1. The drawings are to be read in conjunction with relevant Architects and Engineer's drawings and specification.

2. All workmanship and materials are to comply with Specification, Building Regulations, relavent British Standard and manufacturers recommendations.

3. All dimensions are in mm unless noted. This drawings is not to be scaled.

4. All dimensions and setting out are to be checked on site and discrepancies reported to the Contract Administrator.

5. The structural information shown on this drawing is to be checked on site

6. Floors have been designed for the following characteristic super imposed loadings
Basement - Ground 1.5 kN/sq.m
Existing floor 1.5kN/sq.m
The Contractor is to ensure that floors are not overloaded during construction.

7. Foundations have been designed for an allowable ground bearing pressure of 190 kN/sq.m. If soft spots are encountered at formation level these are to be reported to the Structural Engineer. Soft spots at formation level are to be removed and backfilled with plain concrete.

8. All formation levels are to be inspected by the Building Control Inspector, allow for removal of last 150 of soil at the time of inspection. Provide the Structural Engineer with 24 hours notice when formations are ready for inspection.

9. Excavated material unsuitable for reuse as granular fill is to be removed from site to tip. Note Licensed Tip if site is contaminated.

10. Ensure that all excavations are kept free of standing water during construction.

11. Unless noted otherwise all foundations, poolside raft and walls, and ground floor slab to Caltite specifications.

Structural Concrete

12. Concrete Grades: -
Plain Concrete backfilling and blinding concrete Grade C25 min cement content 275kg/cu.m
Foundations and Substructure concrete Grade C40 min cement content 325kg/cu.m
Superstructure Concrete Grade C40 min cement content 325kg/cu.m

13.Blinding concrete to bases, slabs and ground beams to be a minimum of 75mm thick.

Structural Steelwork

14. All structural steelwork shall be Grade S355 unless otherwise noted.

15. Paint treatment to steelwork to be in accordance with the Specification.
Note: where steel beams are embedded in external walls provide additional two coats of Bitumastic paint.

16. For fire protection to steelwork refer to the architect's drawings.

17. Bolts for connection of structural steel members are to be zinc plated grade 8.8. Provide a minimum of four bolts at all steel to steel connections.

18. The Contractor shall design all connections to the ultimate loads and moments shown on the drawings

19. The Contractor shall submit fabrication drawings to the Engineer for approval at least 14 days before commencing fabrication of the steelwork.

20. Stairs by specialist to be designed for a super load of 1.5kN/m².

21. Stainless steel and mild steel to be isolated to prevent Bi-metallic action.

Structural Timber

22. Structural timber is to be Grade C24 U.N.O.

23. All timber to timber connections are to be fixed with a minimum of 2No 4x100 nails.

24. All nails, screws joist hangers and timber connectors, are to be galvanised

Holding down and restraint straps to be as manufactured by BAT Expamet

Masonry

25. For masonry details refer to Architects drawings

26. For positions of horizontal and vertical brick/block movement joints refer to Architects drawings.

Compression Joints : Provide 15 joints filled with compressible filler ( ) or equal approved

Joints are to be filled and sealed to Architect's details.

27. Cavity wall ties shall be stainless steel Ancon ref SD1 spaced at 450 centres vertically and 900 centre horizontally staggered.

28. Head restraints to non loadbearing walls shall be as manufactured by Ancon.

29. Stainless steel brick support angle system as manufactured by Ancon.

30. Blockwork to be
- Medium dense 7.3 N/mm2, mortar 1:1:6

Brickwork to be 20 N/sq.mm.

Underpinning

31 Before commencing underpinning carry out sufficient trial excavations to confirm the depths of the existing footings which are shown on the drawings.

32 Before commencing work prepare a method statement and submit Contractor Designed Temporary Works proposals for retaining the excavated faces and for the Underpinning.

33 Install as the excavation proceeds, where necessary, pre-cast poling boards to ensure no loss of ground.

34 Ensure faces of cast underpins are cleaned off and wetted prior to casting adjacent pin.

35 The inside face of pins are to be cast to ensure they are true to line and level and the face is suitable for the damp proof membrane and/or details specified by the architect.

REV	DATE	DESCRIPTION	BY	CHKD
		FOR_PLANNING		
2	28/10/15	For planning	CM	SOH
1	22/10/15	For planning	CM	SOH

CLIENT
AMEK_PROPERTY_INVESTMENT_LLP

PROJECT
1_WADHAM_GARDENS
LONDON_NW3_3DN

TITLE
GENERAL_NOTES

DATE OCTOBER_2015 PRODUCED BY CM
SCALE A1_1:50 A3_1:100 CHECKED SOH
CAD REF APPROVED

ORIGINAL DRAWING SIZE A3

Quadrant Harmon Consulting Ltd.
Consulting Civil & Structural Engineers
Morley House
320 Regent Street
London W1B 3BD
Tel. 020 7637 2770
Fax. 020 7436 7823

JOB No.	DRAWING No.	REV.
1550	GN01	2