

Notes:

1.0 GENERAL

ALL STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ WITH THE SPECIFICATION AND WITH ALL RELEVANT ARCHITECT'S, BUILDING SURVEYORS, SERVICE ENGINEERS AND OTHER SPECIALISTS DRAWINGS AND SPECIFICATIONS.

DO NOT SCALE FROM ANY STRUCTURAL ENGINEER'S DRAWING. ALL DIMENSIONS ARE IN MILLIMETRES AND LEVELS IN METRES ABOVE ORDNANCE DATUM.

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO FABRICATION.

STANDARD ABBREVIATIONS:-

SSL	STRUCTURAL SLAB LEVEL
FFL	FINISHED FLOOR LEVEL
SOP	SETTING OUT POINT
MJ	MOVEMENT JOINT
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
RC	REINFORCED CONCRETE
MC	MASS CONCRETE
PC	PRECAST CONCRETE
MS	MILD STEEL
SS	STAINLESS STEEL
CTRS	CENTRES
TOS	TOP OF STEEL
TOC	TOP OF CONCRETE

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL NECESSARY TEMPORARY WORKS TO ENSURE THE STRENGTH AND STABILITY OF THE BUILDING THROUGHOUT THE COURSE OF THE WORKS. THIS IS TO INCLUDE ANY RE-POSITIONING OF TEMPORARY PROPPING NECESSARY TO FACILITATE NEW CONSTRUCTION.

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

THE CONTRACTOR SHALL REFER TO ALL CDM DESIGNERS' RISK ASSESSMENTS AND SUBMIT SUITABLE METHOD STATEMENTS FOR APPROVAL AS APPROPRIATE.

THE EXISTING STRUCTURAL INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON VISUAL INSPECTION OF THE BUILDING AND UPON LIMITED OPENING UP WORKS. ALL DETAILS AND DIMENSIONS OF THE EXISTING CONSTRUCTION ARE SUBJECT TO CONFIRMATION BY THE CONTRACTOR PRIOR TO THE WORKS ON SITE.

NO MATERIALS ARE TO BE ORDERED UNTIL THE RELEVANT DETAILS AND CONDITIONS ARE CONFIRMED BY THE CONTRACTOR.

PRIOR TO THE FABRICATION OF ANY OF THE PROPOSED ELEMENTS TO ANY OF THE PROPOSED SITES THE CONTRACTOR IS TO CARRY OUT A FULL DIMENSIONAL AND TOPOGRAPHICAL SURVEY AND PROVIDE ALL DETAILS TO THE ENGINEER.

SITE SPECIFIC UNIQUE FEATURES SUCH AS DOG-LEGS, BRIDGES AND STAIRS ETC ARE TO BE INDIVIDUALLY SURVEYED BY THE CONTRACTOR. ALL THESE DETAILS ARE TO BE FORWARDED TO THE ENGINEER.

ENGINEER TO PROVIDE ANY NECESSARY BESPOKE STRENGTHENING SOLUTIONS FOLLOWING RECEIPT OF ALL REQUIRED SURVEY INVESTIGATION INFORMATION. THIS INFORMATION IS TO BE SUPPLIED BY THE CONTRACTOR. SITE OBSTRUCTIONS SUCH AS SERVICES, DRAINAGE, TREES AND TOPOGRAPHICAL VARIATIONS TO BE DEALT WITH AS NECESSARY. FULL SURVEY/INVESTIGATION INFORMATION TO BE FORWARDED TO THE ENGINEER TO PERMIT SUITABLE DESIGN SOLUTIONS TO BE FINALISED PRIOR TO CONSTRUCTION.

ALL REMEDIAL/NEW BUILD WORKS TO WALKWAYS AND STAIRS ETC ARE TO RETAIN THE EXISTING WIDTHS OF ACCESS UNLESS AGREED OTHERWISE WITH THE CONTRACT ADMINISTRATOR.

2.0 FOUNDATIONS

ALL SOFT SPOTS AT FOUNDATION LEVEL ARE TO BE BACKFILLED WITH GRADE GEN 1 CONCRETE UNLESS NOTED OTHERWISE.

ALL LIVE SERVICES ARE TO BE IDENTIFIED, PROTECTED, REDIRECTED OR TERMINATED AS REQUIRED - SEE ALSO DRAWING CS/063465 S003.

ALL FOUNDATIONS TO BE TAKEN DOWN TO A CONSISTENT STRATUM WHICH HAS A MINIMUM ALLOWABLE BEARING CAPACITY OF 50 kN/m².

BOTH THE ALLOWABLE BEARING PRESSURE AND TYPE OF STRATUM ARE TO BE AGREED WITH THE ENGINEER AND BUILDING CONTROL OFFICER AT THE COMMENCEMENT OF THE WORKS FOR EACH BLOCK OR SITE.

THE BUILDING CONTROL OFFICE IS TO BE INFORMED BEFORE ANY CONCRETE IS POURED.

ANY SIGNIFICANT CHANGE IN TYPE OR LEVEL OF THE AGREED BEARING STRATUM MUST BE REPORTED TO THE ENGINEER FOR FURTHER INSTRUCTIONS.

NO REINFORCEMENT IS TO BE DAMAGED DURING THE WORKS. ALL CONCRETE TO BE SCANNED/INVESTIGATED IN AREAS AFFECTED BY THE WORKS AND REINFORCEMENT LOCATED PRIOR TO STEEL FABRICATION. BASE PLATES/CAPPING PLATES ETC. AND ASSOCIATED BOLT LOCATIONS TO BE ADJUSTED IF/WHERE NECESSARY TO AVOID ANY DAMAGE TO REINFORCEMENT. MINIMUM BOLT EDGE/END AND SPACING MUST BE MAINTAINED IN THE CASE OF ANY BASE/CAPPING PLATE RE-DESIGN. ALL DETAILS OF REVISED PLEASE TO BE AGREED WITH ENGINEER PRIOR TO ANY FABRICATION.

3.0 CONCRETE

CONCRETE TO BE IN ACCORDANCE WITH THE SPECIFICATION, BS 8500: PART 2 AND BS EN 206. MASS CONCRETE - GRADE GEN3 (BASE FOR POSTS). REINFORCED CONCRETE - GRADE RC40 TO STAIRCASES.

ALL CONCRETE REPAIRS TO BE CARRIED OUT BY SPECIALIST CONTRACTOR. REFER TO SCHEDULE OF WORKS FOR DETAILS.

NO REINFORCEMENT IS TO BE DAMAGED DURING THE WORKS. ALL CONCRETE TO BE SCANNED/INVESTIGATED IN AREAS AFFECTED BY THE WORKS AND REINFORCEMENT LOCATED PRIOR TO STEEL FABRICATION. BASE PLATES/CAPPING PLATES ETC. AND ASSOCIATED BOLT LOCATIONS TO BE ADJUSTED IF/WHERE NECESSARY TO AVOID ANY DAMAGE TO REINFORCEMENT. MINIMUM BOLT EDGE/END AND SPACING MUST BE MAINTAINED IN THE CASE OF ANY BASE/CAPPING PLATE RE-DESIGN. ALL DETAILS OF REVISED PLEASE TO BE AGREED WITH ENGINEER PRIOR TO ANY FABRICATION.

4.0 EXISTING STRUCTURE

ALL EXISTING GUARDRAILS TO BALCONIES ARE TO BE REMOVED AND REPLACED WITH PROPOSED GUARDRAILS.

IF BALCONIES HAVE EXISTING STEEL POSTS TO OUTER EDGE THEY ARE TO BE REMOVED AFTER INSTALLATION OF TEMPORARY PROPPING. TEMPORARY PROPPING IS TO BE MAINTAINED UNTIL INSTALLATION OF NEW PERMANENT SUPPORTS HAS BEEN COMPLETED.

EXISTING GUARDRAILS TO EXTERNAL GABLE END STAIRS TO BE REMOVED AND REPLACED WITH GUARDRAIL POSTS FIXED INTO STAIR. DETAILS TBC DEPENDING ON EXISTING.

ALL PROPOSED INFILL LAMINATE OR GLAZED PANELS TO BE INSTALLED BY CONTRACTOR. FOR DETAILS OF INFILL PANELS REFER TO THE SCHEDULE OF WORKS AND PLANNING DRAWINGS.

EXISTING EXPANSION/CONTRACTION JOINTS TO BE FULLY RAKED OUT, CLEANED AND JOINT TO BE FILLED WITH FLEXCELL OR SIMILAR APPROVED. UNDERSIDE TO BE SEALED WITH A JOINT SEALANT SUITABLE FOR EXPOSURE CONDITION 1.

SURFACE FINISH TO UPPER DECK TO CATER FOR THIS MOVEMENT. REMEDIAL WORK TO ALL JOINTS TO BE CARRIED OUT IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

NO REINFORCEMENT IS TO BE DAMAGED DURING THE WORKS. ALL CONCRETE TO BE SCANNED/INVESTIGATED IN AREAS AFFECTED BY THE WORKS AND REINFORCEMENT LOCATED PRIOR TO STEEL FABRICATION. BASE PLATES/CAPPING PLATES ETC. AND ASSOCIATED BOLT LOCATIONS TO BE ADJUSTED IF/WHERE NECESSARY TO AVOID ANY DAMAGE TO REINFORCEMENT. MINIMUM BOLT EDGE/END AND SPACING MUST BE MAINTAINED IN THE CASE OF ANY BASE/CAPPING PLATE RE-DESIGN.

ALL DETAILS OF REVISED PLEASE TO BE AGREED WITH ENGINEER PRIOR TO ANY FABRICATION.

5.0 GUARDRAILS & INFILL PANELS

LAMINATE PANELS OR GLAZING TO SPECIALIST DESIGN TO BS 6399 AND BS 6180.

LAMINATE PANELS OR GLAZING TO BE ADVISED ON A BLOCK BY BLOCK BASIS BY THE CLIENT.

PROPRIETARY GUARDRAIL TO BE DESIGNED TO BS 6399 AND BS 6180.

CALCULATIONS DEMONSTRATING THE ABOVE ARE TO BE SUBMITTED TO THE ENGINEER BY THE CONTRACTOR PRIOR TO FABRICATION. ENGINEER TO HAVE TO A MINIMUM OF 10 WORKING DAYS TO REVIEW AND COMMENT.

MAXIMUM HORIZONTAL GUARDRAIL DEFLECTION SHOULD NOT EXCEED 8mm BETWEEN POSTS UNDER LOADINGS ESTABLISHED IN ACCORDANCE WITH BS6399 AND BS6180.

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS.

6.0 STEELWORK

ALL EXTERNAL HOLLOW SECTION STEELWORK TO BE GRADE S355J0H HOT FINISHED U.N.O.

ALL EXTERNAL PLATES, FLATS AND ROLLED SECTIONS TO BE S275JO U.N.O.

EXTERNAL STEELWORK TO BE GALVANISED TO BS EN ISO 1461, TO RECEIVE A MIN MEAN COATING THICKNESS OF 140 MICROMETERS. PREPARATION: BLAST CLEAN TO BS EN ISO 8501-1, PREP' GRADE SA 2.5 FOLLOWED BY CHEMICAL CLEANING. THE GALVANISED STEEL IS THEN TO BE POWDER COATED IN ACCORDANCE WITH THE SPECIFICATION.

GROUTING OF COLUMN BASES IS TO BE CARRIED OUT ACCORDANCE WITH SPECIFICATION G10 USING WEBER-SBD FIVE STAR NON-SHRINK CEMENTITIOUS GROUT OR SIMILAR APPROVED.

ANY STEELWORK WITH DAMAGE TO THE PROTECTIVE COATINGS OR WITHOUT PROTECTIVE COATING IS TO BE COATED WITH 2 No. LAYERS OF BITUMINOUS PAINT.

ALL BASE PLATES AND THEIR FIXINGS BELOW GROUND LEVEL TO BE ENCASED IN MINIMUM 50mm CONCRETE.

ALL POST DRILLED HOLES TO BE MADE GOOD TO EQUIVALENT OF ORIGINAL FINISHES SPECIFICATION.

THE CONTRACTOR IS TO CARRY OUT A DETAILED LEVEL SURVEY OF ALL BLOCKS TO ESTABLISH THE VARIATIONS IN THE LEVEL OF THE SLABS. LEVELS SHALL BE RECORDED AT THE FRONT AND BACK OF THE SLABS AT EACH COLUMN/BASE POSITION. A COPY OF THE LEVEL SURVEY IS TO BE SUBMITTED TO THE ENGINEER ALONG WITH THE FABRICATION DRAWINGS.

THE LEVEL OF THE UNDERSIDE OF THE BALCONY CAN VARY BY OVER 100mm, FRONT TO REAR AND SIDE TO SIDE. THE FRONT EDGE BEAM IS TO FOLLOW THE PROFILE OF THE BALCONY AS MUCH AS IS FEASIBLE USING PACKING AND ANGLE CUTTING OF THE STEEL.

THE STEELWORK FABRICATOR SHALL PRODUCE AND SUBMIT A COPY OF DIMENSIONED FABRICATION DRAWINGS TO THE ENGINEER. THE FABRICATOR SHOULD NOTE THAT THE ENGINEER REQUIRES 10 WORKING DAYS TO COMMENT AND THESE COMMENTS WILL CENTRE ON COMPLIANCE WITH THE DESIGN INTENT AND EXCLUDE DIMENSIONAL CHECKS.

THE FABRICATOR IS TO COMPLETE THE DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED ON THE DRAWINGS. CONNECTION DETAILS TO BE SUBMITTED TO ENGINEER FOR COMMENT PRIOR TO COMMENCING FABRICATION.

ALL BOLTED CONNECTIONS ARE TO INCLUDE A MINIMUM OF TWO M16 GRADE 8.8 BOLTS PER MEMBER UNLESS SPECIFICALLY INDICATED OTHERWISE ON DETAILS.

ALL BOLTS ARE TO BE GRADE 8.8 GALVANISED TO BS 7371-6. ALL BOLTS, NUTS AND WASHERS ARE TO BE TO BS 5950 PART 2 CLAUSE 2.2. WASHERS ARE TO BE PLACED BENEATH THE ROTATED ITEM.

ALL WELDED CONNECTIONS TO BE FULLY WELDED TO ALL INTERFACES U.N.O

ALL WELDS TO BE MINIMUM 6mm LEG LENGTH CONTINUOUS FILLET WELDS UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL WELDS MUST BE OF GOOD VISUAL QUALITY.

NO SITE WELDING.

THE LEVELS ARE TO BE DETERMINED BASED ON THE LOWEST POINT OF THE EXISTING SLAB SOFFIT. THE GUARDRAILS ARE TO BE A MINIMUM OF 1100mm ABOVE FFL AND THE POSTS ARE TO BE SPACED AT 1500mm CENTRES (MAX)

T1	03.03.17	INITIAL TENDER ISSUE	AF	VJJ
Rev	Date	Amendments	By	Chk

Drawing Status:

TENDER

Client:



Project Title:

**CANTILEVER BALCONY
SUPPORT - LOT 2
'HOUSING WALK-UP' BLOCKS**

Drawing Title:

GENERAL NOTES

Project No.:	Drawing No.:	Rev.
RP200058	S2000	T1
Date:	MARCH '17	Scale: AS SHOWN @ A1
By:	VJJ	Checked: VJJ
Approved:	DH	
UPR Number:		

Natural Scale (1:1)

100mm
10mm
0