



1 Proposed Ground Floor
Scale: 1:50

Legal Notice
This drawing is the property of Tibbatts Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, either wholly or in part without the consent in writing of Tibbatts Design Ltd. Figured dimensions to take preference over those scaled. All dimensions to be checked on site before commencement of any work or shop drawings. This drawing is to be read in conjunction with the specification when existing.



General Notes
All Tibbatts Design Ltd drawings to be read in conjunction with other Architectural, Structural/Civil Engineering, Mechanical & Electrical Consultations and all other specialist Contractor's 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 these are subject to final verification by the Contractor or approved Sub-Contractor.
Any dimensional discrepancies or non-compliance of selected materials must be notified immediately in writing to the appropriate Designer. All dimensions to be recorded in minutes unless specifically stated otherwise. All works are to be carried out by recommended/compliant installers. Contractors to Manufacturers instructions/recommendations. All materials & workmanship are to comply with British Standards and B.C.C. codes current at the commencement of the works. Contractor to ensure that all the works are in compliance with BS, BNO, 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
• BS5201 Suspended Ceiling Installations
• BS5206 Cladding
• 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 finish of frame fixing to all external finishes - wall/ceilings to comply to BS476.
Landscape SDF to be class D finish on class D subgrade.
Fire characteristics for furniture, fabrics & floor finishes to be submitted independently for approval.
Upholstered seating to be fireproofed to BS682 Part 2 (1992). Filling, where applicable, should be a combustible modified high resistant foam and all glazing should be marked on appropriate terms.
Door/doorsets to comply with specified fire resistance. All fire resistant doors to be checked and tested to show compliance with BS476 Part 2 (1992) and other relevant parts of BS476.
Door construction to be of 1 1/2" flat frame unless stated to the contrary under the last set of relevant parts.
Door fire protection (where required) must comply with the requirements of BS476 and be fully certified.
Safety glass and manufacturer - glazing to be toughened/tempered and kite 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 micro fibrous materials to be used.
Formaldehyde to be avoided in materials which can emit toxic or irritant under general usage.
Refrigerants and CFCs depleting materials including those containing CFCs are to be avoided.
Timber is to be treated to minimise insect attack, loss of structural strength from sunlight, fire, insect, vermin or moisture.
Treatment to be fully compliant with non-polluting & health affecting requirements.
All paints and solvents should wherever possible be workshop applied. Water based products should be specified if applicable.

TIBBATTS ABEL
Interiors - Architecture

Birmingham Suite 214, Fort Dunlop
London 42 Warton Road
Birmingham B24 9FD London E15 2J5

T: +44 (0) 121 747 1111 E: info@tibbatts.com
W: www.tibbattsabel.com

Client
Brian Mannion

Job Title
Brondes Age
328 Kilburn High Rd
London NW6 2QN

Drawing Title
Ground Floor
General Arrangement

Date
20.01.16

Scale
1:50

Drawn by
SH

Job No.
1677

Revisions	Description	Date

Drawing Number
1677-02

EXTERNAL FACADE

