

1. Do not scale this drawing. Use dimensions and refer to the Architects drawings and verify with site conditions. For setting out/finishes etc see the Architects drawings.
2. Any discrepancies/variations between the drawings and site conditions to be reported to the Structural Engineer as soon as possible especially in relation to retained heights.
3. It is the contractor's responsibility to establish as far as practicable all underground services, drainage pipes and the like, prior to the commencement of works. Hand tools must be used locally where underground services may be present before machine/air driven tools can be used.
4. The contractor shall be responsible for ensuring that his operations do not in any way impair the safety or stability of the existing on neighbouring buildings.
5. Foundations to be cast to a minimum depth as shown on the drawings but must be taken 100mm below any adjacent drainage runs.
6. Working bearing pressure of 100KN/m² (maximum) has been assumed. If ground conditions are unable to sustain this the Engineer must be informed immediately. Reference to Geological records show the ground conditions and clay.
7. With the agreement of the adjoining neighbour at No 38 Coolhurst Road secure hoarding shall be erected within the grounds of No 38 prior to commencement of works and maintained in a serviceable and stable condition for the entirety of works. Reinstatement of any disturbed ground on the neighbours land shall be agreed by both adjoining owners.
8. All walls/piers to be positioned symmetrically with footings unless shown otherwise.
9. For drainage details see Architects drawing.
The contractor shall allow either: -
 - (a) To sleeve the trench foundations to allow for the installation of the drainage to "pass through" with 50mm clearance or
 - (b) Locally restrict the concrete pour using suitable formwork so the drainage can pass over the trench fill foundation. Masonry over must be carried on suitable concrete lintels such as Supreme P100 prestressed lintels.
10. Concrete works to be as follows: -
Foundations: - C25 mix
Mix proportions 1:1.5:3 cement: sand: aggregate.
Max. Agg. size 25mm
Sulphate resisting cement.
Aggregates to be grading limit M to BS 5328:1991.

11. All masonry works to be in accordance with BS 5628 Parts 1,2 and 3-2005. Materials & components, design & workmanship in accordance with Part 3.
12. All masonry below DPC level to be FL grade brickwork or suitable below d.p.c. trench blocks in Mortar class M6(ii) 1:0.25:3 cement:lime:sand mortar.
13. For brickwork and blockwork above DPC see Architects specifications and drawings. Mortar shall be M4(iii) to BS5628 Part 1, 1:1:6 cement:lime:sand unless noted otherwise. Brickwork must have water absorption of less than 12%.
14. Note movement joints between masonry panels as shown on the Structural Engineers drawings are to be taken through the trench fill foundations as well.
15. Reinforcement to retained sections of wall shall be to BS4483:2005. Use sheets of A252 as shown to link reinforced masonry retaining walls with mass concrete trench fill foundations.
16. Proprietary weep holes are to be provided at the base of the retaining sections of the boundary and terrace retaining walls generally at 1.2 metre centres. Use 40mm diameter plastic pipes. Ensure pipes are kept clear of concrete and mortar when building into reinforced masonry walls.
17. When constructing the reinforced masonry retaining walls provide proprietary stainless steel wall ties between the two leaves and consider pouring the concrete in discrete lifts to prevent the leaves bursting apart. Take care to consolidate the concrete fill as works progress.
18. At expansion joints in concrete provide plywood end shutters to be subsequently removed and replaced with 12mm Flexcell board. Use a similar process when pouring the concrete fill to the masonry cavity. When constructing the solid wall panels continue expansion joint using 20mm Grace Aerofil polyethylene filler.