

General Notes

Do not scale off this drawing unless a scale bar is provided.

Any ambiguities, omissions and errors on this drawing should be notified immediately to the Architect before the commencement of works on site.

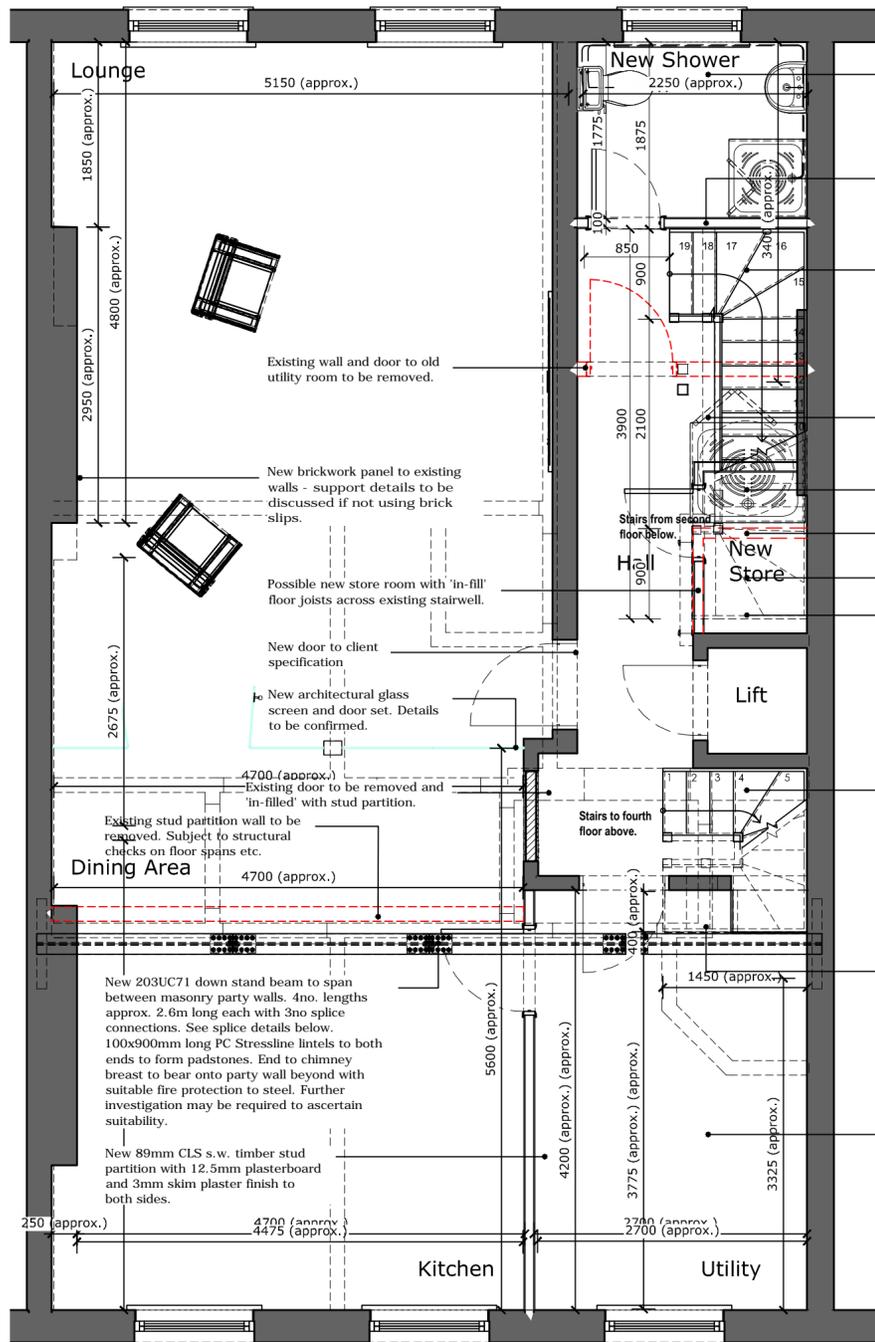
All dimensions are in millimetres unless otherwise stated.

All dimensions, unless otherwise indicated, are to the face of unfinished block walls or to the rough timber face of stud partitions.

All dimensions are to be checked on site. Any discrepancies are to be notified immediately to the Architect before the commencement of works on site.

All levels are in meters unless otherwise stated.

This drawing is to be read in conjunction with all other relevant drawings and specifications for this project.



Please refer to drg. no. 1076/302 for proposed stairs sections.

New shower room with timber stud partition. Exact layout details to be confirmed by client.

Please refer to drg. no. 1076/202 for proposed alterations to existing floor joists to form new trimmed opening for new stairs.

New stairs to specialist suppliers details, specification and installation instructions. Stair opening to be 'as-built' measured before design and checked prior to installation by specialist supplier. It is the responsibility of the specialist stair supplier to ensure compliance with all design and site constraints and to current Building Control regulations.

New lightweight timber stud partition to be constructed for new stairs enclosure with boxed soffit to follow underside of new stairs.

Existing bulkhead boxing to be removed

Existing walls to stair enclosure to be removed.

Existing spiral stairs to be removed.

New fixed stairs to be installed from second floor to third floor apartment above.

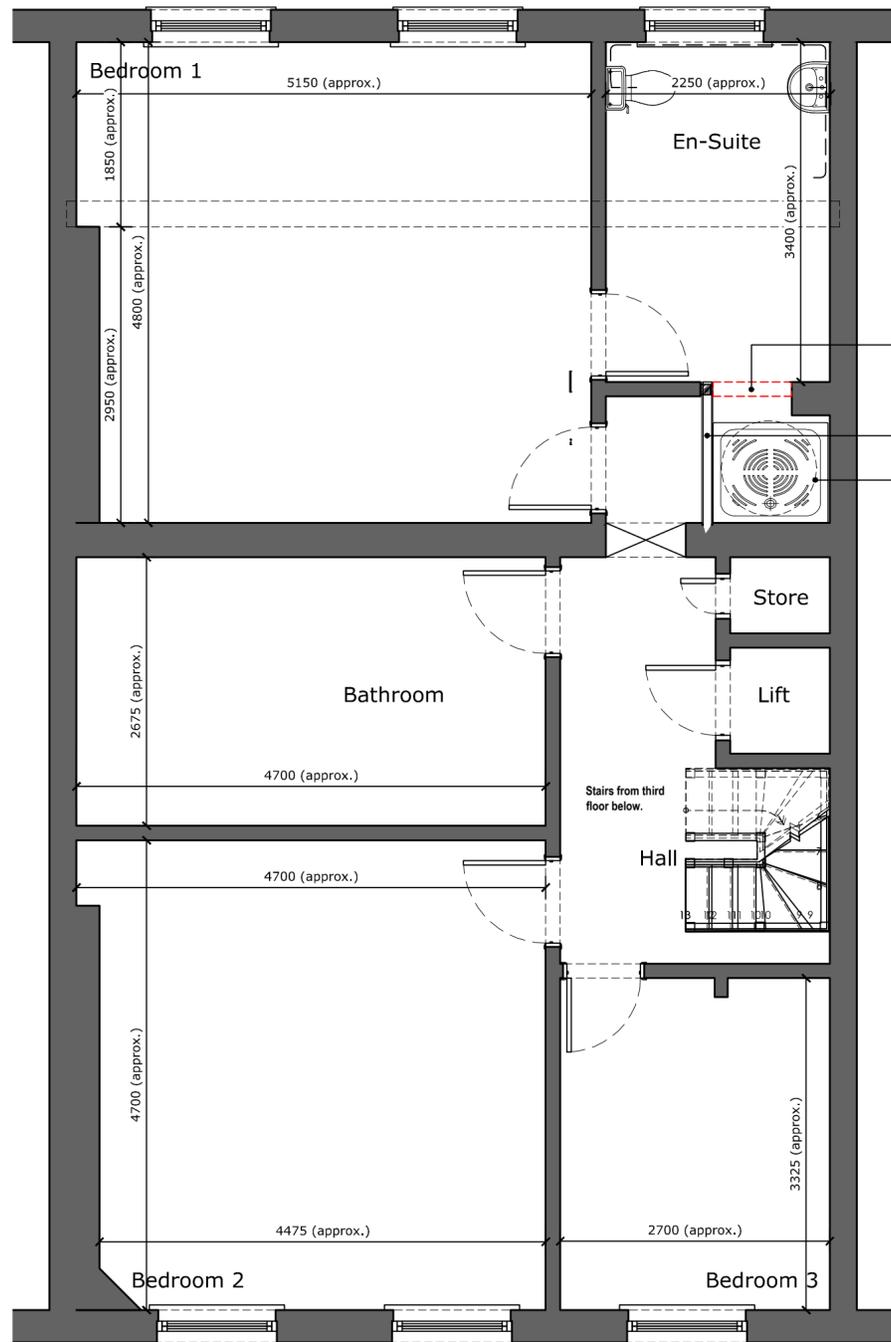
New stairs to specialist suppliers details, specification and installation instructions. Stair opening to be 'as-built' measured before design and checked prior to installation by specialist supplier. It is the responsibility of the specialist stair supplier to ensure compliance with all design and site constraints and to current Building Control regulations.

New/amended trimmed opening for new stairs with bulkhead boxing below. Please refer to drg.no.1076/202 for details.

NOTE
Temporary supports are required to existing floor joists and in particular to double floor joists supporting walls above. Subject to approval by the local Building Inspector.

New kitchen utility room with timber stud partition. Exact layout details to be confirmed by client.

IT IS IMPERATIVE THAT THE STAIR SUPPLIER/MANUFACTURER REVIEW THE DESIGN, VISIT SITE AND APPROVE THE DRAWINGS BEFORE ANY STRUCTURAL ALTERATIONS ARE CARRIED OUT. WHILST EVERY ENDEAVOUR HAS BEEN MADE TO ACCURATELY MEASURE THE EXISTING STRUCTURE, CHECKS MUST BE MADE.



Existing stud wall to be removed and opening made good.

New lightweight timber stud partition.

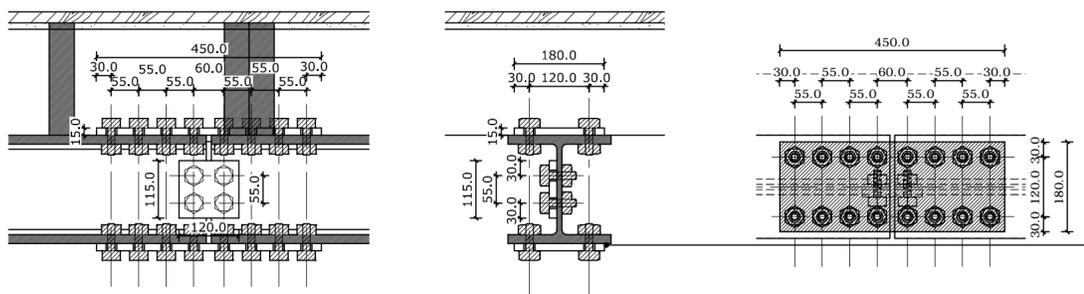
Existing spiral stairs to be removed.

NOTES TO CONTRACTOR

- Party wall agreements will be in place with all affected tenants prior to any commencement of works. The contractor/sub-contractor must familiarise themselves with the agreements and adhere to their contents. Any breach will be the responsibility of the contractor/sub-contractor to rectify.
- Access to the third floor flat and area or works is via the front main entrance door and stairs. The door and entrance area are fairly wide but the door to the upper floor and the existing stairs are very tight for space. It is strongly advised that all prospective contractors and/or sub-contractors visit the site before completing their assessment for construction and pricing.
- The contractor and/or sub-contractor is responsible for the safe and clean removal of all unused materials, tools, debris and general rubbish from the site. Allowance must be made for the protection of existing elements, i.e. doors, walls, stairs etc. Any damage must be repaired or replaced and the contractor/sub-contractors expense to the agreement and satisfaction of all tenants and the client.

Proposed Third Floor

Scale 1:50



Steel Splice Details

Scale 1:10

Proposed Fourth Floor

Scale 1:50

WALL KEY

- Existing construction to be removed.
- New 89mm CLS s.w. timber stud walls with 12.5mm plasterboard both sides and 3mm skim coat plaster finish.
- Existing lathe and plaster or brick walls to be remain.
- Existing walls below WB may or may not be load bearing.

Beam sections to be lifted by 10mm above proposed finished level whilst connections are tightened to allow for settlement when supports are removed and the beams subject to full load conditions.

Rev	Description	By	Date
P1	First issue.	swf	01.12.11
P2	Stairs amended. Shower room added. Notes added.	swf	15.12.11
P3	Steel beam changed to 4no. pieces. Notes added. Proposed changes to fourth floor added.	swf	11.01.12
P4	Dimensions for kitchen and utility rooms added. Drawings titles corrected.	swf	23.02.12
P5	Existing dimensions for bedrooms added.	swf	24.02.12

Client	Vanilla Pod
Project	Alterations & Roof Extension
	35 Devonshire Place, London.
Job	Survey Drawings

Drawing Title	Plans		
	Proposed Third & Fourth		
Scale	1:50 @ A2	Drawn	SWF
Date	01.12.11	Checked	AA
Project No./Discipline	1076-	Drawing No.	103
		Revision	P5

DRAWING STATUS: PRELIMINARY - subject to building control approval