

GENERAL NOTES:
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND ENGINEERS DRAWINGS.

THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL CURRENT HEALTH AND SAFETY LEGISLATION.

DO NOT SCALE THIS DRAWING. - IF IN DOUBT - ASK.

ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS WHICH RELATE TO EXISTING BUILDINGS AND FEATURES ARE BASED ON SITE DIMENSIONS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS, ETC. ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR FABRICATION, WITHIN THE SPECIFIED TOLERANCES, OF ALL PREFABRICATED ELEMENTS.

THE CONTRACTOR SHALL, AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY THEIR REQUIREMENT FOR INSPECTING THE WORKS, AND ADHERE TO THESE.

WHERE A SEQUENCE OR METHOD OF CONSTRUCTION IS NOTED ON A DRAWING, IT SHOULD BE ADHERED TO AND ANY VARIATION TO THIS SHOULD BE AGREED IN ADVANCE WITH THE ENGINEER.

THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO ANY WORKS COMMENCING.

FURTHER NOTES APPEAR ON ENGINEERS DRAWINGS, WHICH ARE IN ADDITION TO THOSE WHICH APPEAR ON THIS DRAWING.

ALL PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

WHERE FOUNDATIONS ARE WITHIN 3m OF A BOUNDARY A PARTY WALL AGREEMENT IS TO BE OBTAINED. THE CLIENT IS RESPONSIBLE FOR OBTAINING ANY PARTY WALL AGREEMENTS IN ACCORDANCE WITH THE PARTY WALL ETC. ACT 1996.

FOUNDATION NOTES:

EXCAVATIONS MUST NOT BE LEFT OPEN OVERNIGHT. ADEQUATE PRECAUTIONS AS NECESSARY ARE TO BE PROVIDED TO THE SIDES OF THE EXCAVATIONS. ANY LOOSENEED SOIL THAT FALLS INTO THE BOTTOM OF THE EXCAVATION MUST BE REMOVED PRIOR TO CONCRETING.

FOUNDATIONS SHALL BE TAKEN DOWN TO THE FORMATION NOTED ON THE DRAWINGS IN NATURALLY OCCURRING STRATA WHICH IS EXPECTED TO BE CLAY. THE FORMATION LEVELS SHALL BE INSPECTED BY THE BUILDING INSPECTOR PRIOR TO CASTING ANY CONCRETE. MINIMUM DEPTH BELOW EXISTING GROUND LEVEL TO BE AS NOTED ON THE DRAWINGS TO BE BELOW ANY ROOTS.

THE FOUNDATIONS HAVE BEEN DESIGNED FOR A NET INCREASE IN BEARING PRESSURE AS DEFINED IN BS 8004 OF 100 kN/m²

CONCRETE NOTES:

MASS CONCRETE FOOTINGS AND GROUND FLOOR SLAB TO BE 1:1.5:3 NOMINAL MIX USING 20mm MAX AGGREGATE AND SRPC.

MASONRY NOTES:

ALL MASONRY DETAILING IS TO BE IN ACCORDANCE WITH BS 5628: PARTS 1, 2 OR 3.

WALL STRENGTHS BELOW DPC TO BE:-

BLOCKWORK QUALITY BELOW D.P.C. LEVEL TO BE:
7.3 N/mm² SET IN 1:3 (MASONRY CEMENT:SAND) MORTAR.

BRICKWORK QUALITY BELOW D.P.C. LEVEL TO BE:
50 N/mm² (SEMI-ENGINEERING) SET IN 1:3 (MASONRY CEMENT:SAND) MORTAR.

WALL STRENGTHS ABOVE DPC TO BE:-

EXTERNAL LEAF TO BE BRICKWORK TO MATCH EXISTING.

INTERNAL LEAF TO BE 3.6N/mm² BLOCKWORK IN M4 CLASS MORTAR (1:1:6 MORTAR).

GENERALLY ALL EXTERNAL CAVITY WALLS TO HAVE STAINLESS STEEL TYPE 2 TIES AND ARE TO BE SPACED AT 750mm c/c HORIZONTALLY AND 450mm c/c VERTICALLY IN A STAGGERED PATTERN IN BED COURSES AND HAVE A MINIMUM EMBEDMENT OF 50mm INTO EACH LEAF .AT THE BOTTOM OF THE INSULATION THERE IS TO BE A ROW OF TIES AT 600mm c/c HORIZONTALLY.

TIES AT ENDS OF WALLS AND OPENINGS, SHALL BE AT 225mm c/c VERTICALLY.

EXTERNAL WALL CAVITIES TO BE INSULATED WITH 50 THICK KINGSPAN KOOLTHERM K108 AGAINST THE CAVITY FACE OF THE INTERNAL LEAF LEAVING A 50 CAVITY.

AT JUNCTIONS BETWEEN NEW AND EXISTING WALL CONSTRUCTION THE EXISTING CLADDING IS TO BE REMOVED TO EXPOSE THE STRUCTURE. PROVIDE STAINLESS STEEL CROCODILE WALL EXTENSION PROFILE AT BOTH LEAVES OF CAVITY WALL BY SIMPSONS STRONGTIE OR SIMILAR INCORPORATING VERTICAL SLIDING, HORIZONTALLY DE-BONDED TIES AT MAX 450mm C/C VERTICALLY.

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GENERAL NOTES - SHEET 1 OF 2

Rev	Description	By	Date	Chkd	
Status					
INFORMATION					
Drawing No.			Revision		
S1012/14					
Scale	Size	Drawn	Date	Chkd	Passed
N/A	A3	MHS	MAR'23	-	-

TIMBER NOTES:

ALL STRUCTURAL TIMBER IS TO BE MIN. STRENGTH CLASS C24 U.N.O.

ALL TIMBERS TO BE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH BS EN 1995-1-1:2004 AND A1:2008 AND THE WOOD PROTECTION ASSOCIATION COMMODITY SPECIFICATION C8 AND TO THE APPROVAL OF THE ENGINEER.

NAILING, SCREWING, BOLTING etc. OF TIMBER IS TO BE IN ACCORDANCE WITH BS EN 1995-1-1:2004 AND A1:2008

ALL WALL PLATES TO BE STRAPPED DOWN TO SUPPORTING WALLS BY PROPRIETARY 30mm x 2.5mm GALVANISED MILD STEEL VERTICAL RESTRAINT STRAPS AT 1.2m c/c PLUGGED AND SCREWED TO INTERNAL FACE OF EXTERNAL WALL AND INTERNAL LOADBEARING WALLS WITH 6no. 12x50 WOOD SCREWS. ALL WALL PLATES ARE TO BE CONTINUOUSLY JOINTED.

NOGGINS ARE TO BE SECURELY SPIKED INTO JOISTS AT EACH SUPPORT, AND ALONG THEIR LENGTH AT MID SPAN FOR SPANS BETWEEN 2.5m AND 4.5m AND AT 1/3 POINTS FOR SPANS EXCEEDING 4.5m. ALL NOGGINS TO BE MIN 38mm THICK AND EXTEND AT LEAST 3/4 OF THE JOIST DEPTH.

VENTILATION

WINDOWS TO HAVE OPENABLE AREAS TO ALL ROOMS IN ORDER TO PROVIDE NATURAL VENTILATION REQUIREMENT OF 1/20TH FLOOR AREA.

HABITABLE ROOMS TO HAVE BACKGROUND OR TRICKLE VENTILATION EQUIVALENT TO 8,000 sq.mm.

EAVES VENTILATION SHOULD BE PROVIDED OR MAINTAINED WITH MINIMUM 25mm WIDE AIR GAP WITH FLY MESH COVER.

GLAZING

NEW GLAZING TO BE DOUBLE GLAZING WITH 16MM AIR GAP AND LOW E- COATING (K-GLASS).

GLAZED AREAS TO BE 1/10TH FLOOR AREA IN ORDER TO PROVIDE FOR NATURAL LIGHT REQUIREMENTS.

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GENERAL NOTES - SHEET 2 OF 2

A	FURTHER NOTES ADDED.		MHS	16/11/21	
Rev	Description		By	Date	Chkd
Status					
INFORMATION					
Drawing No.			Revision		
S1012/15					
Scale	Size	Drawn	Date	Chkd	Passed
N/A	A3	MHS	MAR'23	-	-