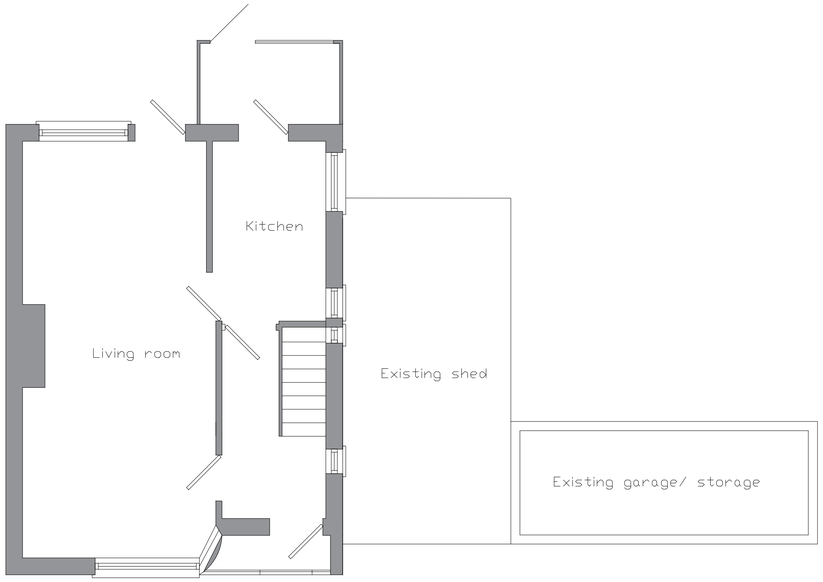
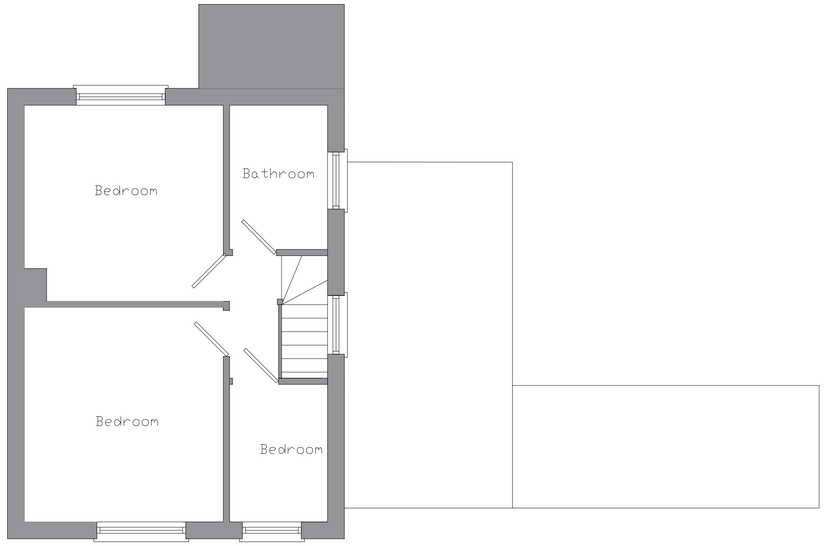
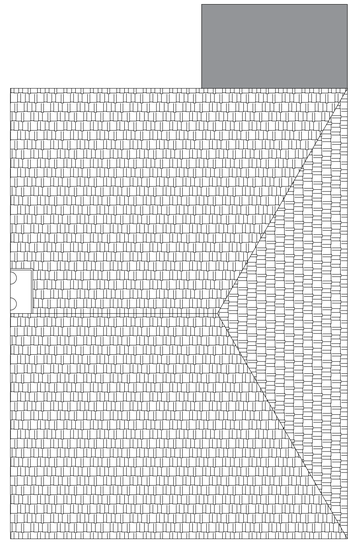


EXISTING GROUND FLOOR PLAN 1:50

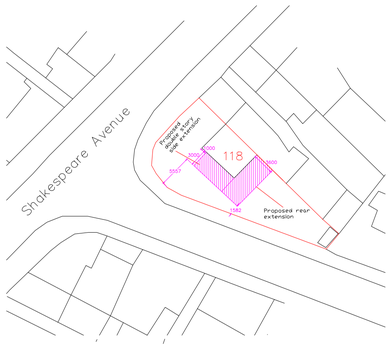


EXISTING FIRST FLOOR PLAN 1:50

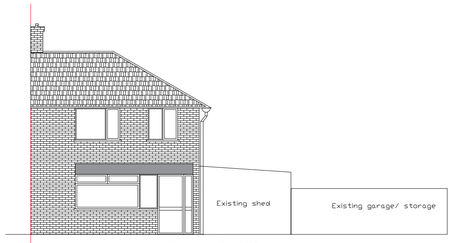


EXISTING ROOF FLOOR PLAN 1:50

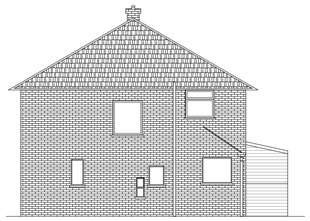
SITE LOCATION PLAN
1:1250



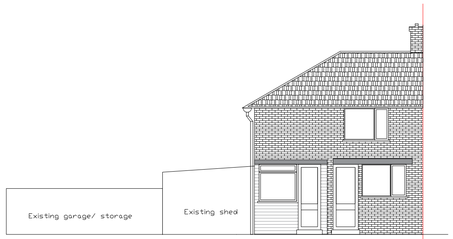
PROPOSED BLOCK PLAN 1:500



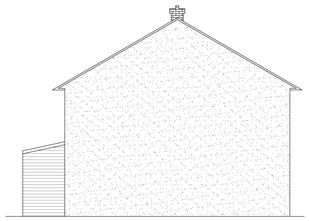
EXISTING FRONT ELEVATION 1 1:100



EXISTING SIDE ELEVATION 1 1:100



EXISTING REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 2 1:100

PROVISIONAL

0 0.5m 1.0m 2.0m 5.0m
SCALE 1:50

0 1.0m 5.0m
SCALE 1:100

Unless specifically mentioned, no visit has been made to verify the information provided or the assumptions made. Any discrepancies should be referred to the structural engineer. All dimensions for construction are to be checked on site prior to manufacture/construction.

The calculations are based upon the assumption that the woks will be carried out by a competent building contractor in accordance with the Building Regulations; relevant British Standards and to traditionally accepted standard and methods of building construction.

The suitability of proposed and/or existing walls and foundations to sustain any new loadings should be verified on site and agreement reached with the Building Control Officer.

All works to be carried out in accordance with the CDM regulations with the appointment of a CDM co-ordinator and preparation of pre-tender health & safety plans with risk assessments etc.

GENERAL CONSTRUCTION NOTES:

1. Copyright Reserved.
2. All working dimensions to be checked on site. Do not scale from drawings.
3. Any discrepancies between drawings and specifications to be notified to Engineer foe decision.
4. This drawing is to be read in conjunction with all other Engineers and Architects drawings, details and specifications.
5. New foundations in all circumstances to be subject to inspection and to suit sub-soil condition, 500mm below any root penetration in clay soils and in accordance with NHBC guidelines.
6. Works appertaining to the relevant plans should not be carried out until the drawings and calculations have been approved by the Local Authority or approved inspector. Any works commenced before such approval has been obtained are undertaken solely at the builders/owners risk.
7. Pad stones to be in situ/precast concrete or engineering brick as specified (do not use cut down pre-stressed concrete lintels). Min 100mm bearings. Take overall beam length from site dims.
8. The Contractor is responsible for stability of the building during the works and must provide sufficient temporary vertical and lateral supports to prevent any damage.
9. All services are to be checked and confirmed on site prior to any work commence.
10. The Contractor shall provide method statements, detailing temporary works and sequence of work for approval prior to commencing the work.
11. All lintels to have 150mm min. bearing UNO.

CONCRETE NOTES:

1. All structural concrete to be C30/37 to EC 2. Foundation concrete to be GEN 3 Grade. Min cement content to be 300 kg/m3. Max aggregate size to be 20mm. Max water/cement ratio of 0.6
2. Cover to all reinforcement to be 40mm and 75mm where in contact with ground unless specified.
3. For reinforcement details see Bar Bending Schedule. By others.
4. If base of excavation is soft it is to be blinded with lean mix concrete. Mix 1:3:6 ratio of cement: sand: coarse aggregate.
5. Screed mix to be 1:3 ratio of cement: sharp sand
6. All concrete below ground level to be Sulphate-resisting Portland cement.
7. Spacers to be proprietary plastic or concrete.
8. Reinforcement to be clean of dirt oil and loose rust prior to concreting.
9. Reinforcement laps to be 40 x bar diameter

STEEL NOTES:

1. All temporary works to be the full responsibility of contractor.
2. Fire protection to be provided in accordance with Architects details.
3. Any steel exposed to the elements such as welded plate supporting external masonry skin should be stainless steel or hot dip galvanised.
4. All structural steel to be grade S355 mild steel to EN 1993 and in accordance with BS5950 for design detail and workmanship.
5. All welding to be carried out in accordance with BS5135.
6. All fillet welds to be 6mm Min.
7. All welding to be undertaken by properly certificated welders. Shop welding is preferred.
8. Steel fabricator to check dimensions on site.
9. Steels to be encase in 100mm concrete where below ground level. Any steel exposed to the elements, eg. Plate supporting external skin, to be stainless steel or hot dip galvanised.
10. All structural steel to be thoroughly wire brushed and primed with 2 coats zinc phosphate, compatible with any intumescent paint specified else ware.
11. All bolts to be grade 8.8 bolts to EN 1993-1-8.

MASONRY NOTES:

1. Motor mix 1:3 cement and sand.
2. Load bearing blocks to be 10.4N/mm2 dense blocks.
3. Provide movement joints in unbroken lengths of blockwork @ 6m cts, 3m from corners unless minor cracking from shrinkage is acceptable.
4. Wall ties to be built at least 50mm into the leaf. In general wall areas, provide maximum horizontal spacing of 900mm and maximum vertical spacing of 450mm and at wall openings and movement joints, horizontally within 225mm and 300mm maximum vertically.

TIMBER NOTES:

1. Lateral restraining straps to be provided to connect floor joist, ceiling joist and roof rafters to external wall in accordance with NHBC requirements. Provide M305 Bat straps or similar approved, should be spaced at max 1.6m c/c. The straps should span over full depth noggins or the joist depends on the direction.
2. Hardened nails 4mm in diameter x 75mm long or No 12 wood screws x 50mm long into plugs should be used for holding down straps. Provide min 4 connection at each end.
3. Timber joists, rafters should not be weakened by excessive notching or drilling.
4. Timber to be stored and handled according to NHBC requirements.
5. Mid span full depth noggins min 38mm wide to be provide to all timber floor, stud walls, roof rafters and restrained by restrain strap at either the top or bottom of joists.
6. Notches in timbers should be avoided, if unavoidable for services to pass through, Notches may only be made in the top of the joists within the permitted area. It should be located within "0.1 to 0.2 x joist depth" away from a wall support, and not deeper than "0.15 x joist depth. Timber should be protected from any heat source.

TO EXISTING NOTES:

1. Condition of existing masonry to be inspected and reported back to engineer where forming pad stones at bearing points especially for old brick / block work, partial rebuilding of piers is often required.
2. Provide 25mm dry pack between new steels and underside of existing masonry.
3. Temporary needle propping to be inspected by Engineer prior to removal of masonry forming new opening. Minimum requirements at 1m C/C set 500mm each side of wall onto solid base.
4. To avoid differential settlement, use 20mm dia dowal bars to connect existing foundation (minimum four per connection, two top and two bottom)
5. Temporary propping of roof may be required where existing rafters / roof structure is removed during the course of the works for roof extensions, breaking through for dormers etc.
6. New openings in existing masonry to be formed with a disc cutter (other methods may weaken old brickwork).
7. All excavations below 1.2m depth to be adequately temporarily supported.
8. All excavations and other works to be in accordance with the relevant Health & Safety Acts.
9. Connection between new and existing wall to be stainless steel wall starter plugged and screwed to existing wall at 500 C/C and built into the new brick/block wall with ties at 225 C/C.

HEALTH AND SAFETY

1. Current legislation relating to health and safety, including the Health and Safety at Work etc. Act and the Construction (Design & Management) Regulations should be followed by the contractor.
2. Stability strategy should be in place before any work commence for permanent and temporary works for the property and any adjoining structures.
3. The maximum design loads for all structural elements should not be exceeded during construction and long term.
4. The location and identification of all services, including buried services should be identified before any work comments.

REV	DESCRIPTION	DRN	CHK	APP	DATE
01	General revision	SKC			26.12.20

Infrastru
Structural and Civil Engineering Consulting
Infrastru Consulting | DT +44 (0) 7816161054 | www.infrastru.co.uk

Client
Mr Sasikaran

Project
118 Shakespeare Ave Hayes
UB4 0BP

Drawing Title
Planning permission drawing - Existing

	Name	Date
Drawn	SKC	
Design	–	-
Checked	–	-
Approved	–	-

Scale 1:50 @ A1
File No. N/A
Drawing Status. For Approval

Drawing No. INF-299 - 01
Revision 01