

GENERAL

1. This drawing has been prepared with limited or no site exploratory work and much of the skeletal structure remains hidden until work commences. It is common for the precise nature of the works to be varied slightly, or additional works required, to suit the conditions encountered. It is usual for a contingency sum to be included for such circumstances.

2. This drawing to be read in conjunction with all relevant drawings produced by the architect and public health engineers and asbestos surveys. Any discrepancies between drawings are to be notified to the contract administrator immediately.

3. Ascom Structures drawings are not to be scaled to obtain dimensions. All dimensions are to be obtained from the architect's drawings and site measurement.

4. All setting out information and levels are to be obtained from the architect's drawings.

5. The structural design has been prepared to comply with part 4 of the building regulations. Design details required to comply with other non-structural parts of the building regulations are the responsibility of the architect, or others.

6. Details of all non-structural items, i.e., ventilation, insulation, services, waterproofing, fire protection, damp proofing, finishes, etc., and any other requirements etc., are to be obtained from the architect's or other public health engineers drawings.

7. The contractor is to inform the architect and Ascom Structures of any discrepancies shown on the drawings with regard to the size, position and arrangement of the existing structure and associated elements.

8. All structural work is to be to the satisfaction of the building Inspector. In addition to our own requirements, the contractor is responsible for contacting building control in good time to allow for all structural works to be inspected, particularly excavations for foundations. We cannot anticipate the specific requirements of the building Inspector, which may be additional to our own requirements. It is essential that our design/drawing details are not varied by discussion with the building control officer or other persons, without our prior discussion and agreement, or reproduced foundation drawings from those shown on our drawings, or beams omitted etc. This is very important.

9. The contractor is to inform Ascom Structures of all builders work items required to be formed in structural members (e.g., holes in steel beams, floor joists etc.) and avoid ascom structures' comments prior to ordering materials. Installation of member or formation of holes.

10. All works are to be in accordance with the current british standard and building regulations.

11. The contractor must exercise due care and attention to any disturbed ground with regards to contamination or pollution or deleterious material.

12. The following abbreviations have been used:
AOB above ordinance datum
CA contract administrator
CJ construction joint
EL existing level
FSL finished floor level
AXL Ascom Structures Limited
MJ movement joint
SSL structural slab level
TOJ top of joint
TOF top of foundation
TOS top of steel
UNO unless noted otherwise
TW temporary works

13. All proprietary products are to be used strictly in accordance with the manufacturer's details and requirements.

STEEL NOTES

1. All steel work to be in accordance with the latest edition of BS EN 10025 grade S355 as noted on drawings.

2. Steelwork to comply with the national steel specification for building construction 4th edition (or mark)

3. Fabrication of steel work to be in accordance with the latest edition of BS S950.

4. All welds to be continuous (rim flange welds unless otherwise noted i.e. picture frame etc see fabrication drawings).

5. All bolts to be grade 8.8 shearhead

6. All steel work to be cleaned and painted as per the specification unless noted otherwise

7. All structural steel work to be fire protected in accordance with the building regulations and architect's specification.

8. The contractor is to verify the width of the existing walls, floors and beams etc, so as to ensure that the details shown are workable and advise the structural engineer accordingly prior to ordering and fabricating the structural steelwork.

9. The contractor is to provide adequate temporary access such as scaffolding and propping to existing floors to ensure that the structural integrity is maintained at all times.

10. Dry packing to be a 1:3 cement/sand semi dry mix with an approved additive (Cebex 100 by force or similar approved) and softly rammed into place.

11. Beams built into external walls to be concrete encased with min 75mm cover or as specified otherwise.

12. Fabrication drawings to be prepared by contractor. Issued to engineer for comment minimum 14 days prior to fabrication. The contractor is responsible for the design of the temporary works.

13. The contractor is to complete the design and detailing of all connections are to be design for a min. of concrete shear of 70 kN/m² and specified otherwise. All connections are to sit within overall floor/slab thickness. As noted, connection must positively connect to the flanges extend latest torsion bulking.

14. Fabrication drawings to be prepared by the contractor (refer to specification)

15. All steelwork to be cleaned & painted (concrete encased IJG).
- External steelwork - blast clean sa 2.5 and 2 coats epoxy zinc phosphate primer (200um).
- Internal walls - sa 2.5 and 1st dg; paint to en iso 1461 or BS 729 (85um).
- External walls no cavity - hot dip galvanized as above with 2 coats heavy duty aluminium paint to concrete encased. Concrete encased steelwork to be left unpainted.

16. The steelwork contractor is to undertake a full dimensional and level survey prior to fabrication to ensure dimensions of new structure are accurate to the existing structure and support conditions.

FOUNDATIONS

1. The foundations/bases have been designed using an assumed allowable safe bearing pressure of 150kN/m² (1.0m below ground level). The agreement of this assumed bearing pressure is to be obtained from the building Inspector prior to the formation of any foundations/bases.

2. The formation level for all foundations/bases is to be a minimum of 0.75m below ground level unless noted otherwise on the drawings or 0.00m below the depth of the deepest excavation to be formed in the excavation, whichever is the deeper.

3. The formation level within all excavations is subject to the inspection of the building Inspector prior to the formation of any foundations/bases but must be shallower than the depths specified by ascom structures, see drawings and note above

4. All concrete in foundations/bases is to be grade in accordance to be BS500 or as specified on drawings/specifications.

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

MASONRY

1. All load bearing masonry to be in accordance with BS S628 for workmanship and quality.

2. All bricks to be in accordance with BS 3921, all blocks to be in accordance with BS 6073.

3. Unless otherwise shown all load bearing brickwork is to be block bonded to existing structures. Block bonding is not permitted for exposed brickwork unless approved by the architect's 'wallcutter/Turner' channel to be fixed at junction of existing building and new building brickwork/blockwork.

4. All load bearing masonry to be constructed using the following:
- blocks 21 Nmm2 unless otherwise noted blocks 7Nmm2 and of lightweight concrete aggregate unless otherwise noted.

5. All mortar to be designation (a) in accordance with BS S628 for workmanship and quality. Use frost resistant masonry and plastering cement for all works below dpc level.

6. No chasing is allowed without the written consent of the engineer. Under no circumstance will chasing of party walls be permitted without the written approval of the contract administrator and engineer.

7. Refer to architect for movement joint locations and details.

8. Refer to the architect's drawings and specification for brickwork/blockwork specification setting out of masonry, mortar types, finishes and bonding realisations, pointing details, plaster restraint and head details.

TIMBER NOTES

1. All timber to be BS S268 grade C24 unless noted otherwise and treated as specified.

2. All new timber floor & roof joists to be fully blocked at mid span and supports and as required by the specification.

3. Joist hangers, holding down straps and lateral restraint straps should be positioned in the centre of the masonry not at perpendicular joints and should be fixed in accordance with the manufacturers instructions and BS S178 strap spacing to be not greater than 2000mm or as noted on solid blocking provided below all straps.

4. Use M12 bolts @ 600mm on staggered where joints are bolted together. 60 x 2.0mm washers at both ends, bolts to have max. 1mm tolerance.

5. Ensure partitions which run in the direction of the span of the joists are supported by at least two joists directly under the partition. Provide new joists as necessary. Where partitions run perpendicular to joist provide a row of solid joists below.

6. Where partitions meet existing walls, partitions to be plugged/screwed to wall at 300 cc with 125mm long screw.

REINFORCED CONCRETE NOTES (NOT FOUNDATIONS)

1. All concrete to be in accordance with BS S110 for workmanship and quality and BS S300 for designated design mixes.

2. Concrete to comply with the national concrete specification for building construction 4th edition.

3. Holes and chases larger than 10mm diameter to be cast in. Smaller holes to be drilled.

4. Reinforced concrete to be designated mix as noted on the drawings.

5. Blinding concrete designated mix FMD 3.

6. No tie wire/insert in cover zone.

7. Damp proofing to damp, dpc and internal vapour barriers to walls, etc, to architect's specification.

8. Drainage to be located under reinforced concrete elements.

9. Contractor to prepare bar bending schedules and reinforcement drawings as necessary.

TEMPORARY WORKS AND EXISTING STRUCTURES

1. The contractor is responsible for all aspects of temporary works the design, fabrication, erection and removal of all temporary works required.

2. All temporary works are to be considered and coordinated with the programme and the as will require method statements and when requested require further shown on these drawings or not.

3. The existing structure is to be made good. All existing cracks in the brickwork are to be repaired by a specialist contractor, some existing has been identified on these drawings although a close inspection has not been carried out. The contractor is to affect all necessary repairs whether shown on these drawings or not.

4. The contractor is to undertake a full and comprehensive timber rot survey and advise the as of the findings and any areas where if it is advised timber needs to be replaced. If no timber is to be treated against rot and insect infestation.

5. The existing building and all adjacent buildings are to remain stable, in part and in whole, for the duration of the works over.

6. Head of partitions/wadding blockwork are to be restrained with fixings able to accommodate the deflection of the structure over.

7. All steelwork not in clear separation with the external brickwork skin (finits, etc) to be stainless steel.

8. Movement joints allowing differential vertical movement in masonry cladding to be placed between sections of brickwork supporting them at different levels. For these and all other movement joints are to be designed and detailed by the contractor following approval from the CA of positions and details.

9. Temporary works and method statement to contractors design and details to be issued for structural engineer's review and comment.

FINISHES

1. All joist hangers, frame clips, restraint straps, fixings, bolts and masonry support systems (using castings etc) to be installed in strict accordance with the manufacturer's instructions.

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

3. Seek engineer's advice on type of joist hanger used. If less than 675mm of set masonry present above the position of joist hanger.

4. Vertical restraint straps to be 100x900/10g 30x2.5 galvanneal mild steel. To be fixed at 1.5m centres along 0.6m dila 0.75mm long concrete restraint nails unless shown otherwise on drawings.

5. Lateral restraint straps to be 150x1450/10g at roof and 190x1500/10g at floors and to be 30x5 galvanneal mild steel to be fixed at 1.2m centres generally using 15x1250 wood screws.

LIMITS

1. Unless specifically noted, all limits are to be specified by the architect and are to be subject to confirmation by Ascom Structures for structural adequacy loading information provided for contractor design.

2. The contractor is to obtain the architect's approval prior to ordering any limits.

3. All limits are to be installed in accordance with the manufacturer's recommendations and to have a minimum of 150mm bearing at each end.

4. Should the contractor wish to use an alternative limit to that shown on the drawing, he must inform the contract administrator prior to obtaining approval from the architect and Ascom Structures.

HEALTH & SAFETY - (TO BE READ IN CONJUNCTION WITH ASCOM STRUCTURES DESIGNERS RISK ASSESSMENT & METHOD STATEMENTS)

1. Prior to works commencing, the contractor must notify the local health & safety executive area of the work, using form F10 in accordance with the cdn regulations 2015. A copy of the notification is to be displayed on site and copied to Ascom Structures immediately.

2. 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.

3. 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 to ensure that all operatives are aware of the requirements stated in the c.o.s.h.h. regulations.

4. The contractor is to comply with the requirements of the health & safety at work act 2015 in terms of the employer's responsibilities.

5. The contractor must pay particular attention to health and safety matters and methods of working. The contractor is to decide upon the sequence of working and must use best practice at all times with particular care when working at height and below ground, when dismantling, demisting and installing temporary support for inserting new elements to support existing structures.

6. The contractor should advise the client and consultant team if they become aware of any particular health and safety concerns or if they discover any deleterious materials such as asbestos etc.

7. Ascom Structures are not employed by the client to provide contract administration or general supervision and may not be aware of the works and general progress on site. It is essential that the contractor alert both the client and Ascom Structures if any unforeseen elements or material design variations arise, leading to any changes to the structural drawings/specifications/coshs of work.

8. It is important that the contractor alerts the client and design team if there are any trades or skills required from the drawings and other contract documents, that are not within the immediate expertise of the contractor.

UNDERPINNING SPECIFICATION

1. The contractor shall be responsible for ensuring that his operations do not in any way impair the safety or condition of the existing structure or the adjacent properties. He shall provide any temporary supports required for this purpose, and shall carefully inspect the stability of the structure or the adjacent properties. He shall provide any temporary supports required for this purpose, and shall carefully inspect the condition of the structure both before and during the execution of the work and immediately inform the engineer if he considers that any more stringent procedure than that specified is necessary.

2. Underpinning is to be carried out in short sections not exceeding 1000mm lengths as specified above, in a sequence to be approved by the contract administrator.

3. The underside of the footings are to be cleaned and hacked free of any dirt, soil or loose material before underpinning.

4. The body of the underpinning is to be constructed in concrete grade RC32/40 (ready mix). Sulphate resisting using 20mm max aggregate, and is to be cast to the widths and depths shown on the drawings. As far as practicable excavation and concreting of any section of underpinning shall be carried out on the same day. Unreinforced sections shall be kept covered to prevent the ingress of water.

5. The concrete is to be stopped off approximately 75mm below the underside of the existing footing, and the final grading up over the whole extent of the latter is to be carried out with a cement/sand cement packing, well compacted in as soon as possible after the foundation has set hard. The piling/grade concrete is to consist of 1 part by volume of sulphate resistant cement to 3 parts by volume of sand (well graded) from 10mm maximum size down to the sand) with a water/cement ratio by weight of 0.35. Expanding admixture such as Cebex 100 or Fracno is to be used strictly in accordance with the manufacturers specification.

6. Excavation to any section of underpinning shall not be commenced until at least 48 hours after completion of any adjacent section of the work.

7. The joint between adjacent sections of underpinning is to be formed by creating a rough surface against which the first section is cast incorporating shear keys ('dog-eat-joint') or dove-beds. Then, having thoroughly cleaned the exposed concrete face, the adjacent section may be cast. Insert hydrophobic jointing compounds.

8. The contractor shall prepare a sequence of work and submit it to the engineer for his comments prior to the commencement of work.

9. Refer to Concrete notes for further details. All concretes to be vibrated with poker vibrators and placed to comply with the latest edition of National Specification for Structural Concretes and relevant British Standards (BS8110 and BS500 etc).

Rev	By	Issue	Reason for Amendment	Rev	By
01					

BUILDING CONTROL

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GENERAL NOTES

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