

**GENERAL NOTES:**

ALL ENGINEERS DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWINGS AND SPECIFICATIONS.

ALL SETTING OUT TO ARCHITECTS DRAWINGS.

THE CONTRACTOR IS TO ALLOW WITHIN THEIR TENDER PRICE FOR THE COMMISSIONING OF A PHOTOGRAPHIC & DESCRIPTIVE DILAPIDATION SURVEYS OF ALL THE ADJOINING PROPERTIES, BOUNDARY WALLS AND ENVIRONS BY A COMPETENT BUILDING PROFESSIONAL PRIOR TO COMMENCEMENT. THE COMPLETED SURVEY'S SHOULD BE FORWARDED TO THE ER/PROJECT ENGINEER FOR REVIEW 5No. WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORKS ON SITE FOR COMMENT.

THE CONTRACTOR IS TO ALLOW FOR A REFURBISHMENT & DEMOLITION ASBESTOS SURVEY IN ACCORDANCE WITH HSG264 & HEALTH AND SAFETY AUTHORITY GUIDELINES PRIOR TO COMMENCEMENT, SHOULD AN ASBESTOS SURVEY REPORT NOT FORM PART OF THE TENDER DOCUMENTATION. THE COMPLETED SURVEY IS TO BE FURNISHED TO THE ER/PROJECT ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS ON SITE FOR REVIEW & INSTRUCTION.

ALL DPC's & WEEPHOLES, DAMP PROOF MEMBRANES, RADON PROTECTION, VENTILATION & INSULATION TO ARCHITECTS DETAILS.

DO NOT SCALE FROM ENGINEERS DRAWINGS.

ANY DISCREPANCIES BETWEEN DRAWINGS, SKETCHES, VERBAL INSTRUCTIONS AND SITE CONDITIONS TO BE REFERRED TO THE DESIGN TEAM BEFORE WORK COMMENCES.

**FOUNDATION NOTES:**

- FORMATION TO BE AGREED WITH ENGINEERS ON SITE. MINIMUM DEPTH TO UNDER SIDE OF FOUNDATION TO BE 600mm.

- THE ENGINEER IS TO BE INFORMED IMMEDIATELY OF ANY OLD SEWERS, DRAINS, FOUNDATIONS ETC. DISCOVERED.

- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF ANY AREAS OF SOFT OR UNSUITABLE MATERIAL ARE ENCOUNTERED.

- THE EXCAVATIONS SHALL BE KEPT FREE FROM WATER BY PUMPING, BAILING OR OTHER APPROVED MEANS.

- LAY MINIMUM 50mm OF WET BLINDING (MIX) C10 N20 ON FORMATION LEVEL. BLINDING TO BE LAID IMMEDIATELY POST EXCAVATION. ALLOWANCE TO BE MADE FOR SOFT SPOTS.

- FOUNDATION SIZES ARE BASED ON AN ASSUMED SAFE BEARING CAPACITY OF 75kN/m² WHICH IS TO BE CONFIRMED ON SITE.

- ALL FILL MATERIAL USED DURING CONSTRUCTION TO BE IN ACCORDANCE WITH S.R. 21: GUIDANCE ON THE USE I.S. EN 13242:2002 + A1:2007 – AGGREGATES FOR UNBOUND AND HYDRAULICALLY BOUND MATERIALS FOR USE IN CIVIL ENGINEERING WORK AND ROAD CONSTRUCTION ANNEX E: RECOMMENDATIONS FOR THE SPECIFICATION OF UNBOUND GRANULAR FILL (HARDCORE) FOR USE UNDER CONCRETE FLOORS AND FOOTPATHS. CERTIFICATES OF AUTHENTICITY SHOULD BE RETAINED BY THE MAIN CONTRACTOR FROM THE QUARRY/SUPPLIER AND ISSUED WITHIN THE SAFETY FILE ON COMPLETION.

- CONTRACTOR MUST ENSURE THAT ALL FILL MATERIAL IS SOURCED, PLACED AND COMPACTED IN ACCORDANCE WITH I.S. 888:2016.

- FILLING OTHER THAN WITH CONCRETE SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 225mm IN DEPTH BEFORE COMPACTION, AND EACH LAYER SHALL BE THOROUGHLY COMPACTED BEFORE THE NEXT LAYER IS PLACED. THE CONTRACTOR IS TO EXERCISE CARE IN FILLING BEHIND RETAINING WALLS SO AS TO ENSURE THAT LOADS DO NOT COME ON THE WALL FOR WHICH IT WAS NOT DESIGNED OR IN A MANNER FOR WHICH IT WAS NOT DESIGNED.

- THE ENGINEER IS TO BE GIVEN AMPLE OPPORTUNITY TO INSPECT FORMATIONS. EXPOSED EXCAVATIONS ARE TO BE PROTECTED FROM DETERIORATION. NO CONCRETE SHALL BE PLACED ON FROST, ICE OR WATER.

- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL NEW AND EXISTING SERVICES AND SHALL BE LIABLE FOR ANY DAMAGE ARISING AS A CONSEQUENCE OF THE WORKS.

**STEELWORK NOTES:**

ALL STEELWORK TO BE S275 J0, SHOT BLASTED TO SA 2 ½ AND PRIMED WITH A ZINC RICH PRIMER TO A DFT OF 80 MICRONS UNLESS NOTED OTHERWISE.

ALL STEELWORK ERECTED ON SITE SHALL DISPLAY THE CE MARKING TO IS EN 1090 - EXECUTION OF STEEL STRUCTURES AND ALUMINIUM STRUCTURES. CERTIFICATES OF AUTHENTICITY SHOULD BE RETAINED BY THE MAIN CONTRACTOR FROM THE STEELWORK FABRICATOR AND ISSUED WITHIN THE SAFETY FILE ON COMPLETION. UNLESS OTHERWISE SPECIFIED, THE MINIMUM EXECUTION CLASS 2 (EXC2) SHALL BE ASSUMED FOR ALL STEELWORK.

ALL STEELWORK TO HAVE 30 MINS FIRE PROTECTION (EXCEPT STEEL SUPPORTING ROOF). IF A MEMBER IS SURROUNDED IN 12.5mm PINK PLASTERBOARD, INSTALLED TO MANUFACTURER'S SPECIFICATION, THIS PROVIDES 30 MINS FIRE PROTECTION, IF NO PLASTERBOARD IS PRESENT, APPROPRIATE FIRE RETARDANT PAINT SHOULD BE USED.

ALL WELDS TO BE 6mm FULL PROFILE FILLET WELDS UNLESS NOTED OTHERWISE.

PROVIDE ISOLATION MEMBRANE BETWEEN GALVANISED / STAINLESS STEEL / MILD STEEL MEMBERS. ALSO ISOLATE BOLTS USING NYLON FERRELS AND WASHERS.

ALL EXTERNAL STEELWORK TO BE SHOT BLASTED TO SA 2½ & HOT DIP GALVANISED BY A MEMBER OF THE GALVANISERS ASSOCIATION TO BE EN ISO 1461:1999 DFT 85 MICRONS. ALL DAMAGED AREAS SHOULD BE THOROUGHLY CLEANED AFTER WHICH APPLY A ZINC RICH PAINT (90% OR GREATER OF 100 MICRONS TO AFFECTED AREAS).

DURING CONSTRUCTION STEEL FRAMES MAY REQUIRE TEMPORARY SUPPORT. ALL TEMPORARY WORKS ARE THE CONTRACTORS RESPONSIBILITY.

**MASONRY NOTES:**

ALL BLOCK BELOW OR NEAR EXTERNAL GROUND LEVEL TO BE DENSE CONCRETE SOLID OF MINIMUM COMPRESSIVE STRENGTH OF 13N/mm² BEDDED IN MORTAR DESIGNATION M12 TO I.S. EN 1996-1-1. ALL BLOCK ABOVE GROUND BLOCK TO BE DENSE CONCRETE SOLID OF MINIMUM COMPRESSIVE STRENGTH OF 7.5N/mm² (UNLESS NOTED OTHERWISE) BEDDED IN MORTAR DESIGNATION M4 TO I.S. EN 1996-1-1.

PRECAST LINTELS TO BE PLACED ROUGH SIDE UP TO BOND WITH BLOCKWORK UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.

CONTRACTOR IS TO PROVIDE WRITTEN EVIDENCE OF COMPLIANCE WITH I.S. EN 771-3:2011 SPECIFICATION FOR MASONRY UNITS – PART 3: AGGREGATE CONCRETE MASONRY UNITS (DENSE AND LIGHTWEIGHT AGGREGATES). CONFIRMATION OF SUPPLIER AND CONFORMANCE WITH I.S. EN 771-3:2011 IS REQUIRED PRIOR TO ORDERING OF BLOCKWORK.

TYPICALLY FOR CAVITIES UP TO & INCLUDING 150mm WIDE, PROVIDE S/S TYPE 2 WALL TIES TO I.S. EN 1996-1-1. WALL TIE DENSITY AND SPACING SHOULD BE IN ACCORDANCE WITH CL 5.3.6 OF S.R. 325:2013+A1:2014. NOTE, PROVIDE TIES AT 300mm CENTRES (MAX) VERTICALLY WITHIN 225mm TO JAMBS OF ALL OPES.

AT ALL BLOCKWORK / CONCRETE INTERFACES PROVIDE ABBEY SLOTS WITH TIES AT 225mm CENTRES VERTICALLY.

AT BLOCKWORK / STEEL INTERFACES PROVIDE S/S FLAT TIES @ 450mm VERTICAL CENTRES SELF TAPPED WITH SELF TAPPING SCREWS TO COLUMNS. PROVIDE INSULATION MEMBRANE BETWEEN COLUMN & S/S TIES.

ALLOW FOR BACK TO BACK PLASTER BEADING AT ALL MASONRY/CONCRETE INTERFACES. PROVIDE CONTROL JOINTS IN MASONRY AT 6M max crs. LOCATION OF JOINTS TO BE AGREED WITH ARCHITECT AND ENGINEER. PROVIDE 450 x 225Dp. MASS CONCRETE BEARING PADS TO ALL STEELWORK SUPPORTS ONTO MASONRY.

**TIMBER NOTES:**

- INTERNAL PLYWOOD SHEETING SPECIFICATION: PROVIDE 18mm OSB SHEETS (2.4m x1.2m) IN STAGGERED ROWS AS INDICATED ON PLAN AND FIXED TO FLOOR JOISTS USING 3.4mmØ X 50mm LONG SLOTTED COUNTER SUNK HEAD WOOD SCREWS @ 400mm crs.

- ALL EXISTING STRUCTURAL TIMBERS SHOULD BE INSPECTED BY TIMBER SPECIALIST FOR ROT OR DAMP AND TREATED ACCORDINGLY.

- ALL STRUCTURAL TIMBER TO BE C16 UNLESS NOTED OTHERWISE.

- ALL TIMBER TO BE PRESERVATIVE TREATED TO THE REQUIREMENTS OF BS5268 - Part 5 - 1989. A CERTIFICATE OF ASSURANCE THAT TREATMENT HAS BEEN CARRIED OUT AS SPECIFIED SHALL BE PROVIDED BY THE SUPPLIER/MANUFACTURER.

- ALL STEEL/TIMBER FIXINGS TO BE SHERIDIZED INCLUDING SCREWS, NAILS, BOLTS AND CONNECTIONS.

- FLOOR JOISTS TO BE DOUBLED UP UNDER STUD PARTITIONS, BATH & WATER TANK.

- ALL DOUBLED UP TIMBER JOISTS/TRIMMERS TO BE BOLTED TOGETHER USING M12 COACH BOLTS STAGGERED AT 600mm crs WITH BAT METALWORK TOOTHED PLATE CONNECTOR BETWEEN JOISTS AT BOLT LOCATIONS.

- FLOOR JOISTS MAY BE NOTCHED IN ACCORDANCE WITH IS444. EXCESSIVE NOTCHING IS NOT ALLOWABLE.

**CONCRETE NOTES:**

- ALL CONCRETE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S CONCRETE SPECIFICATION & DRAWINGS & I.S. EN 206-1 AND ALL OTHER RELEVANT STANDARDS. CONTRACTOR TO PROVIDE WRITTEN EVIDENCE OF COMPLIANCE WITH SAME.

- ALL REINFORCEMENT BARS AND MESH SHALL BE IN ACCORDANCE WITH BS 4449 AND BS 4483 RESPECTIVELY WITH A MINIMUM YIELD STRENGTH OF 460N/mm².

- ALL REINFORCEMENT BARS AND MESH SHALL BE TYPE 2 DEFORMED.

- ALL CONCRETE (EXCEPT BLINDING) TO BE GRADE C30/37 WITH A 50% GGBS CONTENT.

- CONCRETE BLINDING TO BE GRADE C15/20 WITH A 50%GGBS CONTENT.

- ALL CONCRETE SOFFITS AND SIDES TO BE CAST AGAINST THE GROUND ARE TO BE PROTECTED BY 50mm C8/10 CONCRETE WET MIX BLINDING OR SHUTTERING WHILE WET.

- FOR ALL PENETRATIONS REFER TO SERVICES ENGINEERS / ARCHITECTS DRAWINGS. THESE ARE TO BE SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

- LAYOUT OF JOINTS IN RC WALLS, SLABS AND GROUND BEARING SLABS ARE REPRESENTATIVE OF THE ENGINEERS PROPOSALS. ANY ALTERNATIVE PROPOSALS BY THE CONTRACTOR SHALL BE SUBMITTED ON DRAWINGS TO THE ENGINEER FOR CONSIDERATION PRIOR TO ANY OF THESE WORKS COMMENCING ON SITE.

**TEMPORARY WORKS NOTES:**

- A FULLY DETAILED DILAPIDATION AND PHOTOGRAPHIC SURVEY ON EXISTING AND ADJOINING PROPERTIES, ROADS, FOOTPATHS, SERVICES ETC. SHALL BE CARRIED OUT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AND ANY ADJOINING OWNERS/REPRESENTITIVES OR OTHER RELEVANT PARTIES. LIAISON WITH ADJOINING OWNERS TO BE CARRIED OUT BY THE MAIN CONTRACTOR. THE MAIN CONTRACTOR SHALL MONITOR ANY DISTRESS NOTED ON ADJOINING STRUCTURES ETC. USING AN APPROVED METHOD I.E. TELL TALES OR SIMILAR.

- ALL TEMPORARY WORKS DESIGN IS THE RESPONSIBILITY OF THE MAIN CONTRACTOR. A COMPETENT, SUITABLY QUALIFIED AND INSURED STRUCTURAL ENGINEER SHOULD BE APPOINTED TO UNDERTAKE THE DESIGN & CERTIFICATION OF THE TEMPORARY WORKS.

- ALL TEMPORARY WORKS TO BE FULLY INSTALLED PRIOR TO ANY DEMOLITION TAKING PLACE. ANY EXPOSED ELEMENTS OF EXISTING BUILDINGS RETAINED / PARTY WALL TO BE WEATHER PROOFED DURING CONSTRUCTION.

- METHOD STATEMENTS TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO ANY DEMOLITION TAKING PLACE.

- TEMPORARY WORKS CONTRACTOR TO PLACE "TELL TALES" AT ALL MAJOR CRACKS AND OTHER LOCATIONS AS AGREED WITH CORA CONSULTING ENGINEERS

- METHOD OF DEMOLITION OF EXISTING BUILDINGS TO BE SUCH THAT NO UNDUE DISTRESS IS CAUSED TO ADJOINING STRUCTURES BY VIBRATION OR OTHERWISE.

- METHOD/PROGRAMME FOR DEMOLITION TO BE AGREED BETWEEN MAIN CONTRACTOR & DEMOLITION CONTRACTOR.

- CONTRACTORS METHOD OF DEMOLITION TO BE IN COMPLIANCE WITH THE CURRENT HEALTH & SAFETY REGULATIONS & RELEVANT CODES OF PRACTICE.

- ANY UNFORESEEN CIRCUMSTANCES ON SITE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

- ALL SERVICES ON SITE TO BE REROUTED OR MADE REDUNDANT BY MAIN CONTRACTOR OR OTHERWISE IN CONJUNCTION WITH LOCAL AUTHORITIES AND RELEVANT SERVICE PROVIDERS.

- ALL CORNERS OF BUILDINGS TO BE INSPECTED TO SEE IF THE WALLS ARE STRUCTURALLY BONDED TOGETHER. WALLS WHERE CORNERS ARE NOT BONDED TO BE TIED INTERNALLY ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

- ALL WHALERS (i.e. HORIZONTAL UC'S, PFC'S..etc) TO COINCIDE WITH EXISTING FLOOR LEVELS OF BUILDINGS BEING RETAINED.

- ALL WHALERS & OTHER STEEL FIXINGS TO RETAINED WALLS OR OTHERWISE TO BE PACKED TIGHTLY TO FACE OF WALL WITH WET MIX MORTAR.

- ALL WHALERS TO BE BOLTED TO EXISTING WALLS WITH UPAT M12 UKA3 CHEMICAL ANCHOR BOLTS @ 1.0m crs.

- WELDS TO BE 6mm FULL PROFILE FILLET WELDS UNLESS NOTED OTHERWISE.


- ALL STEEL TO BE GRADE S275 J0, TIMBER TO BE GRADE C16 & CONCRETE TO BE GRADE C30/37 UNLESS NOTED OTHERWISE.

**BUILDING CONTROL (Amendment) REGULATIONS 2015 (SI No. 365 OF 2015):**

- UNDER THE BUILDING CONTROL (AMENDMENT) REGULATIONS 2015 (SI NO 365 OF 2015) THE CONTRACTOR SHALL ENSURE TO CONSTRUCT THE WORKS IN ACCORDANCE WITH THE PLANS AND OTHER DOCUMENTS DETAILED IN THE SCHEDULE OF THE COMMENCEMENT NOTICE OR 7 DAY NOTICE AND SUCH OTHER PLANS AND DOCUMENTS RELEVANT TO COMPLIANCE WITH THE REQUIREMENTS OF THE SECOND SCHEDULE OF THE BUILDING REGULATIONS.

- IT IS THE CONTRACTORS RESPONSIBILITY TO COOPERATE WITH THE INSPECTIONS CARRIED OUT PURSUANT TO THE INSPECTION PLAN BY GIVING A DETAILED PROGRAMME OF WORKS INCORPORATING THE MILESTONE INSPECTIONS REQUIRED BY THE ENGINEER. SHOULD THERE BE DEVIATION FROM THE PROGRAMMED INSPECTION DATE, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER BY EMAIL WITHIN 5NO. WORKING DAYS NOTICE OF THE SCHEDULED INSPECTION OF THE CHANGE. THE ENGINEER RESERVES THE RIGHT TO INSTRUCT THE CONTRACTOR TO REMOVE OR EXPOSE WORKS COVERED UP TO ALLOW INSPECTION OF THE ELEMENT AT NO ADDITIONAL COST TO THE CONTRACT SUM.

- THE CONTRACTOR SHALL CERTIFY THE WORKS ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE SECOND SCHEDULE OF THE BUILDING REGULATIONS ON COMPLETION. ANCILLARY CERTIFICATES WILL ALSO BE REQUIRED ON COMPLETION. ANCILLARY CERTIFIERS MAY INCLUDE, BUT NOT LIMITED TO: DESIGNERS (E.G. FOR PILING, FOR MECHANICAL/ELECTRICAL WORK, FOR SOIL AND WASTE PIPEWORK OR FOR PRECAST CONCRETE ELEMENTS) APPOINTED BY THE BUILDER TO DESIGN AND CERTIFY THE RELEVANT ELEMENTS OF THE WORKS; OTHER COMPETENT TECHNICAL AND TRADE PERSONS THAT INSTALL PRODUCTS AND/OR TEST ON COMPLETION; AND/OR SUB-CONTRACTORS, SUPPLIERS AND MANUFACTURERS, BOTH IN RELATION TO CERTIFYING DESIGN AND CONSTRUCTION, AND ALSO IN RELATION TO COMPONENTS OR ASSEMBLIES SUPPLIED FOR THE WORKS, AND/OR IN RELATION TO TESTS.

Drawing Stage:          <b>PLANNING</b>	Project Details:		Drawn by:  BF	Checked by:  AL	Approved by:  KO'M	Date:  16/02/2024	 Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie Web: www.cora.ie													
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	Client:	DUBLIN CITY COUNCIL	Project Name:  <b>NEWCOMEN BANK BUILDING</b>		Scale:  A.S. @ A3	Project Number:  2050														
	Architect:	HOWLEY HAYES COONEY	Drawing Title:  <b>GENERAL NOTES</b>		Project:	Originator:								Zone:	Level:	Type:	Discipline:	Drawing No:	Stage:	Revision:
	M&E Designer:	-			NBB	CORA								ZZ	ZZZ	DR	S	000	PL	PL2
Contractor:	-																			