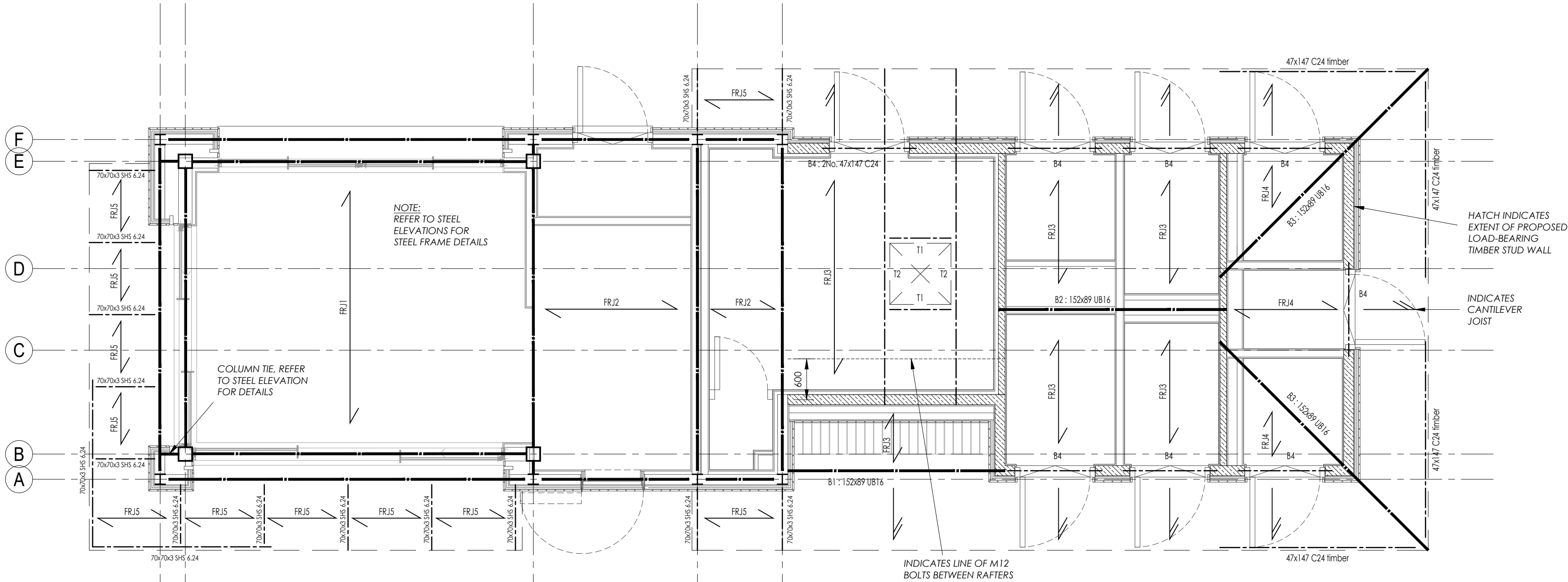




GROUND FLOOR PLAN SHOWING STRUCTURE OVER (1/50)

GENERAL NOTES:

- to be read in conjunction with relevant architects drawings and specification
- all setting out, finishes, dpc's, dpm's etc. to architects details
- fire, thermal and acoustic detailing to architects specification
- all internal non-loadbearing partitions supported on timber floors to be lightweight stud work to architects details unless noted otherwise
- joists to be supported on galvanised M5 joist hangers from SIMPSON STRONGTIE or similar approved to suit location
- where timber joists/ rafters are supported off steel beams allow for fitting a 47mm C16 timber plate to top flange/ web, either shot fired or bolted using M10 bolts at 600mm centres
- external stud walls to be constructed using min 47 x 147 C16 timber studs at 400mm centres with 147 x 47 C16 head and sole plates, timber sizes to increased to suit insulation/ ventilation requirements as necessary, please refer to architect, provide noggins at 1.2m vertical centres, to be clad using min 9.5mm thick plywood fixed to studs using 3.0mm Ø round wire nails (50mm long) at 150mm centres to edge of sheet and 300mm centres elsewhere
- load bearing timber stud walls to be constructed using min 47 x 97 C16 timber studs at 400mm centres with 97 x 47 C16 head and sole plates, provide noggins at 1.2m vertical centres
- provide multiple studs under bearings of lintels within timber stud walls
- all handrails, guardrails and Juliet balconies to be designed and supplied by specialist manufacturer to include all fixings back to structure, to be agreed with the engineer, contractor to ensure adequate time for engineer to modify structure to suit proposed system as necessary
- steelwork fabrication drawings to be produced by fabricator, ensure sufficient time (min 2 weeks) is allowed for checking by engineer/ architect prior to manufacture
- the contractor is responsible for all temporary works and for the stability of the works in progress including any necessary sacrificial jacks to take up beam deflections
- below dpc masonry to be min 7.3N/mm² dense concrete blockwork or FL quality brickwork in a 1:1/4:3 mortar
- all concrete references are for traditional concrete mixes, alternative cementfree concrete mixes to be designed and supplied by specialist supplier, DS-1 Design Sulfate Class and an AC-1 ACEC classification should be used as a minimum for the design of cementfree concrete in contact with the ground
- existing foundations to be re-used with new foundations fixed to existing concrete
- ground bearing foundation slab to be min 300mm thick C28/35 concrete with A393 mesh to top & bottom (min 50mm cover, 400mm nested laps) on 50mm concrete blinding with finishes to architects details
- all foundations to be to the approval of the local authority building control officer
- foundations to be central under wall supported unless noted otherwise
- any soft spots in the base of the excavations to be removed and filled using well compacted layers of MOT type 1
- any variation in ground bearing stratum in the base of the excavations to be bridged using min 2No. T16 bars (min 75mm cover, 3.0m long) in the bottom of the foundation
- all loose material must be removed from the base of the excavations, these excavations then being either concreted or blinded as soon after excavation as possible
- ground conditions assumed to be non-shrinkable, engineer to be notified if different as foundation depths may need designing in accordance with NHBC chapter 4.2 building near trees

STRUCTURAL STEELWORK NOTES

- all materials, fabrication, workmanship and erection of steelwork shall be in accordance with the national steelwork specification for building construction, 5th edition as published by the British Constructional Steelwork Association
- steelwork connections shall comprise not less than 4No. M16 (grade 8.8) bolts for all other members, except where otherwise shown on the drawings, where connection loads are provided by the engineer, the steelwork contractor shall design connections which will be subject to comment by the engineer
- steel beams shall at least have the minimum bearings on masonry walls as shown on the drawings, where no details of bearings are shown provide bearings to the full width of the supporting leaf, padstone or 100mm whichever is greater
- steel columns shall be raised or lowered to the correct levels off foundations/masonry supports using sawn steel packs not less than 75mm square, allowance shall be made for nominal 25mm thickness of grout between column baseplates and foundations/masonry supports, grout shall take the form of neat cement slurry with a non shrink additive and should be just fluid enough to pour
- site modifications to structural steelwork shall not be carried out unless prior approval has been obtained from the engineer
- all structural steelwork shall be blast cleaned to BS 7079 : part A1, preparation grade SA21/2 and, except where specified as galvanised, shall be painted with a suitable good quality high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 75 microns, a pre-fabrication primer may be used at the fabricators discretion, the contractor shall ensure that the primer used is compatible with subsequent coatings specified by others, (e.g. intumescent paint)
- steelwork specified as galvanised shall be blast cleaned as above & hot dip galvanised to BS 729 minimum coating thickness 85 microns
- all steelwork below dpc level or built within the masonry wall cavity shall be site painted with a compatible high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 125 microns in addition to 75 micron shop coat, to achieve an overall primer coating of 200 microns
- steelwork encased in concrete shall remain unpainted (unless noted otherwise) and have minimum 100mm cover, concrete grade C25 or greater plus D49 wrapping mesh
- steelwork contractor to co-ordinate with main contractor and cladding contractor to provide all necessary secondary steelwork, trimming etc. as required around all doors, windows and the like
- steelwork contractor to co-ordinate with main contractor to provide adequate temporary bracing during the sequence of erection

EXISTING MH 5
CL: -
IL: -
DEPTH: 0.875m

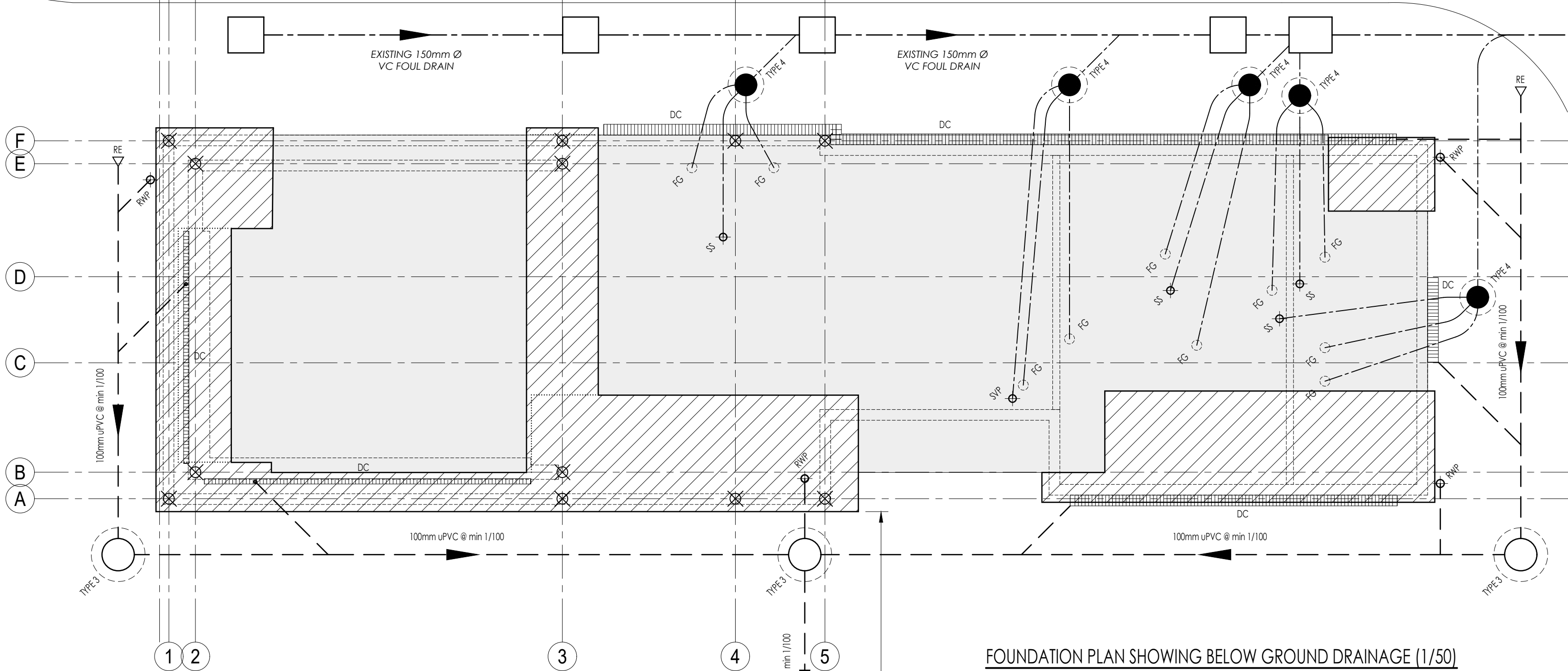
EXISTING MH 4
CL: -
IL: -
DEPTH: 0.95m

EXISTING MH 3
CL: -
IL: -
DEPTH: 1.10m

EXISTING MH 2
CL: -
IL: -
DEPTH: 1.20m

EXISTING MH 1
CL: -
IL: -
DEPTH: 1.20m

SOUTHERN WATER FOUL
MANHOLE REF: 5401
CL: 7.53
IL: t.b.c.
DEPTH: t.b.c.



FOUNDATION PLAN SHOWING BELOW GROUND DRAINAGE (1/50)

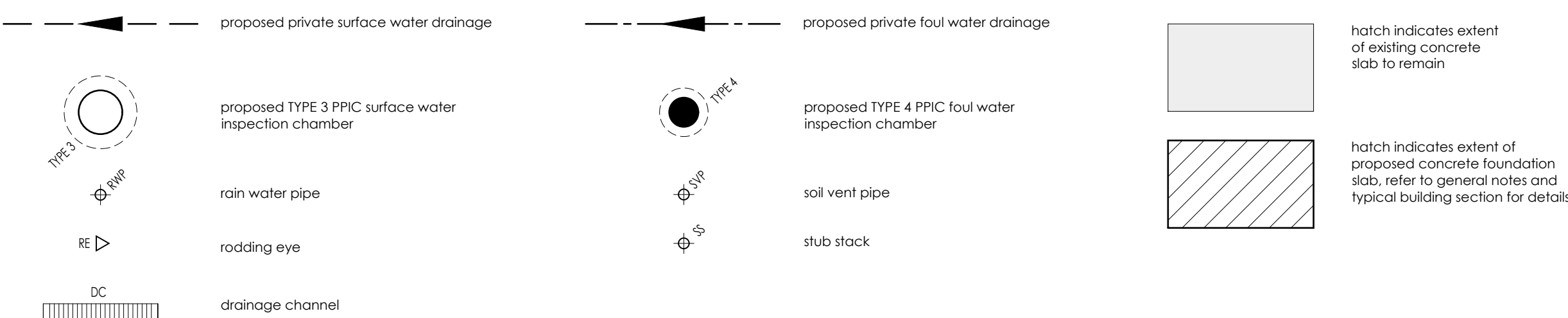
GENERAL NOTES:

- this drawing is not to be scaled, work to dimensions only, the contractor should check all dimensions on site
- this drawing is to be read in conjunction with all relevant architectural drawings, detail drawings and detailed specifications where applicable
- the contractor is to ensure level and location of connections to and divisions of existing drainage are to be checked prior to works commencing on site, any significant differences are to be reported to this office so that designs may be adjusted accordingly
- the contractor is to ensure a full drainage survey is carried out to determine if any unknown live shared drains are located on the site and findings are to be reported to this office
- the contractor is to ensure all existing sewer pipes to be re-used to be surveyed and leveled prior to the commencement of the drainage works and relaid as necessary
- any discrepancy on this drawing is to be reported immediately to this office for clarification
- the contractor is to keep a record of any variations made on site, including the relocation of sewers or drains, so that an as-built drawing can be prepared upon completion of the project
- the contractor is to ensure that all sewer pipes and manholes are to be cleaned and tested for water tightness on completion of construction
- the contractor is responsible for all temporary works and for the stability of the works in progress
- all private drainage to be in accordance with the building regulations approved document 'Y' and BS EN752
- it is the contractors responsibility to ensure compliance with current building regulations and codes of practice
- all adoptable drainage to be constructed in accordance with sewers for adoption 7th edition and relevant council design guide
- the contractor is to liaise with all relevant statutory authorities to ensure that no conflict exists with new drain connections
- connections to public sewerage system only to be made following approval from the sewerage undertaker
- reference should be made to the structural engineers details for all aspects of foundation design and construction
- before determining the amount of face brickwork to each unit, consideration must be given to the proposed finished ground levels in the vicinity of the property, the levels shown on this drawing have been designed upon the parameters set down in the approved document 'M' of the building regulations
- where drain runs pass close to buildings or their invert levels are below foundation level, then the trenches are to be backfilled in accordance with the standard details provided
- the contractor is to ensure that all trees to be retained are adequately protected during building operations in accordance with arboricultural report

BELOW GROUND DRAINAGE NOTES:

- the private drainage design on the plan has been based on the principles of a uPVC system, it can be adapted to suit a stoneware system but reference should be made to this office before amendments are made
- all private surface water drains/ sewers to be 150mm diameter uPVC laid at minimum 1 in 100 unless otherwise stated on the plan
- any drain carrying foul water to be uPVC having a minimum diameter of 75mm laid at 1 in 40 unless its carrying effluent from a WC
- all private foul water drains/ sewers to be 100mm diameter uPVC laid at minimum 1 in 80 where at least one WC is connected to the system unless otherwise stated on the plan
- sub stacks fitted with air admittance valves may be used instead of soil vent pipes, subject to the architects approval (except where the drainage connection exceeds 10m before connecting with another ventilated drain, inspection chamber or manhole), head of drain vent pipes must not be fitted with air admittance valves
- ensure rodding access is provided at the base of all foul water stacks
- where drains pass through sub-structure walls the pipes are to be bridged using an appropriate precast concrete lintel (ensure 30mm clearance of around pipe is provided) or provide a sleeve with 50mm clearance all round
- where drains are cast into building foundations or a concrete surround is added to a manhole, a flexible joint should be provided within 150mm of the face of the structure, a rocker pipe of max 600mm in length shall be provided either side of the structure, laid at slightly steeper gradient to allow for settlement or provide a sleeve with 50mm clearance all round
- where the sillfit of a drain running under the ground bearing slab is within 300mm of the underside of the slab ensure the drain is cast in min 150mm concrete surround, to be integral with the slab
- refer to pipe bedding details for laying pipes at varying depths which include protection of pipes at shallow depths
- appropriate measures (to be agreed with the district council's building control section) are to be taken to discourage rodent entry into the properties
- in order to maintain the satisfactory functioning of drains, all road, yard gullies and channel drains are to be 'trapped'
- manholes situated within areas accessible to motor vehicles are to be fitted with suitable strength covers and frames
- manholes situated within internal areas are to be fitted with double sealed lockable covers and frames

LEGEND



client	SEAFORD TOWN COUNCIL	
job	MARTELLO TOWER CAFE & PUBLIC TOILETS SEAFORD	
drawing number	8850/ 01	revision
drawing title	STRUCTURAL GA's TO INCLUDE BELOW GROUND DRAINAGE LAYOUTS	
drawn by	ICR	checked by
		J1
date	JAN 2022	scale (printed at A1)
		1/ 50
Do not scale off drawing Check all dimensions on site before all work is commenced All goods materials workmanship to conform with current building regulations BS8 and CDPs		
ings engineering limited spilthurst hub spilthurst road barcombe east sussex BN8 5EE 01273 470066 info@ingsengineering.co.uk		