

GENERAL NOTES

1. Do not scale from this drawing. Work from figured dimensions only. All dimensions are in millimetres u.n.o.
2. No deviation from the details shown on this drawing will be allowed without prior permission in writing.
3. All drawings are to be read in conjunction with all architects, engineers and specialist drawings and details.
4. The Main Contractor is responsible for all levels and setting out on site. Any discrepancies between drawings should be brought to the attention of TEC and the Architect.

DRAINAGE NOTES

1. All pipework to be vitrified clay Supersleeve (Extra Strength) system using flexible joints up to 150.dia. concrete above class M.
2. Joints in concrete where pipe surrounded in concrete to be formed using fibre board or similar approved.
3. All drainage to be supplied and constructed in accordance with BS8301.

FOUNDATION NOTES

1. Bearing strata is assumed as SAND/GRAVEL throughout with a safe bearing pressure of 150 kN/m². Any variation in this is to be brought to the attention of TEC.
2. All foundations to be taken down to reach a firm undisturbed bearing strata to L.A approval.
3. No foundation should be left exposed overnight. Foundations shall be cast immediately after excavation.
4. All topsoil/made ground/excavated material to be removed from site.
5. All foundations to be placed centrally under walls unless otherwise noted or detailed.
6. Mass concrete to foundations to be grade C20 or otherwise approved by the Engineer.
7. All Pad foundations to be reinforced with A393 mesh in the bottom layer with 100mm cover.

GROUND FLOOR NOTES (BEAM & BLOCK)

1. 'G' Denotes span of 150mm prestressed beams and 100mm D.C Blocks.
2.

Super Imposed Surcharge on slab, L.L. = 1.5 kN/m²

Dead Load Surcharge on slab

Screed/Insulation D.L. = 1.8 kN/m²

Non-load bearing block partitions (100mm) = 4.0 kN/m run

Stud Partitions = 1.25 kN/m run
3. Cross ventilation to be provided to all walls below ground @ Max 2.0m c/c. Locations if shown on plan are approximate.
4. For Service Holes through floor refer to Architects' drawings.

MASONRY

1. Workmanship is to comply generally with BS EN 1996-1-, 2 & 3. Brickwork to be to BS EN 772-3 & 7 and BS EN 771-1. Blockwork to be to BS 6073-2.
2. New brickwork above the damp proof course (d.p.c.) is to be minimum class 3 set in 1:1:6 (cement:lime:sand) mortar, unless noted otherwise on the drawings.
3. New blockwork is to be minimum strength 7.3 N/mm² set in 1:1:6 (cement:lime:sand) mortar, unless noted otherwise on the drawings.
4. Brickwork and blockwork are to be laid properly bonded as agreed with the Architect and fully bonded into existing masonry. All junctions in structural walls are to be fully tooth bonded unless agreed otherwise.
5. All masonry below the d.p.c. is to be set in 1:3 (cement:sand with plasticiser) mortar with sulphate resisting cement.
6. New brickwork below the d.p.c. is to be Class B engineering bricks.
7. New blockwork below the d.p.c. is to be specified as suitable for such use by the manufacturer and of minimum strength 7.3N/mm² or as noted otherwise on the drawings.
8. Do not use frozen materials or lay masonry when the ambient air temperature is at or below 3°C and falling or unless it is at least 4°C and rising.
9. Unless noted otherwise on drawings or Architect specification, cavity wall ties shall be Ancon Staifix RT2 stainless steel ties (or similar equivalent) to BSEN 645-1:2003 spaced at 450mm centres vertically, 900mm centres horizontally staggered, and at 225mm centres vertically at 225mm from all openings, corners and reveals. Minimum embedment to be 62.5mm into each masonry leaf.
10. Wall ties elsewhere are to be, to BS EN 845-1:2003, as noted on the drawings. Minimum embedment to be 62.5mm into each masonry leaf.
11. Bricks and blocks shall not be stored on any floor without first obtaining written consent from the Engineer. The Contractor shall ensure that the loadings imposed on the permanent works by the storage of materials does not overstress any part of the permanent works or cause excessive deflection.
12. In dry weather, bricks are to be soaked in water before being laid and tops of walls to be raised are to be similarly soaked before work is recommenced.
13. Brickwork and blockwork is to be carried up in a uniform manner and is to be raked back and not toothed up, no section rising more than one metre above the remainder. Brickwork built with standard 65mm bricks shall rise at the rate of four courses to 300mm. No more than sixteen courses shall be built in a day without prior permission of the Engineer.
14. Crack control brick reinforcement is to be provided over doors, over and under windows and at changes in profile (e.g. where the building steps from two storeys to one storey), as follows; 2 layers of Bekeart Brictor in the two bed joint immediately adjacent to the opening. To extend 600mm beyond the opening on both sides and 600mm either side of the change in profile.
15. Vertical movement joints should be provided in masonry walls built with cementitious mortar to minimise the risk of major cracking, as shown in the following table:

Material	Joint Width (mm)	Normal Spacing
Clay brick	16	12m (15m maximum)
Calcium silicate brick	10	7.5 to 9m
Concrete block	10	6m
Any masonry parapet	10	Half the above spacing and 1.5m from corners (double the frequency)

The spacing of the first movement joint from a return should not be more than half of the above dimension.

Provide flat straight stainless steel ties within the joint at 225mm vertical centres de-bonded with sleeves over one half. Joints to be filled with suitable compressible material with minimum 10mm deep weather proof sealant to the external leaf. In cavity walls, provide cavity wall ties (as clause 9), at 225mm centres vertically within 225mm of either side of the joint. Positions of joints to be agreed with the Architect prior to construction.
16. Steel columns, posts and proprietary wind posts to be tied to internal block leaf within cavity walls using Halfen HTS framing cramps at 225mm vertical centres, or similar equivalent product, fixed to steel in accordance with manufacturers specification.
17. Proprietary wall starter systems such as Furfix or similar may be used to tie new masonry extension to existing masonry in locations where approved by the Structural Engineer.
18. Use proprietary head restraints as detailed by Halfen or Ancon to tie tops of internal block walls to the underside of concrete floor slabs.
19. All masonry walls to be restrained by timber floors and roofs with lateral restraint straps at 1200mm.

TIMBER

1. New timber in the works to be selected structural timber and not inferior to European Redwood/Whitewood grade C24 to BS EN 338:2009, unless noted otherwise on the drawings.
2. All existing timber is to be inspected for signs of damage, decay or infestation at the beginning of the project by a specialist. Refer to specialist's report for all information in connection with timber treatment or replacement.
3. New timber in the works is to be vacuum impregnated with preservative to BS EN-1-1 and BS EN 351-1 and the manufacturer's recommendations. Cut ends are to be thoroughly treated with brush applied coats of appropriate preservative before fixing. All preservatives are to be to the Architect's approval.
4. Timber shall be stored under cover, clear of the ground and protected from the weather.
5. Structural timber may only be drilled or cut for services with the approval of the Structural Engineer. Drill holes and notches in joists to be in accordance with NHBC Standards Chapter 6.4-S9 and BS EN 1995-1-1.
6. All proprietary joist hangers, straps, connectors etc. to be provided by Simpson Strong-tie or Expamet, unless approved otherwise and shall be fit for purpose.
7. All timber connectors, screws, nails, joist hangers, steel straps etc. are to be galvanized or sherardized. All such items are to be fixed in accordance with the manufacturer's recommendations, unless shown otherwise on the drawings.
8. All doubled or tripled up timbers shall be fixed together with M12 bolts or threaded rods at 600mm centres, using double toothplate connectors between timbers and 50mm square steel washers (3mm thick), unless shown otherwise on the drawings.
9. Unless otherwise specified, securely fix full depth solid timber noggins between joists as follows:

a. Joist spans of up to 3.5m: one row at third spans and at the bearings.

b. Joist spans over 3.5m: rows at quarter spans, midspan and at the bearings.

c. At positions of joints in ply sheeting.
10. Wall plates for roofs are to be tied down using 1200mm long 30 x 2.5mm galvanized mild steel straps at maximum 1200mm centres with 100mm bob end. Straps are to be nailed to the top plate and plugged and screwed to the internal face of the wall with a minimum of 3 No. 12 wood screws 50mm long.
11. Lateral restraint straps to the perimeter of all floors, roofs and where otherwise noted on the drawings are to be minimum 700mm long 30 x 5mm galvanised mild steel straps at maximum 1200mm centres with 100mm bob end. Straps perpendicular to joists are to be fixed to the tops of three joists over solid blocking infill and notched in a maximum of 6mm. Straps parallel to joists are to be fixed to the side face of the joist. Straps to be fixed with a minimum of 3 (No.12) wood screws 50mm long.
12. Where sections of floor or roof are separated by a steel beam install 1250mm long 30 x 50mm straps at 1200mmc/c for continuity.

STEELWORK

1. The design, fabrication and erection of the structural steelwork is to be in accordance with the current version of BS EN 1339-1-1 and BS EN 1090-2 and the latest edition of the National structural steelwork Specification (NSSS and NSSS CE Marking version) for Building Construction, and all clauses, including appendices are deemed to be part of this Specification.
2. All structural steel sections are to be Grade S355 (unless agreed otherwise or noted otherwise on the drawings) to the applicable code from the following list: BS 4-1:2005, BS EN 10210-2-2006, BS EN 10025-2-2004.
3. The steelwork fabricator is to obtain dimensions from site. Setting out dimensions are to be obtained from the Architect's drawings.
4. All bolts are to be grade 8.8 Black Bolts (unless noted otherwise on the drawings) to BS 4190. Designed steel to steel connections to use a minimum of 2No. M16 bolts unless noted otherwise in the details.
5. All welding is to comply with BS EN 1011 Parts 1 & 2. Site welding shall not be permitted except with the written approval of the Structural Engineer. Where permitted, all site welding to be 100% tested (unless agreed otherwise with Engineer) in accordance with the National structural steelwork Specification (NSSS). All site weld test reports to be submitted to the structural Engineer at least 10 working days prior to the covering of the site welded areas with permanent finishes.
6. All welds are to be 6mm fillet welds or full strength butt welds unless noted otherwise on the drawings. Carry out additional weld testing in accordance with the National Structural Steelwork Specification for Building Construction on any critical welds specified by the Structural Engineer.
7. New steel beams or frames below existing walls are to be installed on the centreline of the wall unless noted otherwise on the drawings. Dry pack to be 3:1 sharp sand cement well rammed in.
8. Steel baseplates to have grout access and vent hole, and must be levelled with steel shims positioned symmetrically around baseplate perimeter. Do not use a central pack.

STEELWORK PAINT SYSTEMS FOR CORROSION AND FIRE PROTECTION

1. Fire protection to all steelwork to suit the Architect's details. Any structural steel elements not suitably protected by the Architect's finishes or to be left exposed in the permanent condition are to be protected intumescent paint system to suit the steel section size and level of fire protection required.
2. Where indicated on the drawings the steelwork and fixings shall be hot dipped galvanised to BS EN ISO 1461 in order to give a uniform zinc deposit of at least 100 microns.

Notes:

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING CONSTRUCTION:

- Installation methodology to be incorporated into the design
- Where it has not been possible to mitigate the hazard by design then the residual hazard is highlighted on the relevant drawing with this symbol



MAINTENANCE / CLEANING:

- No special measures required

DECOMMISSIONING / DEMOLITION:

- Reverse of installation methodology

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

FOR GENERAL NOTES SEE DRAWING S-00

C1	FIRST ISSUE	TH	11/08/21
REV:	DESCRIPTION:	BY:	DATE:

STATUS:

CONSTRUCTION

CLIENT NAME:

MR & MRS REHILL

SITE:

61 HOLLYBANK LANE
EMSWORTH, HAMPSHIRE PO10 7UE

TITLE:

GENERAL NOTES

SCALE AT A2: AS SHOWN	DATE: AUG 21	DRAWN: TH	CHECKED: RT
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