General Notes

All dimensions to be checked on site. All details and dimensions relating the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.

This drawing is to be read in conjunction with all relevant architect's and engineer's drawings and the specification.

Works to comply with current Codes of Practice, British Standards and Building Regulations.

Contractor to provide all necessary vertical and lateral restraint strapping in order to comply with The Building Regulations.

Fire Protection - All internal steelwork to have 2no. layers of 12.5mm plasterboard with staggered joints to comply with Building Regulations Part B.

Dry Packing - Steel beams to be dry packed up to existing masonry over to ensure full load take-up.

Existing Structure - Existing walling and foundations to be exposed and confirmed as adequate prior to works taking place.

Existing Structure - Assumed spans of existing joists, rafters etc. to be confirmed as correct. Structural Engineer to be consulted if any differences are found prior to works taking place

Temporary Stability - Contractor to provide all necessary temporary propping to safely undertake the works.

Steelwork Connections - All steelwork connections are to be detailed by the fabricator taking into account the loadings outlined in the calculations.

Strapping - Strapping to be introduced to maintain lateral stability of addition once walls are removed in accordance with a structural engineers details. Lateral and vertical strapping to comply with Building Regulations is to be provided.

Roof and Trimming - Design for roof structure, trimming and connections are to be prepared by suitably qualified persons prior to construction.

Steelwork Protection - All steelwork to be blast cleaned to
Sa 21/2 in accordance with BS EN ISO 12944.
Internal Specification - coat with a Zinc phosphate epoxy primer to 80µm in accordance with BS EN ISO 12944.
External Specification - hot dip galvanised to 140µm in accordance with BS EN ISO 1461 and 14713

Party Wall - Works come under the Party Wall Etc. Act 1996. All appropriate notices and awards should be issued prior to work taking place.

Masonry Strength - Contractor to confirm strength of existing brick/blockwork and mortar class is in accordance with assumptions prior to commencing or ordering materials. Refer to Structural Engineer if found to be different for revised pier/padstone calculations.

Refer to drawing 17239/005 for full notes and Building Regulations details.

Designer Risk Assessment

Mechanical aids should be employed when installing beams. Structural Engineer to be consulted if required.

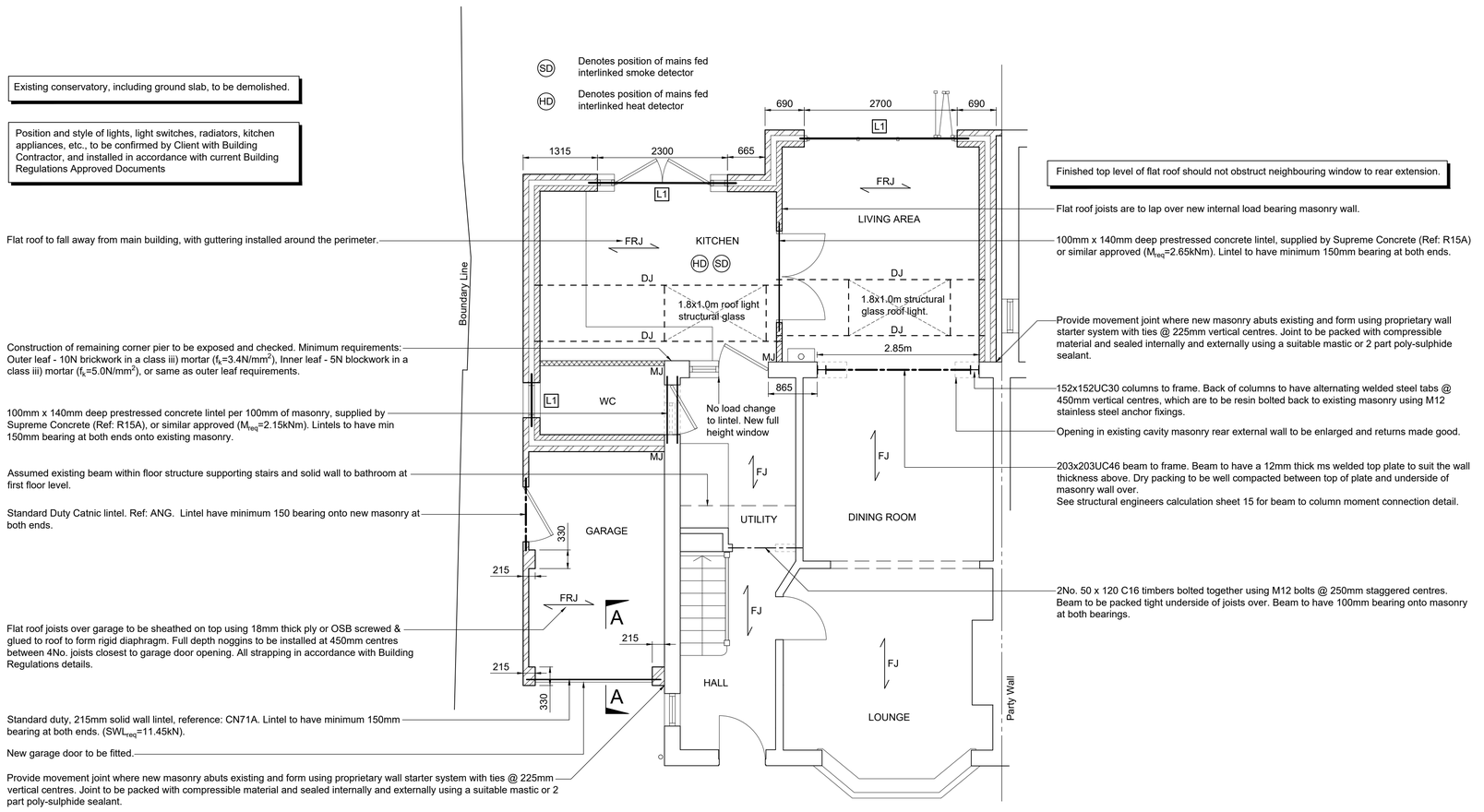
The contractor is to provide all necessary temporary propping to safely undertake the work and maintain structural stability.

The assumptions made within the calculations and drawings should be confirmed on site, prior to commencement of works. Any differences should be discussed with Structural Engineer, in order to check calculations.

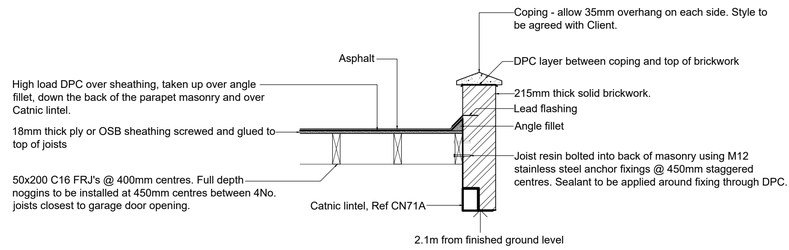
Any suspected Asbestos containing materials should be tested and removed by specialist contractors in accordance with HSE guidance.

Appropriate checks are to be completed by contractor prior to commencement of work to ensure no unknown services are in the local vicinity of the works.

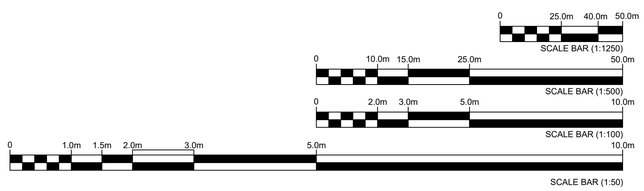
FRJ	Denotes span of 50 x 200 C16 flat roof joists @ 400mm centres. Where required, joists are to be hung from external wall of original building using Simpson StrongTie joist hanger, Ref: JHM200/50, or similar approved.
R	Denotes span of existing rafters
FJ	Denotes span of existing floor joists
CJ	Denotes span of existing ceiling joists
B&B	Denotes span of beam and block suspended floor spanning between new strip foundations, assumed to be 150mm deep with 65mm screed. Beam & block to be designed and specified by specialist manufacturer.
PS1	Denotes 215mm x 100mm Engineering brick padstone
DJ	Denotes double 50 x 200 C16 flat roof joists
	Denotes new minimum 5.2N concrete blockwork laid in a class iii) mortar
	Denotes new minimum 10concrete brickwork laid in a class iii) mortar, to match original colour and style as close as possible.
	Denotes new non-load bearing stud partition to be formed of 50x100 C16 timber studs @ 400mm centres. Noggins to be installed between studs @ nominal 800mm vertical centres. Wall to be sheathed using 12mm plywood or OSB board, on both sides. Studs to be installed onto a double sole plate fixed directly to the ground floor slab.



Proposed Ground Floor Plan
(Showing structure over)
(1:50)



Section A-A
(1:20)



Revision:	Date:	Description:
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Scale(s): 1:50@A1
Date: Jul '17
Engineer: SG
Checked: MWP

Mr R Gray
57 Greenways Crescent
Proposed Ground Floor Plan

Project No: 17239
Drawing No: 003
Revision: –