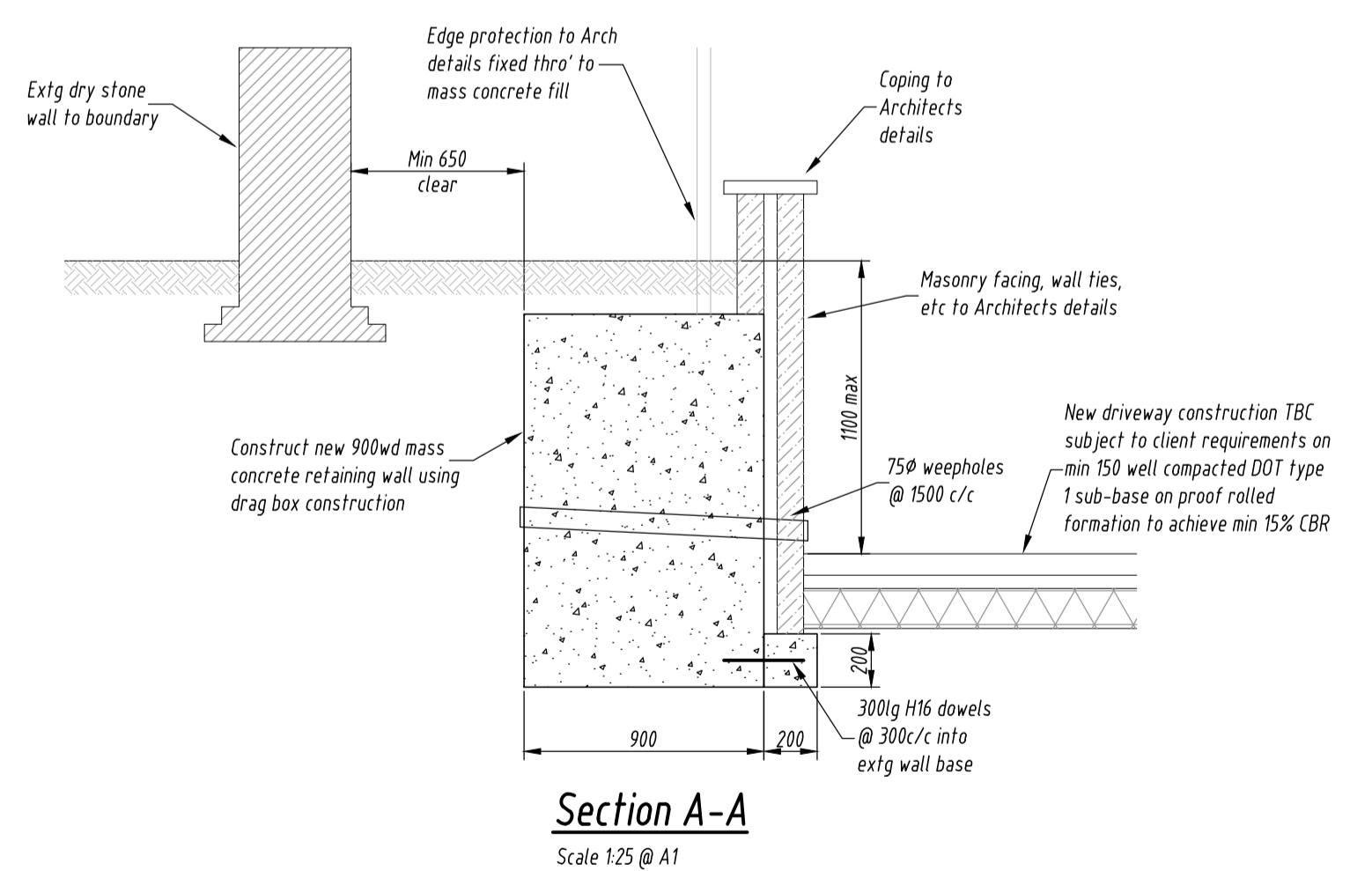
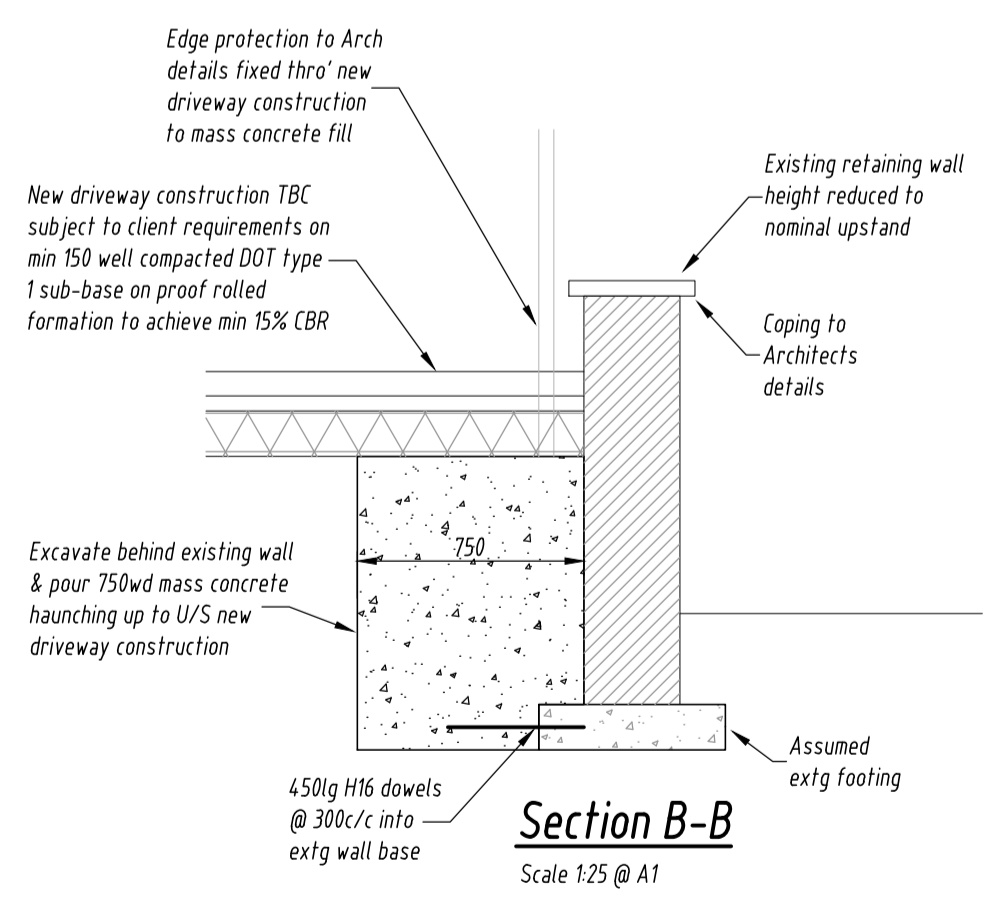


Ground floor plan
(showing foundations)
Scale - 1:50 @ A1



Section A-A
Scale 1:25 @ A1



Section B-B
Scale 1:25 @ A1

**HOUSE WORKS IN ABEYANCE
DESIGN TO BE FINALISED**

Floor Notes

- All joists to be supported on proprietary restraint type joist hangers.
- Joists spans up to 3m to have a full depth midspan noggin.
- Joist spans over 3m to have full depth noggins at 1/2 points.
- Service notches to be avoided where possible, counter batten and run in void. Where top notches are required - limit to 22mm depth. Where services run through centre of joists, holes to be max 22mm located within mid 1/2 of span.
- Where joists span parallel to external walls, galvanised restraint straps are to be provided. Restraint to comprise BAT M305 strap, 100 bend x 1200 long to be positioned at noggin locations. Restraints to be provided at max 1.2m ctrs.

Roof Notes

- Timber rafters to be supported off 75 x 100 SW wall plate, strapped down at max 1200 ctrs with 1200g BAT M305 galvanised MS restraint strap.
- All rafters to be 'Birds Mouthed' on to wall plate to min 50mm bearing, spike down rafter with min 4 No nails per fixing.
- Walls built up to roof level to be restrained with BAT M305 strap @ 1800c/c taken over 3 No joists, with noggin between.
- Refer Architects drawings for Building Regs notes and construction detail.
- Notify Engineer of any discrepancies prior to removal of any existing roof members.
- All roof members to be restrained with noggins at max 1800c/c (min full depth noggin at midspan). Noggin to fit neat within rafter, spike together with min 4 nails.

Foundation notes

- The proposed foundations as detailed are based on ground conditions suitable for strip foundations. The existing foundations are to be exposed & measured by the builder prior to commencing any other works on site. Should the size or type differ in any way from that shown on the proposed details please contact the Engineer immediately.
- Foundations are designed to found on suitable natural formation with a minimum safe bearing capacity of 100kN/m². Formation to be inspected, approved & signed off by Building Inspector prior to pouring concrete.
- All mass concrete to be minimum grade C25/30. Max 20mm aggregate.
- All reinforced concrete to be minimum grade C28/35. Max 20mm aggregate.
- All reinforced foundations and groundbeams to be cast in suitable formwork with 50mm concrete blinding unless otherwise agreed by the Engineer.
- All reinforcement to be high yield steel suitably lapped to a minimum of 40 times bar diameter.
- All foundations are positioned on the centre line of the supported wall or column, unless noted otherwise.
- Builder to allow suitable curing period to all foundations prior to loading.
- All foundations to be compacted by vibrating poker.
- Excavations for foundations beyond a safe depth should be shored with temporary props to builder design. Additional input to be sought as necessary from specialist sub-contractor.

NOTE
DO NOT SCALE FROM THIS DRAWING, UTILISE ONLY NUMBERED DIMENSIONS.
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS, NOTIFY WF DESIGN LTD, IMMEDIATELY OF ANY DISCREPANCIES. UNLESS NOTED OTHERWISE, THIS DRAWING IS FOR BUILDING REGULATIONS APPROVAL ONLY.
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General notes

- This drawing is to be read in accordance with all relevant drawings, specifications and information. Refer Architect for construction details & setting out.
- It is the builders responsibility to verify all existing construction build ups & check site dimensions prior to ordering of materials. Should the design intent shown on this drawing not be appropriate to the as-built condition of the property, please consult the Engineer immediately.
- All timber to be regularised and minimum grade C16 unless noted otherwise.
- All new blockwork to have min compressive strength of 7N/mm² unless noted otherwise.
- The final drawn details are to be installed prior to the removal of any structure, or Contractor to provide adequate temporary propping so as to prevent damage to the structure and maintain overall stability of the building.
- Design of all temporary works, propping etc is by the Builder with additional input sought as necessary from specialist sub-contractor.
- All work to be carried out in accordance with best practice guides, manufacturer's requirements, Building Regulations and material codes.
- All works to be the satisfaction of the Local Authority Building Control Inspector.

Structural steelwork notes

- All steelwork to be Grade S275 to BS EN 10025 designed & fabricated to BS 5950 unless noted otherwise.
- All steelwork to receive 75 microns of high build zinc phosphate primer. (equiv to 2 coats).
- All external steelwork to receive a galvanised finish.
- All steelwork encased in external masonry walls to be painted with 2 no. coats of bituminous paint by the builder.
- All below ground steelwork to be encased in minimum 100mm concrete by the builder.
- All hollow sections are to be hot rolled unless noted otherwise.
- All steel connections are to be designed by the fabricator in accordance with terms & conditions of WF Design (UK) Ltd quote.

The proposed foundations as detailed are based on ground conditions suitable for strip foundations. The existing foundations are to be exposed & measured by the builder prior to commencing any other works on site. Should the size or type differ in any way from that shown on the proposed details please contact the Engineer immediately.

All new blockwork to have minimum compressive strength of 7N/mm²

Steel connections to be designed & detailed by Fabricator

- Residual design risks**
- Temporary support to excavations to be designed & supplied by specialist sub-contractor, sourced by the Builder
 - All temporary works design to consider the stability of both the site in question & neighbouring properties (& their land)
 - Builder to allow suitable curing period to new foundations, retaining structures & load bearing masonry prior to loading
 - Any agreements with third parties (ie kerb alterations) to be procured by others
 - We would refer the client to the requirements of CDM 2015 whereby a Principle Designer & Principle Contractor should be appointed by the Client to discharge their duties under the legislation. Both these responsibilities are outside WF Design scope & are to be provided by others



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Lane Farm
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Holmfirth
HD9 3RH

client
Mr & Mrs Crossland
drawing title
Structural details
Sheet 1 of 2

scale
As noted
date
05.09.19
drawn
CT

status
BUILDING REGS
checked

drawing number
WF789/SO1
revision
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