

GENERAL NOTES:

- THE COPYRIGHT IN THESE DRAWINGS REMAINS VESTED IN THE ARCHITECT. SUBJECT TO PAYMENT OF ALL FEES DUE, THE EMPLOYER, OR THEIR REPRESENTATIVE (INCLUDING THE CONTRACTOR), MAY REPRODUCE THE DRAWINGS FOR THE PURPOSES OF THIS PROJECT ONLY. THIS LICENSE DOES NOT EXTEND TO ANY FUTURE OWNER OR TO ANY OTHER PROJECT.
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS, WHETHER PREPARED BY THE ARCHITECT OR OTHER CONSULTANTS.
- DO NOT SCALE FROM THE DRAWINGS. ONLY USE FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
- THE TERM 'EMPLOYER' HEREIN REFERS TO THE PARTY THAT THE CONTRACTOR HAS ENTERED INTO CONTRACT WITH, WRITTEN OR VERBAL, TO UNDERTAKE THE WORKS.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL SATISFY THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING QUOTATIONS OR TENDERS. CLAIMS RELATING TO EXISTING CONDITIONS THAT COULD HAVE BEEN IDENTIFIED PRIOR TO LETTING THE CONTRACT WILL NOT BE ENTERTAINED.
- THE CONTRACTOR AND SUB-CONTRACTORS ARE TO VERIFY SITE DIMENSIONS, AND FAMILIARISE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORKS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- THE WORKS INCLUDE SEEKING OF PERMITS/LICENSES (U.N.O.), LABOUR, MATERIALS, PLANT AND EQUIPMENT, DESIGN AND CONSTRUCTION OF TEMPORARY WORKS, LIAISON WITH STATUTORY UNDERTAKERS, AS REQUIRED TO UNDERTAKE ALL WORK REASONABLY APPARENT TO COMPLETE THE PROJECT, AND WHETHER EXPLICITLY INDICATED ON DRAWINGS/SPECIFICATIONS OR NOT.
- ALL MATERIALS ARE TO BE NEW U.N.O. OR OTHERWISE AGREED WITH THE ARCHITECT.
- FORMATION LEVELS FOR FOUNDATIONS ARE TO BE AGREED WITH THE B.C.O PRIOR TO POURING CONCRETE, WHETHER SPECIFIED OR NOT.
- TAKE REASONABLE PRECAUTIONS TO PROTECT ALL EXG. AREAS AND EQUIPMENT FROM DUST AND DAMAGE DUE TO DEMOLITION OR NEW CONSTRUCTION ACTIVITIES. COORDINATE LOCATIONS AND REQUIREMENTS WITH EMPLOYER.
- THE CONTRACTOR IS TO MAKE GOOD ALL AREAS DAMAGED BY CARRYING OUT THE WORKS, AND WHERE EXG. ITEMS HAVE BEEN REMOVED, MAKING GOOD SHALL MATCH EXG. WHERE APPROPRIATE.
- MAKING GOOD TO PLASTER FINISHES IS TO BE CARRIED OUT TO THE REASONABLE SATISFACTION OF THE ARCHITECT.
- ALL FINISHES, WHETHER SPECIFIED OR NOT, ARE TO BE APPROVED BY THE EMPLOYER/ARCHITECT PRIOR TO APPLICATION.
- ALL DECORATION IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALLOW FOR ALL NECESSARY PREPARATION INCLUDING, LEVELLING, AND LAYING OF UNCOUPLING MEMBRANES, ETC. REQUIRED FOR FLOOR FINISHES.
- THE CONTRACTOR IS TO PROVIDE A FULL CLEAN TO ALL AREAS, NEW + EXG., PRIOR TO REQUESTING THE PRACTICAL COMPLETION INSPECTION. IF THE SITE IS FOUND TO BE UNCLEAN, THE ARCHITECT MAY POSTONE THE INSPECTION AND THE CONTRACTOR MAY BECOME LIABLE FOR DAMAGES.
- ALL WASTE AND TOOLS SHALL BE REMOVED FROM THE SITE DAILY WHICH SHOULD BE LEFT CLEAN AND TIDY WHENEVER UNATTENDED. COORDINATE WITH EMPLOYER IF SECURE STORAGE IS NEEDED ONSITE.
- 'TYPICAL' MEANS TYPICAL FOR ALL SIMILAR CONDITIONS U.N.O.

ABBREVIATIONS:

A.A.V. AIR-ADMITTANCE VALVE	F.F.E. FIXTURES, FITTINGS + EQUIPMENT	P.P.A.C. POLYPROPYLENE MINI ACCESS CHAMBER
ABV. ABOVE	F.F.L. FINISHED FLOOR LEVEL	P.P.I.C. POLYPROPYLENE INSPECTION CHAMBER
ADJ. ADJACENT / ADJUSTABLE	F.G.L. FINISHED GROUND LEVEL	PR. PAIR
ALT. ALTERNATIVE	F.H. FULL-HEIGHT	P.T. PRESSURE-TREATED
ALU. ALUMINIUM	FLR. FLOOR	P.U. POLYURETHANE
A.T. AIR-TIGHTNESS (TAPE / MEMBRANE / LAYER)	F.O.B. FACE OF BRICKWORK / BLOCKWORK	RAD. RADIUS / RADIATOR
B.C.O. BUILDING CONTROL OFFICER	F.O.C. FACE OF CONCRETE	REQ'D. REQUIRED
B.I.G. BACK-INLET GULLY	F.O.F. FACE OF FINISH	RM. ROOM
BLK. BLOCK / BLOCKWORK	F.O.S. FACE OF STUD	R.W.O. RAINWATER OUTLET
B.O. BOTTOM OF	GALV. HOT-DIP GALVANISED FINISH	R.W.P. RAINWATER DOWN PIPE
B.O.C. BOTTOM OF CONCRETE	G.M.S. GALVANISED MILD STEEL	S.D. SMOKE DETECTOR / DETECTION
BRK. BRICK / BRICKWORK	H.D. HEAT DETECTOR / DETECTION	S.E. STRUCTURAL ENGINEER
CLG. CEILING	HORIZ. HORIZONTAL	S.O. STRUCTURAL OPENING
CLR. CLEAR	HT. HEIGHT	SPEC. SPECIFICATION
COL. COLUMN	H.W. HARDWOOD	S.P.M. SINGLE-PLY MEMBRANE
CONC. CONCRETE	I.C. INSPECTION CHAMBER	S.Q. SQUARE
DBL. DOUBLE	I.D. INSIDE DIAMETER	S.S. STAINLESS STEEL (GRADE 316 U.N.O.)
D.C. DIRECT CONNECTION / DIRECT CURRENT	INCL. INCLUDING / INCLUDES / INCLUDED	S.S.S. SATIN STAINLESS STEEL
DP. DEEP / DEPTH	I.L. INVERT LEVEL (OF PIPE)	S.S.L. STRUCTURAL SLAB LEVEL
D.P.C. DAMP-PROOF COURSE	MAX. MAXIMUM	S.V.P. SOIL + VENT PIPE
D.P.M. DAMP-PROOF MEMBRANE	M.D.F. MEDIUM DENSITY FIBRE-BOARD	S.W. SOFTWOOD
DIA. DIAMETER	M.H. MANHOLE	T+G TONGUE + GROOVE BOARD
DIM. DIMENSION	MIN. MINIMUM	T.B.C. DETAILS TO BE CONFIRMED WITH ARCHITECT
DN. DOWN	MISC. MISCELLANEOUS	THK. THICK / THICKNESS
DN100 100 MM NOMINAL PIPE DIAMETER	M.J. MOVEMENT JOINT	T.O. TOP OF
DWG. DRAWING	M.R. MOISTURE RESISTANT	T.O.D. TOP OF DECK
E.J. EXPANSION JOINT	N.I.C. NOT IN CONTRACT	T.O.W. TOP OF WALL
ELEV. ELEVATION	NOM. NOMINAL (DIMENSION)	TPL. TRIPLE
ELEC. ELECTRICAL	N.R. NUMBER	U.F.H. UNDER-FLOOR HEATING
EQ. EQUAL	N.T.S. NOT DRAWN TO SCALE	U.N.O. UNLESS NOTED OTHERWISE
EQV. EQUIVALENT	O.C. ON-CENTRE (DIMENSION)	U.S. UNDER-SIDE
E.S.C.I. EMPLOYER SUPPLIED, CONTRACTOR INSTALLED	O.D. OUTSIDE DIAMETER	V.B. VAPOUR BARRIER
E.S.I. EMPLOYER SUPPLIED AND INSTALLED	O.H. OVERHEAD	V.C.L. VAPOUR CONTROL LAYER
EXCL. EXCLUDING / EXCLUDES / EXCLUDED	OPNG. OPENING	VERT. VERTICAL
EXG. EXISTING	OPP. OPPOSITE	W.B.P. WATER AND BOIL-PROOF
FD.30 FIRE-DOOR PROVIDING 30-MINUTE PROTECTION	P.B. PLASTERBOARD	W.H.B. WASH-HAND BASIN
FDN. FOUNDATION	PLY. PLYWOOD	W/ WITH
FF. FRIDGE-FREEZER	P.P.C. POLYESTER POWER COATED	W/O WITHOUT
		Y.G. YARD GULLY

DRAWING INDEX

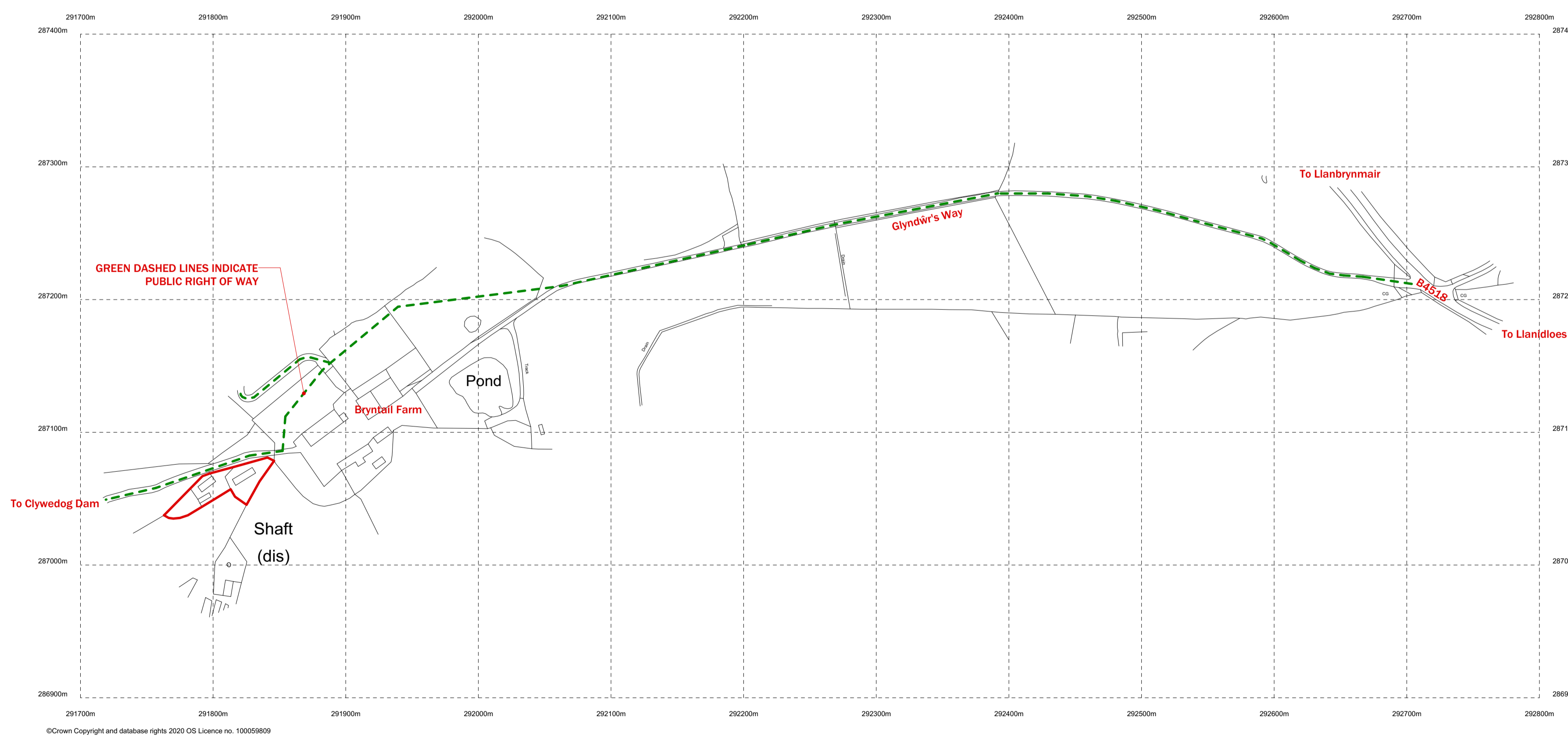
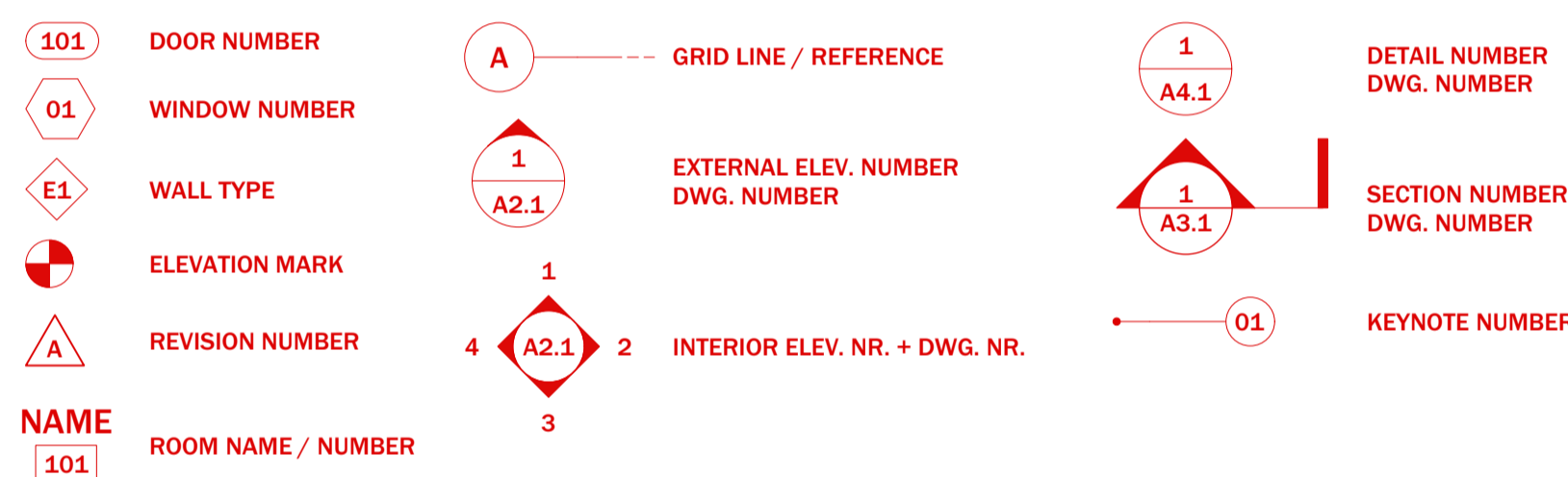
DWG NR.	DWG. TITLE	13.01.21 PRELIMINARY	20.01.21 PRELIMINARY	27.01.21 PRE-APP	03.02.21 PRE-APP	01.06.21 STAGE 2 REPORT	02.07.21 STAGE 3	30.08.21 STAGE 3 V2	PLANNING + LBC STAGE 3 V2.1	04.02.22 LBC AMEND'S	
A0.1	INDEX + GENERAL NOTES				x	1	2	3	4	5	6
A1.1	SITE PLAN						x	1	1	1	
A1.2	BRYNTAIL COTTAGE - DRWG'S PROPOSED	x	x	x		1	2	2	3	2	
A1.3	MINER'S COTTAGE - DRWG'S PROPOSED	x	1	1		2	x	4	5		
A4.1	WALL SECTIONS (SHEET 1)						x	x	x		
A4.2	WALL SECTIONS (SHEET 2)						x	x	x	1	
A6.1	WINDOW ELEVATIONS						x	1	1		
A6.2	DOOR ELEVATIONS						x	x	x		
A6.5	JOINERY DETAILS						x	x	x		
DISTRIBUTION/NR. COPIES											
CLIENT / EMPLOYER											
COST CONSULTANT											
L.P.A.											

RISK ASSESSMENT:

IN ADDITION TO THE HAZARDS AND RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORKS DETAILED IN THESE DRAWINGS, NOTE THE FOLLOWING RISKS ASSOCIATED WITH CONSTRUCTION, MAINTENANCE, CLEANING AND/OR DEMOLITION OF THE PROJECT

RISK	CONSEQUENCE	DETAILS / ACTION
STRUCTURAL DEFECTS	INJURY / DEATH	EXIST. STRUCTURE HAS NOT BEEN ASSESSED TO CHECK THAT IT IS CAPABLE OF WITHSTANDING ANY NEW DESIGN LOADS. S.E. TO BE ENGAGED BY EMPLOYER. CHECK FOR SIGNS OF DEGRADATION BEFORE RELYING ON EXG. STRUCTURE FOR SUPPORT OR ACCESS. E.G. EXG. ROOF DECK.
ASBESTOS CONTAMINATION	LONG-TERM HEALTH ISSUES / DEATH	ASBESTOS R + D SURVEY TO BE CARRIED OUT. CONTRACTOR TO INCORPORATE SAFE REMOVAL INTO HEALTH + SAFETY PLAN.
ELECTROCUTION FROM O.H. CABLES	INJURY OR DEATH	O.H. CABLES SITE ABOVE PROPOSED WORKS. CONTRACTOR TO INCORPORATE APPROPRIATE PROVISIONS INTO HEALTH + SAFETY PLAN
RESTRICTED ACCESS	INJURY OR DEATH	CONTRACTOR TO INCORPORATE APPROPRIATE PROVISIONS INTO HEALTH + SAFETY PLAN FOR ACCESS, UNLOADING, ETC.
ELECTROCUTION FROM EXG. ELECTRICAL INSTALLATION	INJURY OR DEATH	EXG. ELEC. INSTALLATION HAS BEEN CONDEMNED. CONTRACTOR TO FOLLOW SAFE ISOLATION PRACTICE PRIOR TO ANY DEMOLITION OR STRIP-OUT WORKS
MEMBERS OF PUBLIC	INJURY OR DEATH	THERE IS AN EXG. PUBLIC RIGHT OF WAY ALONG THE NORTHERN EDGE OF THE SITE. ENSURE SAFE THOROUGHFARE FOR MEMBERS OF PUBLIC IS MAINTAINED AT ALL TIMES, PARTICULARLY IN RELATION TO DELIVERIES / UNLOADING
MINE SHAFTS	INJURY OR DEATH	THE AREA IS KNOWN TO HAVE BEEN MINED FOR LEAD. THE EMPLOYER IS TO COMMISSION A DESKTOP ASSESSMENT. CONTRACTOR TO CHECK FOR ANY PATENT SIGNS OF DISUSED SHAFTS PRIOR TO EXECUTING WORKS. NOTIFY EMPLOYER ACCORDINGLY.
LEAD PAINT	ILLNESS OR DEATH	THE BUILDING IS LIKELY TO CONTAIN SURFACES THAT HAVE BEEN PAINTED WITH LEAD-BASED PAINTS. CONTRACTOR TO TEST BEFORE REMOVING PAINT AND TAKE PRECAUTIONS AS NECESSARY.
LOW DOOR HEIGHTS	INJURY AND CONCUSSION	SOME EXIST. DOORS HAVE LOW HEAD HEIGHTS, WHICH ARE TO BE RETAINED DUE TO LISTED STATUS. EMPLOYER TO CONSIDER IN OVERALL MANAGEMENT RISK ASSESSMENT.
FIRE SUPPRESSION	INJURY OR DEATH	IT IS UNLIKELY THAT A FULL SPRINKLER SYSTEM WILL BE ACCEPTABLE DUE TO LISTED STATUS. EMPLOYER TO CONDUCT RISK ASSESSMENT AND DEVELOP FIRE MANAGEMENT PLAN.

STANDARD SYMBOLS:



PROJECT
REFURBISHMENT OF BRYNTAIL COTTAGE, LLANIDLOES

BRYNTAIL COTTAGE CHARITY

DATE: 04/02/22

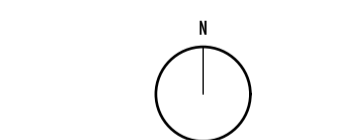
PROJECT NO: 1976

REVISIONS:

NO.	DESCRIPTION	DATE
1	INDEX OPERATED, RISK ASSESSMENT OPERATED	06/03/21
2	INDEX OPERATED	01/06/21
3	INDEX OPERATED - R.B. 02	02/01/21
4	INDEX OPERATED - PLANNING + LBC	30/08/21
5	PLAN INDEX TO COST PLAN	23/06/21
6	INDEX OPERATED - PLANNING + LBC AMEND'S	04/02/22

- NOTES**
- DO NOT SCALE FROM THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DOCUMENTS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.
 - WHEN ORDERED FOR CONSTRUCTION, THIS DRAWING FORMS PART OF THE CONTRACT. ALL INFORMATION TO BE CHECKED BY CONTRACTOR FOR SITE ACCURACY AND FIT.
 - DRAWINGS ARE SUBJECT TO RELEVANT STATUTORY APPROVALS AND SITE SURVEYS.

NOT FOR CONSTRUCTION



INDEX & GENERAL NOTES