

GENERAL NOTES

1. This drawing is to be read in conjunction with all other relevant drawings, details and specification. This is based on site Survey, any discrepancy must be reported to us prior to undertaking of any relevant works.
2. Do NOT scale from this drawing.
3. The Contractor is to be responsible for all dimensions, levels and the correct setting out of all works on site.
4. All new internal finishing materials, skirting, architraves etc. to match existing.
5. The quantity, position and style of all electric switches, sockets, power points, etc. to be agreed with the Clients.
6. The position of radiators and other heating appliances to be agreed with Clients
7. The Finishing details (painting, tiling, etc) to be agreed with the Client.
8. This drawing is for building Regulations and general building purposes but MAY NOT show every construction detail.
9. All health and safety matters relating works on site to be the sole responsibility of the main contractor or the client if no main contractor is appointed.
10. All electrical works to be designed, installed, tested and certified by a suitably qualified person.
11. Any gas related works to be undertaken by a suitable qualified person.

FOUNDATION

Foundations to be in accordance with BS 8004: 1986 and current NHBC Standards in Chapter 4.4.
To be trench fill min. 1.2m below ground level (unless noted otherwise). Widths to be 700mm for two storey walls & 600mm for partitions (unless noted otherwise). Trench foundations to be stepped as demonstrated with the base of the foundations level between steps. Final depth & width to suit ground conditions & Local Authority's requirements.
Concrete to be 1:3:6 cement:gravel:sand or C20 (unless noted otherwise). Concrete to be in accordance with BS 8110: Part 1 1997 and concrete design mix should be in accordance with BS 8500 and BS EN 206-1.
Formwork should be checked to ensure it is stable and dry before concreting. Use facing brickwork between d.p.c & ground level. Below ground use 10.5N/mm² Blocks or semi-engineering bricks.
Leaves of cavity to be tied together with stainless steel wall ties to be 750mm centres horizontally and 450mm centres vertically with staggered centres. Wall ties to be doubled at jambs & corners.
Mortars below d.p.c to be 1:4 Portland cement:sand. If tests indicate sulphate in soil use sulphate resisting cement.
Bridging lintels shall be provided for services. Existing land drainage to be interrupted by foundation are to be abandoned, except where indicated. Where existing services are to remain, foundations are to be deepened to ensure foundations are deeper than the service.
All loose soil to be removed and sides of excavations supported if unstable. All trenches to be back filled with well rammed hardcore or selected material.
Check with floor beam and block manufacturer for any additional foundations required for sleeper walls.
The contractor shall provide details of any foundations are are constructed not in accordance with the approved documents. The contractor shall also provide a detailed method statement and risk assessment for the proposed works.

GROUND FLOOR

To be 75mm 1:3 cement:sharp sand reinforced screed with lightweight anti-cracking mesh on waterproof building paper on 150mm CELOTEX XR4150 insulation with a max. U value of 0.11W/m²K to energy consultant details, butt jointed with 25mm perimeter insulation on 1200 gauge polythene d.p.m on 150mm deep precast concrete beams supported off load bearing walls with block infill.

Beam and block system to manufacturer's design and installation instructions. Joints between block to be grouted. D.p.c. below floor beams where they rest on inner cavity leaf and internal beam bearing walls. D.p.m. lapped over d.p.c. at wall edges. Min. 225mm air gap to be provided below floor slab and to be ventilated with actual opening area equivalent to 1500mm² per metre run to opposite sides using periscopic vents spaced every 2m in external walls and 215 x 102 x 65mm air bricks spaced every 2m in sleeper and partition walls.

Topsoil to be removed and treated with weed killer then 1200 gauge DPM is to be laid with a minimum 100mm thick lean concrete mix laid ontop.

DRAINAGE

To be Ø100mm UPVC pipework surrounded and bedded in 100mm pea shingle laid laid to a min. fall of 1:60 and back filled in 150mm layers well compacted selected material. All drainage runs to have rodding access to all changes in direction and connections built using long radius bends. 75mm precast reinforced concrete lintels to be used where pipes pass through walls and foundations. Min end bearing 150mm, max opening 250mm. Provide 50mm clear gap around pipes with openings masked both sides with rigid sheet material. Manholes to be Osma Universal inspection chambers with medium duty cast iron cover and frame with 150mm min. thick concrete around top of shaft to provide bed. 150mm selected side fill elsewhere. Waste gullies to be Osma Universal gullies with waste connections made below ground level. Rainwater to be collected by Ø100mm half round black UPVC gutters discharging to Ø65mm black UPVC downpipes discharging via underground drainage layout to soakaways min. 5m from nearest building. Soakaways to be rubble filled and taken down to a permeable strata. All drainage work to be carried out to the satisfaction of the Local Authority.
New trafficked areas of below ground drainage to be protected and connections to the sewer to be in camera surveyed or inspected to ensure it is adequate.

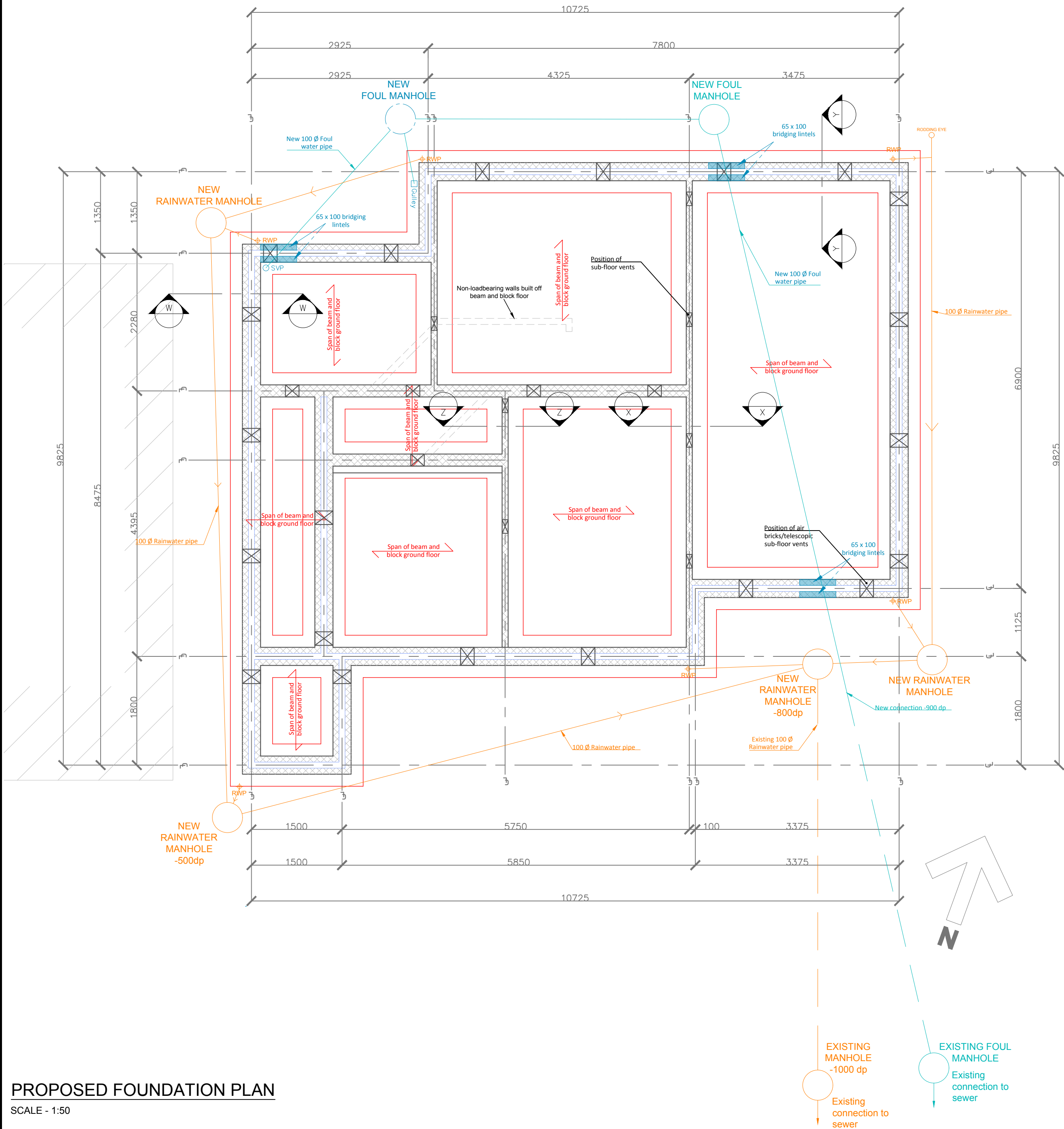
All Dimensions to be checked on site. Written dimensions to be followed in preference to scaled dimensions, any discrepancies must be reported to Uxbridge Design prior to undertaking of any relevant works.

RAINWATER DRAINAGE

100mm half round PVC gutter to all roof eaves laid to to 1 to 40 falls to outlets. At outlets provides 63mm dia downpipe fixed to walls with 100 diameter UPVC pipes with flexible appropriate bracket brackets to shingle. Manholes to be as shown on plans, to be UPVC chambers with suitable duty covers, on 150 pea shingle, if not greater than 1m deep to be built with 150mm concrete base, 215mm, 'Class B' engineering brick walls set in 1:3 mortar and suitable covers.

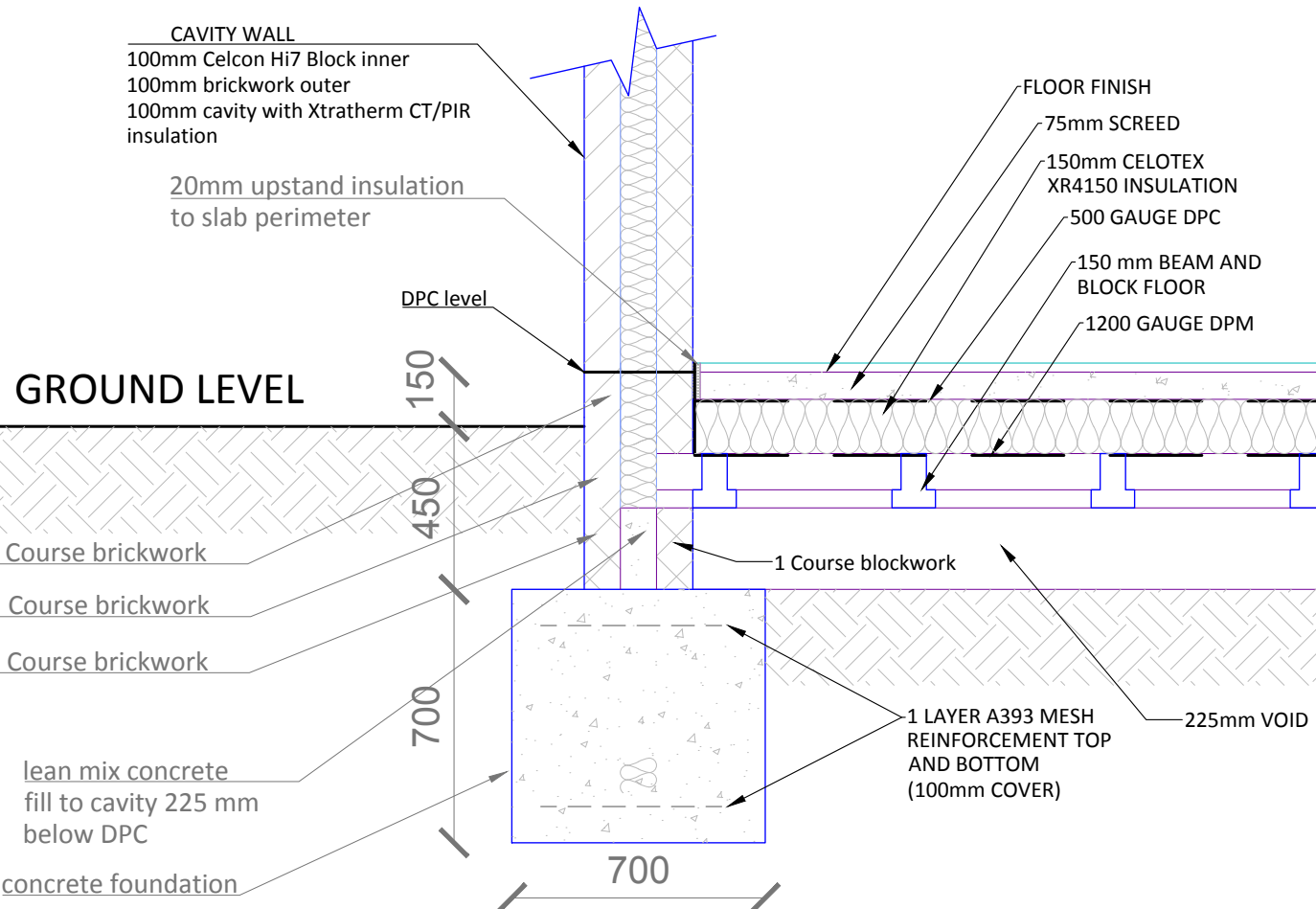
FOULWATER DRAINAGE

For exact layout of drainage refer to plans. 100mm dia. waste pipe to have long radius bends at ground level to joints laid to 1 in 40 falls on 150 pea shingle. Manholes to be as shown on plans, to be UPVC chambers with suitable duty covers, on 150 pea shingle, if not greater than 1m deep to be built with 150mm concrete base, 215mm, 'Class B' engineering brick walls set in 1:3 mortar and suitable covers.



PROPOSED FOUNDATION PLAN

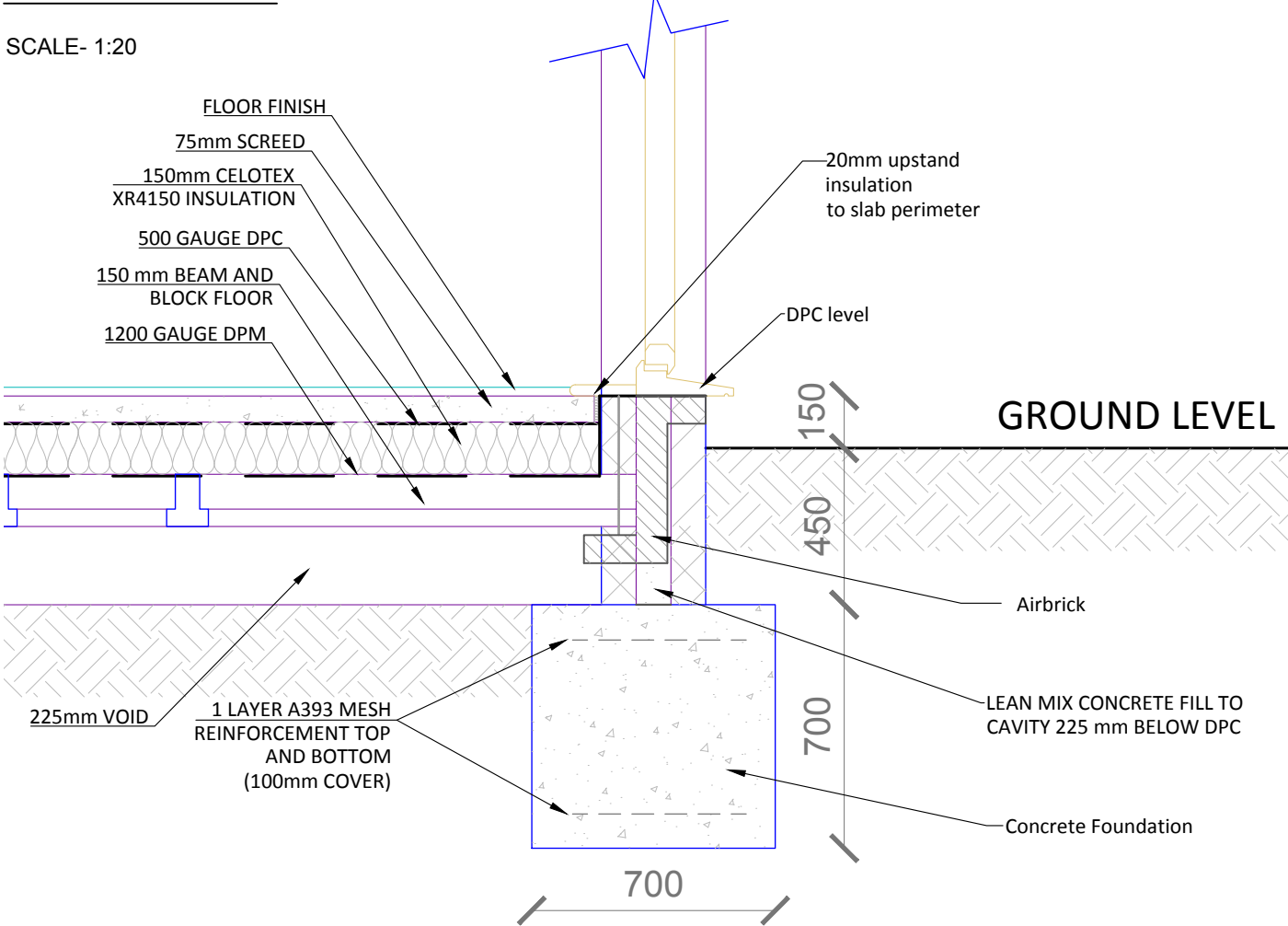
SCALE - 1:50



TYPICAL FOUNDATION DETAIL

SECTION W-W

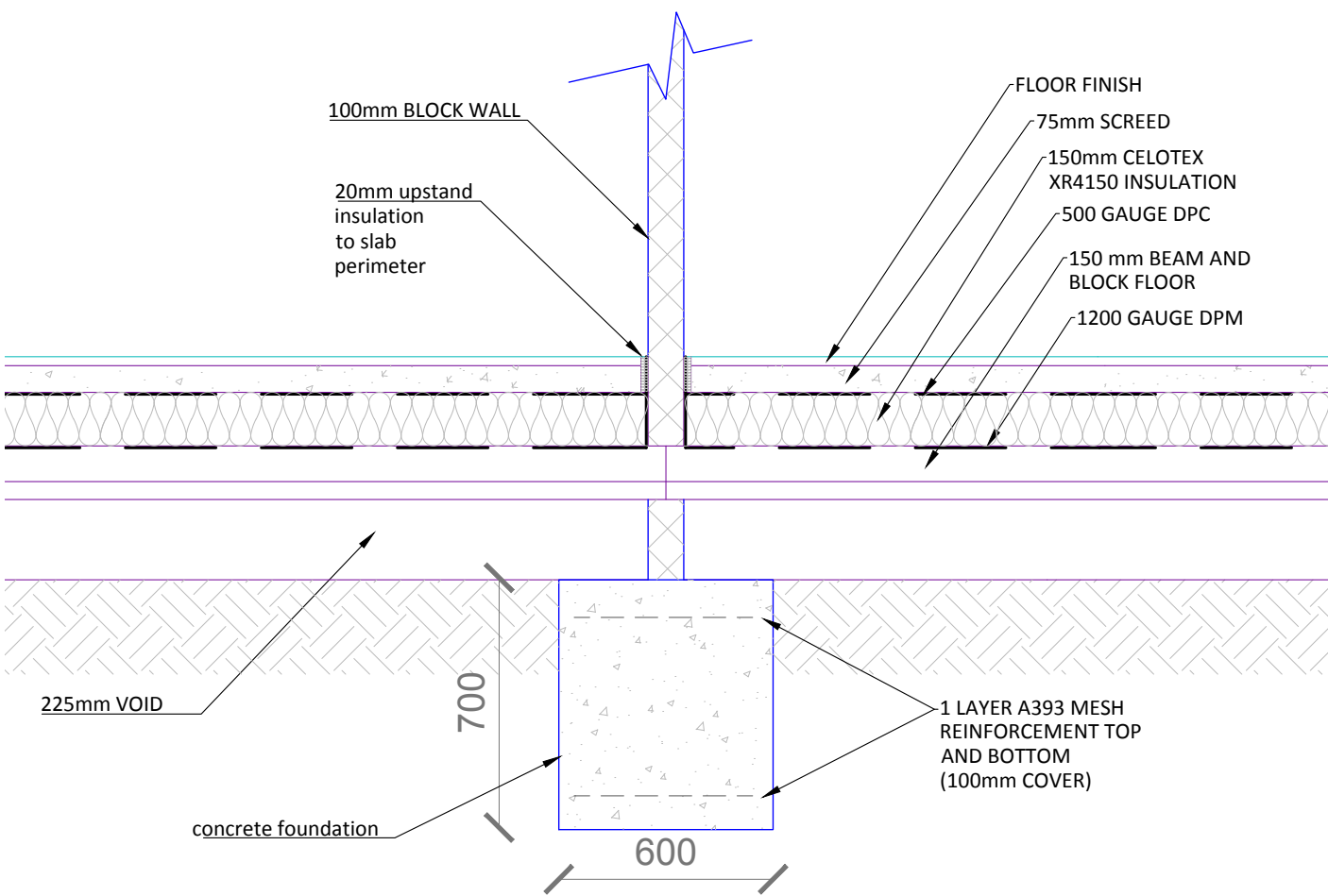
SCALE- 1:20



TYPICAL FOUNDATION DETAIL

SECTION Y-Y

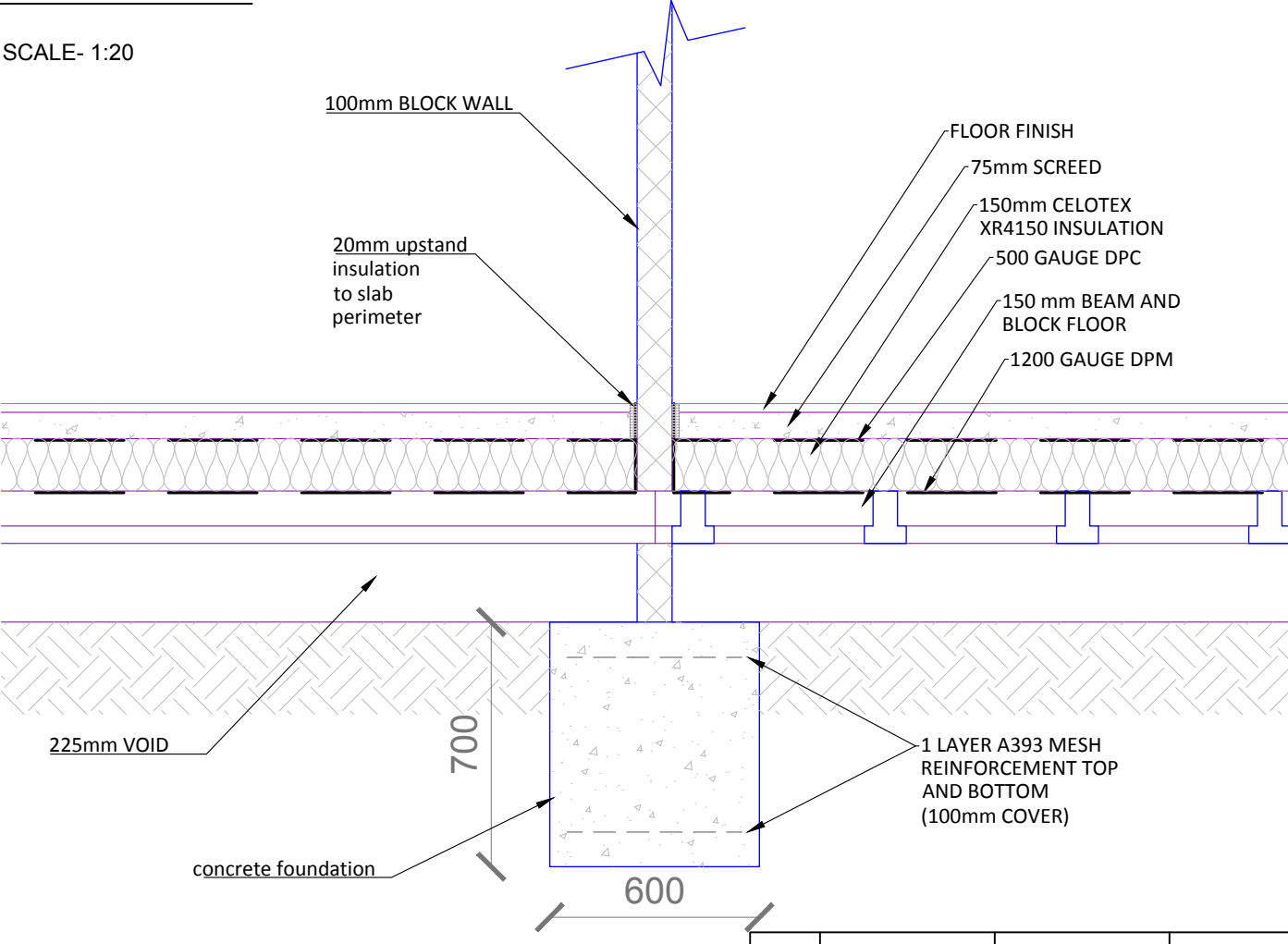
SCALE- 1:20



TYPICAL FOUNDATION DETAIL

SECTION X-X

SCALE- 1:20



TYPICAL FOUNDATION DETAIL

SECTION Z-Z

SCALE- 1:20

F	JULY 18	JEN	DRAINAGE REVISED
E	JULY 18	JEN	DPC/NOTE REVISED
D	JULY 18	JEN	BRIDGING LINTEL AMENDED
C	JULY 18	JEN	NOTES ADDED
B	JUNE 18	JEN	DRAINAGE/DIMENSIONS AMENDED
A	JUNE 18	JEN	EXISTING MANHOLE ADDED PORCH EXTENDED
REV	DATE	DRAWN BY	DESCRIPTION

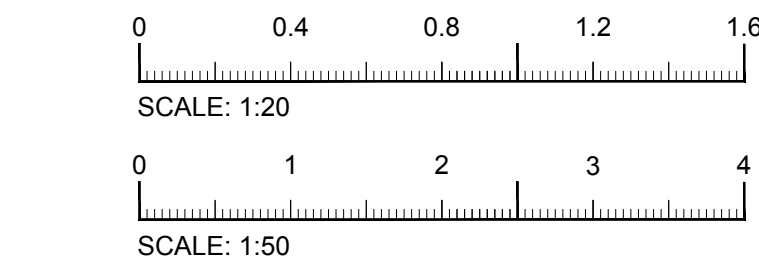
UXBRIDGE DESIGN & DETAILING SERVICES
"The Old Bakery", 21A Windsor Street
Uxbridge, Middlesex. UB8 1AB TEL. 01895 255791

CLIENT: MR. P. DICKER

PROJECT: 24B TREVOR CRESCENT
RUISLIP MIDDLESEX HA4 6NE

TITLE: PROPOSED 2 X 2 BED FLATS
BUILDING REGULATIONS
PROPOSED FOUNDATION PLAN AND DETAILS

SCALE: 1:50, 1:20	DATE: OCT 17	DRG NO: 11_89_01	REV: F	A1
-------------------	--------------	------------------	--------	----



PRELIMINARY

A3@1:100