

## 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 waness, 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 1B/P.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Commodity Specification for 40 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 specifications.
2. All habitable doors to stairs enclosure and the kitchen to be fitted 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/mm<sup>2</sup>.

4. Blockwork shall have a minimum crushing strength of 7N/mm<sup>2</sup>.
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 drawing 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 stipulated structural steelwork shall conform 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.  
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.

Note: The dimension deviation can be up to  $\pm 75\text{mm}$  due to the tolerances and human errors as the dimensions are recorded manually.

All the dimensions must check on site by contractor and such dimensions to be their responsibility

Client Name
Project Address
Section <b>GARAGE CONVERSION</b>
Stage <b>ARCHITECTURAL</b>
Drawing Title <b>GENERAL NOTES</b>
Drawing Status <b>FOR APPROVAL</b>

Project No.	2024-03-CR0 8XW		
Drawing No.	PLANNING-001		
Revision	00		
Scale at A3	1:100		
Date	06-03-24		
Designed	MM	Checked	MM
Drawn	MM	Approved	MM



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Client Name

Project Address

Section  
GARAGE CONVERSION

Stage  
ARCHITECTURAL

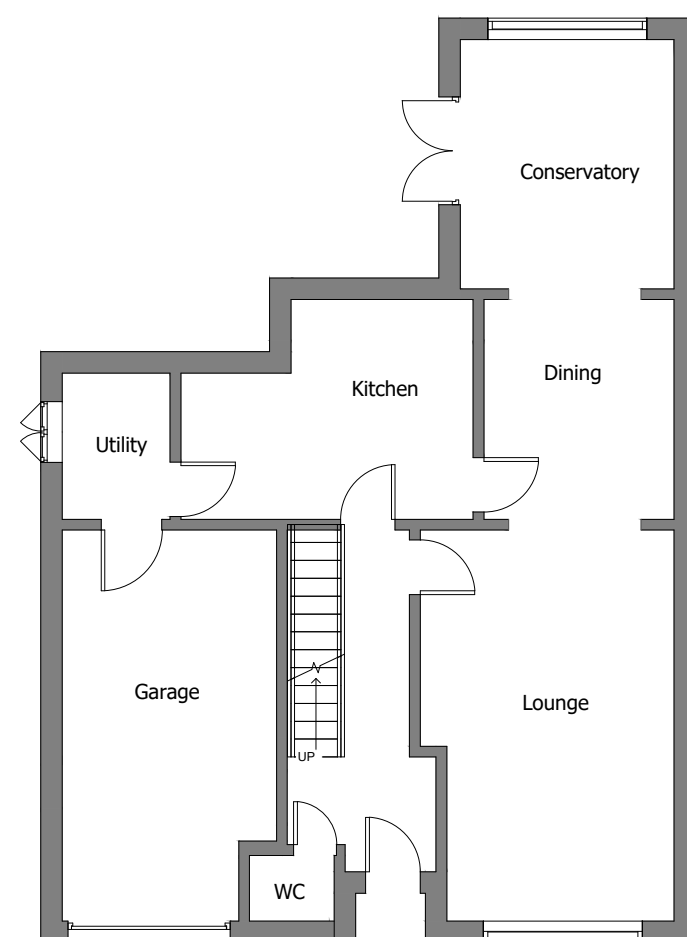
Drawing Title

**EXISTING PLANS**

Drawing Status

**FOR APPROVAL**

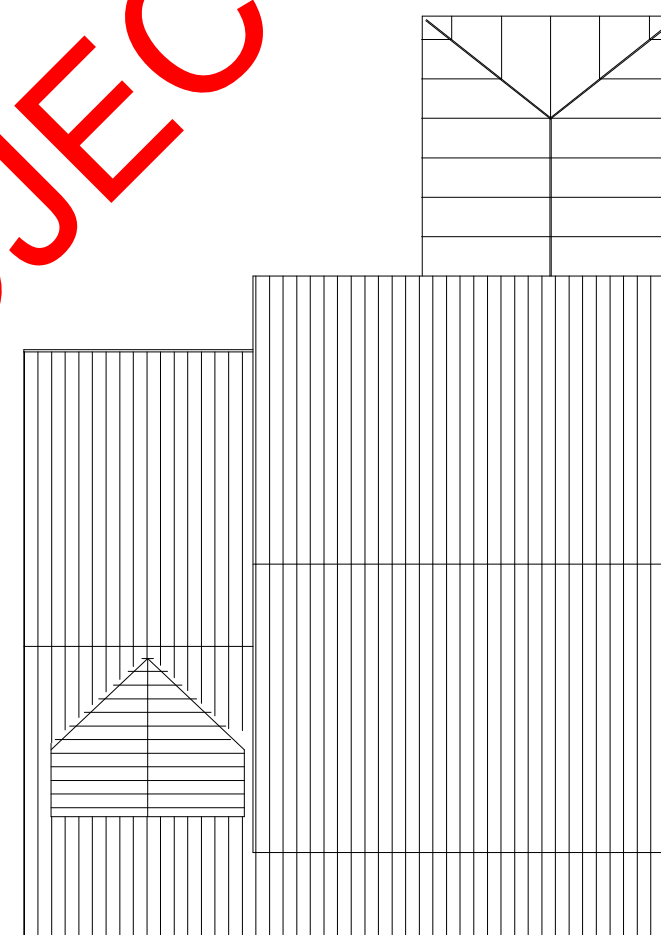
## Revisions and Notes



## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## ROOF PLAN

Project No.	2024-03-CR0 8XW		
Drawing No.	PLANNING-002		
Revision	00		
Scale at A3	1:100		
Date	06-03-24		
Designed	MM	Checked	MM
Drawn	MM	Approved	MM



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Section  
GARAGE CONVERSION

Stage  
ARCHITECTURAL

Drawing Title

**EXISTING ELEVATIONS**

Drawing Status

**FOR APPROVAL**

## Revisions and Notes

Project No.	2024-03-CR0 8XW
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Drawing No. PLANNING-003

Revision	00
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Scale at A3	1:100
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Date	06-03-24
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Drawn	MM	Approved	MM
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Client Name \_\_\_\_\_

Project Address

Section

**GARAGE CONVERSION**

Stage  
ARCHITECTURAL

Drawing Title

**DEMO PLANS**

Drawing Status

**FOR APPROVAL**

#### Revisions and Notes

Drawing No.	PLANNING-004
Revision	00

Scale at A3	1:100		
Date	06-03-24		
Designed	AAAA	Checked	AAAA

Designed	MM	Checked	MM
Drawn	MM	Approved	MM

 **YÜKSEKÖĞRETİM**

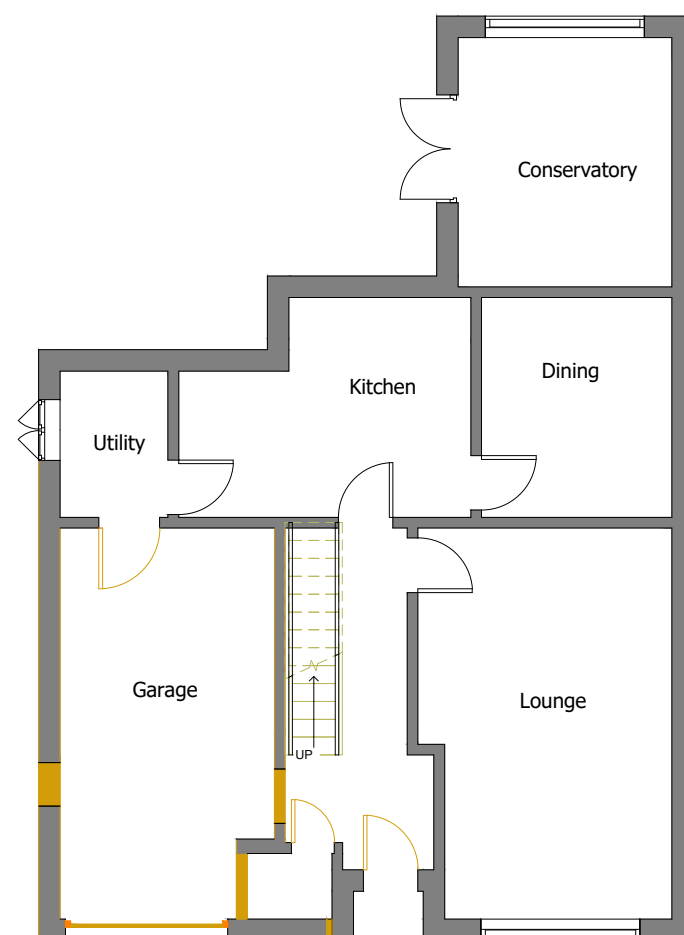


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## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## ROOF PLAN

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GARAGE CONVERSION

Stage  
ARCHITECTURAL

Drawing Title

**DEMO ELEVATIONS**

Drawing Status

**FOR APPROVAL**

## Revisions and Notes

Project No.	2024-03-CR0 8XW
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Drawing No. **PLANNING-005**

Revision	00
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Scale at A3	1:100
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Project Address

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GARAGE CONVERSION

Stage  
ARCHITECTURAL

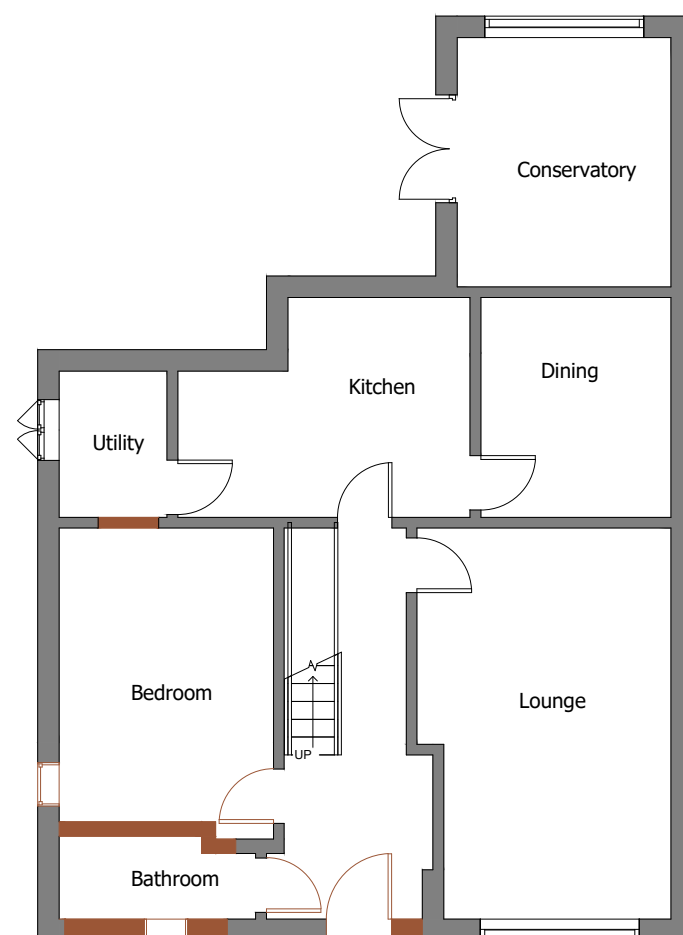
Drawing Title

**PROPOSED PLANS**

Drawing Status

**FOR APPROVAL**

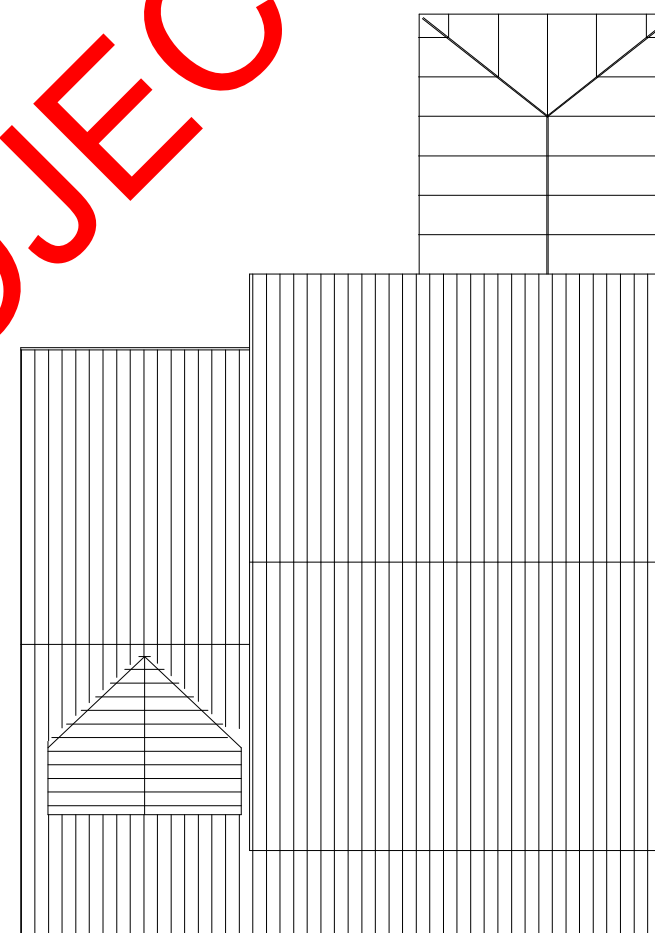
## Revisions and Notes



## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## ROOF PLAN

Project No.	2024-03-CR0 8XW		
Drawing No.	PLANNING-006		
Revision	00		
Scale at A3	1:100		
Date	06-03-24		
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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, BSI, NICEIC CERTIFICATION SERVICES OR ZURICH LTD. 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.

INSTALL LOW ENERGY LIGHT FITTINGS THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY BETTER THAN 80 LUMENS PER CIRCUIT WATT. ALL FIXED TO HAVE LIGHTING CAPACITY (LM) 185 X TOTAL FLOOR AREA, TO COMPLY WITH PART L OF THE CURRENT BUILDING REGULATIONS AND THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE.

L3 FIRE ALARM SYSTEM TO BS 5839 TO BE INSTALLED (PROTECTION OF ESCAPE ROUTES). MAINS POWERED SMOKE DETECTORS(SD), WITH BACKUP BATTERY, TO BE FITTED IN HALLWAY AND UPPER LANDINGS, ALL LINKED TO EACH OTHER AND ON AN INDEPENDANT CIRCUIT WITH A SEPERATE FUSE.

ALL DOORS TO HABITABLE ROOMS WITHIN STAIR ENCLOSURE TO BE FD30 DOORS FITTED WITH A PERKOMATIC SELF CLOSER. 25X38MM DOOR STOPS GLUED AND SCREWED TO FRAME. THIS IS NOT REQUIRED FOR A TWO STORY (GROUND+FIRST FLOOR) BUILDING BUT STRONGLY RECOMMENDED. DOORS TO BE FULL PANEL DOORS WITH NO GLAZING.

ALL ELECTRICAL WIRING & INSTALLATIONS TO CONFORM TO BS7671 "REQUIREMENTS FOR ELECTRICAL INSTALLATIONS" AND ANY OTHER REGULATIONS APPLICABLE TO SIMILAR RESIDENTIAL HOUSES.

**(mev) MECHANICAL EXTRACT  
VENTILATOR**

Lounge

# GROUND FLOOR WALL & LINTEL PLAN

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/M<sup>2</sup>K. THE FLOOR 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 PASTERBOARD TO BE USED IN REVEALS TO ABUT JAMBS AND TO BE CONSIDERED WITHIN REVEAL DETAILS. FULLY INSULATED AND CONTINUOUS CAVITY CLOSERS TO BE USED AROUND REVEALS. WINDOWS AND DOOR THRESHLES 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.

CARE SHALL BE TAKEN TO LIMIT THE OCCURRENCE OF THERMAL BRIDGING IN THE INSULATION LAYERS CAUSED BY GAPS WITHIN THE THERMAL ELEMENT, (I.E. AROUND WINDOWS AND DOOR OPENINGS). REASONABLE PROVISION SHALL ALSO BE MADE TO ENSURE THE EXTENSION IS CONSTRUCTED TO MINIMIZE UNWANTED AIR LEAKAGE THROUGH THE NEW BUILDING FABRIC.

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.

## Revisions and Notes

Drawn	MM	Approved	MM
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Phone No.: 02035763199



Min 65 - 75mm sand/cement screed to be provided over insulation and underfloor heating pipework

Pipework to installed directly to rigid insulation using proprietary clip rails and clips. spaced in accordance with pipe layout design

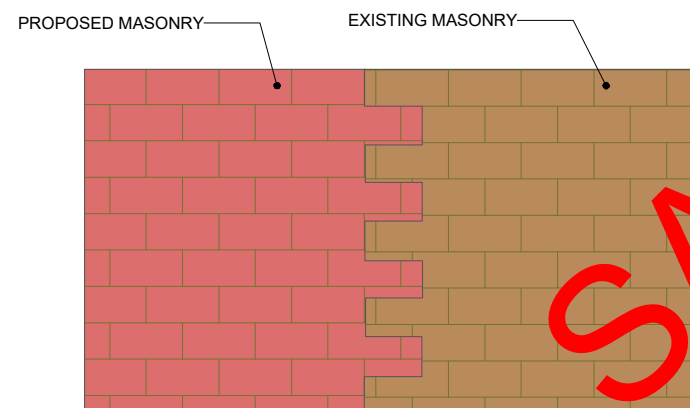
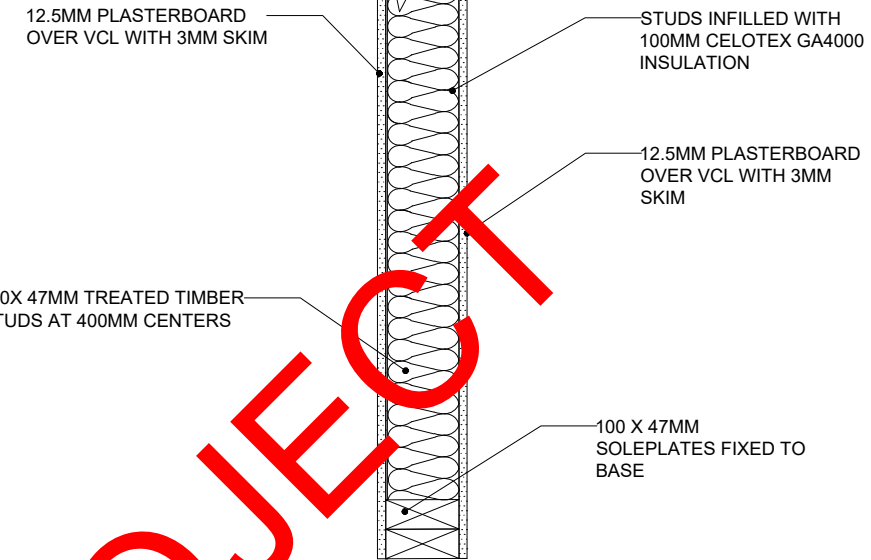
130mm Celotex XR4000 PIR INSULATION

100mm thick concrete slab

1200g damp proof membrane

150mm sand blinded hardcore

STUD WALL  
U-value 0.18 W/m<sup>2</sup>k



STRADDLE HANGER OR TWO STANDARD TYPE HANGERS JOINED TOGETHER WITH BEARING PLATE

TOP OF JOIST MAX 10MM HIGHER THAN TOP OF HANGER

GAP BETWEEN END OF JOIST AND HANGER NO MORE THAN 5MM

DO NOT UNDERSLING HANGER

JOIST TO FIT TIGHTLY INTO HANGER (MAX 6MM GAP), JOIST TO BE NOTCHED AT BOTTOM

ENSURE ALL THAT JOISTS ARE FULLY NAILED TO HANGER

WIDTH OF JOIST NOT TO BE CUT DOWN TO MAKE HANGER FIT

## STRADDLE TIMBER HANGER

Client Name
Project Address
Section GARAGE CONVERSION
Stage ARCHITECTURAL
Drawing Title STRUCTURAL DETAILS
Drawing Status FOR APPROVAL

## Revisions and Notes

Drawn	MM	Approved	MM
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Client Name

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Section  
GARAGE CONVERSION

Stage

ARCHITECTURAL

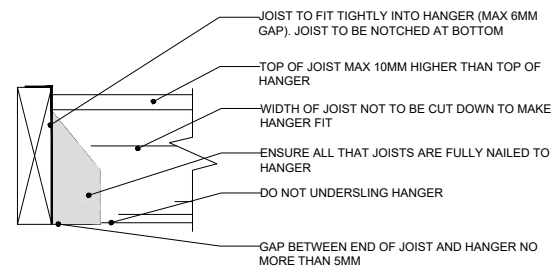
Drawing Title

**STRUCTURAL DETAILS**

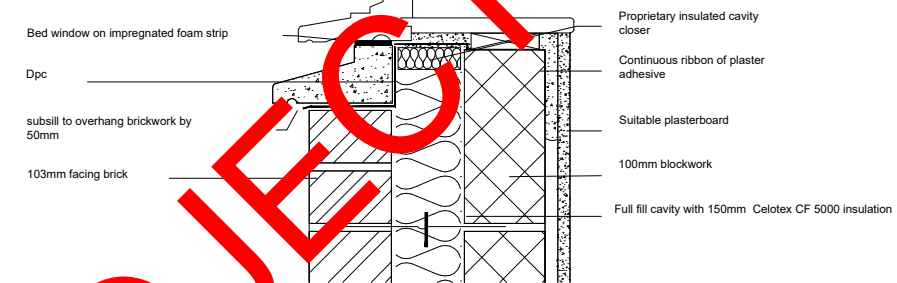
Drawing Status

FOR APPROVAL

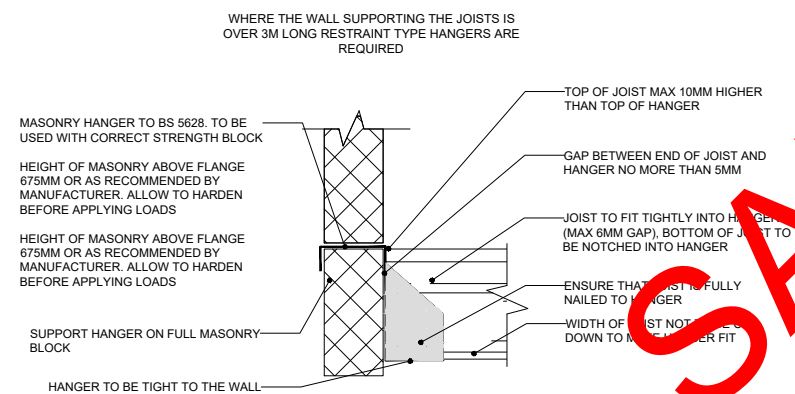
## Revisions and Notes



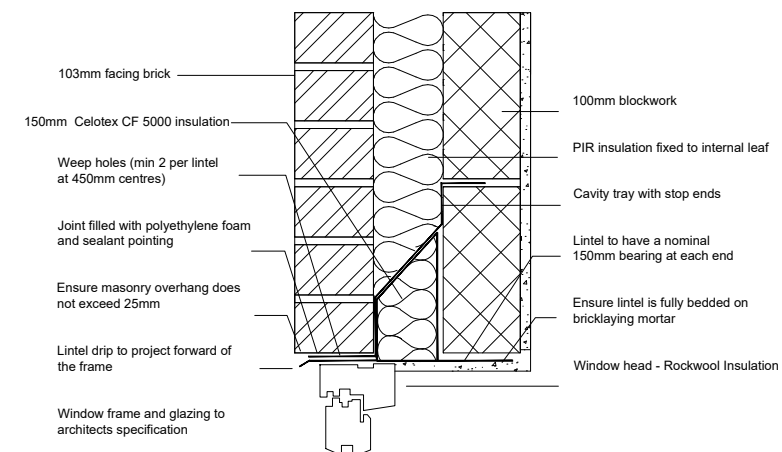
## STANDARD TIMBER HANGER



WINDOW SILL



## RESTRAINT MASONRY HANGER



## WINDOW HEAD AND LINTEL

Project No. 2024-03-CR0 8XW

Drawing No. **PLANNING-010**

Revision 00

Scale at A3 N.T.S

Date 06-03-24

Designed	MM	Checked	MM
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