NOTES
These are General Notes applicable unless specifically noted otherwise on the Drawings

1) GENERAL

A) These drawings to be read in conjunction with all relevant drawings produced by the Architect, M&E consultant and all other specialists drawings.

B) David Joseph Consulting drawings are not to be scaled to obtain dimensions. All dimensions are to be obtained from the Architect's drawings and site measurement.

C) All setting out information and levels are to be obtained from the Architect's drawings.

D) Details of all non-structural items, ie ventilation, insulation, services, waterproofing, fire protection, dampproofing, finishes etc. are to be obtained from the Architect's drawings.

E) The contractor is to inform the Architect and Engineer of any discrepancies shown on the drawings with regard to the size, position and arrangement of the existing structure and associated elements.

F) All structural work is to be to the satisfaction of the Building Inspector and/or Engineer. The Contractor is responsible for contacting Building Control in good time to allow for all structural works to be inspected, particularly excavations for foundations.

G) The Contractor is to inform the David Joseph Consulting of all builders work holes required to be formed in structural members (eg holes in steel beams, floor joists etc.) and await their comments prior to ordering materials, installation of member or formation of holes.

H) All works are to be in accordance with the current British Standard and Building Regulations.

I) The Contractor must exercise due care and attention to any disturbed ground with regards to contamination or pollution or deleterious material.

J) The lengths of all pre-fabricated elements are to be obtained from the Architects drawings and/or site measurements.

2) HEALTH & SAFETY

A) If required, prior to works commencing, the Contractor must notify the local Health & Safety executive area office of the work, using Form F10, in accordance with the CDM Regulations 2015.

B) The Contractor is responsible for the stability of the existing structure and all retained earth works, both on the site and on adjoining sites and must take all necessary precautions to safeguard their stability. All temporary works and the stability of the works in general during construction is the responsibility of the Contractor.

C) The Contractor is to obtain relevant C.O.S.H.H. information with regards to the materials he proposes to use in the works and is to ensure that all operatives are aware of the requirements stated in the C.O.S.H.H. regulations.

D) The Contractor is to comply with the requirements of the Health & Safety at Work Act 1974, in terms of the Employer's responsibilities.

E) Where appropriate suitable lifting equipment including craneage is to be used for the moving or locating of individual building elements and materials. All lifting equipment and cranes are to be operated and supervised by suitably qualified personnel and restricted areas of work shall be designated during these operations.

3) FOUNDATIONS (not underpinning)

A) The foundations/bases have been designed using an assumed allowable safe bearing pressure of 100 kN/sqm. The agreement of this assumed bearing pressure is to be obtained from the Building Inspector prior to the formation of any foundations/bases.

B) The formation level for all foundations/bases is to be a minimum of 1.0m below proposed ground level unless noted otherwise on the drawings or 600mm below the depth of the deepest root observed in the excavation, whichever is the deeper when founding in clay soils.

C) The formation level within all excavations is subject to the inspection of the Building Inspector prior to the formation of any foundations/bases

D) All mass concrete foundations/bases to be grade C20 concrete in accordance with BS 5328.

E) Top of all foundations to be a minimum of 300mm below finished ground level.

F) All foundations/bases are to be formed within 12 hours of exposure to the formation level.

G) Allowance should be made by the contractor for localized underpinning of existing foundations where new adjacent foundations are at a great depth.

4) CONCRETE (Not Foundations)

A) All concrete to be in accordance with BS 8110 for workmanship and quality and BS 5328 for mixes.

B) Concrete mix for mass concrete items to be 1:6 (cement:ballast).

C) Concrete mix for reinforced items to be grade C40.

5) MASONRY

A) All load bearing masonry to be in accordance with BS 5628 for workmanship and quality.

B) All bricks to be in accordance with BS 3921. All blocks to be in accordance with BS 6073.

C) Unless otherwise shown all load bearing masonry is to be block bonded to existing structure. Block bonding is not permitted for exposed brickwork unless approved by the Architect. "Wallstarter"/ "Furfix" channel to be fixed at junction of existing building and new building brickwork/blockwork.

D) All loadbearing masonry to be constructed using the following:
Bricks 20 N/mm2 unless otherwise noted on the drawings.
Blocks 3.5 N/mm2 unless otherwise noted on the drawings.

E) All masonry below ground level to be min. class B engineering brickwork or dense concrete (1500 kg/m3) min. 7 N/mm2 blockwork in 1:3 mortar.

F) All mortar to be Designation (iii) in accordance with BS 5628 for workmanship and quality.

6) FIXINGS

A) All joist hangers, frame clips, restraint straps, fixings, bolts and masonry support systems to be installed in strict accordance with the manufacturers instructions.

B) All new timber joists and/or timber beams are to be supported using joist hangers unless noted otherwise.

7) STEELWORK

A) All structural steelwork to be in accordance with BS 5950 for workmanship and quality and BS 4 for dimensions and detailing.

B) All structural steelwork to be Grade S355

C) All structural steelwork to be wire brushed to remove all loose rust and scale and painted with two coats of zinc rich primer prior to delivery to site. Following installation, all damaged areas to be touched up using zinc rich primer.

D) Unless otherwise noted, all welds to be 6mm full profile fillet welds and all bolts to be M16 grade 8.8 bolts.

E) The ends of all new steel beams supported by walls are to be bricked in solid to provide adequate restraint against torsion at support.

F) All beams supported on masonry to have minimum bearing of 100mm.

G) Where beams are supporting existing walls, gap between underside of walls and top of beam to be fully filled with 1:3 (cement:sand) semi-dry packing over the full width of the supported area.

H) All multiple steels forming beams are to be bolted together using M16 grade 8.8 bolts 600mm centres.

I) Beams and columns to have fire protection to Architects details.

J) All steelwork to steelwork connections to be designed & detailed by the steelwork fabricator for a maximum ultimate shear load of 100 kN, unless noted on the drawings or in the calculations.

K) All holes in beams to be accurately drilled and not punched or burnt.

L) All bolt and nut assemblies are to be fitted with an appropriate washer under nut and all bolts to protrude at least 2 no. threads beyond end of nut.

M) Columns to be connected to adjacent masonry with M12 resin anchors at 900mm centres

8) TIMBER

A) All structural timber to be in accordance with BS 5268 for workmanship and quality and BS 4471 for sizes.

B) All structural timber to be strength as noted on drawings and to have a moisture content not more than 15%

C) All new timber to be treated and preserved in accordance with the Architect's details.

D) All timbers forming beams, and flitch beams, are to be bolted together using M12 grade 4.6 bolts at 600 centres

E) New floor and roof joists spanning more than 2.5m to be restrained by solid noggins along their centre.

F) New joists spanning more than 4.5m to be restrained by solid noggins at third spans.

G) Floor joists to be doubled up under stud walls running parallel and posts unless noted otherwise.

9) LINTELS

A) All lintels to be installed in strict accordance with the manufacturers instructions.

B) For lintel type and reference refer to drawings. Similar lintels by other manufacturers can be used subject to approval by DJC.

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Revisions

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Client
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Address

Drawing Title
GENERAL NOTES

Date

Scale

Drawing Number

Revision
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