

Bartram Close, Uxbridge UB8 3AX

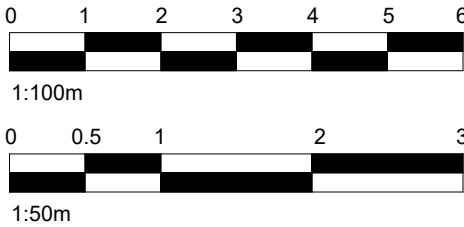
CONSTRUCTION DRAWINGS - GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. QUALIFIED SITE MANAGER TO CARRY OUT WORKS FROM DRAWINGS.

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- GENERAL NOTES**
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 - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
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	Flat roof finish changed to EPDM - all details amended.	12/04/22
	Design amended per structural design - Beam&Block	12/04/22
	Structural design added - DJ	11/04/22
	M&E added as per zoom call comments	05/04/22
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 BISCHELL THE DESIGN & BUILD COMPANY		
Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW106RF www.bischell.co.uk		
Client: -- Bartram Close, Uxbridge UB8 3AX		
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Status: BR		
Scale:	1 : 1250 @A2	Date: 28/04/2023
Drawing No.:	001	Rev:
Drawn By: S.VEN		

18/12/2022 16:00:00

GENERAL NOTES

1. THE STRUCTURAL SPECIFICATION WITHIN THIS DOCUMENT IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS, THE STANDARD NOTES THAT ARE CONTAINED ON THE DRAWINGS AND ANY OTHER RELEVANT PROJECT INFORMATION.
2. THE DRAWINGS WITHIN THIS DOCUMENT ARE INDICATIVE ONLY, AND REPRESENT DESIGN INTENT ONLY. NO DIMENSIONS ARE TO BE SCALED FROM DRAWINGS CONTAINED WITHIN THIS DOCUMENT. REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE BY THE CONTRACTOR BEFORE FABRICATION AND ORDERING OF MATERIALS.
3. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN MILLIMETRES AND ALL LEVELS ARE IN METRES FROM THE SITE DATUM.
4. THE INFORMATION WITHIN THIS DOCUMENT CANNOT BE GUARANTEED AS DIMENSIONALLY EXACT. FIGURED DIMENSIONS MUST BE USED FOR SETTING OUT AND DETAILING.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY WORKS, AND IS ALSO RESPONSIBLE FOR THE SAFE MAINTENANCE AND STABILITY OF THE EXISTING BUILDING/S AT ALL TIMES.
6. ALL PARTY WALL AWARDS ARE ENTIRELY THE RESPONSIBILITY OF THE CLIENT
7. THE CONTRACTOR (OR CLIENT) MUST REPORT ANY DIFFERENCES BETWEEN THE STRUCTURAL DRAWINGS AND SITE CONDITIONS TO THE STRUCTURAL ENGINEER.
8. THE CONTRACTOR (OR CLIENT) MUST NOTIFY THE STRUCTURAL ENGINEER OF ANY DESIGN CHANGES THAT COULD AFFECT THE STRUCTURAL SPECIFICATION BEFORE WORK COMMENCES.
9. THE CONTRACTOR SHALL AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY THEIR REQUIREMENTS FOR INSPECTING THE WORKS, AND ADHERE TO THESE.
10. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS, ETC., ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR FABRICATION WITHIN THE SPECIFIED TOLERANCES OF ALL PREFABRICATED ELEMENTS.
11. IF IN DOUBT ABOUT THE INFORMATION SHOWN OT THIS DRAWING OR ANY RELATED DRAWINGS - PLEASE ASK.
12. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN OF ALL TEMPORARY WORKS.
13. ALL LINTELS TO HAVE A MINIMUM 150mm END BEARING INTO NEW/EXISTING WALL.
14. ALL EXISTING LINTELS ARE TO BE INSPECTED AND REPLACED IF THEY SHOW SIGNS OF DETERIORATION, CRACKING OR DISTRESS. THE MATERIAL NATURE OF ANY REPLACEMENT IS TO BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.
15. ALL EXISTING WALLS TO BE EXAMINED BY THE CONTRACTOR FOR LACK OF BOND/DELAMINATION, ETC. IF SUCH AREAS ARE NOTED, THE CLIENT'S ENGINEER IS TO BE INFORMED IMMEDIATELY. THE CONTRACTOR SHALL ARRANGE FOR THE DESIGN AND INSTALLATION OF A SUITABLE REMEDIAL TIE SYSTEM.
16. SHOULD ANY EXISTING WALL PROVE TO BE INADEQUATELY RESTRAINED, THE CONTRACTOR ALLOW FOR THE DESIGN AND INSTALLATION OF SUITABLE REMEDIAL WORKS TO PROVIDE ADEQUATE LATERAL RESTRAINT AND SUBMIT THE DESIGN TO THE LOCAL AUTHORITY FOR APPROVAL.
17. THE CONTRACTOR IS TO PROVIDE TEMPORARY WORKS TO PROVIDE LATERAL AND VERTICAL RESTRAINT TO EXISTING WALLS PRIOR TO DEMOLITION OF ANY PART OF THE EXISTING BUILDING COMMENCING.
18. IN ALL CASES THE EXISTING WALLS WILL REQUIRE THE FOLLOWING REMEDIAL WORKS: i) ALL EXISTING STEELWORK AND TIMBERS REQUIRED TO BE CAREFULLY REMOVED. THE CONTRACTOR SHOULD OBTAIN THE APPROVAL OF THE RELEVANT LOCAL AUTHORITIES PRIOR TO THIS WORK BEING CARRIED OUT.
- ii) ALL MINOR CRACKS TO BE REPAIRED USING 1:1:6 MORTAR.
- iii) ANY MORTAR/BRICKWORK THAT IS JUDGED BY THE CONTRACTOR OR THE CLIENT'S ENGINEER OR THE LOCAL AUTHORITY REPRESENTATIVE TO BE CRUMBLY, SOFT, DETERIORATED, ETC., IS TO BE REMOVED AND REBUILT IN BONDED ENGINEERING BRICK, FACING BRICK OR BLOCK AS APPROPRIATE.
- iv) ALL EXISTING INTERNAL MASONRY WALL OPENINGS NO LONGER REQUIRED ARE TO BE IN-FILLED IN BONDED BRICK/BLOCK AS APPROPRIATE.
- v) ALL STRAIGHT JOINTS ARE TO BE TIED ACROSS BY MEANS OF PROPRIETARY GALVANIZED STEEL STRAPPING.
- vi) IF CRACKS WITH AN APERTURE GREATER THAN 2mm ARE UNCOVERED, THE CONTRACTOR SHALL PROVIDE STITCHING USING 900mm LONG x 100mm WIDE x 65mm DEEP PRE-CAST CONCRETE LINTELS AT 900mm CENTRES VERTICALLY. THE LINTELS ARE TO BE INSERTED ON A 1:1:6 MORTAR BED AND PACKED WITH A 1:1:6 SEMI-DRY MORTAR WELL RAMMED.
19. JOISTS ARE TO BE DOUBLED-UP BELOW ALL STUD PARTITIONS. THE JOISTS TO BE BOLTED TOGETHER AT 600mm CENTRES USING M12 GR. 4.6 BOLTS WITH 50mm SQUARE PLATE WASHERS EACH SIDE AND DOUBLE SIDED TOOTHED PLATE CONNECTORS.

STEELWORK NOTES:

1. STRUCTURAL STEELWORK DESIGN TO BS5950-1:2000.
2. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEELWORK TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION (N.S.S.S.).
3. THE ENDS OF ALL BEAMS ARE TO BE PROPERLY SAWN/MACHINED, IN THE FABRICATION WORKSHOP, TO ENSURE A CLOSE BEARING FIT BETWEEN FLANGES AND END PLATES.
4. ALL HOT ROLLED STRUCTURAL STEELWORK TO BE MILD STEEL TO GRADE S275JR TO BS EN 10025:1993, AND HOLLOW SECTIONS GRADE S355J2H TO BS EN 10210-1.
5. INTERNAL STEELWORK - TO BE BLAST CLEANED TO SA21
- EXTERNAL STEELWORK - TO BE EITHER BLAST CLEANED TO SA21
- HOT DIPPED GALVANISED (85 MICRONS).
6. THE STEELWORK FABRICATOR IS TO CONDUCT AN ACCURATE SITE SURVEY TO DETERMINE FINAL DIMENSIONS FOR ALL NEW STEELWORK PRIOR TO FABRICATION. THE SURVEY SHOULD HIGHLIGHT ANY EXISTING OBSTRUCTIONS, SERVICES, ETC. THAT NEED TO BE ALTERED/RELOCATED TO AVOID CLASH.
7. ALL BOLTS TO BE BE GRADE 8.8 IN ACCORDANCE WITH EN ISO 1461 UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. WELD TESTS TO BE CARRIED OUT TO COMPLY WITH THE LATEST EDITION OF 'THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION'. 'FLUID' IS TO BE PROVIDED WITH COPIES OF ALL WELD TEST RESULTS.
9. ALL STEEL BEAMS AND COLUMNS ARE TO BE FIRE PROTECTED IN ACCORDANCE WITH THE SURVEYORS DETAILS AND CURRENT BUILDING REGULATIONS. ALLOW MINIMUM 60 MINUTES, UNLESS NOTED OTHERWISE.

FOUNDATION AND GROUND FLOOR NOTES:

1. THE MAIN CONTRACTOR TO ENSURE THAT THE GROUND BEARING STRATA, MINIMUM BEARING DEPTHS AND GENERAL RECOMMENDATIONS OF THE SOIL INVESTIGATION ARE ADHERED TO.
2. THE MAIN CONTRACTOR TO UNDERTAKE EXPLORATORY EXCAVATIONS ADJACENT TO ANY EXISTING BUILDINGS AND SERVICES TO DETERMINE NATURE AND DEPTH OF EXISTING FOOTINGS ETC. CONTRACTOR TO ENSURE THAT ALL FOUNDATIONS TO EXISTING BUILDINGS AND UNDERGROUND SERVICES ARE NOT UNDERMINED OR DISTURBED IN ANY WAY DURING THE CONSTRUCTION WORKS.
3. CONTRACTOR TO BE RESPONSIBLE FOR ALL TEMPORARY WORKS DURING CONSTRUCTION OF THE SUPERSTRUCTURE AND FOUNDATIONS TO ENSURE THAT ALL ADJACENT BUILDINGS, ROADS, FOOTPATHS AND SERVICES ETC. REMAIN STABLE AND FREE FROM DAMAGE.
4. FOUNDATIONS ARE TO BE TAKEN DOWN TO THE DEPTHS SHOWN ON THIS DRAWING. TO BE CHECKED ON-SITE BY BUILDING CONTROL OFFICER/ENGINEER PRIOR TO CONSTRUCTION.
5. UNLESS NOTED OTHERWISE THUS: (600) ALL FOUNDATIONS TO BE A MINIMUM 600MM WIDE, CENTRED ON THE GRID LOCATION OVER.
6. ALL FORMATION LEVELS, SHUTTERS AND REINFORCEMENT TO BE CHECKED ON-SITE BY THE BUILDING CONTROL OFFICER PRIOR TO CONSTRUCTION.
7. ANY EXCAVATIONS LIABLE TO REMAIN EXPOSED TO THE ELEMENTS IN EXCESS OF 24 HOURS PRIOR TO CONCRETING (OR LESS IN INCLEMENT WEATHER) ARE TO RECEIVE 50MM PROTECTIVE BLINDING CONCRETE.
8. IN COHESIVE SOILS THE VERTICAL FACES OF ALL EXCAVATIONS MUST BE SUFFICIENTLY SMOOTH TO ALLOW MOVEMENT OF THE SOIL TO TAKE PLACE WITHOUT DISTURBING THE FOUNDATION.
9. FOUNDATIONS MAY BE TRENCH FILLED BUT THE TOP LEVEL OF CONCRETE MUST SUIT BRICK COURSING AND FINAL GROUND LEVELS.
10. NO SERVICE MAY BE BUILT THROUGH OR CAST INTO FOUNDATIONS WITHOUT THE ENGINEERS APPROVAL.
11. WHERE BLOCKWORK WALLING BELOW GROUND LEVEL IS IN EXCESS OF 900MM HIGH THEN 215MM THICK BLOCK WORK IS TO BE ADOPTED (BLOCKS LAID FLAT AND COURSED TO 225MM VERTICAL CENTERS). BACK FILLING IS TO BE CARRIED OUT EQUALLY EITHER SIDE OF WALLING AND TO BE OF AN APPROVED, WELL GRADED GRANULAR MATERIAL.
12. FOR EXISTING MANHOLES/DRAINRUNS/SERVICES REFERENCE IS TO BE MADE TO THE ARCHITECTURAL DRAWINGS. THE DEPTH AND POSITIONS OF ALL EXISTING SERVICES ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCING WORK AND ANY VARIATION WITH THE ARCHITECTURAL DRAWINGS IS TO BE REPORTED TO THEM PRIOR TO PROCEEDING. IF ANY DAMAGE IS CAUSED TO THE EXISTING RUNS/SERVICES DURING THESE WORKS BY THE CONTRACTOR ANY MAKING GOOD WILL BE AT THE CONTRACTORS OWN COST

MASONRY NOTES:

1. ALL MASONRY IS DESIGNED, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS 5628-1:2005 PLUS ALL LATEST AMENDMENTS, INCLUDING ADEQUATE RESTRAINT AS DETAILED IN ANNEX 'D'
2. BRICK AND BLOCK STRENGTHS SHOWN ARE MINIMUM REQUIRED AND SHOULD BE INCREASED AS NECESSARY TO SUIT COURSING. CUT BRICKS/BLOCKS BELOW PADSTONE'S WILL NOT BE ACCEPTED.
3. TEST CERTIFICATES CONFIRMING BRICK AND BLOCK CRUSHING STRENGTHS WILL BE REQUIRED FOR ENGINEERS APPROVAL.
4. WALLS BELOW GROUND LEVEL ARE TO BE BUILT UP IN DENSE CONCRETE BLOCKWORK (MINIMUM 7.0KN/MM²) INNER AND OUTER LEAVES IN 1:14:3 MORTAR, WITH LEAN MIX CONCRETE CAVITY FILL UP TO 150MM BELOW GROUND LEVEL.
5. WALLS ABOVE GROUND LEVEL TO BE BUILT UP IN 1:1:6 MORTAR (CEMENT:LIME:SAND) OR EQUIVALENT UNLESS SHOWN OTHERWISE.
6. WHERE BLOCKWORK WALLING BELOW GROUND IS IN EXCESS OF 900MM HIGH, THEN 215MM THICK BLOCKWORK IS TO BE ADOPTED, USING BLOCK LAID FLAT AND COURSED AT 225MM VERTICAL CENTERS. BACKFILLING IS TO BE CARRIED OUT EQUALLY EITHER SIDE OF THE WALLING AND IS TO BE OF AN APPROVED, WELL GRADED, GRANULAR MATERIAL.
7. MINIMUM BLOCKWORK STRENGTH TO BE 7.0N/MM², UNLESS STATED OTHERWISE.
8. CONTRACTOR TO OBTAIN CONFIRMATION FROM MANUFACTURERS CONCERNING SUITABILITY OF BLOCKS AND BRICKS FOR USE BELOW DPC.
9. WALL TIES TO BE STAINLESS STEEL STAFIX RT2 AT 450CRS VERTICALLY AND 900CRS HORIZONTALLY (STAGGERED). TIES TO BE POSITIONED AT 225CRS VERTICALLY AROUND ALL OPENINGS.

TIMBER NOTES:

1. GALVANISED STEEL STRAPS TO BE PROVIDED AT NOT GREATER THAN 1000MM CENTERS BETWEEN TIMBER AND WALLS AND OR STEELWORK, COMPLETE WITH SOLID BLOCKING.
2. ALL TIMBER TO BE MINIMUM STRENGTH CLASS C16 UNLESS NOTED OTHERWISE.
3. ALL TIMBERS PROJECTING INTO CAVITY OF CAVITY WALL CONSTRUCTION TO HAVE ENDS LIBERALLY COATED IN 'WOLMANOL' OR SIMILAR APPROVED GRAIN PRESERVATIVE.
4. ALL TIMBER TO BE REGULARISED AND SUPPLIED AT A MOISTURE CONTENT AVERAGE NOT EXCEEDING 18%.
5. ALL CONNECTORS, BOLTS AND WASHERS TO BE GALVANISED.
6. ALL DIMENSIONS AND BEARING POINTS OF THE TRUSSES ARE TO BE CHECKED PRIOR TO FABRICATION.
7. ALL ROOF BRACING IS TO THE DESIGN OF THE SPECIALIST SUPPLIER. HOWEVER, ALL ROOF BRACING MEMBERS ARE TO BE AT LEAST 97X22, GRADE C16 AND ARE TO BE NAILED TO EVERY TRUSSED RAFTER THEY CROSS WITH 2NO. 3.35MM Ø X 65MM LONG GALVANISED ROUND WIRE NAILS. WHERE BRACING MEMBERS ARE PROVIDED IN TWO PIECES THE ARE TO BE LAP JOINTED OVER AT LEAST TWO TRUSSED RAFTERS AND NAILED AS ABOVE.

TIMBER LINTEL SCHEDULE:

OPENINGS UP TO 1100mm - 150x100mm C16 LINTEL

OPENINGS UP TO 1900mm - 200x100mm C16 LINTEL

CONSULT WITH STRUCTURAL ENGINEER IF LARGER OPENINGS REQUIRED IN STUD WALL.

CONSTRUCTION (DESIGN AND MANAGEMENT REGULATIONS NOTES

ALL WORKS AND SITE PROCEDURES MUST BE IN KEEPING WITH THE LATEST VERSION OF THE 'CDM REGULATIONS 2015' AND A PRINCIPAL DESIGNER IS TO BE APPOINTED BY THE CLIENT TO MANAGE AND COORDINATE HEALTH AND SAFETY MATTERS ACCORDINGLY

TEMPORARY WORKS - AS APPLICABLE

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES WITHIN, AND ADJACENT TO, THE WORKS, FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS. THE DESIGN, INSTALLATION (INCLUDING SEQUENCE), MAINTENANCE AND REMOVAL (INCLUDING SEQUENCE) OF THE TEMPORARY WORKS IS ENTIRELY THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION TO THE SUPPORT OF THE VERTICAL LOADS, DUE REGARD SHALL BE GIVEN TO THE OVERALL LATERAL STABILITY OF THE STRUCTURES, AND THE LATERAL STABILITY OF WALLS COLUMNS AND PIERS, ESPECIALLY WHERE ADJACENT EXISTING FLOORS AND ROOFS ARE TO BE DEMOLISHED. THE TEMPORARY SUPPORT SYSTEMS ARE TO BE ERECTED OFF A FOUNDATION/SPREADER SYSTEM ADEQUATE FOR THE VERTICAL AND HORIZONTAL LOADS REQUIRED TO BE SUPPORTED. THE DESIGN OF THE TEMPORARY WORKS IS TO BE UNDERTAKEN BY A COMPETENT PERSON.

THE CONTRACTOR IS TO ENSURE THAT ALL EXISTING CONSTRUCTION IS ADEQUATELY SUPPORTED PRIOR TO COMMENCING DEMOLITION WORKS. IF IN DOUBT ENGINEER TO BE CONSULTED PRIOR TO COMMENCING DEMOLITION.

BEFORE COMMENCING REMOVAL OF TEMPORARY SUPPORTS THE CONTRACTOR IS TO COMPLETE ERECTION AND CONNECTION OF THE NEW PERMANENT SUPPORTING STRUCTURE. THE CONTRACTOR IS TO ENSURE THAT THE TEMPORARILY PROPPED STRUCTURE IS ADEQUATELY SUPPORTED ON THE NEW PERMANENT WORKS PRIOR TO REMOVAL OF ANY TEMPORARY SUPPORTS. THE CONTRACTOR IS TO ENSURE THAT ALL PARTS OF THE NEW SUPPORTING STRUCTURE HAVE GAINED ADEQUATE STRENGTH PRIOR TO REMOVING TEMPORARY SUPPORTS. THE LOADINGS FOR THE TEMPORARY WORKS DESIGN ARE GIVEN BELOW, AND ON THE DRAWINGS AS APPROPRIATE. NOTE: ALL LOADS ARE UNFACTORED. THE TEMPORARY WORKS DESIGNER MUST MULTIPLY THESE LOADS BY THE APPROPRIATE ULTIMATE LOAD FACTORS AS GIVEN IN THE RELEVANT DESIGN STANDARD.

STEEL BEAMS DEAD LOAD = 40 kN/m

STEEL BEAMS IMPOSED LOAD = 15 kN/m

DEMOLITION

THE DEMOLITION WORKS ARE TO BE CARRIED OUT WITH GREAT CARE. IF AT ANY TIME THE CONTRACTOR IS UNSURE IF UNPROPPED STRUCTURAL MEMBERS ARE TAKING SUPPORT OFF CONSTRUCTION PROPOSED TO BE DEMOLISHED, DEMOLITION WORK MUST CEASE IMMEDIATELY AND THE CONTRACTOR IS TO OBTAIN FURTHER ADVICE FROM ENGINEER PRIOR TO CONTINUING.

DEMOLITION WORK OTHER THAN THAT INDICATED ON ENGINEERING/THE ARCHITECTS' DRAWINGS IS NOT PERMITTED. IF THE CONTRACTOR BELIEVES THAT ADDITIONAL DEMOLITION TO THAT SHOWN ON ENGINEERING/THE ARCHITECTS' DRAWINGS IS NECESSARY, THEN FURTHER INSTRUCTIONS ARE TO BE SOUGHT FROM ENGINEER AND THE ARCHITECT PRIOR TO COMMENCING THIS ADDITIONAL

DEMOLITION WORK.

THE CONTRACTOR IS TO PRODUCE A METHOD STATEMENT FOR DEMOLITION WORKS AND THIS METHOD STATEMENT IS TO BE SUBMITTED TO THE PRINCIPAL DESIGNER FOR COMMENT NOT LESS THAN 2 WEEKS PRIOR TO COMMENCING THE DEMOLITION WORKS.

EXISTING SERVICES

FOR THE INDICATIVE POSITIONS OF EXISTING BURIED SERVICES REFERENCE IS TO BE MADE TO THE ARCHITECTS DRAWINGS. THE ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED, AND THEREFORE IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE POSITIONS AND DEPTHS OF ALL UNDERGROUND SERVICES (INCLUDING THOSE NOT SHOWN ON ENGINEERING DRAWINGS) PRIOR TO THE WORKS COMMENCING. THE CONTRACTOR IS TO ALSO NOTE ANY OVERHEAD CABLES ETC. THAT MAY PRESENT A HAZARD DURING THE WORKS.

SOIL CONDITIONS

EXCAVATION IS TO PROCEED WITH GREAT CARE. AS EXCAVATION PROCEEDS THE CONTRACTOR IS TO MAINTAIN VIGILANCE FOR GROUND CONDITIONS WHICH MAY AFFECT THE STABILITY OF THE EXCAVATIONS, AND THE SAFETY OF OPERATIVES. (E.G WEAK/SOFT SOILS, WATER TABLE, TOXIC SUBSTANCES/GASES BURIED SERVICES ETC.) ADEQUATE SUPPORT TO BE PROVIDED TO SIDES OF EXCAVATIONS AS NECESSARY.

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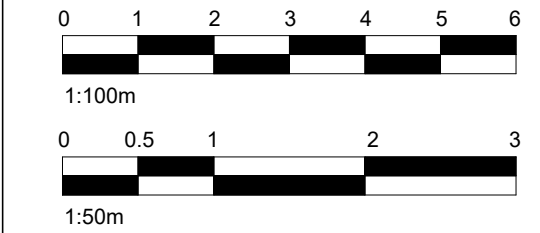
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CONSTRUCTION DRAWINGS
GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. QUALIFIED SITE MANAGER TO CARRY OUT WORKS FROM DRAWINGS.

	Flat roof finish changed to EPDM - all details amended.	12/04/22
	Design amended per structural design - Beam&Block	12/04/22
	Structural design added - DJ	11/04/22
	M&E added as per zoom call comments	05/04/22

No.: Revision: Date:



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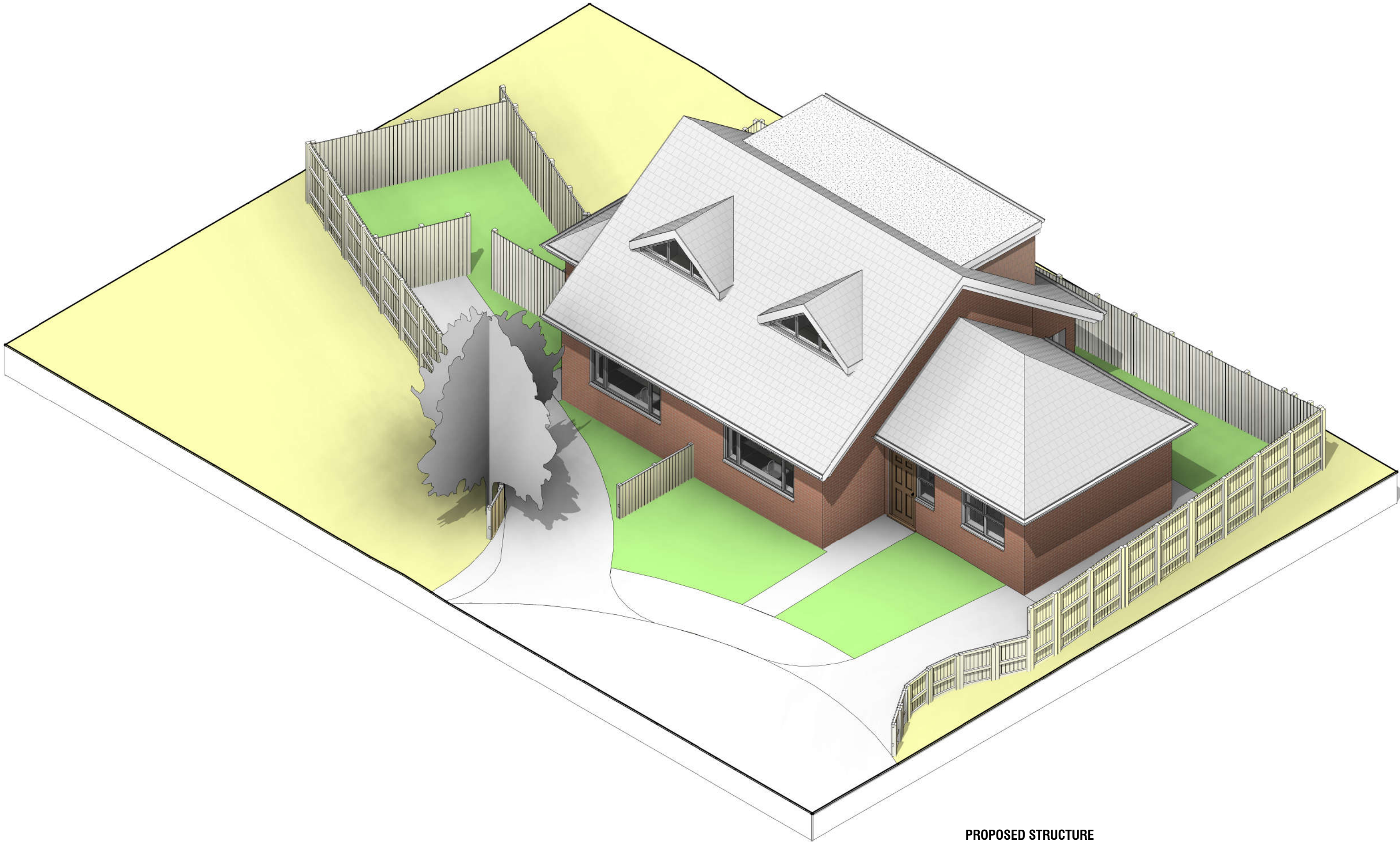
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Bartram Close, Uxbridge UB8 3AX

Drawing Title:
3D - Proposed

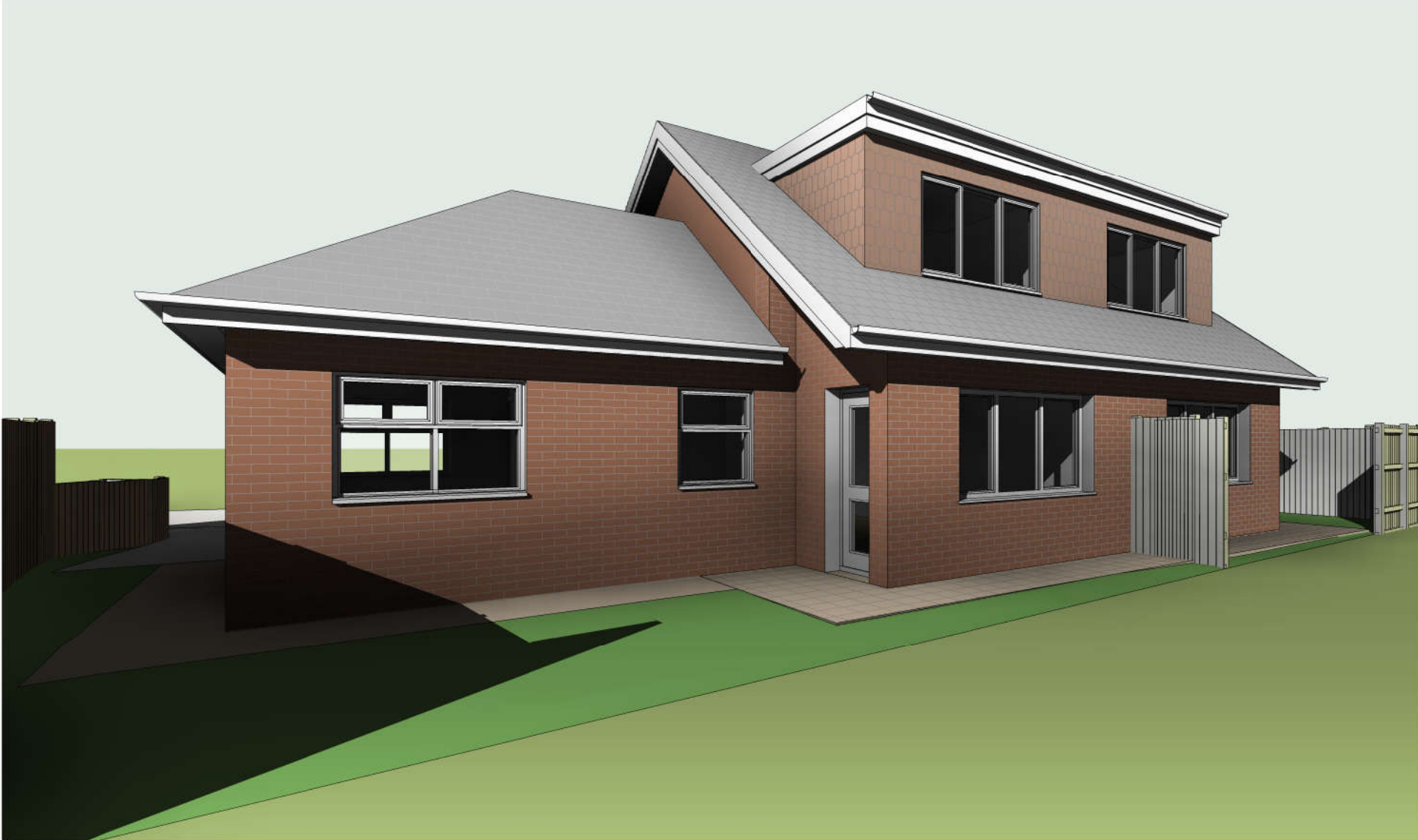
Status: BR

Scale: @A2 Date: 28/04/2023 Drawn By: S.VEN

Drawing No.: 003 Rev:



PROPOSED STRUCTURE



GENERAL NOTES
CHECK ALL DIMENSIONS ON SITE.

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

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5. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.

6. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR

7. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING

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7. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.


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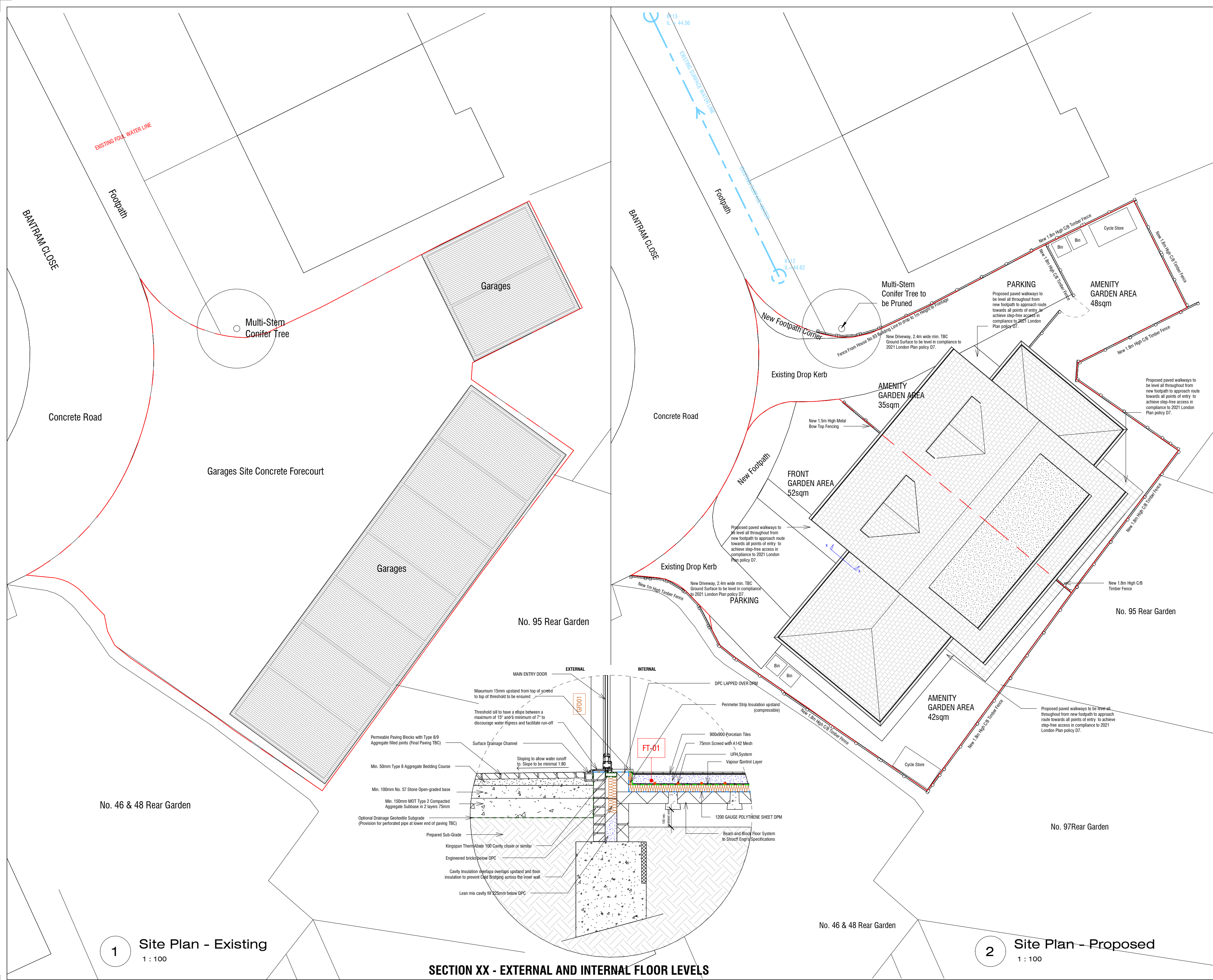
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CONSTRUCTION DRAWINGS
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CONDITIONS PRIOR TO COMMENCEMENT OF
EACH PORTION OF THE WORK. QUALIFIED
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			www.bischsell.co.uk
Client: --			
Bartram Close, Uxbridge UB8 3AX			
Drawing Title: Site Plan			
Status: BR			
Scale: As Indicated @A2	Date: 28/04/2023	Drawn By: S.VEN	
Drawing No.: 004		Rev:	



DEMOLITION - GENERAL NOTES

BEFORE STARTING ANY DEMOLITION WORKS, EXAMINE ALL AVAILABLE INFORMATION, CARRY OUT A SURVEY OF THE STRUCTURES, SITE AND SURROUNDING AREA, INSURING SITE SAFETY AT ALL TIMES.

SUBMIT REPORT AND METHOD STATEMENTS DESCRIBING:

- FORM, CONDITION AND DETAILS OF THE STRUCTURES, SITE AND SURROUNDING AREA.

- FORM, LOCATION AND REMOVAL METHODS OF FLAMMABLE, TOXIC OR HAZARDOUS MATERIALS.

- FORM, LOCATION AND REMOVAL METHODS OF MATERIALS FOR REUSE OR RECYCLING.

- TYPE AND LOCATION OF ADJOINING OR SURROUNDING PREMISES WHICH MAY BE ADVERSELY AFFECTED BY NOISE, VIBRATION, DUST OR REMOVAL OF STRUCTURE.

- IDENTIFICATION AND LOCATION OF SERVICES ABOVE AND BELOW GROUND, INCLUDING THOSE REQUIRED FOR THE CONTRACTOR'S OWN USE, ARRANGEMENTS FOR DISCONNECTION AND REMOVAL OF SERVICES.

- SEQUENCE AND METHOD OF DEMOLITION INCLUDING DETAILS OF SPECIFIC PRE-WEAKENING, ARRANGEMENTS FOR PROTECTION OF PERSONNEL AND THE PUBLIC INCLUDING EXCLUSION OF UNAUTHORIZED PERSONS.

- PROPOSED PROGRAMME OF WORK

ALLOW FOR ALL TEMPORARY NEEDLING AND PROPPING OF WALLS & FLOORS ABOVE CONSTRUCTION AREA TO PROVIDE TEMPORARY STRUCTURAL STABILITY TO THE EXISTING BUILDING IF REQUIRED.

CREATE 2 TRIAL HOLES AT EACH BOUNDARY TO INSPECT GROUND CONDITIONS.

ENSURE DEMOLITION DOES NOT START UNTIL ALL SERVICES ARE DISCONNECTED. LOCATE, DISCONNECT AND SEAL DISUSED DRAIN CONNECTIONS. PROTECT DRAINS, MANHOLES, INSPECTION CHAMBERS, GULLIES, VENT PIPES AND FITTINGS STILL IN USE AND ENSURE THAT THEY ARE KEPT FREE OF DEBRIS. MAKE GOOD ANY DAMAGE ARISING FROM DEMOLITION WORK, LEAVE CLEAN AND IN WORKING ORDER AT COMPLETION.

PROVIDE BYPASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICES TO OCCUPIED AREAS OF THE SAME AND ADJOINING PROPERTIES. MINIMUM 72 HOURS NOTICE TO OCCUPIERS IF SHUTDOWN IS NECESSARY DURING CHANGEOVER.

GIVE NOTICE AND NOTIFY SERVICE AUTHORITY OR OWNER OF DAMAGE ARISING FROM THE EXECUTION OF THE WORKS TO REMAINING SERVICES. COMPLETE REPAIRS AS DIRECTED AND TO THE SATISFACTION OF THE SERVICES AUTHORITY OR OWNER.

ENSURE THAT THE PUBLIC IS PROTECTED FROM RISKS ASSOCIATED WITH THE DEMOLITION WORK. SECURELY FENCE OFF THE SITE TO RESTRICT ACCESS AND PROVIDE APPROPRIATE WARNING SIGNAGE.

BUILDINGS OR STRUCTURES ADJACENT TO PUBLIC SPACES TO HAVE A FULL HEIGHT HEAVY DUTY PERIMETER SCAFFOLD TO CONTAIN DEBRIS. SCAFFOLD FACADE TO BE SHEETED IN CHAIN MESH OR SHADE CLOTH, DO NOT USE HESSIAN. WHERE DEMOLITION WORK IS BEING CARRIED OUT FROM THE SCAFFOLD, FIX PLY SHEETS FROM THE WORKING PLATFORM TO THE GUARDRAIL.

DEMOLISH STRUCTURES IN ACCORDANCE WITH BS 6187 BY OPERATIVES APPROPRIATELY SKILLED AND EXPERIENCED FOR THE TYPE OF WORK, HOLDING OR IN TRAINING TO OBTAIN RELEVANT CITB CERTIFICATES OF COMPLIANCE. SITE STAFF RESPONSIBLE FOR SUPERVISION AND CONTROL OF WORK SHOULD BE EXPERIENCED IN THE ASSESSMENT OF RISKS INVOLVED AND METHODS OF DEMOLITION USED.

WHERE POSSIBLE REDUCE AIRBORNE DUST BY PERIODICALLY SPRAYING DEMOLITION WORKS WITH AN APPROPRIATE WETTING AGENT. SUBMIT METHOD STATEMENT FOR CONTROL, CONTAINMENT AND CLEAN UP OF LEAD DUST. ON COMPLETION CLEAR AWAY AND LEAVE THE SITE IN A TIDY CONDITION.

0 1 2 3 4 5 6

1:100m

0 0.5 1 2 3

1:50m

No.: Revision: Date:



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Client: Bartram Close, Uxbridge UB8 3AX

Drawing Title: Demolition Plans

Status: BR

Scale: 1 : 50 @A2 Date: 28/04/2023 Drawn By: S.VEN

Drawing No.: 005 Rev:

1 Ground Floor Plan - Demolition

1 : 50

0 1 2 3 4 5
1:50m

DEMOLITION - GENERAL NOTES

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No.:	Revision:	Date:



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Hammersmith & Fulham, NW106RF
www.bischell.co.uk

Client:
Bartram Close, Uxbridge UB8 3AX

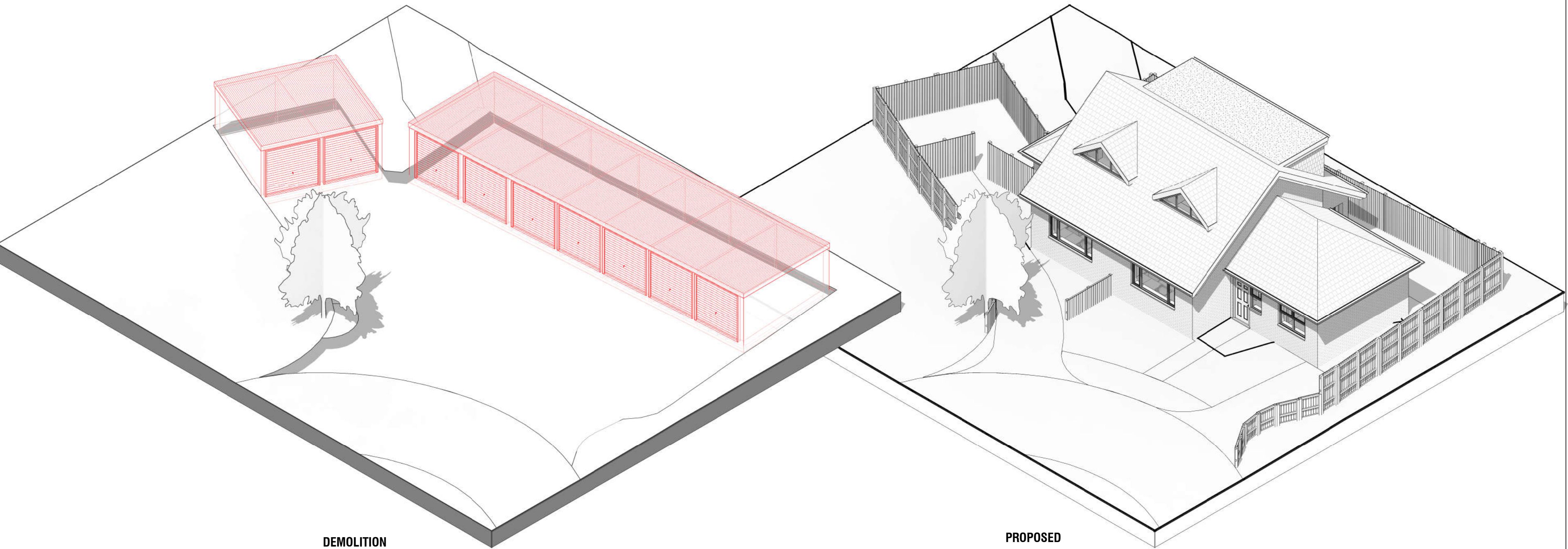
Drawing Title: Demolition Isometric

Status: BR

Scale: @A2 Date: 28/04/2023 Drawn By: S.VEN

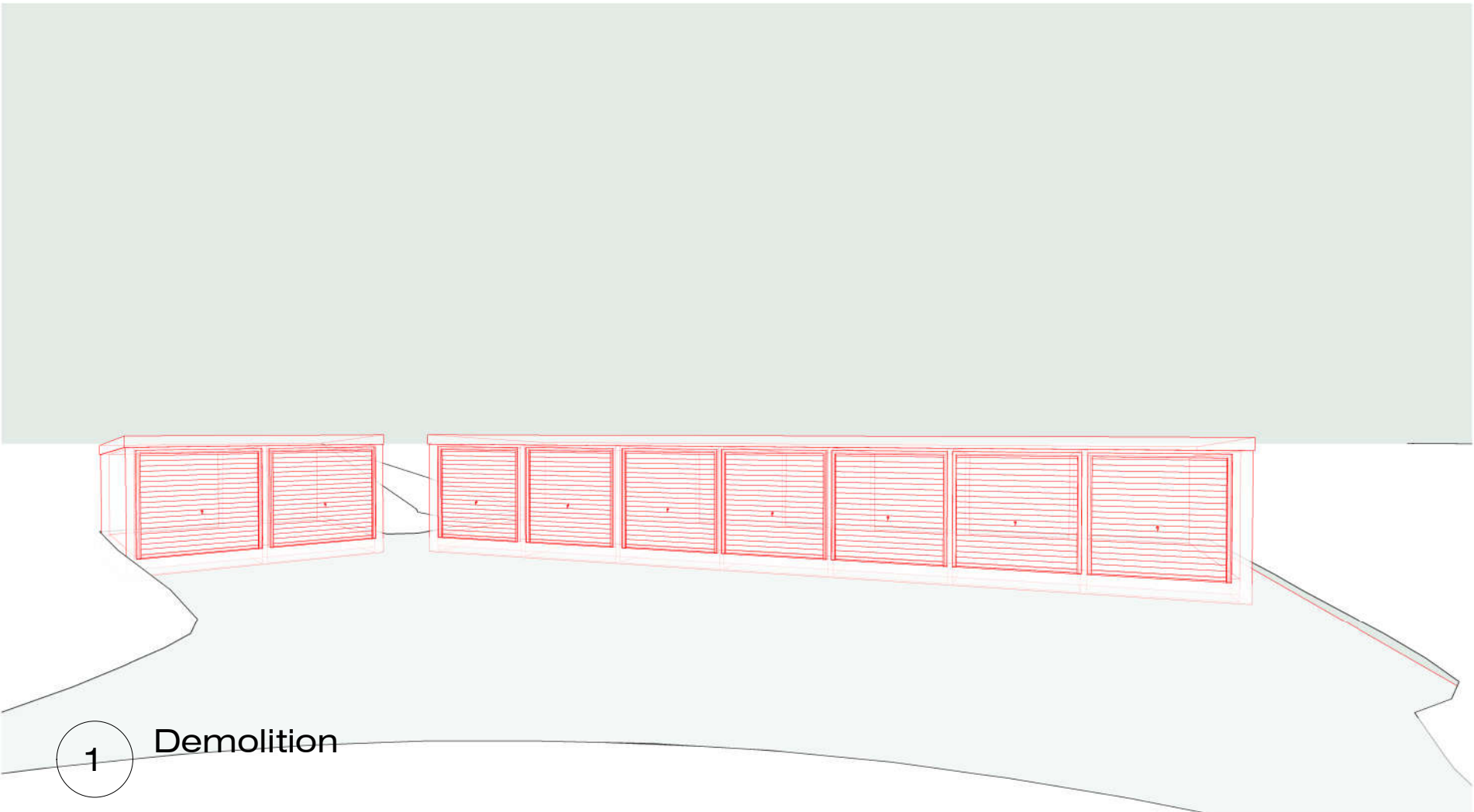
Drawing No.: 006 Rev:

18/12/2022 16:02:34



DEMOLITION

PROPOSED



1 Demolition



2 Proposed

New staircase from GF to FF to Manufacturer's specification and to comply with current Building regulations.
Estimated floor to floor of 2800mm gives 13 equal risers of 200mm and equal going of 225mm at 41.63deg pitch.
Headroom minimum 2000mm all to comply with part K of the Building Regulations. Allow for plasterboard finish to u/s of staircase. Triple trimmers around staircase where applicable.

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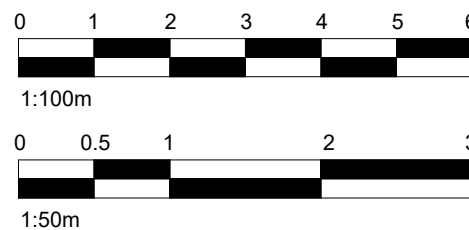
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For example "client to supply"
TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGN AND DETAILS, INTERIOR SPECIFICATION SHEET AND BUILDING REGULATIONS SPECIFICATION SUMMARY

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No.:	Revision:	Date:

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Client: --
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Drawing Title:
Ground Floor Plan - Proposed

Status: BR

Scale: 1 : 50 @A2 Date: 28/04/2023 Drawn By: S.VEN

Drawing No.: 008 Rev:

1 Ground Floor Plan - Proposed

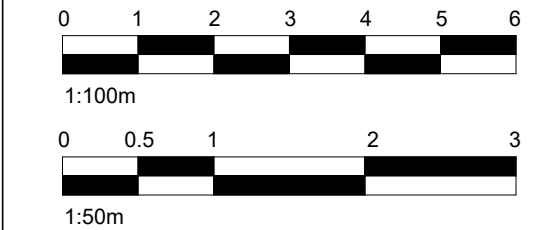
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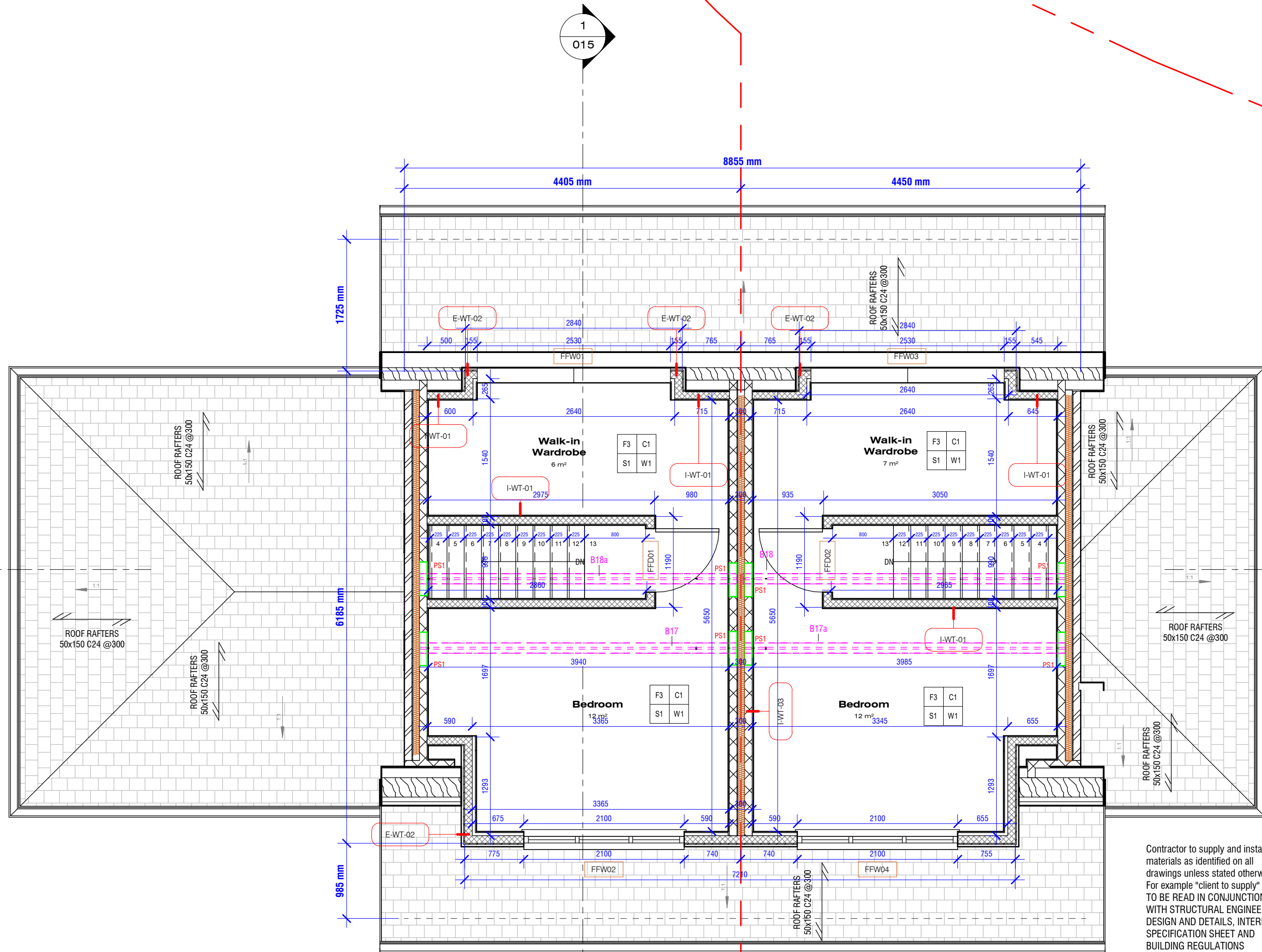
Client: --
Bartram Close, Uxbridge UB8 3AX

Drawing Title:
First Floor Plan - Proposed

Status: BR

Scale: 1: 50 @A2 Date: 28/04/2023 Drawn By: S.VEN

Drawing No.: 009 Rev:



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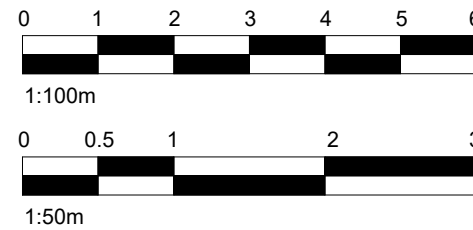
1 First Floor Plan - Proposed
1 : 50



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Hammersmith & Fulham, NW106RF
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Client: --
Bartram Close, Uxbridge UB8 3AX

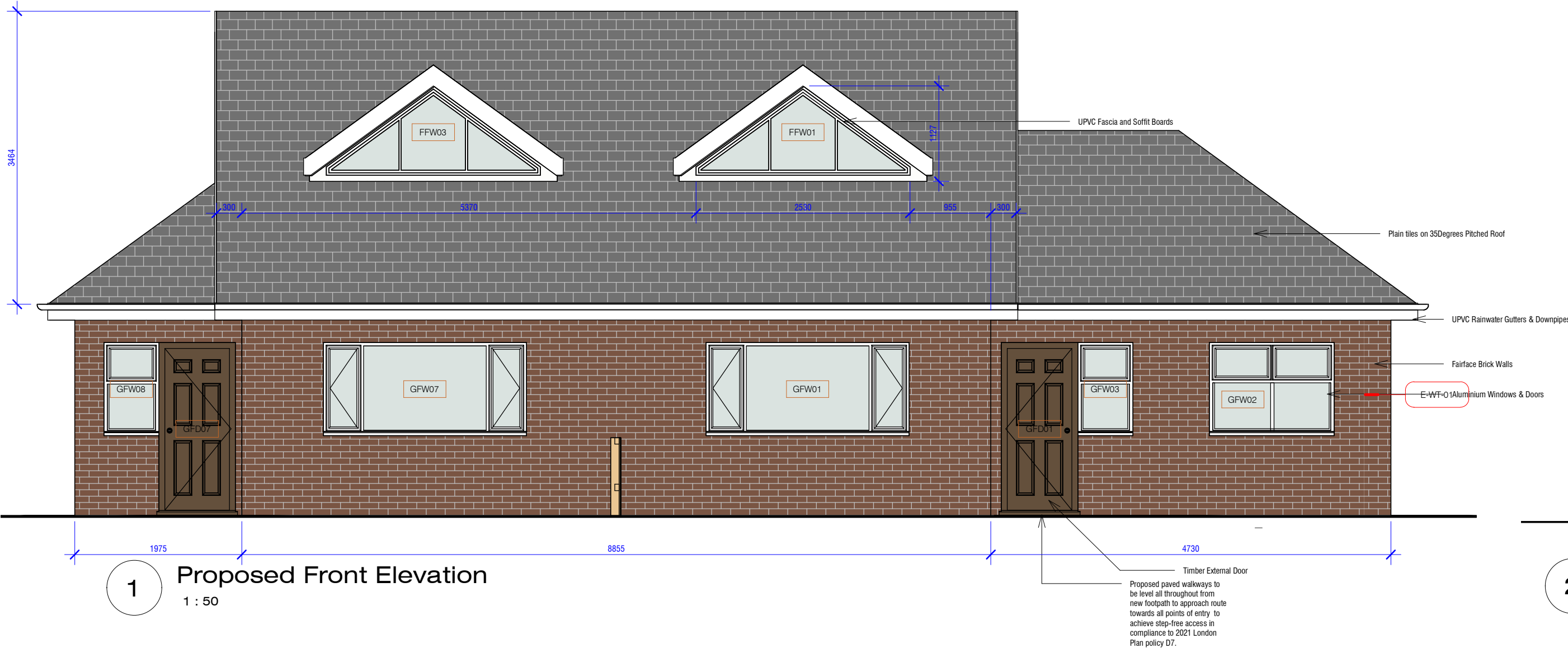
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Roof Plan - Proposed

Status: BR

Scale: 1 : 50 @A2 Date: 28/04/2023 Drawn By: S.VEN

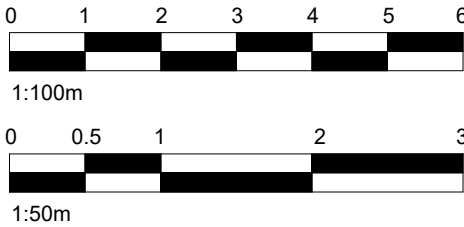
Drawing No.: 010 Rev:

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 - WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
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Hammersmith & Fulham, NW106RF
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Client: --
Bartram Close, Uxbridge UB8 3AX

Drawing Title:
Proposed Elevations

Status: BR

Scale: As indicated @A2 Date: 28/04/2023 Drawn By: S.VEN

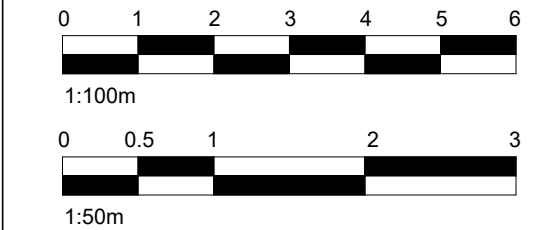
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Client: --
Bartram Close, Uxbridge UB8 3AX

Drawing Title:
Isometric Plans

Status: BR

Scale: @A2 Date: 28/04/2023 Drawn By: S.VEN

Drawing No.: 012 Rev:

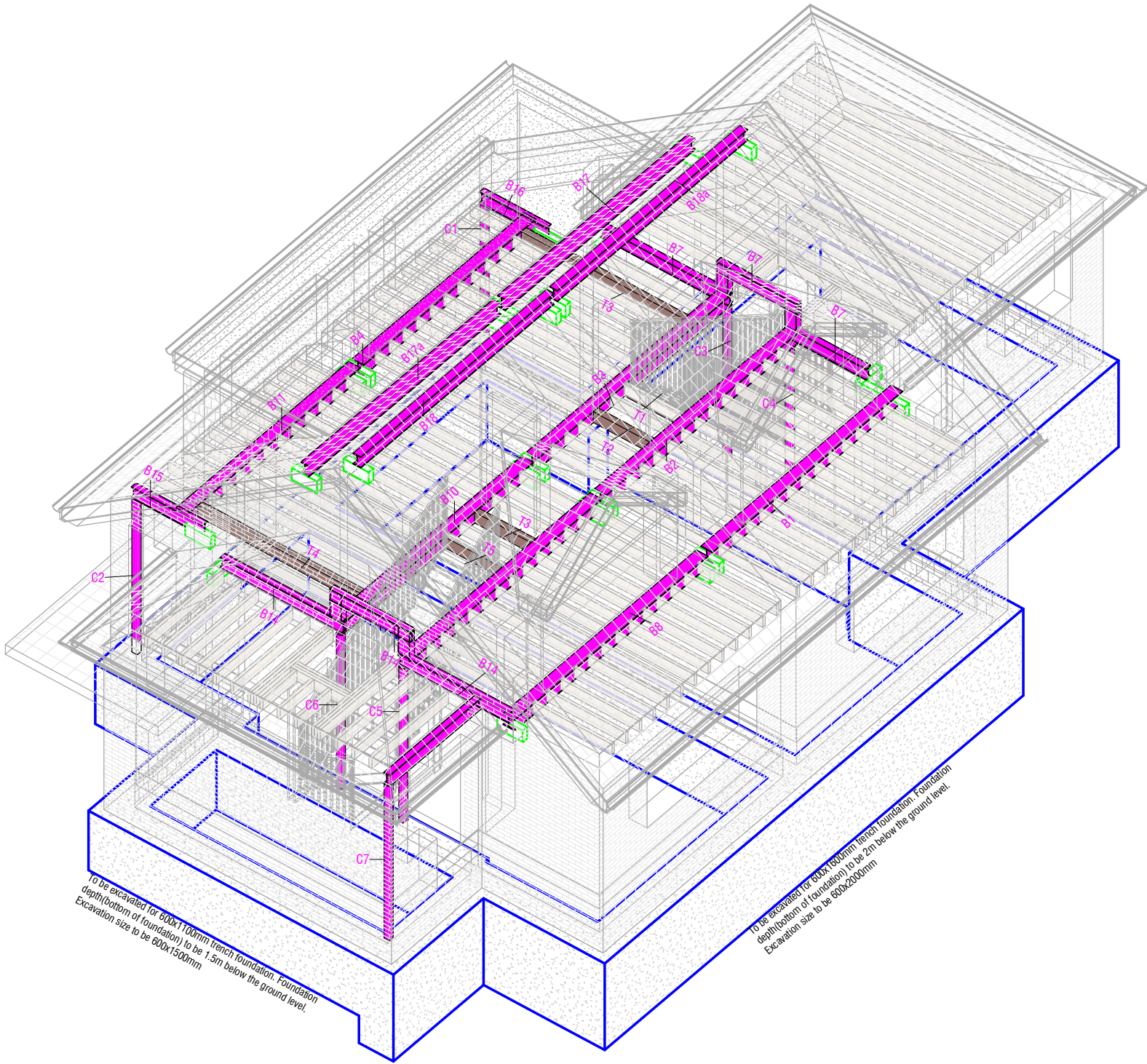
ROOF

FIRST FLOOR

GROUND FLOOR

PROPOSED STRUCTURE - REAR

PROPOSED STRUCTURE - FRONT



BEAM SCHEDULE (TBC)				
No.	BEAM SIZE	GRADE	NOTES	
B1	UC203x203x46	S355		
B2	UC203x203x46	S355		
B3	UC203x203x46	S355		
B4	UC203x203x46	S355		
B7	UC203x102x23	S355	with 300x10mm thick top plate centrally welded with 8mm fillet weld	
B7	UC203x102x23	S355	with 300x10mm thick top plate centrally welded with 8mm fillet weld	
B7	UC203x102x23	S355	with 300x10mm thick top plate centrally welded with 8mm fillet weld	
B8	UC203x203x46	S355		
B9	UC203x203x46	S355		
B10	UC203x203x46	S355		
B11	UC203x203x46	S355		
B14	UC203x102x23	S355	with 300x10mm thick bottom plate eccentrically welded with 8mm fillet weld	
B14	UC203x102x23	S355	with 300x10mm thick bottom plate eccentrically welded with 8mm fillet weld	
B14	UC203x102x23	S355	with 300x10mm thick bottom plate eccentrically welded with 8mm fillet weld	
B15	UC203x102x23	S355	with 300x10mm thick bottom plate eccentrically welded with 8mm fillet weld	
B16	UC203x102x23	S355	with 300x10mm thick bottom plate eccentrically welded with 8mm fillet weld	
B17	UC203x133x30	S355		
B17a	UC203x133x30	S355		
B18	UC203x133x30	S355		
B18a	UC203x133x30	S355		
B19	UC203x102x23	S355	with 300x10mm thick bottom plate eccentrically welded with 8mm fillet weld	
T1	2No 50x200 C24 Timber beam	C24		
T2	2No 50x200 C24 Timber beam	C24		
T3	2No 50x200 C24 Timber beam	C24		
T3	2No 50x200 C24 Timber beam	C24		
T4	2No 50x200 C24 Timber beam	C24		
T5	2No 50x200 C24 Timber beam	C24		

COLUMN SCHEDULE (TBC)		
No.	SIZE	GRADE
B7a	203x102x23UB	S355
B7b	203x102x23UB	S355
B14	203x102x23UB	S355
B14	203x102x23UB	S355
C1	SHS100x100x10	S355
C2	SHS100x100x10	S355
C3	SHS100x100x10	S355
C4	SHS100x100x10	S355
C5	SHS100x100x10	S355
C6	SHS100x100x10	S355
C7	SHS100x100x10	S355

L1(TBC) CX90/100 Extra Heavy duty lintel

LINTEL SCHEDULE

TYPE		GRADE
L1	IG L1/HD 100 Cavity Wall Lintels	C30/S235

-Lintels should be installed with a minimum end bearing of 150mm, bedded on mortar and levelled along its length and across its width. Damp proof course (DPC) or cavity tray should be installed over all openings in external cavity walls.
-All lintel to have min bearing length equal to 150mm

PADSTONE/SPREADER PLATE IN 1:3 MORTAR

TYPE	DIM.	GRADE
PS1	440x100x215mm	C30
PS2	600x100x215mm	C30
PS3	440x440x100x215mm L-Shape	C30

- Padstone dimensions should not be less than min dimensions from the table.
- Padstone dimensions can be increased to matched block/brick dimensions.
- ALL STEEL BEAM TO BE BOLTED TO PADSTONES/SPREADER PLATES USING M10 BOLTS

EXISTING LINTEL NOTE:

ALL EXISTING LINTELS TO BE CHECKED BY THE BCO OR THE QUALIFIED CONTRACTOR PRIOR TO TIMBER FLOOR INSTALLING

FOUNDATION NOTE:

BASE OF ALL FOUNDATIONS TO BE 200mm MIN. BELOW BOTTOM OF SEWAGE PIPES WITHIN 600mm FROM FACE OF SEWAGE PIPES.

SSL NOTE:

ALL SSL LEVELS MUST BE REVIEWED AND CONFIRMED BETWEEN THE CLIENT, ARCHITECTS AND CONTRACTOR PRIOR TO WORKS COMMENCING

SETTING OUT NOTE:

ALL SETTING & LEVELS TO BE CONFIRMED BETWEEN THE CLIENT, ARCHITECTS AND CONTRACTOR PRIOR TO COMMENCING FABRICATION.

NOTE:

REQUIREMENT FOR LOAD BEARING WALLS TO BE CONFIRMED BY CONTRACTOR OR BCO ON SITE

INTERIOR FINISHES SCHEDULE

FLOOR	
F1	900 x 900mm Porcelain Tiles
F2	600 x 600mm Bathroom Porcelain Tiles
F3	Wood Floor/Laminate
CEILING	
C1	3mm skim to plaster board with Delux Silk matt emulsion/water-proof paint finish (TBC)
WALL	
W1	3mm skim to plaster board with Delux Silk matt emulsion finish (TBC)
W2	600 x 600 Polished Wall Tiles TBC
SKIRTING	
S1	Classic Ogee MDF 125mm (TBC)
S2	Tile upstand (same finish as floor)

WINDOW SCHEDULE

WINDOW NO.	WIDTH	HEIGHT	SILL HT.	LOCATION	SPECIFICATIONS
FFW01	TBC	TBC	TBC	Walk-in Wardrobe	Finished Gable Dormer size TBC
FFW02	2100	1250	825	FF Bedroom	To Manuf./Supplier Specs.
FFW03	TBC	TBC	TBC	Walk-in Wardrobe	Finished Gable Dormer size TBC
FFW04	2100	1250	825	FF Bedroom	To Manuf./Supplier Specs.
GFW01	2400	1100	940	Kitchen	To Manuf./Supplier Specs.
GFW02	1475	1100	940	Study	To Manuf./Supplier Specs.
GFW03	650	1100	940	Main Entry	To Manuf./Supplier Specs.
GFW05	1475	1100	940	Study	To Manuf./Supplier Specs.
GFW06	900	1100	940	Bathroom	To Manuf./Supplier Specs.
GFW07	2400	1100	940	Kitchen	To Manuf./Supplier Specs.
GFW08	650	1100	940	Main Entry	To Manuf./Supplier Specs.
GFW09	900	1100	940	Bathroom	To Manuf./Supplier Specs.
GFW10	2300	1250	790	Lounge	To Manuf./Supplier Specs.
GFW11	2300	1250	790	Lounge	To Manuf./Supplier Specs.

All Windows Powder Coated White Aluminium double glazing minimum and to achieve U-value of 1.2W/m2k.

Provide 100mm cavity closer 'Cavi 120 Type V' or equivalent for window and door opening. All glazing to be supplied and installed by specialist/contractor

*All windows to be fitted with trickle vents *All windows from the first floor up to have window restrictors fitted
*All windows with "Fly Mesh" *All windows with Splash and Cill (on Exterior)
*All windows with Splash and Cill (on Exterior) *Ground Floor Windows Triple Glazed *

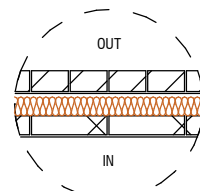
Double up rafters to new rooflights. All glazing to be supplied and installed by specialist/contractor.

All Rooflights to be Self Cleaning and Motorised/Remote Operated

WALL TYPE SCHEDULE - EXTERNAL WALLS

E-WT-01

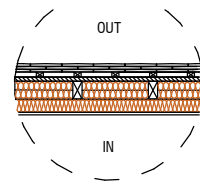
BRICK
CAVITY WALL



WALL CONSTRUCTION (OUT TO IN):
- 102.5mm BRICKWORK FACING (K VALUE - 0.770W/mK)
- 10mm RESIDUAL CAVITY
- 50mm KOOL THERM K105 OR SIMILAR(K VALUE - 0.019W/mK)
- 100mm INTERNAL 7.3N CELCON DENSE BLOCK WORK 2000kg/m2 (K VALUE - 1.13W/mK) (AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION)
- 10MM HARD WALL UNDERCOAT PLASTER RENDER WITH 3MM SKIM
U-VALUE - 0.19W/m2K

E-WT-02

DORMER WALL

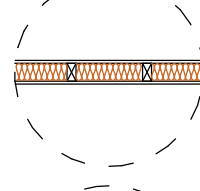


WALL CONSTRUCTION (OUT TO IN):
- NEW TILES MATCHING MAIN ROOF TILES ON 25MM X 38MM FURRED COUNTER BATTENS @ 115MM C/C
- C/TIMBER BATTENS LAYOUT AND DIMENSIONS TO ROOF-TILE MANUFACTURERS' RECOMMENDATIONS
- VAPOR CONTROL LAYER
- 20MM EXTERIOR GRADE MARINE PLYWOOD
- PROMAT SUPALUX 12.0mm x 1220mm x 2440mm or SIMILAR (TO ACHIEVE 60mins. FIRE RATING)
- TIMBER FRAME STUDS USING 100MM X 50MM HEAD & SOLE PLATES AND VERTICAL STUDS (WITH NOGGIN) AT 400MM CTR'S (AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION)
- 100MM KINGS PAN KOOL THERM K7 BETWEEN STUDS (OR SIMILAR)
- 52.5mm KINGS PAN KOOL THERM K110 INSULATED PLASTERBOARD (OR SIMILAR) WITH 3mm SKIM
U-VALUE - 0.19W/m2K

WALL TYPE SCHEDULE - INTERNAL WALLS

I-WT-01

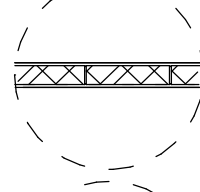
INTERNAL
TIMBER WALL



WALL CONSTRUCTION:
- TREATED TIMBER FRAME STUDS CONSTRUCTED USING 100MM X 50MM HEAD AND SOLE PLATES AND VERTICAL STUDS (WITH NOGGIN) AT 400 MM CTR OR TO ENGINEER'S DETAILS & CALCULATIONS
- FULLY FILLED WITH ACOUSTIC MINERAL WOOL WITH 60kg per M3 DENSITY
- 12.5MM PLASTERBOARD TO BOTH SIDES OF THE STUDWORK WITH 3MM SKIM

I-WT-02

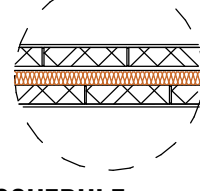
SOLID BLOCK
WALL



WALL CONSTRUCTION:
- 12.5MM LIGHTWEIGHT PLASTER BOARD WITH 3MM SKIM,
- 100mm INTERNAL 7.3N CELCON DENSE BLOCK WORK 2000kg/m2 (K VALUE - 1.13W/mK) (AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION)
- 12.5MM LIGHTWEIGHT PLASTER BOARD WITH 3MM SKIM,

I-WT-03

BLOCK AND
BLOCK

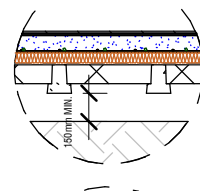


WALL CONSTRUCTION:
- 12.5MM LIGHTWEIGHT PLASTER BOARD WITH 3MM SKIM,
- 100mm INTERNAL 7.3N CELCON DENSE BLOCK WORK 2000kg/m2 (K VALUE - 1.13W/mK) (AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION)
- 12.5MM LIGHTWEIGHT PLASTER BOARD WITH 3MM SKIM,
- 100mm INTERNAL 7.3N CELCON DENSE BLOCK WORK 2000kg/m2 (K VALUE - 1.13W/mK) (AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION)
- 12.5MM LIGHTWEIGHT PLASTER BOARD WITH 3MM SKIM,

FLOOR TYPE SCHEDULE

FT-01

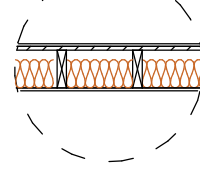
BEAM AND
BLOCK FLOOR



FLOOR CONSTRUCTION (TOP TO BOTTOM):
- 10mm BONDING POLISHED PORCELAIN TILES ON 5mm TILE ADHESIVE
- SELF LEVELING COMPOUND
- 15mm SAND AND GROUT SCREENED WITH A142 MESH
- UNDERFLOOR HEATING SYSTEMS
- POLYTHENE SEPARATION LAYER
- 80MM OPTIMA Floor Insulation (K VALUE: 0.007W/mK) (or Similar High Performance Insulation to achieve recommended U-value of 0.13W/m2K) (CONFIRM WITH BCO)
- 1200 GAUGE POLYTHENE SHEET (DAMP PROOF MEMBRANE) RADON BARRIER;
- 150MM READYFLOM BEAM AND BLOCK SYSTEM @ 520MM WITH CEMEX INFILL BLOCKS
- VENTILATED VOID
U-VALUE - 0.11W/m2K

FT-02

TIMBER FLOOR

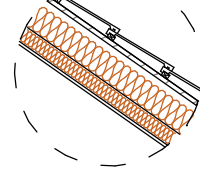


FLOOR CONSTRUCTION (TOP TO BOTTOM):
- FINISHED FLOOR
- 18mm TAG CHIPBOARD FLOORBOARDS
- TIMBER RAFTERS AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION
- 100mm ACOUSTIC MINERAL WOOL WITH 60kg per M3 DENSITY BETWEEN EXISTING JOISTS
- 12.5mm Plasterboard Internal Finish with 3mm SKIM

ROOF TYPE SCHEDULE

RT-01

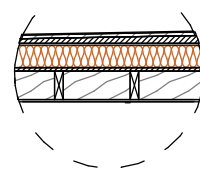
PITCHED ROOF
VENTILATED



ROOF CONSTRUCTION (TOP TO BOTTOM):
- PLAN ROOF TILES TBC
- KINGS PAN MLVENT 17 BREATHABLE MEMBRANE
- 50mm VENTILATED RAFTER CAVITY
- 100mm KINGS PAN KOOL THERM K107 LAD BETWEEN TIMBER RAFTERS (OR SIMILAR TO ACHIEVE 0.19W/m2K)
- TIMBER RAFTERS AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION
- POLYTHENE VAPOUR CONTROL LAYER
- 65.5mm KOOL THERM K110 (INCLUDING 12.5mm PLASTERBOARD)
- INTERNAL FINISH WITH 3mm SKIM
U-VALUE - 0.13W/m2K

RT-02

FLAT ROOF
(WARM DECK)



WARM FLAT ROOF CONSTRUCTION (TOP TO BOTTOM):
- 1.5mm EPDM Rubber Membrane on EPDM Deck Adhesive
- ROOF SHEATHING STRUCTURAL PLYWOOD 18mm
- 100MM KINGS PAN KOOL THERM K7 OR SIMILAR (TO ACHIEVE MINIMUM U-VALUE)
- POLYTHENE VAPOUR CONTROL LAYER
- COUNTER BRIMS TO ONE 1:40 FALL
- TIMBER JOISTS AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION
- 12.5MM PLASTERBOARD INTERNAL FINISH WITH 3MM SKIM
U-VALUE - 0.13 W/m2K

DOOR AND FRAME SCHEDULE (TBC)

DOOR NO.	STR. HEIGHT	STR. WIDTH	LEAF HEIGHT	LEAF WIDTH	LEAF THK	FIRE RATING	LOCATION	NOTES
GFD01	2040	905	1981	838	44		Main Entry	
GFD02	2040	830	1981	762	44		Lounge	
GFD04	2040	830	1TBC	TBC	44	30mins	Kitchen	
GFD05	2040	830	1981	762	44	30mins	Study	
GFD06	2040	830	0		44		Bathroom	750mm min. clear opening
GFD07	2040	905	1TBC	TBC	44		Main Entry	
GFD08	2040	830	1981	762	44		Lounge	
GFD10	2040	830	1981	762	44	30mins	Kitchen	
GFD11	2040	830	TBC	TBC	44		Bathroom	750mm min. clear opening
FFD01	2040	830	1981	762	44	30mins	FF Door	
FFD02	2040	830	1TBC	TBC	44	30mins	FF Door	

* All entrance doors to be fitted with simple type fastening from the inside for means of escape such as thumb turns (Euro cylinder lock and thumb turn)
Door stops to be inserted to comply with current Building Regulations
*All doors to be supplied and installed by specialist/contractor
*All Doors to be Standard Sizes

Provide 100mm cavity closer 'Cavi 120 Type V' or equivalent for window and door opening

All windows to be supplied and installed by specialist/contractor

*All windows from the first floor up to have window restrictors fitted

*Glazing below 800 and 1500 mm in doors and side panels from floor level to be in safety glass to BS 6206 Sizes to be cross-checked on site prior ordering

GENERAL NOTES:
1. DO NOT SCALE FROM THESE DRAWINGS.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS, DETAILS AND SPECIFICATIONS.

3. THESE NOTES TO BE READ WHEN REFERRING TO ALL DRAWINGS.

4. THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL CURRENT HEALTH AND SAFETY LEGISLATION.

5. THE CONTRACTOR SHALL AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY THEIR REQUIREMENTS FOR INSPECTING THE WORKS, AND ADHERE TO THESE.

6. ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS, ETC., ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR HE SPECIFIED TOLERANCES OF ALL PREFABRICATED ELEMENTS.

7. THE STEELWORK CONTRACTOR/FABRICATOR IS TO CONDUCT AN ACCURATE SITE SURVEY TO DETERMINE FINAL DIMENSIONS FOR ALL NEW STEELWORK PRIOR TO FABRICATION. THE SURVEY SHOULD HIGHLIGHT ANY EXISTING OBSTRUCTIONS, SERVICES, ETC. THAT NEED TO BE ALTERED/RELOCATED TO AVOID A CLASH.

8. STEELWORK IS TO BE HIGH YIELD (5355) UNLESS NOTED OTHERWISE.

9. ALL STEEL TO HAVE 1/2 HOUR FIRE RESISTANCE CAPABILITY MIN. (E.G. 12.5 MM FIRELINE PLASTERBOARD WITH 3MM SKIM.)

10. ALL STEELWORK BUILT INTO PERIMETER WALLS OR POTENTIALLY DAMP LOCATIONS SHALL BE COATED ADDITIONALLY WITH 2 COATS OF BITUMINOUS PAINT

11. ALL STEELWORK TO BE SHOT BLASTED AND PRIMED WITH 75 MICRONS OF ZINC PHOSPHATE BEFORE DELIVERY TO SITE.

12. ALL BOLTS TO BE GRADE 8.8 IN ACCORDANCE WITH BS 3692 AND HOT DIP SPUN GALVANIZED TO COMPLY WITH EN ISO 1461 UNLESS NOTED OTHERWISE ON THE DRAWINGS.

13. ALL STEELWORK CONNECTIONS TO BE DESIGNED BY FABRICATOR SHOWN IN ENGINEERS CALCULATIONS TO PROVIDE FULL MOMENT/CONTINUITY WHERE INDICATED. UNLESS NOTED OTHERWISE, CONNECTIONS TO BE DESIGNED FOR A MINIMUM SHEAR OF Vult = 50KN. APPEARANCE OF ALL CONNECTIONS WILL NEED TO BE AGREED TO SUIT ARCHITECTS AESTHETIC REQUIREMENTS.

14. THE STEELWORK CONTRACTOR/FABRICATOR IS TO SUBMIT DUPLICATE COPIES OF ALL SHOP/SITE DETAILS TO 'FLUID' FOR COMMENT AT LEAST ONE WEEK PRIOR TO FABRICATION.

15. WELD TESTS TO BE CARRIED OUT TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION. 'FLUID' IS TO BE PROVIDED WITH COPIES OF ALL WELD TEST RESULTS

16. WELDING IS TO COMPLY WITH BS EN 288.

17. IF IN DOUBT ABOUT THE INFORMATION SHOWN ON THIS DRAWING OR ANY RELATED DRAWING-PLEASE ASK.

18. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN OF ALL TEMPORARY WORKS.

19. WHERE NEW BRICK/BLOCK MEETS EXISTING MASONRY IT SHOULD BE BONDED IN OR CONNECTED WITH A PURFIX WALL EXTENSION PROFILE SYSTEM. TIES ARE TO BE PROVIDED AT 225mm CENTRES (MAX SPACING) VERTICALLY.

20. ALL STRUCTURAL BEAMS AND COLUMNS ARE TO BE FIRE PROTECTED IN ACCORDANCE WITH THE SURVEYORS DETAILS AND CURRENT BUILDING REGULATION REQUIREMENTS. ALLOW MINIMUM 60 MINUTES UNLESS NOTED OTHERWISE.

21. CONCRETE PADSTONES ARE TO BE LOCATED UNDER ALL NEW STEEL BEAMS TO ACT AS LOAD SPREADERS ONTO NEW OR EXISTING MASONRY. ALL PADSTONES ARE TO BE GRADE C35/10 CONCRETE IN ACCORDANCE WITH BS 5328.

22. ALL LINTELS TO HAVE A MINIMUM 150mm END BEARING INTO NEW BRICKWORK/BLOCKWORK AND 225mm END BEARING IN EXISTING BRICKWORK UNLESS NOTED OTHERWISE.

23. ALL BLOCKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 7N/mm2, MAXIMUM DENSITY 1500kg/m3.

24. ALL TIMBER TO BE GRADE C24 PRESSURE IMPREGNATED WITH PRESERVATIVE TO BS 5268.

25. ALL EXISTING LINTELS ARE TO BE INSPECTED AND REPLACED IF THEY SHOW SIGNS OF DETERIORATION, CRACKING, OR DISTRESS. THE MATERIAL NATURE OF ANY REPLACEMENT IS TO BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.

26. ALL EXISTING WALLS ARE TO BE EXAMINED BY THE CONTRACTOR FOR LACK OF BOND/ DELAMINATION, ETC. IF SUCH AREAS ARE NOTED, THE CLIENT'S ENGINEER IS TO BE INFORMED IMMEDIATELY. THE CONTRACTOR SHALL ARRANGE FOR THE DESIGN AND INSTALLATION OF A SUITABLE REMEDIAL TIE SYSTEM.

27. SHOULD ANY EXISTING WALL PROVE TO BE INADEQUATELY RESTRAINED, THE CONTRACTOR ALLOW FOR THE DESIGN AND INSTALLATION OF SUITABLE REMEDIAL WORKS TO PROVIDE ADEQUATE LATERAL RESTRAINT AND SUBMIT THE DESIGN TO THE LOCAL AUTHORITY FOR APPROVAL.

28. THE CONTRACTOR IS TO PROVIDE TEMPORARY WORKS TO PROVIDE LATERAL AND VERTICAL RESTRAINT TO EXISTING WALLS PRIOR TO DEMOLITION OF ANY PART OF THE EXISTING BUILDING COMMENCING.

29. THE CONTRACTOR SHALL ALLOW FOR THE FOLLOWING ROOF CONSTRUCTION AS WELL AS THAT SHOWN ON THE DRAWINGS ALL HOLDING DOWN STRAPS, LATERAL RESTRAINT STRAPS, FIXINGS AND CONNECTION PLATES. TIES AND ANY ROOF BRACING REQUIRED. IN ADDITION THE CONTRACTOR SHALL ALLOW FOR ALL CEILING JOISTS AND BATTENS THAT MAY BE REQUIRED.

30. FLOOR JOISTS STRAPPED TO MAIN BRICK WALLS IN ACCORDANCE WITH AS DISPROPORTIONATE COLLAPSE GUIDELINES.

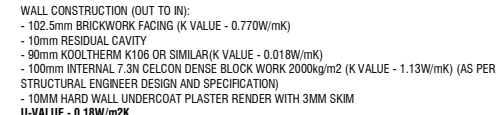
31. IN ALL CASES THE EXISTING WALLS WILL REQUIRE THE FOLLOWING REMEDIAL WORKS :-

a. ALL EXISTING STEELWORK AND TIMBERS NOT REQUIRED TO BE CAREFULLY REMOVED.
THE CONTRACTOR SHOULD OBTAIN THE APPROVAL OF THE RELEVANT LOCAL AUTHORITIES PRIOR TO THIS WORK BEING CARRIED OUT

b. ALL MINOR CRACKS ARE TO BE REPAIRED USING 1 : 1 : 6 MORTAR. III) ANY MORTAR/BRICKWORK THAT IS JUDGED BY THE CONTRACTOR OR THE CLIENT'S ENGINEER OR THE LOCAL AUTHORITY REPRESENTATIVE TO BE CRUMBLY, SOFT, DETERIORATED, ETC., IS TO BE REMOVED AND REBUILT IN BONDED ENGINEERING BRICK, FACING BRICK OR BLOCK AS APPROPRIATE.
ALL EXISTING INTERNAL MASONRY WALL OPENINGS NO LONGER REQUIRED ARE TO BE IN-FILLED IN BONDED BRICK/BLOCK AS APPROPRIATE.

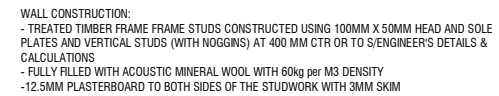
c. ALL STRAIGHT JOINTS UNCOVERED ARE TO BE TIED ACROSS BY MEANS OF PROPRIETARY GALVANIZED STEEL

E-WT-01
BRICK
CAVITY WALL

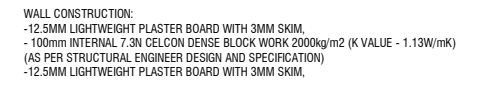


WALL CONSTRUCTION (UO TO R0):
 - NEW TILES LAYING MAIN ROOF TILESON 25MM X 38MM FURRED CURRENT BATTENS @ 115M
 C/C (TIMBER BATTENS LAYOUT AND DIMENSIONS TO ROOF-TILE MANUFACTURERS'
 RECOMMENDATIONS)
 - VAPOR CONTROL LAYER
 - 22MM EXTERIOR GRADE MARINE PLYWOOD
 - PROMAT SUPACUL 12.0mm x 1200mm x 2440mm OR SIMILAR (TO ACHIEVE 60% FIRE RATING)
 (WOODS) AT 40MM CTRS AS PER STRUCTURAL ENGINEER DESIGN AND SPECIFICATION
 - 52MM KINGSPAN KODI TERM K7 OR SIMILAR (OR SIMILAR)
 - 52MM KINGSPAN KOLTHERM K118 INSULATED PLASTERBOARD (OR SIMILAR) With 3mm KINGS
 PAPER
U-VALUE - 0.18W/m²K

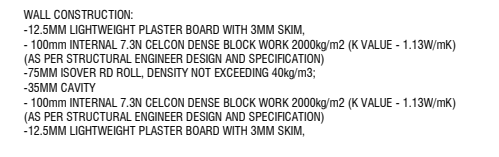
I-WT-01
INTERNAL
TIMBER WALL



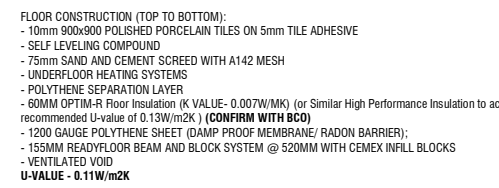
I-WT-02
SOLID BLOCK
WALL



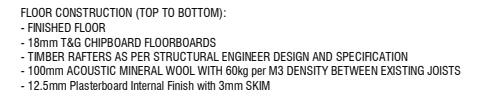
I-WT-03
BLOCK AND
BLOCK



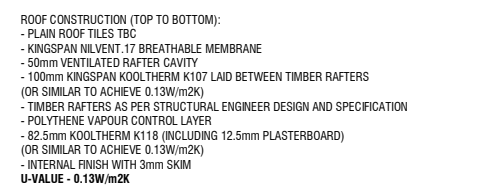
FT-01
BEAM AND
BLOCK FLOOR



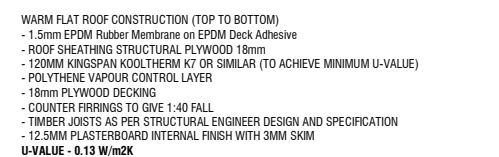
FT-02
TIMBER FLOOR



RT-01
PITCHED ROOF
VENTILATED



RT-02
FLAT ROOF
(WARM DECK)

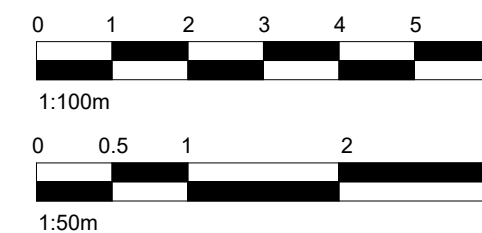


17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.

18. VERIFY SIZE, LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE DETAILS FOR ALL OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.

19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.

20. SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.



CONSTRUCTION DRAWINGS
GENERAL CONTRACTOR TO VERIFY FIELD
CONDITIONS PRIOR TO COMMENCEMENT OF
EACH PORTION OF THE WORK. QUALIFIED
SITE MANAGER TO CARRY OUT WORKS FROM
DRAWINGS.

	Flat roof finish changed to EPDM - all details amended.	12/04/22
	Design amended per structural design - Beam&Block	12/04/22
	Structural design added - DJ	11/04/22
	M&E added as per zoom call comments	05/04/22
No.:	Revision:	Date:



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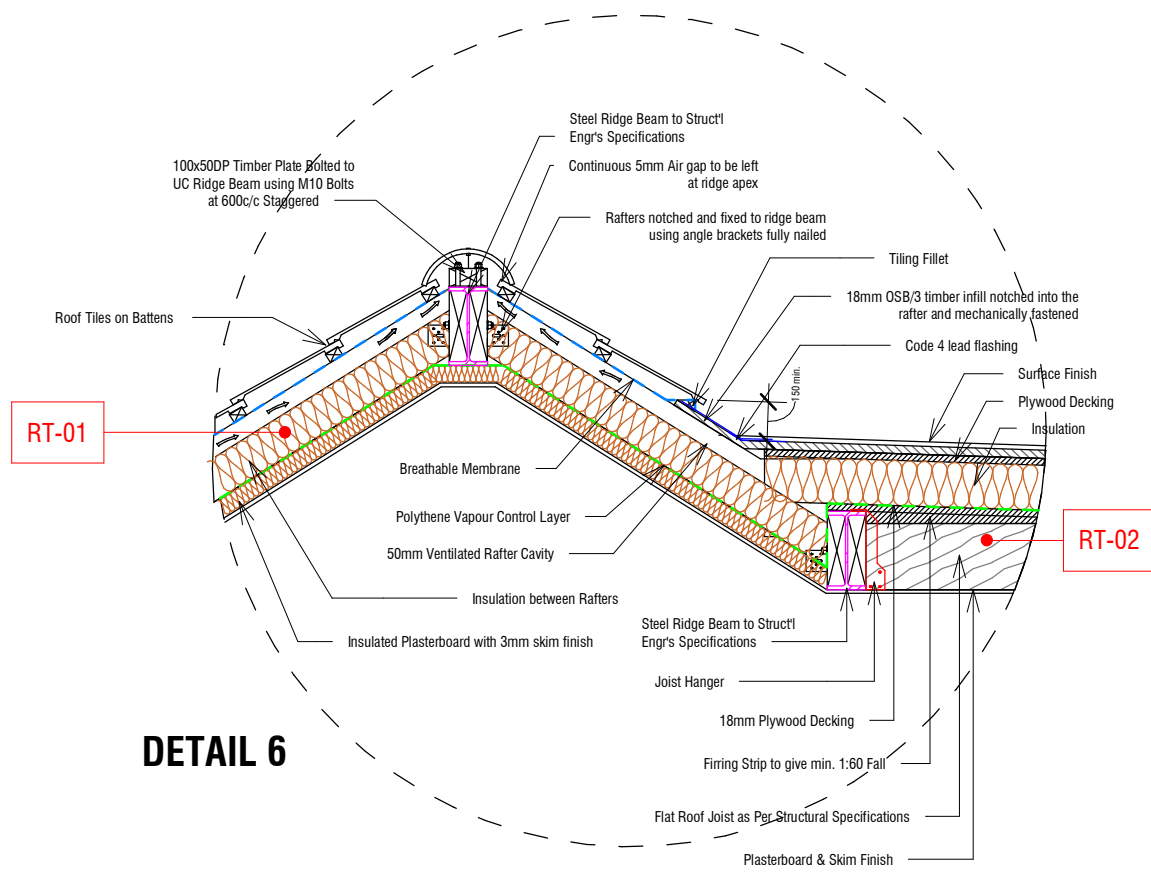
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Bartram Close, Uxbridge UB8 3AX

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Section / Details

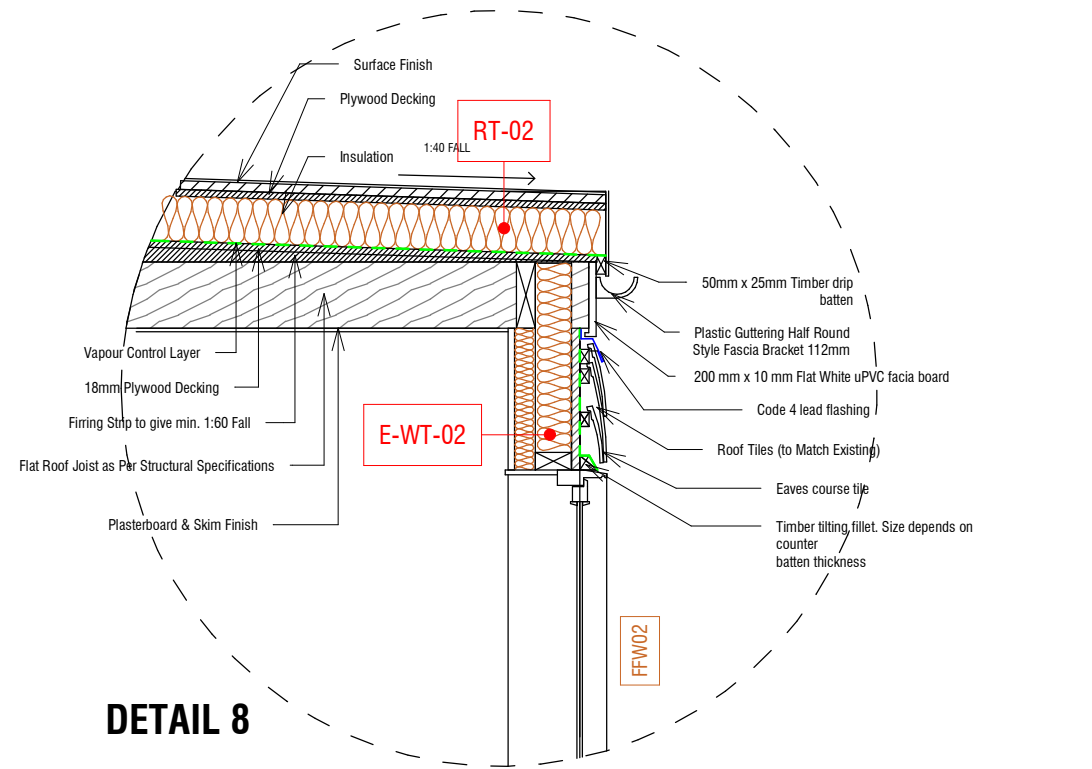
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As Indicated @A2	28/04/2023	S.VEN
Drawing No.: 215		Rev:

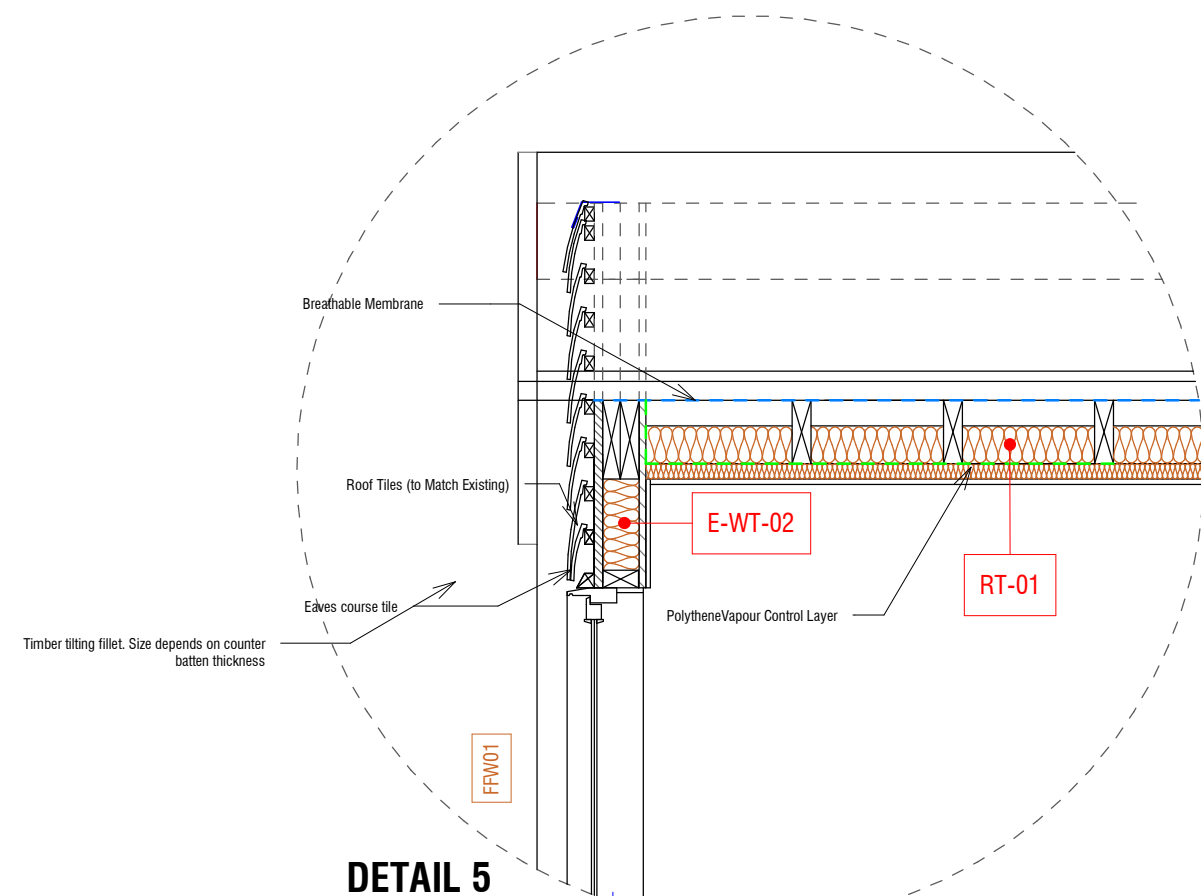
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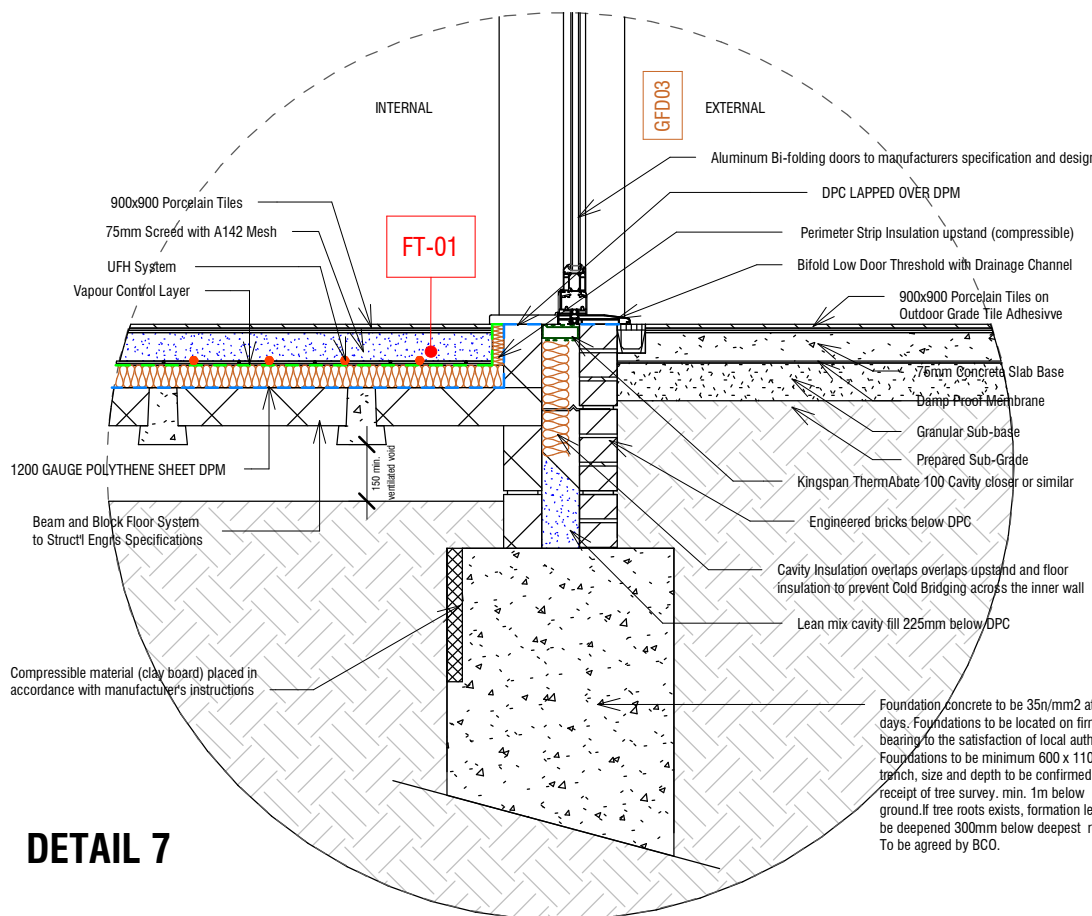
DETAIL 6



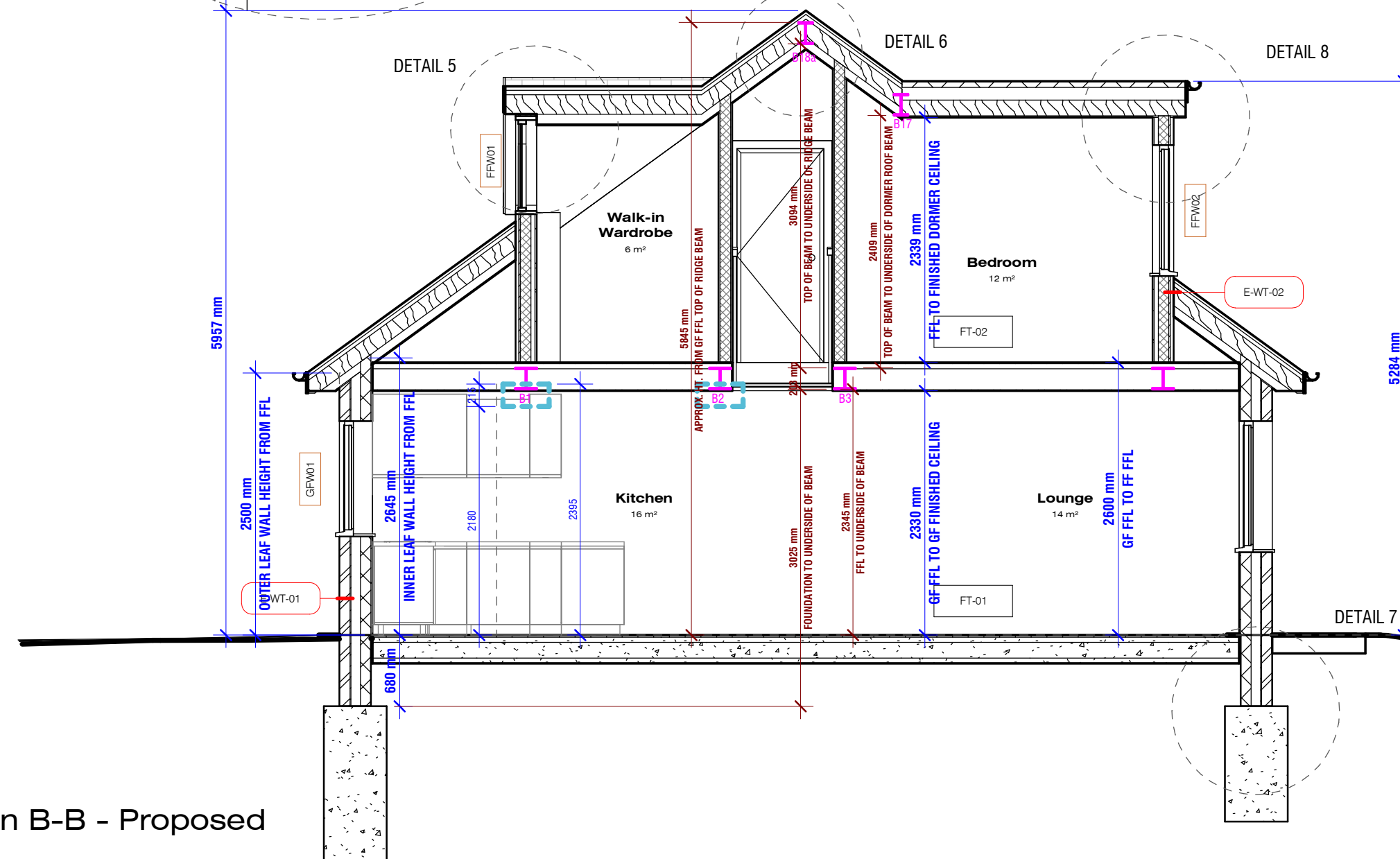
DETAIL 8

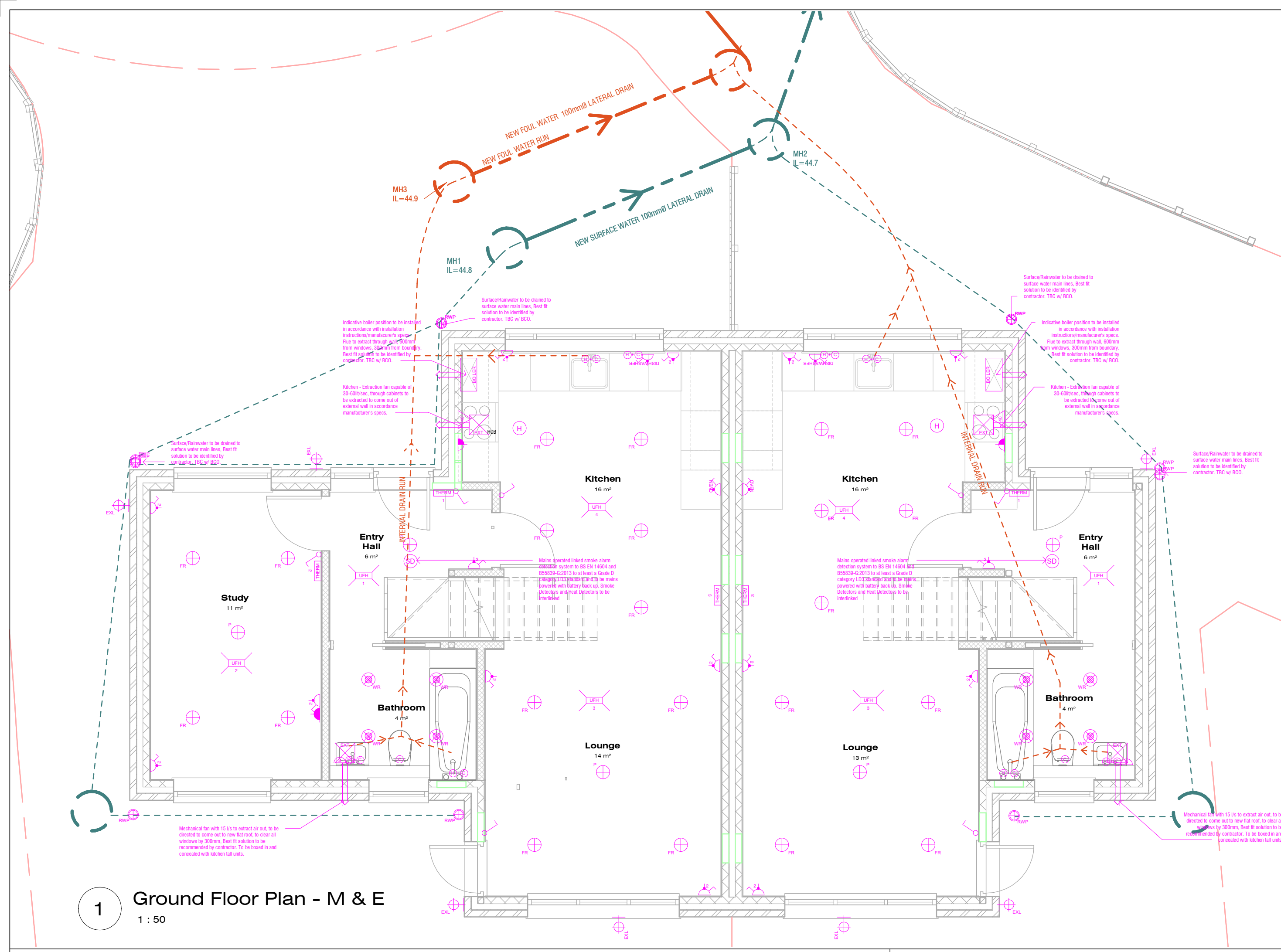


DETAIL 5



DETAIL 7





KEY TO NEW ELECTRICS & LIGHTING

CM

CARBON MONOXIDE DETECTOR

SD

SMOKE DETECTOR TO BS 5839:PART1 & BS 3116:PART4

H

HEAT DETECTOR TO BS 5839:PART1 & BS 3116:PART4

E

EMERGENCY BULKHEAD LIGHT, TO BS5266:PART1

DR

DIRECTIONAL RECESSED CEILING LIGHT

FR

FIXED RECESSED CEILING LIGHT

F-OM

FIBRE OPTIC LIGHTING MAIN

MR

MINI RECESSED CEILING LIGHT

P

PENDENT CEILING LIGHT

FL

FLOOR MOUNTED UPLIGHT

WL

LOW LEVEL FLOOR WASHER WITH PIR

WLL

WALL LIGHT

FRLL

WALL SPOTLIGHT @ 300mm LEVEL

PS

PIN SPOT CEILING LIGHT

WR

WATERPROOF RECESSED CEILING LIGHT

EXL

EXTERNAL WALL LIGHT

GEX

EXTERNAL GROUND BASED LIGHT

LED

LED LIGHT STRIP - 15mm PROFILE

UWL

UNDER WALL UNIT LIGHT OR CUPBOARD LIGHT

SS

SHAVR SOCKET

SSW

STANDARD LIGHT SWITCH (1,2 or 3 way) OR 'D' FOR DIMMER SWITCH

SC

LIGHT SWITCH CONTROL PANEL

SONO

SONOS IN CEILING SPEAKER

13amp

13amp SINGLE & DOUBLE POWER POINTS

13amp

13amp SINGLE & DOUBLE POWER POINTS @ 1800mm LEVEL

13amp

13amp SINGLE & DOUBLE POWER POINTS @ FLOOR LEVEL

13amp

13amp SINGLE & DOUBLE POWER POINTS w/ SENSOR ACTIVATED LIGHT

5amp

5amp LAMP SOCKET POINTS

13amp

13amp FUSED SPUR

M

TELEPHONE OUTLET
M = MASTER BT OUTLET (WHERE NOTED)

FB

FUSE BOARD & CONSUMER UNIT

COM

FUSE BOARD & CONSUMER UNIT FOR COMMUNAL AREAS

ENTRY

WALL MOUNTED ENTRY PHONE SYSTEM

FA

FIRE ALARM ACTUATION POINT

SA

FIRE ALARM - SOUND

Part 'P'

All electrical work required to meet the requirements of part 'P' (electrical safety) must be designed, installed, inspected and tested by a person competent to do so.

Light switches & sockets, etc... to be a max. 1200mm above f.f.l.

Sockets, t.v. points & b.t. points to be a min. 450mm above f.f.l.

ELECTRICS SETTING - OUT [N.T.S.]

POWER AND DATA CABLE LINES BELOW GROUND TO BE IN SEPARATE DUCTING

EXTERNAL LED STRIP LIGHT

AIR/HEAT RECOVERY VENT DUCTS

AIR/HEAT RECOVERY SUPPLY POINTS

PROJ

CEILING MOUNTED PROJECTOR

E

DENOTES - EMERGENCY

OV

OPENABLE VENT AT HIGHT LEVEL FOR FIRE SERVICE USE (1.0 m2 min free area)

FAP

FIRE ALARM INTERFACE

ETHERNET

ETHERNET CAT6 X 2+TV CT100 X 2 /FM (BT)

1

GAS SUPPLY DUCT

2

WATER SUPPLY DUCT

3

SKY PLUS SYSTEM INTERCOM BT (MAIN PHONE LINE) ELECTRICAL DUCT

LED

LED LIGHT STRIP - AT SKIRTING LEVEL

LED

LED TUBE LIGHTING WITH WIRELESS MOVEMENT DETECTORS

40amp

40amp COOKER SUPPLY

CT100

COAXIAL CABLES TO EACH LOCATION TO BE STAR WIRED TO COMMUNICATION RACK

CAT6

CAT 6 CABLES TO EACH LOCATION TO BE STAR WIRED TO CENTRAL COMMUNICATION, CABLES TO BE TERMINATED ONTO A CAT 6 PATCH PANEL IN COMS TO RACK AND ON CERTIFIED FACE PLATES IN THE ROOMS-USING A SINGLE MANUFACTURER

VIRGIN/SKY

MAIN DISTRIBUTION POINT FOR SATELLITE SIGNAL. COAXIAL CABLE FROM ROOF TO BE WIRED TO THIS POINT

BT MASTER

BT MASTER SOCKET

CCTV

CCTV CAMERA

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BS, NICEIC Certification Services. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact fluorescent lamps. Contractor to allow for mm 2 ceiling roses and 4 double power sockets per room
Two way switches between Grd and First, First and Second and 3
No ceiling roses m Hallway and Landing together with mm one power socket per landing.
One no double power socket and external Hard wired and sensor light at front and rear of each houses.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-G-2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storesy and interlinked 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. An interlinked heat detector to be provided in the kitchen if requied by Building Control.

HABITABLE ROOMS BACKGROUND VENTILATION:
area of tickle vent to be not < 8000 mm2 or alt. mechanical ventilation to be capable of operating continuously at nominal one air-change per hour.

KITCHEN VENTILATION:
Mechanical ventilation to be provided by extractor fans capable of extracting at a rate not< 60 l/s or incorporated in a cooker hood capable of extracting at a rate not < 30 l/s operated intermittently during cooking and discharging directly to external air. trickle vents to be not < 4000mm2.

BATHROOM/ WC VENTILATION:
Provide a mm. floor ventilation opening to all rooms of 1/20th of floor area. ventilation opening to be at least 1750 mm above floor level. alternatively, mechanical ventilation to be provided by extractor fans connected to the light switch with 15 mm over run giving a minimum of 3 air changes per hour and taken directly to external air at a rate not < 15 l/s. trickle vents to be not< 4000 mm2.

THIS DRAWING IS COPYRIGHT AND MUST NOT BE REPRODUCED OR COPIED IN ANY WAY OF FORM IN PART OR WHOLE BY ANY MEANS WHATSOEVER WITHOUT PRIOR WRITTEN CONSENT AND MAY ONLY BE USED BY THE PRESENT OWNER, BEING OUR CURRENT CLIENT IN RELATION TO THE PROPERTY AS REFERRED TO ON THE DRAWING.

GENERAL NOTES

- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES. NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEViate FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.

CONSTRUCTION DRAWINGS
GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. QUALIFIED SITE MANAGER TO CARRY OUT WORKS FROM DRAWINGS.

	Flat roof finish changed to EPDM - all details amended.	12/04/22
	Design amended per structural design - Beam&Block	12/04/22
	Structural design added - DJ	11/04/22
	M&E added as per zoom call comments	05/04/22
No.:	Revision:	Date:

BISCHSELL

THE DESIGN & BUILD COMPANY

Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW106RF

www.bischell.co.uk

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Bartram Close, Uxbridge UB8 3AX

Drawing Title: Ground Floor M&E

Status: BR

Scale: 1:50 @A2 Date: 28/04/2023 Drawn By: S.VEN

Drawing No.: 019 Rev:

SOIL AND VENT STACK

Durgo Air Admittance Valves or similar to be installed where SVP pipe terminates at any floor.

RAINWATER STACK

All cooker hood extract fans to duct to external air and be min 30l/s

HOT AND COLD WATER FEEDS

All bathrooms to have extract fans of min 15 l/s and duct externally

GAS FEEDS

All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.

TOWEL RAILS ON HOT WATER

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

FLOOR DRAIN

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

BIDET DRAIN

Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/C - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect within 200mm of the WC connection.

RADIATOR

Supply hot and cold water to all fittings as appropriate. All internal soil pipes shall be encased with 50mm rockwool insulation within 2 layers of plasterboard to isolate sound and to avoid any condensation.

EXTRACTOR FAN (TBC)

HOT WATER CYLINDER

BOILER

UNDER FLOOR HEATING PANELS

THERMOSTATIC PROG FOR UFH

UNDER FLOOR HEATING MANIFOLD

WATER SUPPLY

FOUL DRAINAGE LINES

SURFACE DRAINAGE LINES

ACO CHANNEL/ RAINWATER DRAINS

RAINAGE:

1. RAINWATER DRAINAGE(if applicable) - Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway. Paved areas to be suitably drained free from storm water.

2. UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

3. INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45mm straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

4. ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/C - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

5. SOIL AND VENT PIPE

SVP to be extended up in 110mm d1A UPVC and to terminate mm 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed m minimum two layers of 12.5mm plasterboard (150m2 mass per unit area) to provide adequate sound proofing. Soil and vent passing through floors to be enclosed m ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

6. INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45mm straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

Part G
All new drains to connect to existing drain system. Vents pipes longer than a 15m run to have anti-syphon traps to fittings to be no less than 75mm dia.

Part G1 COLD WATER SUPPLY
Wholesome water provides to washbasins, bidets, showers, baths, sinks where food is prepared and any other place where drinking water may be drawn. There must be a suitable instalat ion for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water 15 drawn off and to any sink provided m areas where food 15 prepared. Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

Part G2 WATER EFFICIENCY
The number of occupations and bedrooms will not be changed. Baths or showers to have thermostatic controls.

Part G3 Hot Water Supply and Systems
The safety features on the device will prevent the temperature of the stored water at any time exceeding 100C. The pipe work will safely convey the discharge of hot water from safety devices to where it is visible but will cause no danger to persons, in or about the building. The system will be installed by a Gorge Registered Plumber.
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply m accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a W.C. A sink with hot and cold water also to be provided to any area where food is being prepared.

Part G5 BATHROOMS
The number of fixed baths or showers and WHBs in buildings with rooms for residential purposes should be in accordance with BS 6465-1:2006 and A1:2009 Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances. Any sanitary appliance used for personal washing should discharge through adequate drainage system to main drainage.

Part G6 KITCHENS AND FOOD PREPARATION AREAS
A sink should be provided in any kitchen or place used for preparation of food.

HEALTH & SAFETY
1. TEMPORARY WORKS AND CONSTRUCTION SEQUENCE MUST BE CAREFULLY CONSIDERED BY CONTRACTOR TO SUIT CONSTRUCTION PHASING AGREED WITH THE ARCHITECTS. TO ENSURE THAT THE STRUCTURE AND ADJACENT GROUND/STRUCTURES ARE STABLE THROUGHOUT CONSTRUCTION WORKS.
2. CONTRACTOR TO ENSURE THAT EXISTING STRUCTURE (AND SURROUNDING NEIGHBORING STRUCTURES) ARE NOT UNDERMINED BY ANY EXCAVATION WORKS. ALL LEVELS OF EXISTING FOOTINGS TO BE DOCUMENTED AND REPORTED TO THE ENGINEERS.
3. CONTRACTOR TO ENSURE THAT STEEL FRAME IS FULLY COMPLETED AND BRACING IN PLACE AND ADJACENT/SUPPORTED MASONRY IS ALL TIGHTLY TIED & DRY PACKED PRIOR TO REMOVAL OF TEMPORARY WORKS
4. ALL ROOFS AND FLOORS TO BE STRAPPED TO MAIN STRUCTURAL ELEMENTS & WALLS AS WORK PROCEEDS. DO NOT LEAVE ROOF INCOMPLETE OVER NIGHT.
[] ENSURE GAP BETWEEN NEW STEEL BEAMS AND EXISTING MASONRY IS PACKED TIGHT. SOME COSMETIC CRACKING MAY OCCUR AFTER TEMPORARY PROPPING IS TAKEN AWAY AS THE BEAM DEFLECTS SLIGHTLY UNDER THE NEW LOADING. MAKE GOOD ANY CRACKING.
[] ANY WALLS THAT ARE SUPPORTING STEELWORK THAT ARE FOUND NOT TO BE LOAD BEARING MASONRY OR OF POOR CONSTRUCTION SHOULD BE REPORTED TO THE ENGINEER.
[] ELEMENTS DESIGNED IN THESE CALCULATIONS ARE HEAVIER THAN THE MANUAL HANDLING LIMIT OF 25 KG AND THEREFORE THE CONTRACTOR WILL HAVE TO ASSESS THE LIFTING REQUIREMENTS.

18/12/2022 16:00:30

1 First Floor Plan - M & E

1 : 50

KEY TO PLUMBING & HEATING		
	SOIL AND VENT STACK	Durgo Air Admittance Valves or similar to be installed where SVP pipe terminates at any floor.
	RAINWATER STACK	All cooker hood extract fans to duct to external air and be min 30/s
	HOT AND COLD WATER FEEDS	All bathrooms to have extract fans of min 15 l/s and duct externally
	GAS FEEDS	All existing foul water drainage to be tested for leakage, exposed for inspection (as required by BCO) and repaired or replaced where necessary.
	TOWEL RAILS ON HOT WATER	All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
	FLOOR DRAIN	Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
	BIDET SPRAY	Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/C - 6m for 100mm pipe for single WC
	RADIATOR	All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
	EXTRACTOR FAN (TBC)	Waste pipes not to connect within 200mm of the WC connection.
	HOT WATER CYLINDER	Supply hot and cold water to all fittings as appropriate.
	BOILER	All internal soil pipes shall be encased with 50mm rockwool insulation within 2 layers of plasterboard to isolate sound and to avoid any condensation.
	UNDER FLOOR HEATING PANELS	
	THERMOSTATIC PROG FOR UFH	
	UNDER FLOOR HEATING MANIFOLD	
	WATER SUPPLY	
	FOUL DRAINAGE LINES	
	SURFACE DRAINAGE LINES	
	ACO CHANNEL/ RAINWATER DRAINS	

Part G All new drains to connect to existing drain system. Vents pipes longer than a 15m run to have anti-syphon traps to fittings to be no less than 75mm dia.
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HEALTH & SAFETY 1. TEMPORARY WORKS AND CONSTRUCTION SEQUENCE MUST BE CAREFULLY CONSIDERED BY CONTRACTOR TO SUIT CONSTRUCTION PHASING AGREED WITH THE ARCHITECTS, TO ENSURE THAT THE STRUCTURE AND ADJACENT GROUND/STRUCTURES ARE STABLE THROUGHOUT CONSTRUCTION WORKS. 2. CONTRACTOR TO ENSURE THAT EXISTING STRUCTURE (AND SURROUNDING NEIGHBORING STRUCTURES) ARE NOT UNDERMINED BY ANY EXCAVATION WORKS. ALL LEVELS OF EXISTING FOOTINGS TO BE DOCUMENTED AND REPORTED TO THE ENGINEERS. 3. CONTRACTOR TO ENSURE THAT STEEL FRAME IS FULLY COMPLETED AND BRACING IN PLACE AND ADJACENT/SUPPORTED MASONRY IS ALL TIGHTLY TIED & DRY PACKED PRIOR TO REMOVAL OF TEMPORARY WORKS 4. ALL ROOFS AND FLOORS TO BE STRAPPED TO MAIN STRUCTURAL ELEMENTS & WALLS AS WORK PROCEEDS. DO NOT LEAVE ROOF INCOMPLETE OVER NIGHT. □ ENSURE GAP BETWEEN NEW STEEL BEAMS AND EXISTING MASONRY IS PACKED TIGHT. SOME COSMETIC CRACKING MAY OCCUR AFTER TEMPORARY PROPPING IS TAKEN AWAY AS THE BEAM DEFLECTS SLIGHTLY UNDER THE NEW LOADING. MAKE GOOD ANY CRACKING. □ ANY WALLS THAT ARE SUPPORTING STEELWORK THAT ARE FOUND NOT TO BE LOAD BEARING MASONRY OR OF POOR CONSTRUCTION SHOULD BE REPORTED TO THE ENGINEER. □ ELEMENTS DESIGNED IN THESE CALCULATIONS ARE HEAVIER THAN THE MANUAL HANDLING LIMIT OF 25 KG AND THEREFORE THE CONTRACTOR WILL HAVE TO ASSESS THE LIFTING REQUIREMENTS.

KEY TO NEW ELECTRICS & LIGHTING

	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR TO BS 5839:PART1 & BS 3116:PART4
	HEAT DETECTOR TO BS 5839:PART1 & BS 3116:PART4
	EMERGENCY BULKHEAD LIGHT, TO BS5266:PART1
	DIRECTIONAL RECESSED CEILING LIGHT
	FIXED RECESSED CEILING LIGHT
	FIBRE OPTIC LIGHTING MAIN
	MINI RECESSED CEILING LIGHT
	PENDENT CEILING LIGHT
	FLOOR MOUNTED UPLIGHT
	LOW LEVEL FLOOR WASHER WITH PIR
	WALL LIGHT
	WALL SPOTLIGHT @ 300mm LEVEL
	PIN SPOT CEILING LIGHT
	WATERPROOF RECESSED CEILING LIGHT
	EXTERNAL WALL LIGHT
	EXTERNAL GROUND BASED LIGHT
	LED LIGHT STRIP - 15mm PROFILE
	UNDER WALL UNIT LIGHT OR CUPBOARD LIGHT
	SHAVER SOCKET
	STANDARD LIGHT SWITCH (1,2 or 3 way) OR 'D' FOR DIMMER SWITCH
	LIGHT SWITCH CONTROL PANEL
	SONOS IN CEILING SPEAKER
	13amp SINGLE & DOUBLE POWER POINTS
	13amp SINGLE & DOUBLE POWER POINTS @ 1800mm LEVEL
	13amp SINGLE & DOUBLE POWER POINTS @ FLOOR LEVEL
	13amp SINGLE & DOUBLE POWER POINTS w/ SENSOR ACTIVATED LIGHT
	5amp LAMP SOCKET POINTS
	13amp FUSED SPUR
	TELEPHONE OUTLET M = MASTER BT OUTLET (WHERE NOTED)
	FUSE BOARD & CONSUMER UNIT
	FUSE BOARD & CONSUMER UNIT FOR COMMUNAL AREAS
	WALL MOUNTED ENTRY PHONE SYSTEM
	FIRE ALARM ACTUATION POINT
	FIRE ALARM - SOUND
	CEILING MOUNTED PROJECTOR
	DENOTES - EMERGENCY
	OPENABLE VENT AT HIGHT LEVEL FOR FIRE SERVICE USE (1.0 m2 min free area)
	FIRE ALARM INTERFACE
	ETHERNET CAT6 X 2 + TV CT100 X 2 /FM (BT)
	GAS SUPPLY DUCT
	WATER SUPPLY DUCT
	SKY PLUS SYSTEM INTERCOM BT (MAIN PHONE LINE) ELECTRICAL DUCT
	LED LIGHT STRIP - AT SKIRTING LEVEL
	LED TUBE LIGHTING WITH WIRELESS MOVEMENT DETECTORS
	40amp COOKER SUPPLY
	COAXIAL CABLES TO EACH LOCATION TO BE STAR WIRED TO COMMUNICATION RACK
	CAT 6 CABLES TO EACH LOCATION TO BE STAR WIRED TO CENTRAL COMMUNICATION. CABLES TO BE TERMINATED ONTO A CAT 6 PATCH PANEL IN COMS TO RACK AND ON CERTIFIED FACE PLATES IN THE ROOMS-USING A SINGLE MANUFACTURER
	MAIN DISTRIBUTION POINT FOR SATELLITE SIGNAL. COAXIAL CABLE FROM ROOF TO BE WIRED TO THIS POINT
	BT MASTER SOCKET
	CCTV CAMERA

ELECTRICAL All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BS, NICEIC Certification Services. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

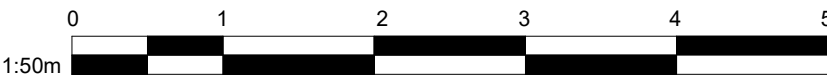
INTERNAL LIGHTING Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact florescent lamps. Contractor to allow for mm 2 ceiling roses and 4 double power sockets per room Two way switches between Grd and First, First and Second and 3 No ceiling roses m Hallway and Landing together with mm one power socket per landing. One no double power socket and external Hard wired and sensor light at front and rear of each houses.
--

SMOKE DETECTION Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-G:2013 to at least a Grade D category LD3 standard and to be mains powered with battery back up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storays and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. An interlinked heat detector to be provided in the kitchen if requied by Building Control.
--

HABITABLE ROOMS BACKGROUND VENTILATION: area of tickle vent to be not < 8000 mm2 or alt. mechanical ventilation to be capable of operating continuously at nominal one air-change per hour.
--

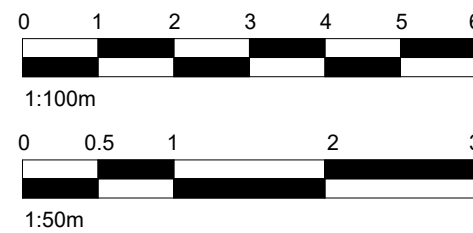
KITCHEN VENTILATION: Mechanical ventilation to be provided by extractor fans capable of extracting at a rate not< 60 l/s or incorporated m a cooker hood capable of extracting at a rate not < 30 l/s operated intermittently during cooking and discharging directly to external air. trickle vents to be not < 4000mm2.
--

BATHROOM/ WC VENTILATION: Provide a mm. floor ventilation opening to all rooms of 1/20th of floor area. ventilation opening to be at least 1750 mm above floor level; alternatively, mechanical ventilation to be provided by extractor fans connected to the light switch with 15 mm over run giving a minimum of 3 air changes per hour and taken directly to external air at a rate not < 15 l/s. trickle vents to be not< 4000 mm2.
--



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CONSTRUCTION DRAWINGS
GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. QUALIFIED SITE MANAGER TO CARRY OUT WORKS FROM DRAWINGS.

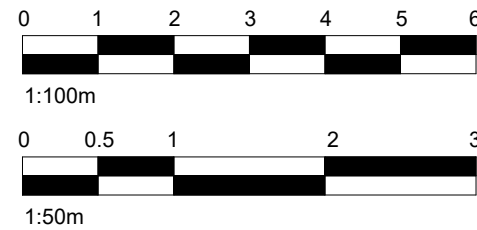
	Flat roof finish changed to EPDM - all details amended.	12/04/22
	Design amended per structural design - Beam&Block	12/04/22
	Structural design added - DJ	11/04/22
	M&E added as per zoom call comments	05/04/22
No.:	Revision:	Date:
 Bischell - Design & Build - Suite 114 80 Cumberland House, Scrubs Lane Hammersmith & Fulham, NW106RF www.bischell.co.uk Client: Bartram Close, Uxbridge UB8 3AX		
Drawing Title:	First Floor M&E	
Status:	BR	
Scale:	1 : 50 @A2	Date: 28/04/2023
Drawing No.:	020	Rev:
Drawn By:	S.VEN	

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	Flat roof finish changed to EPDM - all details amended.	12/04/22
	Design amended per structural design - Beam&Block	12/04/22
	Structural design added - DJ	11/04/22
	M&E added as per zoom call comments	05/04/22

No.: Revision: Date:



Bischell - Design & Build -
Suite 114
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Hammersmith & Fulham, NW106RF
www.bischell.co.uk

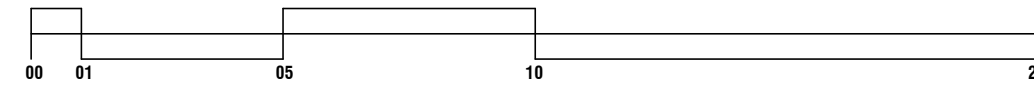
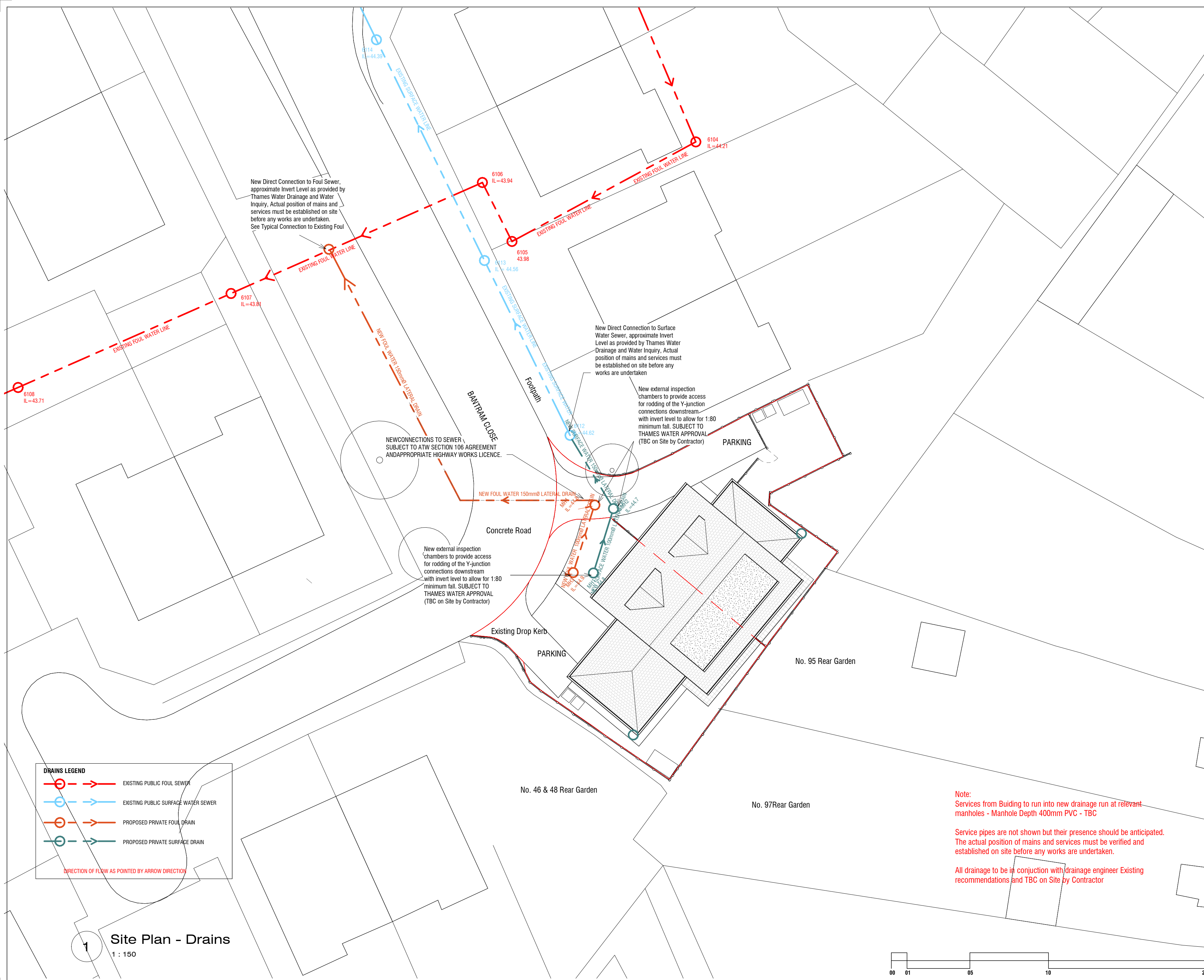
Client: --
Bartram Close, Uxbridge UB8 3AX

Drawing Title:
New Drainage Connection

Status: BR

Scale: 1 : 150 @A2 Date: 28/04/2023 Drawn By: S.VEN

Drawing No.: 021 Rev:

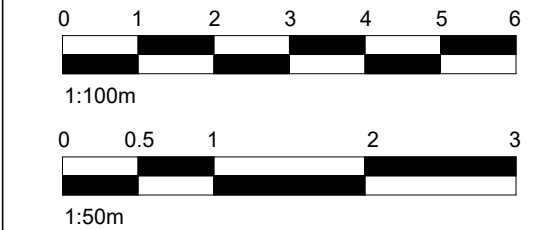


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GENERAL NOTES


- CHECK ALL DIMENSIONS ON SITE.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- ALL VERTICAL MEASUREMENTS ASSUME GROUND TO BE LEVEL UNLESS OTHERWISE STATED.
- THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE GENERAL NOTES.
- WORKS TO BE CARRIED OUT WITH MATERIALS AND WORKMANSHIP IN COMPLIANCE WITH APPROVED DOCUMENT FOR REGULATION 7 (THE AMENDED BUILDING REGULATIONS 2010)
- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
- OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
- THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
- GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
- ANY DISCREPANCIES IN THESE DRAWINGS SHOULD BE NOTIFIED TO US PRIOR TO ANY WORKS PROCEEDING.
- UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES. NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS AND BEAM CENTRE TO CENTRES.
- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.



CONSTRUCTION DRAWINGS
GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. QUALIFIED SITE MANAGER TO CARRY OUT WORKS FROM DRAWINGS.

	Flat roof finish changed to EPDM - all details amended.	12/04/22
	Design amended per structural design - Beam&Block	12/04/22
	Structural design added - DJ	11/04/22
	M&E added as per zoom call comments	05/04/22
No.:	Revision:	Date:



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Client: --
Bartram Close, Uxbridge UB8 3AX

Drawing Title:
First Floor Frame/Joist Plan

Status:
BR

Scale: 1 : 50 @A2	Date: 28/04/2023	Drawn By: S.VEN
Drawing No.: 022	Rev:	

New staircase from GF to FF to
Manufacturers specification and to comply
with current Building regulations.
Estimated floor to floor of 2650mm gives 13
equal risers of 203.8mm and equal going of
230mm at 41.55deg pitch.
Headroom minimum 2000mm all to comply
with part K of the Building Regulations. Allow
for plasterboard finish to u/s of staircase.
Triple trimmers around staircase where
applicable.

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2 First Floor Plan - Structure
1 : 50