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Do not scale off this drawing - figured dimensions on this planning drawing are approximate.

Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.

The general contractor is responsible for the verification of all dimensions on site, any discrepancies shall be brought to the immediate attention of the engineer before commencement of works on site.

Client must be aware that quotations from builders who are pricing from this drawing may and will vary considerably.

Under no circumstances will 6DC be liable for errors that may occur during and/or after construction.

Clients responsibility to deal with party wall agreements. No building works to overhang or encroach neighbouring properties.

Rev	Description	Date
1	Issued for Planning	17/12/24

Max Weatherhead

363 Parrswood

Proposed Arrangement

Project number 24_112

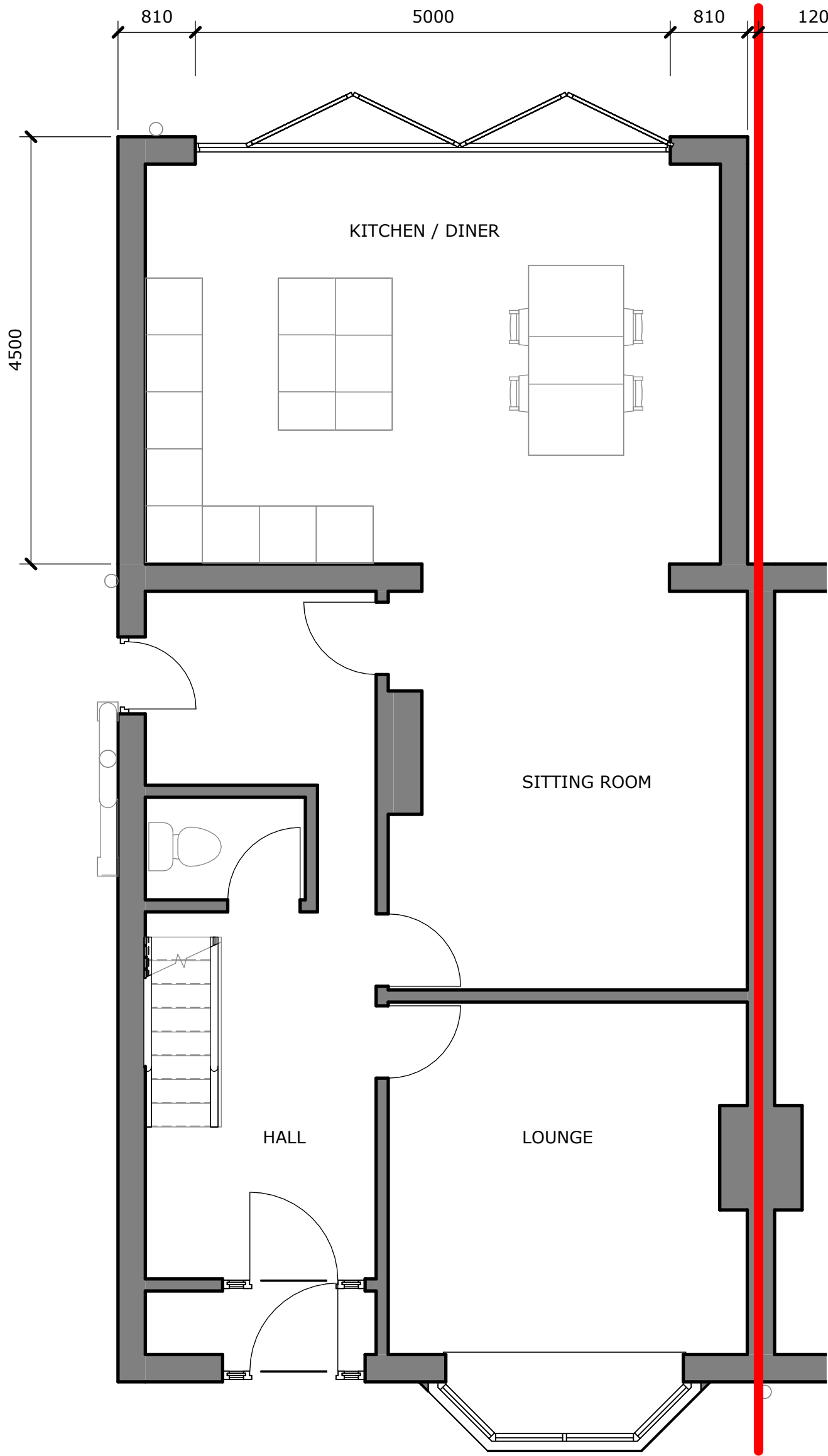
Date: Dec 24

Drawn by: DE

Checked by: GL

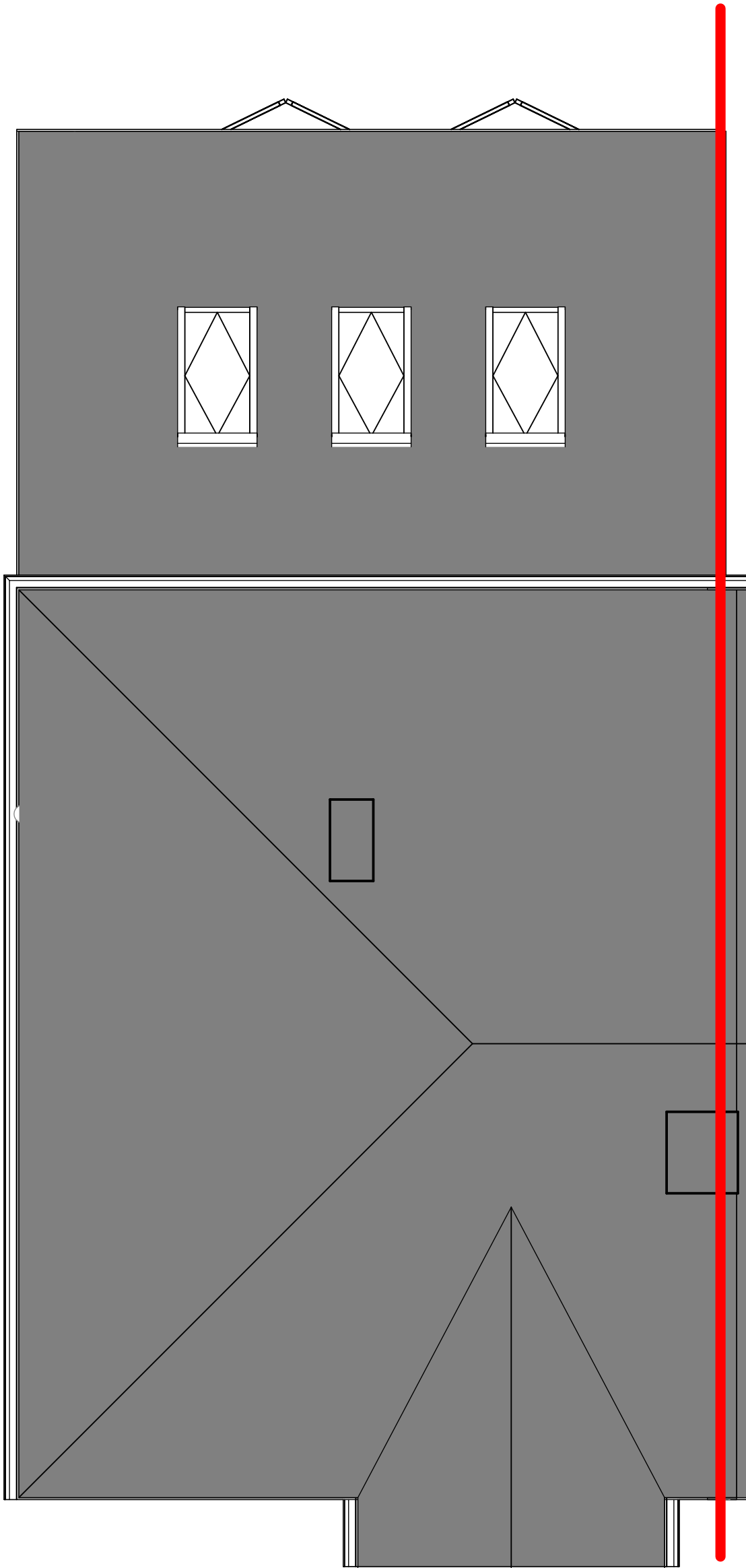
24_112_201

Scale: 1 : 50 Rev: 1



Ground Floor - Proposed

Scale 1 : 50



Roof - Proposed

Scale 1 : 50



ISSUED FOR PLANNING



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Key:

1. uPVC rainwater goods
2. Grey Concrete tiles
3. Traditional red brick
4. White uPVC windows/doors
5. Black fascia board & gutters
6. Grey Aluminium Velux windows
7. Soil Stack
8. Aluminium bi-fold doors
9. Slate roof tiles

Rev	Description	Date
1	Issued for Planning	17/12/24

Max Weatherhead

363 Parrswood

Proposed Elevations

Project number 24_112

Date: Dec 24

Drawn by: DE

Checked by: GL

24_112_202

Scale: 1 : 50 Rev: 1



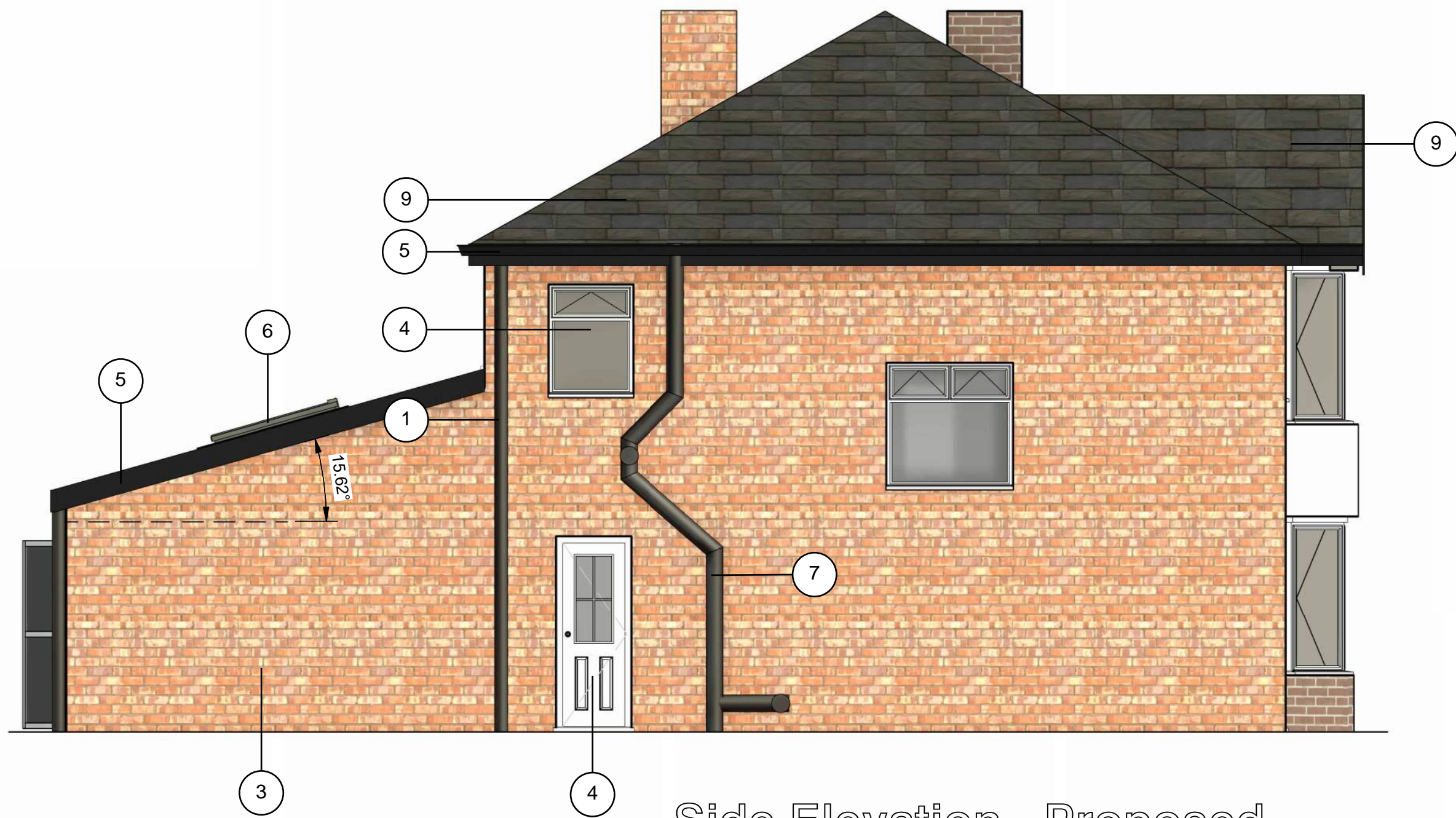
Front Elevation - Proposed

Scale 1 : 50



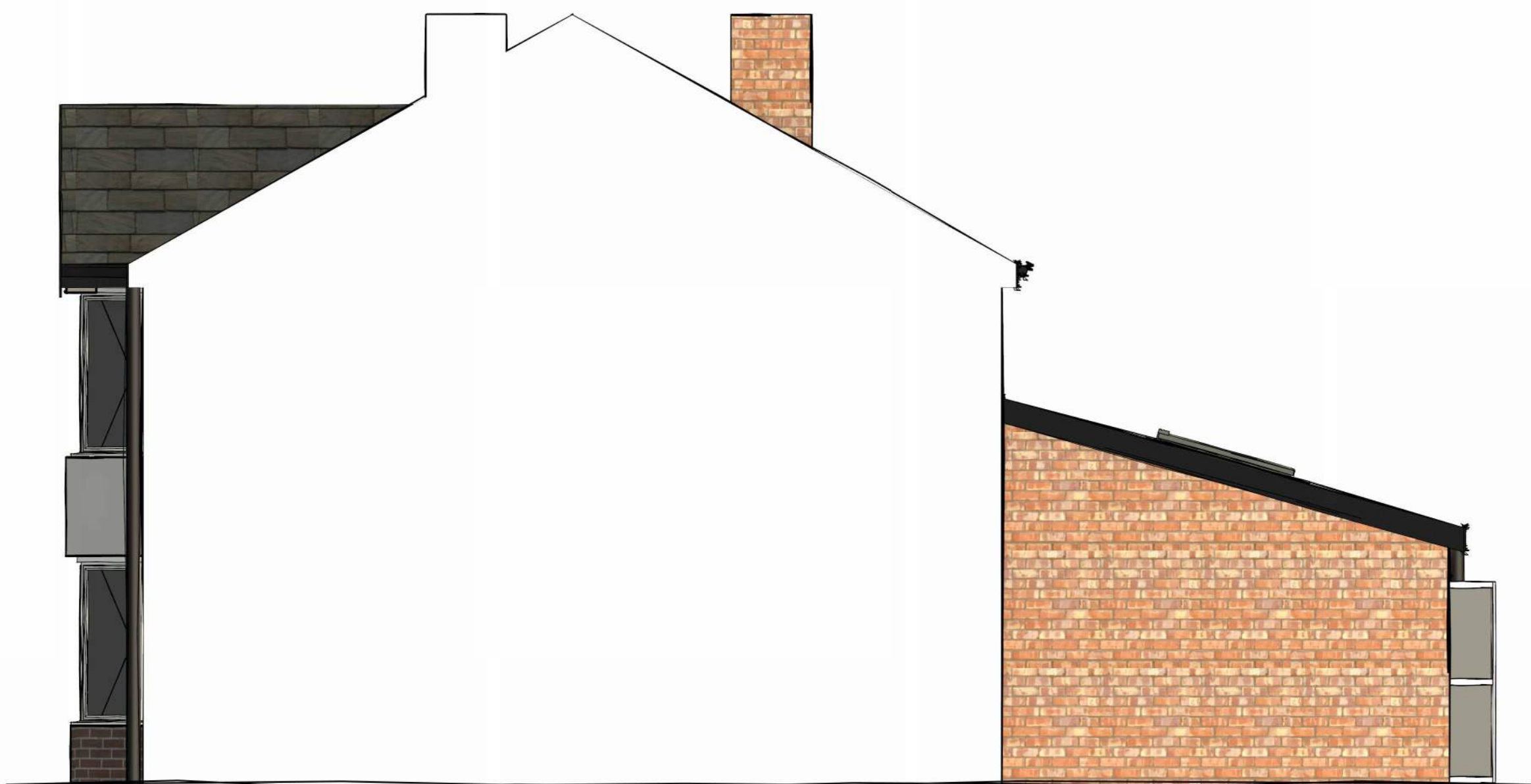
Rear Elevation - Proposed

Scale 1 : 50



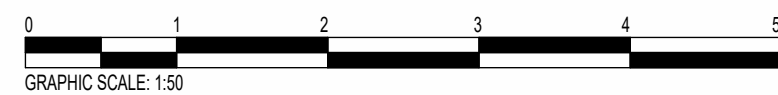
Side Elevation - Proposed

Scale 1 : 50



Side Elevation Adj. - Proposed

Scale 1 : 50



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All setting out, levels & general builders details to be confirmed by others.

All drainage, insulation, tanking (waterproofing) & service duct details to be confirmed by others.

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BUILDING REGULATIONS

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DISCREPENCIES

If the contractor notices any discrepancies or deviations from the assumptions noted on the drawings and calculations, contractor is to contact 6DC structural engineer immediately to ensure that the project is executed safely and efficiently.

Rev	Description	Date
1	Issued for Costing	22/01/2025

Max Weatherhead

363 Parrswood

GENERAL ARRANGEMENT FOUNDATIONS STRUCTURAL REQUIREMENTS

Project number **24_112**

Date: **JAN 25**

Drawn by: **DE**

Checked by: **GL**

24_112_301

Scale: 1 : 50 Rev: 1

KEY:



Indicates site boundary line



Indicates works that may require a Party Wall agreement with the neighbour.

Specifically:

- New footing
- Temporary floor propping as required by Contractor
- Demolition of existing elements

New Strip footing:

600x300mm deep mass concrete strip.
Min depth to the u/s 900mm from external finish levels.
Walls to be central to footing.

ALL FOOTINGS TO THE BUILDING INSPECTORS APPROVAL

Allowable ground bearing pressure to be 50 kN/m² or better.
Do not undermine the existing foundations.
All of the existing foundations to be the demolished areas are to be grubbed.
Assumes no trees in zone of influence from proposed extension.

NOTE: Dimensions to be checked and confirmed prior to ordering material

Walls to be central to footing.

6,350 mm
*to be confirmed on site

4,500 mm
*to be confirmed on site

New Strip footing:

450x300mm deep mass concrete strip.
Min depth to the u/s 900mm from external finish levels.
Walls to be central to footing.

Interface between existing & new foundations unknown.
Contractor to ensure foundations are appropriately tied. Use mechanical or chemical anchors - M10 rods @250mm spacing with min 90mm embedment on the side of existing concrete.
Min edge distance 40mm

DPC:

Horizontal strip polymer damp proof course to both leafs minimum 150mm above external ground level.

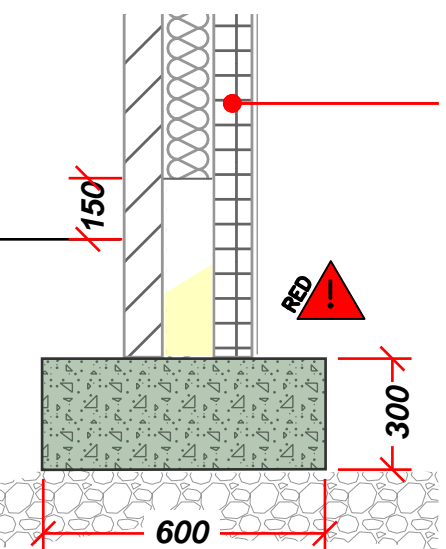
Walls below dpc level to be in Class B Engineering brick to match existing outer leaf or of a suitably approved block for inner leaf.

Cavity Wall:
Refer to detail specification C00

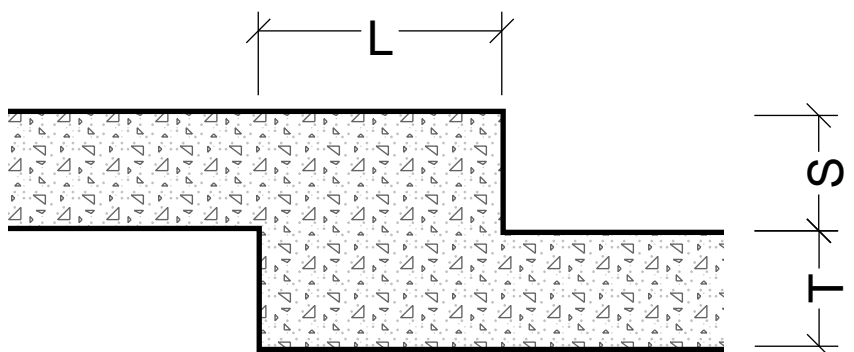
Concrete Footing:

300dp x 600 wide concrete footing.
Footing to be taken to depth of min. 900mm
Footings to be founded on natural ground, where formation has been properly prepared (compacted, free from organic material and soft spots).

Concrete footing to be GEN1 to BS5328.



DETAIL A



DETAIL B

Minimum overlap (L) = larger between:
- 2 X Step (S)
- Thickness (T)
- 300mm

Step (S) should not be greater than thickness of foundation (T)

For trench fill foundations the minimum overlap (L) = larger between:
- 2 X Step (S)
- 1000mm

KEY:

Specific residual risks have been identified on the drawing with the following symbols



Risk of collapse of existing structure during demolition.

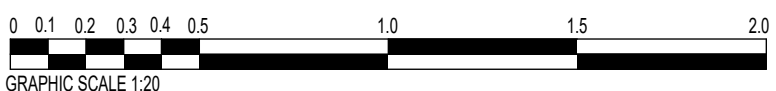


Contractor to make sure temporary works are in place before start of demolition.

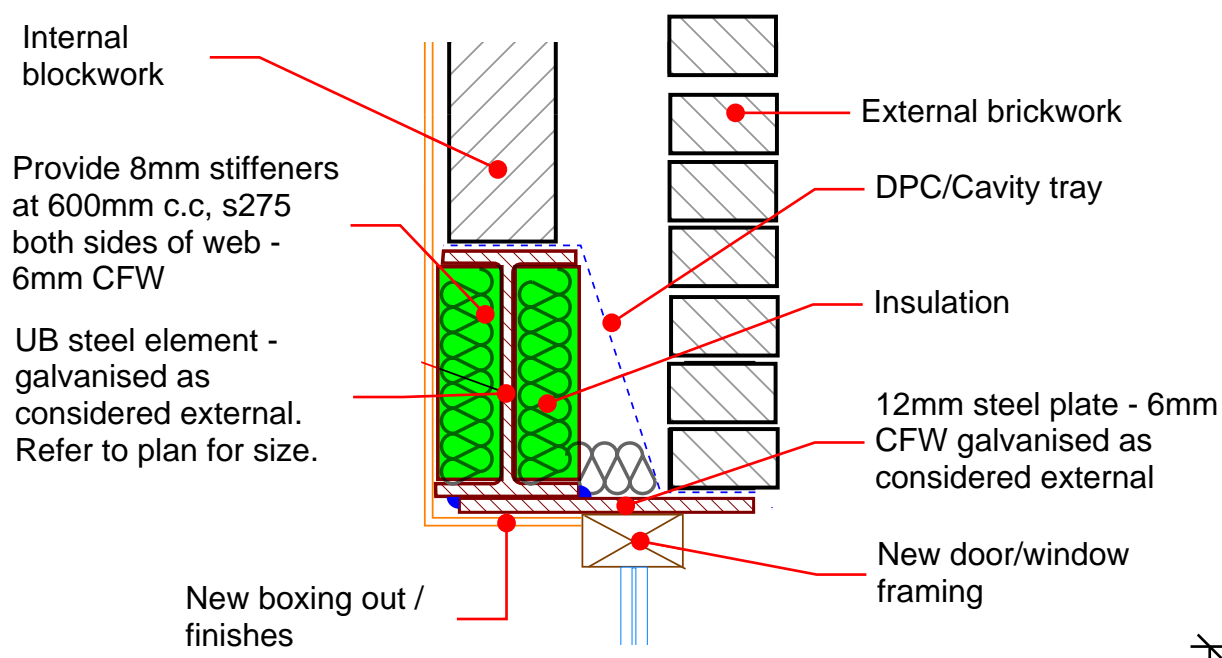


Removal of props should be gradual and allow for settlement of new steel.

NOTE: Partition walls at first floor. Ensure suitable temporary works are installed (propping) prior to demolition and slow removal to reduce cracks and settlement to walls at first floor.



BUILDING REGULATIONS



DETAIL A
Steel Plate Lintel

Cavity Wall - Near Full Fill
C00

		U Value		
		0.14 W/(m²·K)		
Layer	Material	Thickness mm	Lambda W/(m·K)	R value m²·K/W
Internal Surface Resistance				0.130
Internal Finish	PLASTER (LIGHTWEIGHT)	13	0.180	0.072
Inner Leaf	AERATED BLOCK (k-value = 0.15 W/mK)	100	0.150	0.667
Mortar Bridging	MORTAR		0.800	0.000
Bridge percentage	7%			
Insulation	KOOLTHERM K106 (Polypropylene fleece (grey facing) to face outward)	115	0.019	6.053
Wall Ties	STAINLESS STEEL WALL TIES			17.000
	Number of Anchors per m²	3		
	Diameter of Anchors (mm)	3.99 mm		
Residual Airspace	UNV. AIRSPACE	10		0.149
Outer Leaf	BRICKWORK FACING	102.5	0.770	0.133
External Surface Resistance				0.040
Total Construction Thickness		340.5 mm		

100mm brickwork outer leaf to match existing - 125mm cavity with 115mm Kingspan Kooltherm K106 full fill insulation - provide 10mm residual cavity - 100mm thermalite block inner leaf dry lined in 9.5mm plasterboard and skim on drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all windows and door reveals. Wall ties to BE EN 845-1.

Suspended Ground Floor - Timber
B00

		U Value		
		0.16 W/(m²·K)		
Layer	Material	Thickness mm	Lambda W/(m·K)	R value m²·K/W
Internal Surface Resistance				0.170
Floor Finish	SOFTWOOD T & G BOARDING	22	0.140	0.157
Vapour Control Layer	POLYTHENE VAPOUR CONTROL LAYER	0.3		0.001
Insulation	KOOLTHERM K103 - (BETWEEN TIMBER JOISTS)	150	0.019	7.895
Bridging	TIMBER FLOOR JOISTS (47mm@450mm)		0.130	0.000
Bridge percentage	12%			
External Surface Resistance				0.187
Total Construction Thickness		172.3 mm		

22mm tongue and groove moisture resistant softwood floor boards on 50x150mm (6x2") floor joists @ 450 centres over min. 150mm air space over 100mm oversite concrete. KOOLTHERM K103 suspended between joists on netlon mesh. 225 x 75 air bricks and liners at 1000mm to ventilate sub floor.

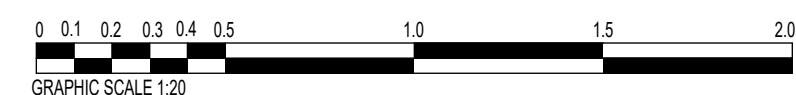
KEY:

Risk of collapse of existing structure during demolition.

Contractor to make sure temporary works are in place before start of demolition.

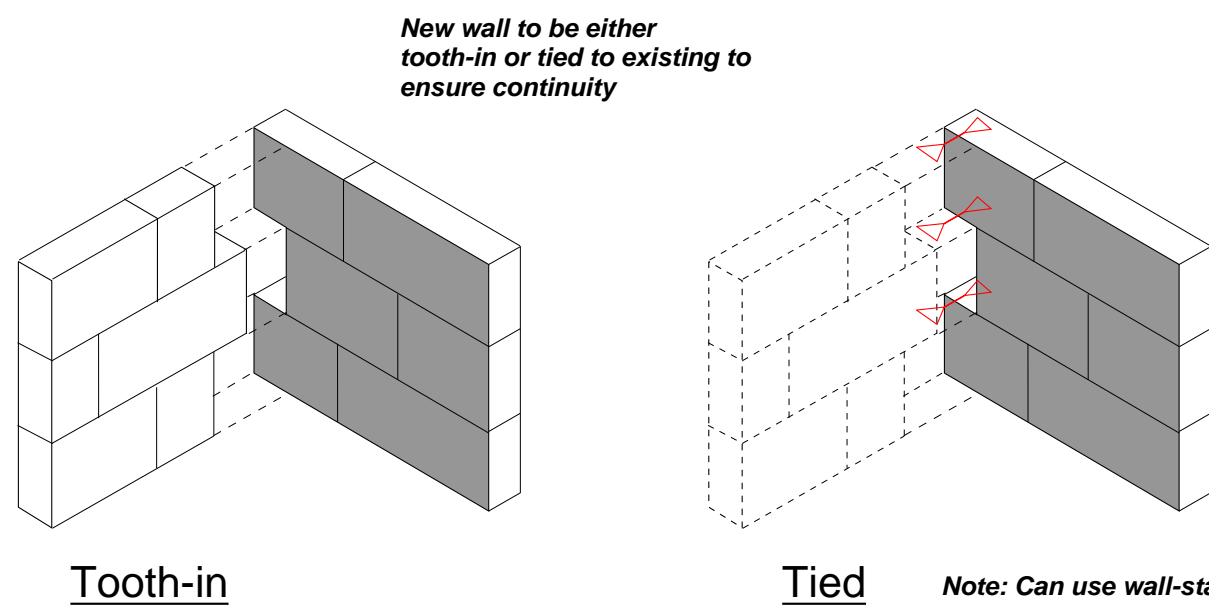
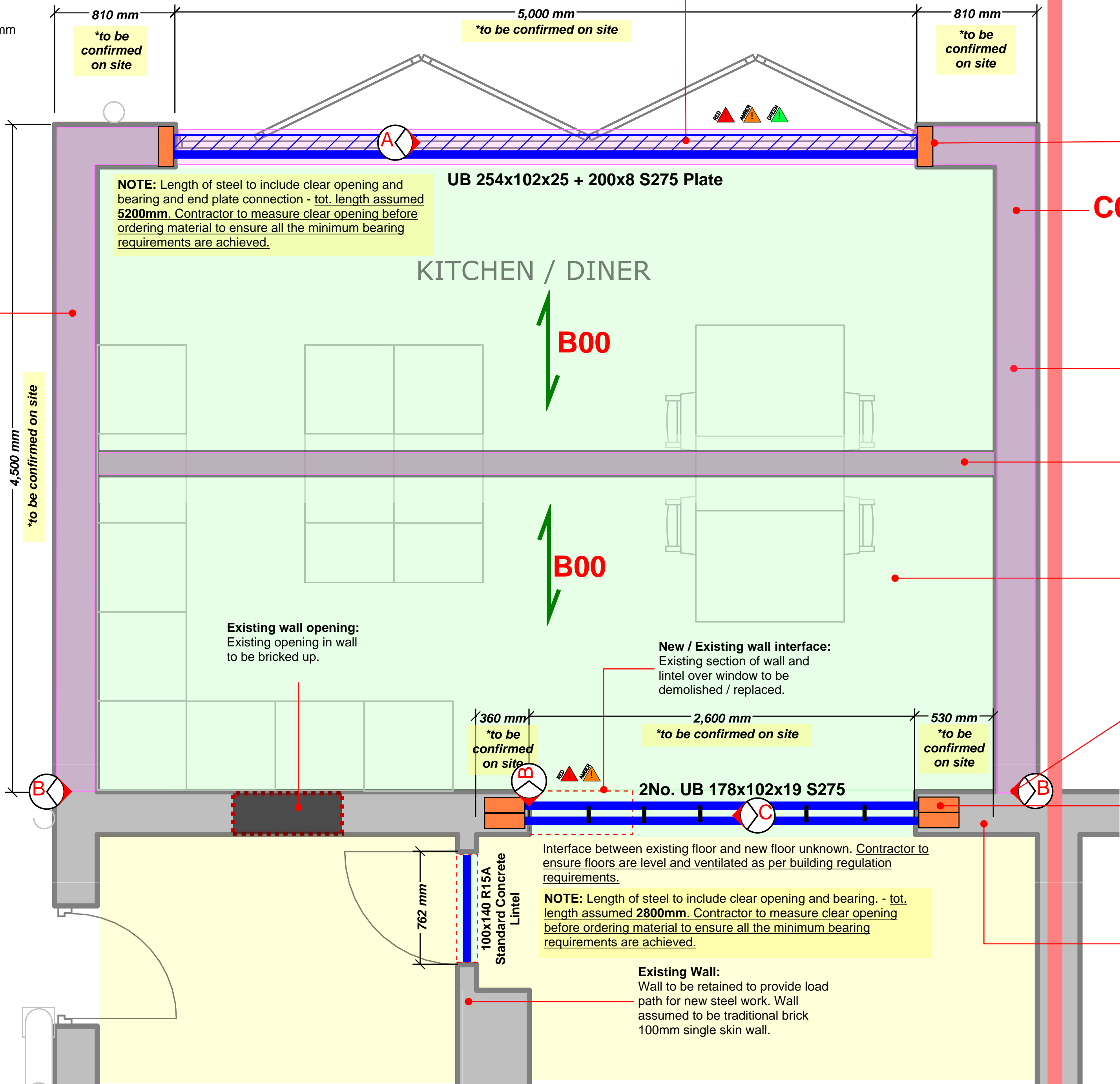
Removal of props should be gradual and allow for settlement of new steel.

NOTE: Partition walls at first floor. Ensure suitable temporary works are installed (propping) prior to demolition and slow removal to reduce cracks and settlement to walls at first floor.



WALL OPENINGS
The number, size and position of openings should not impair the structural stability of a wall. The minimum length for external corner return dimensions back to an opening should be 665mm - if measured from the centreline of the wall to the edge of the opening.

NOTE: Dimensions to be checked and confirmed prior to ordering material



DETAIL B
Wall continuity

KEY:

Extent of existing ground floor to be retained

Extent of approx. interface between old and new floors

Extent of new suspended insulated - timber floor to match existing

Padstone:
C30 Concrete Padstone
No. 100 (w) x 140 (d) x 300 (l)
Min. 100mm bearing either side of beam

Cavity Wall:
125mm near full fill cavity with 115mm Kingspan Kooltherm K106.
Refer to Specification C00
Ties as standard

Dwarf Wall:
140mm 7.3N blockwork wall to support ground floor joists

Internal Floor Build-up:
Insulated Timber floor 50.8 x 152.4 (6" x 2") C24 @ 450 cc.
Refer to Specification B00

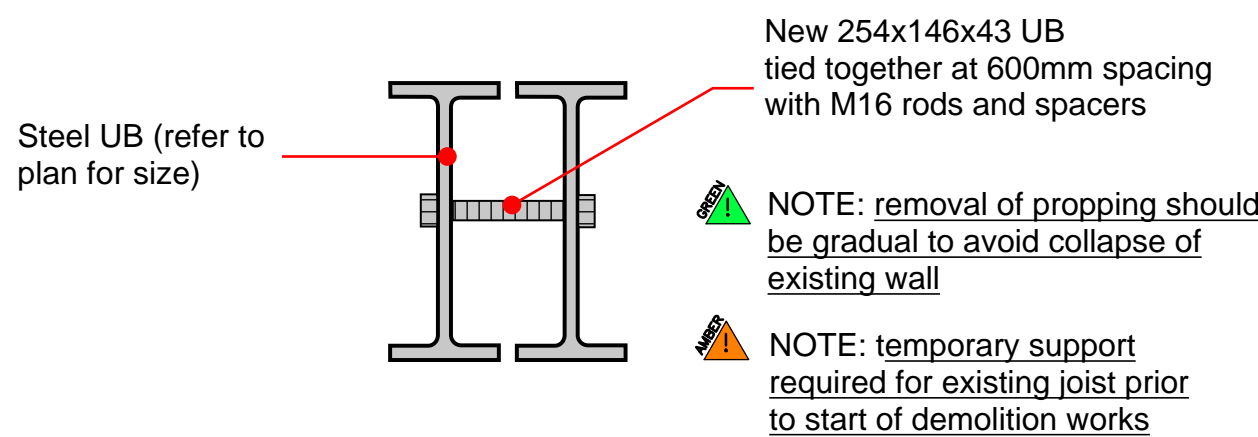
New / Existing wall interface:
New/existing wall interface to be tied together. Refer to Detail B.

Padstone:
C30 Concrete Padstone
2 No. 100 (w) x 140 (d) x 300 (l)
Min. 150mm bearing either side of beam

Existing rear wall:
Wall to be retained to provide load path for new steel work. Wall assumed to be traditional cavity wall 103/90/103.

NOTE: Condition of brickwork unknown assumed to be 7.2N/mm² M4 mortar with <25% voids. Plaster on walls to be removed to confirm condition of brickwork.

Contractor to repair / infill any voids in the brickwork as required.



DETAIL C

BUILDING REGULATIONS



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Rev	Description	Date
1	Issued for Costing	22/01/2025

Max Weatherhead

363 Parrswood

GENERAL ARRANGEMENT
GROUND FLOOR
STRUCTURAL
REQUIREMENTS

Project number 24_112

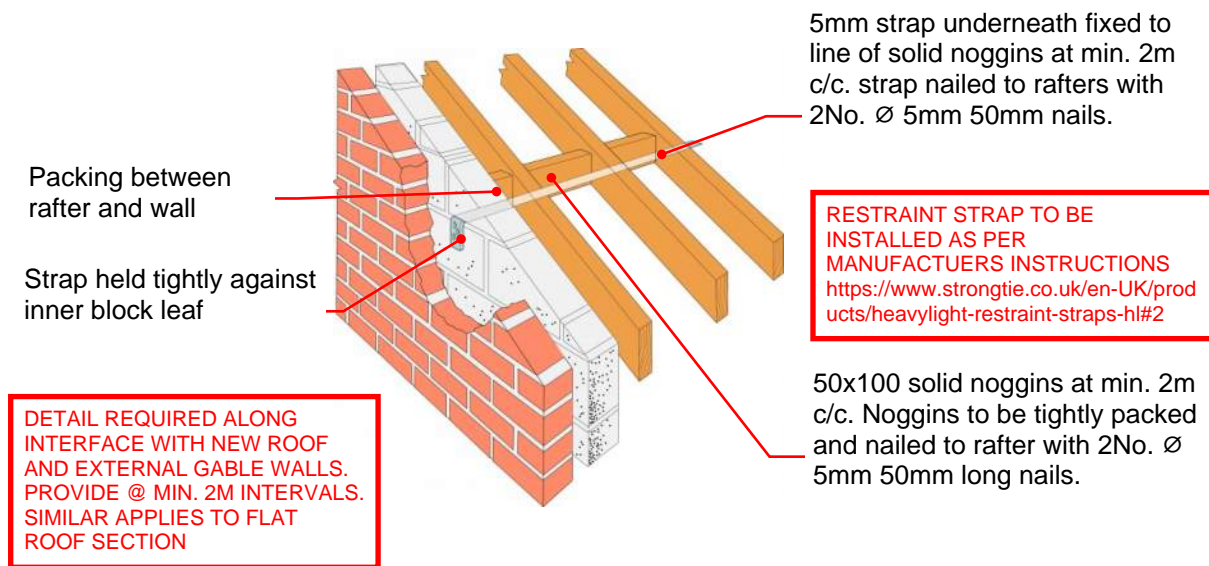
Date: JAN 25

Drawn by: DE

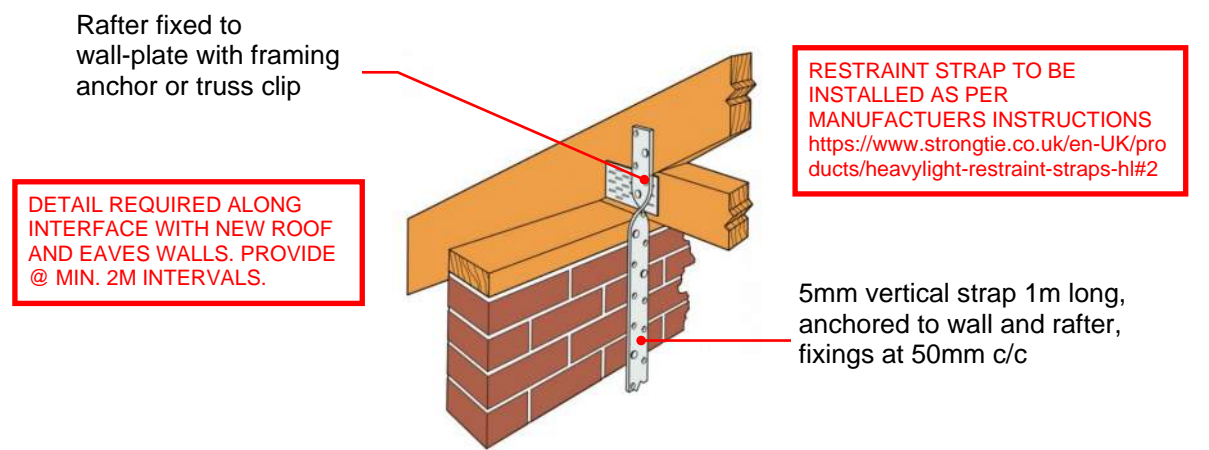
Checked by: GL

24_112_302

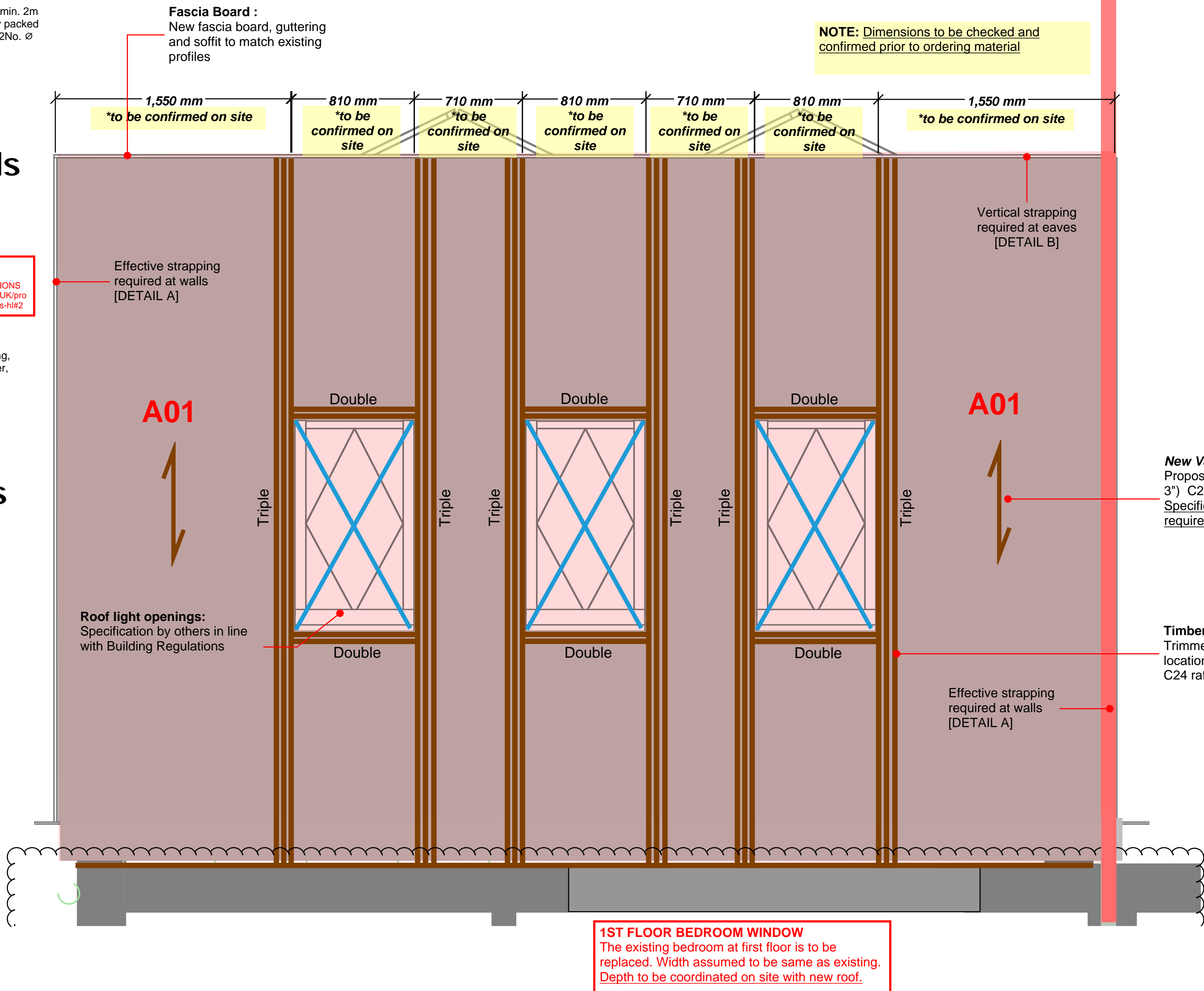
Scale: 1 : 50 Rev: 1



DETAIL A Effective Strapping at Walls



DETAIL B Vertical Strapping at Eaves



R01

U Value
0.11 W/m²·K

Layer	Material	Thickness mm	Lambda W/(m·K)	R value m ² ·K/W
External Surface Resistance				0.100
Roof tiles	TILES / SLATES & BATTENS	30		0.000
Counter Battens	highly-ventilated	38		0.000
Membrane	KINGSPAN NILVENT BREATHABLE MEMBRANE	0.5		0.006
Insulation between rafters	KOOLTHERM K107 - (BETWEEN TIMBER RAFTERS)	150	0.019	7.895
Bridging rafters	TIMBER RAFTERS (47mm @400mm)			0.110
Bridge percentage	13%			
Insulated Plasterboard	KOOLTHERM K118 72.5mm (25mm plasterboard internal finish)	72.5		3.224
Internal finish	PLASTER SKIM	3	0.180	0.017
Internal Surface Resistance				0.100

Tiles / Slates - Softwood battens (min. 50mm cavity - 5mm Nilvent breathable membrane - 150mm Kingspan between rafters - Insulated plasterboard (72.5 + 12.5mm) - 3mm skim finish. 'U' Value achieved 0.11 W/m²K. Refer to [Specification R01](#) for insulation requirements

ROOF
Design of structural framing roof elements based on a roof slope of minimum 15deg.
Roof tiles to be slate specified and supplied by others.

New Vaulted Roof:
Proposed new roof 76.2 x 228.6(9" x 3") C24 rafters @ 400 cc - refer to [Specification R01](#) for insulation requirements.

Timber Trimmers:
Trimmers required at all roof light locations. min 76.2 x 228.6(9" x 3") C24 rafters tied together.

Wall Plate:
New roof supported on timber joist hanger or spiked to wall plate.
Wall plate min 76.2 x 228.6(9" x 3") C24 to be fixed to wall at 600c/s with M16 bolts.



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Rev	Description	Date
1	Issued for Costing	22/01/2025

Max Weatherhead

363 Parrswood

GENERAL ARRANGEMENT ROOF STRUCTURAL REQUIREMENTS

Project number 24_112

Date: JAN 25

Drawn by: DE

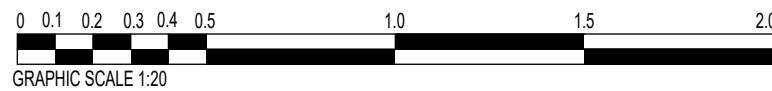
Checked by: GL

24_112_303

Scale: 1 : 50 Rev: 1

KEY:	Specific residual risks have been identified on the drawing with the following symbols
	Risk of collapse of existing structure during demolition.
	Contractor to make sure temporary works are in place before start of demolition.
	Removal of props should be gradual and allow for settlement of new steel.

NOTE: Partition walls at first floor. Ensure suitable temporary works are installed (propping) prior to demolition and slow removal to reduce cracks and settlement to walls at first floor.



BUILDING REGULATIONS

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

FOUNDATIONS

Existing foundations to be exposed prior to commencement to assess if they are adequate to take additional load. Provide underpinning if required to engineers design.

New foundations U.N.O 600 x 300mm concrete trench fill taken down to firm bearing strata at min. 900mm below ground level. Formation to be properly prepared (compacted, free from organic material and soft spots). Foundations to be taken down to invert of any drain within 1000mm of excavation.

EXTERNAL WALLS - Refer to Specification C00

100mm brickwork outer leaf to match existing - 125mm cavity with 115mm Kingspan Kooltherm K106 full fill insulation - provide 10mm residual cavity - 100mm thermalite block inner leaf dry lined in 9.5mm plasterboard and skim on drywall dabs. Stainless steel double triangle wall ties (min 59mm embedment) 750mm horizontal c/c & 450 vertical c/c staggered and doubled up at all windows and door reveals. Wall ties to BE EN 845-1.

New to Existing walls to be fully keyed in with no joints.

Cavities to be closed at all reveals with Thermabate insulated cavity closers. NB all masonry below ground level to be in concrete common brick. DPC to be fixed at min 150mm above ground level. Provide cavity fill to 225mm below damp proof course.

All external steps to be installed in accordance with Approved Document K.

GROUND FLOOR CONSTRUCTION - Refer to Specification B00

22mm tongue and groove moisture resistant softwood floor boards on 450.8x152.4mm (6x2") floor joists @ 450 centres over min. 150mm air space over 100mm oversite concrete. KOOLTHERM K103 suspended between joists on netlon mesh. 225 x 75 air bricks and liners at 1000mm to ventilate sub floor.

ROOF CONSTRUCTION - Refer to Specification R01

Roof Covering to match existing fixed in accordance with manufactures details, recommendations and BS-5532, minimum 75mm headlap. Part 1 1978, on 35x38mm treated soft wood battens fixed to 76.2 x 228.6 (9" x 3") C24 rafters @ 400 c/c using galvanised flat headed nails on breathable roofing membrane, lapped 150mm both horizontally and vertically and carried well into gutters. Roofing felt to be secured by galvanised clout headed nails to rafters at maximum 600mm C/C to comply with BS:5268 Part 3 1985.

TIMBER

All timber used on site to comply with A/D A1 B and to be stress gauge SC3, moisture content. In accordance with TRADA. All roof timbers to be spaced at maximum 400mm c.c unless stated otherwise or indicated on plan.

Rafters to be strapped to wall plate and all purlins where required or necessary.

All suspended floors and roofs to be strapped to external wall panels in accordance with the current building regulations & british standards.

All timber to timber connections to be formed using suitable steel brackets, clips, hangers etc., installed in accordance with the manufacturers specifications (by Simpson strong-tie, Tel. 01827255600, or similar approved), unless noted otherwise.

Min 100mm end bearings for timber beams, unless otherwise noted.

DEMOLITION

The contractor shall examine the existing building and work shown by all documents to determine the scope of demotion required whether specifically shown or not.

Protect all existing structure, systems, finishes and general construction that are to remain throughout the course of the work to prevent damage or loss. Any such damage caused during the course of this work will be repaired at the contractor's expense before this work is concluded.

Contractor is to verify utility line locations and maintain those that serve other parts of the building that not affected by the demolition. Prior to interrupting or otherwise affecting any such operating system, utility or service, contractor shall consult owner to establish a mutually convenient cut-off schedule or change in the operating of the affected utility or service.

Operating systems, utilities and services serving the existing site shall be maintained in operation to serve the needs of portions of the building and site not affected by the demolition.

All work will be performed in the best workmanship possible in accordance with that trades best industry standards.

Demolition contractor is to arrange for shut off of existing utilities. Contractor shall arrange all temporary power.

Noise and dust is not to be disruptive to the occupied area, provide temporary partitions as required.

Demolition is to be done in a careful and orderly manner so as not to damage finishes or equipment to remain.

Contractor is responsible for all patching necessary to execute the new work.

Contractor to obtain & comply with all building rules & regulations

Existing roof drains to be reworked as required. Coordinate with owner.

All work performed after normal business hours requires area to be clean before 8AM the following day.

Contractor is responsible for demolishing and removing all materials from premises in order to accomplish the scope of the new work.

Existing floors and walls to be fully supported throughout demolition and new construction works.

HEATING

Existing central heating and hot water system to be extended and updated in line with new regulations.

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 bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

ELECTRICAL

Existing electrics to be extended and updated inline with new regulations.

All electrical work required to meet the requirement 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 with be given to Building Control on completion.

VENTILATION

Unless stated otherwise, room ventilation will be provided by natural means.

Windows to incorporate; opening lights at least equal to 1/20th floor area, along with controllable trickle vents with an equivalent area of 5,000mm2.

Wet room areas to be afforded mechanical extract ventilation using extract rates:
Kitchen = 30 Litres/sec (adjacent to hob)
Utility Room = 60 Litres/sec

All extracts to open air.

Mechanical extract ventilation with 15 minute over-run where windowless.

Fan in bathrooms and utility.

CDM REGULATIONS 2015

The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so. The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project. Or;
- (b) Exceeds 500 person days.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner.

All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Contractor to visit site prior to submitting tender or final quotation.

Include in price all works necessary, contractor to clear site as per SITE PREPARATION note.

Contractor to clearly identify to client all works not included in tender figure.

Dimensions to be checked on site, contractor to identify any discrepancy between drawings and on site works and obtain client approval before proceeding and agree any additional costs to complete the construction.

Site is to be kept tidy at ALL TIMES, no refuse to be burned on site and contractor to agree working hours with client before commencement of works.

Contractor to make good on all disturbed surfaces to match existing.

All statutory site inspections to be seen and approved by Building Inspector prior to any covering up of works.

No dimensions to be scaled off drawings.

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.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

STRUCTURAL STEELWORK

All steel beams to be supported on minimum 440x100/140x215mm deep mass concrete padstones, unless noted otherwise. Ragbolts to be used to bolt bottom flanges to concrete where specified.

Min 150mm end bearings for steel beams, unless otherwise noted.

Internal steelwork paint protection system for heated building to be as follows, unless noted otherwise:

Steelwork to be blast cleaned to iso SA. 2½ after fabrication and receive minimum DFT of 80 microns of a suitable epoxy zinc phosphate primer (e.g. Intergard 251, by Cromadex, tel. 0161 848 7056). Final finish to be confirmed by others. All to BS5493 U.N.O. on drawings.

Steelwork in cavities shall receive additional coat of bitumen paint (e.g. Intertuf 16 bitumen, by Cromadex, tel. 0161 848 7056).

All steelwork to be lined, levelled & grouted prior to constructing adjacent wall panels, cladding etc.

Steel to be execution class EXC2, in accordance with BS EN 1090-2. All steelwork to be grade S355JR, unless noted otherwise

All steel to be fire protected with min. 12.5mm "fireline" board + 5mm skim around beam to provide 30 minutes fire resistance

Grout under baseplates & steel beams to be Flowset 690 (by Everbuild, tel. 0113 2402424, or similar approved).

EXTERNAL DRAINAGE

Builder to identify all existing manholes and relocate any surface water /foul drain runs to suite proposed extension. Builder to notify building control prior to any commencement of drains moves.

All drainage to be to the satisfaction of the Local Authority Building Inspector on site.

Drains passing under ground floor to be encased in concrete with lintels over when passing through cavity wall construction. All new drainage to be 100mm diameter Polypipe Underground or similar drainage system. Pipes laid to self cleansing fall on 150 bed pea shingle. New gullies to be roddable.

Note: drainage systems to be checked on site to determine - combined or separate systems to be checked on site to determine - combined or separate systems - if separate ensure foul and surface water are connected to correct drainage system.

Foul drainage system to 1:40 falls, Surface drainage system to 1:60 falls.

GENERAL STRUCTURAL NOTES

All setting out, levels & general builders details to be confirmed by others.

All drainage, insulation, tanking (waterproofing) & service duct details to be confirmed by others.

All steelwork below structural slab level (SSL) to be encased in min. 75mm thick C28/35 concrete, unless noted otherwise.

In the absence of site information, all foundations will be designed assuming a minimum safe ground bearing capacity (SGB/C) of 50kN/m². Ground conditions to be confirmed by trial pitting prior to constructing foundations. Use C16/20 mass concrete fill to achieve required bearing levels (if required).

All foundations to be stepped in accordance with diagram 21 of approved document A building regulations 2010.

In granular soils there is to be a minimum depth to the underside of footings of 550mm from external ground level. In cohesive soils this is to be increased to 750mm. Where trees are close to foundations, the depth of the foundation shall be set in accordance with the directions given in the NHBC standards.

Blinding, mass concrete trench fill & mass concrete foundations to be C16/20 (GEN 3, min 175kg/m³).

Concrete slabs to be C28/35 (min 300kg/m³). Reinforced concrete foundations to be C28/35 (RC35), min 300kg/m³, max free water/cement ratio 0.60), all unless noted otherwise.

All steel beams to be supported on minimum 440x100x215mm deep mass concrete padstones, unless noted otherwise. Ragbolts to be used to bolt bottom flanges to concrete where specified.

All internal lintels (supporting 100mm thick load bearing block partitions) to be 100x140mm deep R15a prestressed concrete (by Stressline, tel. 0870 7503167, or similar approved), unless noted otherwise.

All external cavity wall lintels to be standard L1/s (by IG, tel. 01633 486460, or similar approved), unless noted otherwise.

Min 100mm end bearings for steel and timber beams, unless otherwise noted.

Min. 150mm end bearings for cavity and prestressed concrete lintels, unless noted otherwise.

Internal steelwork paint protection system for heated building to be as follows, unless noted otherwise:

Steelwork to be blast cleaned to ISO SA. 2½ after fabrication and receive minimum DFT of 80 microns of a suitable epoxy zinc phosphate primer (e.g. Intergard 251, by Cromadex, tel. 0161 848 7056). Final finish to be confirmed by architect. All to BS5493 U.N.O. on drawings.

Steelwork in cavities shall receive additional coat of bitumen paint (e.g. Intertuf 16 bitumen, by Cromadex, tel. 0161 848 7056).

External steelwork (including steelwork within 25mm of external leaf) to be galvanised, unless noted otherwise. Steelwork to be blast cleaned to iso sa. 2½ with g24 angular iron grit after fabrication and galvanised in accordance with bs EN 1461 & BS EN 14713. Steel members with plate thickness less than 6mm to have 100 microns & steel members with plate thickness greater than 6mm to have 140 microns.

All steelwork to be lined, levelled & grouted prior to constructing adjacent wall panels, cladding etc.

Steel to be execution class EXC2, in accordance with BS EN 1090-2. All steelwork to be grade S355JR, unless noted otherwise.

All load bearing blockwork masonry to be min. 7N/mm², with mortar designation iii, unless noted otherwise.

All fire protection to new structure to be specified by others.

Grout under baseplate & steel beams to be Flowset 690 (by Everbuild, tel. 0113 2402424, or similar approved).

All steel-to-steel connections to contain min. 10mm thick mild steel plates with min. 2/M16 (gr8.8) bolts. All welds to be 6mm continuous fillet welds, unless noted otherwise.

All suspended floors and roofs to be strapped to external wall panels in accordance with the current building regulations & British standards.

All timber-to-timber connections to be formed using suitable steel brackets, clips, hangers etc., installed in accordance with the manufacturers specifications (by Simpson strong-tie, tel. 01827255600, or similar approved), unless noted otherwise



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GENERAL NOTES::

This drawing and the information contained is confidential and is the property of 6 Design Consulting (6DC).

This drawing should not be reproduced, copied or passed on to third parties without written approval of 6DC.

This drawing should be read in conjunction with the general structural notes drawing **24_112_001**

All dimensions are in millimetres unless noted otherwise.

All dimensions to be checked and confirmed by the contractor prior to the commencement of construction works.

All setting out, levels & general builders details to be confirmed by others.

All drainage, insulation, tanking (waterproofing) & service duct details to be confirmed by others.

Do not scale off this drawing.

BUILDING REGULATIONS

The layout & details provided are indicative to illustrate structural intent, responsibility for compliance with building regulations to be confirmed by others. 6DC are responsible for production of plan layouts and specification of structural works required only.

DISCREPENCIES

If the contractor notices any discrepancies or deviations from the assumptions noted on the drawings and calculations, contractor is to contact 6DC structural engineer immediately to ensure that the project is executed safely and efficiently.

Rev	Description	Date
1	Issued for Costing	22/01/2025

Max Weatherhead

363 Parrswood

GENERAL CONSTRUCTION
NOTES
**STRUCTURAL
REQUIREMENTS**

Project number	24_112
Date:	JAN 25
Drawn by:	DE
Checked by:	GL
24_112_100	
Scale: 1 : 50	Rev: 1

BUILDING REGULATIONS