

General Notes

All dimensions to be checked on site. All details and dimensions relating the sub-contractors or suppliers work must be checked and agreed between the subcontractors or supplier and the general contractor.

This drawing is to be read in conjunction with all relevant architect's and engineer's drawings and the specification.

Works to comply with current Codes of Practice, British Standards and Building Regulations.

Contractor to establish with the local authority their requirements for inspecting the works, and adhere to these, from the outset.

Contractor to provide all necessary vertical and lateral restraint strapping in order to comply with The Building Regulations.

Fire Protection - All internal steelwork to be clad to comply with minimum fire resistance according to table B4 in Building Regulation Approved Documents B1 or B2.

Existing Structure - Existing walling and foundations to be exposed and confirmed as adequate prior to works taking place. Assumed spans of existing joists, rafters etc. to be confirmed as correct. Structural Engineer to be consulted if any differences are found prior to works taking place

Temporary Stability - Contractor to provide all necessary temporary propping to safely undertake the works.

Steelwork and Timber Connections - All steelwork and timber connections are to be detailed and designed by the fabricator taking into account the loadings outlined in the calculations.

Steelwork - Steelwork fabricator/contractor is to undertake their own site survey to determine final dimensions for all new steelwork fabrication. The survey should highlight any obstructions/services/etc., that need altering/relocating to avoid clashes.

Roof and Trimming - Design for roof structure, trimming and connections are to be prepared by suitably qualified persons prior to construction.

Steelwork Protection - All steelwork to be blast cleaned to Sa 21/2 in accordance with BS EN ISO 12944.
Internal Specification - coat with a Zinc phosphate epoxy primer to 80µm in accordance with BS EN ISO 12944.
External Specification - hot dip galvanised to 140µm in accordance with BS EN ISO 1461 and 14713

Steelwork grade - All steelwork to be high yield (S355) unless noted otherwise.

Masonry Strength - Contractor to confirm strength of existing brick/blockwork and mortar class is in accordance with assumptions prior to commencing or ordering materials. Refer to Structural Engineer if found to be different for revised pier/padstone calculations.

New timber in the works shall be tanalized and cut ends are to be thoroughly treated before fixing.

Splice details for long-span beams can often be accommodated if required.

Proprietary items to be used in accordance with manufacturer's instructions.

All dimensions, levels, insulations, DPM, waterproofing and setting out of structures by architect.

Designer Risk Assessment

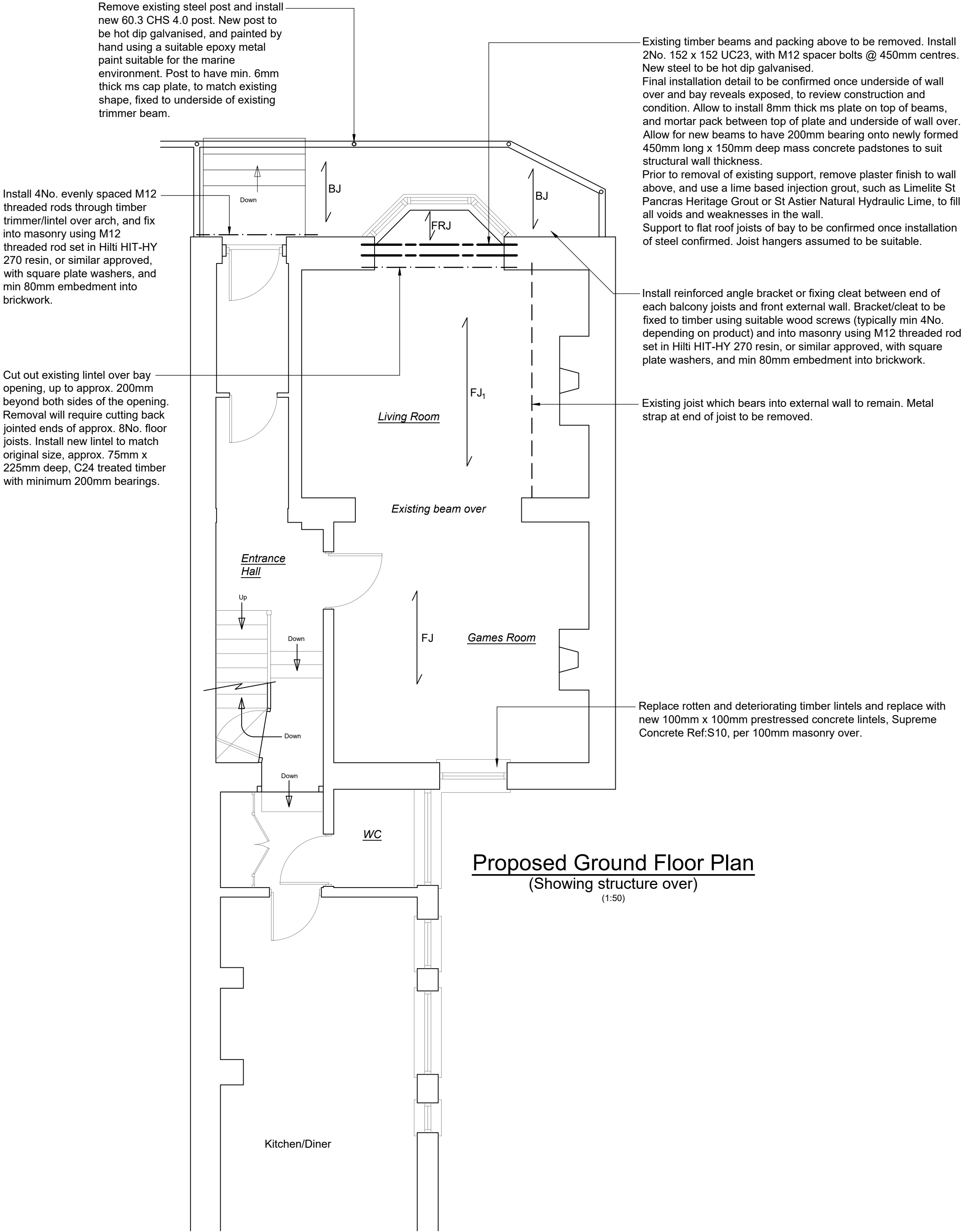
Mechanical aids should be employed when installing beams. Structural Engineer to be consulted if required.

The contractor is to provide all necessary temporary propping & temporary works to safely undertake the work and maintain structural stability. The contractor is to be aware that the property may be occupied during construction and temporary works loading to consider this.

The assumptions made within the calculations and drawings should be confirmed on site, prior to commencement of works. Any differences should be discussed with Structural Engineer, in order to check calculations.

All appropriate scaffold and edge protection should be put in place to ensure safety while working from height. Existing ceilings to be boarded during works to protect from falls between joists.

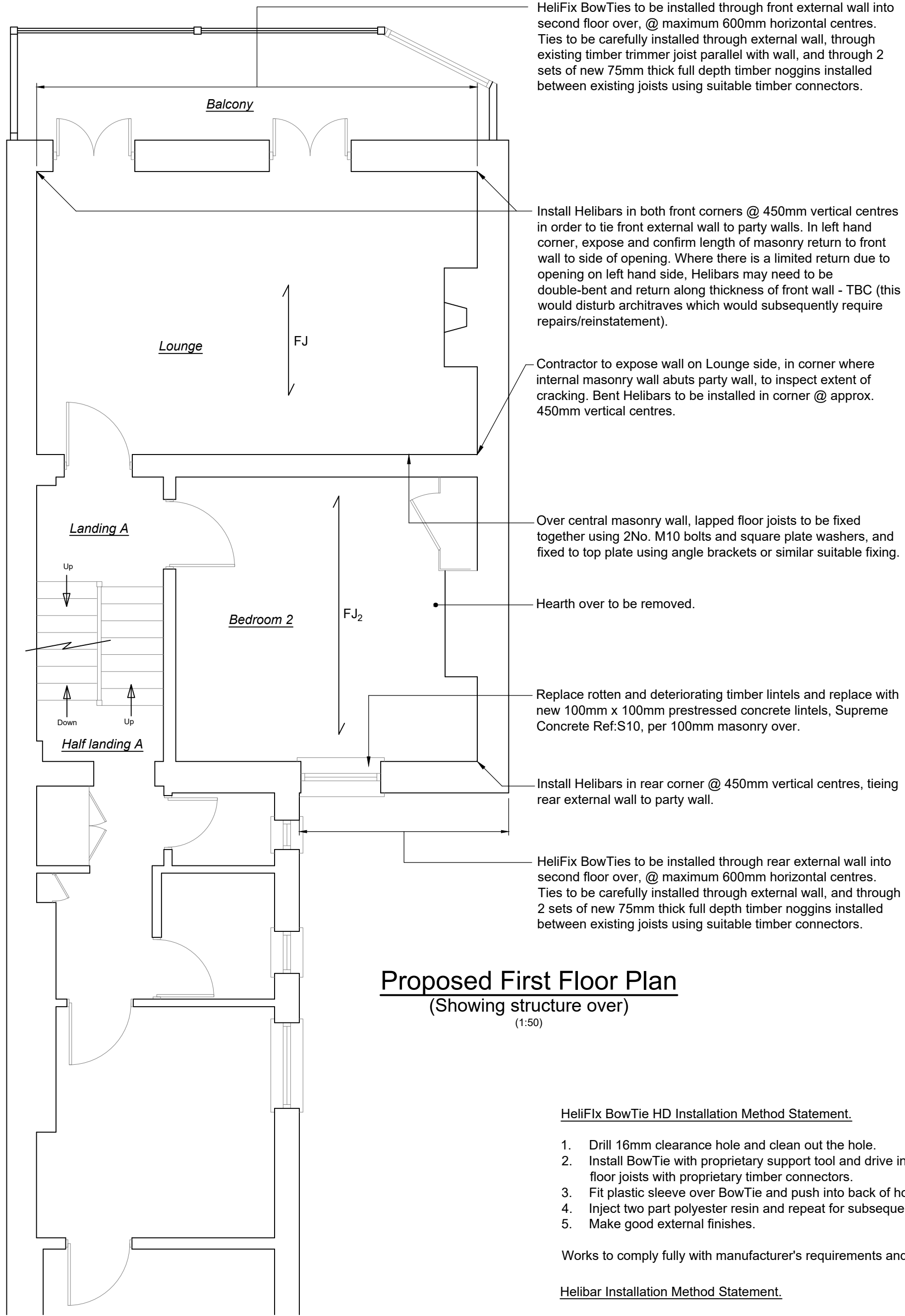
Contractor to supply a method statement as to how the government regulations and guidance will be implemented on the project with regard to social distancing.



All non-structural elements of works such as insulation details, finishes, glazing, etc., to be detailed by Architect.

Decaying and rotten timbers embedded within external walls are to be removed, void cleaned and prepared, and filled with brickwork (where large enough) and/or lime putty (to be confirmed by conservation officer).

Proposed positions of services through new joists, if and where necessary, are to be confirmed to structural engineer for review and confirmation.



	Denotes span of existing floor joists.
	Denotes span of new 47 x 195 C16 joists, installed fixed to the sides of the existing using M10 coach bolts (or similar) and square plate washers @ max. 600mm centres for full length of joist. At bearing to front wall, install suitable joist hangers to timber wall plate/lintel to support new joists. Face fixed hangers may be used where straps cannot be taken over wall plate/lintel. At central internal wall, existing joists are to be cut back and void filled. New joists are to be have minimum 100mm bearing.
	Denotes span of new 47 x 195 C16 joists, to be installed in between existing, @ maximum 400mm centres. Any rot to existing joists to be cut away, cutback to min. 500mm away from rot. Where existing joists have been cut back, new joists are to be fixed to side of existing using M10 coach bolts (or similar) and square plate washers @ max. 600mm centres for full length of joist. At bearing into external masonry, utilise proprietary joist boot, or wrap in self-adhesive waterproofing membrabe, or similar detail. Existing floor joists which have deflected such that they cannot be fixed to, and have areas of rot, are to be removed. Floor to be OSB/ply sheathed to match existing floor levels.
	Denotes span of existing flat roof joists.
	Denotes span of existing balcony joists. Provision of galvanised strapping between side of joists and front external wall of building to be confirmed by conservation officer.

Helifix BowTies to be installed through front external wall into second floor over, @ maximum 600mm horizontal centres. Ties to be carefully installed through external wall, through existing timber trimmer joist parallel with wall, and through 2 sets of new 75mm thick full depth timber noggins installed between existing joists using suitable timber connectors.

Install Helibars in both front corners @ 450mm vertical centres in order to tie front external wall to party walls. In left hand corner, expose and confirm length of masonry return to front wall to side of opening. Where there is a limited return due to opening on left hand side, Helibars may need to be double-bent and return along thickness of front wall - TBC (this would disturb architraves which would subsequently require repairs/reinstatement).

Contractor to expose wall on Lounge side, in corner where internal masonry wall abuts party wall, to inspect extent of cracking. Bent Helibars to be installed in corner @ approx. 450mm vertical centres.

Over central masonry wall, lapped floor joists to be fixed together using 2No. M10 bolts and square plate washers, and fixed to top plate using angle brackets or similar suitable fixing.

Hearth over to be removed.

Replace rotten and deteriorating timber lintels and replace with new 100mm x 100mm prestressed concrete lintels, Supreme Concrete Ref:S10, per 100mm masonry over.

Install Helibars in rear corner @ 450mm vertical centres, tying rear external wall to party wall.

Helifix BowTies to be installed through rear external wall into second floor over, @ maximum 600mm horizontal centres. Ties to be carefully installed through external wall, and through 2 sets of new 75mm thick full depth timber noggins installed between existing joists using suitable timber connectors.

Helifix BowTie HD Installation Method Statement.

1. Drill 16mm clearance hole and clean out the hole.
2. Install BowTie with proprietary support tool and drive into min. 2No. 75mm thick full depth timber noggins suitably fixed to floor joists with proprietary timber connectors.
3. Fit plastic sleeve over BowTie and push into back of hole.
4. Inject two part polyester resin and repeat for subsequent ties @ max 600mm horizontal centres.
5. Make good external finishes.

Works to comply fully with manufacturer's requirements and guidance.

Helibar Installation Method Statement.

1. Rake out or cut slots 500mm either side of crack (where possible) into horizontal mortar joints, to 35-45mm depth for horizontal crack stitching, and 60mm depth for corner restraint stitching, and at maximum 450mm vertical centres or as specified by engineer.
2. Vacuum out the slots and thoroughly flush with water.
3. Insert a bead of HeliBond into the back of the top slot and position the bar into the slot.
4. Fill the remains of the slot with HeliBond and iron into the slot with finger trowel or similar. If the masonry is to be re-pointed leave sufficient depth to point the joints.
5. Repeat items 3 & 4 for subsequent bars.
6. Re-point the masonry and repair cracked masonry with a suitable lime based injection grout. Leave ready for decoration.

Works to comply fully with manufacturer's requirements and guidance.

Revision: Date: Description:

A 18.11.2020 Client Issue
B 02.12.2020 Revised Details

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Scale(s): 1:50@A1
Date: Nov '20
Engineer: SG
Checked: OR

Mr & Mrs Brown
9 South Terrace, Littlehampton
Proposed GF & FF Plan

Project No: 20340
Drawing No: 001
Revision: B

