General Notes

1. All drawings to be read in conjunction with all relevant specifications, architect's drawings and services engineer's drawings.
2. For setting out refer to architect's drawings.
3. All dimensions are in millimetres unless noted otherwise.
4. Do not scale from the drawings or the computer digital data. Only figured dimensions to be used.

5. The contractor is to provide any temporary bracing necessary to maintain structural stability during construction.
6. The works have been designed and shall be constructed in accordance with the following codes. This list is not exhaustive and is only intended to list the principal codes:

a) BS EN 1991-1-1:2002, BS EN 1991-1-7:2006: Code of practice for dead and imposed loads.
b) BS EN 1991-1-4:2005+A1:2010: Code of practice for wind loads.
c) BS EN 1991-1-3:2003: Code of practice for imposed roof loads.
d) BS EN 1997-1:2004 : Code of practice for foundations.
e) BS EN 1992-1-1:2004: Structural use of concrete.
f) BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005: Structural use of steelwork in buildings.
g) PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012: Structural use of un-reinforced masonry.
h) BS EN 1995-1-1:2004+A1:2008: Structural use of timber.

7. The works have been designed for the finish state. The following superimposed loads have been used in the design:
   Floor loads - See structural engineer's calculations.
   Roof loads - See structural engineer's calculations.
8. All works shall comply with the Building Regulations and other relevant statutory notices e.g. Health and Safety Bylaws, COSHH etc
9. The client / appointed contractor must take their own assurances on:

a) Soil conditions on site and the gradient of land;
b) Suitability / existing methods of storm water drainage;
c) Trees (existing or removed) and their affect on foundations;
d) Position and condition of main sewer.

10. Extensions/alterations to existing structures are subject to revision depending upon such being fully exposed. The client/thier contractor must take their own assurances that any structure designated for demolition/removal are not load bearing or that alternative methods of permanent support are put in place prior to removal. Existing walls, lintels and foundations that are intended to take additional loads, must first be fully exposed and checked for adequacy prior to the commencement of works.

Foundations

1. The depth of the proposed foundations are subject to ground conditions and building control approval. These are to be minimum 1000mm deep subject to be founding in good ground of minimum 100kN/m2 bearing stratum (based on London Clay).
2. The excavations should be free from any mature tree roots. If there are large trees in the vicinity then the foundations depth is to be in accordance with NHBC standards guidelines for building near trees.
3. Where new foundations are to abut existing foundations, a soft joint of 75mm is to be formed using 'Claymaster' or similar approved unless noted otherwise on the drawings.
4. Any foundations deeper than 1.5m should have suspended floors to avoid any heave. Where the foundations are cast within highly shrinkable soils, then anti-heave precautions such as compressible materials or void formers are to be applied to the foundations.

Notes for Timber

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specification.
2. All timber-work shall comply with BS EN 1995-1-1:2004+A1:2008.
3. Roof area:

a) Roof joists shall be grade C24. Evidence of grading shall be provided before work commences;
b) Blocking and battens shall be grade C24 softwood;
c) The sizes shown on the drawings are finished sizes;
d) In joint zones wanes, shakes and knots are not permitted;
e) Timber to be carefully cut and planed to ensure tight fit and continuous bearing against metalwork;
f) All gaps between timber and metalwork to be resin-grouted, to the approval of the engineer.

4. All connectors, bolts, nails etc. shall be galvanised to BS 729.
5. Adhesive shall be to BS1204: Part 1: 1970, Type WBP.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Commodity Specification C8 for 60 years desired service life.

Notes for Fire Resistance

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specification.
2. All habitable doors to stairs enclosed and the kitchen to be filled with self-closing devices.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire-resisting.
4. Mains powered interconnected smoke alarms to be provided to entrance lobby and all stairs landings.
5. Class 1 flame spread to be provided to all new walls and ceilings.

Notes for Masonry

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All brickwork shall comply with PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012 .
3. All bricks shall have a minimum crushing strength of 20N/mm².
4. Blockwork shall have a minimum crushing strength of 7N/mm².
5. Mortar shall be a Class (ii) cement: lime putty: sand mix (1:1/2:4), unless indicated otherwise.
6. All vertical joints shall be completely filled. Bricks shall be laid frog up. The voids in perforated bricks shall be filled.
7. Fissured bricks or bricks with voids shall not be used.
8. Horizontal chases are prohibited. Vertical chases and builderswork holes shall be agreed with the architect.

Notes for Structural Steelwork

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specifications.
2. All steelwork shall comply with BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005.
3. Unless noted otherwise all structural steelwork shall confirm to BS EN: Weldable structural steels.
4. Unless noted otherwise all steel shall be grade S355. Steel grade shall conform with EC-3.
5. Unless noted otherwise all butt welds shall be full penetration.
6. Unless noted otherwise all fillet welds shall be full profile with a minimum leg length of 6mm.
7. Unless noted otherwise all ordinary bolt assemblies shall be Grade 8.8.
8. Unless noted otherwise all bolts shall be M16.
9. Unless noted otherwise all holding down bolts shall be M16 Grade 8.8 anchored a minimum of 200mm depth into the supporting concrete with a 100 x 100 x 8 thick washer plate at the embedded head of the bolt.
10. The clearance of base plates from supporting concrete shall be a minimum of 20mm and on completion of erection this shall be grouted solid under the full area of the base plate with 1:2 sand: cement grout.
11. Corrosion protection:

a) Surface protection - blast clean to SA 2.5 quality BS EN ISO 8501-1.
b) Prefabricator primer - epoxy zinc phosphate hb: 50 microns (DFT).
c) Finishing coat - see arch's spec.
d) See arch's specification for details on colour and texture.

12. Fire protection:
    30min - One layer of plasterboard and skim coat or intumescent paint to manufacturer's specification.
    60min - Two layers of plasterboard with joints staggered and skim coat or intumescent paint to manufacturer's specification.
13. Weather protection: Any steelwork exposed to external weather is either to be galvanized or stainless steel UNO.
14. All steel beams carrying load-bearing masonry walls wider than their flanges are to have 12mm thick top/bottom flange plates continuously welded along the length to suit the wall width UNO.

NO	DATE	ENG.	REVISIONS

CONSULTANT

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CLIENT NAME

PROPOSAL
PROPOSED OUTBUILDING

PROJECT ADDRESS

SCALE	DRW. BY	CKD.BY
1:75	MM	MM
DATE	PROJECT. NO:	DRG.
22AUG 2024	H-0020	1

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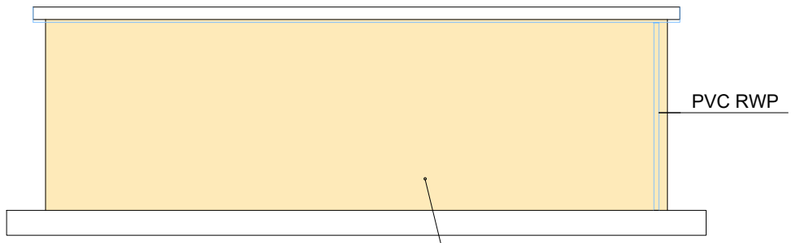
GENERAL NOTES



REAR ELEVATION
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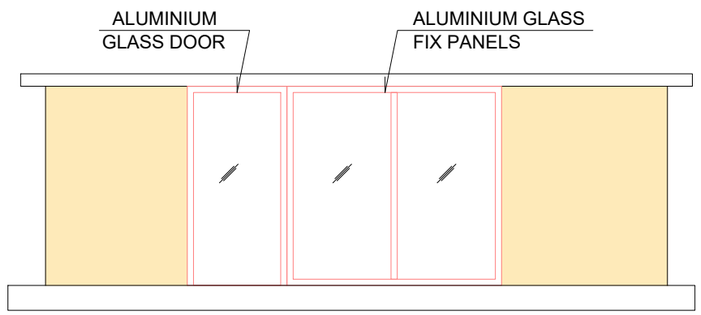
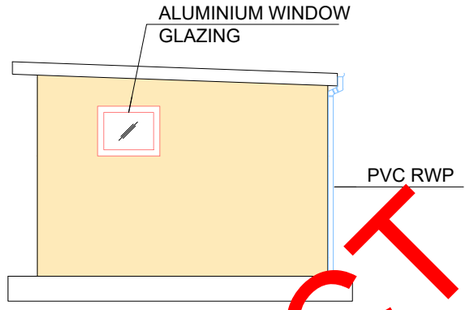


FROUNT ELEVATION
PROPOSED

FLOOR PLAN
PROPOSED



RIGHT SIDE ELEVATION
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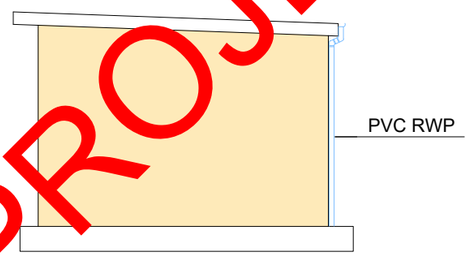

LEFT SIDE ELEVATION
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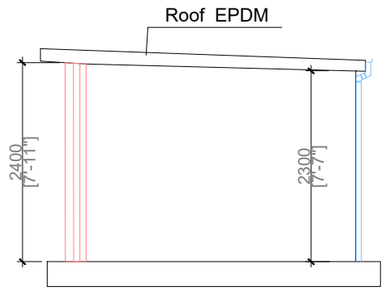

SECTION A-A
PROPOSED

NOTE

1 - THE OUTBUILDING WILL HAVE
THE SAME LEVEL THROUGHOUT

NO	DATE	ENG.	REVISIONS

CONSULTANT

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SCALE	DRW. BY	CKD.BY
1:75	MM	MM
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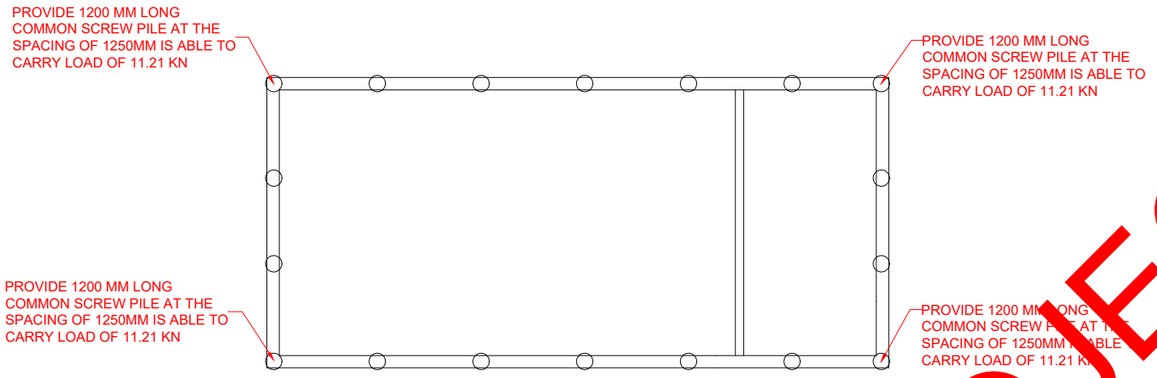
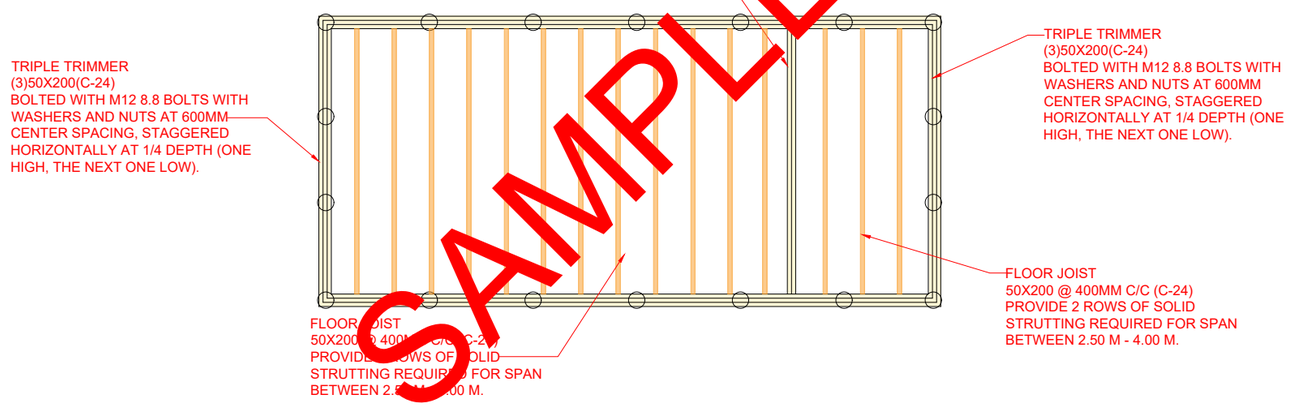
22AUG 2024	H-0020	2

TITLE :
PROPOSED OUT HOUSE



FOUNDATION PLAN
STRUCTURAL



FLOOR PLAN
STRUCTURAL

NOTE
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22AUG 2024	H-0020	3

TITLE :
STRUCTURAL PLANS

NEW AND REPLACEMENT WINDOWS

NEW AND REPLACEMENT WINDOWS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT COAT LOW-E GLASS. WINDOW ENERGY RATING TO BE BAND B OR BETTER AND TO ACHIEVE U-VALUE OF 1.4 W/M²K. THE DOOR AND WINDOW OPENINGS SHOULD BE LIMITED TO 25% OF THE EXTENSION FLOOR AREA PLUS THE AREA OF ANY EXISTING OPENINGS COVERED BY THE EXTENSION.
INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS.
WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE.
WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE ADEQUATE BACKGROUND VENTILATION IN ACCORDANCE WITH APPROVED DOCUMENT F.

NEW AND REPLACEMENT DOORS

NEW AND REPLACEMENT DOORS TO ACHIEVE A U-VALUE OF 1.4W/M²K. GLAZED AREAS TO BE DOUBLE GLAZED WITH 16-20MM ARGON GAP AND SOFT LOW-E GLASS. GLASS TO BE TOUGHENED OR LAMINATED SAFETY GLASS TO BS 6206, BS EN 14179 OR BS EN ISO 12543-1 AND PART K OF THE CURRENT BUILDING REGULATIONS.
INSULATED PLASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL SOFFITS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS.
WINDOWS AND DOOR FRAMES TO BE TAPED TO SURROUNDING OPENINGS USING AIR SEALING TAPE.

TRICKLE VENT

REPLACEMENT WINDOWS SHOULD BE FITTED WITH TRICKLE VENTS REGARDLESS OF WHETHER THE WINDOWS BEING REPLACED HAD VENTS IN THEM OR NOT IF NO BACKGROUND VENTILATION ALTERNATIVE IS BEING INSTALLED. HABITABLE ROOMS AND KITCHENS: 8000MM2 EA.

INTERNAL STUD PARTITIONS

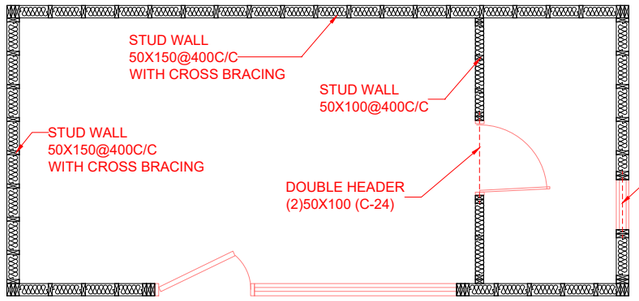
100MM X 50MM SOFTWOOD TREATED TIMBERS STUDS AT 400MM CTRS WITH 50 X 100MM HEAD AND SOLE PLATES AND SOLID INTERMEDIATE HORIZONTAL NOGGINS AT 1/3 HEIGHT OR 450MM C/CS. PROVIDE MIN 10KG/M³ DENSITY ACOUSTIC SOUNDPROOF QUILT TIGHTLY PACKED (E.G.100MM ROCKWOOL OR ISOWOOL MINERAL FIBRE SOUND INSULATION) IN ALL VOIDS THE FULL DEPTH OF THE STUD. PARTITIONS TO BE BUILT OFF DOUBLED UP JOISTS WHERE PARTITIONS RUN PARALLEL OR PROVIDE NOGGINS WHERE AT RIGHT ANGLES, OR TO BE BUILT OFF DPC ON THICKENED CONCRETE SLAB IF SOLID GROUND FLOOR. WALLS FACED THROUGHOUT WITH 12.5MM PLASTERBOARD WITH SKIM PLASTER FINISH. PLASTERBOARD TO BE TAPED AND JOINTED COMPLETE WITH BEADS AND STOPS.

MATERIALS AND WORKMANSHIP

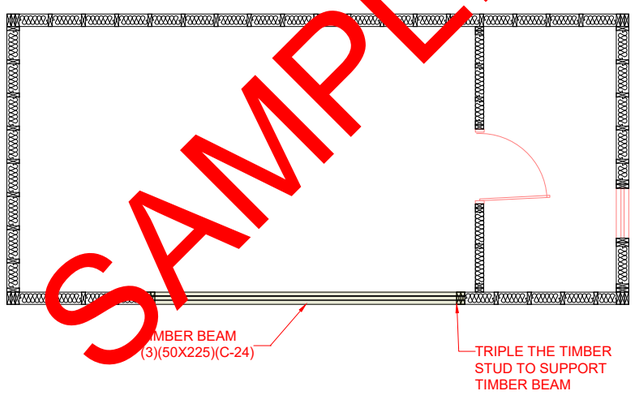
ALL WORK WILL COMPLY WITH THE THE CURRENT BUILDING REGULATIONS AND WILL BE CARRIED OUT TO THE SATISFACTION OF THE BUILDING CONTROL INSPECTOR.

ALL STAGES OF WORK ARE TO BE CHECKED AND AGREED ON SITE WITH THE BUILDING INSPECTOR BEFORE COVERING OVER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE TEMPORARY WORKS, THE STABILITY OF THE EXISTING STRUCTURE, EARTHWORKS,EXCAVATIONS, ETC; THE CONTRACTOR WILL ENSURE THAT THE BUILDINGS WILL BE ADEQUATELY SUPPORTED AT ALL STAGES OF CONSTRUCTION, INCLUDING ANY EARTHWORK SUPPORTS MADE NECESSARY BY EXCAVATIONS AND GROUND CONDITIONS. THE SUPPORTS AND PROPS TO BE PROVIDED TILL THE FINAL RETAINING WALL IS IN PLACE.



WALL & LINTEL PLAN
STRUCTURAL



BEAM PLAN
STRUCTURAL

HEATING

EXTEND ALL HEATING AND HOT WATER SERVICES FROM EXISTING AND PROVIDE NEW TVRS TORADIATORS. HEATING SYSTEM TO BE DESIGNED, INSTALLED, TESTED AND FULLY CERTIFIED BY A GAS SAFE REGISTERED SPECIALIST. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITIES BY LAWS, GAS SAFETY REQUIREMENTS AND IEEE REGULATIONS.
FIRE DETECTION AND ALARM SYSTEM SHOULD BE PROVIDED TO MEET GRADE B CATEGORY LD3 AS DESCRIBED IN BS 5839-6:2019. I.E. INERLINKED AND ELECTRICALLY POWERED SMOKE ALARM/DETECTOR WITH BATTERY BACK UP SHOULD BE PROVIDED AT EACH LANDING.

HEALTH AND SAFE

THE CONTRACTOR [illegible] REMINDED OF THEIR LIABILITY TO ENSURE DUE CARE, ATTENTION AND CONSIDERATION IS GIVEN IN REGARD TO SAFE PRACTICE IN COMPLIANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974

CDM REGULATIONS

THE OWNER SHOULD THEY NEED TO DO SO, MUST ABIDE BY THE CONSTRUCTION DESIGN AND MANAGEMENT REGULATIONS 1994 WHICH RELATE TO ANY BUILDING WORKS INVOLVING MORE THAN 500 MAN HOURS OR LONGER THAN 30 DAYS DURATION. IT IS THE CLIENT'S RESPONSIBILITY TO APPOINT A PLANNING SUPERVISOR ON ALL PROJECTS THAT REQUIRE COMPLIANCE WITH THE CDM REGULATIONS.

SITE PREPARATION

GROUND TO BE PREPARED FOR NEW WORKS BY REMOVING ALL UNSUITABLE MATERIAL, VEGETABLE MATTER AND TREE OR SHRUB ROOTS TO A SUITABLE DEPTH TO PREVENT FUTURE GROWTH. SEAL UP, CAP OFF, DISCONNECT AND REMOVE EXISTING REDUNDANT SERVICES AS NECESSARY. REASONABLE PRECAUTIONS MUST ALSO BE TAKEN TO AVOID DANGER TO HEALTH AND SAFETY CAUSED BY CONTAMINANTS AND GROUND GASES E.G. LANDFILL GASES, RADON, VAPOURS ETC. ON OR IN THE GROUND COVERED, OR TO BE COVERED BY THE BUILDING.

NOTE

1 - THE OUTBUILDING WILL HAVE THE SAME LEVEL THROUGHOUT

NO	DATE	ENG.	REVISIONS

CONSULTANT

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22AUG 2024	H-0020	4

TITLE :

STRUCTURAL PLANS

RAINWATER DRAINAGE

NEW 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 AUTHORITY APPROVAL), FILLED WITH SUITABLE GRANULAR FILL AND PROVIDED WITH GEOTEXTILE SURROUND TO PREVENT MIGRATION OF FINES. IF NECESSARY CARRY OUT A POROSITY TEST TO DETERMINE DESIGN AND DEPTH OF SOAKAWAY.

RAINWATER DRAINAGE

NEW 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 MINIMUM DISTANCE OF 5.0M AWAY FROM ANY BUILDING, VIA 110MM DIA UPVC PIPES SURROUNDED IN 150MM GRANULAR FILL.

SOAKAWAY USING CRATES

TRENCH OF SOAKAWAY TO BE PROVIDED SLIGHTLY LARGELY THAN DESIGNED DEPTH AFTER POROSITY TEST (IF REQUIRED), BUT A MINIMUM OF JUST OVER 1 CUBIC METRES FROM INVERT LEVEL OF PIPE. LINE THE TRENCH WITH SUITABLE GEOTEXTILE AND PROVIDE A COMPACTED BED OF COARSE SAND TO BASE. INSTALL AQUACELL CRATE UNITS OR EQUIVALENT AS MANUFACTURER'S DETAILS. GEOTEXTILE TO BE WRAPPED AROUND CRATES. PROVIDE 100MM OF COARSE SAND BETWEEN THE TRENCH WALLS AND OVER THE AQUACELL STRUCTURE. BACKFILL WITH SUITABLE MATERIAL.

UNDERGROUND FOUL DRAINAGE

UNDERGROUND DRAINAGE TO CONSIST OF 100MM DIAMETER UPVC PROPRIETARY PIPEWORK 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 ATALL CHANGES OF DIRECTION AND JUNCTIONS. ALL BELOW GROUND DRAINAGE TO COMPLY WITH BS EN 1401-1.

INSPECTION CHAMBERS

UNDERGROUND QUALITY PROPRIETARY UPVC 450MM DIAMETER INSPECTION CHAMBERS TO BE PROVIDED AT ALL CONNECTIONS, CHANGES OF LEVEL, CHANGES IN DIRECTION, AND EVERY 45M IN STRAIGHT RUNS. INSPECTION CHAMBERS TO HAVE BOLT DOWN DOUBLE SEALED COVERS IN BUILDINGS AND BE ADEQUATE FOR VEHICLE LOADS IN DRIVEWAYS.

ABOVE GROUND DRAINAGE

ALL NEW ABOVE GROUND DRAINAGE AND PLUMBING TO COMPLY WITH BS EN 12056-2 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-VAC 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.
WC - 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 ON TO SVP WITHIN 200MM OF THE WC CONNECTION.
SUPPLY HOT AND COLD WATER TO ALL FITTINGS AS APPROPRIATE.

SOIL AND VENT PIPE

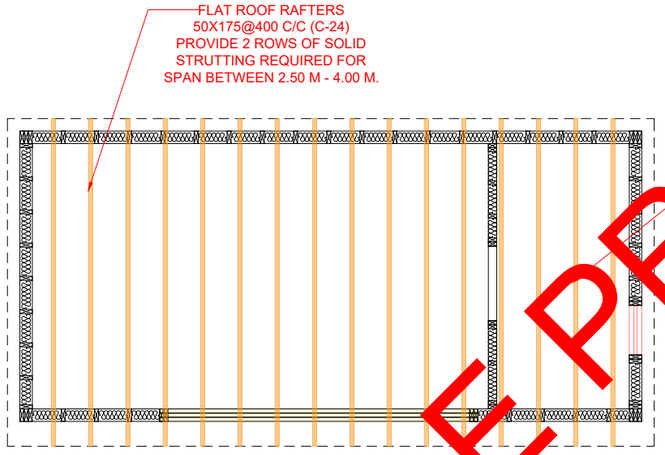
SVP TO BE EXTENDED UP IN 110MM DIA UPVC AND TO TERMINATE MIN 900MM ABOVE ANY OPENINGS WITHIN 3M. PROVIDE A LONG RADIUS BEND AT FOOT OF SVP.

AUTOMATIC AIR VALVE

WC TO BE CONNECTED TO NEW 110MM UPVC SOIL PIPE WITH ACCESSIBLE INTERNAL AIR ADMITTANCE VALVE COMPLYING WITH BS EN 12380. AIR ADMITTANCE VALVE TO BE PLACED AT A HEIGHT SO THAT THE OUTLET IS ABOVE THE SPILL OVER LEVEL OF THE HIGHEST FITTING.

FLAT ROOF VENTILATION

CROSS VENTILATION TO BE PROVIDED ON OPPOSING SIDES BY A PROPRIETARY EAVES VENTILATION STRIP EQUIVALENT TO 25MM CONTINUOUS WITH FLY PROOF SCREEN. FLAT ROOF INSULATION IS TO BE CONTINUOUS WITH THE WALL INSULATION BUT STOPPED BACK TO ALLOW A CONTINUOUS 50MM AIR GAP ABOVE THE INSULATION FOR VENTILATION.



ROOF PLAN
STRUCTURAL

NOTE

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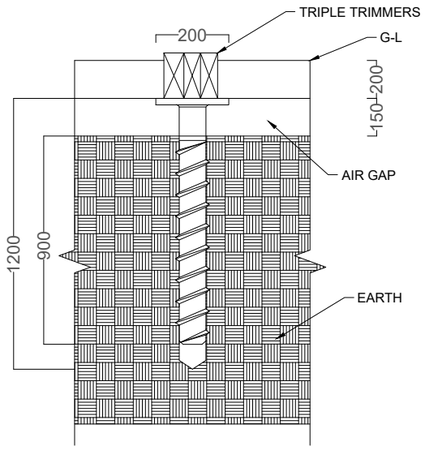
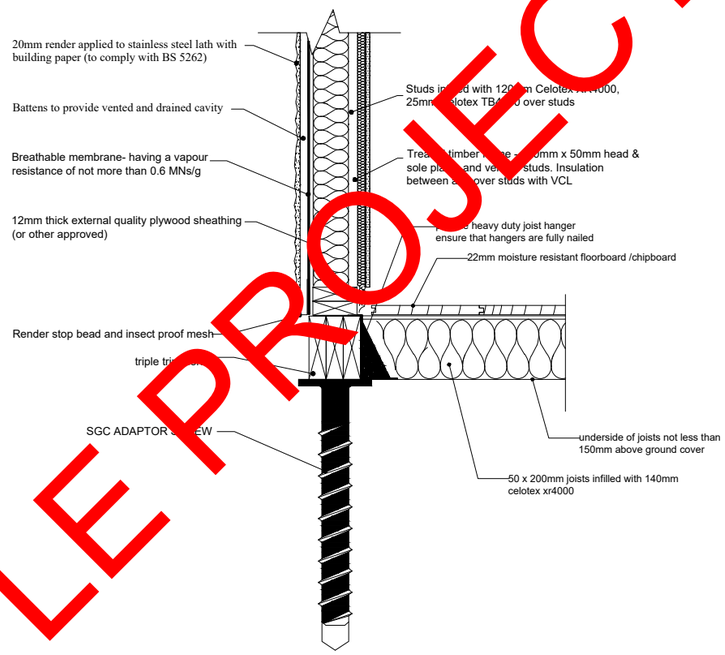
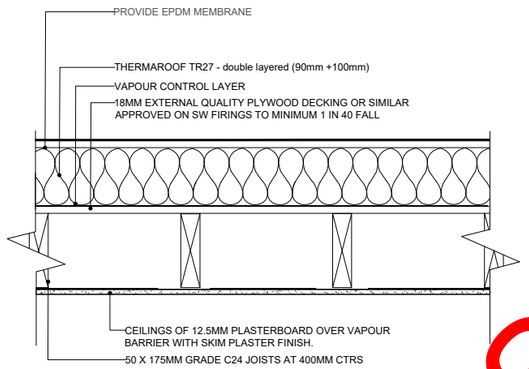
STRUCTURAL PLAN



SGC ADAPTOR SCREW PILE



STUD WALL FOUNDATION DETAIL
WITH TIMBER SUSPENDED FLOOR



WARM FLAT ROOF
U-value 0.15 W/m²K

NO	DATE	ENG.	REVISIONS

CONSULTANT

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CLIENT NAME

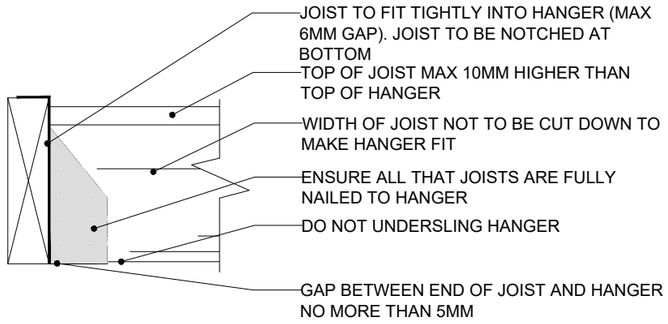
PROPOSAL

PROJECT ADDRESS

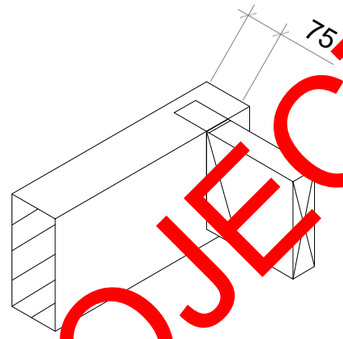
SCALE	DRW. BY	CKD.BY
1:75	MM	MM
DATE	PROJECT. NO:	DRG.
22AUG 2024	H-0020	6

TITLE :

STRUCTURAL DETAILS

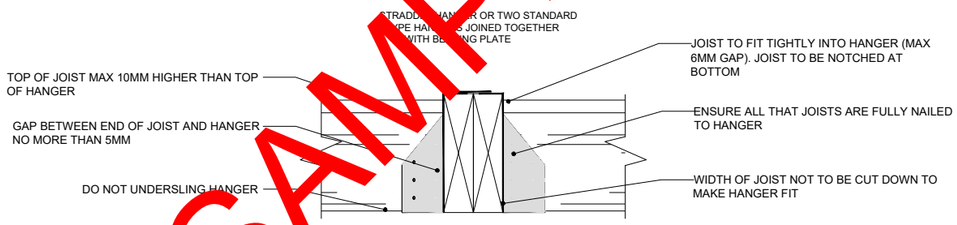


STANDARD TIMBER HANGER



WHERE JOISTS ARE SUPPORTED ON JOISTS HANGERS PROVIDE MIN 75 MM BEARINGS ON MASONRY AND HANGER

BEARING - NHBC 6.4 - D7



STRADDLE TIMBER HANGER

NO	DATE	ENG.	REVISIONS

CONSULTANT

PEPP
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22AUG 2024	H-0020	7

TITLE :
STRUCTURAL DETAILS