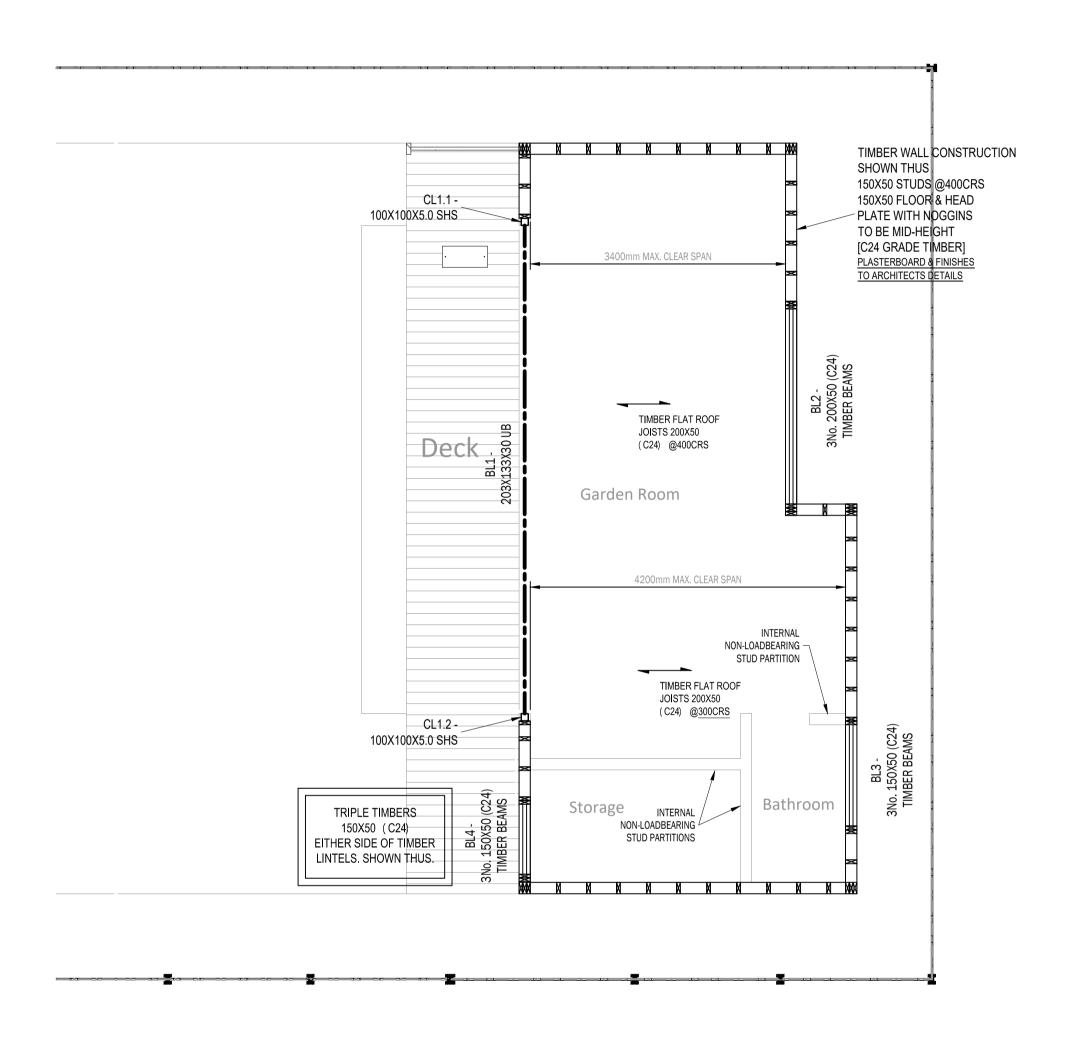


PROPOSED FOUNDATION PLAN [OUTBUILD] SWIFT RAFT FOUNDATION SCALE 1:50



PROPOSED GROUND FLOOR PLAN [OUTBUILD] STRUCTURE ABOVE SCALE 1:50

NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE. 2. READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS.

3. ALL STEELWORK DESIGNED TO EN3 FABRICATED TO EN3 AND EN1090.

- 4. ALL STEEL MEMBERS TO BE GRADE S275JR STEEL UNLESS OTHERWISE NOTED. 5. APPLY 2 COATS OF RED OXIDE PRIMER/2 COATS ZINC RICH PRIMER TO ALL
- STEEL PRIOR TO ERECTION. 6. ALL FIRE PROTECTION TO ARCHITECT'S SPECIFICATION. PROVIDE MIN. $^{\prime\!_2}$
- HOUR FIRE RESISTANCE CAPABILITY TO ALL STEEL (e.g. 12.5 mm PLASTERBOARD AND 7mm SKIM). 7. ALL EXTERNAL STEEL AND STEEL WITHIN CAVITY TO HAVE 2 COATS OF
- BITUMASTIC PAINT (RIW OR SIMILAR) OR GALVANISED. 8. ALL STEEL BELOW GROUND FLOOR LEVEL TO BE ENCASED IN 75mm
- CONCRETE UNLESS NOTED OTHERWISE. 9. ALL WELDING TO BE 4mm FILLET WELDS CARRIED OUT IN WORKSHOP.
- 10. ALL BLACK BOLTS TO BE GRADE 8.8.

11. ALL TIMBERWORK DESIGNED TO BS 5268 OR EN5. 12. DOUBLE AND TRIPLE JOISTS TO BE BOLTED TOGETHER WITH M-12 BOLTS + 63mm dia. TP CONNECTORS AND WASHER PLATE @ 450 c/c UNLESS OTHERWISE NOTED. 13. CONNECTIONS:

- TIMBER/BRICK: BAT SPH HANGER WHEN THERE IS A MINIMUM OF 675mm OF BRICKWORK ABOVE, IF NOT USE MAXI SPEEDY HANGERS OR EQUIVALENT.
- TIMBER/TIMBER: BAT JIFFY OR MAXI SPEEDY HANGER OR FRAMING ANCHOR. RAFTER/TIMBER PLATE: USE BAT FRAMING ANCHORS OR ANGLE BRACKETS AS APPROPRIATE. DO NOT SKEW NAIL ANY CONNECTION. ALLOW FOR BAT M305 STRAPS @ 1200 c/c FOR RESTRAINT OF JOISTS AND ALL WALL PLATES. 14. WALL TIES:
- CAVITY WALL TIES: BOTH LEAVES ARE 90mm OR THICKER, 2.5 PER SQUARE METRE MIN. I.E. 900mm HORIZONTAL X 450mm VERTICAL CENTRES TIMBER FRAME TIES: 4.4 PER SQUARE METRE UNLESS OTHERWISE SPECIFIED. REMEDIAL WALL TIES: 900mm HORIZONTAL X 450mm VERTICAL CENTRES IN A STAGGERED PATTERN WITH 300mm VERTICAL CENTRES NEAR OPENINGS WITH
- 225mm OF THE OPENING 15. CONCRETE PADSTONES TO BE GRADE C25 (1:2:4) UNLESS OTHERWISE STATED
- ON DRG. 16. FOUNDATION CONCRETE TO BE GRADE C40 UNLESS OTHERWISE STATED ON
- 17. FOUNDATIONS TO BE 600mm BELOW ANY ROOT ACTIVITY (Min 1100mm DEPTH
- UNLESS OTHERWISE NOTED). 18. ALL TEMPORARY PROPPING BY THE CONTRACTOR.
- 19. NEW BRICKWORK TO BE 35N/mm}2, NEW BLOCKWORK TO BE 3.5N/mm2 SET IN 1:1:6 MORTAR. UNLESS NOTED OTHERWISE
- 20. ALL NEW MASONRY TO BE FIXED TO EXISTING WITH FURFIX PROFILES. 21. ALL WATERPROOFING AND DRAINAGE TO ARCHITECT'S SPECIFICATION.
- 22. ALL WORKS TO BE APPROVED BY THE BUILDING CONTROL OFFICER. 23. NO WORK TO COMMENCE ON SITE PRIOR TO BUILDING CONTROL APPROVAL
- OF STRUCTURAL DETAILS. 24. ANY EXCAVATIONS WORKS WITHIN 3m OF ANY ADJOINING PROPERTY OR PARTY STRUCTURE MAY BE SUBJECT TO PARTY WALL AGREEMENT. 25. ANY DEEP FOUNDATIONS/PILING WITHIN 6m MAY BE SUBJECT TO PARTY
- WALL AGREEMENT. 26. ANY BEAMS, JOISTS HANGERS, OR OTHER STRUCTURAL WORKS ATTACHED TO
- PARTY WALL MAY BE SUBJECT TO PARTY WALL AGREEMENT. 27. FLOOR JOISTS STRAPPED TO MAIN BRICK WALLS IN ACCORDANCE WITH A3 DISPROPOTIONATE COLLAPSE GUIDELINES. NEW STEEL BEAMS SUPPORTED
- ON STEEL COLUMNS DOWN TO FOUNDATION LEVEL.
- 28. VERTICAL EXPANSION JOINTS: EVERY 5 METRE LENGTH IN BLOCKWORK
- EVERY 12 METRE LENGTH IN BRICKWORK 29. IF CONTRACTOR HAS PREFERRED ALTERNATIVE METHOD OF CONSTRUCTION PLEASE CALL US.

PRELIMINARY NOT FOR CONSTRUCTION

ISSUE	SUE REVISION		INITIAL	DATE	
	Unit 2, 63 Pedley Street Valance Road London E1 5BW Tel: +44 (0)20 7993 2055 Email: enquiries@aleurassociates. Website: www.aleurassociates.	es.com	dwell tomorrow		
3 Akenside Road London NW3 5BS					
PROPOSED OUTBUILDING PLANS PROPOSED FOUNDATION & GROUND FLOOR PLAN [ABOVE]					
Draw	n: AOR	Checked: MT		7NW3KS.03 B	
Scale	: AS SHOWN	Date: 10.08.17	1111051		