

GENERAL NOTES

Contractor to check all dimensions on site that relate to these drawings and to report any discrepancies to Designer prior to construction. All services to conform to Local Authorities, BCO and Environmental Health requirements. All structure to Structural Engineer's details, Local Authority and BCO requirements. All construction and materials to comply with current Building and Fire Regulations.

Contractor shall comply with: The CDM 2007 Regulations, Fire Precautions, Code of Practice for the Prevention of Fires on Construction sites and Buildings undergoing Refurbishment, Health & Safety at Work Regulations 2007 Code of Welfare conditions as outlined in the National Working Rule Agreement for the Building Industry and any Statutory Rules and Orders relating to the provision and maintenance of welfare and safety measures and amenities for all work people employed on site.

All works, products, materials and installations to comply with manufacturer's printed recommendations and instructions and to the relevant British Standards. This drawing is to be read in conjunction with the Schedule of Works and Specification.

Do not scale this drawing, all dimensions to be verified on site, copyright of this drawing remains with designer.

GENERAL WORKMANSHIP NOTES:
Works to be carried out in accordance with requirements within the NBS specification to include the following:

WORKMANSHIP SKILLS -
Operatives should be appropriately skilled and experienced for the type and quality of work, with Construction Skills Certification Scheme.

QUALITY OF PRODUCTS -
Supply of each product should be from the same source or manufacturer. Whole quantity of each product required to complete the Works should be consistent in kind, size, quality and overall appearance. Tolerances, where critical, measure a sufficient quantity to determine compliance.

QUALITY OF EXECUTION -
Generally, fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment. Do not use different colour batches where they can be seen together. Check on-site dimensions. Finished work must not be defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance. Adjust joints open to view so they are even and regular.

RELATED WORK -
Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is, appropriately complete, in accordance with the project document, to a suitable standard, in a suitable condition to receive the new work and ensure all necessary preparatory work has been carried out.

MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS -
Comply with manufacturer's printed recommendations and instructions current on the date of the invitation to tender.

BRITISH STANDARDS -
Comply with all relevant British Standards and other standards relative to the trade and/or product.

SAMPLES -
To be submitted for all materials and finishes and proposed ironmongery types for approval prior to ordering. Undertake or arrange to suit the Works programme.

SETTING OUT -
General tolerances (maximum): To BS 5606, tables 1 and 2. The Contractor is to be responsible for the execution of all setting out drawing to co-ordinate and execute the whole of the works.

THIS DRAWING SHOWS THE DESIGN INTENT, WHERE STATED IN THE CONTRACT PARTICULARS, SPECIFICATION OR WORKS SCHEDULE THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED CONSTRUCTION DESIGN AND DETAIL, SUITABILITY OF MATERIALS AND STRUCTURAL STABILITY OF ALL ITEMS SHOWN ON THIS DRAWING. CONSTRUCTION/ FABRICATION DRAWINGS TO BE SUBMITTED TO DESIGNER FOR REVIEW PRIOR TO MANUFACTURE.

NOTE:
To be read in conjunction with PM's schedule of works and specification, and M & E consultants specification and drawings

D	05.05.15	Construction issue
C	30.04.15	Car park dims added and permitted development note.
		Totem sign added
B	17.03.15	Annotation omitted
A	04.03.15	Tender issue
REV DATE		COMMENTS

Threadneedle
CLIENT

Magna House, Staines LG02/15
PROJECT NAME PROJECT NUMBER

Proposed Ground Floor GA
DRAWING TITLE

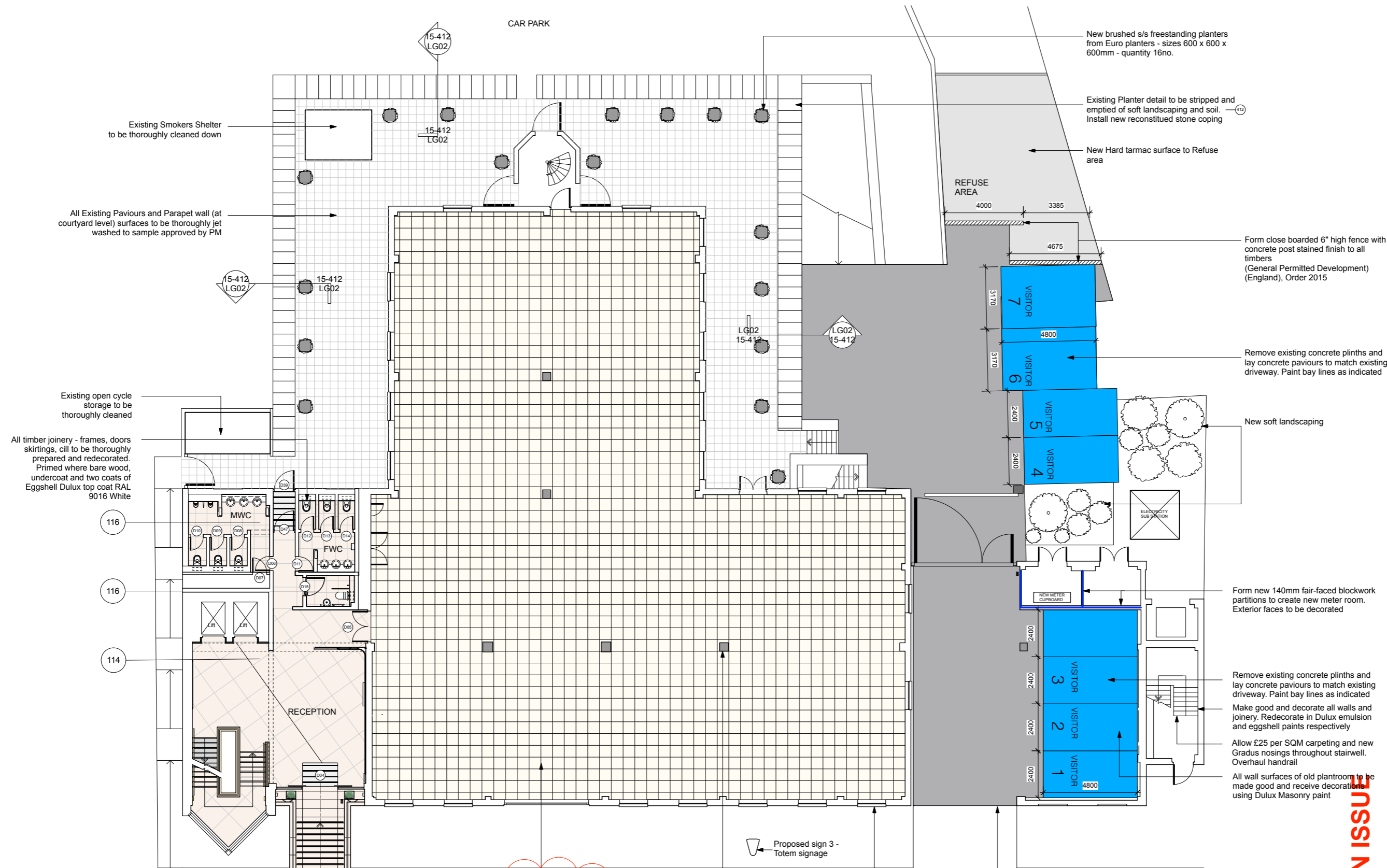
04.03.15 1:100 1:200
DATE SCALE @ A1 SCALE @ A3

108 D
DRAWING NUMBER REV

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KEY:
140mm Blockwork



Existing Smokers Shelter to be thoroughly cleaned down

All Existing Pavions and Parapet wall (at courtyard level) surfaces to be thoroughly jet washed to sample approved by PM

Existing open cycle storage to be thoroughly cleaned

All timber joinery - frames, doors skirtings, cill to be thoroughly prepared and redecorated. Primed where bare wood, undercoat and two coats of Eggshell Dulux top coat RAL 9016 White

1 PROPOSED GROUND FLOOR GA
Scale: 1:100

Existing raised floor to be checked and fixed level, and stable. Any damaged panels to be repaired replaced. Prepare floor to receive carpet tiles - Urban Retreat 201 Stone 326935 from Interface

Columns and Walls make good as required and decorate 3 coats of Matt Vinyl Dulux emulsion RAL 9016

All timber joinery - frames, doors skirtings, cill to be thoroughly prepared and redecorated. Primed where bare wood, undercoat and two coats of Eggshell Dulux top coat RAL 9016 White

Existing pavions retained, made good, repaired as required

New brushed s/s freestanding planters from Euro planters - sizes 600 x 600 x 600mm - quantity 16no.

Existing Planter detail to be stripped and emptied of soft landscaping and soil. Install new reconstituted stone coping

New Hard tarmac surface to Refuse area

Form close boarded 6" high fence with concrete post stained finish to all timbers (General Permitted Development) (England), Order 2015

Remove existing concrete plinths and lay concrete pavions to match existing driveway. Paint bay lines as indicated

New soft landscaping

Form new 140mm fair-faced blockwork partitions to create new meter room. Exterior faces to be decorated

Remove existing concrete plinths and lay concrete pavions to match existing driveway. Paint bay lines as indicated

Make good and decorate all walls and joinery. Redecorate in Dulux emulsion and eggshell paints respectively

Allow £25 per SQM carpeting and new Gradus nosings throughout stairwell. Overhaul handrail

All wall surfaces of old plantroom to be made good and receive decoration using Dulux Masonry paint

CONSTRUCTION ISSUE