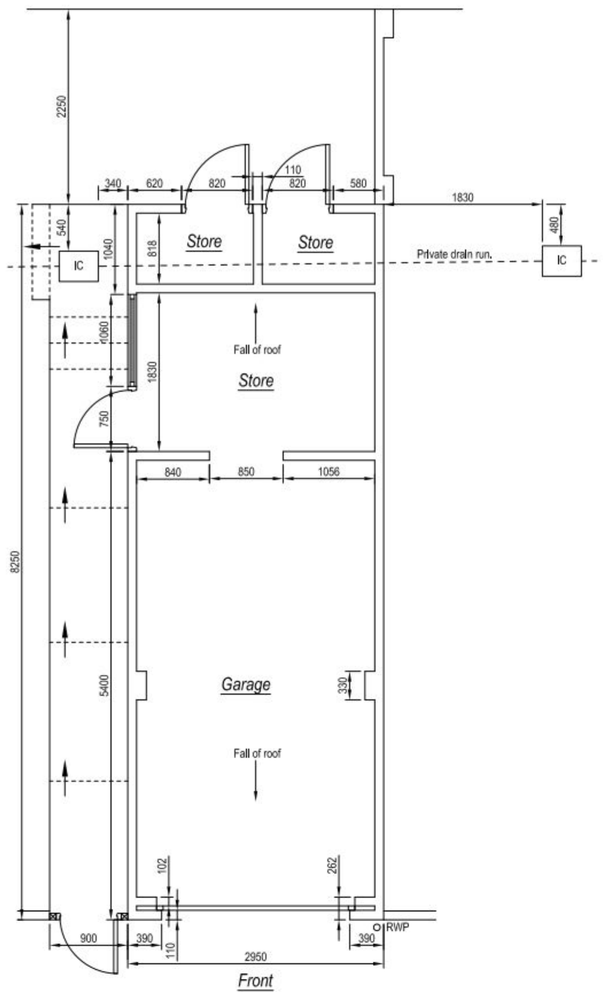
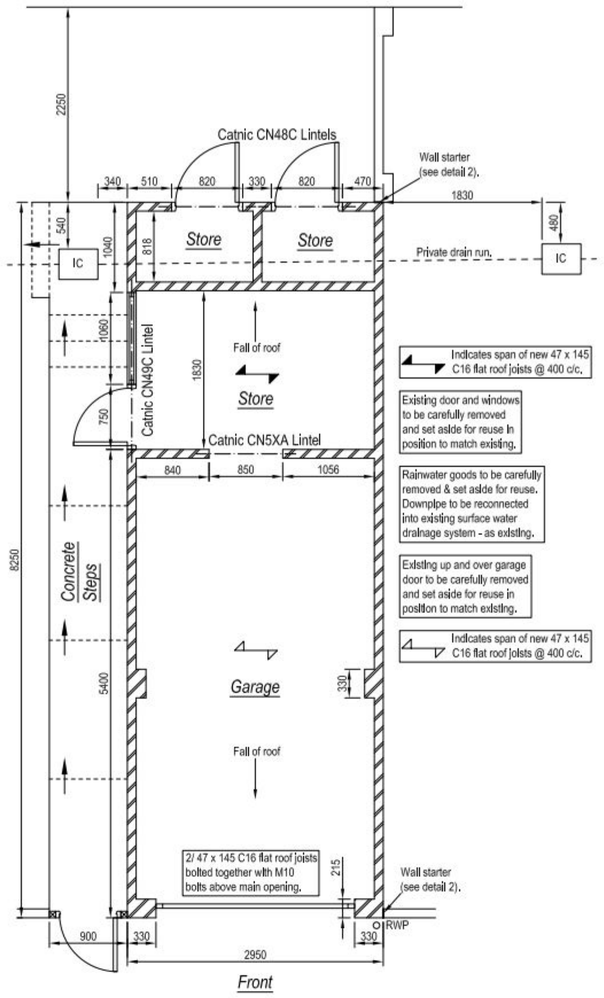
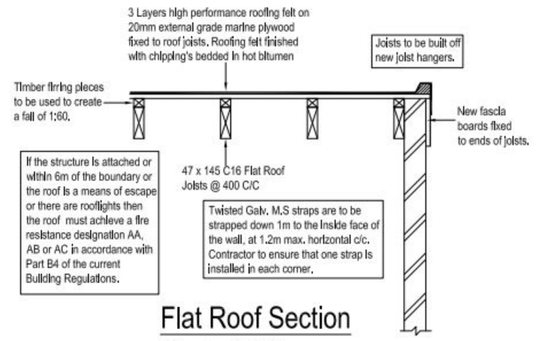


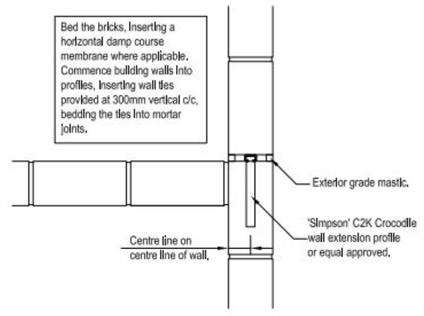
Existing Plan
Scale 1:50



Reconstruction Plan
Scale 1:50



Flat Roof Section
Scale 1:20



Wall Starter Detail 2
Scale 1:10

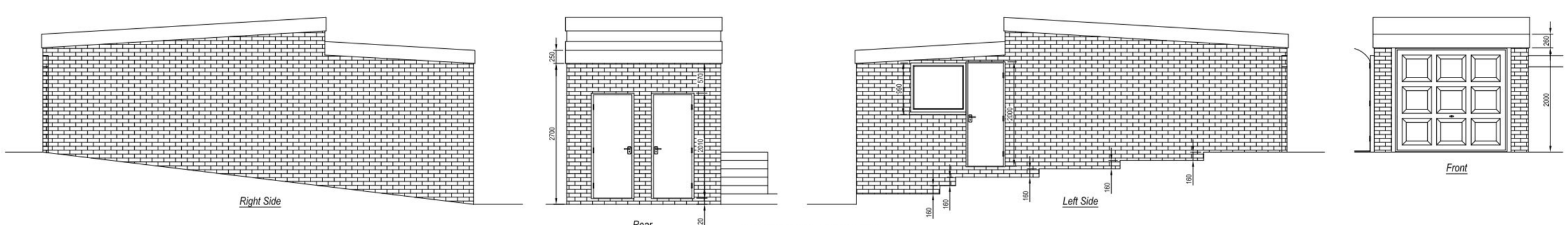
PERMIT

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

Scale 1:50.



Existing Elevations
Scale 1:50



Proposed Elevations
Scale 1:50

SUBJECT TO LOCAL PLANNING AUTHORITY APPROVAL NOT FOR CONSTRUCTION

PLEASE NOTE LOCAL BUILDING CONTROL APPROVAL IS NOT REQUIRED

Timber

Structural timber to be in accordance with BS 5268, to grade or strength class shown on the drawing. All timber sizes, spacings and grades quoted are minimum to be used. Any variation to be agreed with the Engineer prior to installation. Unless noted otherwise on the drawing all fixing and connection details to be agreed with the Contact Administrator and Design Engineer prior to installation. Any fixing and connection details that are shown on the drawings are to be adhered to unless agreed otherwise with the Engineer. A clearance of 25-75mm between the first joist and the face of the wall should be allowed.

All new timber to be stopped, knotted and treated. All structural softwood timber to be treated with CCA type preservatives applied by vacuum pressure process in accordance with Table 4 of BS5268:Part 5.

All timber connections to utilise suitable connectors by 'Simpson' Strong Tie or similar proprietary connectors approved by the Design Engineer.

Joist hangers to have at least 675mm of masonry construction above, otherwise the joists shall be supported directly by the wall or by a trimmer, In turn supported by trimmimng joists. Apart from the joists, no other loads are to be applied until the mortar in the masonry has set.

Floor joists, flat roof joists and floor tie members of attic trusses should be strutted by one or more rows of solid blocking or herringbone strutting in accordance with table below. At the end of each run of strutting the last joist should be firmly blocked to the wall.

Joist span less than 2.5m	=	None required
Joist span 2.5 - 4.5m	=	1 row at mid-span

Solid blocking should be at least 38mm wide extending at least 0.75 times the depth of the joists, fixed in line and staggered by the width of the blocking. Herringbone strutting should be of at least 38x38 timber section, fixed in line and staggered by the width of the struts. Herringbone strutting should not be used where the distance between the joists is greater than 3 times the depth of the joists. Solid blocking or herringbone strutting should be provided at joist ends supported by hangers and where they are notched into supporting steel beams.

All holes and notches in timber members shall be comply with BS 8103 Part 3 and NHBC Standard 6.4

All trimmers to be bolted together using M10 bolts to BS 916, placed through close tolerance predrilled holes at approximately 500mm c/c, with a minimum of 3 bolts per trimmer. The first bolt is to be at approximately 150mm from each end and the bolt spacings are to be approximately equal. No load shall be applied until all the bolts have been fully installed.

Drainage

Rainwater goods to be carefully removed and set aside for re-use in positions to match existing. Downpipes to be re-connected to the existing surface water drainage system.

General

This drawing is to be read in conjunction with Cunningham Lindsey / Oriel standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure, Any discrepancies shall be notified Immediately to the Contract Administrator and the Design Engineer.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and liaise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, Including the provision for pumping, shoring & propping. Design to be undertaked by a suitably qualified professional.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements.

All materials to be fit for purpose and all works, whether specified or implied, to be in accordance with current Building Regulations, British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure;

- that demolition, excavation, drilling, cutting etc into existing structures or materials be carried out carefully in case there are any hidden services
- that all items to be demolished or removed, eg walls, beams, slabs etc. are assessed for any loadbearing or stability function and temporary propping provided as necessary
- that any existing structure or materials to be drilled, cut, or otherwise disturbed, be checked for asbestos content and appropriate action taken

Walls

External leaf: 102.5mm facing brickwork to match existing.

Where a new wall abuts an existing wall, a wall starter profile is to be provided in accordance with manufacturers recommendations (refer to detail for further information). A vertical dpc is to be inserted at the junction of new and existing cavity walls where the existing runs through the cavity (see detail).

Unless noted otherwise on the drawing masonry construction locally below lintel bearings to be minimum of 27.5 N/mm² bricks or 7.3 N/mm² blocks laid in class M4 (1:6) mortar in accordance with BS 5628.

All masonry below ground level to be suitable for purpose, as designated by brick/block manufacturer, laid in class M6 (1:4) mortar. Concrete blocks should not be used below dpc level where there are sulphates in the ground, unless suitability is confirmed by the block manufacturer. Where sulphate levels are class 3 or higher Sulphate Resisting Portland Cement (SRPC) to be used for the mortar.

All brick piers to be fully bonded to the main walls using header bricks. Under no circumstances should piers be constructed separately and tied to the main walls with wall ties.

Brickwork bond/thickness shown on details are for illustration purposes only - refer to plans and Masonry specification for clarification of wall construction.

Electrical System

To be designed and installed by a suitably qualified Electrical Engineer, Design and Installation shall comply with Building Regulations Part P, and BS 7671.

Proper design, installation, inspection and testing of electrical installations is required to protect persons from fire or injury.

Electrical Installations to be Inspected and tested during and at the end of Installation, before they are taken into service. Test certificate to be issued to Building Control on completion of the works.

All sockets and switches are to be situated at appropriate heights between 450mm and 1200mm above finished floor level. Socket and switch boxes are not to be situated back-to-back.

Lintels

Unless noted otherwise on the drawing, Catnic CN48C & CN49C lintels (or equal approved by the Design Engineer) to be used over all external structural openings up to 2.1m clear, with minimum 150mm end bearings. All external wall lintels to be fitted with lintel soffit cladding to provide extra protection against exceptional weather conditions.

All external wall lintels to have a minimum of 60 years life guarantee.

Unless noted otherwise on the drawing, Catnic CN5XA lintels (or equal approved by the Design Engineer) to be used over all internal openings up to 1.8m clear, with minimum 150mm end bearings.

REV	DRAWN	DATE	DESCRIPTION
A	DP	13.12.2010	Drawing approved by Lead Office

Oriel
1st Floor Design Office, Solent House,
Solent Business Park, Whiteley,
FAREHAM, Hampshire PO15 7AF

JOB ID
Smith

SITE ADDRESS
79 Froxfield Road
Havant
Hampshire
PO9 5PW

PROJECT
Demolition and Reconstruction of Detached Garage & Stores on New Trench Foundation

DRAWING TITLE
Existing & Reconstruction Plan with Elevations, Section and Detail

INITIAL DRG DATE	DRAWN BY
October 2010	David Price
SCALE: As Shown	CHECKED BY: LS

REFERENCE	DRG No.	Rev.
3292219	101	A

THIS DRAWING WAS PRODUCED AT A1