

- GENERAL NOTES:**
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND ALL RELEVANT ARCHITECT'S, ENGINEER'S, SERVICE'S AND SPECIALIST'S DRAWINGS. SHOULD NOTES GIVEN ON THIS DRAWING DIFFER FROM THE SPECIFICATION CLARIFICATION IS TO BE SOUGHT FROM THE ENGINEER.
 - REFERENCES TO UK BUILDING REGULATIONS, BRITISH, EUROCODE OR OTHER NATIONAL STANDARDS OR CODES OF PRACTICE SHALL APPLY TO THE LATEST RELEVANT PUBLISHED VERSION INCLUDING ANY RELEVANT AMENDMENTS.
 - THE WORKS DESCRIBED AND SPECIFIED ON THIS DRAWING AND ASSOCIATED DRAWINGS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ALL CURRENT HEALTH AND SAFETY LEGISLATION. ALL DUTIES REGARDING THE WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CONSTRUCTION DESIGN AND MANAGEMENT (C.D.M.) REGULATIONS 2015.
 - DO NOT SCALE THIS DRAWING. - IF IN DOUBT - ASK
 - ALL DIMENSIONS AND LEVELS SHOWN ON THE DRAWINGS WHICH RELATE TO EXISTING BUILDINGS AND FEATURES ARE BASED ON SURVEY DRAWINGS AND THE CONTRACTOR IS TO SATISFY HIMSELF THAT DIMENSIONS, LEVELS ETC. ARE SUFFICIENTLY ACCURATE AND COMPLETE FOR FABRICATION, WITHIN THE SPECIFIED TOLERANCES, OF ALL PREFABRICATED ELEMENTS. ALL LEVELS ARE RELATED TO THE DATUM. WHERE THIS DATUM IS UNCLEAR CLARIFICATION SHOULD BE SOUGHT FROM THE ARCHITECT.
 - THE CONTRACTOR SHALL, AT THE OUTSET, ESTABLISH WITH THE LOCAL AUTHORITY, THEIR REQUIREMENT FOR INSPECTING THE WORKS, AND ADHERE TO THESE.
 - WHERE A SEQUENCE OR METHOD OF CONSTRUCTION IS NOTED ON A DRAWING, IT SHOULD BE ADHERED TO AND ANY VARIATION TO THIS SHOULD BE AGREED IN ADVANCE WITH THE ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS AND IS TO SUBMIT FULL PROPOSALS TO THE ENGINEER MINIMUM 14 DAYS PRIOR TO COMMENCING WORKS. ANY CHECKING UNDERTAKEN BY THE ENGINEER DOES NOT ALLEVIATE THE OVERALL RESPONSIBILITY OF THE CONTRACTOR FOR THE TEMPORARY STABILITY OF THE WORKS.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SERVICES PRIOR TO ANY WORKS COMMENCING.
 - REFER TO ARCHITECTS DRAWINGS FOR ALL NON-STRUCTURAL WATERPROOFING AND WEATHERING DETAILS ETC.
 - FURTHER NOTES APPEAR ON HOCKLEY & DAWSON DRAWINGS, WHICH ARE IN ADDITION TO THOSE WHICH APPEAR ON THIS DRAWING.
 - ALL PROPRIETARY PRODUCTS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL CONSTRUCTION PRODUCTS USED IN THE WORKS ARE TO CARRY THE CE MARK IN ACCORDANCE WITH THE CONSTRUCTION PRODUCTS REGULATIONS (CPR).

- REFER TO THE ARCHITECT'S DRAWINGS FOR ALL DIMENSIONS, LEVELS AND SETTING OUT.

- 14. 'U.N.O.'** MEANS UNLESS NOTED OTHERWISE

CONCRETE NOTES:

- ALL CONCRETE TO CONFORM TO BS 8500-2
- REINFORCED CONCRETE TO BE DESIGNATED MIX RC 28/35 U.N.O. CONCRETE WHICH IS EXPOSED EXTERNALLY IS TO BE DESIGNATED MIX RC 35/45 U.N.O. MASS CONCRETE FOOTINGS / INFILL TO BE MIN DESIGNATED MIX GEN 3. BLINDING CONCRETE TO BE DESIGNATED MIX GEN 1 (1:10 ALL IN) M.C. PADSTONES TO BE DESIGNATED MIX RC 25/30 (1:2:4 OPC:SAND:AGG BY VOLUME)
- PADSTONE WIDTH TO MATCH WALL THICKNESS AND TO BE TO THE SIZES AS SHOWN ON THE DRAWINGS - MIN STRENGTH 20N/mm²
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF CONCRETE OR PLASTIC SPACERS, PRE-WELDED CHAIRS, STOOLS ETC. BROKEN BRICKS OR TILES ETC. MAY NOT BE USED. PROPOSED CONSTRUCTION METHOD, POURING SEQUENCE AND LOCATION OF CONSTRUCTION JOINTS OF THE SUPERSTRUCTURE AND GROUND FLOOR SLAB ARE TO BE ISSUED TO THE ENGINEER FOR COMMENT MINIMUM 14 DAYS PRIOR TO THE COMMENCEMENT OF WORK.
- BAR REINFORCEMENT TO BE GRADE B500B OR B500C CONFORMING WITH BS 4449 ALL FABRIC REINFORCEMENT TO CONFORM WITH BS 4483 ALL REINFORCEMENT SUPPLIERS SHALL HOLD A VALID CERTIFICATE OF APPROVAL FOR MANUFACTURE AND / OR FABRICATION ISSUED BY 'CARES' OR EQUIVALENT IF REINFORCEMENT IS CUT AND BENT BY OTHER THAN A 'CARES' SUPPLIER THE FABRICATOR SHALL COMPLY WITH BS8606 AND OPERATE A QUALITY MANAGEMENT SYSTEM TO BS EN ISO 9001.
- MINIMUM BAR LAPS TO BE AS NOTED ON RC DRAWINGS. MINIMUM BAR ANCHORAGE LENGTHS TO BE AS NOTED ON RC DRAWINGS.

FOUNDATION NOTES:

- REFER TO CONCRETE NOTES FOR DESIGNATED FOUNDATION AND BLINDING CONCRETE MIXES.
- CONCRETE COVER TO LINKS TO BE 40mm U.N.O. IF SHUTTERING OR BLINDING IS BEING USED. FOR CONCRETE CAST DIRECTLY AGAINST EARTH FACES, COVER SHOULD NOT BE LESS THAN 75mm AND THEREFORE THE SECTION SIZE SHOULD BE INCREASED, IF THIS OPTION IS ADOPTED, BEWARE! CASTING REINFORCEMENT DIRECTLY AGAINST EARTH FACES MAY ONLY BE CONSIDERED IF THE EARTH FACE IS STABLE AND CLEANLINESS OF THE POUR CAN BE ENSURED.
- EXCAVATIONS MUST NOT BE LEFT OPEN OVERNIGHT. ADEQUATE PRECAUTIONS AS NECESSARY ARE TO BE PROVIDED TO THE SIDES OF THE EXCAVATIONS. ANY LOOSENEED SOIL THAT FALLS INTO THE BOTTOM OF THE EXCAVATION MUST BE REMOVED PRIOR TO CONCRETING.

GROUND BEARING SLAB:

- GRANULAR FILL UNDER GROUND FLOOR SLAB TO BE HA TYPE 1 OR 6F2 MATERIAL MINIMUM 300mm THICK AFTER COMPACTION IN MAXIMUM 150mm THICK LAYERS. SUFFICIENT FINES ARE TO BE PRESENT AS TO LEAVE TOP SURFACE SMOOTH AND LEVEL.
- ALL SURPLUS TOPSOIL, FILL AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE. SUB-GRADE TO BE PREPARED TO RECEIVE H.A. TYPE 1 OR 6F2 GRANULAR FILL MECHANICALLY COMPACTED IN ACCORDANCE WITH H.A. SPECIFICATION PT 3.
- SUB-GRADE IS TO BE PROOF ROLLED WITH 4 PASSES OF AN 8 TONNE ROLLER AND IF SOFT SPOTS ARE ENCOUNTERED, SOIL IS TO BE REMOVED AND FILLED WITH COMPACTED HA TYPE 6F2 GRANULAR FILL IN MAXIMUM 150mm THICK LAYERS UP TO A MAXIMUM OVERALL THICKNESS INCLUDING SUB-BASE OF 600mm.
- SOFT SPOTS WHICH WOULD GIVE RISE TO A TOTAL DEPTH OF GRANULAR FILL OF GREATER THAN 600mm ARE TO BE FILLED WITH MASS CONCRETE INFILL TO A LEVEL SO AS TO LIMIT THE TOTAL DEPTH OF GRANULAR FILL TO 600mm.
- ANY EXISTING HARD SPOTS FORMED BY OLD FOUNDATIONS, MANHOLES ETC. ARE TO BE BROKEN DOWN 450mm BELOW UNDERSIDE OF SLAB AND FILLED AS NOTED ABOVE.
- ENSURE THAT NO SIGNIFICANT 'OUT OF BALANCE' FORCES OCCUR ON MASONRY WALLS DURING THE FILLING PROCESS BY BALANCING FILLING ON EACH SIDE OF THE WALL - REFER TO NHBC OR LABC FOR GUIDANCE.

- FOUNDATIONS SHALL BE TAKEN DOWN TO THE SPECIFIED FORMATION IN NATURALLY OCCURRING MATERIAL. THE FORMATION LEVELS SHALL BE INSPECTED BY THE ENGINEER AND THE LOCAL AUTHORITY PRIOR TO CASTING ANY CONCRETE, BLINDING OR LAYING OF ANY hardcore. MINIMUM DEPTH BELOW EXISTING FINISHED GROUND LEVEL TO BE AS NOTED ON THE DRAWINGS.
- THE FOUNDATIONS HAVE BEEN DESIGNED FOR A NET INCREASE IN BEARING PRESSURE AS DEFINED IN BS 8004 OF 100 kN/m²
- ANY SERVICES PASSING THROUGH THE SUB-STRUCTURE ARE TO BE IN ACCORDANCE WITH THE SERVICES ENGINEER'S DETAILS. ANY HOLES SHOWN ON HOCKLEY & DAWSON DRAWINGS ARE TO BE CROSS-CHECKED WITH SERVICES ENGINEER PRIOR TO FORMING.

STEELWORK NOTES:

- ALL STEELWORK SUPPLY, FABRICATION AND ERECTION IS TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION (NSSS). ALL TESTING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NSSS. ALL STEELWORK TO BE GRADE S355 JR TO BS EN 10025 U.N.O. ALL HOLLOW SECTIONS ARE TO BE GRADE S355 JOH AND HOT ROLLED TO BS EN 10210-1 U.N.O.
- STEELWORK IS TO BE FABRICATED IN ACCORDANCE WITH EXECUTION CLASS EXC2 IN TABLE 8.3 OF BS EN 1090-2.
- ALL BOLTS TO BE GRADE 8.8 U.N.O. IN ACCORDANCE WITH BS 3692, BS 4190 FOR HEX BOLTS, AND BS 4604 FOR H.S.F.G.BOLTS / BS EN 1993-1-8:2005
- FOR PAINT PROTECTION OF STEELWORK REFER TO THE STRUCTURAL SPECIFICATION. WHERE A SPECIFIC SYSTEM IS NOT SPECIFIED, ALL STEELWORK, UNLESS NOTED OTHERWISE, IS TO BE PAINTED TO ACHIEVE A LIFE TO FIRST MAINTENANCE OF 20 YEARS.
- ALL STEELWORK WITHIN CAVITIES OR WITHIN MASONRY IS TO RECEIVE 2No. COATS OF BITUMINOUS PAINT 150 MICRONS DRY FILM THICKNESS.
- THE STEELWORK SUB-CONTRACTOR IS TO CONDUCT AN ACCURATE SITE SURVEY TO DETERMINE FINAL DIMENSIONS FOR ALL NEW STEELWORK AFFECTED BY EXISTING STRUCTURES.
- ALL STEELWORK BELOW GROUND SLAB LEVEL IS TO BE ENCASED IN A MINIMUM OF 100mm CONCRETE, GRADE C28/35 (10mm AGGREGATE) - REINFORCED WITH D49 WRAPPING FABRIC, WITH 50mm COVER.
- ALL WELDS ARE TO BE MADE AND TESTED IN ACCORDANCE WITH BS EN 1011.
- STRAPS AND TIES ARE TO BE OF SIZES AND MATERIALS SHOWN ON THE DRAWINGS FIXED AT THE SPACINGS SHOWN AND GENERALLY BE IN ACCORDANCE WITH BS EN 1995-1-1:2004 AND A1:2008.
- THE STEELWORK SUB-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL STAGES OF ERECTION INCLUDING ANY TEMPORARY BRACING OR PROPPING REQUIRED TO ENSURE THE STABILITY OF THE STRUCTURE DURING ERECTION.
- NO SITE WELDING IS PERMITTED WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER. WHERE PERMITTED, FULL PROPOSALS FOR SUCH WELDING ARE TO BE ISSUED MINIMUM 7 DAYS PRIOR TO COMMENCING.
- COLUMN SPLICES, COLUMN SHAFTS TO BASE PLATES ARE TO BE MACHINE CUT FOR BEARING.
- WHERE STEELWORK IS VISIBLE, FABRICATION DRAWINGS AND CONNECTION DETAILS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW MINIMUM 14 DAYS PRIOR TO COMMENCING FABRICATION WITH WELDS GROUND DOWN IF REQUIRED.
- THE MAIN CONTRACTOR AND THE STEELWORK SUB-CONTRACTOR WILL BE RESPONSIBLE FOR AGREEING ALL HOLES AND FIXINGS IN THE STEELWORK REQUIRED BY SPECIALISTS AND SUB-CONTRACTORS SUPPLYING SECONDARY ELEMENTS AND INCORPORATING THESE IN THEIR

- SHOP DRAWINGS. ALL STRUCTURAL STEELWORK SUPPORTING STRUCTURE OTHER THAN ELEMENTS WHICH JUST SUPPORT THE ROOF ARE TO BE FIRE PROTECTED. REFER TO THE ARCHITECT'S DETAILS FOR METHOD OF PROTECTION.
- STEELWORK SUPPORTED BY MASONRY WALLS, TO BEAR ONTO IN-SITU M.C. PADSTONES OR PRECAST CONCRETE SECTIONS ON FULL MORTAR BED IN DESIGNATED MIX RC 25/30 (1:2:4 OPC:SAND:AGG BY VOLUME) SIZES AS INDICATED ON THE DRAWINGS.

TIMBER NOTES:

- ALL STRUCTURAL TIMBER IS TO BE MIN. STRENGTH CLASS C24 U.N.O. ALL TIMBERS TO BE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH BS EN 1995-1-1:2004 AND A1:2008 AND THE WOOD PROTECTION ASSOCIATION COMMODITY SPECIFICATION C8 AND TO THE APPROVAL OF THE ENGINEER.
- NAILING, SCREWING, BOLTING etc. OF TIMBER IS TO BE IN ACCORDANCE WITH BS EN 1995-1-1:2004 AND A1:2008.
- STRAPS AND TIES ARE TO BE OF SIZES & MATERIALS SHOWN ON THE DRAWINGS AND FIXED AT THE SPACINGS SHOWN, & GENERALLY BE IN ACCORDANCE WITH BS EN 1995-1-1:2004 AND A1:2008.
- ALL WALL PLATES TO BE STRAPPED DOWN TO SUPPORTING WALLS BY PROPRIETARY 30mm x 2.5mm GALVANISED MILD STEEL VERTICAL RESTRAINT STRAPS AT 2.0m c/c PLUGGED AND SCREWED TO INTERNAL FACE OF EXTERNAL WALL AND INTERNAL LOAD BEARING WALLS WITH 6no. 12x50 WOOD SCREWS.
- ALL FLOOR JOISTS, CEILING JOISTS AND RAFTERS TO BE Laterally RESTRAINT STRAPPED TO EXTERNAL CAVITY WALLS WITH 30mm x 5mm GALVANISED STEEL ANCHOR STRAPS FASTENED TO AT LEAST 3 JOISTS /MEMBERS / TRUSSES WITH 75x4 (8 SWG) ROUND WIRE NAILS AT 1.25m / 2.0m c/c AT ROOF, FLOOR AND CEILING LEVELS.
- NOGGINS ARE TO BE SECURELY SPIKED INTO JOISTS AT EACH SUPPORT, AND ALONG THEIR LENGTH AT MID SPAN FOR SPANS BETWEEN 2.5m AND 4.5m AND AT 1/3 POINTS FOR SPANS EXCEEDING 4.5m. ALL NOGGINS TO BE MIN 38mm THICK AND EXTEND AT LEAST 3/4 OF THE JOIST DEPTH.
- ALL WALL PLATES ARE TO BE CONTINUOUSLY JOINTED.
- ALL JOIST HANGERS TO HAVE MIN S.W.L. OF 2.0kN U.N.O.

project

THE SWAN
BASINGSTOKE ROAD,
THREE MILE CROSS
READING. RG7 1AT

drawing title

CONSTRUCTION NOTES

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description

date

Drawn
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Date
July 2024

Scale
SHEET SIZE A3

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Rev

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