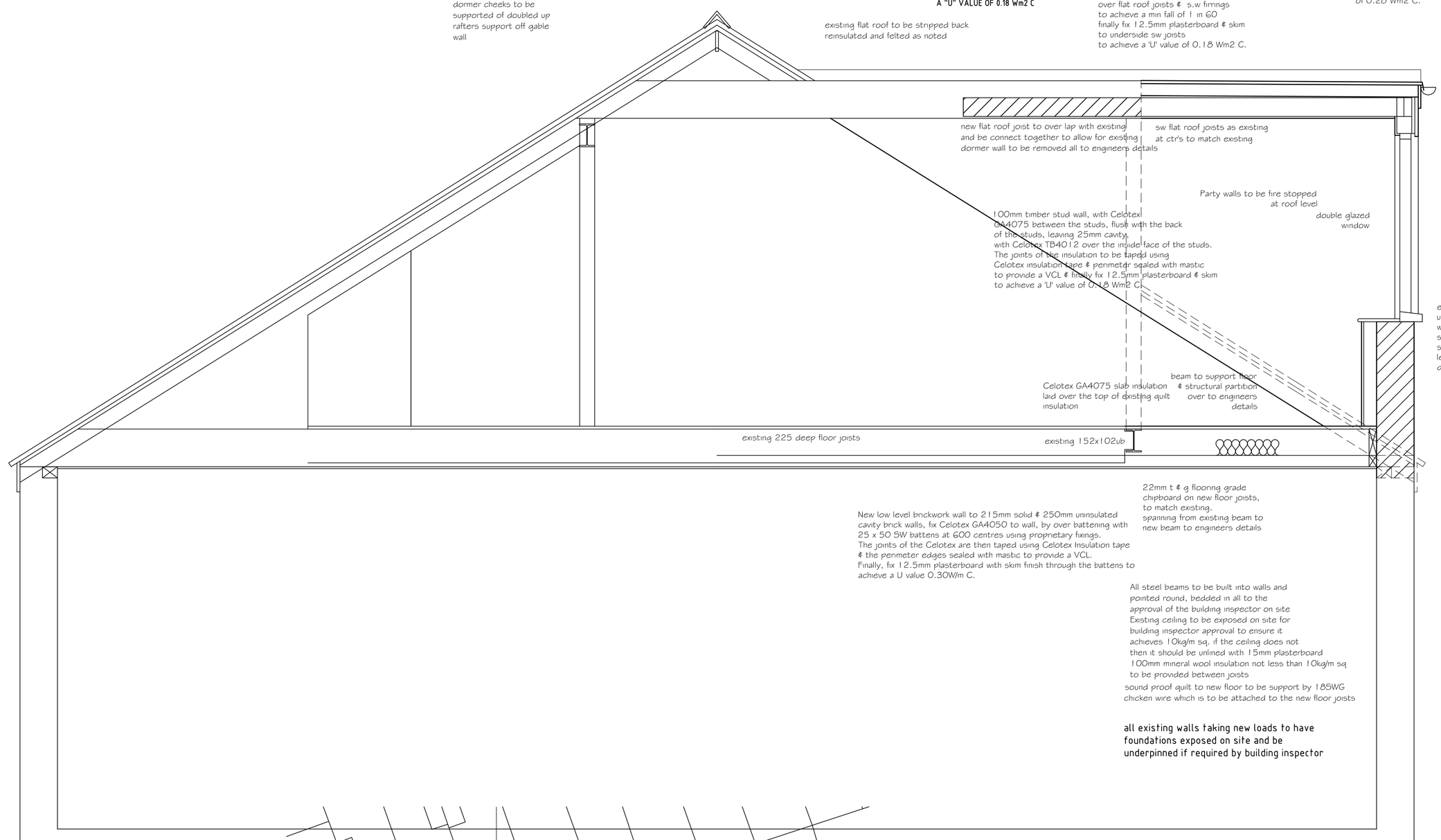
Reference drawings | Legend | Notes

STEELWORK NOTES:
1. ALL STRUCTURAL STEELWORK INCLUDING BOLTS, CLEATS ETC, TO BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR ALL IN ACCORDANCE WITH OUR STRUCTURAL STEELWORK SPECIFICATION.
2. ALL STRUCTURAL STEELWORK TO BE MILD STEEL GRADE S275 UNLESS NOTED OTHERWISE.
3. ALL BOLTS TO BE M20 DIA. BOLTS GRADE 8.8 UNLESS NOTED OTHERWISE.
4. ALL WELDS TO BE 6mm CONTINUOUS FILLET WELD UNLESS NOTED OTHERWISE
5. ALL PLATES TO BE 15mm THICK MINIMUM UNLESS NOTED OTHERWISE.
6. ALL MEMBERS TO HAVE A MINIMUM OF TWO BOLT CONNECTIONS. ALL BEAMS TO HAVE A MINIMUM OF FOUR BOLT CONNECTIONS.
7. END CONNECTIONS TO BE DESIGNED BY THE STEELWORK SUB-CONTRACTOR SUBJECT TO THE MINIMUM COVERED IN NOTES 2 - 6 ABOVE AND TO MEET THE REQUIREMENT OF BS-5950
8. FINISHING COATS TO BE APPLIED ON SITE DETAILS AND COLOUR TO BE AGREED. ALL STEELWORK IN CAVITIES TO BE PAINTED WITH TWO COATS OF RIW
9. HOLDING DOWN BOLTS SHALL BE SUPPLIED BY THE STEELWORK SUB-CONTRACTOR AND FIXED BY THE BUILDER
10. THE HOLDING DOWN BOLTS SHALL BE SET OUT IN ACCORDANCE WITH THE DETAILS OF THE STEELWORK SUB CONTRACTOR.
GROUTING IN OF STANCHION BASES SHALL BE CARRIED OUT BY THE BUILDER, USING CONBEXTRA GP NON-SHRINK, CEMENTITUOUS GROUT SUPPLIED BY FOSROC LTD OR SIMILAR APPROVED.
11. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY SITE MEASUREMENTS OF THE EXISTING BUILDINGS WHEN REQUIRED, PRIOR TO FABRICATION TO ENSURE THE CORRECT FIT OF THE NEW WORKS ON SITE.
12. THE STEELWORK SUB CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ANY TEMPORARY BRACINGS AS NECESSARY.
13. THE INTERSECTION OF ALL FRAMING MEMBERS TO LATTICE GIRDERS WIND GIRDERS AND BRACINGS SHALL BE ARRANGED TO COINCIDE AT COMMON NODE POINTS THROUGHOUT.
14. ALL COLD ROLLED RAILS/PURLINS SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS INCLUDING ALL ANTI-SAG BARS AND BRACINGS AS NECESSARY

NOTES:
1. UPON COMMENCEMENT OF THE WORKS THE SIZE AND POSITION OF ALL EXISTING STRUCTURAL ELEMENTS AS SHOWN ON THE DRAWING ARE TO BE VERIFIED BY THE CONTRACTOR.
2. EXISTING TIMBERS SHALL BE EXPOSED TO ALLOW COMPLETE TIMBER AND DAMP SURVEY AS NECESSARY. ALL TIMBERS SHALL BE TREATED OR REPLACED IN ACCORDANCE WITH THE SPECIALISTS RECOMMENDATIONS. ALL TIMBER CONNECTIONS ARE TO BE EXAMINED BY THE CONTRACTOR TO VERIFY THEIR INTEGRITY AND MADE GOOD OF DEEMED NECESSARY BY THE INSPECTOR. WHERE WALL PLATES REQUIRED REPLACEMENT THE NEW TIMBERS ARE TO BE SECURED BY 30x2.5mm GALVANISED MILD STEEL STRAPS AT 1200mm MAX. CTRS AND SCREWED TO EXISTING WALL WITH 5No. 50mm LONG No.12 WOOD SCREWS IN PLASTIC PLUGS.
3. ALL NEW TIMBERS SHALL BE STRENGTH CLASS C16 TO BS5268 PART 2 UNLESS NOTED OTHERWISE ALL NEW TIMBER CONNECTIONS ARE TO BE FORMED USING JOISTS HANGERS AND OR FRAMING ANCHORS AND CLIPS SUPPLIED BY EXPAMET OR SIMILAR
4. ALL EXISTING MASONRY SHALL BE EXAMINED BY THE CONTRACTOR ANY CRACKED OR FLAKED BRICKWORK SHALL BE REPAIRED OR REBUILT TO THE SATISFACTION OF THE CLIENT. ANY LOOSE OR SOFT MORTAR SHALL BE RAKED OUT AND REPOINTED.
5. ALL NEW STEELWORK SHALL COMPLY FULLY WITH BS5950 THE CONTRACTOR SHALL TAKE ALL NECESSARY SITE DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF FABRICATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE EXISTING BUILDING WHILST CARRYING OUT THE PROPOSED ALTERATIONS ALL TEMPORARY WORKS NEEDING PROPPING AND SHORING TO THE EXISTING STRUCTURE SHALL BE DESIGNED BY THE CONTRACTOR
7. ALL NEW BRICKWORK TO HAVE A COMPRESSIVE STRENGTH OF 21N/mm Sq. BUILT IN 1:1:6 CEMENT:LIME:SAND MORTAR UNLESS STATED OTHERWISE.
8. CONCRETE PADSTONES TO BE GRADE C35 10mm MAXIMUM SIZE AGGREGATE WITH 300kgs/m3 O.P.C.



NEW WINDOWS & ROOFLIGHTS

All windows to be double glazed with low emissivity soft coating, argon filled 16mm cavity, 0.1, to inner pane, with 4mm panes of glass frames to be insulating, all to have max u value of 1.6w/m2c. Windows to have min 1/20th floor area as opening lights and 1/10th floor area as glazed area to all habitable rooms.

RESTRAINT

ROOF AND CEILING JOISTS

Where members run parrallel with to masonry 30x5mm galvanized mild steel straps to be fixed honzontally over 3no rafters/ceiling joists at 2000mm ctrs to have a min. turn down of 150mm to be built in tight against the cavity face of inner leaf of cavity walls. Straps to be secured with 4no 75mm no8 wood screws one of which to be in the second member.

GENERAL NOTE

BEFORE COMMENCEMENT OF WORK, POSITIONS OF ALL EXISTING SERVICES INCLUDING DRAINAGE - SEVERN TRENT APPROVAL MAY BE REQUIRED, CONTRACTOR TO CHECK WITH RELEVANT AUTHORITY, ARE TO BE ASCERTAINED & ANY PROTECTIVE OR DIVERSION WORKS ARE TO BE CARRIED OUT AS NECESSARY.
EXISTING DRAINAGE INVERTS TO BE DETERMINED TO ESTABLISH ADEQUATE FALLS FROM NEW DRAINAGE FITTINGS.
ANY NECESSARY PROPPING AND STRUTTING IS TO BE CARRIED OUT TO ENSURE STABILITY OF THE STRUCTURE DURING BUILDING OPERATIONS.
ALL MATERIALS & WORKMANSHIP ARE TO COMPLY WITH ALL BUILDING REGULATIONS, BRITISH STANDARDS & CODES OF PRACTICE.
ALL TIMBERS ARE TO BE DOUBLE VACUUM PRESSURE IMPREGNATED WITH PROTIM PREVAC 80 OR SIMILAR APPROVED PRESERVATIVE, WITH ALL SITE CUTS, ENDS & HOLES etc TO BE TREATED WITH PROTIM CUT END PRESERVATIVE LIBERALLY APPLIED BY BRUSH.

CLIENT / BUILDER TO CARRY OUT SITE INVESTIGATION RESULTS TO BE FORWARDED TO THE LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT TO ESTABLISH THE LEVELS OF CONTAMINATION IF ANY & THE SUITIBILITY OF GROUND CONDITIONS BEFORE THE WORKS COMMENCE

THE DRAWINGS ARE PREPARED TO COMPLY WITH THE CURRENT BUILDING REGULATIONS & ARE TO BE READ INCONJUNCTION WITH ALL RELEVANT SPECIALIST DRAWINGS, CALCULATIONS & DETAILS WHERE APPROPRIATE.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY BUILDER BEFORE WORK COMMENCES.

THESE DRAWINGS ARE FOR BUILDING REGULATION APPROVAL ONLY ANY WORK UNDERTAKEN BEFORE APPROVAL IS OBTAINED IS ALL AT THE RISK OF THE CLIENT AND BUILDER. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ANY WORK UNDERTAKEN AT THIS STAGE

S. H. ARCHITECTURAL SERVICES LTD ACCEPT NO RESPONSIBILITY FOR ANY ALTERATIONS FROM THE APPROVED DRAWINGS.



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NORTH

LOCATION PLAN 1:1250



NORTH

SITE PLAN 1:500

REV.C. DROMER HATCED ON SITE PLAN
REV B: MAPS ADDED
REV A: UPDATED TO CLIENT COMMENTS 11.8.11

Revision	Description	Drawn	Date	Checked
	Revisions			

Project: PROPOSED LOFT ALTERATIONS

Client: Mr Stokes
99, Hinckley Road
Stoke Golding CV13 6ED

Drawn | Date: july 2011

Scale: 1:20 (when plotted at A1 format)

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