

**GENERAL NOTES**

1. The sketches are produced for this project only and should not be relied upon for use on any other project.
2. The sketches to be read in conjunction with all relevant Surveyors and Engineers details.
3. All work to be to the satisfaction of the Engineer and the Approved Building Regulations Inspector.
4. The Contractor is to be responsible for all necessary temporary works to ensure the stability of the structure at all times during the course of the works.
5. The Contractor is to be responsible for taking all necessary site dimensions.
6. Reference is to be made to the Surveyors drawings for details of finishes, partitions etc
7. The Contractor is to inform the Engineer immediately if details of the existing structure are found to differ on site from that shown on the Engineer's drawings.
8. All structural steelwork to be grade S275 (unless shown otherwise) and design and construction to be in accordance with BS 5950. Unless shown otherwise all bolts to be grade 8.8 M20 and all welds to be 6mm F.P.F.W, all site welds to be tested.
9. Prior to delivery all structural steelwork to be blast cleaned to Sa2.5 and immediately painted with one coat zinc phosphate primer (75 microns DFT). Except where galvanised (85 microns DFT) as noted on the sketches. After erection all steelwork to be painted with a compatible finish paint. Where steelwork is to be site welded it is to remain unpainted prior to welding.
10. Steelwork is to be protected against fire as directed by the Surveyor.
11. Dry pack is to be "SBD 5 Star Grout - Standard" or similar approved, well rammed home until solid.
12. All new structural timber to be grade GS class C16 and pressure impregnated with an approved preservative in accordance with BS 5268.
13. One row solid strutting to be fixed mid-span between joists for spans over 2.5m and two rows at third points for spans over 3.5m.
14. All new loadbearing brickwork shown to have a minimum crushing strength of 20.0 N/mm<sup>2</sup>, laid in a 1:1:6 mortar.
15. All new loadbearing blockwork to be constructed using solid blocks with a minimum crushing strength of 7.3 N/mm<sup>2</sup>, laid in a 1:1:6 mortar.
16. Padstones to be cast using a nominal 1:2:4 mix concrete (10 max. aggregate). Padstones to be cast minimum 7 days prior to loading.
17. Generally all structural concrete is to be of a minimum grade C28/35 and to have a minimum OPC content of 330 kg/cum, and a maximum free water / cement ratio of 0.5. All concrete to have a max. aggregate size of 20mm.

**NOTES ON UNDERPINNING**

- i) The underpinning is to be carried out in the numerical sequence as shown on the drawing.
- ii) Any sequence is to be completed and allowed to mature for 2 days before the following sequence is commenced.
- iii) Two days are to be allowed for the initial shrinkage of the mass concrete pins to take place before dry packing
- iv) The underside of the existing footings shall be thoroughly cleaned of all loose material prior to dry packing.
- v) Underpins are to incorporate dowel bars or shear keys in both sides for connecting adjacent pins as shown on the detail.
- vi) Maximum length of underpins are not to exceed 750mm.
- vii) The dry pack is to consist of SBD five star expanding group (well rammed home) or similar approved.

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Job  
**5 CHESTER PLACE**  
**LONDON NW1**

Drawing  
**GENERAL NOTES AND UNDERPINNING NOTES**

Surveyors	SAVILLS
Scale	A3
Date	14/10/14
Dwg. No.	14048/G/01
Rev.	A