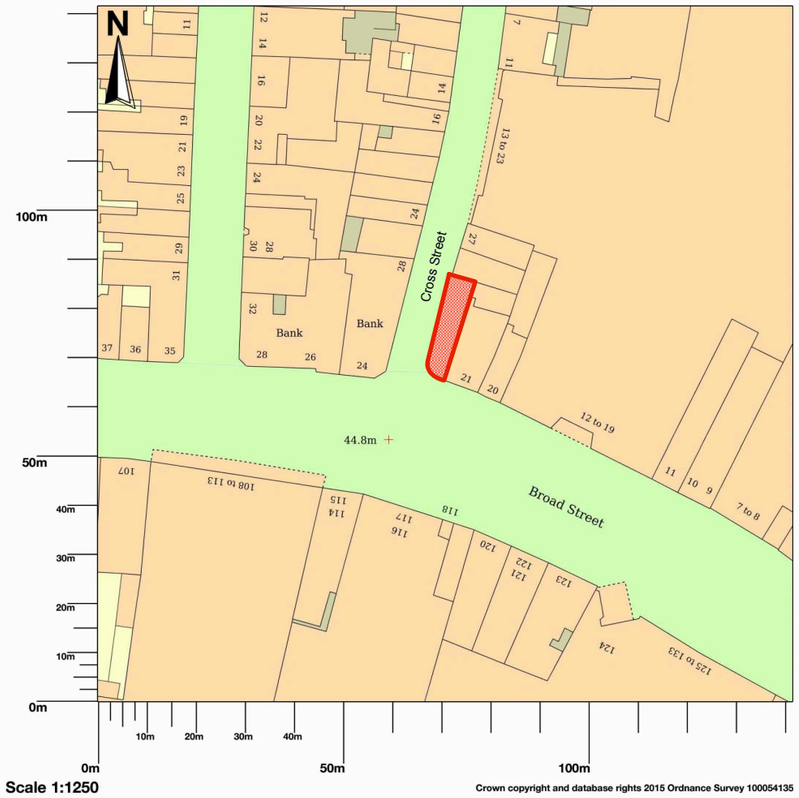
23 Broad Street, Reading, RG1 2BH



Map shows area bounded by: 471488.28,173404.3,471629.72,173545.7 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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GENERAL NOTES

Contractor to check all dimensions on site that relate to these drawings and to report any discrepancies to Designer prior to construction. All services to conform to Local Authorities, BCO and Environmental Health requirements. All structure to Structural Engineer's details, Local Authority and BCO requirements. All construction and materials to comply with current Building and Fire Regulations.

Contractor shall comply with: The CDM 2015 Regulations, Fire Precautions, Code of Practice for the Prevention of Fires on Construction sites and Buildings undergoing Refurbishment, Code of Welfare conditions as outlined in the National Working Rule Agreement for the Building Industry and any Statutory Rules and Orders relating to the provision and maintenance of welfare and safety measures and amenities for all work people employed on site.

All works, products, materials and installations to comply with manufacturer's printed recommendations and instructions and to the relevant British Standards. This drawing is to be read in conjunction with the Schedule of Works and Specification.

Do not scale this drawing, all dimensions to be verified on site, copyright of this drawing remains with lustedgreen LLP.

GENERAL WORKMANSHIP NOTES:
Works to be carried out in accordance with requirements within the Project Particulars, specification and schedules to include the following:

WORKMANSHIP SKILLS -
Operatives should be appropriately skilled and experienced for the type and quality of work, with Construction Skills Certification Scheme.

QUALITY OF PRODUCTS -
Supply of each product should be from the same source or manufacturer. Whole quantity of each product required to complete the Works should be consistent in kind, size, quality and overall appearance. Tolerances, where critical, measure a sufficient quantity to determine compliance.

QUALITY OF EXECUTION -
Generally, fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment. Do not use different colour batches where they can be seen together. Check on-site dimensions.†Finished work must not be defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance. Adjust joints open to view so they are even and regular.

RELATED WORK -
Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is, appropriately complete, in accordance with the project document, to a suitable standard, in a suitable condition to receive the new work and ensure all necessary preparatory work has been carried out.

MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS -
Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.

BRITISH STANDARDS -
Comply with all relevant British Standards and other standards relative to the trade and or product.

SAMPLES -
To be submitted for all materials and finishes and proposed ironmongery types for approval prior to ordering. Undertake or arrange to suit the Works programme.

SETTING OUT -
General tolerances (maximum): To BS 5606, tables 1 and 2. The Contractor is to be responsible for the execution of all setting out drawing to co-ordinate and execute the whole of the works.

THIS DRAWING SHOWS THE DESIGN INTENT, WHERE STATED IN THE CONTRACT PARTICULARS, SPECIFICATION OR WORKS SCHEDULE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED CONSTRUCTION DESIGN AND DETAIL, SUITABILITY OF MATERIALS AND STRUCTURAL STABILITY OF ALL ITEMS SHOWN ON THIS DRAWING. CONSTRUCTION/ FABRICATION DRAWINGS TO BE SUBMITTED TO DESIGNER FOR REVIEW PRIOR TO MANUFACTURE.

REV	DATE	COMMENTS

Trailfinders
CLIENT

23 Broad Street, Reading
PROJECT

Site Plan
DRAWING TITLE

DATE	SCALE @ A1	SCALE @ A3
17.11.15		1:1250

LG22/54-100
DRAWING NUMBER **REV**

TENDER

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