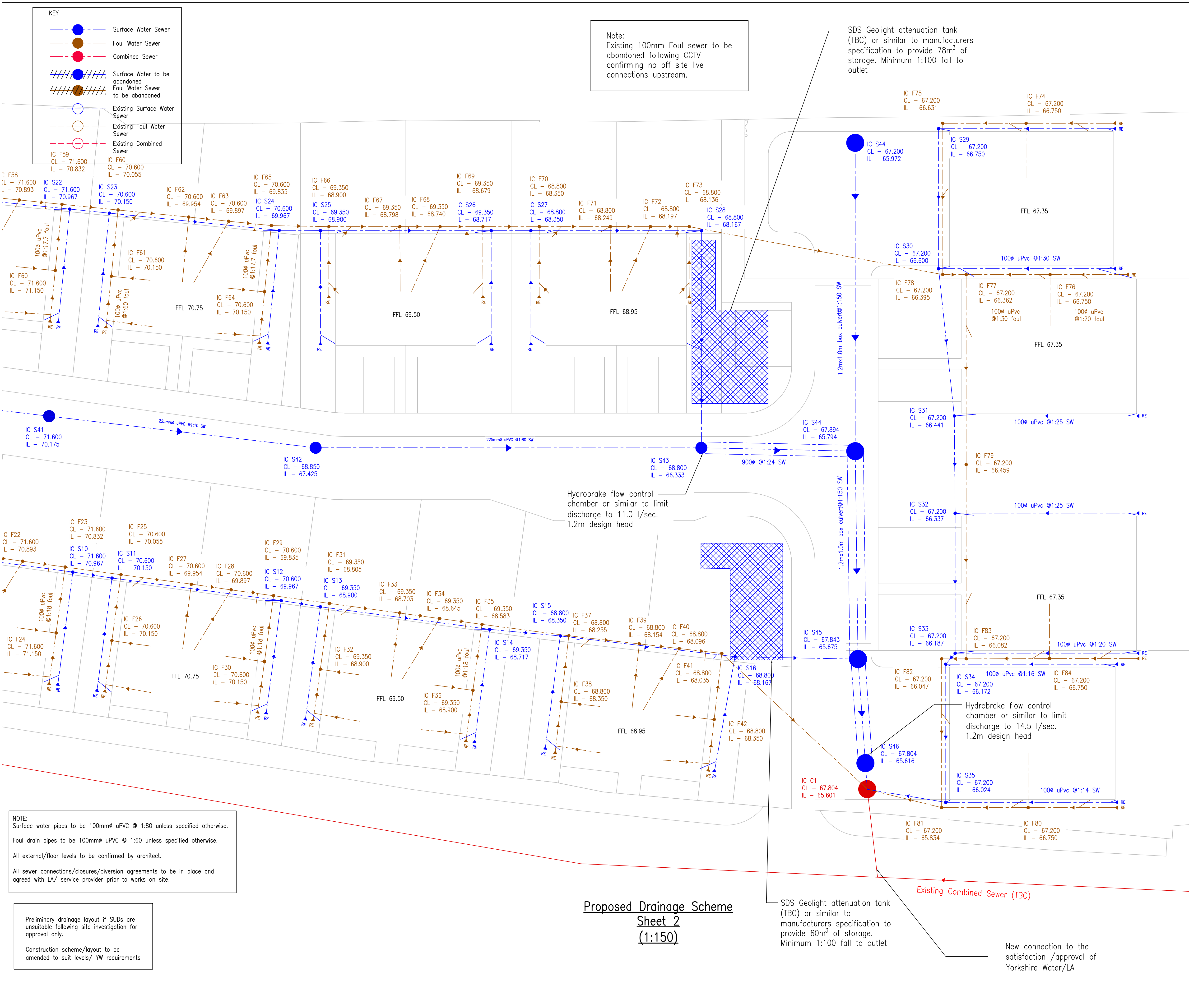




- Notes
- Do not scale drawings. The Contractor is to check all dimensions on site before carrying out works.
 - This drawing is to be read in conjunction with the Architect's drawings which should be used to verify layout, setting out, finishes etc. any discrepancies are to be brought to the attention of the Architect prior to construction.
 - All tolerances are to be agreed with the Architect. The Contractor will be responsible for ensuring that sufficient tolerances provided are integrated throughout all elements of the work.
 - The Contractor is entirely responsible for maintaining the stability and integrity of all existing buildings and structures within and adjacent to the works and of all works from the date of possession of the site until practical completion of the works.
 - The Contractor shall design, install and maintain all necessary temporary works and shall advise the Architect before commencement of works, of his proposals for temporary supports and sequence of construction.
 - The Contractor shall prevent overloading of any completed or partially completed elements. Details of the design loads may be obtained from the Architect.
 - All articles, materials and goods shall be new and of good quality, suitable for the required purpose and shall conform to their appropriate British Standard where such exists.
 - New timber shall be softwood grade C16 unless noted otherwise and shall be treated against rot, infection etc. including cut ends.
 - Brickwork and blockwork specification: see Architect's details.
 - Mortar levelling beds for beams to be 1:3 (cements: sand ratio).
 - All structural steelwork is to be mild steel thoroughly cleaned of all scale and rust then painted with two coats of red oxide prior to installation.
 - All metal fixings to be BAT or similar approved and fixed in accordance with manufacturer's instructions unless noted otherwise. All nails to be square twisted.
 - Concrete padstones and beam surrounds to be as follows:
 - C20 OPC
 - 20mm max. agg. size
 - Min. cement content 330kg/m
 - Beams are to bear centrally on full width padstone.
 - Mortar shall be 1:3 mix with plasticiser.
 - Cavity shall be filled in max. 400mm lifts and concrete shall be min. strength C25. On site mix may be 1:3:2 (cements: sand: gravel ratio) with 10mm aggregate.
 - Concrete to be class C35 utilising sulphate resisting cement.
 - Cover to all reinforcement to be 40mm unless noted otherwise.
 - Minimum laps to reinforcement are to be 400mm for 10mm bars, 480mm for 12mm bars, 640mm for 16mm bars and 800mm for 20mm bars.
 - Foundation concrete shall be C35 strength, utilising a minimum cement content of 300 kg/m.
 - Cover to foundation reinforcement to be minimum 40mm.
 - Items noted 'to be verified on site' are to be exposed by the Contractor for inspection by the Engineer.
 - New foundations are to bear 150mm into firm clay (or other approved material) at a depth to match existing foundations.
 - See Architect's details for damp proofing specification and location.
 - Finish to top surface of concrete to be as per Architect's detail.
 - All bolts to be grade 8.8 unless stated otherwise.
 - Beneath raft foundations sub-strata to be well compacted before laying imported Type 1 stone to depth as indicated by Building Control (but min. 300mm), and to be compacted in layers.
 - All junctions between new masonry and existing to raft extensions to have a furrow joint full height with a polysulphide sealant.

Preliminary

A	21.09.21	NM	Levels/attenuation amended
Mark	Date	Made by	Revision
 HOLDGATE CONSULTING LTD CIVIL AND STRUCTURAL ENGINEERS The Old Hall 23 Park Road Bingley BD16 4BQ Telephone: 01274 566966 e: mail@holdgateconsulting.com			
Job Title			
Former Combs Hostel, Hall Lane, WF12 OPL			
Drawing Title			
Preliminary Drainage Plan			
Job No.	Drawing No.	Revision	
21-105	D02	A	
Scales NTS			
Drawn by	Date	Checked	
IAP	22.03.21	NM	