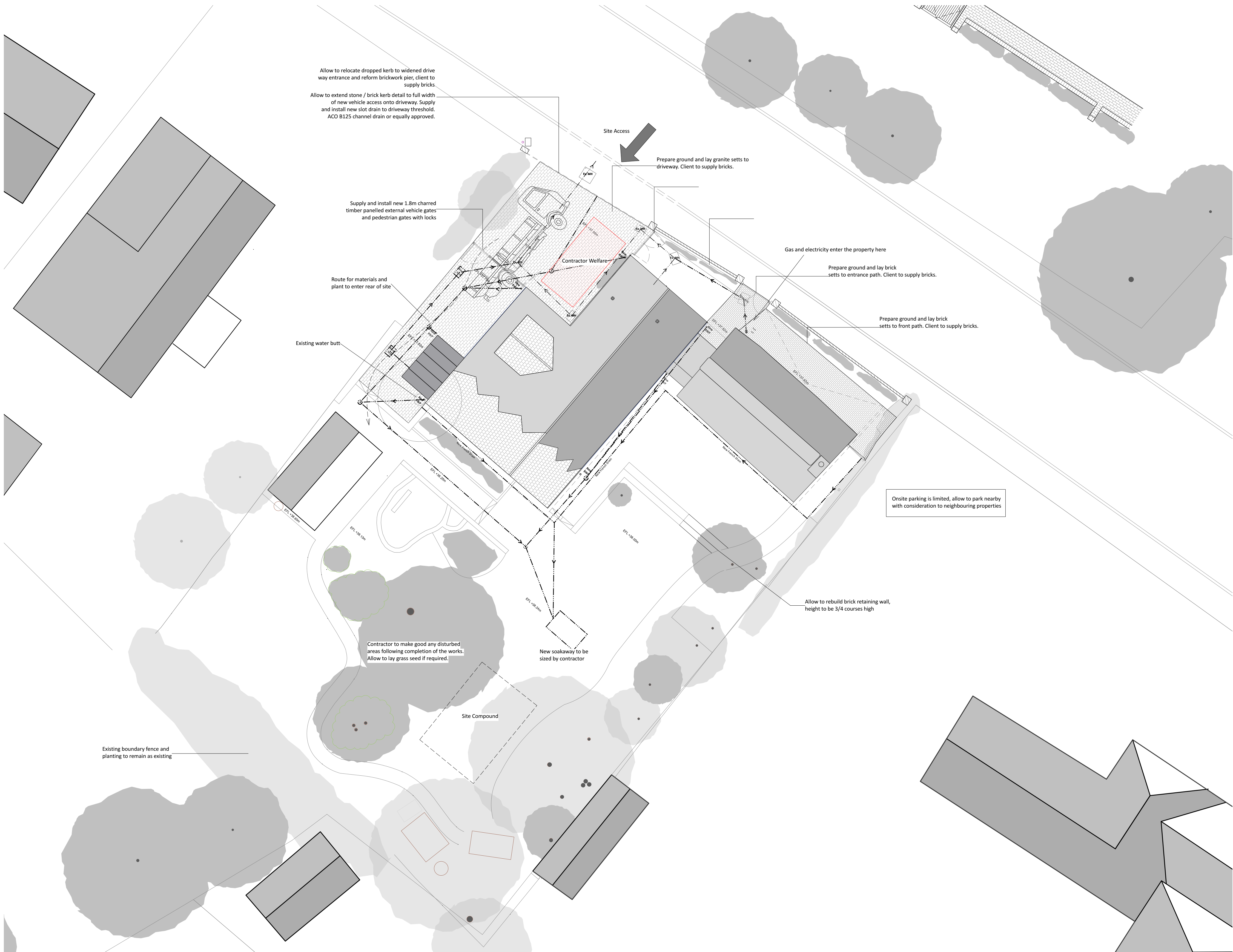


GENERAL NOTES

1. **PLANNING PERMISSION**
Planning Application No. 232492 and 232493.
Planning permission has been granted, therefore building alterations and demolition work may be carried out, subject to the authorisation of any pre-commencement conditions.
2. **COMMUNITY INFRASTRUCTURE LEVY (CIL)**
There is no CIL liability on this project.
3. **CONTRACTOR'S DESIGN PORTION**
The contractor is responsible for and is to carry out and complete the following design elements in accordance with Building Regulations 2010, the relevant British Standards and with Absolute Architecture's specification and drawings:
a) Lighting, power and fire safety systems (in coordination with the client);
b) Heating and plumbing: hot and cold water supply;
c) Below ground drainage: foul and surface water drainage;
d) Above ground drainage: foul and surface water drainage;
e) Security alarm (install/extend basic whole house security alarm system in accordance with BS EN 50131).
4. **CONTRACTOR'S RESPONSIBILITIES**
The materials to be used in the construction of the external surfaces shall match in type, colour and surface texture to those used in the existing building. All work shall be shown to be carried out to the satisfaction of the Local Authority and in compliance with current Building Regulations. Work shall not commence until all statutory approvals have been issued. The Contractor shall be solely responsible for (a) carrying out preliminary site inspections in relation to drainage services, electricity runs, overhead cables, ensuring that there is adequate power supply provision to the premises to allow for the proposed works; (b) verifying all dimensions on site and on the drawings prior to the commencement of any works; (c) ensuring that all materials and workmanship comply in all respects with all British Standards, Codes of Practice and manufacturer's instructions. The contractor is responsible for the safety, actions and conduct of his employees and his subcontractors' employees while in the project area, adjacent areas and in the building and its vicinity.
5. **MANUFACTURER'S INSTALLATION INSTRUCTIONS**
All materials, finishes, manufactured items and equipment shall be installed in full accordance with the supplier's or manufacturer's written recommendations or these project documents, whichever is more stringent.
6. **SUBSTITUTIONS**
Any substitutions should fully comply with the Approved Documents of Building Regulations 2010. Requests to substitute any product, technique, or material shall be submitted in writing to the Architect for approval. Samples, product information and drawings will be required prior to the approval of any substitution. Proposed substitutions shall be of equal quality and performance specification to that originally specified.
7. **MINIMUM PERMISSIBLE U-VALUES**
Unless stated otherwise, minimum permissible U-values will be in accordance with Building Regulations 2010 Approved Document L1B for existing dwellings, as below:
Floors - 0.18W/m2K
Walls - 0.18W/m2K
Roofs - 0.15W/m2K
Doors - 1.4W/m2K
Windows - 1.4W/m2K
8. **THERMAL BRIDGING**
Care should be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within thermal elements, such as at the perimeters of door and window openings. Reasonable provision should be made to ensure that unwanted air leakage through the building fabric is minimised, particularly at all penetrations, which must be sealed. All steelwork which bridges the thermal envelope should be encased with minimum 50mm PIR insulation. All steel connection details which bridge the thermal envelope must include Fernat or equal approved structural thermal break pads.
9. **PRINTING**
Absolute Architecture provide scalable, black and white printed drawings at A3 sheet size. For colour drawings, refer to digital PDF copies.



SERVICES & SYMBOL KEY	
	FW/SW inspection chamber
	Existing FW/SW drainage
	New FW/SW drainage
	Below ground utility supply
	Overhead utility supply
	Electric meter
	Electricity substation
	Electric charging point
	Gas meter
	Gas stop valve
	Water meter
	Water stop valve
	Outside tap
	Telecoms junction box
	Fire hydrant
	Telegraph pole
	Site boundary
	Shared access boundary
	Footpath
	Bridleway
	Tree (root protection zone dashed)
	Tree protection fencing
	Post and rail fencing
	Close board fencing
	Hit and miss fencing
	Contractor site boundary
	Areas of employer occupation
	Contractor storage, parking and welfare
	Site access point
	Deliveries area
NB. Some symbols may not be applicable to this drawing	

PRO. SITE DESIGN & CONSTRAINTS PLAN

DRAWING NOTES

For elevations and vertical setting out, see drawing series 120.
For sections and construction specification notes, see drawing series 130.
For Building Regulations 2010 compliance notes, see drawing 190.

For all structural design specifications, refer to structural engineer's drawings.

These details are subject to all relevant statutory approvals. If in doubt, check.
All dimensions are to be checked on site. Areas where quoted are approximate. Figured dimensions only are to be taken from this drawing.
Any discrepancies with other related information is to be reported to Absolute Architecture prior to order/construction/installation.
This document should not be relied on or used in circumstances other than those for which it was originally prepared and for which Absolute Architecture was commissioned.
Absolute Architecture accepts no responsibility for this document to any party other than the person by whom it was commissioned.



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						Date 14/05/2024		
						Scale 1:500 @ A1		
No.	Date	Revision Notes		Status TECHNICAL	Sheet Title PRO. SITE CONSTRAINTS PLAN	Project ID 583 100		