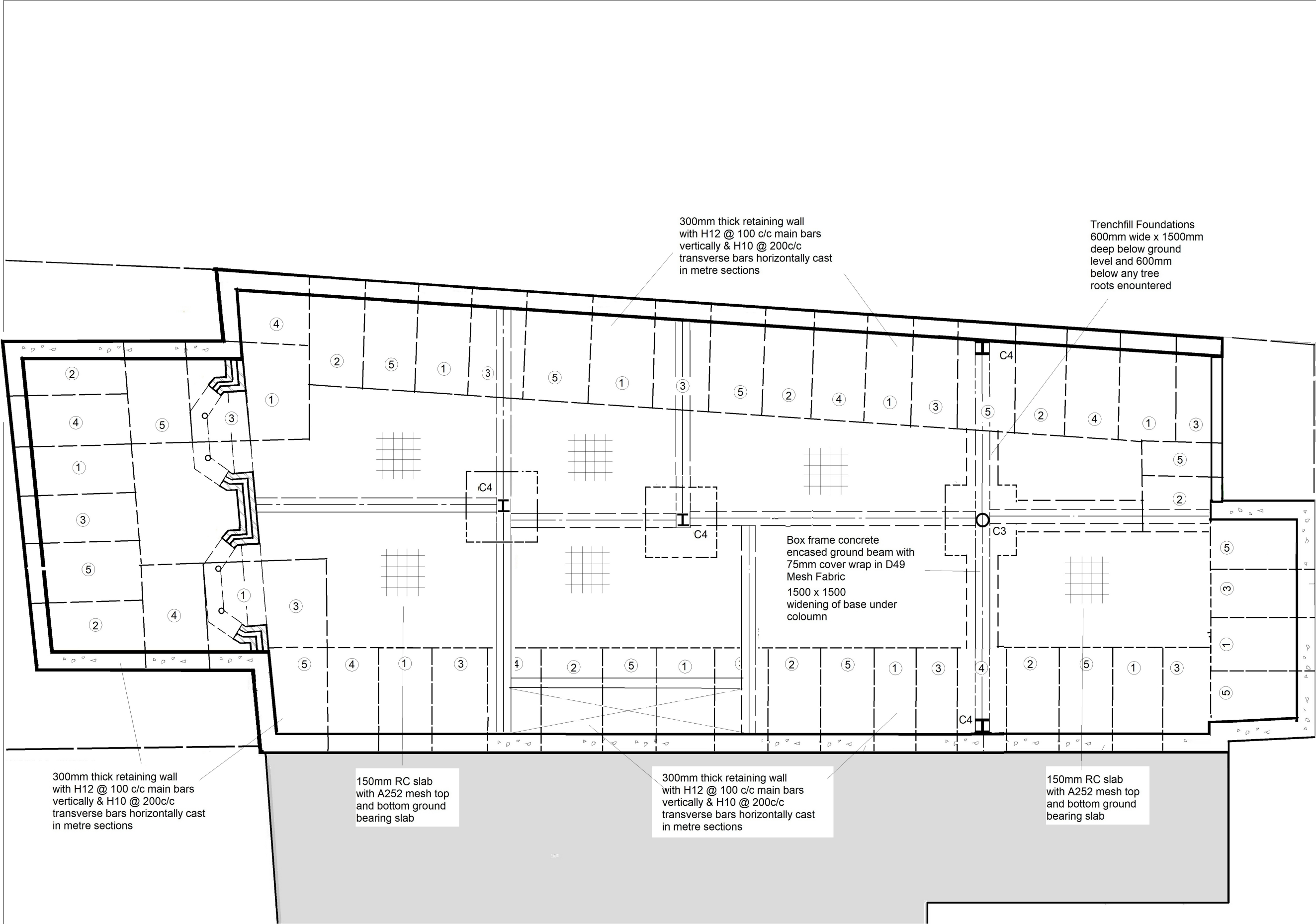




- NOTES**
1. All dimensions to be verified on site.
 2. Read in conjunction with architect's drawings.
 3. All steelwork designed to EN3 fabricated to EN3 and EN1090.
 4. All steel members to be grade S275JR steel unless otherwise noted.
 5. Apply 2 coats of red oxide primer/2 coats zinc rich primer to all steel prior to erection.
 6. All fire protection to architect's specification, provide min. ½ hour fire resistance capability to all steel (e.g. 12.5 mm plasterboard and 7mm skim).
 7. All external steel and steel within cavity to have 2 coats of bitumastic paint (RIW or similar) or galvanised.
 8. All steel below ground floor level to be encased in 75mm concrete unless noted otherwise.
 9. All welding to be 6mm fillet welds carried out in workshop.
 10. All black bolts to be grade 8.8.
 11. All timberwork designed to BS 5268.
 12. Double and triple joists to be bolted together with M12 bolts + 63mm dia. TP connectors and washer plate @ 450 c/c unless otherwise noted.
 13. Connections:
TIMBER/BRICK: BAT SPH hanger when there is a minimum of 675mm of brickwork above, if not use MAXI SPEEDY hangers or equivalent.
TIMBER/TIMBER: BAT JIFFY or MAXI SPEEDY hanger or framing anchor.
RAFTER/TIMBER PLATE: use BAT framing anchors or angle brackets as appropriate. Do not skew nail any connection.
ALLOW FOR BAT M305 STRAPS @ 1200 c/c for restraint of joists and all wall plates.
 14. Concrete padstones to be grade C25 (1:2:4).
 15. Foundation concrete to be grade C28/35 FND3.
 16. Foundations to be 600mm below any root activity (min 1100mm depth unless otherwise noted).
 17. All temporary propping by the contractor.
 18. All new masonry to be fixed to existing with furfix profiles.
 19. All waterproofing and drainage to architect's specification.
 20. All works to be approved by the building control officer.
 21. No work to commence on site prior to building control approval of structural details.
 22. Any excavations works within 3m of any adjoining property or party structure may be subject to party wall agreement.
 23. Any deep foundations/piling within 6m may be subject to party wall agreement.
 24. If contractor has preferred alternative method of construction please call us.

EXCAVATION FOR REINFORCED CONCRETE RETAINING WALLS

1. Working In Strips Not Exceeding 1m Long.
2. Carefully Remove Existing Wall And Base.
3. Excavate To Required Depth Adjacent Existing Structure.
4. Cast New Concrete Base And Allow 24 Hours To Cure. Starter Bars To Extend 40d Above Base For Lapping Purposes (See Details For Bar Sizes).
5. Vertical & Horizontal Reinforcement To Be Constructed In Accordance With Design Information And Any Reinforcement Schedules Provided By The Engineer.
6. Shuttering & Propping To Be Designed By Contractor.
7. Cast New Concrete Wall Ensuring Ground Behind New Foundation & Wall Is Fully Backfilled And Compacted. Check At Regular Intervals To Ensure This During Construction.
8. Never Excavate Two Adjacent Strips Without Allowing 3 Days Between Operations.
9. When Adjacent Sections Are Opened Up The Exposed Concrete Surfaces Should Be Thoroughly Cleaned Of All Loose Material & Scabbled To Form A Good Key.
10. All Reasonable Care Is To Be Taken To Prevent Injuries To Persons Working Near Exposed Bars Etc. (Threaded Couplers Would Be Suitable).
11. All New Concrete Below Ground To Be Sulphate Resisting Cement Conc. Grade C28/35 FND3.
12. Trial Pit To Be Excavated To Confirm Existence Of Any Existing Structure.
13. Reinforcement Shall Be To EC2 With Bars To Be Grade 500.
14. Ready Mix Concrete Must Be Obtained From A Plant That Holds A Current Certificate Of Accreditation Under The Quality Scheme For Ready Mix Concrete.
15. No Concrete Is To Be Placed When The Ambient Air Temperature Is Less Than 5 DEGREES C.

Title: **Foundation Plan**

Preliminary

Rev	Date	Description	App

archplan

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Date: SEPT 22	Sheet No. Rev
Scale: -	DT/30
Job No:	Project:
6A DENMARK TERRACE	