

Notes

- This drawing is to be read in conjunction with all relevant Engineers, Architects and Designers drawings.
- This drawing must not be scaled. For all dimensions, levels and setting out information see Architects drawings.
- All workmanship and method of construction should comply with all relevant Codes of Practice, British Standards, the current edition of the Building Regulations and good building practice.

Masonry Notes

All masonry to be in accordance with BS5268.
External Walls
 Outer leaf: 215 mm solid brickwork.
 All in grade (iii) mortar.

Internal Walls
 102mm brickwork in grade (iii) mortar

External Walls Below Ground
 Outer leaf: 215 mm brickwork.
 All in grade (ii) mortar.

Internal Walls Below Ground
 102mm brickwork in grade (ii) mortar
 All walls to be tooled and bonded properly.

Lintel Notes
External Walls
 External wall lintels to be Catnic, or equal, lintels designed and detailed by the lintel manufacturer.
 External wall lintels to have a minimum 150 mm bearing.

Timber Notes
 All timber is to be in accordance with BS5268.
 All structural softwood is to be marked 'DRY' or 'KD'.

J1: indicates 50 x 250 C24 Treated Timber Ceiling Joists @ 400c/c
 CJ1: indicates 50 x 200 C24 Treated Timber Ceiling Joists @ 400c/c

R1: indicates 50 x 200 C24 Treated Timber Rafters @ 400c/c

Timber floor joists to have either herringbone strutting or full depth blocking positioned as follows:
 at midpoint for spans over 2.5m
 at third points for spans over 4.2m

Timbers and trusses running parallel to external walls are to be strapped to wall using 30x5 galvanised mild steel straps extending over at least three timbers at 1200 mm centres. Timbers are to have solid blocking together with packing to the masonry at strap positions.

Wall plates to be 50x100C16 timbers and are to be strapped to wall using 30 x 5 GMS straps (1000 mm long) at 1200 mm centres down cavity face of blockwork.

Steel Notes
 Steel to be designed, detailed, fabricated and erected in accordance with BS5950 Part 1.
 All steel to be grade S355

All steel work is to be shop blasted to Swedish Standard Sa 2.5 and to receive one coat of HB zinc phosphate (80µm) paint (shop applied) or as noted otherwise.

Corrosions protection to steelwork to be hot dip galvanised to BS EN 150 1461 (85 microns), followed by mordant wash or etch primer, with the surface coated using an epoxy primer having a thickness of 80µm.

All steelwork is to bear on to GEN3 concrete padstone. Steelwork to have nominal 2 No. M10 holding down bolts into padstone.

All steelwork is to have a nominal bearing of 225 mm on to the padstone. Where no padstone is indicated beams are to have a minimum 100mm long bearing onto support.

Padstone Notes
 All padstones are to be GEN3 concrete, cast with a smooth fair face finish unless noted otherwise.

PS1: indicates 330 long x 100 wide x 215 deep concrete padstone
 PS2: indicates 215 long x 100 wide x 140 deep concrete padstone

Rev	Date	Description	By	Ckd

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CLIENT

Threds



PROJECT TITLE
The Chequers, Felsted CM6 3DL

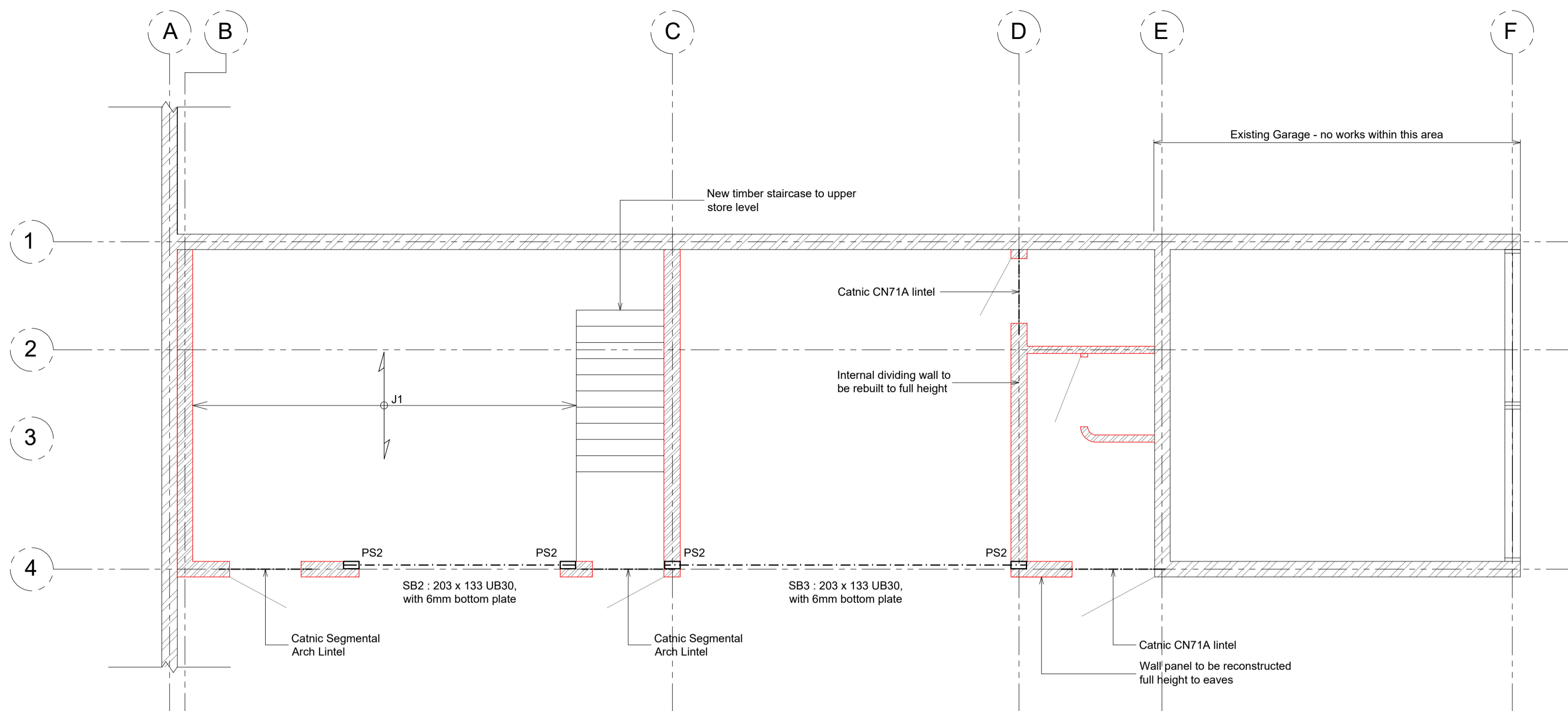
DRAWING TITLE
Remedial Works Sheet 2

SCALE	DRAWN	DATE	SIZE
as noted	pjv	Feb' 2022	A1

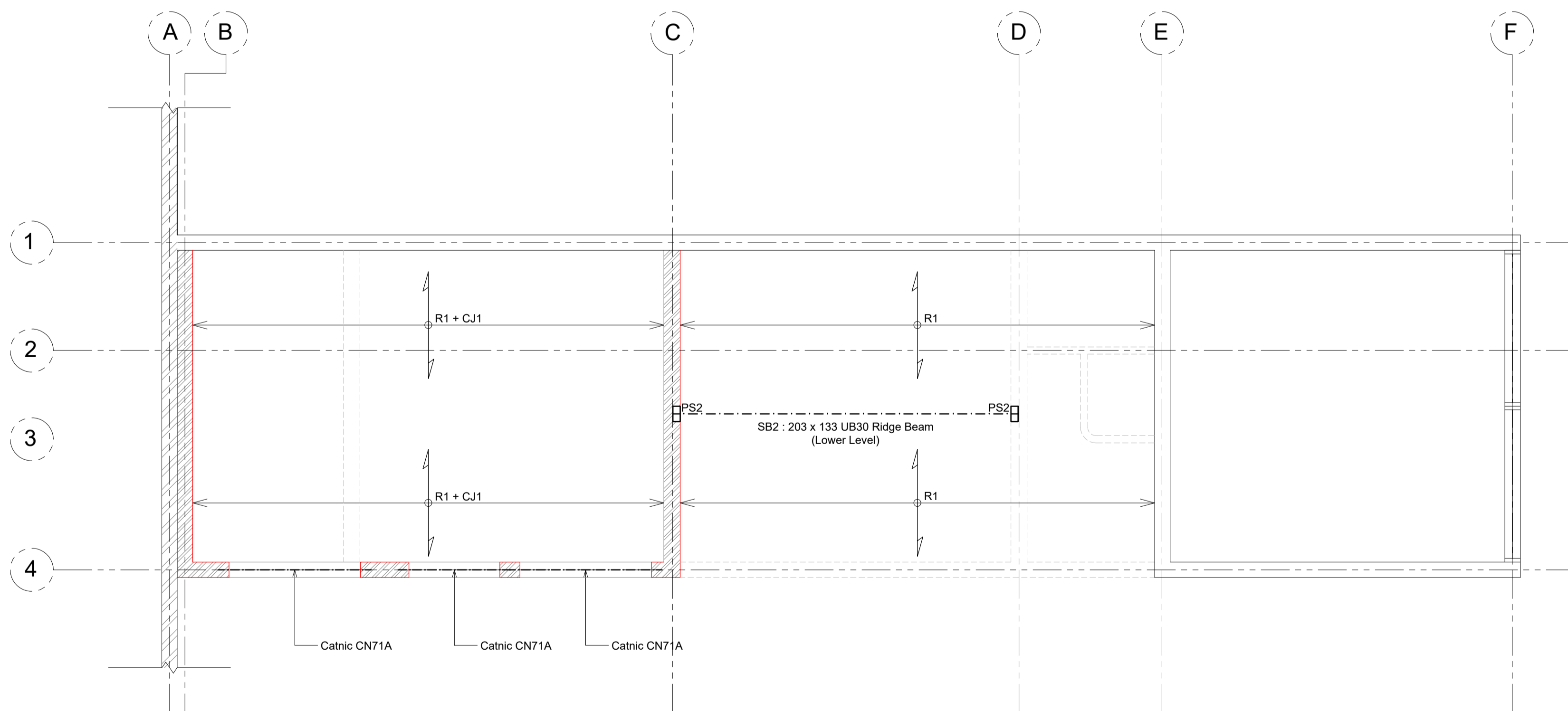
DESIGNED	CHECKED	APPROVED	DATE
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STATUS **PRELIMINARY** BSF Project No. **18008**

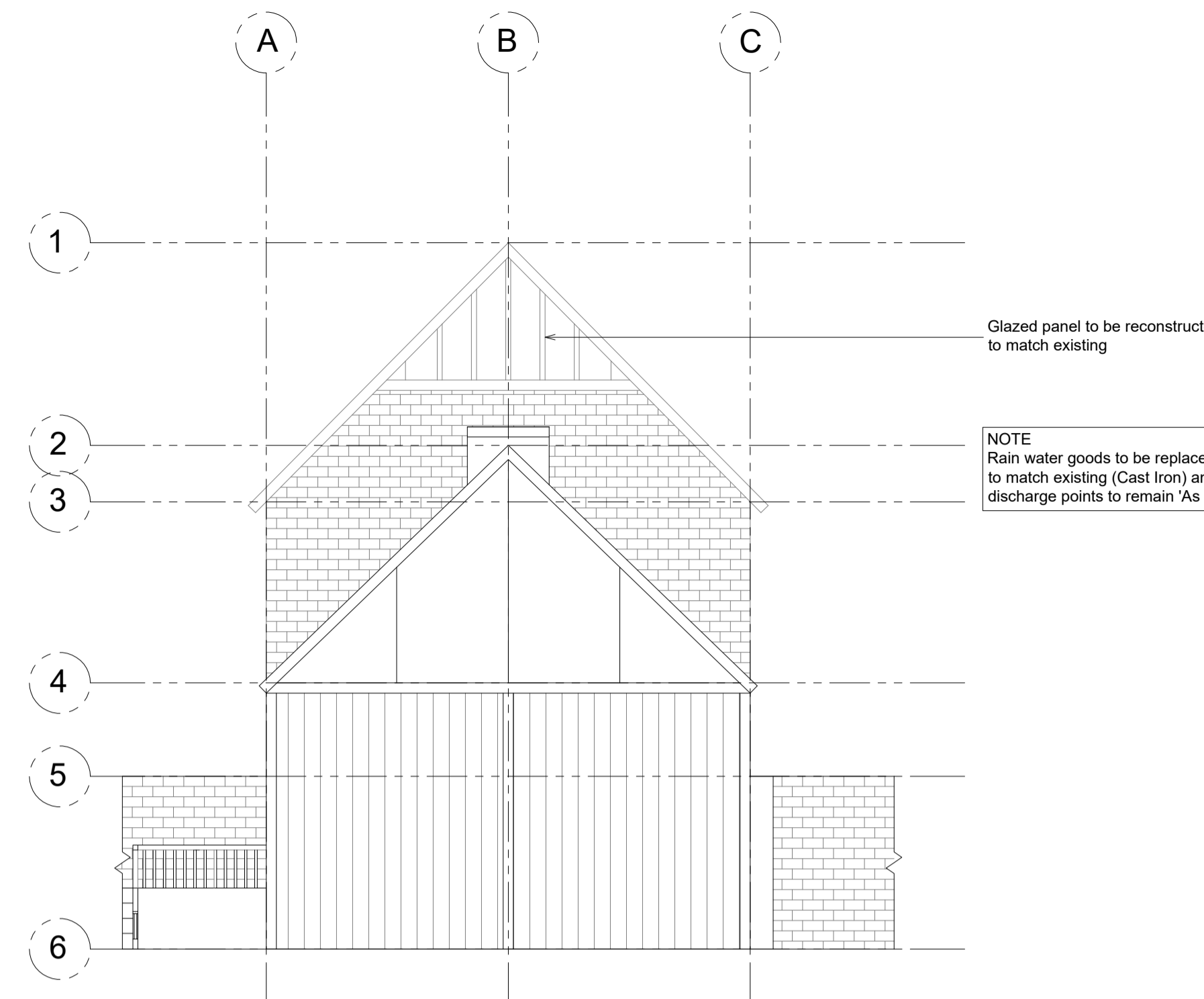
DRAWING No. **18008/A1/003** REVISION **P1**



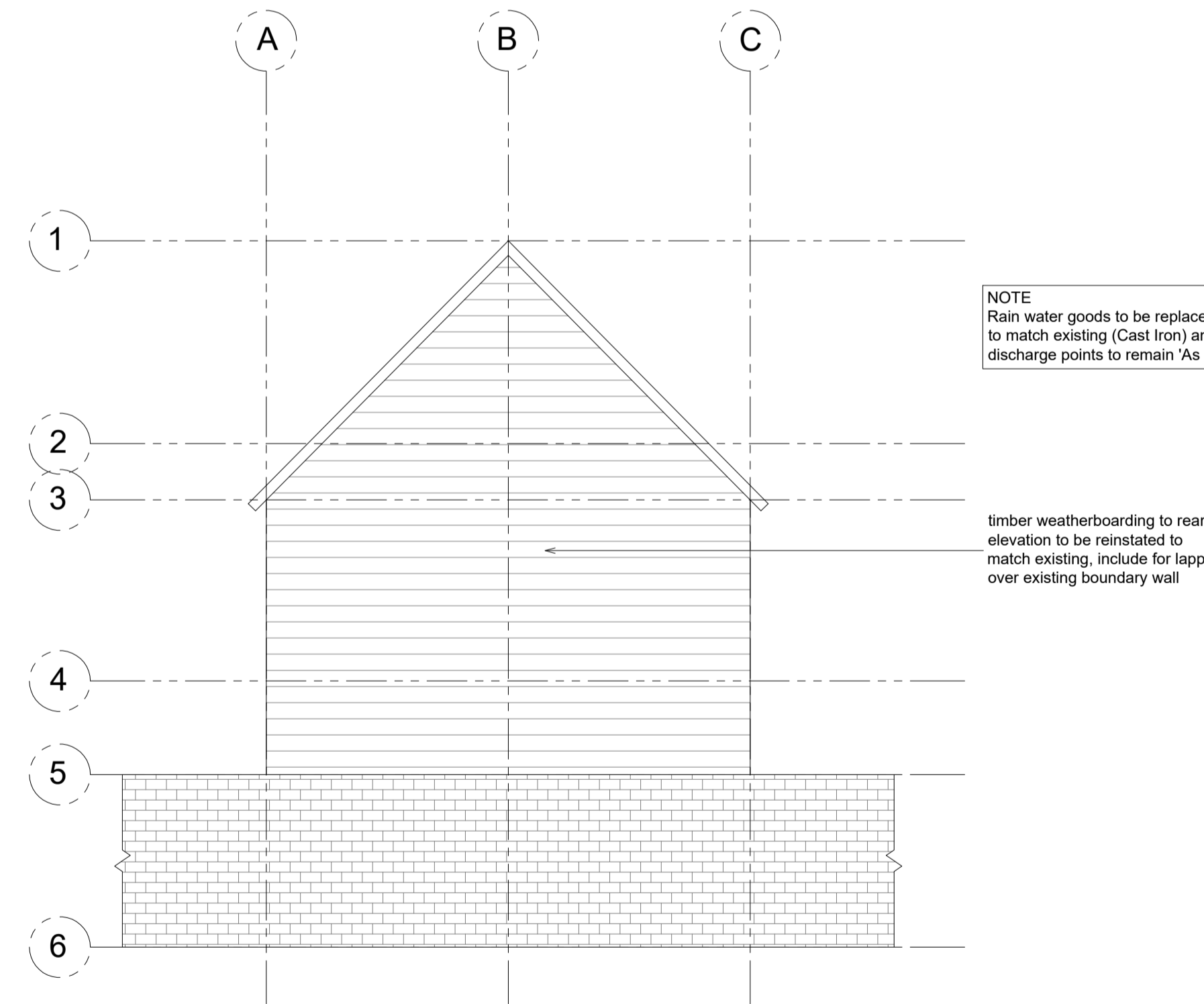
Floor Plan
 scale 1:50



Roof Plan
 scale 1:50



Front Elevation
 -Garage Doors
 scale 1:50



Rear Elevation
 scale 1:50