

**GENERAL TBC:**

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND THE REQUIREMENT OF THE APPROVED INSPECTOR. THE CONTRACTOR SHALL CHECK DIMENSIONS ON SITE BEFORE COMMENCEMENT OF WORK. NO DIMENSIONS TO BE SCALED OFF DRAWING. THE BUILDER IS TO FULLY FAMILIARIZE HIMSELF WITH THE DRAWINGS/UNDERTAKE A SITE VISIT TO ASCERTAIN THE EXTENT OF WORK REQUIRED PRIOR TO SUBMITTING TENDER FOR THE WORK. HE MUST MAKE ANY QUERIES KNOWN BEFORE COMMENCING ON SITE. INCLUDE IN PRICE ALL WORKS NECESSARY TO CLEAR SITE PRIOR TO COMMENCING WORKS DESCRIBED ON DETAILED DRAWINGS. CONTRACTOR TO IDENTIFY ITEM OF WORK NOT INCLUDED IN THE TENDER FIGURE NECESSARY TO ACHIEVE COMPLETION OF THE WORKS. CONTRACTOR TO IDENTIFY ANY DISCREPANCY BETWEEN THE DRAWINGS AND WORKS AND OBTAIN CLIENT APPROVAL PRIOR TO PROCEEDING. SITE TO BE KEPT TIDY ALL TIMES, NO REFUSE BURNED ON SITE AND NORMAL HOURS OF WORKING OBSERVED. ALL ORGANIC MATERIALS TO BE REMOVED FROM BENEATH THE FOUNDATIONS. ALL WORK TO COMPLY ENTIRELY WITH CURRENT BUILDING REGULATIONS. ALL GAS SUPPLIES AND INSTALLATION BY "GAS SAFE" CERTIFIED ENGINEER. BUILDER TO MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING, INCLUDING SKIRTING BOARDS AND ARCHITRAVES AROUND DOORS. STYLE OF ARCHITRAVES AND SKIRTING BOARDS TO MATCH EXISTING OR TO CLIENTS SPECIFIC REQUIREMENTS. DAMP PROOF COURSE TO BS:743 SHALL BE TWO BRICK COURSES ABOVE EXTERNAL GROUND LEVEL, STEPPED TO ACCOMMODATE GRADIENT OF SITE. ALL STATUTORY SITE INSPECTIONS ARE TO BE SEEN AND APPROVED BY L.A.B.C.O PRIOR TO ANY COVERING UP OF WORK.

**PLUMBING & DRAINAGE:**

INTERNAL WASTE PIPES TO FALL @ 1:40 GENERALLY. WHB TO HAVE 32mm Ø DEEP SEAL BOTTLE TRAP & WASTE PIPE (UP TO 1700mm, 40mm Ø FOR UP TO 3000mm). SINK TO HAVE 40mm Ø DEEP SEAL TUBULAR TRAP & WASTE PIPE (UP TO 3000mm, 50mm Ø FOR UP TO 4000mm). WC TO HAVE 'P' TRAP & BE 100mm Ø. BATH TO HAVE 40mm Ø TUBULAR TRAP & WASTE PIPE (UP TO 3000mm, 50mm Ø FOR UP TO 4000mm). SHOWER TO HAVE 40mm Ø BOTTLE TRAP & WASTE PIPE (UP TO 3000mm, 50mm Ø FOR UP TO 4000mm). NEW BATHROOM & ENSUITE SWP'S TO BE 100mm Ø WITH ACCESS POINT 300mm ABOVE GROUND LEVEL WITH LONG RADIUS BEND CAST IN CONCRETE. ENSUITE SVP TO BE TAKEN TO 900mm ABOVE HEAD OF NEAREST WINDOW. BATHROOM-DURGO VALVE TO BE FITTED ABOVE WHB LEVEL. GROUND FLOOR DRAINS TO BE STUB STACKS WITH LARGE RADIUS BENDS CAST IN CONCRETE. FOR GENERAL STANDARDS & REQUIRED FALLS, REFER TO BS EN 12056-2. SVP TO TERMINATE IN DURABLE PVC OR WIRE CAGE, INTERNAL SOIL PIPES TO BE BOXED IN AND TO HAVE REMOVABLE CONSTRUCTED FROM 1/2HR FIRE RESISTANCE BOARD ON 50X50MMS.W FRAME AND WHERE PASSING THROUGH BEDROOMS OR LIVING ROOMS TO BE WRAPPED IN MIN 50MM MIN M.W INSULATION QUILT WITHIN DUCT. RODDING ACCESS POINT TO BE PROVIDED MIN 300MMABOVE FFL, FITTINGS NOT TO DISCHARGING TO SVP DISCHARGE TO BACK INLET GULLEY. ALL SOIL WATER PIPEWORK TO BE IN ACCORDANCE WITH B.S.5572. RAINWATER GUTTERS TO BE MARLEY 100MM RECTANGULAR SECTION, DOWNSPOUTS TO BE MARLEY SQUARE PVC ALL TO BACK INLET GULLIES. ANY NEW BOILER TO BE MIN 90% SEDBUK CONDENSING WALL MOUNTED WITH BALANCED FLUE/STAINLESS STEEL GUARD OUTLET. FLUES DISCHARGES IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS & TO MEET BUILDING REGULATION APPROVED J.COMPLETION CERTIFICATE - COPY OF BOILERS BUILDING REGULATION COMPLIANCE CERTIFICATE FROM GASSAFE OR OFTEC OR HETAS REGISTERED INSTALLER TO BE PROVIDED TO BUILDING CONTROL AND HOUSE HOLDER AS EVIDENCE OF COMPLIANCE. ANY DRAINS NEW OR EXISTING TO BE ENCASED IN CONCRETE UNDER BUILDING ABE WHERE THEY PASS THROUGH EXTERNAL WALL INSTALL CONCRETE LINTELS OVER (ALLOW 50MM CLEARANCE BETWEEN DRAIN AND UNDERSIDE OF LINTEL GAO FILLED WITH POLYSTYRENE) FLEXCELL COLLARS TO BE FITTED WHERE DRAINS ARE ENCASED IN CONCRETE. ALL BUILDING DRAINAGE TO BE CARRIED OUT TO BS 8301:1985 AND REGULATION H1 & H3 OF CURRENT BUILDING REGULATIONS.

**GROUND/ FLOORS:**

EXISTING SOIL IS TO BE EXCAVATED/ VISUALLY INSPECTED TO DETERMINE THE GROUND CONDITION. NEW FOUNDATIONS TO BE GRADE C35P (MIN.) CONCRETE & BE NOT LESS THAN 600x150mm AS REQUIRED BY THE BUILDING REGULATIONS & B.C. INSPECTOR. DEPTH TO BE NO LESS THAN EXISTING BUT TO BE CONFIRMED AS ABOVE. FOUNDATIONS TO TAKE IN TO ACCOUNT DRAINS PASSING CLOSE TO THEM BY BRIDGING OVER OR PASSING UNDER THEM-ENSURING FLEXIBILITY IN DRAINS. THE DEPTH OF THE EXISTING FOUNDATIONS IS UNKNOWN & MUST BE EXPOSED PRIOR TO MAIN WORKS TO CLARIFY HOW INTERFACE IS TO BE ACHIEVED TO NEW FOUNDATIONS- AGREE THIS WITH THE BUILDING INSPECTOR. PROTECT ALL EXISTING SERVICES AS NECESSARY- THESE ARE TO BE IDENTIFIED BY THE CONTRACTOR. DPM BELOW BELOW SLAB CONSTRUCTION TO BE LINKED WITH DPC IN CAVITY WALL. GROUND BEARING SLAB IS TO BE USED IF GROUND IS OF FIRM CONDITION TO SUPPORT SLAB, BUILDING INSPECTOR TO CONFIRM CONDITION PRIOR TO SLAB BEING POURED.

NEW STRIP FOUNDATIONS SHOULD BE KEPT SEPARATE FROM EXISTING WITH COMPRESSIBLE BOARD AT INTERFACE. CONCRETE LINTELS REQUIRED WHERE NEW/EXISTING DRAINS INTERSECT FOUNDATIONS WITH 100MM MIN END BEARING

**WINDOWS/ DOORS:**

GREY ANTHRACITE PVC-U WINDOWS TO BE DOUBLE GLAZED & HAVE AN OVERALL 'U' VALUE (COMBINED GLASS & FRAME) OF 1.6 W/m2K. BEDROOM WINDOWS/ DOORS HAVE MINIMUM TOTAL OPENABLE AREA OF 1/20th OF THE ROOM FLOOR AREA (NO MINIMUM TO THE KITCHEN & UTILITY ROOM) & HAVE TRICKLE VENTS INCORPORATED IN THE HEAD TO PROVIDE A TOTAL OF 8000mm2 CONTROLLABLE FREE VENTILATION TO EACH HABITABLE ROOM (4000mm2 TO THE KITCHEN, ENSUITE & BATHROOM). ANY GLASS BELOW 800mm ABOVE FINISHED FLOOR LEVEL &/ OR WITHIN 300mm OF GLAZED DOORS ARE TO HAVE TOUGHENED SAFETY GLASS TO BE LAMINATED OR TOUGHENED. CONSTRUCTION/THERMAL PERFORMANCES - NEW AND REPLACEMENT WINDOWS AND ROOF LIGHTS - FULLY DRAUGHT PROOF AND DOUBLED GLAZED IN OPTIWHITE (OUTER PANE) 16MM ARGON FILLED AIR SPACE WITH ALUMINUM SPACER BAR WITH AN INNER PANE OF LOW EMISSITY "K" GLASS TO GIVE A U-VALUE OF 1.6W/M²K (OR WINDOW ENERGY RATING BAND C) CERTIFICATES OF COMPLIANCE TO BE PROVIDED TO BUILDING CONTROL ON COMPLETION. NEW AND REPLACEMENT GLAZED DOORS (MORE THAN 50% GLAZED) FULLY DRAUGHT PROOFED AND DOUBLED GLAZED IN LOW EMISSITY "K" GLASS WITH 16MM ARGON FILLED GAP TO GIVE A U-VALUE OF 1.8W/M²K, CERTIFICATES OF COMPLIANCE TO BE PROVIDED TO BUILDING CONTROL ON COMPLETION. ALL GAPS BETWEEN ELEMENTS MUST BE SEALED TO REDUCE UNWANTED AIR LEAKAGE.

**LATERAL & VERTICAL RESTRAINT:**

CEILING JOISTS AND RAFTERS PARALLEL TO EXTERNAL WALLS TO HAVE 30X5MM GALV M.S RESTRAINT STRAPS FIXED OVER MIN 3NO TIMBER MEMBERS, INCLUDING NOGGINS AND PACKINGS, ALL TO B.S 8103:1986 AT MAX 2M C/C AT FIRST FLOOR LEVEL. WALL PLATES TO BE FIXED DOWN MAX 1.2M C/C, ALL WORKS TO B.S 5628 PART 1, 1978. RESTRAINT STRAPS MIN 1M LENGTH ANCHORED TO WALL AND RAFTER AT 2M C/C. LOCATE NOGGINS OR STRUTS BETWEEN RAFTERS AT STRAP LOCATION.

STRUCTURAL STEELWORK TO BE ENCASED IN MIN 2 LAYERS OF 12.5MM PLASTERBOARD WITH STAGGERED AND TAPED JOINTS WITH 5MM SKIM FINISH, PROPRIETARY LINTOLS TO HAVE MIN 150MM END BEARING. STEEL WORK TO COMPLY WITH BS449 BS 5950.

TO COMPLY WITH A/D A1 B AND TO BE STRESS GRADE SC3, MOISTURE CONTENT IN ACCORDANCE WITH TRADA, JOISTS BUILT INTO BRICKWORK TO BE PRESERVATIVE TREATED TO BS 1282:1975, PRIOR TO INSTALLATION. ALL ROOF TIMBERS TO BE SPACED AT MAXIMUM 400MM C/C UNLESS OTHERWISE INDICATED ON PLAN, RAFTERS TO BE BIRDS MOUTHED OVER 100X75MM WALL AND ALL PURLINS.

**ELECTRICAL:**

ELECTRICAL WORKS BY A COMPETENT PERSON SCHEME MEMBER - ALL WIRING AND ELECTRICAL WORKS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH REQUIREMENTS OF BS 7671 THE IEE 17TH EDITION WIRING GUIDANCE AND BUILDING REGULATION PART P (ELECTRICAL SAFETY) BY A MEMBER OF THE GOVERNMENT COMPETENT PERSON SCHEME AND THE COMPETENT PERSON IS TO SEND THE LOCAL AUTHORITY A "SELF-CERTIFICATION CERTIFICATE" WITHIN 30 DAYS OF THE ELECTRICAL WORKS COMPLETION. CLIENT MUST RECEIVE BOTH A COPY OF "SELF-CERTIFICATION CERTIFICATE" AND A BS 7671 ELECTRICAL INSTALLATION TEST CERTIFICATE.

ELECTRICALLY OPERATED (HARD WIRED) SMOKE DETECTORS (WITH BATTERY BACK-UP) BE FITTED IN ACCORDANCE WITH BS5446:PARTIAND CLAUSE 1:10T0 1:5 OF CURRENT BUILDING REGULATIONS & BE NOT LESS THAN 400mm FROM ANY ADJACENT WALL OR SLOPING CEILING (UNLESS THE MANUFACTURER STATES A GREATER DISTANCE)- PROPOSED POSITIONS SHOWN ON PLANS.

**ROOF CONSTRUCTION:**

CONCRETE INTERLOCKING ROOF TILES FIXED IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND TO B.S 5534, MIN 75MM HEADLAP PART 1 1978, ON 35X38MM TREATED S.W BATTENS FIXED TO RAFTERS USING GALV FLAT HEADED NAILS ON TYVEK BREATHABLE ROOFING MEMBRANE, LAPPED 150MM BOTH HORIZONTALLY AND VERTICALLY AND CARRIED WELL INTO GUTTERS.ROOFING FELT TO BE SECURED BY GALV CLOUT HEADED NAILS TO RAFTERS AT MAX 600MM C/C TO COMPLY WITH B.S 5268 PART 3, 1985. 100X75MM TREATED S.W WALL PLATE WHICH SHALL BE FIXED TO WALLS WITH 30X5MM GALV M.S STRAPS. RAFTERS TO BE DESIGNED AND BRACED IN ACCORDANCE WITH B.S 5268 PART 3, 1985. 12.5MM PLASTERBOARD WITH TAPED JOINTS AND 5MM SKIM CEILING TO U/SIDE OF RAFTERS. HIP RAFTERS TO BE BACK-STRAPPED DOWN FACE OF INNER LEAF WITH 2NO 38X6MM MILD STEEL STRAPS TO HELP PREVENT ROOF SPREAD.

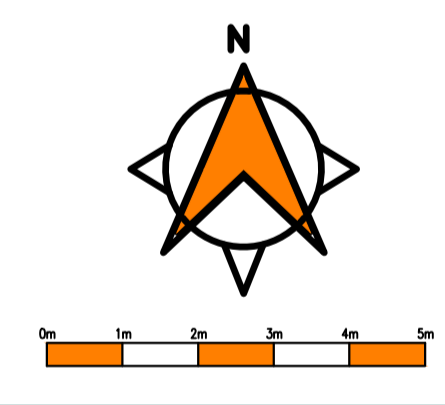
**NOTES**

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION.
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED. LEVELS ARE IN METRES A.O.D.
4. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/FABRICATOR PRIOR TO COMMENCEMENT OF ANY WORK.
5. DO NOT SCALE: CONTRACTOR TO CHECK ALL DIMENSIONS, DRAWING SUBJECT TO DETAIL DESIGN.
6. THIS DRAWING IS INDICATIVE AND FOR DESIGN INTENT PURPOSES. ALL LEVELS ARE INDICATIVE AND SUBJECT TO DETAIL DESIGN AND FINAL CONFIRMATION.
7. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO US, THE MAIN CONTRACTOR & THE STRUCTURAL ENGINEERS PRIOR TO ANY WORK COMMENCING OR ORDERING OF ANY MATERIALS OR LABOR.
8. THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN DIMENSIONS. CONTRACTOR/ SUB-CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT ANY ANOMALIES AND / OR OMISSIONS OR ERRORS.

DIMENSIONS INDICATED ARE IN MILLIMETERS UNLESS OTHERWISE STATED.

9. IN ADDITION TO OTHER RELEVANT ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS AND DOCUMENTS: ALL RELEVANT BUILDING REGULATIONS / MANUFACTURERS INSTRUCTIONS, STRUCTURAL ENGINEER'S SPECIFICATION AND DRAWINGS AS APPLICABLE, FOR ALL WORKS / REQUIREMENTS. ALL RELEVANT M & E SERVICES ENGINEER'S SPECIFICATIONS AND DRAWINGS AS APPLICABLE, FOR ALL MECHANICAL AND ELECTRICAL SERVICES WORKS / REQUIREMENTS.

STRUCTURAL REQUIREMENTS  
ALL AND ANY STRUCTURAL ALTERATIONS TO STRUCTURAL ENGINEERS DETAIL / DESIGN, TO LOCAL AUTHORITY BY STRUCTURAL ENGINEER, 28 DAYS MINIMUM BEFORE WORK COMMENCES ON SITE.



**H.F.S**  
**Architectural**  
**Services**

Client:  
MAYA

Project Title:  
BOLTMAKERS REST OLDHAM

Drawing Title  
As Proposed Elevations and Notes

DWG No. **HFS-09/03B**  
Drawn By: **Fit** Scale: 100 on A1  
Checked, Confirmed **Fit** Date: 05 / 03 / 2026  
and Approved By: **Fit** Clients & Contractor

© DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. ALL WORKS ARE SUBJECT TO THE CONTRACTORS INDIVIDUAL MEASUREMENTS.