

Steel Work

(To as per structural Engineer’s calculations/notes)
All steelwork to be grade S275 unless stated otherwise.
All bolts to be grade 8.8 black bolts in holes with 2mm clearance.

All steel work to be cleaned and painted with red oxide paint prior to installation.

All steelwork to be painted with NULLIFIRE intumescent paint (applied in accordance with manufacturer’s instructions)or encased with 2layers of 12.5mm Fire Lined plasterboard to give 60min. Fire protection.

Steelwork to be installed and fixed by contractors experienced in the use of steelwork. Where joists are bearing on steels,timber strutting is to be fixed between joist ends Padstone /bearing plate sizes are as detailed in Structural Engineers calculations.

All internal steel work shall be wire brushed to remove rust and mile scale, then painted with two coats of zinc rich premier prior to erection. Any areas damaged during erection shall be repainted with another coat of zinc rich premier.

ALL STRUCTURAL STEEL MEMBERS AND ELEMENTS (i.e. STEEL BEAMS, COLUMNS, PLATES. BOLTS) THAT ARE EXTERNAL OR WITHIN CAVITY WALL ARE TO BE GALVANIZED (TYPICAL)

ALL CONNECTIONS TO BE DESIGNED REFERRING TO DESIGN TYING FORCES IN ATTACHED CALCULATIONS AND SUBMITTED FOR APPROVAL OF ENGINEER OR BCO PRIOR TO FABRICATION OR CONSTRUCTION

MINIMUM STEEL BEAM END BEARING LENGTH IS 100mm WHEN BEARING ON A PARTY WALL AND 150mm ANYWHERE ELSE

CONTRACTOR RESPONSIBLE TO MEASURE CONSTRUCTION LENGTHS FOR STEEL WORK FROM SITE

CONTRACTOR TO ENSURE ALL STEEL WORKS ARE WRAPPED WITH FIRELINE GYPROC TO ACHIEVE MINIMUM 30min FIRE RATING

Attention to Contractor

LEVELS AND HEIGHT OF EXISTING ROOF SPACE HAS TO BE MEASURED BEFORE WORK COMMENCE, PLEASE WORK OUT THE FORMATION OF NEW FLOOR AND ROOF AND DEDUCT THIS FROM EXISTING HEIGHT. PLEASE CHECK IF REMAINING CEILING HEIGHT IS NOT LESS THAN 2.0M IF LESS PLEASE INFORM THE ENGINEER TO RECOMMEND ALTERNATIVE DESIGN

CONTRACTOR NEEDS TO CHECK CONDITION OF ALL EXISTING WALLS AND REPORT TO THE ENGINEER FOR ANY SERIOUS DEFECT IMMEDIATELY

ALL DIMENSIONS MUST BE VERIFIED ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY SITE DIMENSIONS AND LEVELS AND FOR ALL EXPLETORY WORKS TO VERIFY ANY EXISTING STRUCTURE BEFORE COMMENCEMENT OF WORKS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORK ON SITE.ANY GIVEN DIMENSION IS FOR THE CONTRACTOR’S GUIDANCE ONLY AND SHOULD BE VERIFIED ON SITE.

NO LIABILITY OF ANY KIND IS ACCEPTED BY THE ENGINEER FOR ANY ERROR OR OMISSION.WHERE NEW WORK IS NEAR OR ON BOUNDARY LINE/PARTY WALL THE PROPERTY OWNER IS TO SERVE PARTY WALL NOTICE TO THE ADJOINING PROPERTY/LAND OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF THE "PARTY WALL ETC" ACT 1996.

ALL DETAILS TO COMPLY WITH CURRENT BUILDING REGULATIONS AND LOCAL AUTHORITY APPROVALS.WORK NOT TO COMMENCE BEFORE FINAL APPROVAL OF PLANS BY LOCAL AUTHORITY.

DRAWINGS PREPARED FROM PLANS & INFORMATION SUPPLIED BY ARCHITECT -NO SITE SURVEY CARRIED OUT BY THE ENGINEER.

THE STEEL WORK SUB CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEEL WORK

All temporary works required to any structures is the responsibility of the contractor & to be designed, installed & executed in accordance with BS 5975-2008. All temporary work proposals to be issued to EKA comments prior to commencement any demolition works

Timber Work

All double up joists bolted together using 12 mm diameter bolts with washers at 600 mm centers.
-Solid blocking is also to be installed where joists are notched into steel beams or are supported on joist hangers.
-Notching and drilling of joists to be in accordance with NHBC standard clauses 6.4 - s9.
-All timber to be grade C24 to EUROCODE unless otherwise noted and to be double vacuum treated.
-Sawn ends are to be treated with a compatible preservative.
-All joist hangers are to be galvanized mild steel with a minimum thickness of 2.5 mm.
-All joists are to be doubled up under partitions and baths etc. for joists spans greater than 2.5m solid blocking is to be installed in accordance with the building regulations.
-Provide solid strutting under all partitions running at right angles to joists under..
-22mm T&G. floor boarding on joists as specified on the plan, on joist hangers, above DPC. Joist ends to be treated with preservatives. Joists to have minimum 50mm bearing in cavity walls and must be on joist hangers on solid walls.
-PROVIDE 1 ROW OF NOGGINS TO CENTRE OF JOIST SPANS OF 2.5 M OR GREATER,AND GENERALLY AT MAX. 1.2 CENTRES FOR LARGER SPANS.

OPENING IN PARTITIONS
Form opening in brick and block partitions with RC lintels 100mm deep with 2 No. 12mm diameter m.s. bars. Form opening in load-bearing stud partitions with 100mm x 100mm post on each side and 2 No. 150mm x 50mm s.w. beams over.
WHERE TIMBER FLOORS ARE TO RECEIVE TILED FLOOR FINISHES, JOISTS ARE TO BE DOUBLED UP AND BOLTED TOGETHER USING M12 GRADE 10.9 @600c/c AND SOLID NOGGINS ARE TO BE PROVIDED @300mm CENTERS, POSITIONED TO ENSURE THAT THE FREE ENDS OF ALL PLYWOOD CAN BE SECURED AT APPROPRIATE CENTERS. PROVIDE TWO LAYERS OF EXTERNAL GRADE WBP PLYWOOD, A MINIMUM 12.5mm THICK SCREWED AT RIGHT ANGLES TO EACH OTHER TO THE JOISTS @300c/c ALONG INTERMEDIATE SUPPORTS AND 150mm CENTERS ALONG THE EDGES USING N12x50mm LONG STAINLESS STEEL SCREWS ENSURING THAT THERE ARE NO VERTICAL JOINTS THROUGH THIS PLY COVERING

-UNDER NEW PARTITIONS RUNNING PARALLEL TO SPAN EXISTING TIMBER FLOOR JOISTS TO BE DOUBLED UP OR NEW DOUBLED UP C24 TIMBER FLOOR JOISTS TO BE PROVIDED. TIMBERS ARE TO BE BOLTED TOGETHER WITH M12 GRADE 10.9 BOLTS @400c/c (TYPICAL)
-PROVIDE 50mm WIDE C24 TIMBER SOLID NOGGINGS UNDER NEW PARTITIONS RUNNING PERPENDICULAR TO JOISTS SPAN, ALONG SUPPORTS AND FOR SPANS LESS THAN 4.5m AT MID-SPAN. FOR SPANS OVER 4.5m AT ⅓ AND ⅔ SPAN POSITIONS (TYPICAL)
STUD PARTITIONS
STUD PARTITIONS TO BE 100 X 50MM REGULARIZED STUDS @ 400 C/C WITH 100 X 50MM HEAD AND SOLE PLATES WITH 100 X 50MM NOGGINS AND CROSS BRACING WHERE NECESSARY AND PARTICULARLY AT FIXING POSITIONS FOR SANITARY WARE AND PLUMBING ITEMS.
WALLS TO BE LINED WITH 12.5MM PLASTERBOARD0.
WALLS TO BEAR ON MULTIPLE JOISTS WHERE RUNNING PARALLEL TO SPAN AND ON NOGGINS WHERE RUNNING AT RIGHT ANGLES TO SPAN.
ANY GLAZING SEPARATING THE STAIR ENCLOSURE FROM ANY KITCHEN OR HABITABLE AREAS TO PROVIDE 30 MINUTES FIRE RESISTANCE.

RESTRAINT STRAPS
PROVIDE 30 X 5MM GALVANISED MILD STEEL STRAPS @ MAX 2000MM C/C FIXED ACROSS THE FIRST THREE JOISTS WHERE PARALLEL TO WALLS & HOOKED OVER INNER LEAF OF BLOCKWORK AND INTO CAVITY OF EXTERNAL WALL.



- Notes :
- 1. All Dimension are in millimeters.
 - 2. All dimensions are to be checked on site and the Architect is to inform of any discrepancies before construction commences.
 - 3. All references to drawings refer to current revision of that drawing.

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Rev.	Date	Revisions
Client - SCL Project - 62 High Street, Trent Way, West End, Southampton, SO30 3DT		
Scale -	Date - 27-06-2026	
Drawn By - KM Renovations & Surveys	Checked By -	
Project No.	Drawing No. 10	Revision -
Project Description - CONSERVATORY EXTENSION AND CHIMNEY BREAST WALL REMOVED		

General Notes