# DRAWINGS ISSUE SHEET RECORD

SITE ADDRESS
-53 Warminster Road London SE25 4DQ

DESCRIPTION
-NEW DEVELOPMENT

ALPHA
STRUCTURAL ENGINEERS

33 Station Road N22 6UX
Mobile: 07900060358

www.alphaengineers.co.uk
info@alphaengineers.co.uk
office@alphaengineers.co.uk

Project No.
261145

Date
01/2026

| DWG NO: | DESCRIPTION | ISSUE DATE |
|---|---|---|
| | | 01/2026 |
| | | REVISIONS |
| | | A |
| A99 | IMPORTANT NOTES | X |
| A100 | PROPOSED FOUNDATION PLAN | X |
| A100-B | PROPOSED FIRST FLOOR STRUCTURAL PLAN | X |
| A100-D | PROPOSED LOFT FLOOR STRUCTURAL PLAN | X |
| A103'S | DETAIL AND NOTES | X |

| DISTRIBUTION | | NO. OF COPIES |
|---|---|---|
| CLIENT | | X |
| BC INSPECTOR | | |
| ARCHITECT | | |
| CONTRACTOR | | |

**MPORTANT NOTE:**
**THE CONTRACTOR MUST READ THIS PAGE IN FULL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS. IF THERE ARE ANY QUERIES REGARDING THE NOTES PROVIDED ON THIS PAGE, PLEASE CONTACT THE STRUCTURAL ENGINEER FOR CLARIFICATION.**

**THESE DRAWINGS HAVE BEEN PREPARED FOR BUILDING CONTROL APPROVAL. ALPHA ENGINEERS LTD DOES NOT RECOMMEND COMMENCEMENT OF CONSTRUCTION UNTIL FORMAL APPROVAL HAS BEEN OBTAINED FROM BUILDING CONTROL.**

**PLEASE NOTE: SOME NOTES MAY BE GENERAL AND NOT SPECIFIC TO THIS PROJECT. IF YOU ARE UNCERTAIN ABOUT ANY ITEM BELOW, PLEASE CONTACT US BY EMAIL FOR FURTHER CLARIFICATION.**

**GENERAL NOTES**
**(To be read in conjunction with all relevant architectural and engineering drawings and specifications)**

**1-Dimensions & Drawing Use**

All dimensions are in millimetres unless noted otherwise.
Do not scale dimensions directly from drawings.
All dimensions must be checked and verified on site. Any discrepancies shall be reported to the architect and/or structural engineer prior to commencement of works.
All references to drawings relate to the latest revision of those drawings.
The copyright of this drawing is the property of ALPHA ENGINEERS LTD and may not be reproduced without written permission.

**2-Foundations & Ground Conditions**

Foundation depth to be agreed on site with the Building Control Surveyor; allow a minimum depth of 1000 mm unless otherwise specified.
Assumed allowable bearing pressure = 100 kPa, unless stated otherwise.
Existing foundations must be inspected on site. ALPHA ENGINEERS must be informed of the actual size and condition of any existing foundation prior to construction.
All foundation concrete to be sulfate-resisting concrete, unless otherwise specified.
All new foundations and ground floors must be constructed on undisturbed natural subsoil, beyond the influence of existing or proposed trees.
If excavation is required adjacent to existing structures or boundary walls, the Structural Engineer must be consulted in advance, and a hit-and-miss excavation method shall be employed, subject to approval.

**3-Tree Influence Zone**

Trees within a 30m radius of the proposed works must be assessed by a qualified arboriculturalist.
A Tree Survey Report must be submitted to the structural engineer prior to any foundation construction.
Due to the potential impact of tree roots on soil moisture content and ground movement, foundation depth and/or type may require adjustment.
ALPHA ENGINEERS LTD accepts no responsibility for issues arising from the use of pad or trench foundations without the submission and review of a tree report.

**4-Structural Elements & Temporary Works**

All steel members to be Grade S355 unless noted otherwise.
Steel connections shown are indicative only. Final connection design shall be provided by the fabricator, subject to review and approval by the structural engineer.
The contractor is responsible for the design, installation, and maintenance of all temporary works, in accordance with BS 5975:2008 (or latest version).
A method statement and temporary works plan must be submitted by the contractor where applicable.
The contractor shall validate all assumptions made in the structural drawings. Any discrepancies must be reported to the structural engineer prior to construction.
Prior to starting works, the contractor must verify the actual position and configuration of joists. If deviations are found from those shown in the drawings, the structural engineer must be notified immediately.

# A99- Important Notes

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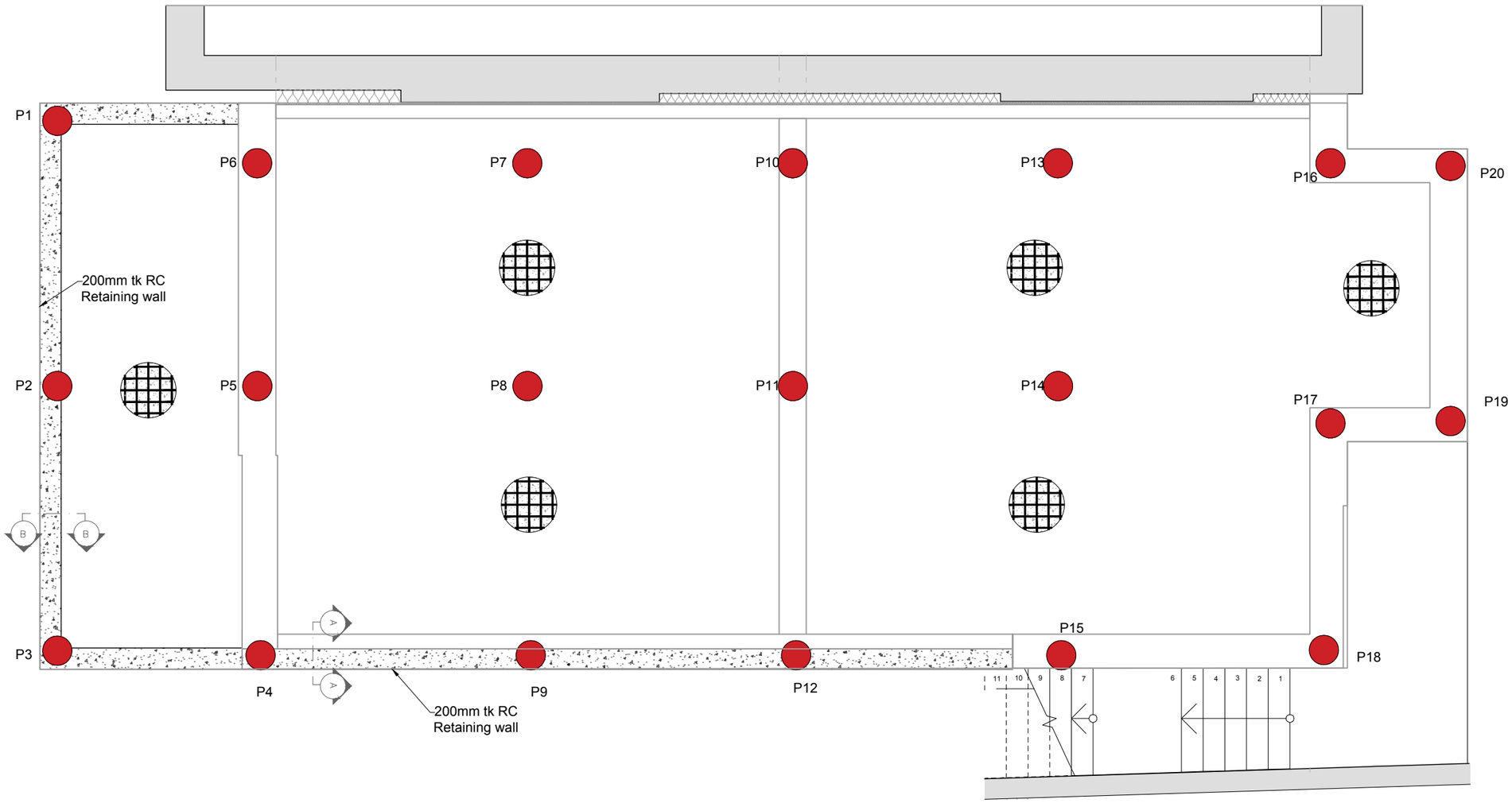
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-FOR BUILDING CONTROL APPROVAL
AFTER THE APPROVAL -DRAWINGS CAN BE USED FOR THE CONSTRUCTION

| | | | | | |
|---|---|---|---|---|---|
| | CAVITY WALL CONSTRUCTION: EXTERNAL LEAF: 102mm CLAY BRICK INTERNAL LEAF: 100mm 7.3N/mm² MEDIUM DENSE ALL IN MORTAR DESIGNATION (iii).<br>**NOTE :** IF THE EXTERNAL FINISH IS RENDERING THEN THE OUTER LEAF CAN BE REPLACED WITH BLOCKWORK | Catnic Type 1 | Catnic Lintel Standard Duty<br>minimum 150 mm bearing on each side<br>Suitable for 180-200mm Cavity | Triple Trimmer | ALL Triple Trimmers to bolted together with M16 10.9 Bolts @400 C/C Staggered Bolts 100mm min. bearing length |
| | | Catnic Type 2 | Catnic Lintel Standard Duty<br>minimum 150 mm bearing on each side<br>Suitable for 140-150mm Cavity | | |
| | 140mm 7.3n/mm2 medium dense concrete block wall | W.J. | Web joists- Size to be confirmed as per the manufacturer's specs. | | 200mm thick C30 Concrete RC Slab<br>D16 top and bottom bars |




0 1 2 3m

scale 1:50

# A100- Proposed Foundation Plan (for extension only)

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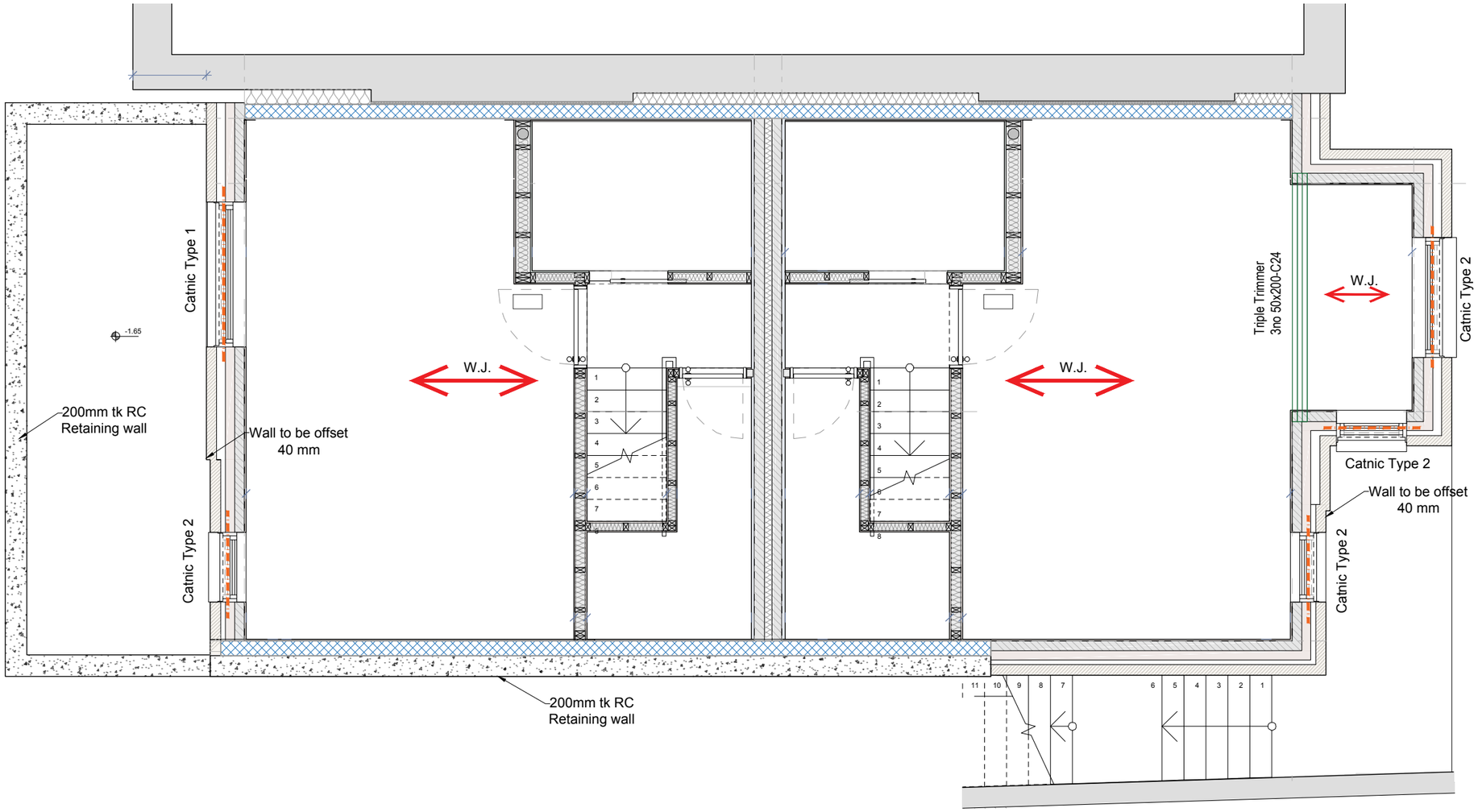
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| | | Catnic Type 2 | Catnic Lintel Standard Duty<br>minimum 150 mm bearing on each side<br>Suitable for 140-150mm Cavity | | |
| | 140mm 7.3n/mm2 medium dense concrete block wall | W.J. | Web joists- Size to be confirmed as per the manufacturer's specs. | | 200mm thick C30 Concrete RC Slab<br>D16 top and bottom bars |




0 1 2 3m

scale 1:50

# A100-B-Proposed First Floor Structural Plan

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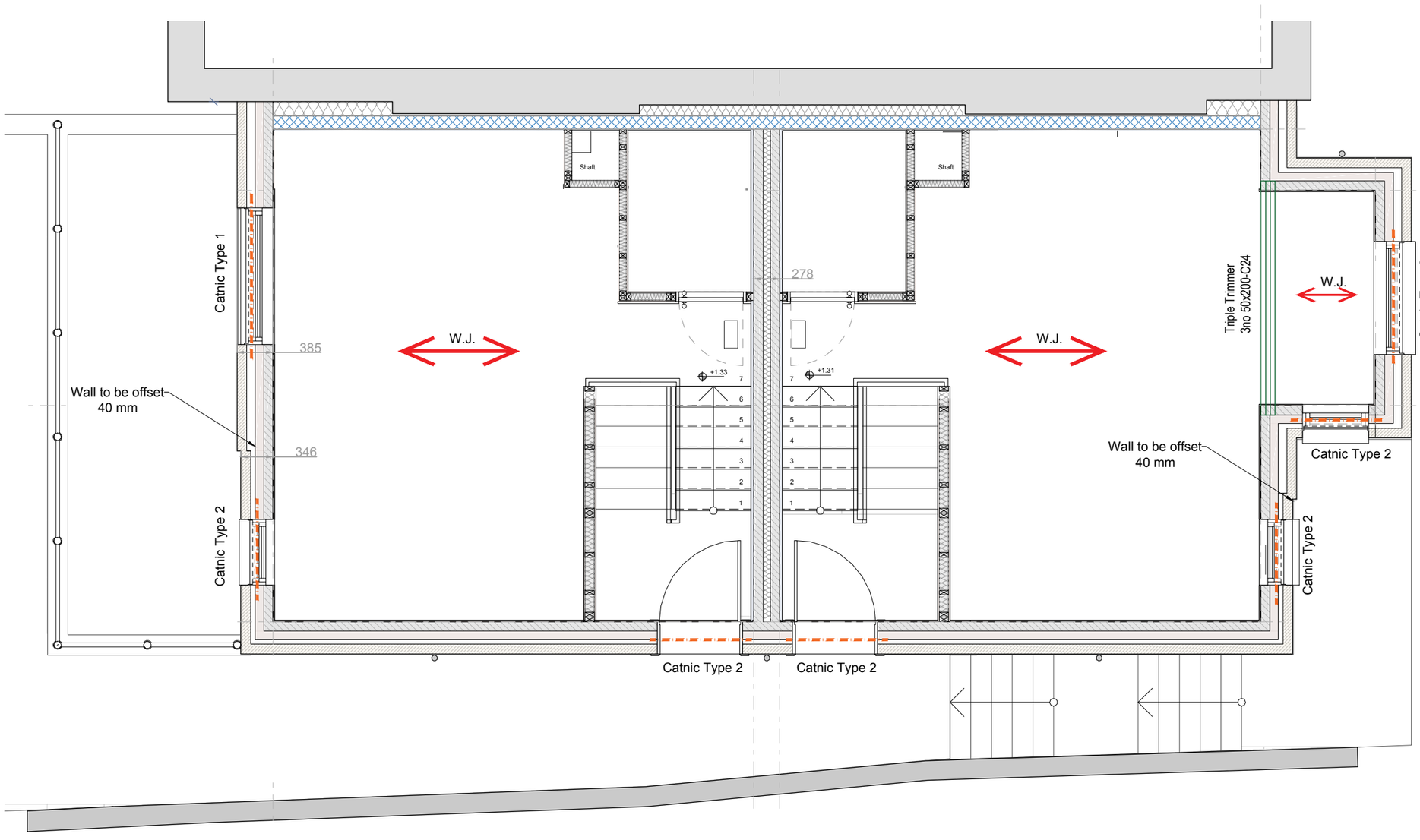
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| | | Catnic Type 2 | Catnic Lintel Standard Duty<br>minimum 150 mm bearing on each side<br>Suitable for 140-150mm Cavity | | |
| | 140mm 7.3n/mm2 medium dense concrete block wall | W.J. | Web joists- Size to be confirmed as per the manufacturer's specs. | | 200mm thick C30 Concrete RC Slab<br>D16 top and bottom bars |




0 1 2 3m

scale 1:50

# A100-D-Proposed Roof Structural Plan

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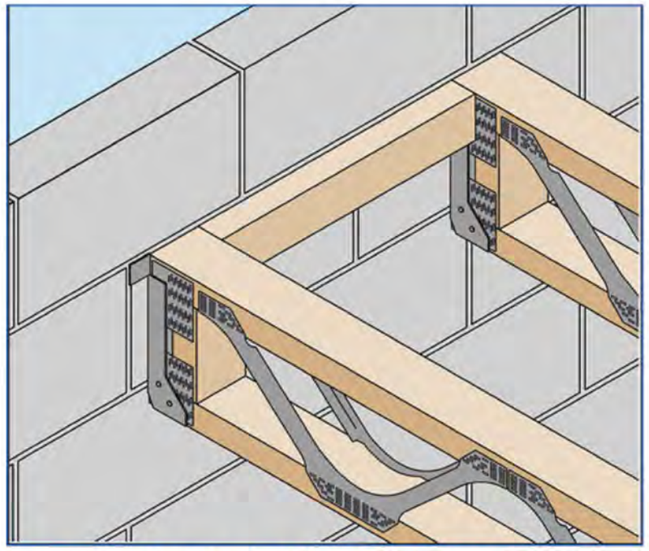
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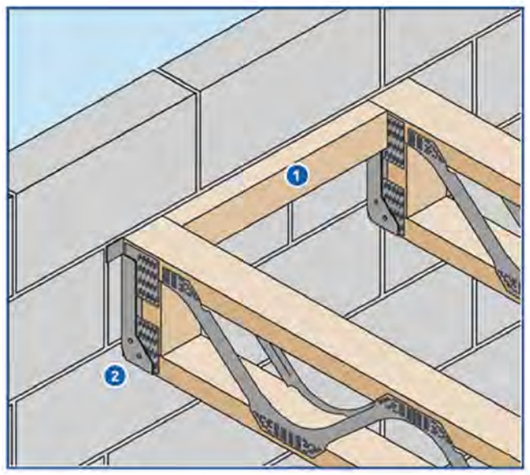
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**Top Chord restraint fixed between Posi-Joists to provide restraint. (Choose correct hanger for load, bearing width and coursework level)**




**PD02: Bottom Chord Support: Masonry Hanger with Noggin Restraint**

1. Top restraint noggins fixed between Posi-Joists
2. Masonry Joist Hanger. Do not notch bottom chord of Posi-Joist over bottom flange of hanger

Parallel Restraint Straps with non-restraint hanger: Ground, 1st and 2nd Floor at max 2.0m centres and 3rd Floor at max 1.25m centres. 2nd Floor in Scotland at 1.25m centres.

Minimum bearing determined by design
Choose correct full depth hanger for coursework, load, bearing width and desired bearing level.

Detail: Web-joist Masonry Hanger with Noggin Restraints

**100-DET1**

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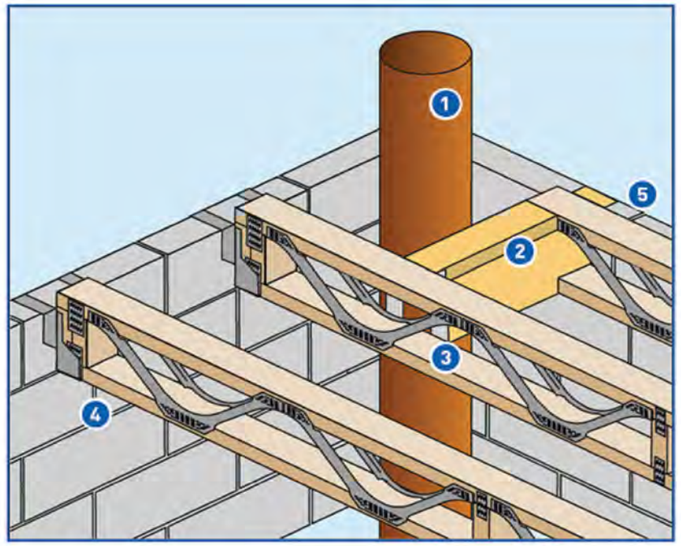
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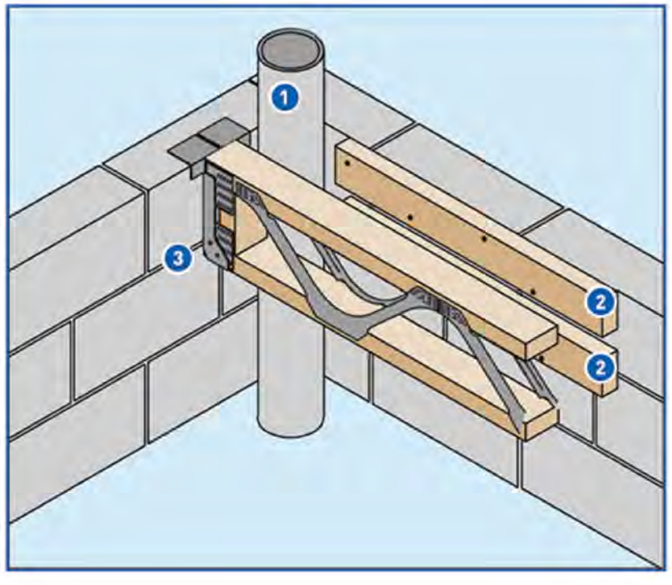
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## PD04: SVP Opening with Solid Trimmer

1. Soil Vent Pipe
2. Packer
3. Face Fix Joist Hanger (Solid Trimmer to Posi-Joist)
4. Joist no more than 6mm from back of hanger
5. Solid Trimmer built into wall




## PD03: Fixing round SVP using Bearer Plates

1. Soil Vent Pipe (SVP)
2. Bearers fixed to wall at floor and ceiling level
3. Posi-Joist adjacent to SVP shown in full depth masonry hanger

Note: This detail may not perform well acoustically as sound will be transmitted directly from the floor to the bearer through the inner leaf of the wall.

Detail: Web-joist SVP Using Bearer Plates

**100-DET2**

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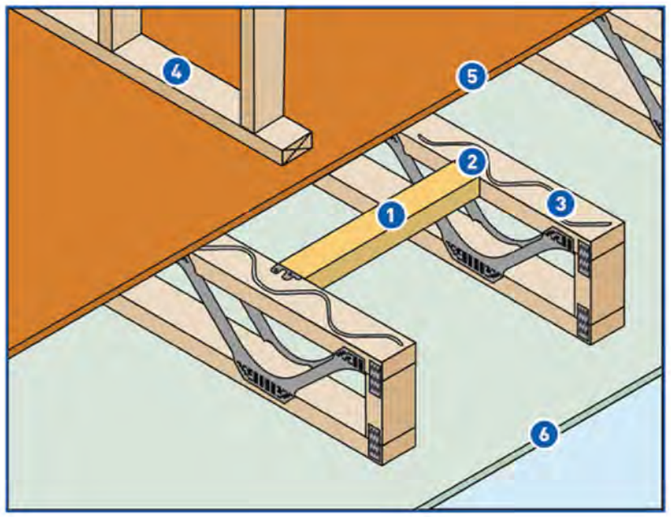
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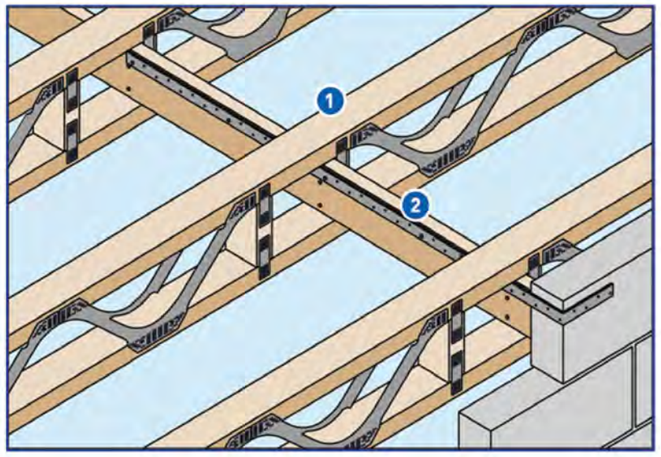
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## PD05: Non Load Bearing Wall Parallel with Joists

1. Noggins at 600mm Centres
2. Z-Clip
3. Adhesive Bead
4. Bottom Rail of stud wall nailed to noggins
5. Decking
6. Plasterboard




## PD19: Horizontal Restraint Strap Fixed to Strongback

1. Strongback twice nailed to web using 3.1x75mm long galvanised ring shank nails

2. Strap fixed along top edge of strongback. Refer to strap manufacturers details for fixing method

Detail: Web-joist Horizontal Restraint Strap

**100-DET3**

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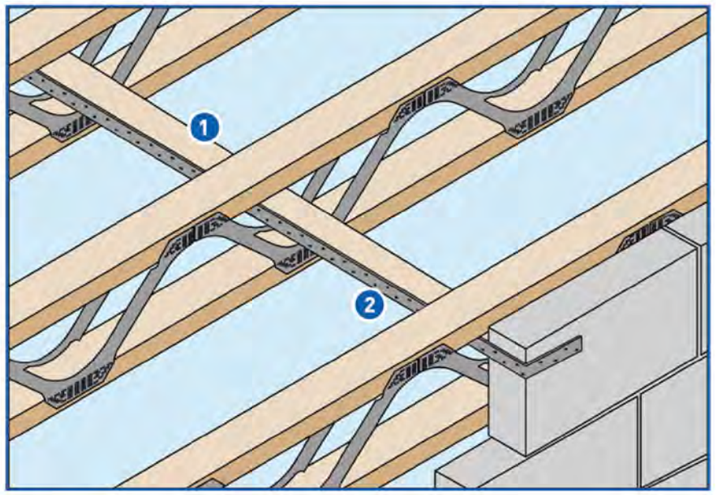
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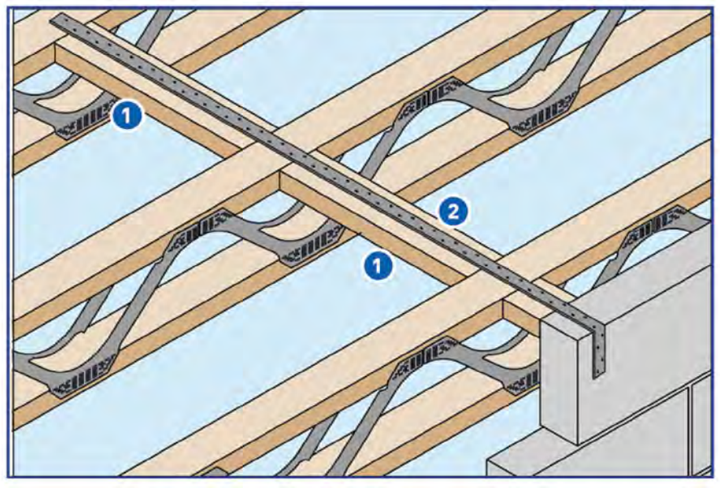
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## PD20: Horizontal Restraint Strap Fixed to Continuous Noggin

1. Min. 35x97 C16 Noggin nailed to underside of top chord of Posi-Joists with 3.1x75mm galvanised annular ring shank nails
2. Strap fixed to noggin. Refer to strap manufacturers details for fixing method




## PD21: Horizontal Restraint Strap Fixed to Noggins

1. Min. 35x72 C16 Noggin fixed between joists
2. Strap fixed to noggins. Refer to strap manufacturers details for fixing method

Detail: Web-joist Horizontal Restraint Strap

**100-DET4**

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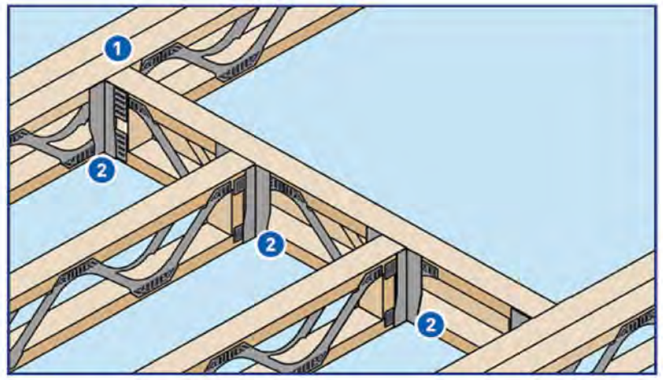
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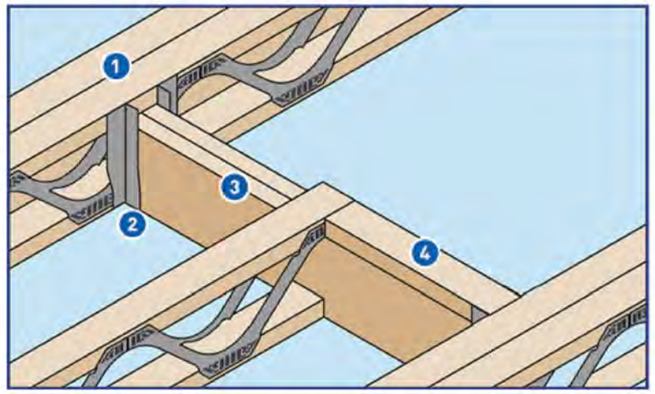
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**PD22: Opening with 2-Ply Posi-Joist Girder and Posi-Joist Trimmer Beam**

1. Posi-Joist girder chords fixed together as specified by design
2. Face fix Posi-Joist hanger

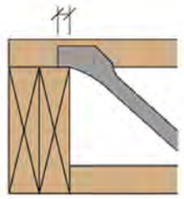
Do not notch bottom chord of Posi-Joist over bottom flange of hanger




**PD23: Opening with 2-Ply Posi-Joist Girder and EWP Trimmer Beam. Top Chord Supported Joists**

1. Posi-Joist girder chords fixed together as specified by design
2. Face fix Posi-Joist hanger
3. Solid or EWP Trimmer (Depth to suit)
4. Packers to suit Trimmer size

Unless proven by design the Posi-Strut should overhang the bearing by 15mm



Detail: Web-joist Opening Trimmer

**100-DET5**

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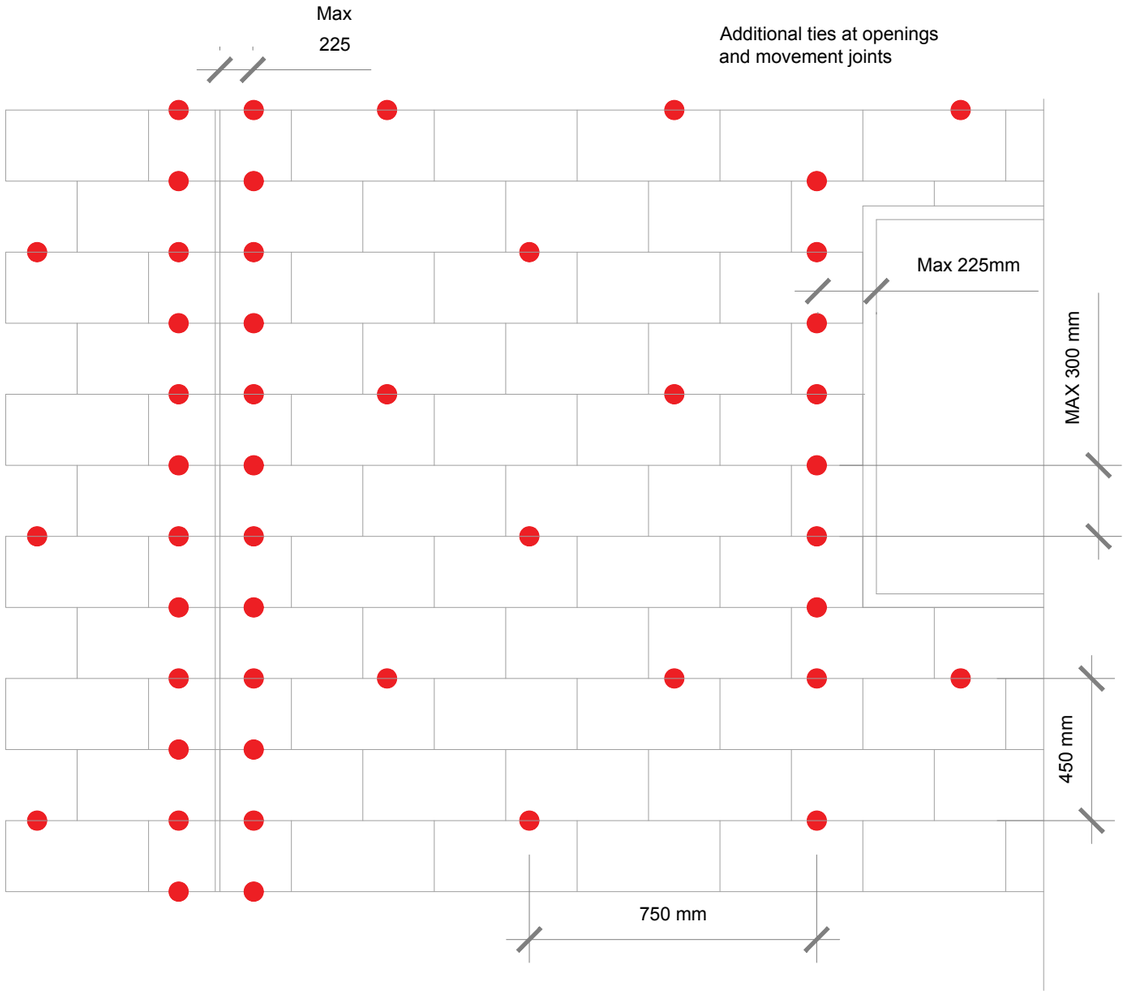
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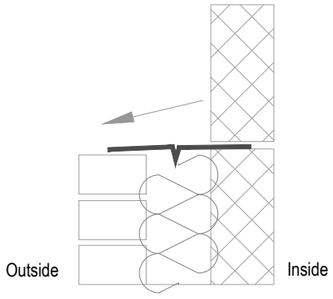
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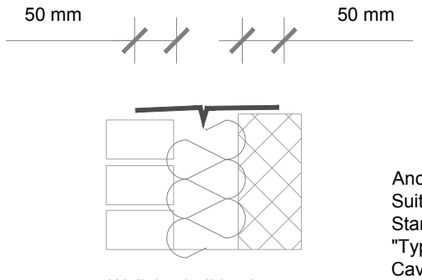
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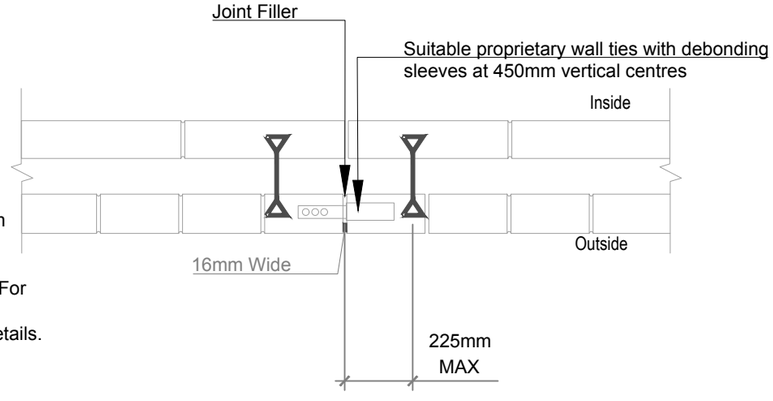

Wall ties should be level
or sloping to the outside




Wall ties build at least
500 mm into each leaf



Ancon Staifix RT2 Wall Tie - 275mm
Suitable for cavities of 126mm - 150mm
Standard Tie Length = 275mm
"Type 2" Stainless Steel Wall Ties For
Cavity by 'Ancon' or Similar Approved. For
Spacing of Wall Ties Refer to ALPHA
Engineers Structural Specification or details.




# Movement Joint & Cavity Wall Ties

**100-DET6**

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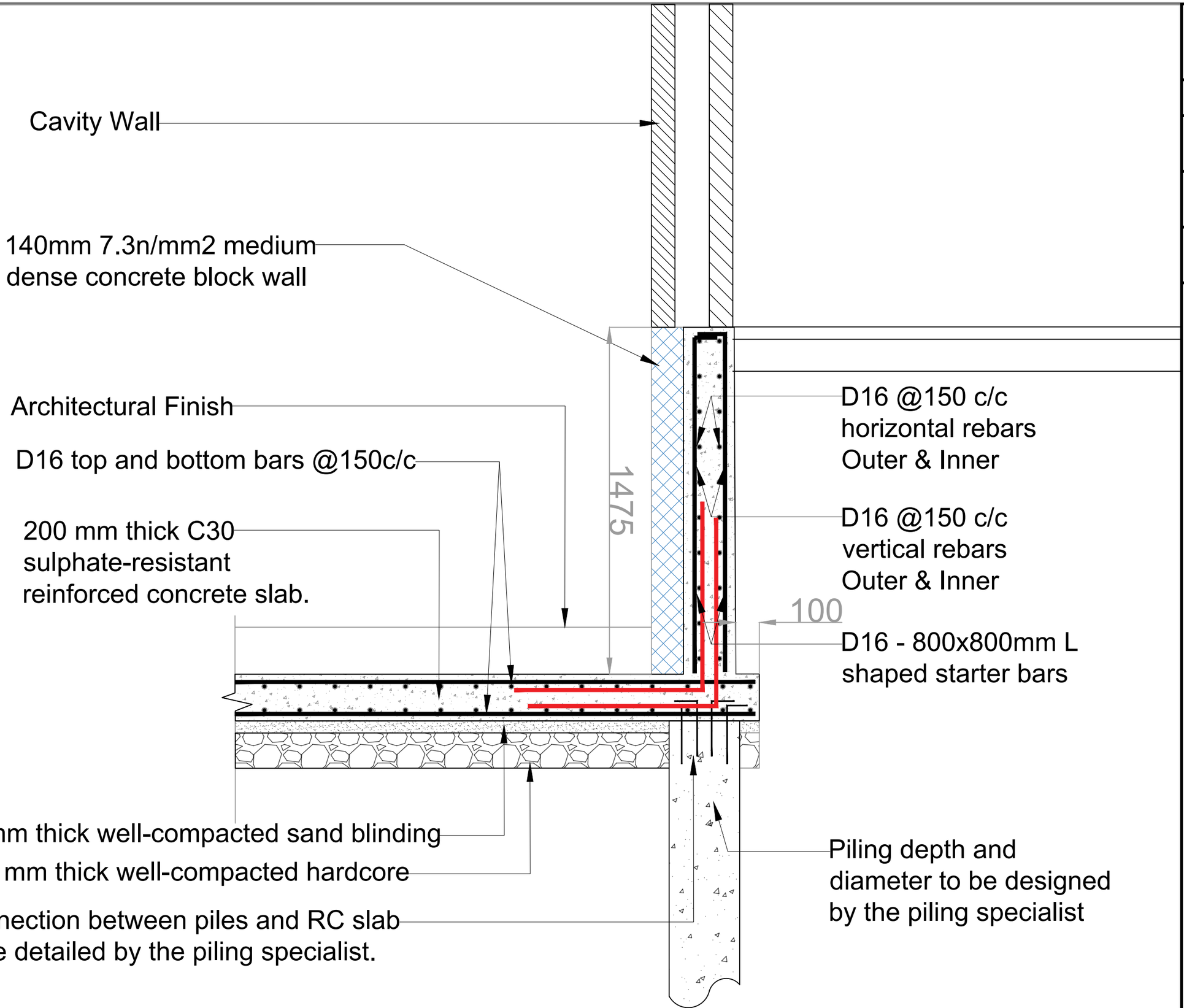
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Detail: Retaining Wall Cross Section A-A

**100-DET7**

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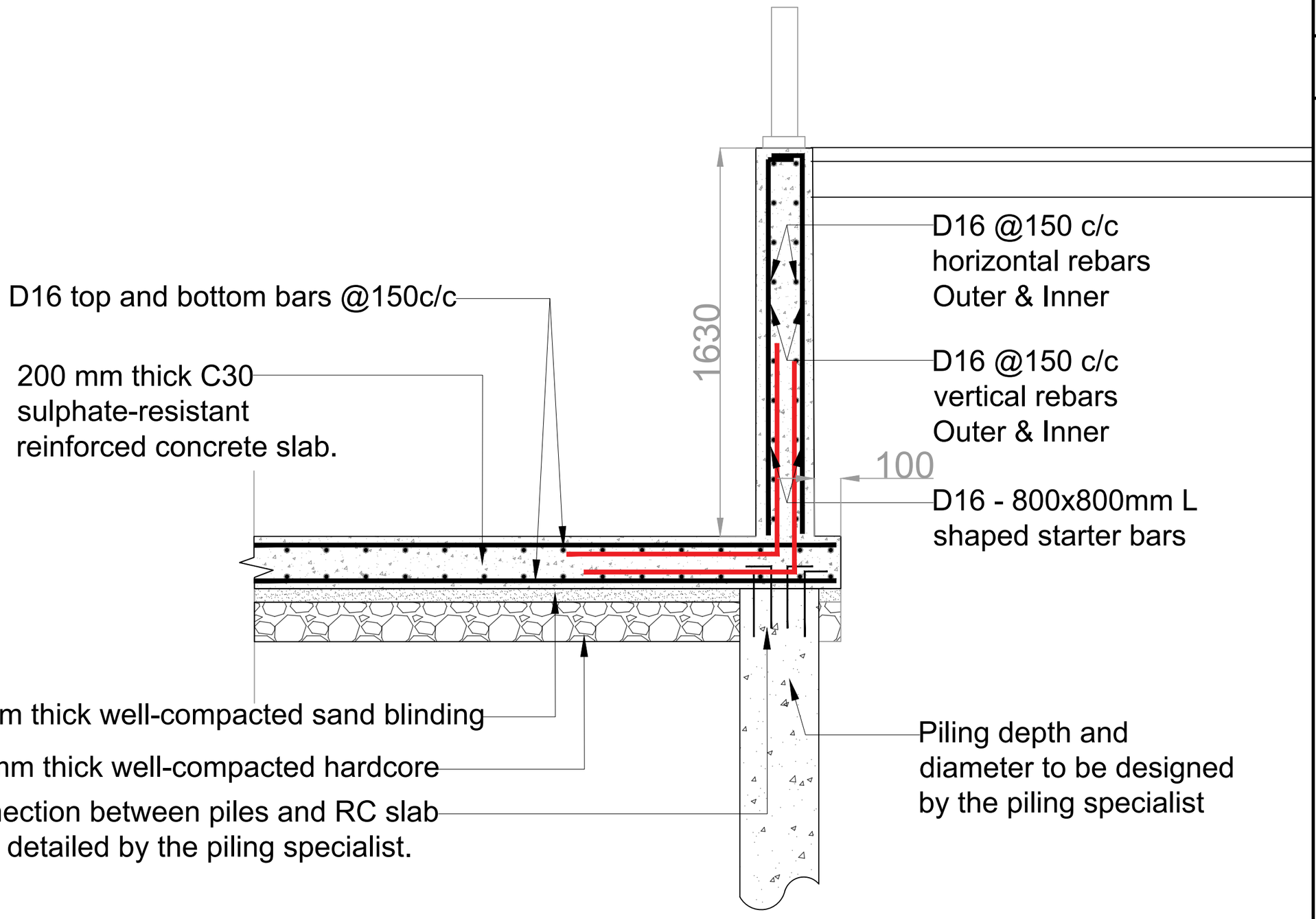
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Detail: Retaining Wall Cross Section B-B

**100-DET8**

# PILE LOADING SCHEDULE

| NAME | NO | UNFACTORED (KN) | FACTORED (KN) |
|---|---|---|---|
| P1 | 1 | 25 | 34.25 |
| P2 | 1 | 35 | 47.95 |
| P3 | 1 | 25 | 34.25 |
| P4 | 1 | 130 | 178.1 |
| P5 | 1 | 170 | 232.9 |
| P6 | 1 | 125 | 171.25 |
| P7 | 1 | 75 | 102.75 |
| P8 | 1 | 50 | 68.5 |
| P9 | 1 | 120 | 164.4 |
| P10 | 1 | 140 | 191.8 |
| P11 | 1 | 185 | 253.45 |
| P12 | 1 | 180 | 246.6 |
| P13 | 1 | 80 | 109.6 |
| P14 | 1 | 50 | 68.5 |
| P15 | 1 | 125 | 171.25 |
| P16 | 1 | 100 | 137 |
| P17 | 1 | 100 | 137 |
| P18 | 1 | 100 | 137 |
| P19 | 1 | 140 | 191.8 |
| P20 | 1 | 100 | 137 |

**100-DET9**

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# General

**PARTY WALL etc.Act 1996:**Written notice must be given to adjoining owners prior to start of work on site, two month`s notice for works to party wall or party structure, one months`s notice for all other works.

**HEALTH AND SAFETY GENERALLY**: All works to be carried out in accordance with the Health and Safety ACT and Dam Regulations 2007 and prevailing Health & Safety requirements in force at the time of the works

THIS DRAWING TO BE READ IN CONJUNCTION WITH APPROVED PLANNING PLANS.

The Party Wall etc. act 1996

Where building near or working on the party walls or party fence walls it may be necessary to serve notice on the adjoining owners under The Party Wall etc. Act 1996. Professional advice should be sought before commencing building works to determine whether the act would apply and if so the correct action to be taken.

THE BUILDING REGULATION PART A: Party Wall act 1996
Written consent is required from adjoining owners where:
Underpinning existing party wall.
Build up wall on top of party wall.
Excavating to enlarge existing basement.
where new beams are to be inserted 100mm into party wall.
And existing party wall needs to be cut for inserting new flashing

Demolition

Isolate all services affected by new works. Provide temporary supports to existing structure as necessary. Where existing services run through or under foundations provisions should be made for suitable ducts or lintels.

Existing Structure

Existing foundations and structure to be exposed in order to determine adequacy to take additional loadings. Exposed structure to be inspected by either Structural Engineer or Building Control to satisfy that existing structure is suitable. If found to be unsuitable Structural Engineer to design appropriate solution

Notes
All work is to comply with the relevant Building Regulations and all statutory notices are to be given to the Building Control department at the local authority at the appropriate stages. All contractors are to visit site to acquaint themselves with the layout and access to the site prior to tendering. If an approved inspector is used then the AI must notify the local authority that the building regulations will be carried out under the initial notice procedure. AI to be given notice of statutory inspections to allow inspection at appropriate stages.

Materials, goods and workmanship
Goods, materials and workmanship are to be of the best quality of their respective kinds and those for which there are a British Standard or Code of Practice are to conform thereto unless otherwise stated. Descriptions of goods, materials and workmanship given in any one trade are to apply throughout this Specification unless otherwise stated. All workmanship shall be carried out in accordance with current Building Regulations. All materials shall be used and fixed strictly in accordance with manufacturer's instructions, unless specified otherwise. All commodities to be new and left in perfect condition on completion and when incorporated into the works.

Discrepancies
Any discrepancy, discovered by the Contractor, between the structural drawings and specification or between the drawings/specification and the site, must be brought to the notice of the Architect for clarification and instruction immediately any such discrepancy becomes apparent.

Defects in existing work
Any defect not already identified in the existing work or structure to remain must be reported immediately to the Architect by the Contractor for instruction before proceeding with any work which may:
-cover up or otherwise hinder access to the defective construction,
-or be rendered abortive by the carrying out of remedial works.

Generally
Please note that these construction notes are to be read in conjunction with the detailed drawings that accompany the works, including those of the Structural Engineer. These notes and drawings are solely for the purposes of Building Regulation approval and do not set out the minimum standards of good practice to be complied with by the contractor. It is assumed that the minimum standards and manufactures installation guidance are known and will be complied with by a competent contractor. Finishes and materials to be in accordance with planning conditions.

Health & Safety
The Contractor shall ensure that all safety, health and welfare measures required under or by virtue of the provision of any enactment or regulations or the working rules of any industry are complied with. In carrying out the works the contractor shall at all times comply with the requirements of the Construction (Design and Management) Regulations 2015, this will include taking on Clients duties, unless Client appoints separate Principal Designer. Where necessary notifications to be served to HSE and appropriate Construction manuals produced.

Preparation
You must ensure that any ground covered by the building is reasonably free from any material that might damage the building or affect its stability, including vegetable matter, topsoil and preexisting foundations.

Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants on or in the ground covered, or to be covered by the building and ANY LAND ASSOCIATED WITH THE BUILDING. (A major change to the regulations, which previously only applied to the ground covered by the building).

Precautions must be taken against ground gases e.g. landfill gases, radon, vapours etc

Remedial measures for dealing with land affected by contaminants have been expanded to include biological, chemical and physical treatment processes.

Guidance on protection from radon is expanded to include buildings other than dwellings.

Requirements to protect persons occupying premises from contaminants, are now included to 'Material Changes of Use', and apply to residential use or sleeping accommodation e.g. dwellings/ flats / hotels /institutions and changes of use of previous exempt structures.

Timber Treatment
All softwood timbers to be adequately treated to prevent infestation by the house longhorn beetle in accordance with current Building Regulations. All structural timbers, external frames, window & softwood cladding shall be treated against fungal attack. All structural timber to be marked DRY or KD and to have stress grade mark.

Scaffolding
The Contractor shall erect, move and maintain in a safe condition suitable for its purpose and strike and clear away on completion all necessary scaffolding.

All scaffolds must be designed, supplied, erected, maintained and dismantled in strict accordance with all relevant Health & Safety Executive (HSE) Guidelines, information sheets and other publications, TG20:13, BS EN 12811:1, BS1139, BS5974, BS EN 280:2001 + A2:2009 and BSEN1298 and all local bylaws.

Contractor is to obtain all permits from the relevant authorities before erecting scaffolds and shall ensure the permits are valid and authorised throughout the duration of the works. All watching, lighting, public safety signs and hazard warning signs to be in strict accordance with HSE and local authority requirements.

All scaffolds shall have debris/safety netting sufficiently sealed and tied to avoid loosening. Scaffolds must be designed to resist all applied wind loadings and suitable kentledge used if necessary (located so as not to disrupt the works).

Propping and Shoring
The Contractor is to be responsible for the design, erection, maintenance and dismantling of all horizontal and vertical temporary propping and shoring.
All spreaders are to be chosen dependent upon the nature of the substrate being propped to or from. Sensitive finishes will require a resilient layer between spreaders and finish. Account should be taken of any surface mounted services which may require bridging of spreaders.
Propping shall take account of all loadings from the self weight of the structure and any imposed load left in place or envisaged during the works.
Spreaders shall be so located at ground level so as not to load the edge or influence the ground conditions to existing or proposed foundation/drainage/services trenches that will be employed during the time temporary propping is required.
Where propping and spreaders influence such trenches as noted in 4 above, the trenches must be propped horizontally to take due account of all loads.
All services that are redundant are to be disconnected and removed. Services requiring rerouting or amending shall be disconnected and temporarily removed if necessary and replaced upon completion of the works

Protection of Services
Check positions of all existing services prior to commencement of work. Protect, maintain and prevent damage during the course of the works.

If any damage results from execution of the works, the Contractor shall notify the appropriate service authority and the Contractor shall make arrangements for the damage to be made good without delay at his own cost and to the satisfaction of the service authority and/or private owner as appropriate.

Keep approaches to the site clear of mud and debris.

Asbestos
The client/contractor is to carry out an intrusive survey for asbestos and/or asbestos based products if this has not already been done. After the survey has been carried out and known asbestos related items removed, the Main Contractor is to be aware that the building may contain asbestos related products and should take all due care and diligence during the execution of the works. If it is suspected that during the demolition and stripping out operations further asbestos or asbestos based products are present then a specialist subcontractor licensed by the Health and Safety Executive to survey/report/advise should be appointed to offer advice and recommendations regarding removal and safe disposal off site.

Surplus Material
Unless described as refixed, set aside for reuse or similar expressions, all materials arising from the works shall remain the property of the Employer unless otherwise instructed by the Architect.

Moisture & Frost
The Contractor shall prevent the work from becoming wet or damp where this may cause damage and shall allow for all necessary heating and covering up to protect against damage by frost. Drying times and the provision of heaters, etc., to facilitate drying out must be allowed for in the Contractor's pricing where necessary.

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Project No.
261145

Date
01/2026

SITE ADDRESS
-53 Warminster Road London SE25 4DQ

DESCRIPTION
-NEW DEVELOPMENT

-FOR BUILDING CONTROL APPROVAL
AFTER THE APPROVAL -DRAWINGS CAN BE USED FOR THE CONSTRUCTION

# Steel Work

(To as per structural Engineer`s calculations/notes)
All steelwork to be grade S355 unless stated otherwise.
All bolts to be grade 8.8 black bolts in holes with 2mm clearance.

All steel work to be cleaned and painted with red oxide paint prior to installation.

All steelwork to be painted with NULLIFIRE intumescent paint (applied in accordance with manufacturer`s instructions)or encased with 2layers of 12.5mm Fire Lined plasterboard to give 60min. Fire protection.

Steelwork to be installed and fixed by contractors experienced in the use of steelwork. Where joists are bearing on steels,timber strutting is to be fixed between joist ends Padstone /bearing plate sizes are as detailed in Structural Engineers calculations.

All internal steel work shall be wire brushed to remove rust and mile scale, then painted with two coats of zinc rich premier prior to erection. Any areas damaged during erection shall be repainted with another coat of zinc rich premier.

ALL STRUCTURAL STEEL MEMBERS AND ELEMENTS (i.e. STEEL BEAMS, COLUMNS, PLATES. BOLTS) THAT ARE EXTERNAL OR WITHIN CAVITY WALL ARE TO BE GALVANIZED (TYPICAL)

ALL CONNECTIONS TO BE DESIGNED REFERRING TO DESIGN TYING FORCES IN ATTACHED CALCULATIONS AND SUBMITTED FOR APPROVAL OF ENGINEER OR BCO PRIOR TO FABRICATION OR CONSTRUCTION

MINIMUM STEEL BEAM END BEARING LENGTH IS 100mm WHEN BEARING ON A PARTY WALL AND 150mm ANYWHERE ELSE

CONTRACTOR RESPONSIBLE TO MEASURE CONSTRUCTION LENGTHS FOR STEEL WORK FROM SITE

CONTRACTOR TO ENSURE ALL STEEL WORKS ARE WRAPPED WITH FIRELINE GYPROC TO ACHIEVE MINIMUM 30min FIRE RATING

# Attention to Contractor

LEVELS AND HEIGHT OF EXISTING ROOF SPACE HAS TO BE MEASURED BEFORE WORK COMMENCE, PLEASE WORK OUT THE FORMATION OF NEW FLOOR AND ROOF AND DEDUCT THIS FROM EXISTING HEIGHT. PLEASE CHECK IF REMAINING CEILING HEIGHT IS NOT LESS THAN 2.0M IF LESS PLEASE INFORM THE ENGINEER TO RECOMMEND ALTERNATIVE DESIGN

CONTRACTOR NEEDS TO CHECK CONDITION OF ALL EXISTING WALLS AND REPORT TO THE ENGINEER FOR ANY SERIOUS DEFECT IMMEDIATELY

ALL DIMENSIONS MUST BE VERIFIED ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY SITE DIMENSIONS AND LEVELS AND FOR ALL EXPLETORY WORKS TO VERIFY ANY EXISTING STRUCTURE BEFORE COMMENCEMENT OF WORKS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORK ON SITE.ANY GIVEN DIMENSION IS FOR THE CONTRACTOR`S GUIDANCE ONLY AND SHOULD BE VERIFIED ON SITE.

NO LIABILITY OF ANY KIND IS ACCEPTED BY THE ENGINEER FOR ANY ERROR OR OMISSION.WHERE NEW WORK IS NEAR OR ON BOUNDARY LINE/PARTY WALL THE PROPERTY OWNER IS TO SERVE PARTY WALL NOTICE TO THE ADJOINING PROPERTY/LAND OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE "PARTY WALL ETC" ACT 1996.

ALL DETAILS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND LOCAL AUTHORITY APPROVALS.WORK NOT TO COMMENCE BEFORE FINAL APPROVAL OF PLANS BY LOCAL AUTHORITY.

DRAWINGS PREPARED FROM PLANS & INFORMATION SUPPLIED BY ARCHITECT -NO SITE SURVEY CARRIED OUT BY THE ENGINEER.

THE STEEL WORK SUB CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEEL WORK

All temporary works required to any structures is the responsibility of the contractor & to be designed, installed & executed in accordance with BS 5975-2008. All temporary work proposals to be issued to EKA comments prior to commencement any demolition works

# Timber Work

All double up joists bolted together using 12 mm diameter bolts with washers at 600 mm centers.
-Solid blocking is also to be installed where joists are notched into steel beams or are supported on joist hangers.
-Notching and drilling of joists to be in accordance with NHBC standard clauses 6.4 - s9.
-All timber to be grade C24 to EUROCODE unless otherwise noted and to be double vacuum treated.
-Sawn ends are to be treated with a compatible preservative.
-All joist hangers are to be galvanized mild steel with a minimum thickness of 2.5 mm.
-All joists are to be doubled up under partitions and baths etc. for joists spans greater than 2.5m solid blocking is to be installed in accordance with the building regulations.
-Provide solid strutting under all partitions running at right angles to joists under..
-22mm T&G. floor boarding on joists as specified on the plan, on joist hangers, above DPC. Joist ends to be treated with preservatives. Joists to have minimum 50mm bearing in cavity walls and must be on joist hangers on solid walls.
-PROVIDE 1 ROW OF NOGGINS TO CENTRE OF JOIST SPANS OF 2.5 M OR GREATER,AND GENERALLY AT MAX. 1.2 CENTRES FOR LARGER SPANS.

OPENING IN PARTITIONS
Form opening in brick and block partitions with RC lintels 100mm deep with 2 No. 12mm diameter m.s. bars. Form opening in load-bearing stud partitions with 100mm x 100mm post on each side and 2 No. 150mm x 50mm s.w. beams over.
WHERE TIMBER FLOORS ARE TO RECEIVE TILED FLOOR FINISHES, JOISTS ARE TO BE DOUBLED UP AND BOLTED TOGETHER USING M12 GRADE 10.9 @600c/c AND SOLID NOGGINS ARE TO BE PROVIDED @300mm CENTERS, POSITIONED TO ENSURE THAT THE FREE ENDS OF ALL PLYWOOD CAN BE SECURED AT APPROPRIATE CENTERS. PROVIDE TWO LAYERS OF EXTERNAL GRADE WBP PLYWOOD, A MINIMUM 12.5mm THICK SCREWED AT RIGHT ANGLES TO EACH OTHER TO THE JOISTS @300c/c ALONG INTERMEDIATE SUPPORTS AND 150mm CENTERS ALONG THE EDGES USING N12x50mm LONG STAINLESS STEEL SCREWS ENSURING THAT THERE ARE NO VERTICAL JOINTS THROUGH THIS PLY COVERING

-UNDER NEW PARTITIONS RUNNING PARALLEL TO SPAN EXISTING TIMBER FLOOR JOISTS TO BE DOUBLED UP OR NEW DOUBLED UP C24 TIMBER FLOOR JOISTS TO BE PROVIDED. TIMBERS ARE TO BE BOLTED TOGETHER WITH M12 GRADE 10.9 BOLTS @400c/c (TYPICAL)
-PROVIDE 50mm WIDE C24 TIMBER SOLID NOGGINGS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO JOISTS SPAN, ALONG SUPPORTS AND FOR SPANS LESS THAN 4.5m AT MID-SPAN. FOR SPANS OVER 4.5m AT ⅓ AND ⅔ SPAN POSITIONS (TYPICAL)

STUD PARTITIONS
STUD PARTITIONS TO BE 75 X 50MM REGULARIZED STUDS @ 400 C/C WITH 75 X 50MM HEAD AND SOLE PLATES WITH 75 X 50MM NOGGINS AND CROSS BRACING WHERE NECESSARY AND PARTICULARLY AT FIXING POSITIONS FOR SANITARY WARE AND PLUMBING ITEMS.
PROVIDE 75MM INSULATION QUILT TO PARTITIONS BETWEEN BATHROOM AND HABITABLE ROOMS.
WALLS TO BE LINED WITH 12.5MM PLASTERBOARD AND MIN 5MM PLASTER TO EACH FACE.
WALLS TO BEAR ON MULTIPLE JOISTS WHERE RUNNING PARALLEL TO SPAN AND ON NOGGINS WHERE RUNNING AT RIGHT ANGLES TO SPAN.
ANY GLAZING SEPARATING THE STAIR ENCLOSURE FROM ANY KITCHEN OR HABITABLE AREAS TO PROVIDE 30 MINUTES FIRE RESISTANCE.

RESTRAINT STRAPS
PROVIDE 30 X 5MM GALVANISED MILD STEEL STRAPS @ MAX 2000MM C/C FIXED ACROSS THE FIRST THREE JOISTS WHERE PARALLEL TO WALLS & HOOKED OVER INNER LEAF OF BLOCKWORK AND INTO CAVITY OF EXTERNAL WALL.

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# Masonry Work

-Bricks are to have the following characteristics :
-Frost Resistance Class F to BS3921;
-Soluble salt content Class L to BS3921
-Brickwork above DPC level is to have a minimum compressive strength of 20 N/mm2
-Brickwork below DPC level have to be in class B Engineering Bricks;
-Blocks are to be 3.5N/mm2 compressive strength;
-Party Walls Block Density to be sufficient to achieve an as-built mass of at least 415kg PER m2 of Elevation;
-Non-load bearing partition blocks to have a maximum density of 750kg/m3;
-Inner leaf of external wall density to be specified below to suit flanking sound requirements;
-Bricks and blocks are to be manufactured at least 28 days prior to use in the works;
-Mortar in Masonry walls is to be 1:1:6 CEMENT:LIME:SAND Mix above DPC and 1:3 cement:sand mix below DPC;
-Mortar for capping's, copings, and cills is to be a 1:$\frac{1}{4}$:3 Cement:Lime:sand mix; All cavity wall ties in External walls are to be stainless steel Double-Triangular type with 4mm Wire diameter to BS1243;
-Spacing is to be 900mm Centers horizontally and 450mm centers vertically staggered at reveals and expansion joints ; also at 225mm Vertical centers and 225mm away from the reveal or joint;
-ALL NEW BRICKWORK BELOW DPC LEVEL TO BE 'CLASS B' ENGINEERING BRICK IN MORTAR DESIGNATION (ii) (TYPICAL)

CAVITY WALLS

-100mm thermalite turbo or celcon solar blockwork innerleaf and 102mm facing brickwork outer leaf with 100mm cavity . DPC to all bonded reveals.
-Catnic lintels to be used over doors and windows to manufacturers instructions. Wall ties to BS 1243, placed at 900mm horizontally and 450mm vertically. Provide cavity tray (DPC) all over openings. Close cavity at top with 100mm block. Cavity to be filled to within 225mm of DPC.
At locations where ceiling parallel to wall; the wall is to be restrained by 30x5x1200mm m/s straps @ 1200mm c/c.

# Foundation Work

EXCAVATION FOR FOUNDATION

Basic workmanship for excavating shall comply with Eurocode 7: Geotechnical Design. Before beginning general excavation or filling excavate top soil from required area to full depth and keep separate from excavated subsoil.The temporary support of trenches should be provided where necessary.

FOUNDATIONS

Use concrete strip ( 1:3:6 mix) GN3 nominal, use sulphate resistance cement if ground condition dictate. Foundations to below invert level of any adjacent drains and no foundations to be built over any drains. The depth of the foundations are to be dependant on site conditions and constructed to Local Authority approval. Foundations to be constructed in accordance with current Eurocodes EN1992/1997. Foundations also to comply with Approved Document A and BRE Digest 298 and NHBC practice Note 3 guidelines. Where any roots present, continue foundations down to 800mm below the roots.
Foundations should not be made on made ground or wide variation in type of subsoil within the loaded area.Note there are trees within 30M of the proposed works.
The following design provisions relate to foundations:

a. Foundations should be centrally situated under the walls;
b. Strip foundations should have a minimum width of 800mm;
c. The soil is firm sandy clay, can be moulded by substantial pressure with the fingers and can be excavated with graft or spade and the loading (D.L. + I.L.) is less than 60kN/m2 run.
d. Concrete should be composed of cement to BS12:1978 and fine and coarse agregate confirming to BS882:1983:
e. The minimum thickness of foundation to be 750mm;
f. Foundations of piers, butresses, and chimneys etc., should project as indicated on the drawings.

# Concrete Work

1. USE CONCRETE GRADE C32/40 EVERYWHERE
2. PROVIDE 30mm NOMINAL CONCRETE COVER AND 50mm WHERE IN CONTACT WITH SOIL
3. ALLOW 47 HOURS FOR PAD STONES TO CURE BEFORE STRIKING TEMPORARY SUPPORT TO STEEL BEAMS BEARING ON THE PAD STONES
4. FOUNDATION TO BE CONSTRUCTED IN MINIMUM 100 kN/m2 SOIL AND DEPTH OF FOUNDATION TO BUILDING CONTROL RECOMMENDATIONS
5. WITH ADJACENCY TO TREES FOUNDATIONS TO BE CONSTRUCTED AT A MINIMUM DEPTH OF 1.7m TO BCO RECOMMENDATIONS
6. PROVIDE MINIMUM 100mm TO STEEL FRAME CONSTRUCTED IN FOUNDATIONS AND WHERE IT COMES IN CONTACT WITH SOIL.
7. CONTRACTOR TO PRODUCE FULL REBAR SCHEDULE AND REINFORCEMENT DETAILS AND SUBMIT TO THE APPROVAL OF THE SE OR BCO PRIOR TO CONSTRUCTION
8. ALL BASEMENT WORKS AND ASSOCIATED DAMP PROOFING IS CONTRACTOR DESIGNED AND TO BE UNDERTAKEN BY AN APPROPRIATE SPECIALIST

# Under Pinning

NOTES:

1. This drawing must be read in conjunction with all relevant Architect`s and Engineering drawings.

2. Concrete mix must have a minimum crushing strength of 21N/mm2 AT 28 days. Maximum aggregate size 20mm

3. All proprietary items must be used strictly in accordance with the manufacturer`s recommendations.

4. The builder must be responsible for maintainning the stability of building through out the construction of the works, and must provide all necessary needles,struts,props,falsework etc.

5. All concrete must be fully compacted.

6. Semi-dry packing concrete to be 1:1(O-P-C sharp sand) weec rammed into positions to be sure no voids.

7. Max. Length of individual pins. must not exceed 1200mm.

8. Underwide of all underpinning must be horizontal.

9.Pins to be excavated etc. in the following order.ADBEC (see plan sequence of operations.)

10. Underside of all exposed brick corbelling existing concrete foundations must be carefully cleanedoff priar to pouring mass concrete underpinnig.

11. Any services passing through mass concrete to be sleeved through same and any drainage to incorporate flexible joints each side of foundations.

12. when calculating the foundation widths the ground has been assumed to have a safe bearing capacity of 107KN/m2.

13. When the first pin opened up the Local Authority & the Engineer are to be contacted to inspect the ground conditions to ensure that the assumtions in note 12 are valid .

14. The times stated in the "sequence of operations" are assume reasonable air temperatures.Should cold weather working be anticipated, then the times stated must be adjusted following consulation with the engineer.

15. The building Inspector to inspect all foundation bottoms priar to casting each pin.

16. All bases to be concentrise unde the wall over.

17. Excavations mus be dug.inspected and concreted the same day.

18. This drawing must be read in conjunction with Hovard Covanna &Associates Spesification.

19.Underside of underpinning concrete must be taken down to depths shown in this drawing & 600 below lowest tree roots encountered wichever is lower.

SEQUENCE OF OPERATONS FOR UNDERPINNING (Please also refer to general notes particularly notes 9&14)
1. Excavate for pin 1, carefully clean off concrete clicker(if found to be necessary) pour underpinning concrete to within 75mm (approx.) of underside of existing foundation/wall corbell.

2. Leave for a min of 24 hrs. then semi-dry pack pin1.

3. repeat operation 1 for pin 3.
4. Repeat operation 2 for pin3.

5. repeat operation 1&2 consequently for all odd pin numbers.

7. after completing the odd numbers then start the operations 1&2 for the even numbers consequently.(e.g2,4,6.8....)

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