

GENERAL NOTES

- All drawings are to be read in conjunction with all relevant Engineer's, Architect's and specialists drawings and specifications
- All relevant dimensions to be obtained/checked against Architect's drawings and by site measure if appropriate prior to the ordering of materials or commencement of work.
- Discrepancies are to be notified to the Engineer
- Do not scale from any drawings
- All works are to be carried out strictly in accordance with the details given by AJP. The Engineer is to be advised of any significant variation prior to its implementation.
- All setting out to latest Architect's drawings
- Materials or workmanship not complying with the Engineers drawings and specification shall be deemed unacceptable and removed from site to be replaced with work correctly manufactured, delivered and installed
- Building class for disproportionate collapse is 2b
- All levels are in metres above ordnance datum
- All dimensions are in millimetres unless noted otherwise (UNO)

HEALTH AND SAFETY NOTES

- Record information may not be accurate, substructure to exposed and verified prior to commencing works. All necessary asbestos reports are to be in place prior to intrusive works.
- Contractor to provide below ground services survey prior to commencement of foundation works on site
- Excavations are to be guarded to prevent unauthorised access, and prevent working from height
- Contractor to verify the location of all existing drains and sewers within the site boundary to ascertain diversion requirements
- Existing below ground services are present. Contractor to develop safe scheme of works prior to commencement on site

FIRE NOTES

AJP have no design responsibility for protection against fire. The Architect should specify suitable fire protection for any steel members which are carrying out any of the below functions:

- Supporting a floor (i.e columns and beams)
- Providing stability to the building (i.e vertical bracing and tie beams)
- Providing stability to a fire compartment wall"

FOUNDATIONS AND SUBSTRUCTURE

- Where the ground conditions vary to that expected in the site investigation, the Engineer is to be notified
- Strata levels are to be verified by the contractor and inspected by building control prior to casting foundations
- Following cropping, the setting out of all piles is to be surveyed and submitted to the engineer for comment prior to forming pile caps and ground beams
- Blinding is required to separate concrete from the ground to minimize any impact on setting/drying of the concrete at this interface
- Walls and slabs below ground level to include Kryston Internal Membrane - HS (Agreement Certificate 05/4217). Mix design to comply with the recommendations in the Certificate
- RIW Waterstop (Agreement Certificate 02/3953) to be included at all joint locations
- Concrete below ground level to be be concrete class DS-2 and AC-2
- Pile design, testing and construction to comply with ICE Specification for Piling and Embedded Retaining Walls to loadings supplied by AJP and Pool Designer to the recommendations of the Geoenvironmental Appraisal Report No 5238-G-R001 Rev B
- All pile testing is to be in accordance with the specialist subcontractors requirements
- All piles are to be trimmed by the contractor to the cut off levels indicated on AJP drawings
- As built pile co-ordinates and cut off levels are to be surveyed and submitted to the engineer prior to completion of the foundations
- Any earthworks activities should be carried out in accordance with volume 1 series 600 of the specification for highways works

GROUND FLOOR SLAB

- All concrete is to be power-floated and finished with a dust sealer to achieve the flatness tolerances outlined on the relevant drawing.
- Mesh should be used with flying ends where possible at laps
- Concrete cover to be 35mm top and 50mm bottom UNO

UPPER FLOOR NOTES

- Decks are to be double spanning over beams.
- Concrete is to be poured to a constant thickness (not plane) targeting SR2 surface tolerance UNO
- All builders work openings are to be finalised
- Slab edge setting out is to be co-ordinated with the Architect
- Edge protection to be included to the requirements of the main contractor
- Co-ordination is required between the decking supplier and steel fabricator to support the decking where obstructions exist preventing full bearing.
- AJP are not responsible for the decking when in the temporary condition.
- Decking manufacturer to provide calculations & requirements for all product critical spans and identify these on the drawings provided.
- The decking drawings issued for team commentary are to be basic general arrangements with any information or temporary requirements clearly highlighted. All site elements of the decking installation process to be contained within separate drawings that do not require commentary.

CONCRETE NOTES

- Concrete to be minimum C28/35 UNO
- All reinforcement shall be grade B500B
- Exposed concrete finishes are to be agreed
- Concrete cover to reinforcement: 35mm top, 50mm side, 75mm bottom UNO
- Cube test results at 7 days, 28 days and spare for each 60m³ pour are to be provided
- The contractor is to advise the maximum potential cement replacement with GGBS
- Pour sequence and size is to be agreed with AJP, accommodating joints where required

STEELWORK NOTES

- Execution class 2
- Steel grades are to be: S355. Sub-grade to be confirmed following co-ordination with steel fabricator. Allow JR for internal.
- The contractor is responsible for the overall stability of the structure from the commencement of the works including the design and provision of all necessary temporary works.
- After all steelwork has been lined, levelled and plumbed by the steelwork contractor and accepted by the general contractor, all bases shall be suitably grouted up.
- All connections are indicative and to be designed by the steel fabricator based on loading information provided separately by AJP
- All connections are to feature a minimum of 2no M16 bolts. All bolts are to be Grade 8.8 BZP.
- All structural steelwork is to be treated in order to achieve suitable fire protection in accordance with architectural requirements.
- Any fire protection requirements and finishes to be in accordance with the architect's or fire engineer's details
- All structural steelwork to be protected in accordance with the Standard Corrosion Protection Systems for Buildings published by the Steel Construction Institute UNO
- Grout beneath baseplates is to be non-shrink with a minimum strength of 40N/mm²
- The top flange of beams to receive shear studs is to remain unpainted UNO
- All below ground steelwork is to be encased in concrete
- All steelwork is to be fabricated and delivered in accordance with the current version of National Structural Steelwork Specification for Building Construction.
- All steelwork below ground is to be encased in concrete
- The contractor is to allow for co-ordination with subcontractors whose work interfaces with the steel frame and may require additional bracketry etc

TIMBER NOTES

- All timber to be C24 minimum
- All rooflights are by others, fixing method and interface to be presented to the Engineer for comment prior to installation
- Timber joists are to fix into runner beams attached between the flanges of steel beams
- Timber joists should be affixed with suitable joist hangers or wall plates if indicated on the sketches
- Timber built into external wall to be treated and/or protected to Architect/timber specialist specification and details.
- All waterproofing is to be in accordance with the Architect's details

MASONRY NOTES

- All blockwork above DPC is to have a minimum characteristic compressive strength of 3.6N/mm² and a weight of 1350kg/m³. Below DPC requires 7.3N/mm³ or a density of 1500kg/m³
- All brickwork above DPC is to have a minimum characteristic compressive strength of 10N/mm². Below DPC requires 20N/mm²
- Abutting walls should be tied with debonded sleeves at 225crs (Ancon PPB or similar)
- At the relevant interfaces, new masonry should be fully bonded or tied into the existing building
- Where masonry abuts steel columns it should be fixed to the column at 225crs with suitable anchors
- All cavity wall ties are to be in accordance with building regulation requirements
- Lintels specifications, if required, are to be supplied following confirmation of Architectural preference

SUBCONTRACTOR DESIGNED ELEMENTS

The following items are excluded from AJP's design responsibility:

- Steel to steel connections
- Baseplates and holding down bolts
- Precast concrete elements including stairs
- Piled foundations
- Tanking and waterproofing systems
- Fire protection
- Temporary works
- Cladding and fixings
- Proprietary items
- Handrails
- Stairs
- Timber items not including floor/roof joists/rafters
- Access ladders and fall arrest systems

ELEMENTS DESIGNED/DETAILS BY ARCHITECT

- Setting out dimensions not shown on structural drawings
- Chamfers, slopes, roof falls
- Surface finishes to concrete and details of applied finishes throughout
- Details of all damp proofing, waterproofing and sealants
- Interface details between internal and external elements

ELEMENTS DESIGNED BY BUILDING SERVICES ENGINEER

- Above ground drainage layouts and details at all levels
- Details of lightning protection to be fixed to the structure
- Builders work details
- Utilities information
- Service pit requirements

C01	14.02.2024	RIBA STAGE 5 (CONSTRUCTION)	CW	PT
P03	18.05.2023	RIBA STAGE 4 (TECHNICAL DESIGN)	CW	PT
P02	27.01.2023	RIBA STAGE 3+ (SPATIAL COORDINATION)	CW	PT
P01	21.10.2022	RIBA STAGE 3 (SPATIAL COORDINATION)	CW	PT
REV	DATE	DESCRIPTION	BY	APP

DRAWING STATUS

CONSTRUCTION

CLIENT:

BURY COUNCIL

ARCHITECT:

POZZONI

PROJECT:

RADCLIFFE CIVIC HUB

TITLE:

GENERAL PROJECT NOTES

STATUS:	PROJECT No:	PROJECT	ORIGIN	FUNCT.	SPACIAL	FORM	DISC	DRAWING No:	REV:
S3	221-145	RADHUB-AJP- ZZ - ZZ - DR -	S	-	0010	C01			

SCALE @ A1:	DESIGNED:	DRAWN:	CHECKED:	APPROVED:	DATE:
N.T.S.	F.Coupland	C.Webber	P.Tam	P.Tam	October 2022

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