

**General**  
 All dimensions to be checked on site before proceeding.  
 Any errors / discrepancies to be confirmed with client agent.  
 All new works are to be constructed plumb, square, vertical and accurate by reference to the project drawings and dimensions.  
 All works to be in accordance with current building standards and good practice, to the approval of the project inspecting body (Local Authority, Approved Inspector or NHBC).

**Structure**  
 All substructure works to be carried out in accordance with the project engineers drawings / calculations.  
 New mass concrete foundations to be min. 100mm below finished ground level.  
 Trench bases to be clean, level and debris free.  
 New foundations to be inspected / approved by project inspecting body on site.  
 All structural proposals to be approved & confirmation of project engineer.  
 All construction works to comply with project engineer's recommendations & details and other relevant drawings & documentation.  
 Any discrepancies between the engineering & architectural design must be raised immediately to drawings authors.

**Site Preparation**  
 Suspended floors to include a DPM if the ground is lower than the surrounding ground.  
 Ventilated airspace of min. 150mm to be provided if as specified by the project engineer.  
 All external walls and through all internal walls to be the greater of either 150mm/fin run of external wall or 500mm<sup>2</sup>/fin run of internal wall.

**Below Ground Drainage**  
 Drains to be installed accurately as detailed in drawings. Drains to be installed in accordance with manufacturer's instructions & recommendations.  
 Drains services to comply with all relevant water authority regulations and relevant local bye laws.  
 Drainage to be tested and approved by relevant inspecting body.  
 Drains to be min. 100mm diameter flexible jointed uPVC pipe.  
 Drains to be bedded in min. 150mm clean compacted pea shingle surrounding the pipe in clean well bottomed trenches.  
 All drains passing through foundations / footings to have flexible joints either side to allow movement.  
 All gullies & stack bases to incorporate rodding access.  
 All gullies & stack bases to be filled at all changes of direction.  
 Rain water drains to be laid to min. 1:80 falls.  
 uPVC inspection chambers to be filled at all junctions of foul pipes (excluding gullies).  
 uPVC inspection chambers to be filled at all changes of direction.  
 Accessible airtraps to be installed before all soakways / soakaways to be a min. 5.0m from buildings / site boundary (unless agreed otherwise).  
 Soakaway stay / construction / location to be compliant with Attenuation tank max. discharge rate to be agreed with local water authority.

**Notes & Revisions**  
 Copyright reserved to Clear Future - Architecture Ltd  
 Contractor must verify all dimensions on site before commencing work. Any discrepancies must be brought to the attention of the architect.  
 Review: A 20/04/2020 JC SCALE AND DISCLAIMER AMENDED

**Please Note:**  
 It has been necessary to change the height and format of the roof.  
 The height of the building has grown to approx 2.75m  
 The planning drawing indicated 2.5m  
 The parapet has been removed and external gutters substituted.  
 This is because the heights and construction shown were not achievable.

