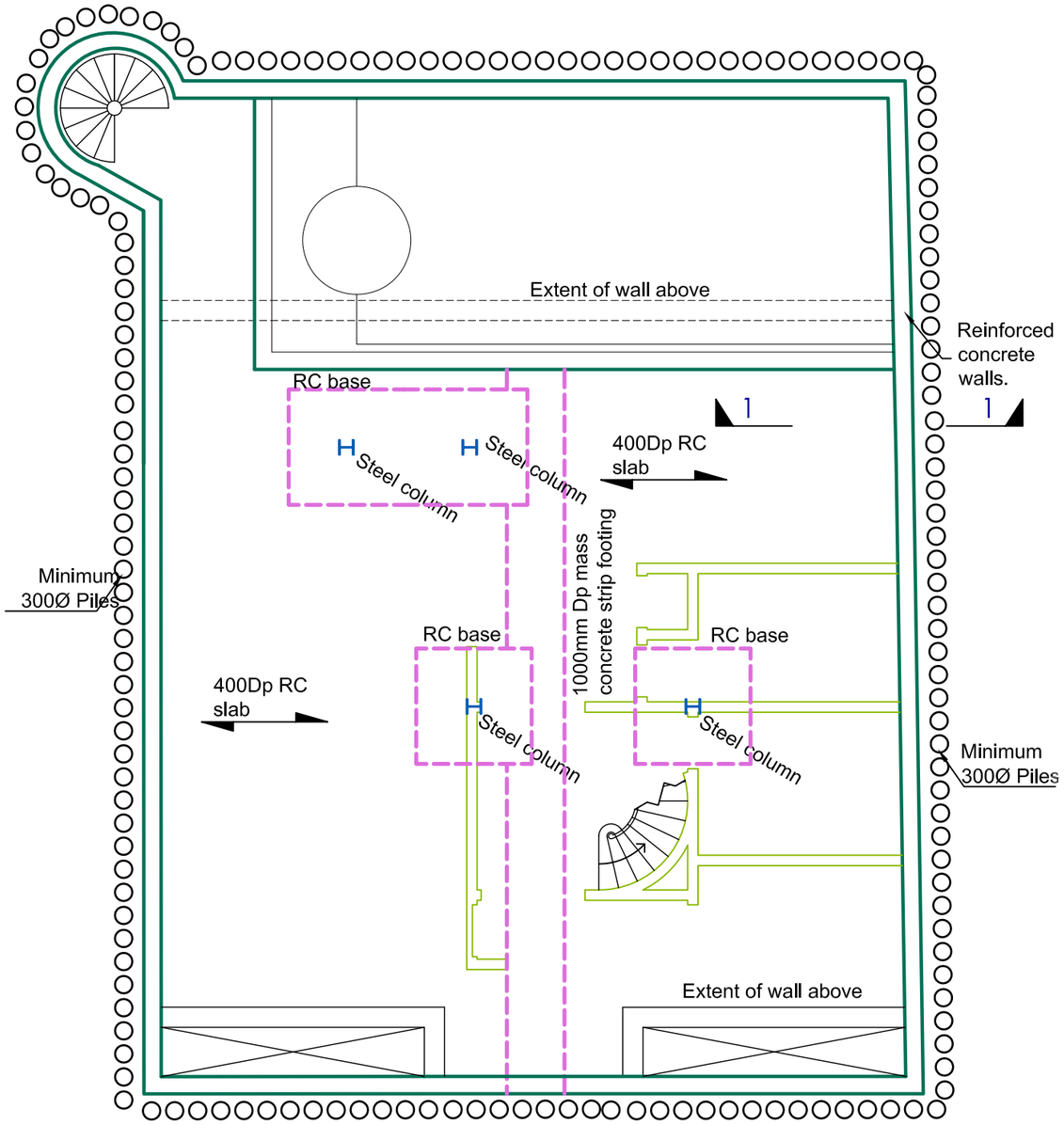

General Notes:

1. USE ONLY FIGURED DIMENSIONS. All dimensions in mm's. Refer to Architect's drawings for setting out. This drawing is to be read in conjunction with all relevant Architects, subcontractors and engineers drawings and specifications. Final co-ordination of cladding, drainage, insulation, steelwork, and other elements is the responsibility of the contractor.

2. All dimensions and levels shown are based on survey drawings. The contractor is to satisy themselves that dimensions levels etc are sufficiently accurate to complete construction to the necessary tolerances. Existing structure to be verified on site by the contractor and any discrepancies reported immediately to Engineer.

3. Domestic jobs: the contractor is to notify the local H.S.E. area office of the works using form F10 (rev.) in accordance with the C.D.M. regulations, 2007. A copy of the notification is to be displayed on site and copied to the Engineer. The client must appoint a CDM co-ordinator and comply with CDM Regulations for all projects which are not their private residency.

4. Imposed load design Typical Domestic 1.5kN/m²

5. Concrete to be in accordance with BS8110. Concrete for mass concrete foundations to be To FND 3 in accordance with BS8500 (minimum strength 35N/mm², 20mm maximum aggregate size, 75mm slump and ordinary Portland Cement). Reinforced concrete to be RC28/35 min (previous designation C35N/mm²) unless noted otherwise.Minimum Cement contents 320kg/m3, Water cement ratio 0.55.2 Cubes to be taken for every 10m3, or every pour, and 1 tested at 28 days with the results provided to the engineer.

6. Reinforcement required is noted on the drawings or in the calculations as either areas of reinforcement or bar/mesh requirements. Schedules are to be completed by the contractor and provided tot he engineer 1 week before ordering. Reinforcement schedules to be completed in accordance with BS8666:2005or BS EN ISO 3766

7. Water proofing, damp proofing and all weather proofing are not the responsibility of Croft Structural Engineers. Basement water proofing is the responsibility of the specialist waterproofing contractor. Croft are not the Structural Water-proofer. The specialist water proofing contractor must review our drawings and design and if greater waterproofing resistance is required then Croft are to be informed and the additional requirements will be added to the plans.
   7.1. The Specialist water-proofer must provide their drainage layout and sump locations to Croft Structural Engineers 2 weeks prior to installation.
   7.2. Pipes below slab to have be encased in 150mm of concrete. Pipes within slab to have a minimum of 150mm concrete around them.
   7.3. Grace Adcor ES waterstop is to be added to all day joints and construction joints in the basement. If high water table encountered include Caltite admixture to the concrete.
   7.4. Dewatering must be turned off 2 weeks before internal drain cavity is fixed. Any leaks are to be plugged in accordance to SIKA's specifications.

8. Structural steelwork to be in accordance with ADVANCED275JR internally , for high grade steel use ADVANCED355JR internally. BS5950 for design detail and workmanship. Steelwork must be fabricated in accordance with BS EN 1090. Fabricated Steelwork must be provided with a CE Mark, FPC, RWC and WQMS. All structural work and fire protection to the satisfaction of the Building Control Officer.

External Steel - ADVANCED275JR up to 15mm, above 15mm use ADVANCED275J0. For high grade steel use ADVANCED355JR up to 11mm for external use and ADVANCED355J0 above 11mm

9. All Steel to be painted: prepared by grit blasting in accordance with BS7079, the standard of surface cleanliness is to Swedish Standard SA2.5. Paint specification to be in accordance with BS5493. In shop applied high build Red zinc phosphate modified alkyd, to 75 microns. On site, degrease and touch up as necessary using high build zinc phosphate modified alkyd to 60 microns. Thicknesses are dry film thicknesses. Steelwork built into cavity to be galvanised inaccordance to EN ISO 1461 with a minimum 85 µm thickness. Site repairs to galvanising to be completed with Cold Galvafroid or similar. Concrete Encased steelwork to have 2 additional site coats of bitumen paint.

10. Unless noted otherwise, steelwork welds to be minimum 6mm fillet weld, all bolts to be grade 8.8 with minimum 16mm diameter. Overall lengths & Connection design is the responsibility of the contractor and details where shown are indicative. Where loads are shown on the drawings, V = Factored Shear loads, M = Factored Moments. Connection Calculations, Fabrication details are to be provided by fabricator to the Engineer prior to fabrication for connection approval and to the Architect for setting out approval. Minimum 2M16 per connection and take 75kN tie force, 80kN shear unless noted otherwise. Bolt all double beams together with M16 at 600c/c with Spacer tubes. Where columns sit against masonry bolt back with M16 Resin Anchors at 450c/c staggered either side of flange. Welding to comply with BS EN 288. Site welding if essential to be tested in accordance with the national steelwork specification and results provided to the engineer.

11. Contractor MUST provide fabrication drawings & connection calculations to the engineers two weeks prior to fabrication for approval, final appearance to be agreed with the architect.

Rev	Date	Amendments
2	28/08/15	Basement floor plan changed
1	26/08/15	Basement floor plan changed
-	14/08/15	First issue for comment

Basement plan

Scale (1:100)

Job No.s 150607	Client: Mike Ofori
Dwg Nos SL-10	Project: 1b St Johns Wood Park
Date July15	Title : Basement plan BIA
Drawn SB / Chk'd NM	
Scale As shown @ A3 / Rev 2	

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