

DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS AND SPECIALISTS DETAILS

C.D.M AND HEALTH AND SAFETY NOTE:

IF THE PROPOSED WORKS ARE TO EXCEED IN DURATION OF 30 DAYS OR 500 MAN HOURS, THEN UNDER THE C.D.M 2017 REGULATIONS, THE C.A NOW APPOINTED 'PRINCIPLE DESIGNER' IS TO NOTIFY, INFORM AND COLLABORATE WITH THE 'CLIENT' OF THEIR DUTIES AND RESPONSIBILITIES UNDER THE C.D.M. REGULATIONS 2017. THE PRINCIPLE DESIGNER IS TO PROVIDE A DESIGN RISK ASSESMENT PRIOR TO THE COMENCMENT OF CONSTRUCTION. THE M.C. NOW PRINCIPLE CONTRACTOR IS TO NOTIFY THE H.S.E OF THE FOLLOWING PROJECT. THE PRINCIPLE CONTRACTOR IS TO CARRY OUT ALL RELEVANT DUTIES, HEALTH AND SAFETY , AND RISK ASSESSMENTS ON THE CLIENTS BEHALF AS PART OF THE C.D.M 2017 REGULATIONS. REFER TO H.S.E. FOR FURTHER ADVISE.

SITE CONDITIONS NOTE:

SITE STRATA ASSUMED TO BE 'BRICK EARTH AND LONDON CLAY. IT IS ADVISED THAT THE M.C. OR EMPLOYED SPECIALIST CARRY OUT SEVERAL TRIAL HOLES IN THE AREA OF PROPOSED WORKS AND FININDS INVESTIGATED. ANY UNEXPECTED SITE CONDITIONS ENCOUNTERED TO BE BROUGHT TO THE ATTENTION OF THE C.A. AND B.C.O IMMEDIATELY FOR DISCUSSION.

DEMOLITION NOTE:

THE M.C. IS TO ADEQUATELY PROP. SUPPORT AND PROTECT THE EX. STRUCTURE AND BUILDING PRIOR TO DEMOLITION OF EX. WALLS. SUPPORT THE STRUCTURE IN A METHOD THAT DOES NOT DISPROPORTIONATELY LOAD OR STRAIN THE EX. STRUCTURE AND BUILDING. M.C. IS TO CONFIRM METHOD WITH STR. ENG. AND B.C.O. FOR APPROVAL PRIOR TO COMMENCEMENT. REFER TO STR. ENG. INFO

VENTILATION KEY

 NEW EXTRACT FAN WITH FLEXIBLE DUCTWORK CONNECTED TO VENT TILE. 15L/S EXTRACT WITH 15 MINUTE SWITCH. AFFECTED AREAS TO BE MADE GOOD.

 NEW EXTRACT FAN WITH FLEXIBLE FIRE RESISTING DUCTWORK, INSTALLED THROUGH EX. FLOOR VOID CONNECTED TO EXTERNAL GRILLE. PROVIDING EXTRACTION FOR HOB/COOKER HOOD. EXACT LOCATION T.B.C. ON SITE ADJACENT APPLIANCE. AFFECTED AREAS TO BE MADE GOOD.

FIRE KEY

 FIRE FIGHTING EQUIPMENT. FIRE EXTINGUISHER AND OR FIRE BLANKET

 MAINS POWERED WITH BATTERY BACKUP INTERLINKED SMOKE DETECTOR AND AUDIBLE ALARM.

 MAINS POWERED WITH BATTERY BACKUP CARBON MONOXIDE ALARM.

 MAINS POWERED WITH BATTERY BACKUP INTERLINKED HEAT DETECTOR WITH AUDIBLE ALARM.

 WINDOW TO BE OPENABLE AND PROVIDE 2ND M.O.E

WORKS CONTAINING A.C.M.S NOTE:

IT IS BELIEVED THAT THE ORIGINAL BUILDING WAS MODIFIED AND THEREFORE IS ASSUMED TO LIKELY CONTAIN ASBESTOS CONTAINING MATERIALS (A.C.M.s) THE TYPE OF QUANTITY OF A.C.M.s ARE TO BE CONFIRMED PRIOR TO THE START OF ANY WORKS.

- IF ADEQUATELY EXPERIENCED THE M.C. IS TO INSPECT THE PROPERTY AND TO SURVEY THE AREAS TO BE AFFECTED BY PROPOSED WORKS TO IDENTIFY SUCH MATERIALS, ALTERNATIVELY THE M.C. IS TO EMPLOY A SPECIALIST TO CARRY OUT SUCH A SURVEY, COSTS ARE TO BE AGREED WITH THE C.A PRIOR TO COMMENCEMENT.
- A.C.M.s AND OR POTENTIAL A.C.Ms ARE TO BE IDENTIFIED WITHIN THE PRINCIPLE CONTRACTORS RISK ASSESSMENT WITH APPROPRIATE METHOD STATEMENT FOR THE SAFE REMOVAL AND DISPOSAL OR ENCAPSULATION OF SUCH MATERIALS
- IF THE SURVEY REVEAL A SUBSTANTIAL QUANTITY AND OR VARYING TYPES OF A.C.M.s THEN A MEETING AND OR DISCUSSION IS TO BE HAD BETWEEN THE C.A., CLIENT AND M.C. AND OR ANY SPECIALIST SUB-CONTRACTOR, WITH THE INTENTIONS TO:

- MINIMIZE ALL WORKS TO A.C.M.s WHERE PRACTICALLY POSSIBLE
- IDENTIFY EXPECTED OVERALL FINANCIAL COSTS ENCOUNTERED FOR THE DEMOLITION,
- DISPOSAL AND OR ENCAPSULATION OF SUCH WORKS
- ARRANGE THE WORKS IN SUCH A WAY TO MINIMIZE COST TO CLIENT.
- PRE-ARRANGE A METHOD FOR THE ENCOUNTER OF UNEXPECTED/ UNIDENTIFIED A.C.M.s BETWEEN ALL PARTIES PRIOR TO COMMENCEMENT OF WORKS.
- THE M.C. IS TO TAKE CAUTION WHEN PROCEEDING WITH DEMOLITION OR WORKS EXPOSING CONCEALED MATERIALS. IF AN IDENTIFIED MATERIAL IS SUSPECTED OF CONTAINING ASBESTOS UPON DISCOVERY THE M.C. IS TO CEASE WORKS TO THAT AREA, AND TO CONSULT THE PRE-ARRANGED METHOD FOR PROGRESSING THE WORKS. M.C. IS TO CONFIRM METHOD WITH C.A., CLIENT, SUB-CONTRACTOR, B.C.O FOR AGREEMENT PRIOR TO COMMENCEMENT.

CEILING TYPE KEY

 CEILING TYPE 1:
30 MINUTE FIRE RESISTING '15mm GYPROC WALLBOARD' OR EQUIVALENT AND APPROVED PLASTERBOARD CEILING WITH SKIM FINISH TO U/S JOISTS.

CEILING TYPE 2:

 30 MINUTE FIRE RESISTING '15mm GYPROC MOISTURE RESISTANT WALLBOARD' OR EQUIVALENT AND APPORVED PLASTERBOARD CEILING WITH SKIM FINISH FIXED TO U/S JOISTS. SUITABLE FOR HIGH MOSITURE CONTENT OR HIGH HUMIDITY ENVIRONMENTS.

BURIED SERVICE NOTE:

THE SITE AREA AND PROPOSED WORKS AREA ARE ASSUMED TO BE FREE OF BURIED SERVICES.M.C. TO INVESTIGATE, VIA A DESKTOP STUDY WITH UTILITY PROVIDERS, SITE SURVEY, SITE INVESTIGATION, GROUND REPORT, SUB-SCAN OR OTHER MEANS OF DETECTING POSSIBLE BURIED SERVICES, PRIOR TO EXCAVATIONS. ALL DETECTED SERVICES TO BE MARKED ON SITE AND ON DRAWINGS FOR HEALTH AND SAFETY AND AS-BUILT PURPOSED. ANY UNIDENTIFIED SERVICES ENCOUNTERED TO BE BROUGHT TO THE ATTENTION OF THE C.A. AND B.C.O IMMEDIATELY FOR DISCUSSION.

ELECTRICAL AND ILLUMINATION WORKS NOTE:

ALL ELECTRICAL AND ILLUMINATION WORKS TO BE DESIGN AND INSTALLED BY SPECIALIST. REFER TO SPECIALIST DESIGNS AND INFO.

HEATING, HOT WATER AND PLUMBING WORKS:

ALL HEATING, HOT WATER AND PLUMBING WORKS TO BE DESIGNED AND INSTALLED BY SPECIALIST. REFER TO SPECIALIST DESIGNS, CALCULATIONS AND INFO.

NOTES:
1. LEVELS ARE INDICATIVE. ACTUAL LEVELS TO RELATE TO NEAREST ACTIVE O.S BENCH MARK

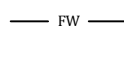
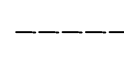
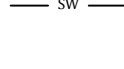
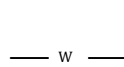
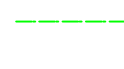
NOTES:
WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE AND ARE TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS RELATING TO THIS PROJECT.
ANY DISCREPANCIES ARE TO BE REFERRED IMMEDIATELY TO THE PROJECT DESIGNER
THIS DRAWING IS COPYRIGHT, AND SHOULD NOT BE USED OR REPRODUCED WITHOUT PERMISSION
IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS

F.W.DRAINAGE WORKS NOTE:
EX. F.W DRAINAGE SYSTEM TO BE INVESTIGATED BY M.C. PROPOSED F.W. DRAINAGE WORKS TO BE DESIGN AND INSTALLED BY M.C.
M.C. TO PROVIDE DESIGN INFO. TO THE CLIENT AND B.C.O FOR APPROVAL PRIOR TO COMMENCEMENT OF WORKS

WALL TYPE KEY

-  NEW WALL STARTER KIT 1 No. PER LEAF WITH 10mm MOVEMENT JOINT AND VERTICAL D.P.C
-  EX./NEW BLOCK/BRICK BONDED MASONRY.
-  NEW END BEARING PLATE TO BEAM
-  NEW JOIST HANGER FOR NEW TIMBER BEAM
-  EX. CONSTRUCTION DEMOLISHED AND REMOVED
-  EX. WALL CONSTRUCTION MODIFIED/ ALTERED TO SUIT NEW WORKS AND MADE GOOD TO MATCH EX.
-  WALL TYPE 1.
NEW EXTERNAL CAVITY WALL CONSTRUCTION
-  WALL TYPE 2.
NEW INTERNALCAVITYWALL CONSTRUCTION TO MATCH EX. WIDTH
-  WALL TYPE .
TIMBER STUD WALL CONSTRUCTION TO MATCH EX. WIDTH

SERVICES KEY

-  EX. BURIED F.W. DRAINAGE SYSTEM
-  EX. SURFACE MOUNTED F.W. PIPEWORK
-  EX BURIED S.W DRAINAGE SYSTEM
-  EX. GAS PIPE WORK. (T.B.C)
-  EX. PORTABLE WATER PIPE
-  EX. ELECTRIC CABLE.
-  NEW BURIED 1100 P.P.F.W PIPEWORK
-  NEW SURFACE MOUNTED F.W. PIPEWORK SIZED TO SUIT APPLIANCE, CAPACITY AND LENGTH
-  NEW BURIED 1100 P.P. S.W. PIPEWORK
-  NEW SURFACE MOUNTED S.W. PIPEWORK SIZED TO SUIT SITUATION, CAPACITY AND LENGTH

NOTES:

Figured Dimensions only to be taken from this drawing.
Do not scale for construction purposes.

Client must take their own assurances on:
1) soil conditions including gradient of land
2) suitability of storm water drainage
3) Trees & their effect on foundation design
4) position of main sewer/ septic tanks

This drawing is to be read in conjunction with Engineers structural details & other specialist contractors drawings.

All workmanship to comply with relevant British Standards and / or Code of Practice. Refer to schedules / other drawing for finishes, fittings & services.

This drawing is for planning and Building purposes only. All items not requiring approvably the L.A. are able to be agreed between the employer and the contractor before entering into a contract.

The contractor is responsible for checking all dimensions and levels prior to commencement of work and discrepancies reported for verification.

FOR REVIEW
DESIGN LAYOUT DRAWINGS

Date Revisions

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Client

MR & MRS COOPER

Job Title:

47A KING STREET ARUNDEL

Drawing Title:

FLOOR PLANS AND DETAILING

Scale:

VARIES

Date:

14/12/2018

Drawn by:

FR

Checked by:



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Drg No:

Rev

01

FLOOR, BED DRAWINGS AND DETAILING

14/12