

GENERAL NOTES:

- Do not scale this drawing in either paper or digital form. Use figured dimensions only.
- All 'Ross & Partners' drawings to be read in conjunction with all relevant Architect's drawings and any discrepancies reported to all relevant parties.
- This drawing is to be read in conjunction with other 'Ross & Partners' drawings and 'Ross & Partners' Structural Specification documents and any discrepancies reported to all relevant parties.
- Setting out will be in accordance with the Architect's dimensions and as discussed and agreed between Client, Contractor and the Architects and any discrepancies reported to all relevant parties.
- For General Notes refer to drawings:
 - 2012-RP-XX-XX-FN-S-001
 - 2012-RP-XX-XX-FN-S-002
 - 2012-RP-XX-XX-FN-S-003

15.0 FOUNDATIONS

- 15.1 ALL PAD, STRIP AND RAFT FOUNDATIONS SHALL BE FORMED IN SIZES NOT LESS THAN THOSE SHOWN ON THE DRAWINGS.
- 15.2 THE FOUNDATIONS HAVE BEEN DESIGNED FOR A PERMISSIBLE BEARING PRESSURE OF ???KN/M².
- 15.3 THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND BUILDING INSPECTOR WHEN FORMATIONS ARE TO BE READY FOR INSPECTION.
- 15.4 ALL EXPOSED FORMATIONS ARE TO BE KEPT DRY AND PROTECTED FROM SOFTENING BY 50MM OF BLINDING CONCRETE.
- 15.5 UNDER NO CIRCUMSTANCES IS THE COMPLETED EXCAVATION FOR A FOUNDATION BASE TO BE LEFT EXPOSED OVERNIGHT. THE FORMATION MUST BE BLINDED AS 9.4 OR THE FINAL 200MM OF EXCAVATION COMPLETED ON THE DAY THE FOUNDATION IS POURED.
- 15.6 THE CA IS TO BE NOTIFIED IMMEDIATELY IF ANY POOR GROUND CONDITIONS ARE MET. IF THEN INSTRUCTED TO DO SO, THE CONTRACTOR WILL LOWER THE FORMATION AND FILL THE EXCAVATION WITH COMPACTED TYPE 6N MATERIAL.
- 15.7 BACKFILL TO BE COMPACTED TYPE 2 FILL.

PILING

- 15.8 THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILED DESIGN OF THE FOUNDATION PILES, INCLUDING ANY PILED RETAINING WALLS. THE PILES ARE TO BE DESIGNED FOR A MINIMUM FACTOR OF SAFETY OF 3.0 UNO.
- 15.9 PILE LOADS SHOWN ON THE DRAWINGS ARE UNFACTORED.
- 15.10 PILES TO BE DESIGNED FOR THE FOLLOWING:
 - A MAXIMUM DIFFERENTIAL SETTLEMENT OF 5.0mm OR COLUMN/WALL SPACING/500
 - TOTAL SETTLEMENT NOT TO EXCEED 10.0mm.
- 15.11 PILE SPACING TO BE 3 TIMES THE PILE DIAMETER.
- 15.12 PILES TO BE DESIGNED AND CONSTRUCTED TO BS EN 1997.
- 15.13 DETAILS OF ADJACENT BUILDING FOUNDATIONS, IF AVAILABLE, IS BASED UPON A LIMITED NUMBER OF TRIAL EXPLORATIONS. THE CONTRACTOR IS TO MAKE A COST AND PROGRAMME ALLOWANCE FOR FURTHER OPENING UP WORKS AND TO SAFELY REMOVE ANY BURIED OBSTRUCTIONS.
- 15.14 ALL PILES ARE TO HAVE NON DESTRUCTIVE TESTS.
- 15.15 THE CONTRACTOR SHALL SUBMIT DETAILS OF ANY PROPOSAL WHICH ARE NECESSARY TO EASE DRIVABILITY THROUGH MADE GROUND, DENSE GRAVEL AND ANY OTHER OBSTRUCTIONS IDENTIFIED IN OR COULD HAVE BEEN ANTICIPATED FROM THE SITE INVESTIGATION REPORT FOR APPROVAL/AGREEMENT DURING TENDER. PRE-BORING AND WATER JETTING IS NOT PERMITTED IN LOCATIONS CLOSE TO ADJACENT EXISTING FOUNDATIONS AND CRITICAL SERVICES UNLESS:
 - THE DESIGN OF THE SHEET PILES OR THE KING POSTS HAVE TAKEN FULL CONSIDERATION OF ANY LIKELY LOSS OF BEARING CAPACITIES DUE TO SUCH METHODS; AND
 - THE GROUND MOVEMENT RESULTING FROM SUCH PILE INSTALLATION METHODS CAN BE SHOWN, BY THE CONTRACTOR TO BE WITHIN CATEGORY 1 LIMITS AND DAMAGE CRITERIA ON THE BURLAND SCALE.
 IF THE SPECIFIED DAMAGE CRITERIA IS EXCEEDED, THE CONTRACTOR IS RESPONSIBLE TO CARRY OUT ALL NECESSARY AND SUITABLE REMEDIAL WORK TO THE PILED INSTALLATION AND THE REPAIR TO THE AFFECTED ADJACENT PROPERTIES AND SERVICES.
- 15.16 WHERE SINGLE PILES ARE SHOWN ON THE DRAWING, THE PILE IS TO BE DESIGNED FOR A MINIMUM ECCENTRICITY OF 75mm DUE TO CONSTRUCTION TOLERANCE.

16.0 UNDERPINNING

- 16.1 ALL UNDERPINNING WORK IS TO BE UNDERTAKEN BY PERSONNEL SUITABLY EXPERIENCED IN THIS TYPE OF PROCEDURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE UNDERPINNED STRUCTURE AND PROVIDE ALL NECESSARY SHORING, STRUTTING AND BRACING TO ENSURE THE SAFETY OF THE STRUCTURE AND PERSONNEL ENTERING THE EXCAVATION.
- 16.2 THE UNDERPINNING IS TO BE UNDERTAKEN IN SHORT SECTIONS NOT EXCEEDING 1.2 METRES IN LENGTH AND AT NO POINT SHOULD PINS BE OPENED UP FOR MORE THAN 20% OF THE WALL LENGTH. THE UNDERPINNING IS TO BE UNDERTAKEN ON A 'HIT AND MISS' SEQUENCE. NO ADJACENT PIN IS TO BE EXCAVATED UNTIL A MINIMUM 48 HOURS AFTER THE ADJACENT PIN HAS BEEN CAST AND DRY PACKED.

- 16.3 UNDERPINNING TO BE CARRIED OUT TO THE SATISFACTION OF THE ENGINEER AND BUILDING CONTROL OFFICER.
- 16.4 WHERE POSSIBLE THE EXCAVATION AND CONCRETING OF THE PINS IS TO BE UNDERTAKEN ON THE SAME DAY. THE CONCRETE IS TO BE POURED APPROXIMATELY 75mm BELOW THE UNDERSIDE OF THE EXISTING FOOTING. ALL LOOSE FRAGMENTS TO BE REMOVED FROM THE EXISTING FOOTING SOFFIT.
- 16.5 DRY PACK TO CONSIST OF A 1:3 CEMENT-SHARP SAND SEMI DRY MIX OF A DAMP EARTH CONSISTENCY WELL RAMMED INTO THE VOID BETWEEN THE EXISTING FOOTING AND CONCRETE PIN.

17.0 CLADDING AND GLAZING

- 17.1 THE DESIGN OF ALL WINDOWS, CURTAIN WALLING, SHOPFRONTS AND STONE CLADDING IS BY OTHERS.
- 17.2 THE CLADDING SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL FIXINGS BACK TO PRIMARY STRUCTURE INCLUSIVE OF ALL SUPPORT BRACKETS AND FIXINGS
- 17.3 ALL COMPONENTS ARE TO BE FORMED FROM PRE HTLL COMPONENTS ARE TO BE FORMED FROM PRE-HT DIPPED GALVANISED STEEL TO TO BS EN 10346:2009 GRADE S3909 (MIN) + ZINC COATING Z275G/m².
- 17.4 THE DESIGN SHALL BE IN ACCORDANCE WITH BS EN 1993-1-3:2006.
- 17.5 THE CONTRACTOR IS REQUIRED TO SURVEY THE EXISTING BUILDING AND PROVIDE:
 - FULL DETAILED PLAN AND ELEVATION DRAWING FOR ALL SFS
 - ALL FIXING COMPONENTS FOR THE SYSTEM
 - CALCULATIONS FOR BUILDING CONTROL
- 17.6 THE CLADDING SUBCONTRACTORS SHALL PROVIDE ISOLATION SLEEVES BETWEEN CARBON AND STAINLESS STEEL ELEMENTS.

18.0 INTERNAL PARTITIONS

- 18.1 ALL INTERNAL BRICK/BLOCK PARTITIONS ARE TO HAVE ANCON IHR-V HEAD RESTRAINTS AT 900mm C/C MAX (WWW.ANCON.CO.UK)
- 18.2 ALL INTERNAL PARTITIONS ARE TO ALLOW FOR A 25MM DEFLECTION HEAD.
- 18.3 ALL INTERNAL PARTITIONS TO BE DESIGNED FOR THE FOLLOWING CRITERIA: 0.2 KN/m² LATERAL LOAD AND A MAXIMUM LATERAL DEFLECTION OF HEIGHT/240.
- 18.4 WHERE THERE IS A DIFFERENCE IN LEVEL EITHER SIDE OF THE PARTITION THAT EXCEEDS THE VALUES SHOWN BELOW, THE PARTITION IS TO BE DESIGNED FOR BARRIER LOADING IN ACCORDANCE WITH BS EN 1991-1-1.

OCCUPANCY TYPE	DIFFERENCE IN LEVEL	LOAD Q _e KN/m
RESIDENTIAL (SINGLE DWELLING)	> 600mm	0.36
OTHER RESIDENTIAL	> 600mm	0.74
OFFICES	> TWO RISERS	0.74
RESTAURANT	> TWO RISERS	1.50
RETAIL	> TWO RISERS	1.50

LOAD IS TO BE APPLIED 1.1M ABOVE FINISHED FLOOR LEVEL.

No.	Rev.	By	Description	Date
3	P03	AA	Issued for Planning Application	2020 12 03
2	P02	AA	Updated to comments	2020 11 06
1	P01	AA	Issued for Comments	2020 08 20

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PROJECT MANAGER	
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DRG TITLE	GENERAL NOTES Page 3
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STATUS:	S4 - FOR STAGE APPROVAL	SCALE:	@ A1
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