

## Appendix C4 - Structural Drawings

## KEY OF SYMBOLS

DEMOTES LINE OF NEW MASS CONCRETE STRIP FOUNDATION. ALLOW DEPTH OF 1m BELOW PROPOSED EXTERNAL GROUND LEVEL. HOWEVER, EXCAVATION MUST BE DEEP ENOUGH TO PENETRATE 100mm INTO SUITABLE, VIRGIN, UNDISTURBED GROUND. DEPTH TO BE DISCUSSED WITH ENGINEER PRIOR TO EXCAVATION AND AGREED ON SITE BY DISTRICT SUPERVISOR AND ENGINEER PRIOR TO ANY CONCRETING.

DEMOTES LINE OF NEW CONCRETE ENCASED STEEL GROUND BEAM. BEAM TO BE UNPAINTED, WRAPPED WITH D48 WRAPPING MEMBRANE AND CAST INTO CONCRETE UNDER GROUND, WITH MINIMUM 100mm COVER TO REINFORCEMENT. ALL STRIP FOUNDATIONS WITH GROUNDBEAMS TO HAVE #12 BARS AT 200mm CENTRES ON BOTTOM FACE WITH 40mm COVER. REFER TO TYPICAL DETAILS FOR FURTHER INFORMATION.

DASHED PERIMETER LINES DEMOTE EDGE OF NEW INSTU-CAST REINFORCED CONCRETE SLAB UNLESS NOTED OTHERWISE. CONCRETE TO BE OF DESIGNATED MIX GRADE, RC40 PROVIDED BY A GSRMC CERTIFIED READY-MIX CONCRETE SUPPLIER, CAST WITH 40mm COVER TO REINFORCEMENT, WHERE SLAB IS GROUND BEARING, CAST ON POLYETHYLENE CURING MEMBRANE, ON 50mm SAND-CEMENT BEDDING ON MINIMUM 100mm COMPACTED HARDCORE. OVER EXCAVATE ANY SOFT AREAS AND BACKFILL WITH LEAN MIXED CONCRETE IF GREATER THAN 200mm DEPTH, REFER TO STRUCTURAL SPECIFICATION FOR FURTHER DETAILS.

DEMOTES NEW CONCRETE. REFER TO DRAWINGS FOR FURTHER INFORMATION. UNLESS NOTED OTHERWISE, ALL CONCRETE IS TO BE OF DESIGNATED MIX GRADE, RC40, WHERE CONCRETE IS REINFORCED, PROVIDE 40mm COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE.

DEMOTES EXISTING MASONRY WALL TO BE RETAINED. CONTRACTOR MUST DESIGN TEMPORARY WORKS TO MAINTAIN STABILITY OF WALLS DURING ALL CONSTRUCTION WORKS. INSPECT QUALITY OF EXISTING BRICKWORK AND PROVIDE SUITABLE REMEDIAL WORKS WHERE NECESSARY.

DEMOTES NEW SOLID BRICKWORK INFILL, FULLY BRICK-BONDED, INTO EXISTING MASONRY REVEALS, USING MATCHING BRICKS AND MORTAR. DRY PACK AT TOP OF INFILL BRICKWORK TO UNDERLIE OF EXISTING MASONRY USING 1:3 CEMENT SAND. IF EXISTING LINTEL IS TIMBER OR STEELWORK IT MUST BE REMOVED BEFORE INFILL IS CORIED OUT AND REPLACED WITH NEW BRICKWORK.

DEMOTES NEW LIGHTWEIGHT BLOCKWORK WALL CONSTRUCTION, MINIMUM CHARACTERISTIC CRUSHING STRENGTH MUST BE 7N/m<sup>2</sup> THROUGHOUT LAND IN TYPE (B MORTAR AS SPECIFIED BY BS589, ALL WALL TIES AND STARTERS MUST BE SUPPLIED BY ANCON BUILDING PRODUCTS UNLESS AUTHORIZED OTHERWISE IN WRITING BY ENGINEER. INSULATION AND FACING BRICKWORK SPECIFICATION AS DETAILED BY THE ARCHITECT. BLOCKWORK SPECIFICATION FOR DENSITY AND INSULATION PROPERTIES AS SPECIFIED BY THE ARCHITECT.

DEMOTES EXISTING WALL TO BE DEMOLISHED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL TEMPORARY WORKS AND MAINTAINING STABILITY TO THE BUILDING THROUGHOUT THE ENTIRE DURATION OF THE WORKS. THE CONTRACTOR MUST SUBMIT METHOD STATEMENTS AND TEMPORARY WORKS SCHEMES TO THE DISTRICT SUPERVISOR AND ARCHITECT. NO LESS THAN TEN DAYS PRIOR TO COMMENT AND REVISION, IF NECESSARY. PRIOR TO COMMENCEMENT OF DEMOLITION, CONTRACTOR TO FOLLOW ALL CURRENT HEALTH AND SAFETY GUIDELINES AND LEGISLATION THROUGHOUT ENTIRE DURATION OF WORKS. REFER TO STRUCTURAL SPECIFICATION FOR FURTHER INFORMATION.

DEMOTES NEW NON-LOADBEARING WALL IN ACCORDANCE WITH ARCHITECTS SPECIFICATION AND DETAILS. PROVIDE DOUBLED UP JOISTS UNDER ALL NEW STUD WALLS RUNNING PARALLEL TO JOISTS, OR A NEW LINE OF FULL DEPTH NOGINS UNDER NEW WALL RUNNING PERPENDICULAR TO JOISTS. NOGINS TO BE INSTALLED ON JOIST HANGERS IN ACCORDANCE WITH MANUFACTURERS LITERATURE.

DEMOTES EXISTING TIMBER STUD WALL TO BE RETAINED. STARWELL STUDS TO BE LINED WITH 12mm PLYWOOD ON BOTH SIDES AND SECURED USING 4mm/50mm LONG COUNTERSUNK CHIPBOARD SCREWS AT 400mm CENTRES. PROVIDE 100mm GAP BETWEEN STUDS (MAX SPACING). THE CONTRACTOR MUST ENSURE THAT ALL PLYWOOD SHEETS ARE STAGGERED AND JOINTS ARE BUTTED OVER A SINGLE STUD.

DEMOTES NEW STRUCTURAL TIMBER STUD WALL, USING 50x100mm STUDS OF GRADE C24 AT MAX 400mm CENTRES, WITH 12mm THICK VIRG PLYWOOD TO BOTH FACES OF WALL. SCREW PLY TO ALL NEW STUDS AT 400mm/90mm GRID USING 50mm LONG 4mm CHIPBOARD SCREWS. STAGGER AND BUTT ALL JOISTS AND SCREWS DOWN BOTH EDGES ONTO INDIVIDUAL STUDS OF FULL DEPTH NOGINS. INSULATION AND FINISHES, ETC. TO ARCHITECTS DETAILS AND SPECIFICATION.

DEMOTES CENTERLINE OF EXISTING BEAM UNDER. REFER TO PLANS FOR FURTHER INFORMATION.

DEMOTES CENTERLINE OF NEW STEEL BEAM 'X' UNDER. REFER TO THE BEAM SCHEDULES FOR SECTION SIZE. SUBSCRIPT '100' INDICATES STEEL BEAM TO BE GALVANISED. REFER TO STRUCTURAL SPECIFICATION FOR DETAILS.

DEMOTES LINE OF DOUBLED-UP TIMBER FLOOR OR ROOF JOIST. UNLESS NOTED OTHERWISE, SIZE TO BE THE SAME AS EXISTING OR PROPOSED JOISTS IN THE AREA. CONTRACTOR TO ALLOW FOR DOUBLED-UP JOISTS UNDER ALL NEW NON-LOADBEARING STUD WALLS THAT RUN PARALLEL TO THE EXISTING OR NEW FLOOR JOIST SPAN DIRECTION. REFER TO ARCHITECTS FLOOR PLANS FOR WALL LOCATIONS. PROVIDE A ROW OF FULL-DEPTH NOGINS UNDER ALL NEW STUD WALLS THAT RUN PERPENDICULAR TO THE JOIST SPAN DIRECTION. REFER TO TYPICAL DETAILS FOR FLOOR JOIST SUPPORT DETAILS.

DEMOTES SPAN OF EXISTING FLOOR OR ROOF JOISTS. CONTRACTOR TO CARRY OUT REMEDIAL REPAIRS TO ALL EXISTING JOISTS TO BE RETAINED. IN ACCORDANCE WITH TYPICAL FLOOR JOIST REPAIR DETAILS, EXISTING JOISTS TO BE LEVELLED USING TIMBER PACKERS AND FURNING PIECES TO AN AGREED LEVEL WITH THE ARCHITECT. CONTRACTOR TO PROVIDE A RATE FOR REMEDIAL WORKS, INCLUDING REMOVAL AND INSTALLING REPLACEMENT NOGINS THAT ARE FOUND TO BE MISSING FROM THE EXISTING CONSTRUCTION. REFER TO STRUCTURAL SPECIFICATION FOR REQUIREMENTS. REFER TO PLANS FOR SIZE AND SPACING OF JOISTS.

DEMOTES SPAN OF NEW 'X' TYPE FLOOR JOISTS. REFER TO JOIST SCHEDULE FOR FURTHER INFORMATION. PROVIDE 10mm THICK ENERB-2 CLASS 2 PLYWOOD SCREWED TO TOP OF ALL JOISTS. EXPECT BATHROOM PROVIDE 10mm THICK ENERB-3 CLASS 3 PLYWOOD 400mm GC USING 50mm LONG 4mm COUNTERSUNK CHIPBOARD SCREWS. BUTT ALL JOINTS ONTO A JOIST OR A ROW OF NOGINS AND SCREW DOWN BOTH EDGES. REFER TO STRUCTURAL SPECIFICATION FOR DETAILS OF NOGINS AND ALLOWABLE SERVICE PENETRATIONS. IN BATHROOMS WITH STONE OR TILED FINISHES PROVIDE TWO SHEETS OF 10mm THICK ENERB-2 CLASS 2 PLYWOOD SCREWED WITH ALL JOINTS ALIGNED WITH JOISTS OR NOGINS, AS DESCRIBED ABOVE. SCREW DOWN FIRST SHEET WITH SCREWS AT 800mm GC THEN SCREW DOWN SECOND SHEET WITH SCREWS AT 800mm GC STAGGERED FROM FIRST SHEET SO SCREWS AT 400mm GC ARE PROVIDED IN TOTAL. ALL EDGES OF BOTH SHEET TO BE SCREWED AT 400mm GC.

DEMOTES SPAN OF NEW 'X'-TYPE FLAT ROOF JOISTS/STITCHED ROOF RAFTERS. REFER TO JOIST SCHEDULE FOR FURTHER INFORMATION. TO ALL ROOFS, PROVIDE 10mm THICK ENERB-3 CLASS 3 PLYWOOD SCREWED TO TOP OF ALL JOISTS @ 400mm GC USING 50mm LONG COUNTERSUNK CHIPBOARD SCREWS. BUTT ALL JOINTS ONTO A JOIST OR A ROW OF NOGINS AND SCREW DOWN BOTH EDGES. REFER TO STRUCTURAL SPECIFICATION FOR REQUIREMENTS FOR NOGINS, ETC.

DEMOTES SPAN OF EXISTING JOISTS TO BE RETAINED AND STRENGTHENED. REFER TO EXISTING JOIST NOTES ABOVE IN KEY OF SYMBOLS FOR REMEDIAL WORKS TO EXISTING JOISTS. REFER TO PLANS FOR ADDITIONAL MEMBER INFORMATION. ALL ELEMENTS TO BE CONNECTED AT 500mm STAGGERED CENTRES USING M12 BOLTS, 51mm DOUBLE SIDED TOOTH PLATE CONNECTORS AND 50mm STEEL PLATE WASHERS.

DEMOTES SPAN SINGLE-WAY SPANNING RC SLAB, UNLESS NOTED OTHERWISE. LONGITUDINAL REINFORCEMENT SPANS IN THE DIRECTION INDICATED AND IS PROVIDED IN THE T1 AND B1 LAYERS. TRANSVERSE REINFORCEMENT PROVIDED IN T2 AND B2 LAYERS.

DEMOTES 1200mm LONG 30x5mm GALVANIZED STEEL FLOOR RESTRAINT STRAP BY SIMPSON STRONGTIE, WITH 100mm SPORED END INSTU-CAST INTO MASONRY WALL, IN ACCORDANCE WITH STRUCTURAL SPECIFICATION AND STRUCTURAL DETAILS. REFER TO PLANS FOR FURTHER INFORMATION. STRAPS TO BE PROVIDED AT MAXIMUM 1.2m CENTRES TO ALL MASONRY WALLS, PROVIDING FULL DEPTH NOGINS LOCALLY IN ALL STRAP LOCATIONS AS REQUIRED.

DEMOTES 1200mm LONG 30x5mm GALVANIZED STEEL FLOOR RESTRAINT STRAP BY SIMPSON STRONGTIE, TO BE CONNECTED TO TOP FLANGES OF BEAMS USING SELF-DRAWL-AND-TAP-SCREWS AND CONNECTED TO TIMBER JOISTS USING 50mm LONG 4mm CHIPBOARD SCREWS. IN ACCORDANCE WITH MANUFACTURERS LITERATURE, STRAPS TO BE PROVIDED 1200mm LONG ON BOTH SIDES OF STEELWORK AT MAXIMUM 1200mm CENTRES. REFER TO PLANS FOR FURTHER INFORMATION.

DEMOTES LOCATION OF INSTU CONCRETE PADSTONE OF DESIGNATED MIX GRADE GENS. PROVIDE 450mm L x 100mm W x 215mm H, UNLESS NOTED OTHERWISE.

DEMOTES LOCATION OF NEW STEEL COLUMN AT LEVEL SHOWN. REFER TO COLUMN SCHEDULE FOR SECTION SIZE. SUBSCRIPT '100' INDICATES STEEL BEAM TO BE GALVANISED. REFER TO STRUCTURAL SPECIFICATION FOR DETAILS.

DEMOTES LOCATION OF NEW STEEL COLUMN UNDER LEVEL SHOWN. (FOR SIZE REFER TO PLAN UNDER).

DEMOTES LOCATION OF 'RIGID' MOMENT CONNECTION. REFERENCE TO 'X'. REFER TO PLANS FOR LOCATION OF CONNECTIONS AND DETAILS DRAWINGS FOR CONNECTION DETAILS. PROVIDED FOR CLOSING PURPOSES ONLY. ALL SUCH CONNECTIONS ARE TO BE DESIGNED AND DETAILED BY THE CONTRACTOR (ON STEELWORK FABRICATOR) AND THIS MUST BE ALLOWED FOR WITHIN THE CONTRACTORS TENDER PRICE. REFER TO STRUCTURAL SPECIFICATION FOR FURTHER DETAILS.

ABBREVIATION FOR TO BE CONFIRMED ON SITE.

DEMOTES LOCATION OF MOVEMENT JOINT. REFER TO DETAILS FOR MORE INFORMATION.

DEMOTES LOCATION OF 'ANCON STAFIX' 368 WALL EXTENSION SYSTEM COMPLETE WITH S201 TIES, TO THE NEW BRICKWORK TO ADJACENT STRUCTURE, OR ALTERNATIVE ANCON RESTRAINT TIES AS REQUIRED TO 40mm VERTICAL CENTRES.

## GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER STRUCTUREMODE'S DRAWINGS AND ALL ARCHITECTS AND OTHER ENGINEERS DRAWINGS. DETAILS AND SPECIFICATIONS FOR 14 ETON ROAD, NW3.

- IF IN DOUBT ABOUT THE INFORMATION SHOWN ON THIS OR ANY RELATED DRAWING PLEASE ASK.
- DO NOT SCALE THESE DRAWINGS UNDER ANY CIRCUMSTANCE.
- THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH BEST PRACTICE, INCLUDING ALL CURRENT HEALTH AND SAFETY LEGISLATION AND COM (CONSTRUCTION DESIGN MANAGEMENT REGULATIONS) REQUIREMENTS.
- CONTRACTOR TO REFER TO SPECIAL NOTES TO CONTRACTOR ON GN01.
- ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS.
- ALL SETTING OUT IS TO BE IN ACCORDANCE WITH THE ARCHITECTS DRAWINGS AND DETAILS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL STRUCTURAL ELEMENTS ARE TO BE FIRE PROTECTED IN ACCORDANCE WITH THE SURVEYORS DETAILS AND CURRENT BUILDING REGULATION REQUIREMENTS.
- ITEMS NOTED ON THE DRAWINGS "TBC" ARE "TO BE CONFIRMED", AND ARE TO BE EXPOSED BY THE CONTRACTOR FOR INSPECTION BY THE STRUCTURAL ENGINEER SO THAT THE INFORMATION CAN BE VERIFIED AT THE EARLIEST OPPORTUNITY.
- ALL ARTICLES, MATERIALS AND GOODS SHALL BE NEW AND OF GOOD QUALITY, SUITABLE FOR THE REQUIRED PURPOSE AND SHALL CONFORM TO THE APPROPRIATE BRITISH STANDARD WHERE SUCH EXISTS.
- THE CONTRACTOR SHALL USE ALL REASONABLE CARE AND DILIGENCE TO ENSURE THAT NONE OF THE DELIBERIOUS MATERIALS MENTIONED IN THE STRUCTURAL SPECIFICATION ARE USED IN ANY PART OF THE WORKS/PROJECT.
- ALL NEW STAIRCASES AND BALUSTRADES TO BE DESIGNED AND DETAILED BY SPECIALIST SUBCONTRACTOR IN ACCORDANCE WITH THE ARCHITECTS REQUIREMENTS.

- AND ALL 'GENERAL METHOD STATEMENTS' OR SEQUENCE OF WORKS ARE INTENDED TO PROVIDE AN OVERVIEW OF THE 'SUGGESTED' WORKS ONLY, AND ARE NOT INTENDED TO BE EXHAUSTIVE. THE CONTRACTOR MAY CHOOSE TO FOLLOW SUCH METHODS OR SEQUENCES ON SITE BUT WILL REMAIN SOLELY RESPONSIBLE THEIR WORKS, AND FOR MAINTAINING THE STABILITY OF ALL EXISTING GROUND AND SURROUNDING STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.

IF THE CONTRACTOR CHOOSES TO CARRY OUT THE WORKS IN AN ALTERNATIVE METHOD OR SEQUENCE, THEY SHALL CONSULT WITH THE ARCHITECT, ENGINEER AND ALL PARTY WALL SURVEYORS, PRIOR TO CARRYING OUT ANY WORKS ON SITE. IN ANY CASE, THE CONTRACTOR MUST INFORM ALL PARTIES OF THEIR INTENDED METHODOLOGY AND WORKS SEQUENCING, ALLOWING REASONABLE AND SUFFICIENT TIME WITHIN THEIR PROGRAMME, FOR LIAISON WITH ALL PARTIES AND FOR THE APPROVAL OF THEIR METHOD BY THE PARTY WALL SURVEYORS AND FOR ITS INCLUSION INTO THE PARTY WALL METHOD IF NECESSARY.

## SPECIAL NOTES TO CONTRACTOR

- NO RESPONSIBILITY WILL BE TAKEN BY THE ENGINEER FOR DELAYS IN RELATION TO LATE SUBMISSIONS OF METHOD STATEMENTS, FABRICATION DRAWINGS, RC DRAWINGS, BAR BENDING SCHEDULES, ETC. OR THE CONTRACTORS FAILURE TO ADHERE TO THE CONTRACT DOCUMENTS. PLEASE ALLOW REASONABLE TIME FOR LIAISON AND AMENDMENTS TO ALL SUBMISSION WITHIN PROGRAM (AT LEAST TWO WEEKS FROM ISSUE).
- THE CONTRACTOR SHALL, AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY THEIR REQUIREMENTS FOR INSPECTING THE WORKS, AND ADHERE TO THEM.
- THE CONTRACTOR MUST ENSURE THAT ALL NECESSARY PARTY WALL/FLOOR NOTICES HAVE BEEN SIGNED PRIOR TO CARRYING OUT WORKS UNDER, OR ON ADJACENT TO PARTY WALL, FLOOR, BOUNDARY WALLS OR OTHER BOUNDARY STRUCTURES.
- ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS, ETC. ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR FABRICATION WITHIN THE SPECIFIED TOLERANCES OF ALL PREFABRICATED ELEMENTS.
- THE CONTRACTOR IS TO INFORM THE ARCHITECT AND STRUCTURAL ENGINEER IF THE EXISTING FABRIC/STRUCTURE, INCLUDING FOUNDATIONS, IS OPENED UP AND FOUND TO BE INADEQUATE, UNABLE TO SUPPORT THE PROPOSED WORKS, OR AT VARIANCE FROM THE DETAILS SHOWN ON THE DRAWINGS.
- ALL EXISTING LINTELS ARE TO BE INSPECTED AND REPLACED IF THEY SHOW SIGNS OF DETEIORATION, CRACKING, OR DISTRESS. THE MATERIAL NATURE OF ANY REPLACEMENT IS TO BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.
- IF AREAS HAVE BEEN INDICATED TO BE OPENED UP CONTRACTOR TO DO SO AT THE EARLIEST OPPORTUNITY TO CONFIRM FINAL CONSTRUCTION DETAILS.
- CONTRACTOR TO ARRANGE FOR MEETING WITH ENGINEER, CONTRACTOR, TEMP WORKS DESIGNER AND STEELWORK FABRICATOR AS SOON AS POSSIBLE FOLLOWING ALL OPENING UP AND CONFIRMATION OF DETAILS. MEETING TO REVIEW LEVELS, TEMPORARY WORKS AND SEQUENCING OF WORKS.
- FOR SITE SPECIFIC GEOLOGICAL INFORMATION REFER TO THE SOIL REPORT. FULL COPIES AVAILABLE UPON REQUEST FROM ENGINEER.
- SEQUENCING OF WORKS - CONTRACTOR TO REFER TO THE 'SUGGESTED' METHOD STATEMENTS AND SEQUENCE OF WORKS WHERE PROVIDED.

## BEAM AND COLUMN SCHEDULE

ALL STEELWORK SECTION DESIGNATIONS AND SERIAL SIZES PRESCRIBED HEREIN RELATE DIRECTLY TO TATA SECTIONS FROM THE ADVANCE AND CELSUS RANGERS. MATERIAL GRADES SHALL BE 'ADVANCE 275Z' OR 'CELSUS S235NF' IN ACCORDANCE WITH EN10920:2004 PART2 AND EN10120 RESPECTIVELY, UNLESS NOTED OTHERWISE. REFER TO STEELWORK CHAPTER OF THE STRUCTURAL SPECIFICATION FOR FURTHER INFORMATION ON MATERIAL, GRADES AND SUB-GRADES. IT MAY BE POSSIBLE TO REDUCE THE STEELWORK SUB-GRADES SPECIFIED ABOVE IN ACCORDANCE WITH TATA RECOMMENDATIONS.

UNLESS NOTED OTHERWISE, ALL TIMBER SECTIONS SHALL BE OF GRADE C24 STRENGTH CLASS TO BS 5268-2 AND HAVE BEEN PROVEN TO MEET THIS STRENGTH CLASS BY MACHINE GRADING IN ACCORDANCE WITH ALL REQUIREMENTS OF BS EN 14081.

### BEAM SCHEDULE

91'	15x2152 UKC 37
92'	203X203 UKC 71
93'	254X254 UKC 107
94'	305X305 UKC 97
95'	150x100 RHS
96'	150x90 PFC

### COLUMN SCHEDULE

'C1'	200x100 RHS 10
'C2'	200x150 RHS 10
'C3'	150x150 SHS 10
'C4'	305x305 UKC 97

### LINTEL SCHEDULE

'L1'	100x100DP RC LINTEL
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## JOIST SCHEDULE

UNLESS NOTED OTHERWISE, ALL TIMBER SECTIONS SHALL BE OF GRADE C24 STRENGTH CLASS TO BS 5268-2 AND HAVE BEEN PROVEN TO MEET THIS STRENGTH CLASS BY MACHINE GRADING IN ACCORDANCE WITH ALL REQUIREMENTS OF BS EN 14081.

### JOIST SCHEDULE

'J1'	50x200 C24 @ 400mm GC
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## TEMPORARY WORKS AND DEMOLITION NOTES

### TEMPORARY WORKS AND STABILITY NOTES

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STABILITY OF THE EXISTING STRUCTURE THROUGHOUT THE ENTIRE DURATION OF WORKS. TEMPORARY WORKS SHALL BE INSTALLED TO PROVIDE LATERAL AND VERTICAL RESTRAINT TO EXISTING WALLS, PRIOR TO DEMOLITION OF ANY PART OF THE EXISTING STRUCTURE.
- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN AND DETAILING OF ALL TEMPORARY WORKS. A FULL DETAILED TEMPORARY WORKS DESIGN, METHOD STATEMENT AND SEQUENCE OF WORKS SHALL BE SUBMITTED TO THE ENGINEER FOR COMMENT PRIOR TO COMMENCEMENT OF ANY STRUCTURAL WORKS, ALLOWING REASONABLE TIME FOR COMMENT AND AMENDMENT IF NECESSARY.
- CONTRACTOR MUST PHASE THE ROOF, FLOORS AND INTERNAL WALLS DEMOLITION TO ENSURE THE OVERALL STABILITY OF THE BUILDING OR ANY INDIVIDUAL WALLS IS NOT COMPROMISED AT ANY STAGE OF THE WORKS.
- A FULL AND COMPLETE TEMPORARY WORKS DESIGN FOR THE PROPOSED WORKS MUST BE INCLUDED WITHIN THE CONTRACTORS TENDER PRICE.
- IF WORKS ARE TO BE TEMPORARILY SUPPORTED OVERNIGHT OR PER LONG PERIODS, THE CONTRACTOR SHALL ASSESS THE CONDITION OF THE TEMPORARY STRUCTURE PRIOR TO SITE CLOSURE TO ENSURE ITS ADEQUACY.

### DEMOLITION NOTES

- DEMOLITION IS TO BE UNDERTAKEN IN THE REVERSE ORDER OF CONSTRUCTION. NO PART OF THE STRUCTURE SHALL EVER BE LEFT IN AN UNSUPPORTED CONDITION, AND SPECIAL ATTENTION MUST BE GIVEN TO STRUCTURE THAT IS TEMPORARILY SUPPORTED OVERNIGHT OR FOR LONG PERIODS.
- DEMOLITION IS TO BE UNDERTAKEN IN A MANNER THAT AVOIDS EXCESSIVE NOISE AND VIBRATION. ALL WORK IS TO BE WELL-WATERED TO MINIMIZE DUST. ALL MATERIAL IS TO BE REMOVED FROM SITE AS SOON AS IS PRACTICALLY POSSIBLE.
- THE CONTRACTOR SHALL ENSURE THAT ALL NOISE AND VIBRATION IS MINIMIZED AND SHALL PROVIDE THAT THE WORKS DO NOT CAUSE DAMAGE OR MOVEMENT TO BUILDINGS/STRUCTURES IN THE VICINITY.

## CHIMNEY BREAST DEMOLITION

PRIOR TO DEMOLITION OF A CHIMNEYBREAST AND INSERTION OF ANY NEW BRICKWORK OR LINTELS INTO AN EXISTING PARTY WALL, THE CONTRACTOR MUST CONFIRM THE FOLLOWING:

- THE EXISTING PARTY WALL MUST BE CHECKED TO BE AT LEAST 215mm THICK SOLID MASONRY ON EITHER SIDE OF THE CHIMNEYBREAST PROPOSED FOR DEMOLITION.
- CONFIRM THAT NONE OF THE FLUES, THAT WILL BE REMOVED BY THE CHIMNEYBREAST DEMOLITION, ARE SHARED WITH ANY OF THE CLIENT'S NEIGHBOURS FLUES, EITHER NEXT DOOR, BELOW OR ABOVE.
- ALL OPEN FIREPLACES IN THE NEIGHBOURS PROPERTIES AND TEMPORARILY CLOSE-OFF TO PREVENT DEBRIS COMING OUT DURING THE WORKS. THE CONTRACTOR SHALL LIAISE WITH THE PARTY WALL SURVEYOR TO INCLUDE AGREED METHODS TO MAINTAIN STABILITY OF WALLS AND ARRANGE ACCESS TO THE NEIGHBOURING PROPERTY.
- PARTY WALL AWARDS AND COMDITON SURVEYS MUST HAVE BEEN COMPLETED ON ALL ADJACENT PROPERTIES.
- CONTRACTOR TO OPEN EXPLORATORY HOLES AT ALL RELEVANT FLOOR LEVELS TO ALLOW INSPECTION OF FLUES BY ENGINEER. OPEN 200x200mm HOLES AT EACH LOCATION. INFORM THE ENGINEER WITHIN REASONABLE TIME (MINIMUM 48 HOURS) PRIOR TO HOLES BEING READY FOR INSPECTION.
- FOLLOWING INSPECTION BY ENGINEER REMEDIAL WORKS REQUIRED WILL BE CONFIRMED.

CONTRACTOR TO ALLOW / PRICE FOR THE FOLLOWING WORKS TO EACH CHIMNEYBREAST:

- INSTALL ADEQUATE TEMPORARY WORKS TO MAINTAIN STABILITY OF CHIMNEY BREASTS AND/OR CHIMNEY STACK DURING WORKS.
- DEMOLISH CHIMNEYBREAST AT HIGHEST FLOOR LEVEL ONLY.
- FOLLOWING FURTHER INSPECTION BY ENGINEER, INSTALL 3m 100X150mm DEEP PRE-STRESSED CONCRETE LINTELS OVER EACH STOREY HEIGHT, CUT INTO MASONRY WALL, LINTELS TO SPAN ACROSS FULL WIDTH OF REMOVED BREAST PLUS 225mm INTO SOLID BRICK WORK ON EITHER SIDE.
- INFILL FLUES THAT EXIST IN THE MAIN PLANK WALL BETWEEN LINTELS WITH MATCHING BRICK AND MORTAR FULLY BONDED INTO EXISTING, DRY PACK AT TOP OF ALL PANELS WITH 300mm SEMI DRY PACK (1:3 CEMENT SHARP SAND).
- REPEAT PROCESS AT EACH FLOOR LEVEL IN TURN, WORKING DOWNWARDS.

ALL TEMPORARY WORKS DESIGNS AND METHOD STATEMENTS MUST BE SUBMITTED TO THE ENGINEER FOR COMMENT, AND ANY COMMENTS MUST HAVE BEEN SATISFIED PRIOR TO COMMENCEMENT OF ANY WORKS ON SITE.

THE STRUCTURAL ENGINEERS WRITTEN AUTHORISATION MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS ON SITE.

ANY VARIATIONS OR PROBLEMS FOUND DURING THE INVESTIGATION OR DEMOLITION WORKS MUST BE REPORTED IMMEDIATELY TO THE STRUCTURAL ENGINEER.

## CONCRETE NOTES

- ALL CONCRETE SHALL CONFORM TO BS 8003-2 AND SHALL BE AS SPECIFIED ON STRUCTUREMODE' DRAWINGS.
- ALL STANDARDS OF WORKMANSHIP SHALL BE IN ACCORDANCE WITH BS 8110, THE 'NATIONAL STRUCTURAL CONCRETE SPECIFICATION FOR BUILDING CONSTRUCTION (NSCS) AND ALL STATUTORY REQUIREMENTS.
- READY-MIX CONCRETE MUST BE USED IN ALL APPLICATIONS. NO SITE BATCHED CONCRETE MAY BE USED WITHOUT PRIOR WRITTEN AGREEMENT FROM 'STRUCTUREMODE'.
- READY MIXED CONCRETE MUST BE SUPPLIED BY A MEMBER OF 'QUALITY SCHEME FOR READY-MIXED CONCRETE (QSRMC)' FROM A PLANT HOLDING CURRENT QSRMC CERTIFICATION FOR PRODUCT CONFORMITY AND SUCH SHALL BE ALLOWED FOR WITHIN THE CONTRACTORS TENDER PRICE.
- THE CONTRACTOR SHALL PROVIDE DETAILS OF ALL MIX DESIGNS FOR COMMENTS TOGETHER WITH DETAILS OF THE SUPPLIERS QSRMC ACCREDITATION PRIOR TO COMMENCEMENT OF RC WORKS, ALLOWING REASONABLE TIME FOR AMENDMENT IF NECESSARY.
- UNLESS NOTED OTHERWISE, ALL CONCRETE IS TO BE OF DESIGNATED MIX GRADE RC40 IN ACCORDANCE WITH BS EN 206-1 AND COVER TO REINFORCEMENT SHALL BE 40mm TO ALL EXTERNAL FACES AND 25mm TO ALL INTERNAL FACES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PRODUCTION OF ALL REINFORCED CONCRETE (RC) DRAWINGS, DETAILS AND BAR BENDING SCHEDULES. NECESSARY TO PRODUCE ALL RC ELEMENTS DETAILED ON STRUCTUREMODE DRAWINGS. REINFORCEMENT TO BE PROVIDED IN ACCORDANCE WITH REINFORCEMENT QUANTITIES AND SLAB, BEAM, COLUMN, WALL DIMENSIONS PROVIDED BY 'STRUCTUREMODE' DRAWINGS. SUCH RC DRAWINGS AND SCHEDULES MUST BE SUBMITTED TO 'STRUCTUREMODE' FOR COMMENT PRIOR TO COMMENCEMENT OF STEEL FIXING, ALLOWING REASONABLE TIME FOR AMENDMENT IF NECESSARY. THE PRODUCTION OF SUCH INFORMATION MUST BE ALLOWED FOR IN THE CONTRACTORS TENDER PRICE.
- ALL REINFORCEMENT SUPPLIERS SHALL HOLD A VALID CERTIFICATE OF APPROVAL FOR MANUFACTURE AND FABRICATION OF REINFORCEMENT ISSUED BY THE UK CERTIFICATION AUTHORITY FOR REINFORCED STEEL (CARES).
- ALL REINFORCED CONCRETE SLABS AND WALLS MUST CONTAIN U-BARS ON ALL EDGES AND 3RD, U-BARS ON ALL COLUMN SLAB, WALL-WALL AND WALL-SLAB JUNCTIONS, TO LAP WITH MAIN REINFORCEMENT AT SAME SIZE AND CENTRES. COSTS FOR THIS LEVEL OF REINFORCING MUST BE ALLOWED FOR IN THE CONTRACTORS TENDER PRICE.
- SPLICE BARS MUST BE PROVIDED AT ALL BAR JOINTS, MESH PANELS JOINTS AND DAY JOINTS AT SAME SIZE AND CENTRES. COSTS FOR THIS LEVEL OF REINFORCING MUST BE ALLOWED FOR IN THE CONTRACTORS TENDER PRICE.
- ALL BAR ANCHORAGE AND LAP LENGTHS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

BAR SIZE:	8mm	10mm	12mm	16mm	20mm	25mm	32mm	40mm
LAP:	400mm	500mm	600mm	800mm	1000mm	1250mm	1600mm	2000mm

- ALL REINFORCEMENT SHALL BE CUT AND BENT BY A CARES APPROVED SUPPLIER, AND SUCH SHALL BE ALLOWED FOR WITHIN THE CONTRACTORS TENDER PRICE.
- CONCRETE MUST NOT BE PLACED WHERE THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C OR GREATER THAN 30°C, UNLESS THE MIX IS SPECIFICALLY DESIGNED FOR USE IN SUCH TEMPERATURES. THE ENGINEER SHALL BE NOTIFIED OF ANY CASTING OUTSIDE OF THESE TEMPERATURES.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK AND ASSOCIATED FALSEWORK, DESIGN AND STRIKING OF FORMWORK AND FALSEWORK IN ACCORDANCE WITH BS 8110 AND THE NSCS.
- THE COST OF ALL FORMWORK AND FALSEWORK NECESSARY TO PROVIDE ALL ASPECTS OF THE RC PASSAGE SHOULD BE INCLUDED WITHIN THE TENDER PRICE.
- WATERPROOF CONCRETE - TO BE PROVIDED VIA 'TYPEX ADMIX C100W' WATERPROOFING ADMIXTURE BY 'TYPEX'. CONTRACTOR MUST ALLOW FOR A DOSEAGE OF 1%+1.5% OF TOTAL CEMENTITIOUS CONTENT WITHIN THE TENDER PRICE. ACTUAL DOSEAGE TO BE AGREED BETWEEN TYPEX AND THE CONTRACTOR. CONTRACTOR TO CONFIRM ACTUAL DOSEAGE TO ENGINEER.
- WATERPROOF CONCRETE - WATERPROOF CONSTRUCTION JOINTS ARE TO BE PROVIDED AT ALL JOINT LOCATIONS AND SERVICE PENETRATIONS. AS A MINIMUM ALL JOINTS MUST COMPLY WITH 'TYPEX LEVEL 1' JOINT DETAILING AS SPECIFIED BY THE CONTRACTOR OR THE CONCRETE PRODUCER, OR OTHERWISE (AGREED BETWEEN THE CONTRACTOR AND TYPEX) OF ALL SUCH CONSTRUCTION JOINTS ON THE RC DETAIL DRAWINGS.
- WATERPROOF CONCRETE - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LIAISING DIRECTLY WITH BOTH THE CONCRETE PRODUCER AND THE MANUFACTURERS OF THE WATER-PROOFING AGENT/AD MIXTURE, TO ENSURE THAT BOTH STRUCTURAL PERFORMANCE AND WATER-PROOFING REQUIREMENTS ARE FULLY MET. THE CONTRACTOR MUST SUBMIT A DETAILED WATER-PROOFING WORKMANSHIP AND METHODS OF PRACTICE REQUIREMENTS OF THE WATER-PROOFING AGENT/AD MIXTURE MANUFACTURER, INCLUDING SERVICE PENETRATIONS, ETC. IN ADDITION TO ANY ORDINARY INSPECTIONS REQUIRED BY BUILDING CONTROL, THE CONTRACTOR SHALL ARRANGE FOR ADDITIONAL INSPECTION BY THE WATER-PROOFING AGENT/AD MIXTURE MANUFACTURER, AS REQUIRED BY THE MANUFACTURERS.

## STEELWORK NOTES

- ALL STRUCTURAL STEELWORK IS TO COMPLY WITH BOTH THE CURRENT VERSIONS OF BS 5950: PART 2 AND THE 'NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION'.
- THE CONTRACTOR / STEELWORK FABRICATOR IS TO CONDUCT AN ACCURATE SITE SURVEY TO DETERMINE FINAL DIMENSIONS FOR ALL NEW STEELWORK PRIOR TO FABRICATION. THE SURVEY SHOULD HIGHLIGHT ANY EXISTING OBSTRUCTIONS, SERVICES, ETC. THAT NEED TO BE ALTERED/RELOCATED TO AVOID A CLASH.
- THE STEELWORK CONTRACTOR MUST COMMUNICATE ALL STEEL FABRICATION DRAWINGS AND DETAILS TO THE ENGINEER AND ARCHITECT FOR COMMENT AT LEAST TEN WORKING DAYS PRIOR TO COMMENCEMENT OF FABRICATION. SUFFICIENT TIME SHOULD BE ALLOWED BY THE CONTRACTOR, FOR DIALOGUE AND UPDATING DRAWINGS SHOULD THIS BE REQUIRED.
- ALL STEELWORK CONNECTIONS ARE TO BE DESIGNED AND DETAILED BY THE STEELWORK FABRICATOR AND THIS MUST BE ALLOWED FOR WITHIN THE CONTRACTORS TENDER PRICE. FORCES FOR THE CONNECTION DETAILS ARE AVAILABLE FROM THE ENGINEER UPON REQUEST. IF DETAILS ARE INDICATED ON STRUCTUREMODE DRAWINGS THEY ARE NOT EXHAUSTIVE AND THEY ARE FOR INFORMATION / COSTING PURPOSES ONLY. THE CONTRACTOR / FABRICATOR REMAINS SOLELY RESPONSIBLE FOR THE CONNECTION DESIGN.
- ALL STEELWORK (INCLUDING PAGES) TO BE PAINTED TO COMPLY WITH STRUCTURAL SPECIFICATION. IF STEELWORK IS VISUALLY EXPOSED THEN ALL ARCHITECTURAL REQUIREMENTS MUST BE MET, SUCH AS FINISH, COLOUR AND FIRE PROTECTION.
- ALL BOLTS TO BE GRADE 8.8 IN ACCORDANCE WITH BS 3992 AND SHERADIZED UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- SITE CONNECTIONS - MAKE GOOD WITH PAINT UPON COMPLETION OF INSTALLATION. DRY FILM THICKNESS TO BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO PROVIDE PROTECTION EQUAL TO OR BETTER THAN THE SHOP COAT.
- SITE WELDING IS NOT PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT FROM 'STRUCTUREMODE'. IF USED, WELD TESTS MUST BE CARRIED OUT AT THE CONTRACTORS COST IN ACCORDANCE WITH THE LATEST EDITION OF THE 'NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION'. 'STRUCTURE MODE' IS TO BE PROVIDED WITH COPIES OF ALL WELD TEST RESULTS.

## STRUCTURAL TIMBER NOTES

- ALL NEW STRUCTURAL TIMBER IS TO BE KILN DRIED, VACUUM IMPREGNATED WITH PRESERVATIVE AND OF GRADE C24 TO BS 5268 PARTS 5 AND 2 RESPECTIVELY, UNLESS NOTED OTHERWISE.
- SIZES OF NEW STRUCTURAL TIMBERS NOTED ON THE DRAWINGS ARE SAWN BASIC SIZES.
- PROVIDE 1200mm LONG 50x5mm GALVANIZED STEEL RESTRAINT STRAPS TO THE PERIMETER OF ALL TIMBER FLOORS AND ALSO OVER THE TOP OF ALL NEW TIMBER WALLS WITHIN TIMBER FLOORS. PROVIDE STRAPS AT 1.2m CENTRES THROUGHOUT ALL FLOORS THAT ARE BEING REFINISHED, AROUND ENTIRE FLOOR PERIMETER AND AROUND ALL NEW STEELWORK. STRAPS SHALL BE CAST INTO EXISTING MASONRY WALLS USING CONCRETE PADSTONES, AS DETAILED ON STRUCTUREMODE TYPICAL DETAILS DRAWINGS.
- JOISTS ARE TO BE DOUBLED-UP BELOW ALL STUD PARTITIONS.
- ALL 'DOUBLED OR 'TRIPLED' JOISTS SHALL BE CONNECTED AT 500mm CENTRES USING M12 BOLTS (GRADE 8.8), 51mm DOUBLE SIDED TOOTHED PLATE SHEAR CONNECTORS AND 50mm SQUARE PLATE WASHERS.
- THE CONTRACTOR IS TO ALLOW FOR ALL NECESSARY CLIPS, SHOES, BRACKETS, MIN-ANGLES, JOIST HANGERS, LATERAL RESTRAINT STRAPS, CAST IN PERIMETER WALL, STRAPS, HOLDING DOWN STRAPS, POST CAPS, BRACING, FUSING, SCREWS, ETC. NECESSARY TO EXECUTE THE INSTALLATION OF FLOORS, CEILINGS AND ROOFS WITHIN THEIR TENDER PRICE. ALL PROPRIETARY FIXINGS SHALL BE SUPPLIED BY SIMPSON STRONGTIE AND INSTALLED IN ACCORDANCE WITH THE ENGINEER. MANUFACTURERS LITERATURE, UNLESS PRIOR WRITTEN AUTHORIZATION IS GIVEN BY THE ENGINEER, REFER TO TYPICAL DETAILS DRAWINGS FOR DETAILS OF REQUIRED FIXINGS.
- ALL NEW FLOOR AND ROOF CONSTRUCTION SHALL COMPRISE 18mm FLOORING GRADE PLYWOOD FIXED TO JOISTS OR RAFTERS AND NOGINS WITH 4mm x 50mm LONG COUNTERSUNK HEAD SHERADIZED CHIPBOARD SCREWS AT 300mm CENTRES (MAX SPACING) UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE CONTRACTOR IS TO ENSURE THAT ALL JOINTS BETWEEN PLYWOOD SHEETS OR WHERE PLYWOOD SHEETS ARE BUTTED TOGETHER, ARE SUPPORTED BY JOISTS OR NOGINS. WHERE NECESSARY THE CONTRACTOR SHALL INSTALL ADDITIONAL NOGINS/JOISTS OR ALIGN THE EDGES OF PLYWOOD SHEETS TO ACHIEVE THIS REQUIREMENT.
- IN ALL NEW TIMBER FLOORS FULL DEPTH NOGINS 50mm WIDE ARE TO BE PROVIDED ALONG LINES OF SUPPORT AND AT MID SPAN FOR SPANS EXCEEDING OVER 2500mm AND AT 1/3 AND 2/3 SPAN POSITIONS FOR SPANS EXCEEDING 4000mm, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL EXISTING TIMBER JOISTED FLOORS PROVIDE NEW NOGINS 1/2 DEPTH OF EXISTING JOISTS BY 50mm WHERE THEY ARE FOUND TO BE MISSING AT ENDS, MID SPAN AND THIRD POINTS AS NOTED ABOVE.
- NEW LOAD BEARING TIMBER STUD WALLS TO BE CONSTRUCTED USING 50x100mm STUDS @ 400 GC WITH 100x50mm HEAD AND SOLE PLATES, UNLESS NOTED OTHERWISE ON THE DRAWINGS. SOLID NOGINS TO BE PROVIDED AT 1/3 POINTS OF THE WALL HEIGHT.
- THE TIMBER IS GRADED AT AN AVERAGE MOISTURE CONTENT OF 20%, WITH NO NEEDING TO EXCEED 24%. THE TIMBER SHOULD BE TRANSPORTED, STORED AND INSTALLED IN BUILDING SO THAT THE LEVEL OF MOISTURE CONTENT IS MAINTAINED.

THE TIMBER SHOULD BE MARKED WITH THE FOLLOWING INFORMATION:

- THE SPECIES OR SPECIES COMBINATION AND GRADE, AND OR THE STRENGTH CLASS
- INFORMATION TO IDENTIFY THE COMPANY RESPONSIBLE FOR THE GRADING
- INFORMATION TO IDENTIFY THE CERTIFICATION BODY OVERSEEING THE GRADING
- THE GRADING RULE (e.g. BS 4978, BS EN 519)
- THE WORD 'DRY' OR 'KILN DRIED', KD - OR - WHETHER SURFACED DRY OR GREEN IN NORTH AMERICA

## MASONRY NOTES

- WHERE NEW BRICK MEETS EXISTING MASONRY IT SHOULD BE FULLY BRICK BONDED, AND WHERE NEW BLOCKWORK MEETS EXISTING MASONRY IT SHOULD BE FULLY BRICK BONDED, UNLESS NOTED OTHERWISE.
- ALL EXISTING WALLS ARE TO BE EXAMINED BY THE CONTRACTOR FOR LACK OF BOND, DELAMINATION, ETC. SHOULD ANY DEFECTS BE IDENTIFIED, THE CONTRACTOR MUST ADVISE THE ENGINEER. WHERE ARE TO BE INFORMED IMMEDIATELY, THE CONTRACTOR MUST ALLOW FOR THE DESIGN AND INSTALLATION OF SUITABLE REMEDIAL WORKS TO PROVIDE ADEQUATE LATERAL RESTRAINT AND SUBMIT THE DESIGN TO THE LOCAL AUTHORITY FOR APPROVAL. WHERE 'MATCHING MORTAR' IS SPECIFIED, THE MORTAR MUST BE OF SIMILAR MIX TO THE EXISTING MORTAR WITHIN THE MASONRY PANEL, CEMENTITIOUS, HYDRAULIC LIME, OR OTHERWISE.
  - CEMENTITIOUS MORTAR - USE A 'TYPE(B)' OR 'TYPE (B)' MORTAR TO BS 568, AS APPROPRIATE.
  - HYDRAULIC LIME - ALLOW FOR USING A 1:2 MIX (W/L 3:1 SHARP SAND) WITH NATURAL, HYDRAULIC LIME. MIX MUST BE SEMI-DRY AND JUST WORKABLE. ADD WATER IF TOO DRY BUT DO NOT ADD FURTHER POWDER IF TOO WET. MIX MUST BE ALLOWED TO DRY-OUT. MIX TO BE CONFIRMED WITH ENGINEER AS STRONGER MIX (W/L 3 OR SIMILAR) MAY BE USED DUE TO EXPECTED TEMPERATURES AND TIME-OF-YEAR, ETC.</



## KEY OF SYMBOLS



## GENERAL NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER STRUCTUREMODE'S DRAWINGS AND ALL ARCHITECTS AND OTHER ENGINEERS DRAWINGS. DETAILS AND SPECIFICATIONS FOR: 14 ETON ROAD, NW3 - GARDEN ROOM.

- IF IN DOUBT ABOUT THE INFORMATION SHOWN ON THIS OR ANY RELATED DRAWING PLEASE ASK.
- DO NOT SCALE THESE DRAWINGS UNDER ANY CIRCUMSTANCE.

THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH BEST PRACTICE, INCLUDING ALL CURRENT HEALTH AND SAFETY LEGISLATION AND CDM (CONSTRUCTION DESIGN MANAGEMENT REGULATIONS) REQUIREMENTS.

- CONTRACTOR TO REFER TO 'SPECIAL NOTES TO CONTRACTOR ON DGN01.
- ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS.

- ALL SETTING OUT IS TO BE IN ACCORDANCE WITH THE ARCHITECTS DRAWINGS AND DETAILS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL STRUCTURAL ELEMENTS ARE TO BE FIRE PROTECTED IN ACCORDANCE WITH THE SURVEYORS DETAILS AND CURRENT BUILDING REGULATION REQUIREMENTS.

- ITEMS NOTED ON THE DRAWINGS "TBC" ARE "TO BE CONFIRMED", AND ARE TO BE EXPOSED BY THE CONTRACTOR FOR INSPECTION BY THE STRUCTURAL ENGINEER SO THAT THE INFORMATION CAN BE VERIFIED AT THE EARLIEST OPPORTUNITY.

- ALL ARTICLES, MATERIALS AND GOODS SHALL BE NEW AND OF GOOD QUALITY, SUITABLE FOR THE REQUIRED PURPOSE AND SHALL CONFORM TO THE APPROPRIATE BRITISH STANDARD WHERE SUCH EXISTS.

- THE CONTRACTOR SHALL USE ALL REASONABLE CARE AND DILIGENCE TO ENSURE THAT NONE OF THE DETERIORATIVE MATERIALS MENTIONED IN THE STRUCTURAL SPECIFICATION ARE USED IN ANY PART OF THE WORKS/PROJECT.

- ALL NEW STAIRCASES AND BALUSTRADES TO BE DESIGNED AND DETAILED BY SPECIALIST SUBCONTRACTOR IN ACCORDANCE WITH THE ARCHITECTS REQUIREMENTS.

- AND ANY ALL GENERAL METHOD STATEMENTS/ OR SEQUENCE OF WORKS ARE INTENDED TO PROVIDE AN OVERVIEW OF THE SUGGESTED WORKS ONLY, AND ARE NOT INTENDED TO BE EXHAUSTIVE. THE CONTRACTOR MAY CHOOSE TO FOLLOW SUCH METHODS OR SEQUENCES ON SITE BUT WILL REMAIN SOLELY RESPONSIBLE FOR THEIR WORKS, AND FOR MAINTAINING THE STABILITY OF ALL EXISTING GROUND AND SURROUNDING STRUCTURES THROUGHOUT THE CONSTRUCTION PERIOD.

IF THE CONTRACTOR CHOOSES TO CARRY OUT THE WORKS IN AN ALTERNATIVE METHOD OR SEQUENCE, THEY SHALL CONSULT WITH THE ARCHITECT, ENGINEER AND ALL PARTY WALL SURVEYORS, PRIOR TO CARRYING OUT ANY WORKS ON SITE.

IN ANY CASE, THE CONTRACTOR MUST INFORM ALL PARTIES OF THEIR INTENDED METHODOLOGY AND WORKS REQUIRED, ALLOWING REASONABLE AND SUFFICIENT TIME WITHIN THEIR PROGRAMME, FOR LIAISON WITH ALL PARTIES AND FOR THE APPROVAL OF THEIR METHOD BY THE PARTY WALL SURVEYORS AND FOR ITS INCLUSION INTO THE PARTY WALL AWARD IF NECESSARY.

## SPECIAL NOTES TO CONTRACTOR

- NO RESPONSIBILITY WILL BE TAKEN BY THE ENGINEER FOR DELAYS IN RELATION TO LATE SUBMISSIONS OF METHOD STATEMENTS, FABRICATION DRAWINGS, RC DRAWINGS, BAR BENDING SCHEDULES, etc. OR THE CONTRACTORS FAILURE TO NOTIFY THE CONTRACT DOCUMENTS. PLEASE ALLOW REASONABLE TIME FOR LIAISON AND AMENDMENTS TO ALL SUBMISSION WITHIN PROGRAM (AT LEAST TWO WEEKS FROM ISSUE).

- THE CONTRACTOR SHALL, AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY THEIR REQUIREMENTS FOR INSPECTING THE WORKS, AND ADHERE TO THESE.

- THE CONTRACTOR MUST ENSURE THAT ALL NECESSARY PARTY WALL/FLOOR NOTICES HAVE BEEN AGREED PRIOR TO CARRYING OUT WORKS UNDER OR ON ADJACENT TO PARTY WALL, FLOORS, BOUNDARY WALLS OR OTHER BOUNDARY STRUCTURES.

- ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS ARE BASED ON SURVEY DRAWINGS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS, ETC., ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR FABRICATION WITHIN THE SPECIFIED TOLERANCES OF ALL PREFABRICATED ELEMENTS.

- THE CONTRACTOR IS TO INFORM THE ARCHITECT AND STRUCTURAL ENGINEER IF THE EXISTING FABRIC/STRUCTURE, INCLUDING FOUNDATIONS, IS OPENED UP AND FOUND TO BE INADEQUATE, UNSUITABLE TO SUPPORT THE PROPOSED WORKS, OR AT VARIANCE FROM THE DETAILS SHOWN ON THE DRAWINGS.

- ALL EXISTING LINTELS ARE TO BE INSPECTED AND REPLACED IF THEY SHOW SIGNS OF DETRIORATION, CRACKING, OR DISTRESS. THE MATERIAL NATURE OF ANY REPLACEMENT IS TO BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO INSTALLATION.

- IF AREAS HAVE BEEN INDICATED TO BE OPENED UP CONTRACTOR TO DO SO AT THE EARLIEST OPPORTUNITY TO CONFIRM FINAL CONSTRUCTION DETAILS.

- CONTRACTOR TO ARRANGE FOR MEETING WITH ENGINEER, CONTRACTOR, TEMP WORKS DESIGNER AND STEELWORK FABRICATOR AS SOON AS POSSIBLE FOLLOWING ALL OPENING UP AND CONFIRMATION OF DETAILS. MEETING TO REVIEW LEVELS, TOLERANCES AND SEQUENCING OF WORKS.

- FOR SITE SPECIFIC GEOTECHNICAL INFORMATION REFER TO THE SOL REPORT. FULL COPIES AVAILABLE UPON REQUEST FROM ENGINEER.

- SEQUENCING OF WORKS - CONTRACTOR TO REFER TO THE SUGGESTED METHOD STATEMENTS AND SEQUENCE OF WORKS WHERE PROVIDED.

## TEMPORARY WORKS AND DEMOLITION NOTES

### TEMPORARY WORKS AND STABILITY NOTES

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING STABILITY OF THE EXISTING STRUCTURE THROUGHOUT THE ENTIRE DURATION OF WORKS. TEMPORARY WORKS SHALL BE INSTALLED TO PROVIDE LATERAL AND VERTICAL RESTRAINT TO EXISTING WALLS, PRIOR TO DEMOLITION OF ANY PART OF THE EXISTING STRUCTURE.

- THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR THE DESIGN AND DETAILING OF ALL TEMPORARY WORKS. A FULL DETAILED TEMPORARY WORKS DESIGN, METHOD STATEMENT AND SEQUENCE OF WORKS SHALL BE SUBMITTED TO THE ENGINEER FOR COMMENT PRIOR TO COMMENCEMENT OF ANY STRUCTURAL WORKS, ALLOWING REASONABLE TIME FOR COMMENT AND AMENDMENT IF NECESSARY.

- CONTRACTOR MUST PHASE THE ROOF, FLOORS AND INTERNAL WALLS DEMOLITION TO ENSURE THE OVERALL STABILITY OF THE BUILDING OR ANY INDIVIDUAL WALLS IS NOT COMPROMISED AT ANY STAGE OF THE WORKS.

- A FULL AND COMPLETE TEMPORARY WORKS DESIGN FOR THE PROPOSED WORKS MUST BE INCLUDED WITHIN THE CONTRACTORS TENDER PRICE.

- IF WORKS ARE TO BE TEMPORARILY SUPPORTED OVERNIGHT OR PER LONG PERIODS, THE CONTRACTOR SHALL ASSESS THE CONDITION OF THE TEMPORARY STRUCTURE PRIOR TO SITE CLOSURE TO ENSURE ITS ADEQUACY.

### DEMOLITION NOTES

- DEMOLITION IS TO BE UNDERTAKEN IN THE REVERSE ORDER OF CONSTRUCTION. NO PART OF THE STRUCTURE SHALL EVER BE LEFT IN AN UNSUPPORTED CONDITION, AND SPECIAL ATTENTION MUST BE GIVEN TO STRUCTURE THAT IS TEMPORARILY SUPPORTED OVERNIGHT OR FOR LONG PERIODS.

- DEMOLITION IS TO BE UNDERTAKEN IN A MANNER THAT AVOIDS EXCESSIVE NOISE AND VIBRATION. ALL MATERIAL IS TO BE WELL-WATERED TO MINIMIZE DUST. ALL MATERIAL IS TO BE REMOVED FROM SITE AS SOON AS IS PRACTICALLY POSSIBLE.

- THE CONTRACTOR SHALL ENSURE THAT ALL NOISE AND VIBRATION IS MINIMIZED AND SHALL ENSURE THAT THE WORKS DO NOT CAUSE DAMAGE OR MOVEMENT TO BUILDINGS/STRUCTURES IN THE VICINITY.

## JOIST SCHEDULE

UNLESS NOTED OTHERWISE, ALL TIMBER SECTIONS SHALL BE OF GRADE C24 STRENGTH CLASS TO BS 5969-2 AND HAVE BEEN PROVEN TO MEET THIS STRENGTH CLASS BY MACHINE GRADING IN ACCORDANCE WITH ALL REQUIREMENTS OF BS EN 14081.

### JOIST SCHEDULE (GARDEN ROOM)

Q1\* 47x175 C24 @ 400 C/C

Q2\* 47x200 C24 @ 400 C/C

Q3\* 47x150 C24 @ 400 C/C

BAR SIZE: 8mm 10mm 12mm 16mm 20mm 25mm 32mm 40mm  
LAP: 400mm 500mm 600mm 800mm 1000mm 1250mm 1500mm 2000mm

- ALL REINFORCED CONCRETE SLABS AND WALLS MUST CONTAIN U-BARS ON ALL EDGES AND IND. U-BARS ON ALL COLUMN/SLAB WALL AND WALL/SLAB JUNCTIONS, TO LAP WITH MAIN REINFORCEMENT AT SAME SIZE AND CENTRES. COSTS FOR THIS LEVEL OF REINFORCING MUST BE ALLOWED FOR IN THE CONTRACTORS TENDER PRICE.

- CONCRETE MUST NOT BE PLACED WHERE THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C OR GREATER THAN 30°C, UNLESS THE MIX IS SPECIFICALLY DESIGNED FOR USE IN SUCH TEMPERATURES. THE ENGINEER SHALL ADVISE THE CONTRACTOR OF ANY SUCH LIMITATIONS.

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK AND ASSOCIATED FALSEWORK, DESIGN AND STRONGING OF FORMWORK AND FALSEWORK IN ACCORDANCE WITH BS 8110 AND THE NSCS.

- THE COST OF ALL FORMWORK AND FALSEWORK NECESSARY TO PROVIDE ALL ASPECTS OF THE RC PACKAGE SHOULD BE INCLUDED WITHIN THE TENDER PRICE.

- WATERPROOF CONCRETE - TO BE PROVIDED VIA 'XYPEX' ADMIX 'C100WP' WATERPROOFING ADMIXTURE BY 'XYPEX'. CONTRACTOR MUST ALLOW FOR A DOSAGE OF 1%+1.5% OF TOTAL CEMENTITIOUS CONTENT WITHIN THE TENDER PRICE. ACTUAL DOSAGE TO BE AGREED BETWEEN XYPEX AND THE CONTRACTOR. CONTRACTOR TO CONFIRM ACTUAL DOSAGE TO ENGINEER.

- WATERPROOF CONCRETE - WATERPROOFING CONSTRUCTION JOINTS ARE TO BE PROVIDED AT ALL JOINT LOCATIONS AND SERVICE PENETRATIONS. AS A MINIMUM ALL JOINTS MUST COMPLY WITH 'XYPEX' LEVEL 1 JOINT SEALING. IN ADDITION, THE CONTRACTOR SHALL PROVIDE ADEQUATE LATERAL RESTRAINT (AGREED BETWEEN THE CONTRACTOR AND XYPEX) OF ALL SUCH CONSTRUCTION JOINTS ON THE RC DETAIL DRAWINGS.

- WATERPROOF CONCRETE - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LIAISING DIRECTLY WITH BOTH THE CONCRETE PRODUCER AND THE MANUFACTURER OF THE WATER-PROOFING AGENT/ADMIXTURE, TO ENSURE THAT BOTH STRUCTURAL PERFORMANCE AND WATER-PROOFING AGENT/ADMIXTURE, INCLUDING ALL REPAIRS, SHALL CONFORM TO ALL DETAILING WORKMANSHIP AND METHODS OF PLACEMENT REQUIREMENTS OF THE WATER-PROOFING AGENT/ADMIXTURE MANUFACTURER. IN ADDITION, THE CONTRACTOR SHALL PROVIDE ADEQUATE LATERAL RESTRAINT, THE CONTRACTOR SHALL ARRANGE FOR ADDITIONAL INSPECTION BY THE WATER-PROOFING AGENT/ADMIXTURE MANUFACTURER, AS REQUIRED BY THE MANUFACTURER.

UNLESS NOTED OTHERWISE, ALL TIMBER SECTIONS SHALL BE OF GRADE C24 STRENGTH CLASS TO BS 5969-2 AND HAVE BEEN PROVEN TO MEET THIS STRENGTH CLASS BY MACHINE GRADING IN ACCORDANCE WITH ALL REQUIREMENTS OF BS EN 14081.

BEAM SCHEDULE (GARDEN ROOM)	COLUMN SCHEDULE (GARDEN ROOM)
Q8* 127x175 UKB 13	Q1* 152x152 UKC 30
Q9* 152x289 UKB 16	Q2* 200x100 RHS 5.0
Q10* 178x102 UKB 19	Q3* 80x80 SHS 3.0
Q11* 203x102 UKB 23	Q4* 100x100 SHS 8.0
Q12* 256x171 UKB 27	LINTEL SCHEDULE (GARDEN ROOM)
Q13* 457x191 UKB 32	Q1* 100x100DP RC LINTEL

ALL STEELWORK SECTION DESIGNATIONS AND SERIAL SIZES PRESCRIBED HEREIN RELATE DIRECTLY TO DATA SECTIONS FROM THE ADVANCE AND CELSUS RANGES. MATERIAL GRADES SHALL BE ADVANCE 375Z<sup>2</sup> OR CELSUS 355Z<sup>2</sup> IN ACCORDANCE WITH EN10025-2:2004 PART2 AND EN10161 RESPECTIVELY. UNLESS NOTED OTHERWISE, REFER TO STEELWORK CHAPTER OF THE STRUCTURAL SPECIFICATION FOR FURTHER INFORMATION ON MATERIAL GRADES AND SUB-GRADES. IT MAY BE POSSIBLE TO REDUCE THE STEELWORK SUB-GRADES SPECIFIED ABOVE IN ACCORDANCE WITH DATA RECOMMENDATIONS.

UNLESS NOTED OTHERWISE, ALL TIMBER SECTIONS SHALL BE OF GRADE C24 STRENGTH CLASS TO BS 5969-2 AND HAVE BEEN PROVEN TO MEET THIS STRENGTH CLASS BY MACHINE GRADING IN ACCORDANCE WITH ALL REQUIREMENTS OF BS EN 14081.

## RC SCHEDULE

ALL CONCRETE IS TO BE OF DESIGNATED MIX GRADE RC40, WHERE CONCRETE IS REINFORCED, PROVIDE 40mm COVER TO ALL REINFORCEMENT UNLESS NOTED OTHERWISE. WATERPROOF ADDITIVE IS TO BE USED FOR BASEMENT SLAB, RETAINING WALLS AND LOWER GROUND SLAB WHEN EXTERNAL.

WATERPROOFING DESIGN BY CONTRACTOR OR SPECIALIST BASEMENT SUB-CONTRACTOR. WE SUGGEST TWO SYSTEMS ARE USED, SUCH AS WATERPROOF ADDITIVE TO REINFORCED CONCRETE PLUS AN INTERNAL DRAINED CAVITY SYSTEM.

RC SLAB SCHEDULE

"GRC50" 300mm THK GROUND BEARING SLAB WITH H12 @ 200 C/C TOP AND BOTTOM IN BOTH DIRECTION

RC WALL SCHEDULE

"GRCW50" ASSUMED 220mm THK WITH H12 @ 200 C/C VERTICAL AND HORIZONTAL ON BOTH FACES (TBC)

## CONCRETE NOTES

- ALL CONCRETE SHALL CONFORM TO BS 8003 AND SHALL BE AS SPECIFIED ON 'STRUCTUREMODE' DRAWINGS.
- ALL STANDARDS OF WORKMANSHIP SHALL BE IN ACCORDANCE WITH BS 8110, THE 'NATIONAL STRUCTURAL CONCRETE SPECIFICATION FOR BUILDING CONSTRUCTION (NSCS)' AND ALL STATUTORY REQUIREMENTS.

- READY-MIX CONCRETE MUST BE USED IN ALL APPLICATIONS. NO SITE BATCHED CONCRETE MAY BE USED WITHOUT PRIOR WRITTEN AGREEMENT FROM 'STRUCTUREMODE'.
- READY MIXED CONCRETE MUST BE SUPPLIED BY A MEMBER OF 'QUALITY SCHEME FOR READY-MIXED CONCRETE (QSRMC)' FROM A PLANT HOLDING CURRENT QSRMC CERTIFICATION FOR PRODUCT CONFORMITY AND SUCH SHALL BE ALLOWED FOR WITHIN THE CONTRACTORS TENDER PRICE.

- THE CONTRACTOR SHALL PROVIDE DETAILS OF ALL MIX DESIGNS FOR COMMENTS TOGETHER WITH DETAILS OF THE SUPPLIERS QSRMC CERTIFICATION PRIOR TO COMMENCEMENT OF RC WORKS, ALLOWING REASONABLE TIME FOR AMENDMENT IF NECESSARY.

- UNLESS NOTED OTHERWISE, ALL CONCRETE IS TO BE OF DESIGNATED MIX GRADE RC40 IN ACCORDANCE WITH BS EN 206-1 AND COVER TO REINFORCEMENT SHALL BE 40mm TO ALL EXTERNAL FACES AND 20mm TO ALL INTERNAL FACES.

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PRODUCTION OF ALL REINFORCED CONCRETE (RC) DRAWINGS, DETAILS AND BAR BENDING SCHEDULES, NECESSARY TO PRODUCE ALL RC ELEMENTS DETAILED ON 'STRUCTUREMODE' DRAWINGS. REINFORCEMENT TO BE PROVIDED IN ACCORDANCE WITH REINFORCEMENT QUANTITIES AND SLAB, BEAM, COLUMN, WALL DIMENSIONS PROVIDED BY 'STRUCTUREMODE' DRAWINGS. SUCH RC DRAWINGS AND SCHEDULES MUST BE SUBMITTED TO 'STRUCTUREMODE' FOR COMMENT PRIOR TO COMMENCEMENT OF STEEL FRAMING, ALLOWING REASONABLE TIME FOR AMENDMENT IF NECESSARY. THE PRODUCTION OF SUCH INFORMATION MUST BE ALLOWED FOR IN THE CONTRACTORS TENDER PRICE.

- ALL REINFORCEMENT SUPPLIERS SHALL HOLD A VALID CERTIFICATE OF APPROVAL FOR MANUFACTURE AND FABRICATION OF REINFORCEMENT ISSUED BY THE UK CERTIFICATION AUTHORITY FOR REINFORCEMENT STEEL (CARES).

- ALL REINFORCED CONCRETE SLABS AND WALLS MUST CONTAIN U-BARS ON ALL EDGES AND IND. U-BARS ON ALL COLUMN/SLAB WALL AND WALL/SLAB JUNCTIONS, TO LAP WITH MAIN REINFORCEMENT AT SAME SIZE AND CENTRES. COSTS FOR THIS LEVEL OF REINFORCING MUST BE ALLOWED FOR IN THE CONTRACTORS TENDER PRICE.

- SPLICE BARS MUST BE PROVIDED AT ALL BAR JOINTS. MESH PANELS JOINTS AND DAY JOINTS AT SAME SIZE AND CENTRES. COSTS FOR THIS LEVEL OF REINFORCING MUST BE ALLOWED FOR IN THE CONTRACTORS TENDER PRICE.

- ALL BAR ANCHORAGE AND LAP LENGTHS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:

- ALL REINFORCED CONCRETE SLABS AND WALLS MUST BE CUT AND BENT BY A CARES APPROVED SUPPLIER, AND SUCH SHALL BE ALLOWED FOR WITHIN THE CONTRACTORS TENDER PRICE.

- CONCRETE MUST NOT BE PLACED WHERE THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C OR GREATER THAN 30°C, UNLESS THE MIX IS SPECIFICALLY DESIGNED FOR USE IN SUCH TEMPERATURES. THE ENGINEER SHALL ADVISE THE CONTRACTOR OF ANY SUCH LIMITATIONS.

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK AND ASSOCIATED FALSEWORK, DESIGN AND STRONGING OF FORMWORK AND FALSEWORK IN ACCORDANCE WITH BS 8110 AND THE NSCS.

- THE COST OF ALL FORMWORK AND FALSEWORK NECESSARY TO PROVIDE ALL ASPECTS OF THE RC PACKAGE SHOULD BE INCLUDED WITHIN THE TENDER PRICE.

- WATERPROOF CONCRETE - TO BE PROVIDED VIA 'XYPEX' ADMIX 'C100WP' WATERPROOFING ADMIXTURE BY 'XYPEX'. CONTRACTOR MUST ALLOW FOR A DOSAGE OF 1%+1.5% OF TOTAL CEMENTITIOUS CONTENT WITHIN THE TENDER PRICE. ACTUAL DOSAGE TO BE AGREED BETWEEN XYPEX AND THE CONTRACTOR. CONTRACTOR TO CONFIRM ACTUAL DOSAGE TO ENGINEER.

- WATERPROOF CONCRETE - WATERPROOFING CONSTRUCTION JOINTS ARE TO BE PROVIDED AT ALL JOINT LOCATIONS AND SERVICE PENETRATIONS. AS A MINIMUM ALL JOINTS MUST COMPLY WITH 'XYPEX' LEVEL 1 JOINT SEALING. IN ADDITION, THE CONTRACTOR SHALL PROVIDE ADEQUATE LATERAL RESTRAINT (AGREED BETWEEN THE CONTRACTOR AND XYPEX) OF ALL SUCH CONSTRUCTION JOINTS ON THE RC DETAIL DRAWINGS.

- WATERPROOF CONCRETE - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LIAISING DIRECTLY WITH BOTH THE CONCRETE PRODUCER AND THE MANUFACTURER OF THE WATER-PROOFING AGENT/ADMIXTURE, TO ENSURE THAT BOTH STRUCTURAL PERFORMANCE AND WATER-PROOFING AGENT/ADMIXTURE, INCLUDING ALL REPAIRS, SHALL CONFORM TO ALL DETAILING WORKMANSHIP AND METHODS OF PLACEMENT REQUIREMENTS OF THE WATER-PROOFING AGENT/ADMIXTURE MANUFACTURER. IN ADDITION, THE CONTRACTOR SHALL PROVIDE ADEQUATE LATERAL RESTRAINT, THE CONTRACTOR SHALL ARRANGE FOR ADDITIONAL INSPECTION BY THE WATER-PROOFING AGENT/ADMIXTURE MANUFACTURER, AS REQUIRED BY THE MANUFACTURER.

## STEELWORK NOTES

- ALL STRUCTURAL STEELWORK IS TO COMPLY WITH BOTH THE CURRENT VERSIONS OF BS 5950: PART 2 AND THE 'NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION'.

- THE CONTRACTOR / STEELWORK FABRICATOR IS TO CONDUCT AN ACCURATE SITE SURVEY TO DETERMINE FINAL DIMENSIONS FOR ALL NEW STEELWORK PRIOR TO FABRICATION. THE SURVEY SHOULD HIGHLIGHT ANY EXISTING OBSTRUCTIONS, SERVICES, ETC. THAT NEED TO BE ALTERED/RELOCATED TO AVOID A CLASH.

- THE STEELWORK CONTRACTOR MUST COMMUNICATE ALL STEEL FABRICATION DRAWINGS AND DETAILS TO THE ENGINEER AND ARCHITECT FOR COMMENT AT LEAST TEN WORKING DAYS PRIOR TO COMMENCEMENT OF FABRICATION. SUFFICIENT TIME SHOULD BE ALLOWED BY THE CONTRACTOR, FOR DIA LOGUE AND UPDATING DRAWINGS SHOULD THIS BE REQUIRED.

- ALL STEELWORK CONNECTIONS ARE TO BE DESIGNED AND DETAILED BY THE STEELWORK FABRICATOR AND THIS MUST BE ALLOWED FOR WITHIN THE CONTRACTORS TENDER PRICE. FORCES FOR THE CONNECTION DESIGN ARE AVAILABLE FROM THE ENGINEER UPON REQUEST. IF DETAILS ARE INDICATED ON STRUCTUREMODE DRAWINGS THEY ARE NOT EXHAUSTIVE AND THEY ARE FOR INFORMATION / COSTING PURPOSES ONLY. THE CONTRACTOR / FABRICATOR REMAINS SOLELY RESPONSIBLE FOR THE CONNECTION DESIGN.

- ALL STEELWORK (INCLUDING PACKS) TO BE CONTRACTED TO COMPLY WITH STRUCTURAL SPECIFICATION. IF STEELWORK IS VISUALLY EXPOSED THEN ALL ARCHITECTURAL REQUIREMENTS MUST BE MET, SUCH AS FINISH, COLOUR AND FIRE PROTECTION.

- SITE CONNECTIONS - MAKE GOOD WITH PAINT UPON COMPLETION OF INSTALLATION. DRY FILM THICKNESS TO BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO PROVIDE PROTECTION EQUAL TO OR BETTER THAN THE SHOP COAT.

- SITE WELDING IS NOT PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT FROM 'STRUCTUREMODE'. IF USED, WELD TESTS MUST BE CARRIED OUT AT THE CONTRACTORS COST IN ACCORDANCE WITH THE LATEST EDITION OF THE 'NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION'. 'STRUCTURE MODE' IS TO BE PROVIDED WITH COPIES OF ALL WELD TEST RESULTS.

## STRUCTURAL TIMBER NOTES

- ALL NEW STRUCTURAL TIMBER IS TO BE KILN DRIED, VACUUM IMPREGNATED WITH PRESERVATIVE AND OF GRADE C24 TO BS 5969 PARTS 5 AND 2 RESPECTIVELY. UNLESS NOTED OTHERWISE.
- SIZES OF NEW STRUCTURAL TIMBERS NOTED ON THE DRAWINGS ARE SAWN BASIC SIZES.

- PROVIDE 100mm LONG 50x5mm GALVANIZED STEEL RESTRAINT STRAPS TO THE PERIMETER OF ALL TIMBER FLOORS AND ALSO OVER THE TOP OF ALL NEW TIMBER WALLS WITHIN TIMBER FLOORS. PROVIDE STRAPS AT 1.2m CENTRES THROUGHOUT ALL FLOORS THAT ARE BEING REFINISHED, AROUND ENTIRE FLOOR PERIMETER AND ACROSS ALL NEW STEELWORK. STRAPS SHALL BE CAST INTO EXISTING MASONRY WALLS USING CONCRETE PADSTONES, AS DETAILED ON STRUCTUREMODE TYPICAL DETAILS DRAWINGS.

- JOISTS ARE TO BE DOUBLED-UP BELOW ALL STUD PARTITIONS.

- ALL DOUBLED OR TRIPLED JOISTS SHALL BE CONNECTED AT 500mm CENTRES USING M12 BOLTS (GRADE 8.8), 50mm DOUBLE SIDED TOOTHED PLATE SHEAR CONNECTORS AND 50mm SQUARE PLATE WASHERS.

- THE CONTRACTOR IS TO ALLOW FOR ALL NECESSARY CLIPS, SHOES, BRACKETS, MIN-ANGLES, JOIST HANGERS, LATERAL RESTRAINT STRAPS, CAST-IN PERIMETER WALL STRAPS, HOLDING DOWN STRAPS, POST CAPS, BRACING, FRINGS, SCREWS, ETC. NECESSARY TO EXECUTE THE INSTALLATION OF FLOORS, CEILINGS AND ROOFS WITHIN THEIR TENDER PRICE. ALL PROPRIETARY FINISHES SHALL BE SUPPLIED BY SIMPSONSTRONGTIE AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS LITERATURE. UNLESS PRIOR WRITTEN AUTHORIZATION IS GIVEN BY THE ENGINEER, REFER TO TYPICAL DETAILS DRAWINGS FOR DETAILS OF REQUIRED FINISHES.

- ALL NEW FLOOR AND ROOF CONSTRUCTION SHALL COMPRISE 18mm FLOORING GRADE PLYWOOD FIXED TO JOISTS OR RAFTERS AND NOGGING WITH 4mm x 50mm LONG COUNTERSUNK HEAD SHERAZED CHIPBOARD SCREWS AT 300mm CENTRES (MAX SPACING) UNLESS OTHERWISE NOTED ON THE DRAWINGS. THE CONTRACTOR IS TO ENSURE THAT ALL JOINTS BETWEEN PLYWOOD SHEETS OR WHERE PLYWOOD SHEETS ARE BUTTED TOGETHER, ARE SUPPORTED BY JOISTS OR NOGGINS. WHERE NECESSARY THE CONTRACTOR SHALL INSTALL ADDITIONAL NOGGINS/JOISTS OR ALIGN THE EDGES OF PLYWOOD SHEETS TO ACHIEVE THIS REQUIREMENT.

- IN ALL NEW TIMBER FLOORS FULL DEPTH NOGGING 50mm WIDE ARE TO BE PROVIDED UNDER LINES OF SUPPORT AND AT MID SPAN FOR SPANS EXCEEDING OVER 2500mm AND AT 1/3 AND 2/3 SPAN POSITIONS FOR SPANS EXCEEDING 4500mm. UNLESS NOTED OTHERWISE ON THE