

**PROJECT**  
14 QUEENSMEAD, LONDON, NW8 6RE

STANDARD NOTES

JOB NO  
5113

Drg No  
07

## CONSTRUCTION NOTES:

- 1) All loadings are standard loadings. Confirmation of existing materials and weights to be undertaken by others on site.
- 2) The calculations are prepared in accordance with Architect's drawings where these have been provided.
- 3) No works should be undertaken on site until Building Regulations Approval has been granted.
- 4) The Builder and owner are reminded that works on or adjacent to a party wall or boundary may be subject to the Party Wall etc Act 1996 and approval from the adjoining owner must be sought prior to commencing works.
- 5) All dimensions to be taken on site and not scaled from the drawings or sketches. All details and dimensions relating to subcontractors or suppliers work must be checked and agreed between the subcontractor or supplier and the general contractor.
- 6) The drawings, details and sketches are to be read in conjunction with all relevant Architects' and Engineers' drawings and specifications.
- 7) Works to comply with current Codes of Practice, British Standards and Building Regulations.
- 8) Contractor to expose structure to confirm span directions, support locations and details, footings etc. and to verify that all assumptions made by the Engineer are correct prior to ordering any materials or carrying out any works on site.
- 9) The temporary stability of the structure is the responsibility of the builder at all stages during construction.
- 10) Steelwork to have two coats of red oxide primer generally and to have two further coats of bitumen paint where supported at external walls unless indicated otherwise.
- 11) All internal steelwork subject to fire regulations to have two layers of 12.5 mm with plasterboard with joints staggered or to Architect's specification to comply with Building Regulations.
- 12) Bearing of all new foundations to be 1000 mm below external ground or to level of base of foundations to main building, whichever is deeper, unless indicated otherwise on drawings. Foundation details may have to be altered if ground conditions prove to be different from those assumed in the calculations, i.e. poorer ground conditions, obstructions or existing structures. Footings may be required to go deeper if trees are, or recently have been, in close proximity to the building. All foundations to be confirmed on site by the Building Control Officer.
- 13) All underpinning works to be checked and approved by the Local Authority Building Control Officer and to be carried out in accordance with our specification for underpinning.