GENERAL

-Do not scale this drawing. Use figured dimensions only.Any dimensions taken from CAD files are to be verified against figured dimensions or by RPS. -This drawing must be read in conjunction with all relevant Architects, Engineers, Specialist Manufacturers and Contractors drawings and Specifications. -Any differences arising between these documents and/or variations between drawings and site conditions are to be referred to the Architect and Engineers.
-All work is to be carried out in accordance with Health & Safety Regulations and to the full approval of the Planning Supervisor.
-The Contractor must check and verify all dimensions before commencing and work and report any discrepancies to the Architect and Engineers. -The positions of services, plant or apparatus where shown on this drawing are indicative and reference should be made to the Specialist Consultants drawings for actual details.- The Contractor to take all necessary precautions to establish the location of buried services and obstructions prior to commencing excavations. All proprietary materials are to be installed in accordance with the manufacturers specification and recommendations.

FOUNDATIONS & EXCAVATIONS

-The Contractor must satisfy the Engineer and Local Authority that the ground at foundation level has an allowable bearing pressure of not less than 100kN/m2 -Foundations will be taken down to virgin ground as directed by Building Control or Engineer, but not less than 1.00m below existing or new ground level whichever is the lower. - Where foundations are in clay soils and within the zone of influence of trees the depths are to be in accordance with N.H.B.C. guidelines 'Building Near Trees'. Where available, reference must be made to the soil report. All excavations are to be kept dry and the bottom of excavations for foundations must be protected from weathering. -Concrete for trench fill foundations is to be designated mix C35. -Where new foundations abut existing footings, the Contractor is to allow for local underpinning of the -Any drains or service ducts which passing through foundations are to be sleeved, with flexible couplings both sides of footings for drain runs. Tops of foundations may be reduced locally to allow services to pass over subject to Engineers approval with minimum 600mm depth of concrete below services. Precast concrete lintels may be used to support walls over, the Engineer must be consulted for lintel sizes. The Contractor must notify the Engineer if for any reason formation levels vary from those anticipated. Records of all final levels must be kept by the Contractor and issued to the Engineer if requested. The Contractor to agree with the Engineer the method of forming day-joints in foundations.

DEMOLITION & TEMPORARY WORKS

-It is the Contractor's responsibility to provide adequate temporary supports where necessary prior to the removal of any load bearing elements in order to maintain structural stability during the course of the works. -The Contractor will submit to the Engineer for comment his proposals and method statement for carrying out the temporary supporting work and installation of the structural steelwork. -All roof and floor areas above walls which are to be removed must be inspected by the Contractor .

NOTE: ALL PROPOSED
MATERIALS TO MATCH
EXISTING

ventilation cont.

mechanical ventilation is to be provided in bathrooms (15 1/s) to discharge through, external wall. (15min . overrun to be provided to bathroom with no window, controlled via light switch, 1 0mm air gap to be provided below door) mechanical ventilation is to be provided in kitchen (60 1/s) to discharge through external wall. background ventilation of 8000mm 2 to be provided either by air brick or trickle vents over window frame within all rooms.

Thermal bridging

windows & doors - sealant pointing to be provided around external face of frames & expanding foam to be provided around internal face of frame to receive plaster. junction of roof & wall - contractor to ensure that wall insulation is taken up to the roof insulation. junction of floor & wall - contractor to ensure that floor insulation is provided at edge of floor slab and meets wall insulation over.

Doors

all ground floor doors to have min . 775mm clear opening. new flat entrance doors to be fd30s fitted with self closing devices and intumescent strips, internal doors to be fd20 fitted with self closing devices .

Stairs

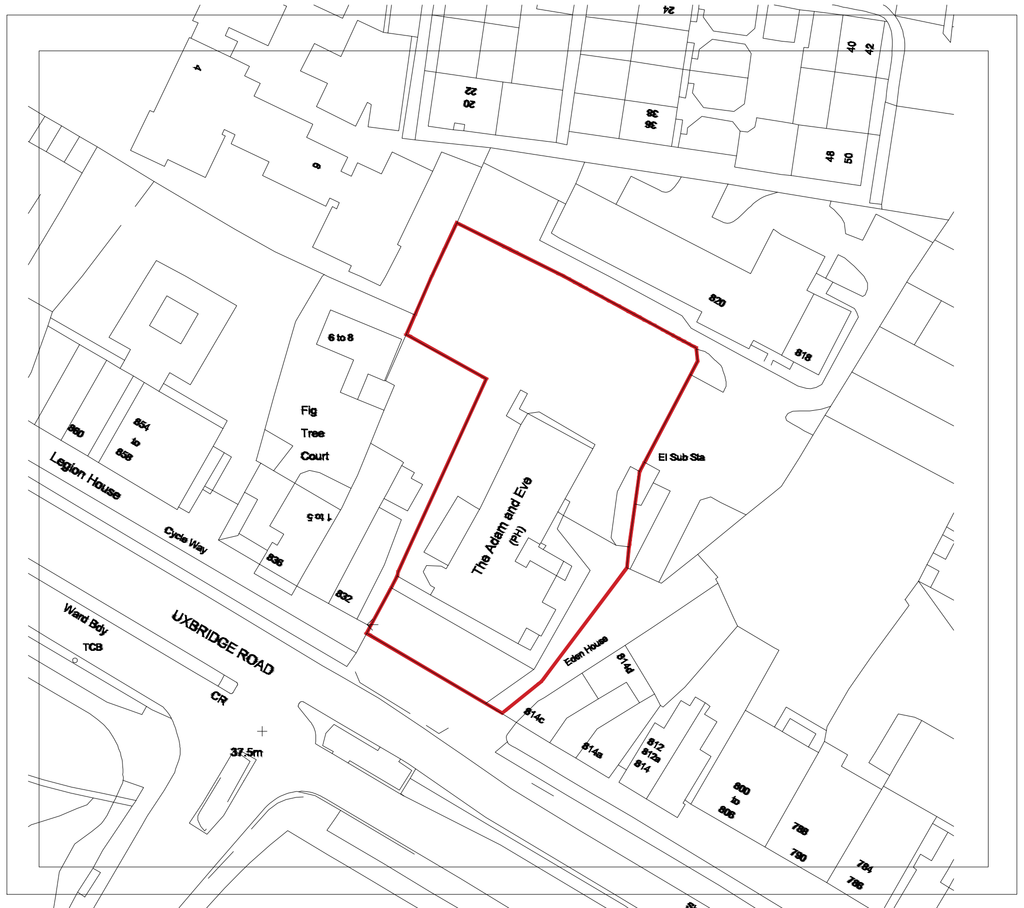
going - 250mm, max. riser - 200mm & angle-42' min 2m head room to be provided above stairs. tapered going width to be 50mm handrail to be provided on side of stairs, 900mm above stair pitch. width 800mm 900mm high guarding to be provided around open stair wells and shall be spaced to ensure that a 1 00mm sphere cannot pass through any opening in the guarding. new hand railing to extend 300mm either end of new stair case

Doors

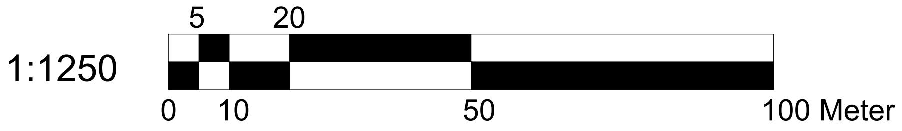
all ground floor doors to have min. 775mm clear opening. new flat entrance doors to be fd30s fitted with self closing devices and intumescent strips, internal doors to be fd20 fitted with self closing devices.

Windows

windows to be double glazed in a upvc frame with min. 16mm space between panes. all new glazing to be 'low-e' glass (en = 0.15) all new windows to maintain a u value of 1.6 w/m 2 k all windows within habitable rooms to have opening window for escape and ventilation, min. opening size 450mm wide x 730mm high (min. 0.33m 2) first floor sill heights to be 800mm & max. 1100mm above floor level (ex. windows to be replaced as necessary)



LOCATION PLAN 1:1250



CLIENT
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PROJECT
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SCALE
1:100 / A3

DRAWING NO. REV.
02

DATE
October 21

DRAWN
TAHER

Floor plan it, design and build

DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED.(RE)USING THE DRAWINGS WITHOUT ARCHITECTS CONSENT IS THEFT OF INTELLECTUAL PROPERTY.

DRAWING TITLE
Location plan
1:1250