

- Notes**
1. All dimensions to be verified on site.
 2. Read in conjunction with architect's drawings.
 3. All steelwork designed in BS 449 fabricated to BS 5950.
 4. All steel members to be grade 43 steel.
 5. Apply 2 coats of red oxide primer to all steel prior to erection.
 6. All steel beams to have 1/2 hour fire resistance capability (e.g. 125 mm plasterboard and 7mm silk).
 7. All welding to be 4mm fillet welds carried out in workshop.
 8. All black bolts to be grade 8.8.
 9. All timberwork designed to BS 5268.
 10. Double joints to be bolted together with M42 bolts + washers, IP connectors and washer plates @ 450c/c.
 11. Connections:
 - Timber to steel: Bat SPH hanger when there is a minimum of 87.5mm of brickwork above. If not use 1/2" dual Speedy Hangers.
 - Timber to timber: Bat Utility Hanger or framing anchor, allow for Bat V305 straps @ 1200c/c for restraint.
 12. Concrete padstones to be grade 25 (12x).
 13. Foundation concrete to be grade C35 (SR).
 14. Foundations to be 900mm below any root cut by (min 1500mm depth).
 15. All temporary propping by the contractor.
 16. New brickwork to be 30N/mm² new blockwork to be 4N/mm² set in 1:1:6 mortar.
 17. All waterproofing and drainage to architect's specification.
 18. All works to be approved by the building control officer.
 19. No work to commence on site prior to building control approval of structural details.
 20. Any provisions work within 3m of any existing property or party structure may be subject to party wall agreement.
 21. Any deep foundations falling within 6m may be subject to party wall agreement.
 22. Any beams, plate hangers or other structural works attached to party wall may be subject to party wall agreement.
 23. Floor joists strapped to main brick walls in accordance with A3 discontinue collapse guidelines. New steel beams supported on steel columns down to foundation level.
 24. Vertical expansion joints:
 - every 5 metre length in blockwork
 - every 12 metre length in brickwork
 25. If contractor has preferred alternative method of construction please call us.


