

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS AND SPECIFICATIONS

3. ALL WATER AND DAP PROOFING WORKS TO BE TO THE ARCHITECT'S DETAILS. WHERE THIS DRAWING SHOWS WATERPROOF OR DAMP PROOF MEMBRANES, THEY ARE SIMPLY INTENDED TO INDICATE THEIR POSITION IN RELATION TO THE STRUCTURE. THE MEMBRANES HAVE BEEN DESIGNED, SPECIFIED AND DETAILED BY THE ARCHITECT OR THE MANUFACTURER AND ARE TO BE INSTALLED AS SHOWN ON THEIR DRAWINGS.

5. ALL FLOOR SEPARATION DETAILS AND ACOUSTIC ISOLATION ARE TO THE ARCHITECT'S DETAILS.

7. TYPICALLY, ALL NON-LOADBEARING PARTITIONS ARE OMITTED FOR CLARITY. REFER TO THE ARCHITECT'S DRAWINGS FOR DETAILS.

10. CHECKING - THE ENGINEER'S COMMENTS ON SUB-CONTRACTORS DRAWINGS WILL CENTRE ON COMPLIANCE WITH THE DESIGN INTENT AND EXCLUDE DIMENSIONAL CHECKS.

3. FULL DESIGN DETAILS (DRAWINGS AND CALCULATIONS) ARE REQUIRED FOR COMMENT BY THE ENGINEER FOR ALL TEMPORARY SUPPORT SYSTEMS. THREE COPIES OF ALL DETAILS FOR COMMENT ARE TO BE ISSUED ALLOWING TEN WORKING DAYS FOR PREPARATION OF COMMENTS BY THE ENGINEER.

- ALL TEMPORARY WORKS (SEE ABOVE)
- ALL STEEL CONNECTIONS
- PILED FOUNDATION DESIGN
- ENGINEERED TIMBER (E. METAL WEB JOISTS), TIMBER CONNECTIONS AND SECONDARY TIMBER ELEMENTS
- RC DRAWINGS AND BENDING SCHEDULES
- ALL CLADDING DESIGN, INCLUDING DESIGN OF MASONRY FAÇADES, BRICK TIES AND ALL FIXINGS AND FRAMEWORK REQUIRED TO CONNECT THE CLADDING BACK TO THE PRIMARY STRUCTURE
- MASONRY SUPPORT STEELWORK, BOTH VERTICALLY (E.G. SHELF ANGLES, LINTELS) AND LATERALLY (CANTILEVER POSTS) AND THE FIXINGS BACK TO PRIMARY STRUCTURE
- ARCHITECTURAL METALWORK INCLUDING HANDRAILS, BALUSTRADES AND THEIR ASSOCIATED FIXINGS
- ALL STAIRCASE DESIGN INCLUDING ALL STRUCTURE REQUIRED TO SUPPORT THE STAIR OFF THE PRIMARY STRUCTURAL FRAME
- SECONDARY STEELWORK/GENERAL METALWORK, INCLUDING ALL FRAMING / SUPPORTS / CONNECTIONS / FIXING DESIGN INTO SUBSTRATES FOR ALL NON-STRUCTURAL SECONDARY ITEMS INCLUDING THE FOLLOWING:
 - ACCESS LADDERS / WALKWAYS
 - BUILDERS WORK / SUPPORTS TO SERVICES
 - LIFT EQUIPMENT, GUIDERAILS, LIFTING HOOKS
 - CLEANING CRADLES
 - CEILINGS
- GLAZING DESIGN INCLUDING ALL ASSOCIATED FRAMEWORK/FIXINGS BACK TO PRIMARY STRUCTURE, INCLUDING FULL HEIGHT GLAZING, WINDOWS, ROOF LIGHTS AND BALUSTRADES
- NON-LOAD BEARING WALLS / PARTITIONS
- LOUVRE DESIGN AND FIXINGS BACK TO THE PRIMARY STRUCTURE

2. THE CONTRACTOR CAN ADOPT ALTERNATIVE SUPPLIERS TO THOSE GIVEN PROVIDED THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND IS OF EQUAL OR BETTER PROPERTY.

STRUCTURAL FLOORS HAVE BEEN DESIGNED TO CARRY THE IMPOSED LOADS IN ACCORDANCE WITH BS EN 1991-1-1. REFER TO RENAISSANCE DOCUMENT CW-REN-XX-XX-RP-S-00001 'STRUCTURAL DESIGN PHILOSOPHY'

THE GLOBAL WIND LOAD USED FOR THE DESIGN OF THE STABILITY SYSTEM HAS BEEN CALCULATED USING BS EN 1991-1-4. THE FUNDAMENTAL VALUE OF BASIC WIND VELOCITY (V_{b0}) FOR THE SITE IS: 23m/s

Cdir = 1.0
Cseason = 1.0

GENERAL SNOW LOADING HAS BEEN INCLUDED IN ROOF DESIGN LOADINGS U.N.O
ADDITIONAL ALLOWANCE SHOULD BE MADE FOR SNOW DRIFT AND HEAPING LOADING IN
ACCORDANCE WITH BS EN 1991-1-3.

6. NEW LOADBEARING MASONRY WALLS ARE TO BE FULLY TOOTHED AND BONDED INTO EXISTING MASONRY. EDGES OF ALL NEW OPENINGS ARE TO BE MADE GOOD USING FULLY BONDED NEW BRICKWORK.

15. STEELWORK IS TO RECEIVE A PAINTED PROTECTION SYSTEM TO SUIT A 50 YEAR DESIGN LIFE. THE STEEL FABRICATOR IS TO PROPOSE ONE OF THE FOLLOWING PAINTED PROTECTION SYSTEMS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION TO SUIT C2 EXPOSURE CONDITIONS:

System number	IV-C2-A	IV-C2-B	IV-C2-C
Structure life	50+	50+	50+
Coating life	10	15	12
Nearest equivalent BS EN ISO 12944-5	S1.10	S1.09	S1.12 or S1.27
Surface preparation to BS EN ISO 8501-1	Manual clean to St2	Blast clean to Sa 2½	Blast clean to Sa 2½
Factory applied coatings	-	High build zinc phosphate epoxy primer 80µm (note 1)	Water based acrylic or Water based epoxy zinc phosphate primer 60µm
Site applied coatings	i) Zinc phosphate alkylid primer 40µm (note 2) ii) High build zinc phosphate alkylid primer 80µm iii) Alkyd finish 60µm	Alkyd finish 60µm	Water based acrylic or Water based epoxy finish 60µm

14. HOLES IN TIMBER FOR BOLTS ARE TO BE TYPICALLY TIGHT TOLERANCE AND 1mm LARGER THAN BOLT. IN NO INSTANCE SHOULD BOLT HOLES IN TIMBER BE >2mm LARGER

NOTE THAT THE ABOVE LIST IDENTIFIES CERTAIN RISKS WHICH ARE
DEEMED TO BE UNUSUAL, ABNORMAL OR UNEXPECTED TO A
COMPETENT CONTRACTOR CARRYING OUT WORK OF THIS NATURE.

THIS SCHEDULE DOES NOT COVER ALL POSSIBLE SITUATIONS WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION PROCESS. IT IS THEREFORE THE MAIN CONTRACTORS RESPONSIBILITY TO IDENTIFY FURTHER RISKS/HAZARDS AND TAKE APPROPRIATE ACTION.

P01	ISSUED FOR INFORMATION	21.03.22	TJM	HG
Rev:	Description:	Date:	By:	Child:



renaissance

Renaissance Associates Ltd
Carvers Warehouse
77 Dale Street
Manchester
M1 2HT

Project:

CHAPEL WALKS, MANCHESTER

Drawing Title:

GENERAL NOTES

Status:

RIBA STAGE 3

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	MAR-22	TJM	TJM	HG
Scale:	N/A	Project No:	1906-13	

CW-REN-00-XX-DR-S-00010 P01