

### Concrete

All work to be in accordance with BS 8110.

All reinforced concrete to be Class C35/45 with 20mm max aggregate, minimum cement content of 250 kg/m<sup>3</sup> and to have Class 2 sulphate resistance. The water/cement ratio to be 0.45. All concrete shall be wet-cured.

No slab bedding unless authorised by Contract Administrator and the Design Engineer, and shall not be permitted for reinforced concrete.

The foundation design is based on a Class C25/30 Design Charc<sub>td</sub> of 110 kN/m<sup>2</sup> and it has been assumed that there is no substantial reduction in soil strength over the area of the site. Details of foundations shown may be subject to variation on site once the subsoil has been exposed.

It must not be inferred that no completion of the work on the foundations will comply with the Building Regulations (or the MHC) requirements for new buildings.

No holes may be formed through any concrete member without written approval from the Design Engineer.

No reinforcement may be cut or bent without written approval from the Design Engineer.

All dimensions to be worked on site by the Contractor and any discrepancies shall be the responsibility of the Contractor. The Contractor shall be responsible for ensuring that the works to be carried out comply with the Building Regulations and the Design Engineer.

### Reinforcement

Unless noted otherwise all cover is to be 20mm to all faces.

All spaces required for the correct installation of the reinforcement are to be proprietary spaces and shall be supplied by the Contractor.

All steel diameter 'r' to be defined less type 2, high yield Grade S500 A, B or C to BS 4449 and, if required, bent in accordance with BS 8965.

Unless noted otherwise on the drawings, minimum laps to be:  
-40mm minimum for detail.

### General

The drawings to be used in conjunction with Sedgwick standard contract documentation and all other relevant documents, unless otherwise arranged have been agreed with the Contract Administrator.

**Do not make any further contact for planning purposes. The Contractor shall bear all dimensions and levels on site prior to commencing of the works on site. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer. All dimensions shown include finishes.**

Level of the works to be carried out shall be as indicated on the drawings. The Contract Administrator and the Design Engineer.

Contractor shall liaise all services (including overhead) prior to commencement of any work on site and liaise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, storing & propping. Design to be undertaken by a suitably qualified professional, All accessories and support structures are to be adequately supported and produced by the Contractor at all times in accordance with Health & Safety requirements.

All proprietary products are to be installed strictly in accordance with the manufacturer's recommendations.

On completion of the works the Contractor shall be responsible for restoring the surrounding ground finished surfaces to their original state.

### Walls

External leaf: 75mm concrete block laid in full mortar rendered externally. From wall to be 75mm 2N dense concrete blocks laid in full mortar, rendered externally.

Internal leaf of external walls shall be bonded to internal partitions and separating walls by rendering to the full depth of the wall. The rendering shall be applied in accordance with the manufacturer's instructions.

Unless noted otherwise on the drawings, minimum cover to reinforcement shall be:  
-40mm minimum for detail.

All masonry below ground level to be suitable for purposes as designated by the black block disc level where there are sulphates in the ground, unless stability is confirmed by the black manufacturer. Where sulphate levels are class 3 or higher Sulphate Resisting Portland Cement (SRPC) to be used for the mortar.

For bonding walls of externally rendered masonry, Sulphate Resisting Portland Cement (SRPC) to be used in the mortar.

Unless noted otherwise on the drawings, minimum cover to reinforcement shall be:  
-40mm minimum for detail.

Backwork bond/breaches shown on details are for illustration purposes only.

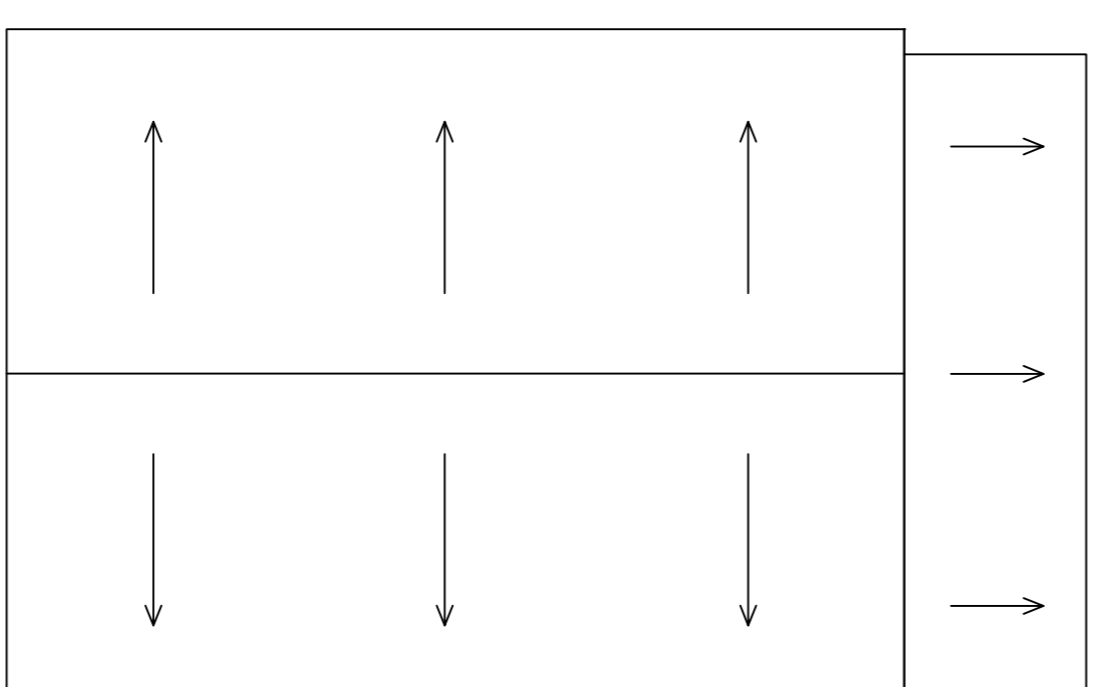
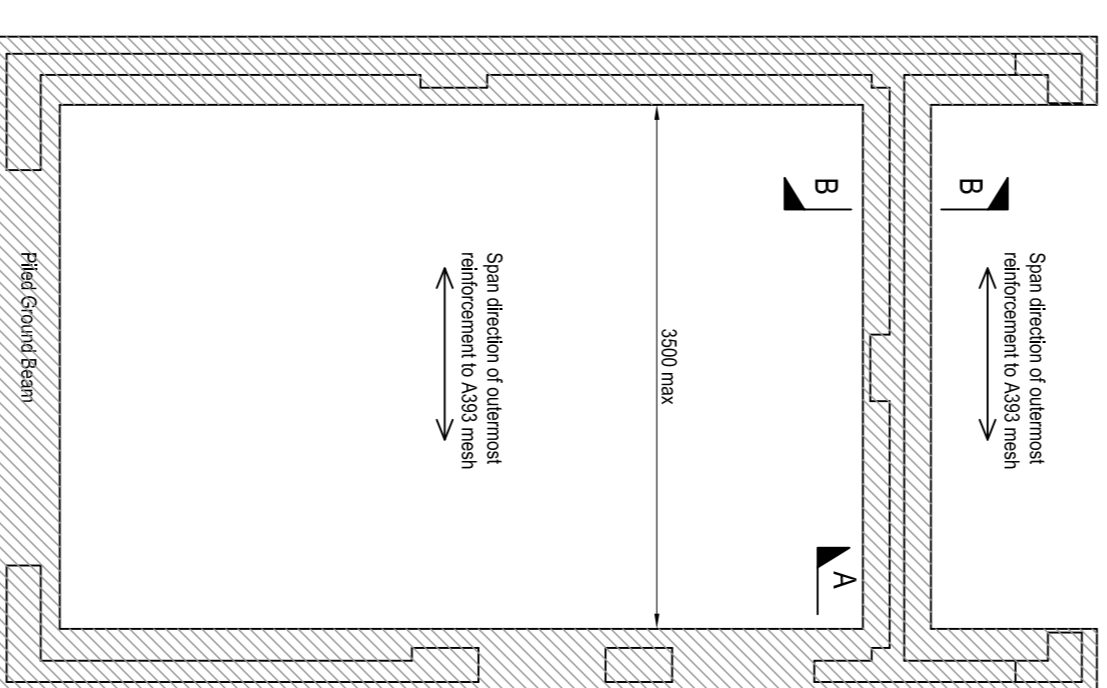
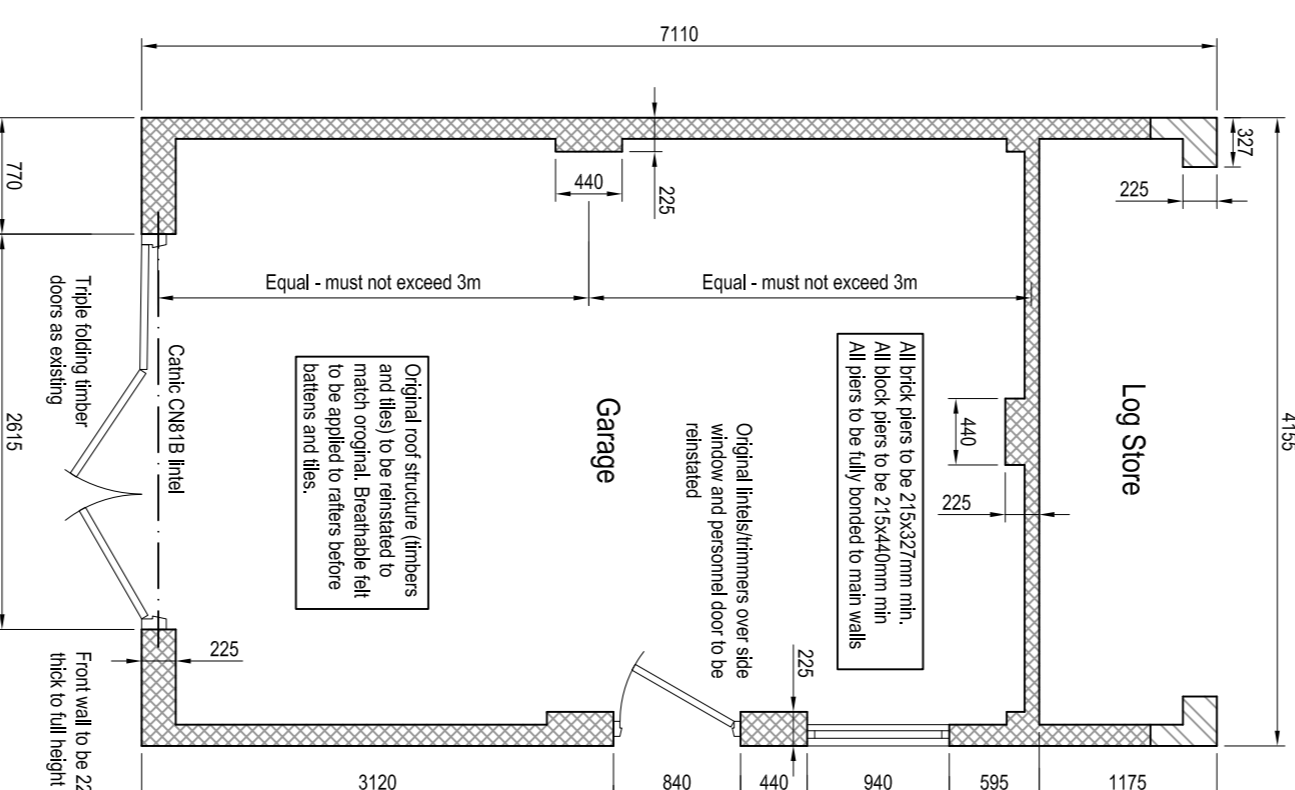
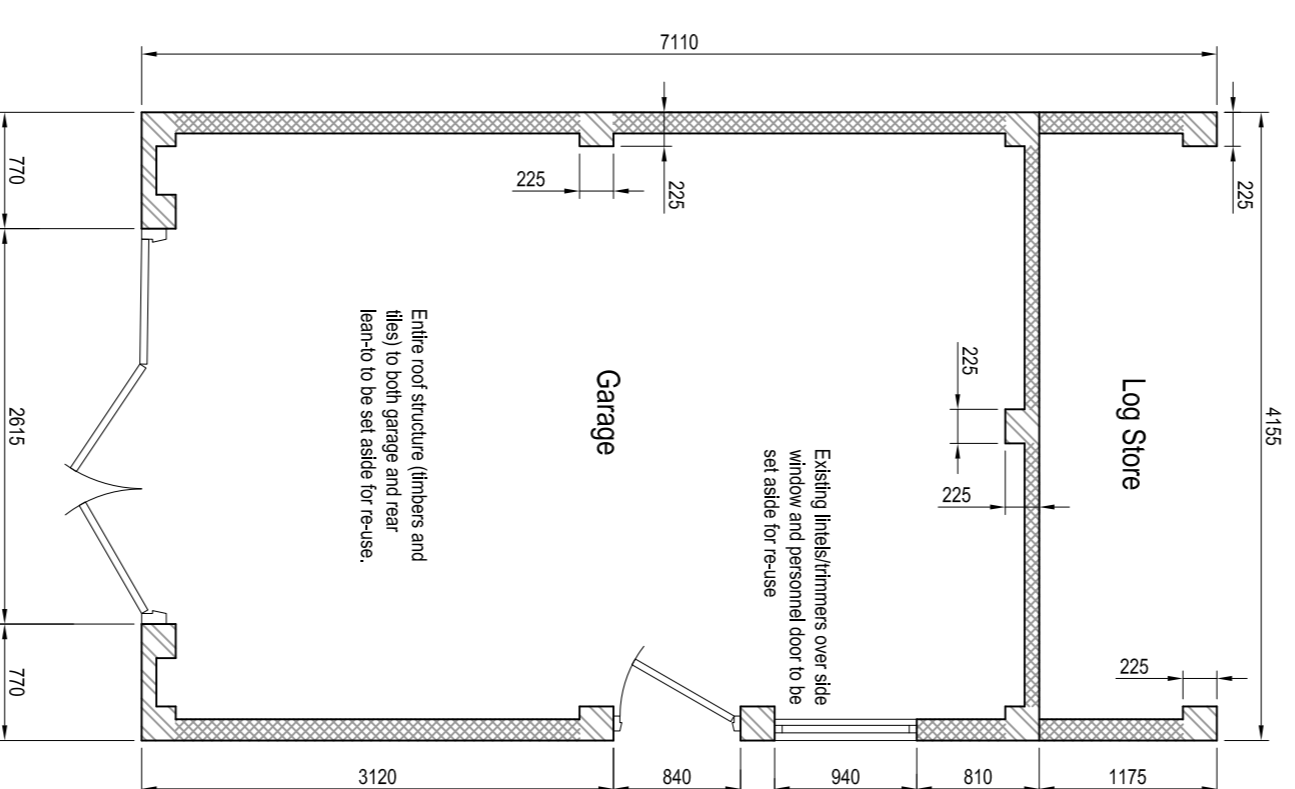
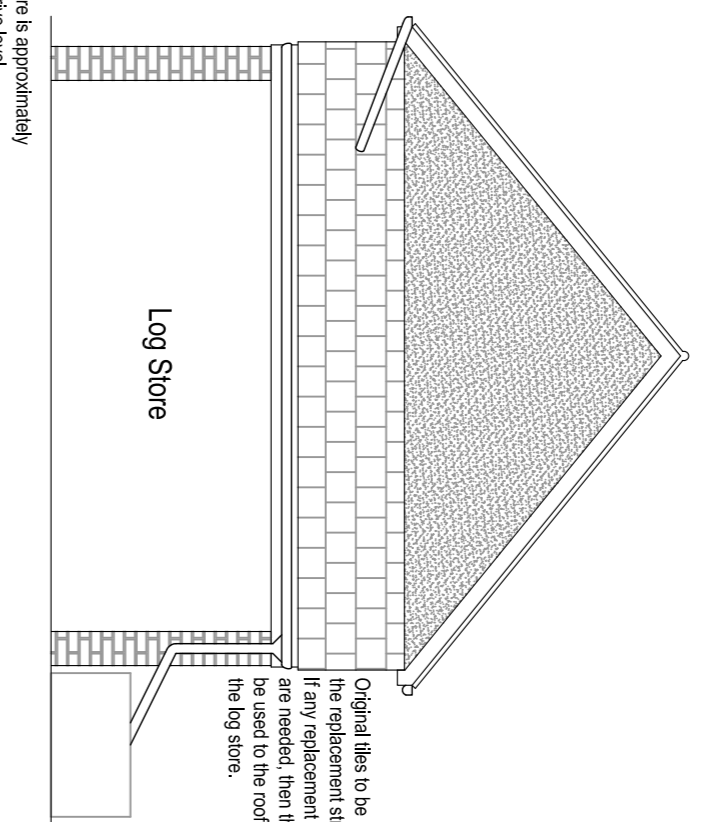
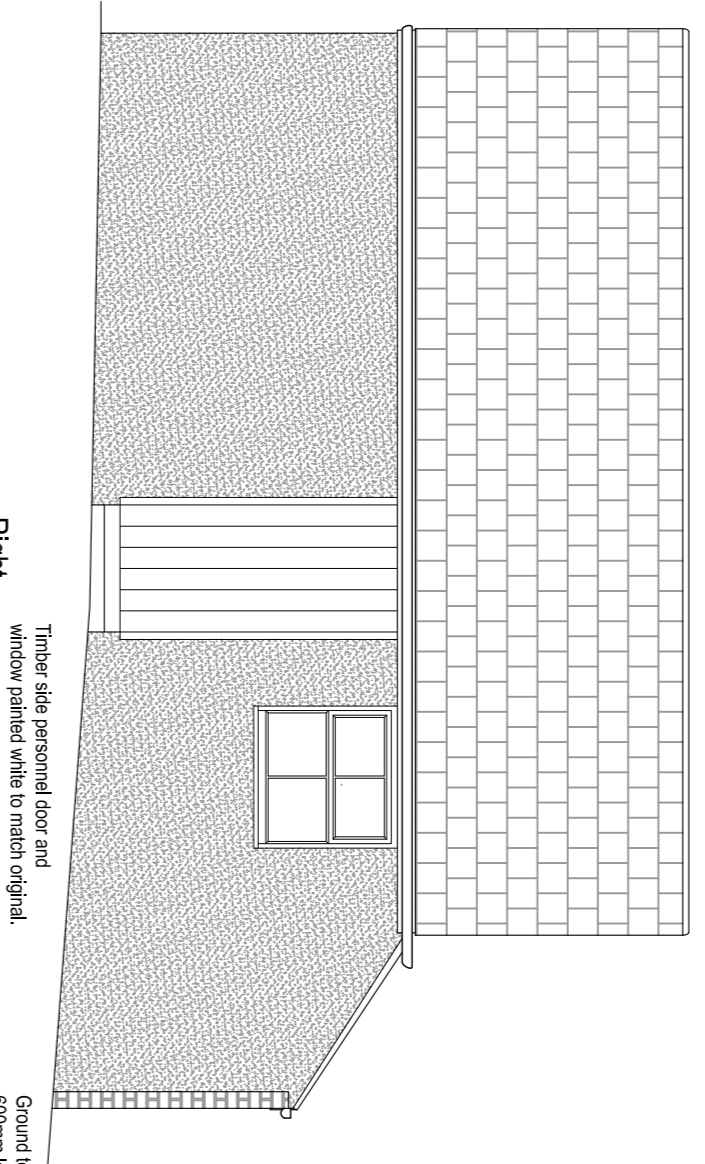
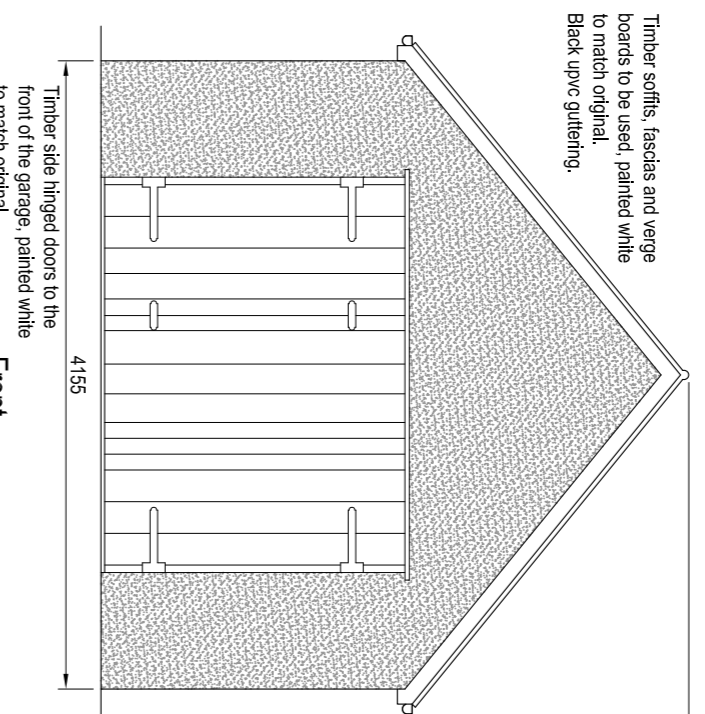
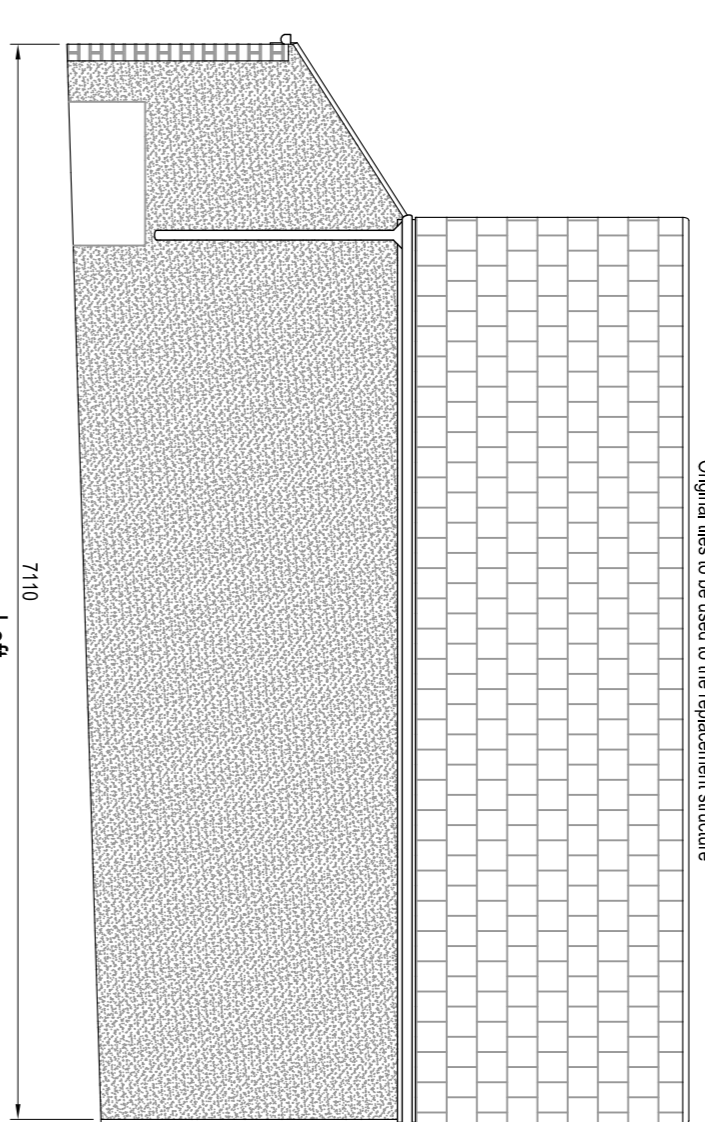
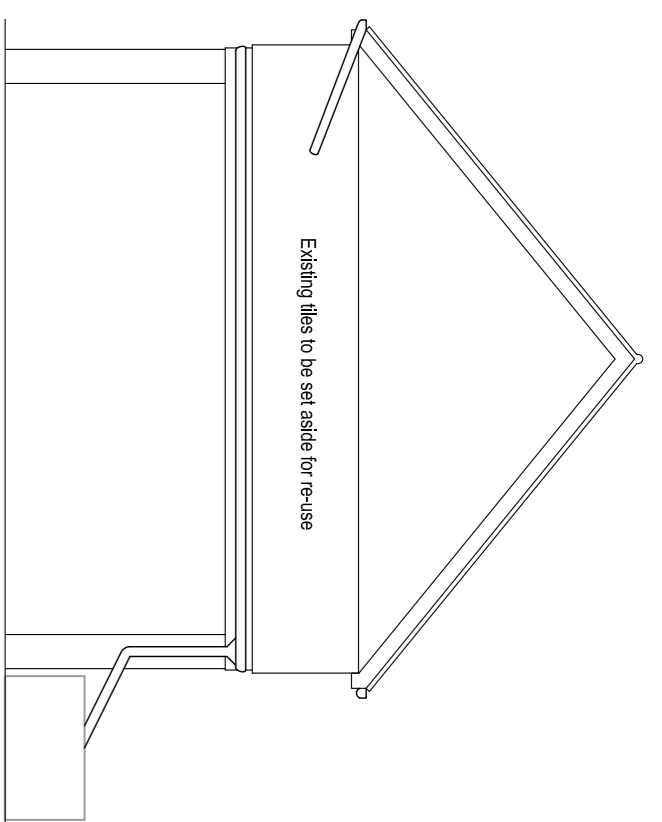
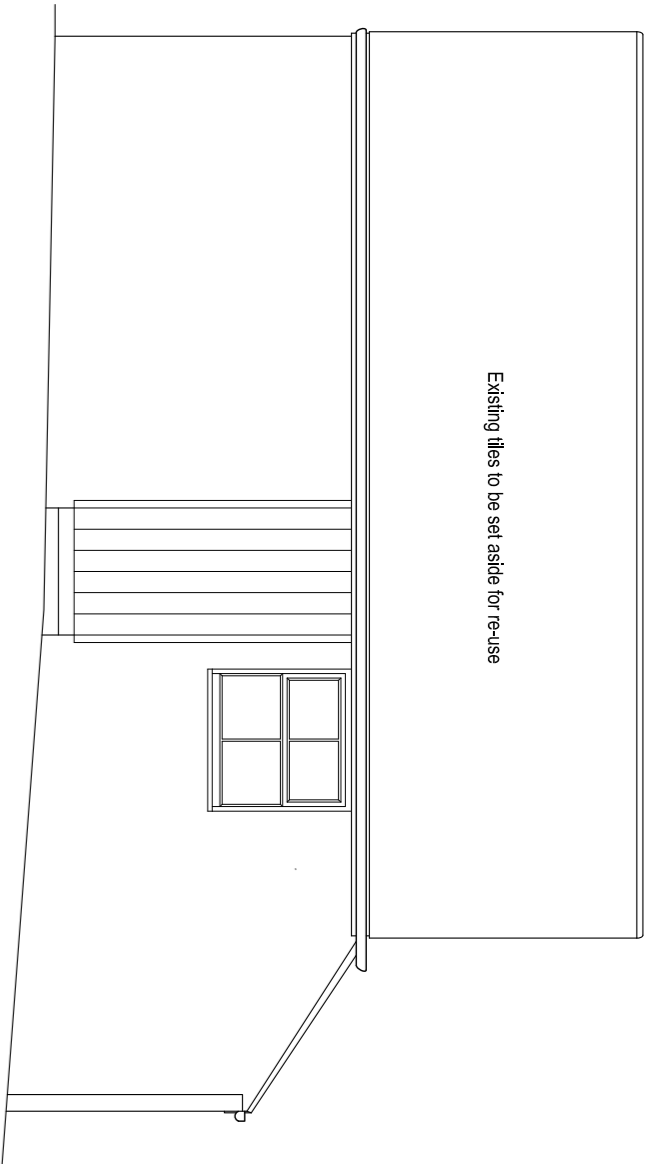
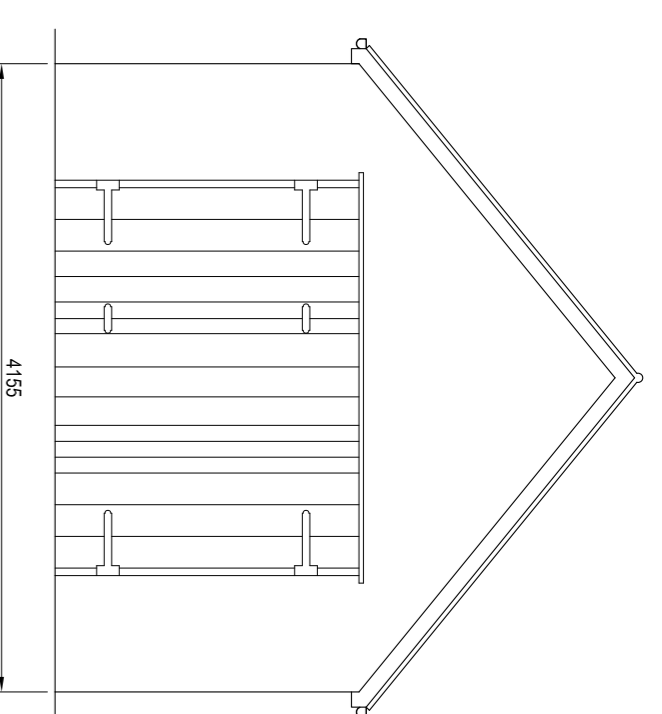
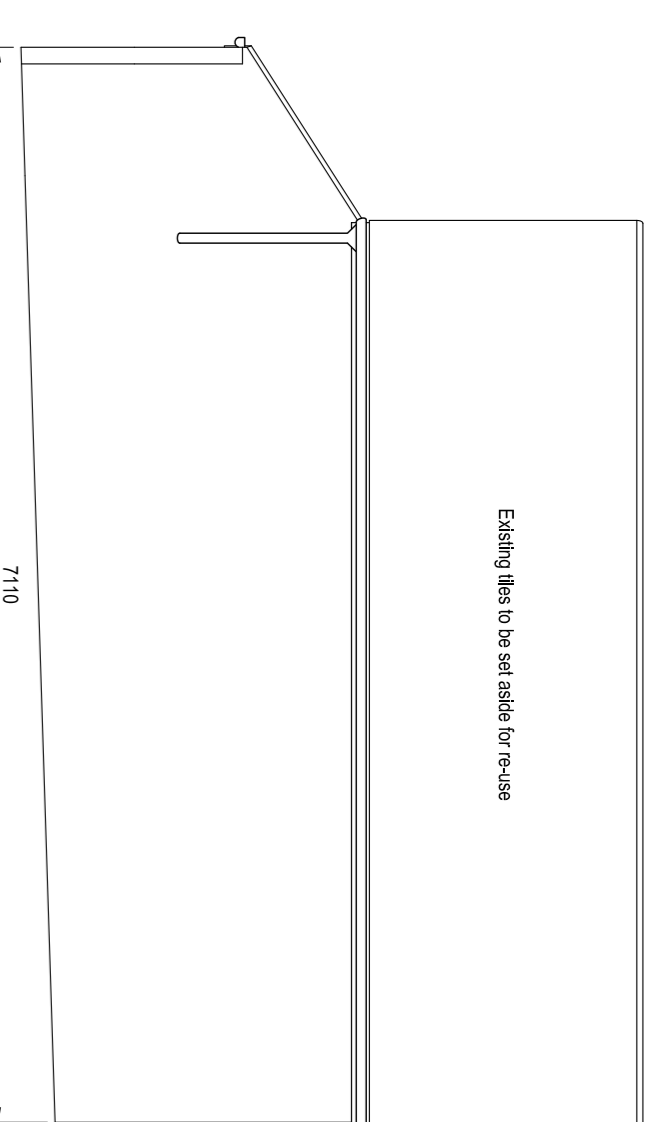
### Electrical System

To be designed and installed by a suitably qualified Electrical Engineer, Designer and Installer (shall comply with Building Regulations Part P, and BS 7671).

Power design, installation, inspection and testing of electrical installations is required to protect persons from fire or injury.

Electrical installations to be inspected and tested during and at the end of installation, before the start of the works. The Contractor is to be responsible for arranging cover or completion of the works.

All sockets and switches are to be situated at appropriate heights between 450mm and 1350mm above finished floor level. Sockets and switches are to be sited in accordance with the manufacturer's instructions.



### Existing Layout Plan

### Proposed Layout Plan

### Proposed Foundation Plan

### Proposed Roof Plan

(as original garage)

### Note for Contractor

The Contractor is responsible for ensuring the works are undertaken in such a way that they meet and comply with all required regulations and standards. This drawing is prepared for guidance purposes only and in no way removes these requirements from the Contractor(s). The Principal Contractor must obtain all statutory approvals and final certificates as required by the works.

Principal Contractor to ensure that all outstanding conditions are satisfied with the Planning Department in accordance with the planning approval notice, prior to commencement of the works.

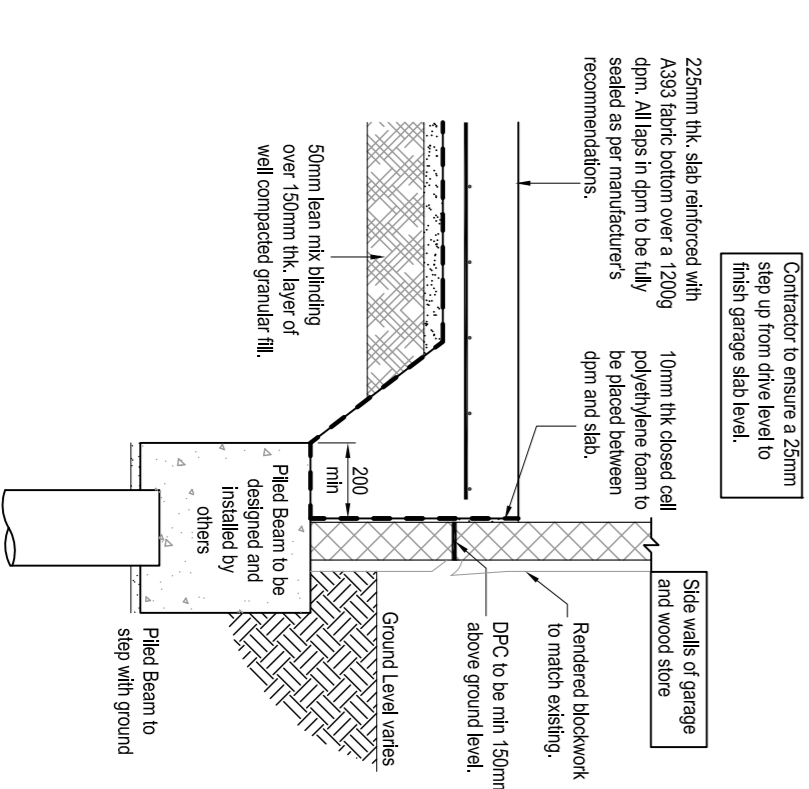
Uttlesford District Council Tel: 01799 510510 Ref: UTT/23007/H/HF

Principal Contractor and Substructure Contractor to email AS Billif Information, including photos of their related works and details of any changes to sed@uk.sedgwick.com within 2 weeks of completing their element of the works on site.

- Building Regulations not required as:
- garage, including wood store, is under 30sqm in plan
- garage does not contain habitable space
- garage is predominantly built of non-combustible material

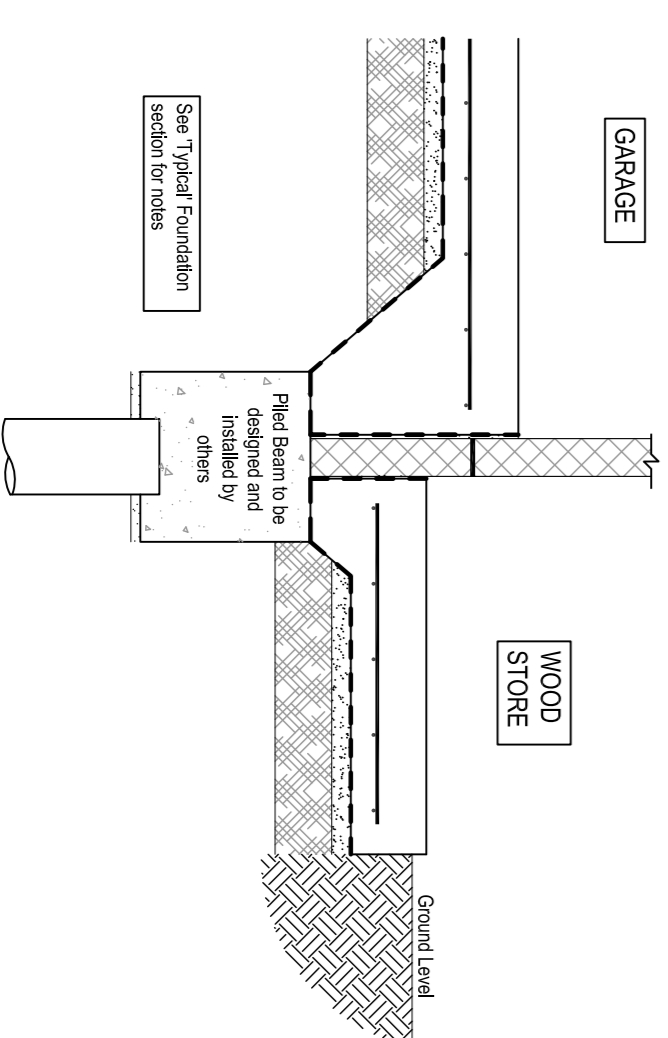
### Typical Foundation Section A-A

Scale 1:20



### Section B-B

Scale 1:20



Scale 1:50

REV	DRWN	DATE	DESCRIPTION
B	MS	21.03.23	Final issue amended to match existing
A	MS	07.02.23	Drawing approved by BC

PROJECT	Reconstruction of Existing Garage and Log Store Structures following Substructure Related Damage
DRAWING TITLE	Existing and Proposed Layout Plan, Elevations & Sections
INITIAL DATE	January 2023
SCALE	1:50 unless shown
REFERENCE	8690257
DWG NO.	110
REV.	B