

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

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

WHERE PILES WILL HAVE TO BE MOVED TO AVOID EXISTING SERVICES, THE CONTRACTOR IS TO BRING THIS TO THE ATTENTION OF SOUTHAMPTON CITY COUNCIL STRUCTURES DEPARTMENT, WHO RESERVE THE RIGHT TO REVIEW AND REVISE THE DESIGN AND REINFORCEMENT.

CONCRETE TO FOUNDATIONS TO BE IN ACCORDANCE WITH THE SPECIFICATION, BS 8500: PART 2 AND BS EN 206.

ALL HOLDING DOWN BOLTS ARE TO BE RESIN ANCHORS MINIMUM M16 IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION. NO DRILLING TO BE CARRIED OUT UNTIL CONCRETE HAS REACHED ITS 28 DAY CUBE STRENGTH.

CONCRETE GRADE TO BE MINIMUM C35.

ALL EXISTING STRUCTURES/FOUNDATIONS AND UNDERGROUND OBSTRUCTIONS WITHIN THE FOUNDATION AREAS ARE TO BE IDENTIFIED AND BROUGHT TO THE ATTENTION OF THE SOUTHAMPTON CITY COUNCIL STRUCTURES DEPARTMENT.

THE SELECTION OF PILE TYPE, DESIGN AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE PILING SUBCONTRACTOR SUBJECT TO THE FOLLOWING:

PILES ARE TO BE DESIGNED BY THE CONTRACTOR. PILES ARE DESIGNED TO HAVE A WORKING LOAD OF 75kN COMPRESSION, 25kN TENSION, 10kN SHEAR.

PILES ARE TO BE FORMED TO A LEVEL MINIMUM 300mm ABOVE THE TRIMMED CUT-OFF LEVEL SHOWN ON THE PILING SCHEDULE. TO BE BROKEN DOWN TO CUT OFF LEVEL TO LEAVE A 600mm REINFORCEMENT PROJECTION INTO PILE CAP/GROUND BEAM UNO.

THE PILING MAT IS CONSIDERED TO BE TEMPORARY WORKS AND AS SUCH IS TO BE DESIGNED BY THE CONTRACTOR.

HAND DUG TRENCHES MAY BE REQUIRED TO THE TRANSVERSE PILECAP BEAMS.

TRIAL HOLES MAY BE REQUIRED TO DETERMINE THE EXTENT OF THE FOUNDATIONS. THE PROPOSED FOUNDATIONS MAY NEED TO BE REVISED AND REDESIGNED TO ACCOMMODATE PRIOR TO THE COMMENCEMENT OF PILING OPERATION FOR THAT BLOCK.

REFER TO THE CONTRACT DOCUMENTS FOR PILING WARRANTIES ETC.

CONTRACTOR IS TO CARRY OUT ALL NECESSARY GROUND INVESTIGATIONS IN RELATION TO DESIGN OF PILING.

GROUND BEAM LAYOUT MAY BE SUBJECT TO CHANGE ON CERTAIN ELEVATIONS TO ACCOMMODATE ANY DISABLED ACCESS RAMPS, EITHER PRESENT OR PROPOSED.

THE CONTRACTOR IS TO UNDERTAKE FULL DIMENSIONAL SURVEYS FOR THE PURPOSE OF PRODUCING ELEVATIONS AND PLANS. THESE DRAWINGS WILL BE USED AS THE BASIS FOR THE STEEL FABRICATION DRAWINGS. THE CONTRACTOR WILL THEN COORDINATE AND AND SUPERIMPOSE THE INFORMATION GATHERED FROM THE VARIOUS STATUTORY AUTHORITIES. THIS WILL ALSO INCLUDE THE GROUND PENETRATION RADAR SURVEY TO ENABLE THE CONTRACTOR TO LAY OUT THE GROUND WORKS TO ALLEVIATE ANY CLASHES WHEN SETTING-OUT FOUNDATIONS, THESE DRAWINGS NEED TO BE SUBMITTED FOR REVIEW AND COMMENT BY SOUTHAMPTON CITY COUNCIL PRIOR TO COMMENCEMENT OF PILING. THE CONTRACTOR IS ALSO TO REFER TO STATUTORY SERVICES DRAWINGS INCLUDED IN THE TENDER

3.0 EXISTING STRUCTURE

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 AS REQUIRED.

4.0 MASONRY

CONTRACTOR TO CARRY OUT VISUAL INSPECTION AND BRING TO THE ATTENTION OF SOUTHAMPTON CITY COUNCIL STRUCTURES DEPARTMENT ANY CRACKS, LOOSE MASONRY AND DETERIORATING BRICKWORK.

ALL RESIN ANCHORS ARE TO BE DETAILED SO AS THEY ARE FIXED INTO THE CENTRE SECTION OF A BRICK FOR EACH FIXING.

5.0 HANDRAILS & INFILL PANELS

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

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

PROPRIETARY HANDRAIL 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 HANDRAIL AND PANEL 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

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/BELM POSITION. A COPY OF THE LEVEL SURVEY IS TO BE SUBMITTED TO THE ENGINEER ALONG WITH THE FABRICATION DRAWINGS.

ALL EXTERNAL HOLLOW SECTION STEELWORK TO BE GRADE S355J2H HOT FINISHED.

ALL EXTERNAL PLATES, FLATS AND ROLLED SECTIONS TO BE S275J0.

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 2½ FOLLOWED BY CHEMICAL CLEANING. THE GALVANISED STEEL IS THEN TO BE POWDER COATED IN ACCORDANCE WITH THE NBS 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 MINIMUM 30N/mm² STRENGTH.

ANY STEELWORK BELOW GROUND 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 SITE DRILLED HOLES TO BE MADE GOOD TO EQUIVALENT OF ORIGINAL FINISHES SPECIFICATION.

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.

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 STEEL TO STEEL BOLTED CONNECTIONS TO BE FABRICATED USING CLOSE TOLERANCE BOLT HOLES

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 CONNECTIONS TO BE WELDED, UNLESS NOTED OTHERWISE.

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

WELDS TO BE OF GOOD VISUAL QUALITY.

SITE WELDING IS NOT PERMITTED.

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

WHERE NECESSARY, ALL 3mm SHIMS WILL BE GALVANISED AFTER CROPPING.

ANY SCUFFS OR MARKS ON STEELWORK TO BE TOUCHED UP WITH CROMADEX OR SIMILAR.


Natural Scale (1:1)
100mm
10mm
0

T1	24.02.17	TENDER ISSUE	AF	CT	DH
Rev	Date	Amendments	By	Chk	Aprv

Drawing Status:

TENDER

Client:



Project Title:

CANTILEVER BALCONY SUPPORT - LOT 3 MEDIUM RISE

Drawing Title:

GENERAL NOTES

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