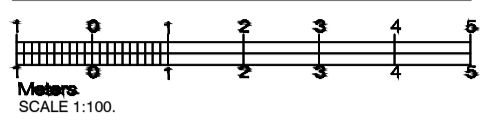




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**General Notes**  
 All Tibbatts Design Ltd drawings to be read in conjunction with other Architecture, Structural/Civil Engineering, Mechanical & Electrical Consultants and all other specialist Contractors/Suppliers drawings for the External Envelope, Fit-out areas and associated external works. The Principal Contractor or his appointed Specialist Sub-Contractors are to familiarise themselves, where appropriate, with the site and measure all areas affecting their works. All dimensions and levels to be checked on site by Contractor prior to the commencement of work or the manufacture of any off-site components or artifacts. Where dimensions are shown those are subject to final verification by the Contractor or appointed Sub-Contractor. Any dimensional discrepancies or non-availability of selected materials must be notified immediately in writing to the appropriate Designer. All dimensions to be recorded in millimeters unless specifically stated otherwise. All works are to be carried out by recommended/compliant installation Contractors to Manufacturers instructions/recommendations. All materials & workmanship are to comply with British Standards and E.E.C. codes current at the commencement of the works. Contractor is to ensure that all the works are in compliance with BS, C.O.D., Building Control, Fire Authority and all other Statutory requirements where applicable.

**Standard Notes applicable to development**  
 All works to comply with the following statutory requirements:  
 • Building Regulations  
 • Fire Precautions Act  
 • BS4200 Suspended Ceiling installations  
 • BS2019 Glazing  
 • All other relevant BS and Codes of Practice at the time of installation.  
 Finishes to be robust and good quality throughout.  
 Structural Design/calculations to be prepared by approved appointed Specialist Consultant.  
 Mechanical/Electrical services Design/calculations to be prepared by approved appointed Specialist Consultant.  
 Surface spread of flame rating to all internal finishes - walls/ceilings to comply to BS476.  
 Laminated glass to be class O finish on class C mild substrate.  
 Fire characteristics for furniture, fabrics & floor finishes to be submitted independently for approval.  
 Upholstered seating to be approved to BS683 Part 2 (1992). Filling, where applicable, should be in combination modified heat resistant foam and all usage should be marked as appropriate items.  
 Doors/door sets to comply with specified fire resistances. All fire resistant doors to be defined and tested to show compliance with BS476 Part 2 (1987) and other relevant parts of BS476.  
 Door construction to be of a type that complies with the requirements of BS476 and be fully certified.  
 Door fire protection (where necessary) shall comply with the requirements of BS476 and be fully certified.  
 Safety glass and manifestation glazing to be toughened/laminated and site marked in accordance with current relevant BS.

**Design Safety Guidelines**  
 Timber to be certified as being from a sustainable source.  
 All materials/finishes to be robust, easily cleaned & maintained.  
 No more fibrous materials to be used.  
 Flammable liquids to be avoided in materials which can emit toxic or irritant under general usage.  
 Polyurethanes and Chlorine containing materials including those containing CFC's are to be avoided.  
 Timber is to be treated to minimize moisture attack, loss of structural strength from sunlight, fire, insect, vermin or moisture.  
 Treatment to be fully compliant with non-persistent & health affecting requirements.  
 All paints and solvents should wherever possible be workshop applied. Water based products should be specified if applicable.

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