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**General Notes**  
 All Tibbatts Design Ltd drawings to be read in conjunction with other Architectural, Structural/Civil Engineering, Mechanical & Electrical Consultants and all other specialist Contractor/Supplier drawings for the External Envelope, Fit-out areas and associated external works. The Principal Contractor or the 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 approved 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/competent 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, CDM, 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  
 • BS4752 Suspended Ceiling Installations  
 • BS5251 Glazing  
 • All other relevant BS and Codes of Practice at the time of installation.  
 Finishes to be robust and good quality throughout.  
 Structural Design/calculation to be prepared by approved approved Specialist Consultant.  
 Mechanical/Electrical services Design/calculation to be prepared by approved approved Specialist Consultant.  
 Surface spread of flame rating to all internal finishes - walls/ceilings to comply to BS4747  
 Laminate SSP to be class O finish on class O mdf substrate.  
 Fire characteristics for furniture, fabrics & floor finishes to be submitted independently for approval.  
 Upholstered seating to be upholstered to BS5852 Part 2 (1992). Filling where applicable, should be in combustion modified heat resistant foam and all usage should be marked on appropriate forms.  
 Door/stair sets to comply with specified fire resistance. All fire resistant doors to be tested and tested to show compliance with BS4747 Part 2 (1987) and other relevant parts of BS4747.  
 Door construction to be of a type that complies with the material order low fire load are of minimal toxicity.  
 Door fire protection manufacturing shall comply with the requirements of BS4747 and be fully certified.  
 Safety glass and manifestation 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 insect/Barnacle materials to be used.  
 Prominence to be avoided in materials which can emit toxic or irritants under general usage.  
 Flammable and Class 2 flammable materials including those containing CFC's are to be avoided.  
 Timber is to be treated to resist insect attack, loss of structural strength from sunlight, fire, insect, vermin or moisture.  
 Treatment is to be fully compliant with non poisonous & health affecting requirements.  
 All drains and sewers should wherever possible be workshop applied. Water based products should be specified if applicable.

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**Client**  
**FRAME**  
 Job Title  
**STUDIO COMMERCIAL UNIT 3 KING'S CROSS**  
 Drawing Title  
**PROPOSED PLAN OPTION 2**  
 Date 11.04.16  
 Scale 1:50 @ A1  
 Drawn by MJF  
 Job No. 1767  
 Revisions: Description Date  
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 Drawing Number 1767-001