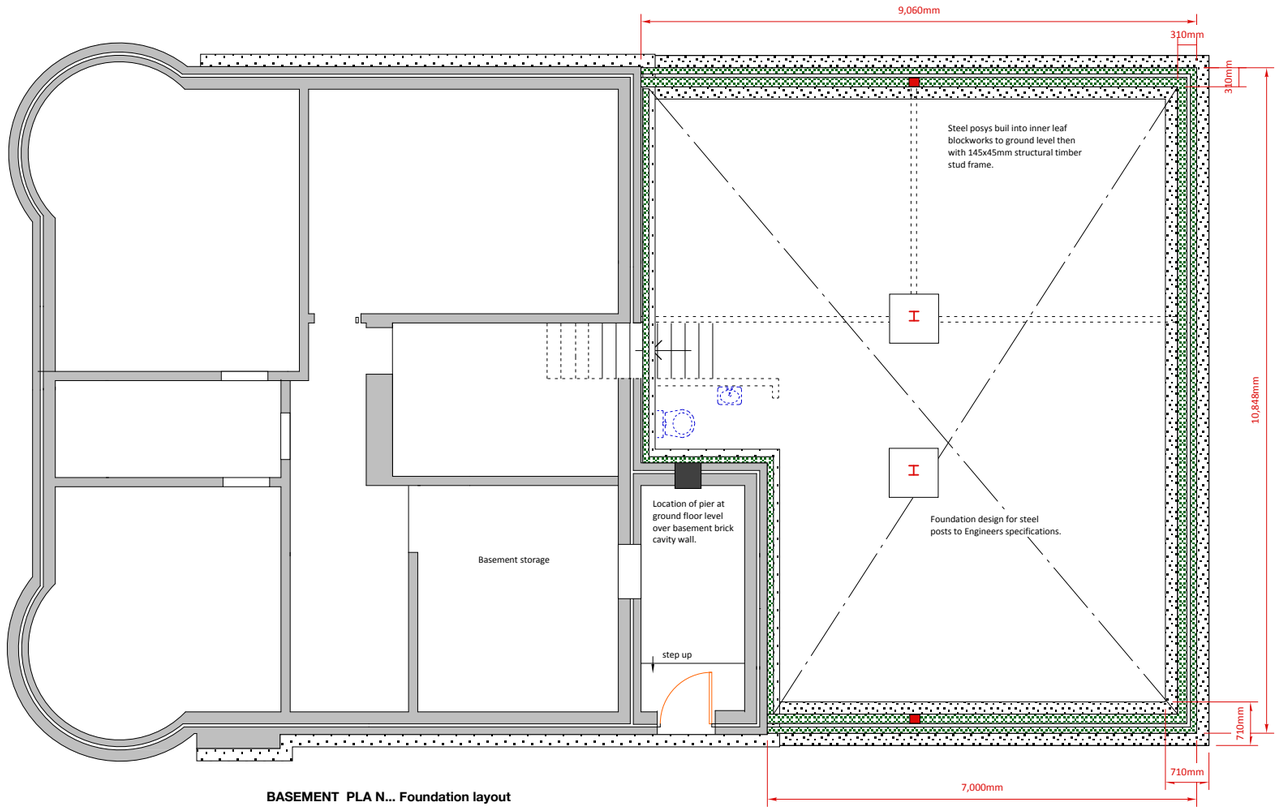
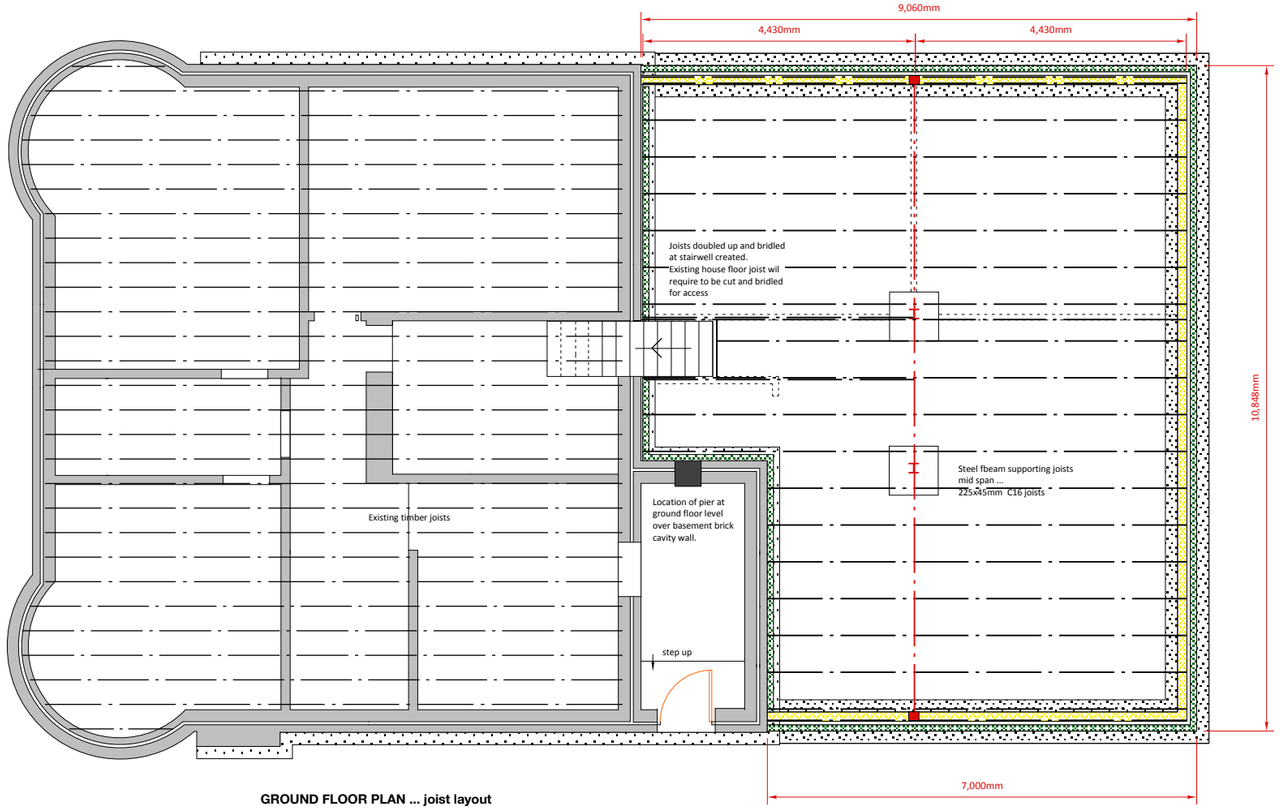


BASEMENT PLA N... Foundation layout



GROUND FLOOR PLAN ... joist layout

FOUNDATIONS...
710x200mm thicj C25/30 concrete in strip founations with 2 layers od stel mesh reinforcement at top and bottom of new founds. New founds to be min 450mm below finished ground level.
New founds tied to existing using 150mm steel dowels drilled into existing foundations by min 75mm.
Foundations to be constructed in FND2 concrete to BS 8500 with a maximum aggregate size 20mm and a maximum w\c ratio of 0.5. Slabs are to be constructed in RC25/30 concrete to BS 8500 with a maximum aggregate size of 20mm. Blinding concrete and fill to soft spots may be GEN1.

BLOCKWORK...
310mm thick concrete block cavity wall with 100mm outer leaf 60mm cavity , 150mm blockwork with ties at 600mm horizontally and 40mm verically all round.
At junction of new blockwork with existing walls, form junction using Expamet Wall Starter Units type WS185 installed to manufacturer's instructions.
Vertical DPC to overlap horizontal by width of wall as minimum,. Ties to be sleeved U.N.O. See SBSG section 1.C.5 for further information.
Install type 5 or 6 timber frame wall ties at a rate of 4.4no./m?, with additional ties at movement joints, openings, and edges at a rate of 4/m. Ties must be embedded to a depth not less than two thirds of the leaf thickness but must have 20mm cover to outer face.
All blockwork walls to be thicknesses shown on drawings and must conform to the following.
Density 1500 kg/m? (min. unless otherwise specified)
Compressive strength 7 N/mm? above DPC U.N.O, 10 N/mm? min. below DPC
Mortar Designation Below dpc - M6(ii); typically 1:?:4, cement:lime:sand
Above dpc - M4(iii); typically 1:1:5?, cement:lime:sand
All to be air entrained in accordance with BS 4887 (15% maximum entrained air).
Masonry units are to be selected in accordance with HSE manual handling guidelines
Lintels over services to be Robeslee type U2, or equivalent and approved, with a maximum clear span of 1m. Lintels below ground to be painted with bituminous paint, e.g. RIW LAC. A centred 215x440mm long block will be sufficient to lintel over openings less than 200mm wide.

GROUND FLOOR SLAB...
Ground Floor Slab Construction Floor slabs constructed as 125mm thick U.N.O ground bearing slab on 1200g lapped visqueen DPM on 50mm sand screed on 200mm blinded compacted hardcore on natural, suitable, undisturbed formation. Unless noted otherwise, it is presumed that a basic level of radon protection will be provided by taping and lapping all DPM joints and sealing all penetrations and junctions with cavity trays to form a continuous barrier. All membranes are to be protected from damage during installation.
Slabs to be constructed in RC25/30 concrete to BS 8500 with a maximum aggregate size of 20mm.
bottom layer A393 mesh provided with 15mm cover.
Any fill below slabs must be well compacted and not exceed 600mm in depth otherwise Engineer must be informed.
Limit each slab to 35m2 with isolation joints around the slab perimeter and sealed. 5mm wide x 50mm deep sawn contration joint between panels.

See Structural Engineers specificatioin for further details.

Structural Timbers
All timber frame manufacture and erection must comply with current British Standards and Trada guidance, as well as good site practice. All new timber shall be minimum Grade C16 whitewood to BS 5268, with preservative treatment in accordance with BS 5268 Part 5. All existing timbers, proposed to be retained or reused elsewhere, should be reviewed by a timber specialist and treated accordingly with all rejected wood suitably replaced and all joints made good.
Unless explicitly stated otherwise all notching, drilling, and detailing, etc. must comply with BS 8103 part 3. Clarification is available on request.
External walls are to be constructed with 45x145mm Cl6 studs at 600mm ctrs U.N.O., with 38x89mm min. studs at 600mm max ctrs used for internal loadbearing partitions.
As a minimum, non-loadbearing framework is to be of 44x72mm C16 studs at 600mm maximum ctrs and dwanged at mid-height, for a maximum floor to ceiling height of 2.6m. Partitions are to be fixed at the top and bottom at 600mm ctrs with 3no. 3.1x75mm nails. Additional dwangs may be used where partition does not line up with joists/trusses.
9mm OSB (U.N.O.) sheathing is to be nailed to perimeter stud walls, and internal racking panels where stated, in accordance with nailing schedule by Engineer.
Joists are to be dwanged at 1.5m maximum centres U.N.O with solid blocking minimum 38mm thick and not less than 75% of full joist depth.
Trimmers and beams carrying joists are not to be notched. As a minimum, bridles and trimmers are to be constructed of doubled members equivalent to the largest supported sections with medium duty hangers, or SPR hangers for jack rafters, used as supports (all U.N.O).
Holding Down Straps are typically to be stainless steel 30 mm x 2.5 mm attached to stud by 6 no. 3.75 mm x 65 mm ring shank nails at 1.2 m centres U.N.O, at every opening and at the end studs of a wall attaching the strap to the stud and placing the L-shaped end of the strap under the masonry cladding creating the holding down resistance. Proprietary straps must be rated for a minimum of 3.5kN
Timber kit fixed to existing masonry with Hilti HRD-S10's @ 450 c/c U.N.O.
Domestic timber stairs and all associated handrails are to be manufactured in accordance with BS 585-1 and BWF's 'Design Guide 1' & 'installation Guide' by a firm holding a current BBA certificate or other recognised test certification or who are registered with a recognised industry body/ QA scheme (e.g., British Woodworking Federation (BWF) Stair Scheme) and installed in accordance with their recommendations. The Contractor is to provide the suppliers fabrication information and all information required to demonstrate compliance with the building regulations to the design team, prior to completion.

NOTES

1 0 1 2m

Scale:- 1 : 50

IF IN DOUBT ASK

DO NOT SCALE FROM THIS DRAWING

REV	DATE	REMARKS

CLIENT: Mr Tariq Purvaze

SITE ADRESS: 71 Henderland Road, Glasgow G61 1JF

PROJECT: House extension

DWG TITLE: Foundation, GF joist Plans ... proposed

SCALE 1 : 50 @ A1
1 : 100 @ A3

DATE 24.10.23

DRG No A1568.23.07

REV

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