1.00 GENERAL NOTES:

1.01 ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND ROSS & PARTNERS DRAWINGS, SPECIFICATIONS AND BILL OF QUANTITIES.

1.02 FOR THE PURPOSES OF CONSTRUCTION, ALL DRAWINGS MUST NOT BE SCALED AND ONLY WRITTEN OR CALCULATED DIMENSIONS USED. LEVELS (UNLESS NOTED OTHERWISE) ARE RELATED TO ORDNANCE DATUM.
REFER TO ARCHITECTS DRAWINGS FOR ALL LEVELS AND DIMENSIONS.

1.03 STANDARD ABBREVIATIONS:

F.F.L.	~	FINISHED FLOOR LEVEL.
S.S.L.	~	STRUCTURAL SLAB LEVEL.
T.O.S	~	TOP OF STEEL
E.L.	~	EXISTING LEVEL.
EX. or EXIST.	~	EXISTING.
R.C.	~	REINFORCED CONCRETE.
M.C.	~	MASS CONCRETE
BWK.	~	BRICKWORK.
BLK.	~	BLOCKWORK.
DWG.	~	DRAWING.
N.T.S.	~	NOT TO SCALE.
C/C.	~	CENTRES.
Ø or DIA.	~	DIAMETER.
S.O.P.	~	SETTING OUT POINT.
S.O.L.	~	SETTING OUT LINE.
C.L.	~	CENTRE LINE.
HOR.	~	HORIZONTAL.
VERT.	~	VERTICAL.

1.04 ALL CALCULATIONS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY.

1.05 ALL PROPRIETARY PRODUCTS ARE TO BE USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' DETAILS AND REQUIREMENTS.

1.06 GENERALLY, ONLY KNOWN HOLES, POCKETS, RECESSES, ETC. WITH ANY DIMENSIONS GREATER THAN 150mm ARE SHOWN ON THE DRAWINGS.
FOR CONFIRMATION OF THESE AND FOR DETAILS OF SMALLER HOLES, FIXINGS, INSERTS, ETC. REFERENCE SHALL BE MADE TO THE ARCHITECTS', SERVICES, OR BUILDERS WORK DRAWINGS.

1.07 THE MAIN STRUCTURAL GRID AND STRUCTURAL SLAB LEVELS TO BE AGREED ON SITE WITH THE C.A. PRIOR TO PERMANENT WORKS COMMENCING.

1.08 ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE RELATED TO CENTRE LINES , EXCEPT IN THE CASE OF CHANNELS AND ANGLES WHERE DIMENSIONS RELATE TO CHANNEL AND ANGLE OUTSIDE FACES.

1.09 THE CONTRACTOR SHALL ENSURE THAT TEMPORARY LOADS ONTO THE NEW STRUCTURES SHALL BE LESS THAN THOSE FOR WHICH IT HAS BEEN DESIGNED.

1.10 GENERALLY, THE FOLLOWING ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS:-
PLANT BASES / UPSTANDS.
LOCATION OF ANY CAST-IN SERVICES.
HOLES LESS THAN 150mm WIDE / LONG.
CLADDING CONNECTIONS.
SECONDARY STRUCTURE FOR WALL AND ROOF CLADDING.

REFERENCE SHOULD BE MADE TO THE RELEVANT ARCHITECTURAL, SERVICES OR SUB-CONTRACTORS DRAWINGS FOR THIS INFORMATION.

1.11 THE SETTING OUT OF THE BUILDING AND LEVELS INDICATED ON ALL ROSS & PARTNERS DRAWINGS RELATED TO THE ORDNANCE GRID AND DATUMS IS TO BE CONFIRMED BY THE ARCHITECT.

1.12 THE CONTRACTOR SHALL CARRY OUT A DETAILED GEOMETRIC SURVEY TO ACCURATELY LOCATE THE EXISTING STRUCTURE AND SUBMIT DETAILS TO THE C.A. FOR HIS INFORMATION.
FORMAT OF RESULTS TO BE AGREED WITH THE C.A. PRIOR TO WORK COMMENCING.

1.13 ANY DISCREPANCIES BETWEEN THIS AND OTHER ARCHITECTS OR ENGINEERS DRAWINGS, OR AMONGST ROSS & PARTNERS, ARCHITECTS OR ENGINEERS DRAWINGS SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE C.A.

1.14 THE STRUCTURE IS DESIGNED AND DETAILED FOR THE PERMANENT CONDITION ONLY.
THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE TEMPORARY CONDITION AND ANY TEMPORARY WORKS REQUIRED DURING CONSTRUCTION.

1.15 WORK EXECUTED ON SITE PRIOR TO THE RELEVANT APPROVALS BEING OBTAINED IS AT THE CONTRACTORS OWN RISK. THE CONTRACTOR SHOULD INCLUDE FOR CARRYING OUT MINOR OPENING UP WORKS IN ORDER TO ESTABLISH DETAILS AT INTERFACE BETWEEN NEW AND EXISTING STRUCTURE. POSITIONS TO BE AGREED ON SITE WITH THE ENGINEER.

1.16 ALL DETAILS, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT EUROCODES, CODES OF PRACTICE, BUILDING REGULATIONS, LOCAL BYELAWS AND HEALTH AND SAFETY REGULATIONS.

1.17 DO NOT SCALE FROM ROSS & PARTNERS DRAWINGS. ALL DIMENSIONS ARE TO BE OBTAINED FROM THE ARCHITECTS DRAWINGS.

1.18 THE STRUCTURAL DESIGN HAS BEEN PREPARED TO COMPLY WITH PART 'A' OF THE BUILDING REGULATIONS. DESIGN DETAIL AND SPECIFICATIONS TO COMPLY WITH OTHER PARTS OF THE BUILDING REGULATIONS ARE THE RESPONSIBILITY OF THE ARCHITECT AND / OR OTHERS.

1.19 THE FOLLOWING CDP ITEMS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR:-

- TEMPORARY WORKS
- GLAZING; INCLUDING ALL RESTRAINTS, FIXINGS AND SECONDARY STEELWORK
- PROPRIETARY GUTTER SUPPORTS
- STEELWORK CONNECTIONS
- CURTAIN WALLING, SHOP FRONTS, LOUVRES AND ALL SECONDARY STEELWORK & FIXINGS

1.20 THE SETTING OUT OF ALL NEW ELEMENTS IS TO BE AGREED WITH THE ENGINEER, ARCHITECT AND CONTRACTOR FOLLOWING A DETAILED SITE DIMENSIONAL SURVEY BY THE CONTRACTOR. GIVEN THE LIKELY VARIATIONS IN EXISTING FLOOR LEVEL AND WALL VERTICALITY, THE NEW STRUCTURAL FRAME SETTING NEEDS TO BE MUTUALLY AGREED AS THE "BEST FIT".

2.00 TEMPORARY WORK ANS STABILITY:

2.01 THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ERECTION (i.e: ITS TEMPORARY CONDITION).
THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CALCULATIONS FOR THE TEMPORARY STRUCTURE AND WHERE NECESSARY, DETAILED MEMBER CHECKS.
ALL ADDITIONAL STEEL REQUIRED FOR THE TEMPORARY STABILITY OF THE STRUCTURE SHALL BE DEEMED TO BE INCLUDED BY THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE ON THE COMPLETION OF THE PERMANENT STRUCTURE.

2.02 THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS AND SHALL ADVISE BOTH THE ARCHITECT AND ENGINEER OF HIS PROPOSALS FOR TEMPORARY SUPPORT WORKS AND SEQUENCING AT LEAST TEN DAYS PRIOR TO COMMENCEMENT OF ANY SUCH WORKS.

2.03 THE CONTRACTOR SHALL MONITOR ALL TEMPORARY WORKS DAILY AND ALSO THE EXISTING FABRIC FOR ANY SIGNS OF MOVEMENT OR DAMAGE. ENSURE ALL PROPS ARE ADEQUATELY SEATED AND TIGHTENED AND THE SUPPORTED STRUCTURE IS ADEQUATELY WEDGED, PINNED OR PACKED.

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3.00 ACTIONS ON STRUCTURES:

3.01 BS EN 1991-1-1: GENERAL ACTIONS. DENSITIES, SELF-WEIGHT,
BS EN 1991-1-3: GENERAL ACTIONS. SNOW ACTIONS.
BS EN 1991-1-4: GENERAL ACTIONS. WIND ACTIONS.
BS EN 1991-1-5: GENERAL ACTIONS. THERMAL ACTIONS.
BS EN 1991-1-6: GENERAL ACTIONS. ACTIONS DURING EXECUTION.
BS EN 1991-1-7: GENERAL ACTIONS. ACCIDENTAL ACTIONS.

3.02 WIND ACTIONS:

PEAK VELOCITY PRESSURE	~	0.81 KPa
MAXIMUM NET PRESSURE, ROOF	~	-1.53 KPa
MAXIMUM NET PRESSURE, WALLS ZONE A	~	0.98 KPa

3.03 IMPOSED ACTIONS:

RESIDENTIAL AREAS	~	2.0 KPa + 1.0 KPa (for Partitions).
PLANT ROOMS	~	7.5 KPa
CAR PARKING	~	2.5 KPa
RETAINING WALL SURCHARGE	~	10.0 KPa

4.00 CONCRETE:

4.01 CONCRETE TO BE IN ACCORDANCE WITH BS 8500 AND BS EN 206-1:2000

4.02 THE CONTRACTOR IS TO PROVIDE ALL NECESSARY SPACERS AND CHAIRS TO ENSURE TO CORRECT COVER IS MAINTAINED.

4.03 ALL CONCRETE TO BE FULLY COMPACTED.

4.04 CONCRETE CHARACTERISTIC DESIGN STRENGTH AT 28 DAYS:
C28/35 TO ALL ELEMENTS.

4.05 REINFORCEMENT GRADES TO BE IN ACCORDANCE WITH BS 4449 AND BS EN 1992:-

DEFORMED BARS ~ 500MPa
FABRIC ~ 500MPa²

4.06 THE MINIMUM LAP LENGTHS TO BE AS FOLLOWS:-
40 x SMALLEST BAR DIAMETER FOR LOOSE BARS.
300mm FOR FABRIC.

4.07 REINFORCEMENT IS CALLED UP AS FOLLOWS:-

36 H20 - 40 - 200 B1 AB.

- ARRANGEMENT.
- LAYERING.
- SPACING
- BAR MARK.
- DIAMETER OF BAR.
- STEEL TYPE.
- NUMBER OF BARS.

4.08 THE FOLLOWING ABBREVIATIONS HAVE BEEN USED IN THE DETAILING OF STEEL REINFORCEMENT:-

E.F.	~	EACH FACE.
N.F.	~	NEAR FACE.
F.F.	~	FAR FACE.
A.B.	~	ALTERNATE BARS.
A.B.R.	~	ALTERNATE BARS REVERSED.
STGD.	~	STAGGERED.
LLT.	~	LONG LEG TOP.
LLB.	~	LONG LEG BOTTOM.
T1.	~	HIGHEST TOP LAYER.
T2.	~	SECOND TOP LAYER.
B1.	~	LOWEST BOTTOM LAYER.
B2.	~	SECOND BOTTOM LAYER.

PREFIX 'H' SIGNIFIES 500A, B or C HIGH YIELD REINFORCEMENT.

4.09 FIRE RESISTANCE IS TO BE 60 MINUTES.

4.10 UNLESS NOTED OTHERWISE CONCRETE COVER TO OUTERMOST REINFORCEMENT TO BE:-

ELEMENTS CAST DIRECTLY AGAINST EARTH FACE	~ 75mm.
ELEMENTS CAST AGAINST BLINDING	~ 40mm.
ELEMENTS ABOVE GROUND LEVEL	~ 40mm.
EXTERNALLY EXPOSED ELEMENTS	~ 25mm.

4.11 THE CONTRACTOR IS TO FULLY COORDINATE DRAWINGS FROM ALL DISCIPLINES TO IDENTIFY ALL PENETRATIONS THROUGH SLABS AND ENSURE THEY AVOID SLAB RIBS.

5.00 TIMBER:

5.01 ALL STRUCTURAL TIMBER TO BE GRADE C16 UNLESS NOTED OTHERWISE, AND ALL WORKMANSHIP TO BE IN ACCORDANCE WITH BS.EN.1995.

5.02 ALL TIMBER MEMBERS TO BE OF SAWN SIZES SHOWN ON THE DRAWINGS AND TO BE PRESERVATIVE TREATED (INCLUDING NOGGINS, WALL PLATES ETC) IN ACCORDANCE WITH BS.EN.1995.

5.03 THE CONTRACTOR SHALL ARRANGE FOR ALL EXISTING TIMBERS TO BE INSPECTED AT THE BEGINNING OF THE WORKS BY A SPECIALIST FOR ROT AND INFESTATION. DETAILS FOR PRESERVATIVE TREATMENT OR OTHER REPAIR AND REPLACEMENT ARE TO BE AGREED ON SITE.

6.00 MASONRY:

6.01 ALL MASONRY WALLS TO BE IN ACCORDANCE WITH BS.EN.1995.

6.02 ISOLATION SLEEVES TO BE USED AT ALL JUNCTIONS WITH STAINLESS STEEL AND CARBON STEEL.

6.03 NEW BLOCKWORK TO BE MINIMUM 7.5N/mm² IN M4 DESIGNATION (iii) MORTAR.

6.04 PROPRIETARY MASONRY SUPPORT SYSTEMS ARE REQUIRED FOR SUPPORT OF EXTERNAL BRICKWORK (BY OTHERS).

6.05 WIND LOADING TO BE RESISTED BY INNER LEAF OF COLD FORMED JOISTS DESIGNED BY METSEC. MAXIMUM UNFACTORED WIND LOAD = 1.53KPa.

7.00 PILING:

7.01 REFER TO SEPARATE BREEAM TRACKER:
"STRUCTURAL FRAME; GROUND FLOOR; UPPER FLOORS; (INCLUDING SEPARATE FLOORS); ROOF; EXTERNAL WALLS; INTERNAL WALLS; FOUNDATION / SUBSTRUCTURE; STAIRCASE.

7.01 TO CLASS AS RESPNSIBLY SOURCED, MATERIALS SHOULD BE FROM A MANUFACTURER WITH BES6001 CERTIFICATION OR AN ENVIRONMENTAL MANAGEMENT SYSTEM SUCH AS ISO14001 OR EMAS IN PLACE COVERING AT LEAST THE PROCESSING STAGE OF THE PRODUCT (THE EMS SHOULD SLAO COVER THE EXTRACTION PHASE IF HIGHER NUMBERS OF CREDITS ARE TO BE ACHIEVED). TIMBER SHOULD BE CERTIFIED AND SUSTAINABLY SOURCED.

8.00 STEELWORK NOTES:

8.01 STEELWORK GRADES UNLESS NOTED OTHERWISE TO BE AS FOLLOWS:-

GENERAL STEEL SECTIONS AND PLATES:

STANDARD: BS.EN.10025
GRADE: S355 AS NOTED ON DRAWINGS.

HOLLOW STEEL SECTIONS:

STANDARD: BS.EN.10210
GRADE: HOT ROLLED S355 AS NOTED ON DRAWINGS.

8.02 ALL BOLTS SHALL BE GRADE 8.8
ALL WELDS SHALL BE MIN 6mm FILLET, EXCEPT WHERE SPECIFIED OTHERWISE.
ALL WELDS ARE TO BE FULL PROFILE AND CONTINUOUS.
ALL END PLATES / CAPPING PLATES ARE TO BE F.P.B.W. TO RHS / CHS WITH PLATE EDGES PREPARED.
ALL END PLATES / CAPPING PLATES TO BE PROFILED TO SHAPE OF SECTION.
ALL END PLATES TO BE LAMINAR-FREE-MATERIAL.

8.03 F.S.B.W. DENOTES FULL PENETRATION, FULL STRENGTH BUTT WELD.

8.04 CHARPY V NOTCH TEST RESULTS ARE TO BE PROVIDED FOR ALL EXTERNAL STEELWORK DOWN TO TEMPERATURES OF -15° C.

8.05 ALL CONNECTIONS NOT SHOWN ON THE ENGINEERS DRAWINGS ARE TO BE DESIGNED AND DETAILED BY THE FABRICATOR IN ACCORDANCE WITH BS.EN.1993 FOR THE ULTIMATE LOADINGS ADVISED BY THE ENGINEER.

8.06 ALL WORK SHALL BE IN ACCORDANCE WITH THE ENGINEERS SPECIFICATION.
APPROVAL OF ALTERNATIVES TO SPECIFICATION IS REQUIRED FROM THE C.A. PRIOR TO CONSTRUCTION.

8.07 THE STEELWORK CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEYING THE EXISTING SURROUNDING STRUCTURE IN ORDER TO ESTABLISH THE FINAL POSITION AND SETTING OUT OF THE STEELWORK, WHICH SHALL BE AGREED WITH THE C.A. PRIOR TO FABRICATION DRAWINGS COMMENCING.

8.08 PAINT PROTECTION:-

ALL EXTERNAL STEELWORK	~ CLAUSE G10 / 610.
ALL INTERNAL STEELWORK	~ CLAUSE G10 / 630.
ALL STEELWORK BURIED IN WALLS	~ CLAUSE G10/635.

8.09 FIXINGS TO STRUCTURAL STEELWORK TO BE AN AGREED METHOD, SUB-CONTRACTORS SHALL SUPPLY DETAILS TO C.A. FOR APPROVAL.

8.10 ALL LOADS, FORCES AND END REACTIONS INDICATED ON THE DRAWINGS ARE FACTORED (ULTIMATE), UNLESS NOTED OTHERWISE,

8.11 BOLTS IN DIRECT TENSION SHALL BE DESIGNED FOR TWICE THE LOAD SHOWN ON DRAWINGS AND LOCK NUTS TO BE PROVIDED.

8.12 WELD TESTS ARE REQUIRED AND SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STEELWORK SPECIFICATION

8.13 DETAILS AND CALCULATIONS RELATING TO ALL CONNECTIONS SHALL BE SUBMITTED TO THE ENGINEER, AND WHERE REQUIRED TO THE ARCHITECT, FOR REVIEW PRIOR TO DETAILING OF ANY STEELWORK.

8.14 SITE WELDING OR SITE CUTTING OF STEELWORK WILL ONLY BE ALLOWED WITH THE EXPRESS APPROVAL OF THE ENGINEER.

8.15 THE FABRICATOR SHALL CO-ORDINATE THEIR WORK WITH ALL OTHER TRADES, INCLUDING BRACKETRY REQUIRED FOR CLADDING AND ALL INSERTS FOR BRICKWORK AND BLOCKWORK.

8.16 ALL BEAMS BEARING INTO OUTER WALLS ARE TO BE PAINTED WITH TWO COATS OF RIW, AS G10/635.

8.17 M, S, A & T DENOTES FACTORED MOMENT, SHEAR, AXIAL & TORSION REACTIONS RESPECTIVELY.

8.18 UNLESS NOTED OTHERWISE, ALL BEAM CONNECTIONS TO BE DESIGNED FOR A FACTORED VERTICAL SHEAR OF 100kN.

9.00 NOISE, DUST AND VIBRATION:

9.01 THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THAT NOISE, VIBRATIONS AND DUST RESULTING FROM THE WORKS ARE KEPT WITHIN REASONABLE LIMITS.

10.00 HEALTH AND SAFETY:

10.01 ROSS & PARTNERS ROLE ON THIS PROJECT IS THAT OF 'DESIGNER' AS DEFINED BY C.D.M. REGULATIONS.
AS SUCH THE DESIGN HAS BEEN CONSIDERED FOR REASONABLE HAZARDS AND ASSOCIATED RISKS.

10.02 THE CONTRACTORS ATTENTION IS DRAWN TO THE H & S MATTERS WHICH HAVE BEEN IDENTIFIED WITHIN THE HEALTH AND SAFETY PLAN AS BEING POTENTIALLY HAZARDOUS, HOWEVER THESE ITEMS SHOULD NOT BE CONSIDERED AS A COMPLETE AND FINAL LIST.

10.03 THE CONTRACTORS NORMAL H & S OBLIGATIONS WILL APPLY WHEN UNDERTAKING CONSTRUCTIONAL OPERATIONS BOTH ON AND OFF SITE.
THIS ALSO APPLIES TO ALL SUB-CONTRACTORS AND SUPPLIERS.

10.04 THE MAIN HAZARDS ASSOCIATED WITH THE STRUCTURAL ASPECTS WHICH HAVE BEEN IDENTIFIED ARE AS DESCRIBED IN THE DESIGNER'S RISK ASSESSMENT.

10.05 THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE AND ALL RETAINED EARTH WORKS, BOTH ON SITE AND ADJACENT SITES DURING THE COURSE OF THE WORKS, AND MUST TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD THEIR STABILITY. ALL TEMPORARY WORKS AND THE STABILITY OF THE WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

11.00 FOUNDATIONS AND PILING:

11.01 NEW FOUNDATIONS ARE TO BE CAST TO THE PROFILES INDICATED ON THE DRAWINGS.
THE FOUNDATIONS ARE TO EXTEND TO BENEATH THE EXISTING PARTY AND FLANK WALLS.
THE UNDERSIDE OF THE EXISTING WALL IS TO BE INSPECTED.
ANY LOOSE MATERIAL IS TO BE REMOVED BACK TO SOLID MASONRY
ALLOW A MINIMUM 24 HOURS AFTER CASTING THE FOUNDATION BEFORE DRY PACKING
THE VOID BETWEEN THE NEW AND EXISTING FOUNDATION WITH 1:3 CEMENT SHARP SAND DRY PACK INCLUDING CONBEXTRA 100 EXPANDING ADDITIVE.

11.01 ALL PILING IS TO BE DESIGNED AND INSTALLED BY THE CONTRACTOR FOR THE LOADING GIVEN ON THE DRAWINGS AND SPECIFICATION.

11.02 THE CONTRACTOR IS TO EXERCISE THE HIGHEST STANDARDS OF WORKMANSHIP IN THE EXECUTION OF THE PILING WORKS PARTICULARLY IN THE VICINITY OF THE UNDERGROUND TUNNELS.

11.03 THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ANY GROUND WATER AND OBTAINING THE NECESSARY CONSENTS.

No.	BY	REVISION	DATE

CLIENT: The Linton Group

ARCHITECT: JO COWEN ARCHITECTS

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General Notes

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DRN:	CHKD:	DATE:
KS	MO'R	August 2017
STATUS: Tender		SCALE: 1:1 @ A1

DRG. No. 11728/S/00