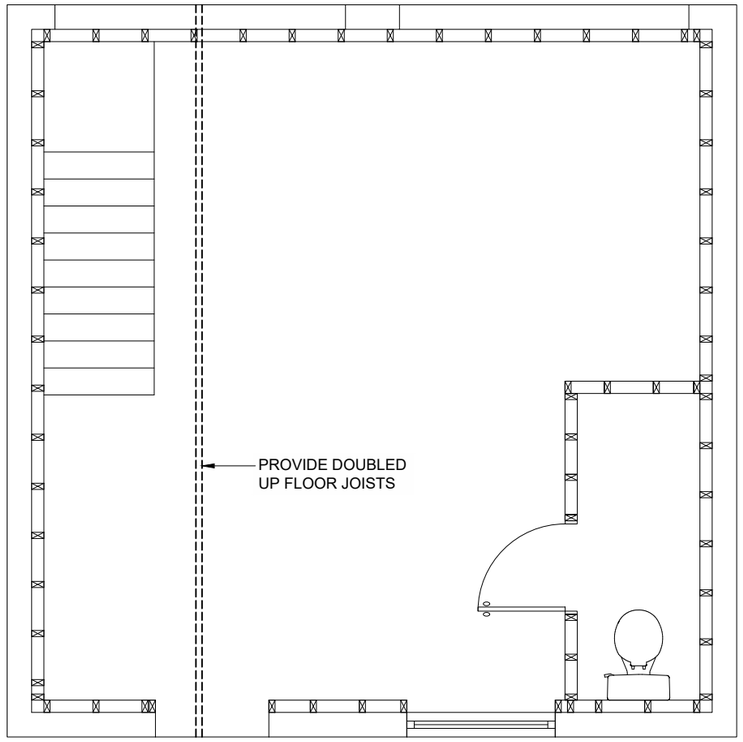
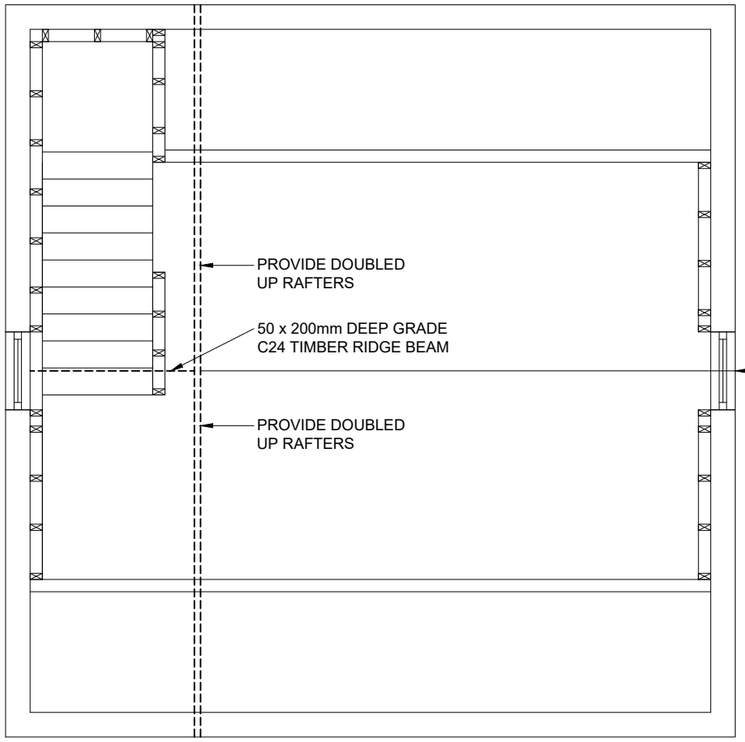
SUBJECT TO BUILDING CONTROL APPROVAL



PROPOSED GROUND FLOOR PLAN
(SCALE 1:50)



PROPOSED FIRST FLOOR PLAN
(SCALE 1:50)

0 0.5 1 1.5 2 2.5m

SCALE 1:50

NOTES

1. THIS DRAWING IS THE COPYRIGHT OF THE CONSULTANT AND MUST NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND M&E DRAWINGS AND THE SPECIFICATIONS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND THE CORRECT SETTING OUT OF THE WORK ON SITE.
4. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING AND SAFEGUARDS TO ENSURE THE STABILITY OF THE STRUCTURE AND ALL ASSOCIATED PARTS AT ALL TIMES DURING CONSTRUCTION, AND SHALL ENSURE THAT ALL WORKS ARE CARRIED OUT IN STRICT ACCORDANCE WITH THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS.
5. ALL NEW FOUNDATIONS HAVE BEEN DESIGNED FOR A SAFE BEARING PRESSURE OF 100kN/m². IF BAD GROUND IS ENCOUNTERED IT SHOULD BE REMOVED AND REPLACED WITH LEAN MIX CONCRETE, 1:20MIX.
6. CONCRETE MIXES:

APPLICATION	DESIGNATED MIX (BS8500)	CONSISTENCE CLASS
BLINDING & MASS CONCRETE FILL	GEN1	S3
STRIP FOOTINGS	GEN1	S3
MASS CONCRETE FOUNDATIONS	GEN1	S3
TRENCH FILL FOUNDATIONS	GEN1	S4

7. MINIMUM MASONRY STRENGTHS:
   100mm BRICKWORK - TO MATCH EXTG - 20N/mm²
   100mm BLOCKWORK - TOPCRETE STANDARD - 7.3N/mm²
8. STEELWORK
   ALL ROLLED SECTION STRUCTURAL STEELWORK TO BE OF MILD STEEL GRADE S355. ALL OTHER STEELWORK TO BE OF MILD STEEL GRADE S275. CONNECTORS TO BE ISO ZINC COATED HEXAGONAL BOLTS AND NUTS TO B.S.4190. WELDING SHALL BE 6mm FILLET; METAL ARC TO THE APPROPRIATE BRITISH STANDARDS.
9. ALL STEELWORK SHALL BE PREPARED USING UNIT OR SHOT BLASTING, SURFACE FINISH TO BE 2ND QUALITY.

   ALL STEEL WORK ABOVE GROUND IS TO BE PROTECTED BY ZINC RICH PREFABRICATION PRIMER FOLLOWED AFTER BY ONE COAT OF ZINC RICH PRIMER, ONE UNDERCOAT AND ONE GLOSS COAT BOTH OF MICACEOUS IRON OXIDE PAINT. ALTERNATIVE PREPARATIONS, PRIMING AND FINISHING MAY BE USED ON THE WRITTEN APPROVAL OF THE S.E..

   ALL STEELWORK BELOW GROUND SHALL BE LEFT UNPAINTED AND ENCASED IN 100mm DENSE CONCRETE.
10. THE STEELWORK CONTRACTOR IS TO DESIGN ALL CONNECTIONS AS SHOWN ON DRAWINGS. SHOP DRAWINGS TO BE SUBMITTED IN DUPLICATE TO S.E. ALLOWING 14 DAYS FOR APPROVAL PRIOR TO COMMENCING FABRICATION.
11. ALL STRUCTURAL STEELWORK AND COMPONENTS TO BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF EXECUTION CLASS EXC2 TO BS EN 1090-2
12. ALL EXPOSED OR EXTERNALLY SITUATED STEELWORK TO BE HOT-DIP GALVANISED TO BS EN ISO 1461. ALTERNATIVE CORROSION PROTECTIVE MEASURES MAY BE USED ON THE WRITTEN APPROVAL OF THE S.E.
13. ALL PROPRIETARY STRUCTURAL ELEMENTS ARE SPECIFIED ON AN 'OR APPROVED EQUIVALENT' BASIS AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS DETAILS AND RECOMMENDATIONS.
14. USE FIGURED DIMENSIONS ONLY. SUBJECT TO SITE SURVEY AND ALL NECESSARY CONSENTS. ALL DIMENSIONS TO BE CHECKED BY USER AND ANY DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE S.E. BEFORE WORK COMMENCES.
15. THE CONSTRUCTION (DESIGN AND MANAGEMENT) HEALTH AND SAFETY 2015 REGULATIONS APPLY TO THIS PROJECT. THE CLIENT MUST ENSURE THAT SUITABLE ARRANGEMENTS ARE IN PLACE BEFORE WORKS COMMENCE.
16. THROUGHOUT THE WORKS THE CLIENT / PRINCIPAL DESIGNER / CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE REQUIREMENTS OF THE HEALTH AND SAFETY CDM REGULATIONS ARE COMPLIED WITH. THE ENGINEER BELIEVES THAT THERE ARE NO FORESEEABLE UNUSUAL RISKS THAT MAY ARISE DURING CONSTRUCTION, MAINTENANCE, OR USE THAT A COMPETENT CONTRACTOR COULD NOT FORESEE, UNLESS NOTED OTHERWISE. IF DEMOLITION OCCURS A R&D ASBESTOS SURVEY IS RECOMMENDED.

REV		DATE
P1	INITIAL ISSUE	16/08/2023

CLIENT
MR & MRS YOUNG

PROJECT
YEW TREE COTTAGE

TITLE
PROPOSED GARAGE PLANS

2PS Design
Building Design Engineers
Tel: 07766286809
email: jpalmer@2psdesign.co.uk

SCALE 1:50@A3 DATE AUG '23 DWG NO 00047/04 REV P1
DRAWN JP CHKD KP