GENERAL NOTES

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

2. DO NOT SCALE FROM THE DRAWINGS. FOR ALL PRIMARY SETTING OUT REFER TO ARCHITECTS DRAWINGS AND UNDERTAKE SITE DIMENSIONAL CHECKS

3. ALL WATER AND DAMP 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.

4. ALL FIRE PROTECTION AND FINISHES ARE TO THE ARCHITECT'S DETAILS UNLESS SPECIFICALLY NOTED OTHERWISE.

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

6. ALL EXTERNAL WORKS, LANDSCAPING, PAVING ETC. ARE TO THE ARCHITECT'S DETAILS.

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

8. THE CONTRACTOR IS TO ENSURE THAT ALL CONSTRUCTION PRODUCTS USED HAVE THE APPROPRIATE CE ACCREDITATION, INCLUDING MARKING AND/OR PAPERWORK CONFIRMING THE SAME.

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

TEMPORARY WORKS

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, PHASING, INSTALLATION AND MAINTENANCE OF ALL NECESSARY TEMPORARY WORKS TO ENSURE THE STRENGTH AND STABILITY OF THE BUILDING THROUGHOUT THE COURSE OF THE WORKS.

2. THE CONTRACTOR SHOULD CONFIRM DETAILS OF THE PERSON RESPONSIBLE FOR ALL TEMPORARY WORKS DESIGN (CALLED THE 'TEMPORARY WORKS DESIGNER / CO-ORDINATOR') WHEN RETURNING THE TENDER.

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.

CONTRACTOR DESIGN

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE FOLLOWING ELEMENTS: -

- ALL TEMPORARY WORKS (SEE ABOVE)
- ALL STEEL CONNECTIONS
- PILED FOUNDATION DESIGN
- ENGINEERED TIMBER (E.G. 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 (E.G. WINDPOSTS) 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

PROPRIETRY FIXINGS & PRODUCTS

1. ALL PROPRIETARY FIXINGS AND PRODUCTS ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS GUIDANCE AND RECOMMENDATIONS.

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

LOADING

IMPOSED LOADING:

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'

WIND LOADING:

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 (Vb0) FOR THE SITE IS: 23m/s

THE FOLLOWING FACTORS FROM BS EN 1991-1-4 AND THE UK NATIONAL ANNEX HAVE BEEN UTILISED IN THE GENERATION OF THE BASIC WIND VELOCITY: 23m/s

Cdir = 1.0
Cseason = 1.0

CLADDING AND ROOF DESIGNERS ARE TO UTILISE BS EN 1991-1-4 TO DETERMINE PRESSURE COEFFITIENTS AND LOCALISED WIND PRESSURES FOR SHEETING/GLAZING FACADE/MASONRY SUPPORTS FIXING TO STRUCTURE.

SNOW LOADING:

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.

FOUNDATIONS:

1. ALL EXISTING FOUNDATIONS AND UNDERGROUND OBSTRUCTIONS WITHIN THE FOUNDATION AREAS ARE TO BE REMOVED TO AVOID HARDSPOTS DEVELOPING UNDER NEW WORKS.

2. LIVE SERVICES ARE TO BE IDENTIFIED, PROTECTED, REDIRECTED OR TERMINATED AS REQUIRED.

3. THE CONTRACTOR IS TO ALLOW FOR APPROPRIATE TEMPORARY WORKS TO ALLOW FOUNDATIONS TO BE INSTALLED IN A SAFE MANNER AND TO ENSURE ADJACENT FOUNDATIONS / STRUCTURAL ELEMENTS REMAIN STABLE.

4. A 50mm THICK BLINDING LAYER IS TO BE PLACED UNDER ALL REINFORCED CONCRETE IN CONTACT WITH THE GROUND.

5. ALL CONCRETE BELOW GROUND LEVEL TO BE MINIMUM C25/30 STRENGTH CLASS TO ACHIEVE ACEC CLASSIFICATION DS-2 AC-1. CONCRETE MIX TO COMPLY WITH BRE DIGEST SPECIAL DIGEST 1:SD1 THIRD EDITION (2005). CONCRETE DESIGN BY SUPPLIER, UNLESS NOTED OTHERWISE.

UNDERPINNING:

1. BEFORE COMMENCING WORK THE CONTRACTOR IS TO CHECK FOR ANY SERVICES THAT COULD BE DAMAGED BY UNDERPINNING WORK, AND SHALL BE RESPONSIBLE FOR ENSURING THAT THEIR WORKS DO NOT IMPAIR THE SAFETY OR CONDITION OF THE BUILDING, BOTH BEFORE AND DURING THE EXECUTION OF THE WORKS. THE CONTRACTOR IS TO ENSURE THE STABILITY OF ALL EXCAVATIONS AND PROVIDE SHORING AS REQUIRED.

2. UNDERPINNING IS TO BE CARRIED OUT IN SHORT SECTIONS OF ABOUT 1.0m TO THE WIDTHS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER, AND TO THE SATISFACTION OF THE ENGINEER AND BUILDING INSPECTOR. THE SIDES OF THE EXISTING UNDERPINNING BAYS ARE TO BE DOWELLED AND/OR ROUGHENED/KEYED TO THE SATISFACTION OF THE ENGINEER.

3. THE MASS CONCRETE IS TO BE STOPPED OFF NOMINALLY 75mm BELOW THE UNDERSIDE OF THE EXISTING WALL/FOOTING, AND THE FINAL PINNING OVER THE WHOLE WIDTH OF THE WALL/FOOTING IS IS TO BE CARRIED OUT WITH A PROPRIETARY NON-SHRINK GROUT, FOR EXAMPLE FOSROC CONBEXTRA GP (OR EQUAL) TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS AND RECOMMENDATIONS 24 HOURS AFTER THE MASS CONCRETE HAS BEEN POURED. EXCAVATION TO ANY SECTION OF UNDERPINNING SHALL NOT START UNTIL AT LEAST 24 AFTER THE COMPLETION OF ANY ADJACENT SECTIONS, AND EXCAVATION AND CONCRETING OF ANY SECTION OF UNDERPINNING SHOULD IDEALLY BE CARRIED OUT THE SAME DAY.

4. SEQUENCING OF UNDERPINNING IS TO BE AS SHOWN, OR TYPICALLY 1,3,5,2,4,1,3... ALL SECTIONS MARKED 1 TO BE EXCAVATED, CAST AND DRY-PACKED BEFORE STARTING EXCAVATION OF SECTIONS MARKED 2, ETC. THE CONTRACTOR IS TO KEEP A RECORD OF THE SEQUENCE AND DIMENSIONS OF THE UNDERPINNING ACTUALLY COMPLETED, INCLUDING DETAILS OF EXCAVATION, CASTING CONCRETE AND PINNING FOR EACH SECTION.

4	2	5	3	1	4	2	5	3	1	4		

5. EXCAVATED MATERIAL INTENDED FOR BACKFILLING IS TO BE KEPT PROTECTED FROM DRYING OUT OR WETTING AND IS TO BE PLACED IN A MAXIMUM 150mm LAYERS, CAREFULLY COMPACTED WITH A PNEUMATIC OR ELECTRIC PERCUSSION TOOL WITH COMPACTING PLATE.

PILING:

1. THE PILING DRAWING SHOWS DESIGN INTENT ONLY AND MAY BE SUBJECT TO DESIGN DEVELOPMENT

2. ALL PILING WORKS ARE TO BE IN ACCORDANCE WITH RENAISSANCE'S PROJECT PILING SPECIFICATION AND LATEST VERSION OF THE I.C.E. SPECIFICATION FOR PILING AND EMBEDDED RETAINING WALLS.

3. THE PILING CONTRACTOR IS TO CONFIRM THAT THE GROUND INVESTIGATION AND OTHER INFORMATION PROVIDED IS SUITABLE FOR THEIR DESIGN.

4. ALL PILES ARE TO BE DESIGNED BY THE PILING CONTRACTOR TO THE LATEST VERSION OF BS EN 1997, THE ASSOCIATED NATIONAL ANNEX AND CURRENT BEST PRACTICE.

5. ALL PILES ARE TO BE DESIGNED BY THE PILING CONTRACTOR FOR THE WORST COMBINATION OF LOADS DERIVED FROM THE ACTIONS GIVEN IN THE PILING SCHEDULE. THE PILING CONTRACTOR IS TO SUBMIT THE DESIGN TO THE ENGINEER AND BUILDING CONTROL FOR REVIEW PRIOR TO COMMENCEMENT OF THE WORKS.

6. ALL PILES ARE TO BE DESIGNED AS 'PINNED' AT THE HEAD WITH NO ROTATIONAL RESTRAINT PROVIDED BY THE FOUNDATIONS AND FRAME ABOVE.

7. THE PILING CONTRACTOR IS TO ALLOW FOR UNDERTAKING OF STATIC LOAD TESTING TO A MINIMUM OF 1% OF THE OVERALL NUMBER OF PILES (TO BE AGREED WITH BUILDING CONTROL). LOAD TESTS ARE TO BE ON WORKING PILES TO VERIFY THEIR DESIGN AND LOAD SETTLEMENT CHARACTERISTICS. ALL PILES ARE TO BE INTEGRITY TESTED.

8. THE ACCESS ROUTE FOR THE PILING EQUIPEMENT IS TO BE ASSESSED BY THE CONTRACTOR'S TEMPORARY WORKS DESIGNER IN CONJUNCTION WITH THE PILING CONTRACTOR. ANY PILING PLATFORMS ARE TO BE DESIGNED AS PART OF THE CONTRACTOR'S TEMPORARY WORKS PACKAGE AND PROVIDED AS NECESSARY TO ALLOW THE WORKS TO BE UNDERTAKEN IN A SAFE MANNER.

9. THE PILING CONTRACTOR SHOULD REFER TO THE GROUND INVESTIGATION AND ADOPT A SUITABLE CONCRETE GRADE AND MIX IN ACCORDANCE WITH BRE DIGEST SPECIAL DIGEST 1:SD1 THIRD EDITION (2005).

10. REFERENCE SHOULD BE MADE TO ANY UXO REPORT FOR MITIGATION MEASURES TO BE ADOPTED DURING THE WORKS.

MASONRY:

1. ALL MASONRY WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH BS5628

2. MORTAR BELOW DPC TO BE DESIGNATION M4 (ii) 1:1⁄2:4-41⁄2 (CEMENT: LIME:SAND) MORTAR ABOVE DPC TO BE DESIGNATION M6 (iii) 1:1:5-6 (CEMENT:LIME:SAND), UNLESS INDICATED OTHERWISE ON THE DRAWINGS. BRICKWORK BELOW THE DPC TO BE LAID IN SULPHATE RESISTING MORTAR.

3. NEW BLOCKWORK ABOVE DPC TO BE MINIMUM 7.0N/mm2 UNLESS INDICATED OVERWISE ON DRAWINGS. BLOCKWORK BELOW DPC TO BE MINIMUM 7N/mm2 WITH A MINIMUM DENSITY OF1,500kg/m3. ALL LOADBEARING BRICKWORK TO HAVE A MINUMUM CHARACTERISTIC STRENGTH OF 20N/mm2.

4. REFER TO THE ARCHITECT'S DRAWINGS AND SPECIFICATION FOR SETTING OUT OF MASONRY, MORTAR TYPES, COURSING AND BONDING REQUIREMENTS AND JOINTING DETAILS.

5. ALL NEW NON-LOADBEARING MASONRY WALLS ARE TO BE FIXED TO ADJOINING NEW OR EXISTING MASONRY USING 'FURFIX' WALL STARTERS OR SIMILAR APPROVED. HEAD RESTRAINT TO BE PROVIDED BY SLEEVED TIES OR GALVANISED MS ANGLES FIXED TO THE SOFFIT.

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.

MASONRY (CONT.):

7. WHERE NEW BRICKWORK IS TO BE STITCHED INTO EXISTING, CUT OUT BRICKWORK TO THE DEPTH SHOWN, WHERE CRACKED AND AS INDICATED ON THE DRAWINGS OR SPECIFIED BY THE ENGINEER. STITCH IN NEW BRICKWORK TO MATCH EXISTING SET IN 1:1:6 MORTAR. NEW BRICKWORK IS TO BE TOOTHED INTO THE EXISTING PROVIDING AS MANY FULLY BONDED STRETCHERS AS POSSIBLE. ENSURE THAT THE NEW BRICKWORK IS COMPLETED SUCH THAT ALL VOIDS WITHIN THE DEPTH OF THE WALL ARE FILLED COMPLETELY WITH MORTAR.

8. WHERE DIRECTED ON SITE OR INDICATED ON THE DRAWINGS, BURIED TIMBER SET IN THE THICKNESS OF BRICK WALLS IS TO BE CUT OUT AND THE RESULTING VOIDS INFILLED WITH SOLID BRICKWORK SET IN 1:1:6 MORTAR.

9. POCKETS FOR PADSTONES ETC. IN PARTY WALLS TO BE FORMED BY CAREFULLY REMOVING STRETCHERS AND SNAPPING OFF HEADERS WHERE REQUIRED.

LINTELS

1. LINTELS, UNLESS NOTED OTHERWISE, TO INTERNAL WALLS AND INTERNAL SKINS TO BE:
   - UP TO 1500 SPAN: 100 DEEP PRESTRESSED LINTEL.
   - 1501 TO 2500 SPAN: 140 DEEP PRESTRESSED LINTEL.
   - 2501 TO 3500 SPAN: 215 DEEP PRESTRESSED LINTEL.

2. LINTELS TO BE TYPICALLY 100 WIDE WITH MULTIPLE LINTELS SUPPLIED TO SUIT WIDTH OF WALL. ALL LINTELS TO HAVE MINIMUM 150MM BEARING AT SUPPORTS, UNLESS NOTED OTHERWISE. LINTELS TO BE SUPPLIED BY SUPREME OR A SIMILAR APPROVED MANUFACTURER.

PADSTONES

1. PADSTONES TO BE GRADE RC25/30 CONCRETE (UNLESS NOTED OTHERWISE) OR FORMED FROM PRECAST LINTELS OR STEEL PLATE WHERE SPECIFED.

2. PADSTONES ARE TO BE SOLIDILY BEDDED ONTO NEW/EXISTING MASONRY WITH GRADE M6 (ii) MORTAR. WHERE REQUIRED EXISTING MASONRY BENEATH PADSTONES IS TO BE MADE GOOD WITH CLASS B ENGINEERING BRICK AND GRADE M6 (ii) MORTAR.

STEELWORK

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RENAISSANCE'S STRUCTURAL STEELWORK SPECIFICATION. ALL STRUCTURAL STEELWORK IS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION (NSSS).

2. ALL STEELWORK TO BE GRADE S355 UNO TO BS EN 10025-2 AND IN ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION (NSSS) CE MARKING VERSION AND STRUCTURAL ENGINEER'S SPECIFICATION AND BS EN 1993. ALL OPEN SECTIONS AND PLATES ARE TO BE TO BS EN 10025-1. ALL HOLLOW SECTIONS (RHS / SHS / CHS / OHS) ARE TO BE 'CELSIUS 355' SECTIONS BY TATA OR EQUIVALENTLY GRADED TO BS EN 10210-1.

3. THE EXECUTION CLASS OF THE STEEL STRUCTURE IS EXC2 UNO.

4. SETTING OUT OF STEELWORK IS SHOWN TO THE CENTRE OF SYMMETRIC SECTIONS AND TO THE BACK FACE OF PFCs AND RSAs.

5. THE STEELWORK FABRICATOR SHALL PRODUCE AND SUBMIT TWO COPIES OF DIMENSIONED FABRICATION DRAWINGS TO THE ENGINEER. THE ENGINEER REQUIRES TEN WORKING DAYS TO COMMENT. THE ENGINEER'S COMMENTS ON DRAWINGS WILL CENTRE ON COMPLIANCE WITH THE DESIGN INTENT AND EXCLUDE DIMENSIONAL CHECKS.

6. THE FABRICATOR IS TO COMPLETE THE DESIGN, DRAWINGS AND CALCULATIONS OF ALL CONNECTIONS, USING DESIGN CONNECTION FORCES GIVEN BY THE ENGINEER. ALL STEELWORK CONNECTIONS TO EXISTING OR NEW, STEEL OR CONCRETE ARE TO BE CONTRACTOR DESIGNED.

7. ALL BOLTED CONNECTIONS ARE TO INCLUDE A MINIMUM OF TWO M20 BOLTS PER MEMBER UNLESS SPECIFICALLY INDICATED OTHERWISE ON DETAILS.

8. ALL BOLTS ARE TO BE GRADE 8.8 SHERADIZED TO BS 7371-8, CLASS 30. ALL BOLTS, NUTS AND WASHERS ARE TO BE TO IN LINE WITH THE REQUIREMENTS OF THE NSSS CE MARKING VERSION. WASHERS ARE TO BE PLACED BENEATH THE ROTATED ITEM.

9. ALL WELDS TO BE MINIMUM 6MM LEG LENGTH CONTINUOUS FILLET WELDS UNLESS SPECIFICALLY NOTED OTHERWISE. ALL FULL AND PARTIAL PENETRATION WELDS TO BE GROUND DOWN SMOOTH.

10. STEELWORK TO HAVE A MINIMUM BEARING OF 100mm ONTO PADSTONES U.N.O.

11. STEELWORK BELOW GROUND TO HAVE MINIMUM 75mm CONCRETE ENCASEMENT REINFORCED WITH D49 MESH.

12. BASEPLATES TO BE FULLY GROUTED WITH 1:1 SAND:CEMENT SLURRY OR PROPRIETARY GROUT.

13. FOR STEEL SHEET ROOFS THE CONTRACTOR IS TO DETAIL ALL TRIMMER PURLINS REQUIRED AT PENETRATIONS, HIPS AND VALLEYS.

14. ALL STEELWORK IS TO BE DETAILED FOR A 50 YEAR DESIGN LIFE.

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 alkyd primer 40µm (note 2) ii) High build zinc phosphate alkyd primer 80µm iii) Alkyd finish 60µm	Alkyd finish 60µm	Water based acrylic or Water based epoxy finish 60µm

CONCRETE

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH RENAISSANCE'S CONCRETE SPECIFICATION. ALL WORKS ARE TO BE IN ACCORDANCE WITH THE LATEST VERSION OF 'NATIONAL STRUCTURAL CONCRETE SPECIFICATION'.

2. AS A MINIMUM, CONCRETE DESIGNATION AND COVER IS TO BE AS FOLLOWS:

CONCRETE ELEMENTS	GRADE	COVER EXPOSED TO GROUND OR WEATHER (MM)	COVER NOT EXPOSED TO GROUND OR WEATHER (MM)
BLINDING	GEN 1	N/A	N/A
MC	GEN 3	N/A	N/A
RC	RC 32/40	40 (TBC)	35 (TBC)

3. ALL CONCRETE ABOVE & BELOW GROUND LEVEL TO ACHIEVE ACEC CLASSIFICATION DS-1 AC-1. CONCRETE MIX TO COMPLY WITH BRE DIGEST SPECIAL DIGEST 1:SD1 THIRD EDITION (2005). CONCRETE DESIGN BY SUPPLIER, UNLESS NOTED OTHERWISE.

4. ALL REINFORCEMENT TO BE MINIMUM GRADE 500A BS 4449:2005.

5. THE CONTRACTOR IS TO ADVISE ON PROPOSED POSITION OF ANY CONSTRUCTION JOINTS AND SIZE OF BAYS IF DIFFERENT FROM THE SPECIFCATION AND AGREE THESE WITH THE STRUCTURAL ENGINEER PRIOR TO CONCRETING.

6. THE CONTRACTOR SHALL ENSURE ADEQUATE METHODS OF CONTROLLING CURING.

7. CHAIRS AND SPACERS TO BE PROVIDED IN ACCORDANCE WITH THE CONCRETE SOCIETY PUBLICATION 'SPACERS FOR REINFORCED CONCRETE'

CONCRETE FINISHES

8. ALL FORMED FINISHES TO BE ORDINARY TO BS EN 13670 AND IN ACCORDANCE WITH THE NATIONAL STRUCTURAL CONCRETE SPECIFICATION (NSCS) UNLESS NOTED OTHERWISE.

9. ALL UNFORMED SURFACES TO BE BASIC TO BS EN 13670 AND IN ACCORDANCE WITH NSCS UNLESS NOTED OTHERWISE.

PRECAST:

10. ALL PC FLOORING, FACADE AND STAIR UNITS ARE TO BE DESIGNED BY THE SUB-CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATION & BS EN 1992-1.

11. THE SUB-CONTRACTOR SHALL PRODUCE AND SUBMIT DIMENSIONED LAYOUT DRAWINGS AND CALCULATIONS TO THE ENGINEER FOR COMMENT AND BUILDING REGULATIONS SUBMISSION TEN WORKING DAYS BEFORE MANUFACTURE. THE SUB-CONTRACTOR IS TO INDICATE ANY AREAS OF IN- SITU CONCRETE REQUIRED TO COMPLETE THE FLOORS. THE STAIRCASE SUBCONTRACTOR SHALL ALSO INDICATE THE LINES OF SUPPORT OF THE STAIRCASE UNIT.

PROPRIETARY METAL DECKING:

12. ALL PROPRIETARY METAL DECKING DESIGNED TO SPAN COMPOSITELY WITH IN SITU CONCRETE SHALL BE FIXED AND TRIMMED IN ACCORDANCE WITH THE MANUFACTURER□S RECOMMENDATIONS AND DETAILS. THE CONTRACTOR SHALL PRODUCE AND SUBMIT DIMENSIONED LAYOUT DRAWINGS OF THE DECKING FOR THE ENGINEER TO COMMENT UPON, A MINIMUM OF 10 WORKING DAYS BEFORE INSTALLATION. ALL METAL DECKING REQUIRES REINFORCEMENT AS DETAILED ON THE DRAWINGS. THE CONTRACTOR IS NOT TO EXCEED A CONSTRUCTION LOADING IN ACCORDANCE WITH THE MANUFACTURER□S RECOMMENDATIONS.

TIMBER

1. REFER TO ARCHITECTS DRAWINGS FOR ALL TIMBER WORKS

2. ALL TIMBER WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH BS EN1995

3. ALL TIMBER TO BE GRADE C16 TO BS EN 338 UNLESS NOTED OTHERWISE. TIMBER TO BE PRESSURE-IMPREGNATED WITH PRESERVATIVE AND CUT ENDS TO BE BRUSH TREATED.

4. ALL TIMBER JOISTS TO BE PLACED WITH NATURAL BOW UPWARDS

5. FOR FLOOR JOISTS AND RAFTERS PROVIDE TIMBER BLOCKING AT SUPPORTS AND AT MID-SPAN FOR SPAN>2.0m, AND AT THIRD-POINTS FOR SPANS L> 4m. SOLID BLOCKING TO BE SKEW NAILED TO JOISTS WITH GRIPFILL OR SIMILAR USED ON ENDS TO REDUCE RISK OF □SQUEAKY□ FLOORS.

6. NOTCHING IS PERMITTED TO TOP OF TIMBER JOISTS PROVIDED IT IS BETWEEN 0.1-0.25L FROM THE SUPPORT AND NO MORE THAN 0.125D DEEP. DRILLING THROUGH THE MIDDLE OF A JOIST IS PERMITTED WITHIN A ZONE BETWEEN 0.25-0.4L FROM THE SUPPORT WITH A MAXIMUM DIAMETER OF 0.25D. HOLES MUST BE SPACED AT LEAST 3xHOLE DIAMETER AND AT LEAST 100mm AWAY FROM A NOTCH. (L = JOIST SPAN, D= JOIST DEPTH)

7. FOR TIMBER IN JOISTS HANGERS REFER TO PROPRIETARY PRODUCT LITERATURE FOR FIXING REQUIREMENTS, ACCEPTABLE FITTING TOLERANCES AND HOW MANY COURSE OF MASONRY ARE REQUIRED ABOVE HANGERS PRIOR TO LOADING OF FLOOR

8. WALLPLATES ARE TO BE FULLY BEEDED ON MORTAR IN LENGTHS NOT LEASS THAN 3m WITH HALF LAP JOINTS

9. ALL FLOORS, FLAT ROOFS, CEILINGS AND GABLE WALLS TO PITCHED ROOFS ARE TO BE HORIZONTALLY STRAPPED WITH MINIMUM 30x5mm x 1200mm LONG GALVANISED MILD STEEL STRAPS WITH 150MM BOB END AT MAXIMUM 1.2m CENTRES. STRAPS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS, BUT WITH A MINIMUM 5No. 5mm DIA x 50LONG WOODSCREW. STRAPS PERPENDICULAR TO FLOOR SPAN TO BE FIXED OVER A MINIMUM OF 3 JOISTS WITH SOLID BLOCKING BENEATH AND WEDGES BETWEEN WALL AND FIRST JOIST.

10. FLAT ROOF AND PITCHED ROOF JOISTS/WALLPLATES ARE TO BE VERTICALLY STRAPPED TO SUPPORTING WALLS WITH MINIMUM 30x2.5mm x 1200mm LONG GALVANISED MILD STEEL STRAP AT MAXIMUM 2m CENTRES. STRAP TO BE FIXED TO WALL WITH A MINIMUM 5No. 5mm DIA x 50LONG WOODSCREW IN SUITABLE WALLPLUGS

11. FOR ALL BOLTED CONNECTION IN TIMBER PLAIN WASHERS ARE TO BE USED WITH A MINIMUM DIAMETER OF 3xBOLT DIA AND THICKNESS GREATER THAN 0.25xBOLT DIAMETER

12. ALL BOLTS INTO TIMBER TO HAVE MIN 50SQ. X 3MM THICK WASHERS BELOW NUT.

13. WHERE TIMBERS ARE DOUBLE OR TRIPLED UP AND BOLTED TOGETHER PROVIDE MINIMUM 50mm DIA DOUBLE TOOTHED GALAVANISED CONNECTOR BETWEEN EACH MEMBER AT EACH BOLT LOCATION. ALTERNATIVELY, TIMBERS TO BE BOLTED TOGETHER USING M12 GRADE 8.8 BOLTS AT 600C/C ALONG SPAN. JOISTS TO BE DOUBLED UP UNDER ALL PARTITION WALLS PARALLEL WITH SPAN, OR WITH SOLID BLOCKING UNDER WHERE PERPENDICULAR TO SPAN.

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

BUILDERS WORK NOTES

1. HOLES LESS THAN 300mm SQUARE ARE GENERALLY NOT SHOWN ON STRUCTURAL DRAWINGS. REFER TO SERVICES ENGINEER'S / SUB-CONTRACTOR'S DRAWINGS.

2. ALL HOLES INCLUDING THOSE NOT SHOWN ON STRUCTURAL DRAWINGS MUST BE AGREED WITH THE ENGINEER.

3. HOLES IN SLABS WHICH HAVE BEEN CAST: -

- ALL BUILDERSWORK PROPOSALS TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR CHECKING PRIOR TO WORKS COMMENCING ON SITE. GENERALLY

- REINFORCEMENT AND EMBEDDED STRUCTURAL STEELWORK WILL NOT BE PERMITTED TO BE CUT, AND HOLES GREATER THAN 300MM WIDE WILL GENERALLY NOT BE ALLOWED. CONTRACTOR TO ALLOW FOR SCANNING AND EXPOSING ALL AREAS IN THE VICINITY OF PROPOSED BUILDERSWORK TO IDENTIFY, LOCATE, AND AVOID CUTTING REINFORCEMENT.

- CONTRACTOR TO ASSUME ALL OPENINGS ARE TO BE CORED/SAW CUT.

4. NO BUILDER'S WORK OPENINGS ARE TO BE CUT WITHOUT FIRST OBTAINING AGREEMENT TO PROCEED FROM THE CA.

5. OPENINGS IN BEAMS AND LOAD BEARING WALLS WILL GENERALLY NOT BE ALLOWED, UNLESS APPROVED BY THE ENGINEER.

6. INFILLING OF OPENINGS AROUND SERVICES TO ARCHITECT'S OR SERVICES ENGINEER'S REQUIREMENTS. WHERE A LOAD BEARING INFILL IS REQUIRED THIS IS TO BE DESIGNED BY THE CONTRACTOR. DETAILS TO BE SUBMITTED TO THE CA FOR COMMENT.

7. CONCRETE PLINTHS ARE TO BE PROVIDED TO ACT AS BASES FOR MECHANICAL PLANT WHERE REQUIRED BY SERVICES ENGINEER. DIMENSIONS OF PLINTHS ARE TO SUIT THE MECHANICAL PLANT USED. DRAWINGS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR CHECKING OF PLANT WEIGHTS ON FLOORS.

HEALTH & SAFETY

KEY CONSTRUCTION STAGE HEALTH & SAFETY RISKS ARE IDENTIFIED BELOW.

1. CONDITION AND INTEGRITY OF THE EXISTING STRUCTURE.

2. TEMPORARY STABILITY OF EXISTING WALLS AND FLOORS DURING THE WORKS.

3. CAPACITY OF EXISTING FLOORS FOR CONSTRUCTION ACTIVITIES AND/OR STORAGE OF MATERIALS.

4. THE BUILDING POTENTIALLY REMAINING IN-USE DURING THE WORKS.

NOTE THAT THE ABOVE LIST IDENTIFIES CERTAIN RISKS WHICH ARE DEEMED TO BE UNUSUAL, ABNORMAL OR UNDEXPECTED 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.

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

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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

Project: Originator: Volume: Level: Type: Role: Category/Number: Rev:
CW - REN - 00 - XX - DR - S - 00010 P01

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