GENERAL NOTES

1. This drawing is to be read in conjunction with all other relevant drawings, details and specification provided by ourselves, the Architect and other third party specialists.

2. All written dimensions are to be taken in preference to scaled measurements and all figured dimensions are in millimeters unless otherwise stated.

3. Dimension are based on Architectural drawings prepared by others, any discrepancy with dimensions must be reported to us prior to undertaking of any relevant works.

4. The Architect and Contractor are responsible for all dimensions, levels and the correct setting out of all works on site.

5. The Contractor should ensure the most recent drawing revision is available on site and that all subcontractors are working with the latest drawings and details.

6. All new internal finishing materials, painting, tiling, skirting, architraves, quantity, position and style of all electric switches, sockets, power points, radiators and other heating appliances etc. to be designed by Architect.

7. This drawing is for Building Regulations Approval and general construction purposes but may not show every construction detail.

8. It is assumed the Architect is fulfilling the role of principle designer and that 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.

EXTERNAL WALLS

Blockwork strength to be 7.3 N/mm² (unless noted otherwise) with insulation and internal finishes to Architects details.
Leaves of cavity are to be tied together with stainless steel wall ties at 750mm centres hortizontally and 450mm centres vertically with staggered centres. Wall ties to be doubled at jambs and corners. Wall ties embedded min. 50mm in each leaf of cavity.
Mortar above d.p.c to be 1:6 Portland cement:sand. Bed joint reinforcement to outer and inner leaf as specified on construction drawings.

WALL TIES

Cavity wall leaves are to be tied together in accordance with manufactures instructions. Cavity wall ties to be austenitic stainless steel Type 2 in accordance with BSI PD 6697:2010.

Wall ties to be installed with drip pointing downwards positioned centrally in the cavity. Laid level or sloping slightly towards outer leaf and positioned at least 50mm into each masonry leaf.

Spacing of wall ties to be at maximum 900mm centres horizontally and 450mm centres vertically with staggered centres.
Surrounding openings and at gable roof verges ties to be maximum 225mm horizontally from openings/gable roof verge and 300mm centres vertically.

WALL PLATES

Minimum 100x50mm softwood wall plates throughout (unless noted otherwise), half lapped at all joints and corners, with all rafters and ceiling joists fixed with proprietary fixing (e.g. truss clips and fixed in accordance with manufacturers specification). 30x5mm galvanized steel restraint straps 1.0m min. long at 1.2m max. centres bent over and twice nailed to wall plate and fixed down inner face of wall with 5 No. No10 50mm long sheradised screws and plugs.

LINTELS

Lintels to be checked by specialist manufacturer. Lintels to to have insulation built in and cavity tray over. All exposed lintels to be protected to give min. ½ hour fire resistance, see steel note for methods of protection.

Provide weep holes with proprietary plastic sleeves with all cavity trays at max. 450mm centres. Min. end bearing to all lintels 150mm.

TIMBER

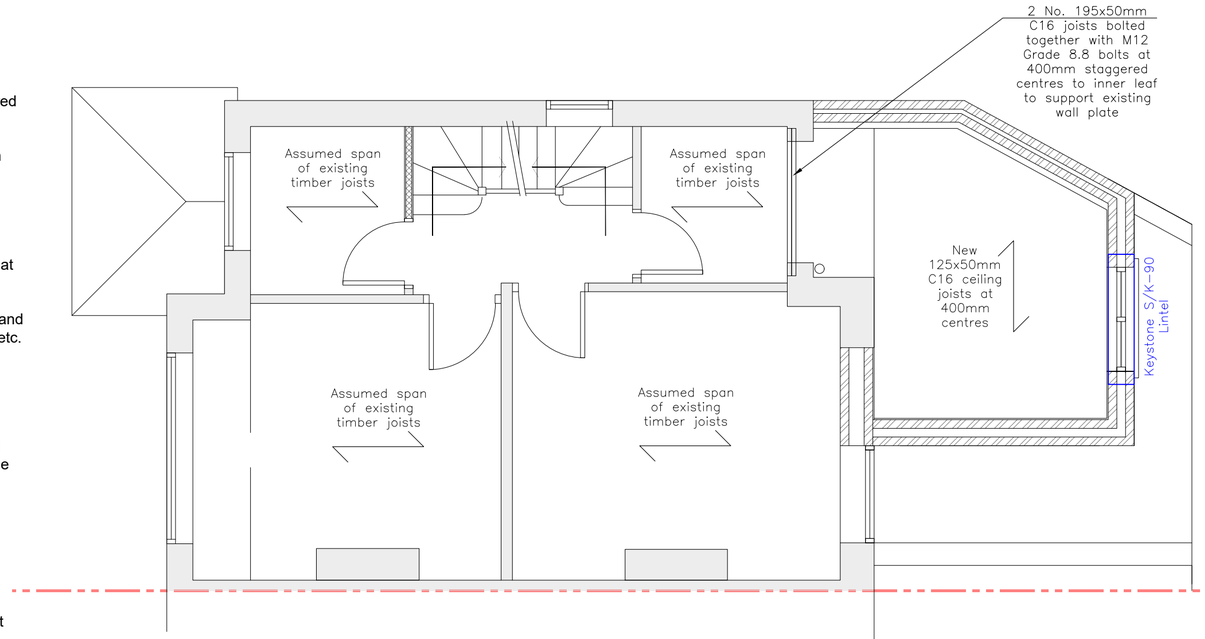
All timber to be minimum grade C16 and treated. Sawn ends to be treated as required.

All joist hangers to be fixed in accordance with the manufacturers recommendations and specification ensuring all nail or screw holes are utilised and the hangers are firmly bedded into masonry using slate wedges/shims where necessary and mortared in after fixing joists.

All screws, bolts and square twisted nails to be sheradised, all straps, joist hangers and shear plate connectors to be galvanised. All screws and bolt fixings to be predrilled prior to fixing with a pilot hole no larger than the core diameter of the screw or shank diameter of a bolt. All bolts to have appropriate washers to head and nut when fixing.

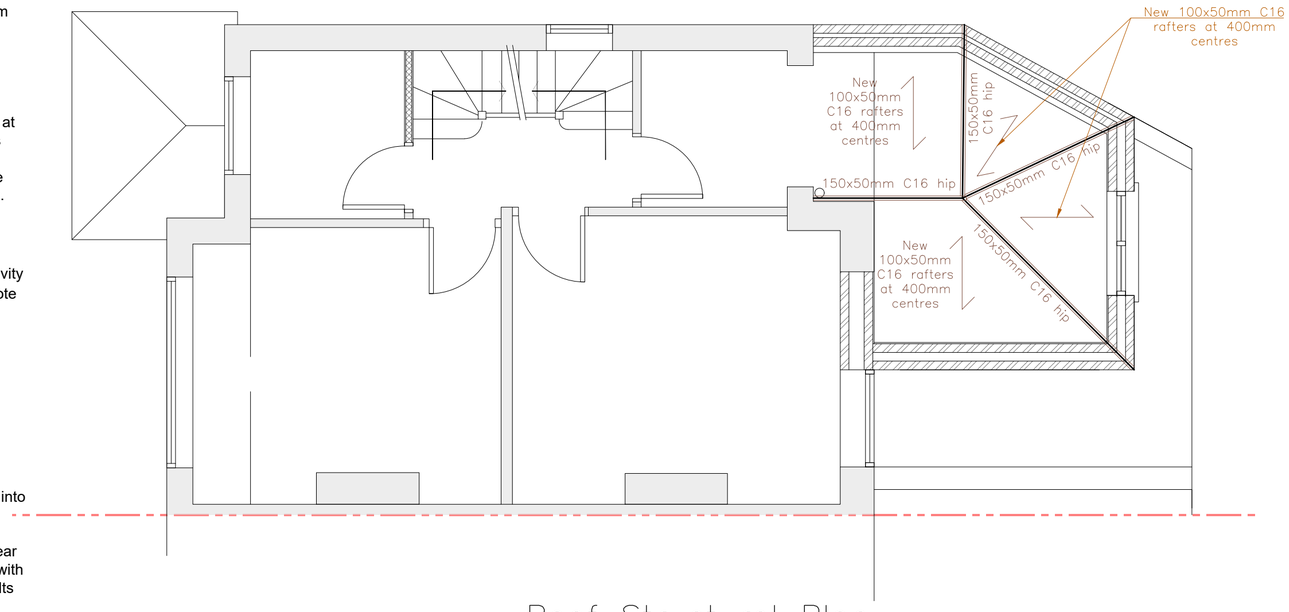
TEMPORARY SUPPORT

The contractor is responsible for all temporary works and the stability of the building until the structure is complete. Temporary support for new openings to be taken down to solid ground and kept in place until all permanent works are installed and dry pack and grout has cured for a minimum of 24 hours.



First Floor Structural Plan

Scale – 1:50



Roof Structural Plan

Scale – 1:50

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All Dimensions to be checked on site any discrepancies must be reported to Uxbridge Design Detailing Services Ltd. prior to undertaking of any relevant works.
Written dimensions to be follow in preference to scaled dimensions and all figured dimensions are millimetres unless otherwise stated.

NOTE: EXISTING GROUND CONDITIONS AND FOUNDATIONS/ FOOTINGS IN AREAS HIGHLIGHTED TO BE EXPOSED AND CHECKED ONSITE PRIOR TO COMMENCEMENT OF WORKS. ONCE ENGINEER AND BUILDING CONTROL TO INSPECT AND APPROVE PRIOR TO CONCRETE POURING

NOTE: CAVITY WALL LEAVES ARE TO BE TIED TOGETHER WITH STAINLESS STEEL WALL TIES AT 900mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY WITH STAGGERED CENTRES

NOTE: PADSTONES TO BE CONSTRUCTED WITH EITHER PRE-CAST CONCRETE OR SEMI-ENGINEERING BRICKS

MASONRY WALL LEGEND

- 100mm WIDE LOAD BEARING BLOCK COMPRESSIVE STRENGTH OF 7.3N/mm²
- 100mm NON LOAD BEARING STUD WALL WITH 50x100mm TIMBER STUDS AT MAX. 400mm CENTRES, 1 LAYER 12.5mm PLY BOARD/ PLASTERBOARD EACH SIDE
- EXISTING WALL CONSTRUCTION

REV	DATE	DRAWN BY	DESCRIPTION

SCALE 1:50 (4m, 3m, 2m, 1m, 0m)

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CLIENT: Mr J. Forde

PROJECT: 9 Lannock Road, Hayes, Middlesex, UB3 2NG

TITLE: First Floor and Roof Structural Plans and Details

DATE	SCALE	DRN	DRG NO	REV	SIZE
Dec 2024	1:50	KH	24_86_02		A2