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 engineer's drawings and the specification.

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

Contractor to establish with the local authority their requirements for inspecting the works, and adhere to these, from the outset.

Fire Protection - All internal steelwork to be clad to comply with minimum fire resistance according to table B4 in Building Regulation Approved Documents B1 or B2.

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. 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 and Timber Connections - All steelwork and timber connections are to be detailed and designed by the fabricator taking into account the loadings outlined in the calculations. All timber bolts are to be installed with square washers or washers according to DIN 440 both sides including coach bolts.

Steelwork - Steelwork fabricator/contractor is to undertake their own site survey to determine final dimensions for all new steelwork fabrication. The survey should highlight any obstructions/services/etc., that need altering/relocating to avoid clashes.

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.

Steelwork grade - All steelwork to be high yield (S355) unless noted otherwise.

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.

Splice details for long-span beams can often be accommodated if required.

Proprietary items to be used in accordance with manufacturer's instructions.

All dimensions, levels, insulations, DPM, waterproofing and setting out of structures by others.

All works to Building Inspector approval.

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 & temporary works to safely undertake the work and maintain structural stability. The contractor is to be aware that the property may be occupied during construction and temporary works loading to consider this.

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.

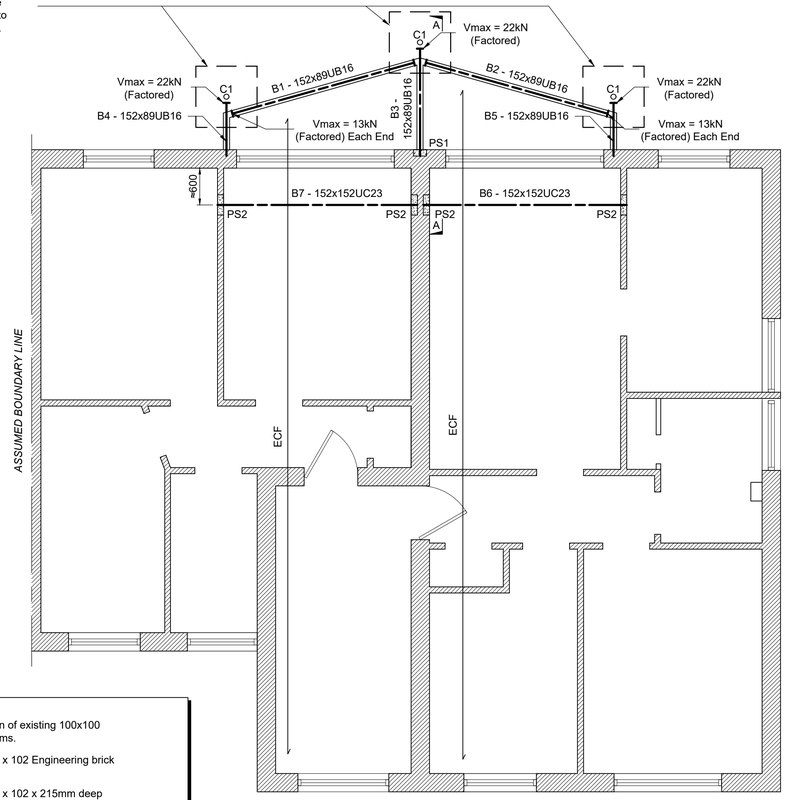
Asbestos - Any suspected Asbestos containing materials should be tested and removed by specialist contractors in accordance with HSE guidance.

Contractor to take all measures to control noise and dust.

All appropriate scaffold and edge protection should be put in place to ensure safety while working from height. Existing ceilings to be boarded during works to protect from falls between joists.

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

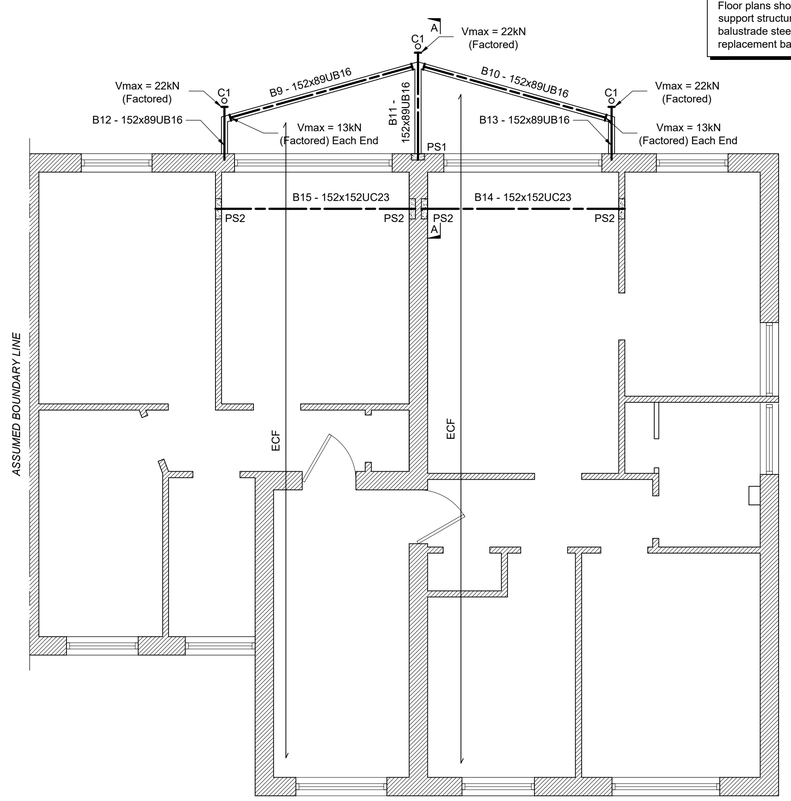
1000mm x 1000mm mass concrete pad foundation. Foundation depth to be determined on site by BCO min. depth =600mm. Assumed GBP = 100kPa to be confirmed by BCO prior to construction.



ECF	Denotes span of existing 100x100 RC floor beams.
PS1	Denotes 215 x 102 Engineering brick padstone.
PS2	Denotes 330 x 102 x 215mm deep mass concrete padstone.
C1	88.9x5.0 CHS.

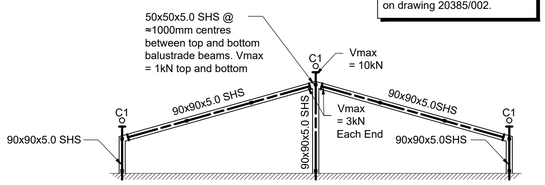
Proposed Ground Floor Plan
(Showing structure over)
(1:50)

Note:
Floor plans showing balcony support structure only. See balustrade steel scheme for replacement balustrade details.

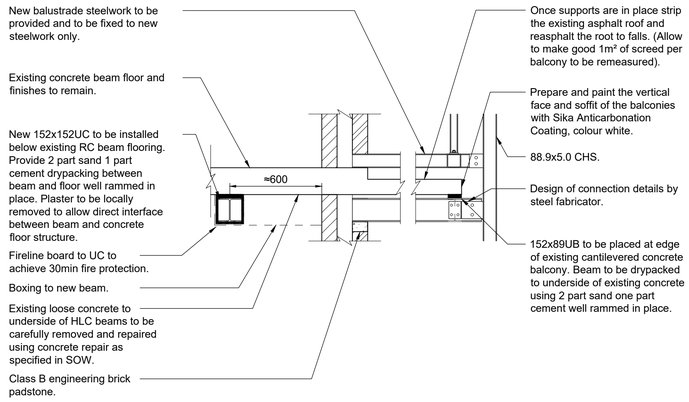


Proposed First Floor Plan
(Showing structure over)
(1:50)

Note:
Balustrade beams indicated to be installed as top and bottom rail of new balustrade as shown on drawing 20385/002.

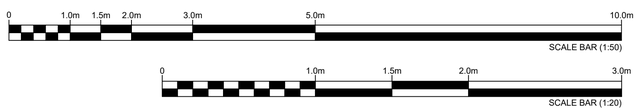


New Balustrade Steel Scheme
(Showing Balustrade Structure)
(1:50)



Section A-A
(1:20)

IT IS CONTRACTOR'S RESPONSIBILITY TO EXPOSE ALL REQUIRED LOCATIONS PRIOR TO ORDERING STEELS TO CONFIRM ASSUMPTIONS. REFER BACK TO PGA IF FOUND DIFFERENT.
IF IN DOUBT, ASK.



Revision:	Date:	Description:
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Scale(s): 1:50@A1
Date: DEC'22
Engineer: JB
Checked: DG

DFC Property Management Ltd
Southon View, Lancing
Proposed Remedial Work

Project No: 20385
Drawing No: 001
Revision: –