

FOR PLANNING APPLICATION

B	10.11.23	REVISED DRAWING	SG
A	20.09.23	REVISED DRAWING	SG
			-
Rev	Date	Description	App

FOUNDATION PLAN

Martin Redston Associates
Consulting Civil & Structural Engineers

4 Edward Square, London N1 0SP

Tel: 020-7837 5377

Date	14th August 2023	Sheet No.	Rev
Eng. SG	Scale 1:50 @ A1 1:100 @ A3	01	B
Job No. 23.206			

- EXCAVATION FOR REINFORCED CONCRETE RETAINING WALLS
1. WORKING IN STEPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH ADJACENT EXISTING STRUCTURE.
2. CAST NEW CONCRETE BASE AND ALLOW 24 HOURS TO CURE. STARTER BARS TO EXTEND AND ABOVE BASE FOR LAPPING PURPOSES (SEE DETAILS FOR BAR SIZES).
3. VERTICAL & HORIZONTAL REINFORCEMENT TO BE CONSTRUCTED IN ACCORDANCE WITH DESIGN INFORMATION AND ANY REINFORCEMENT SCHEDULES PROVIDED BY THE ENGINEER.
4. SHUTTERING & PROPPING TO BE DESIGNED BY CONTRACTOR.
5. CAST NEW CONCRETE WALL ENSURING GROUND BEHIND NEW FOUNDATION & WALL IS FULLY BACKFILLED AND COMPACTED. CHECK AT REGULAR INTERVALS TO ENSURE THIS DURING CONSTRUCTION.
6. FINISH EXCAVATE TWO ADJACENT STEPS WITHOUT ALLOWING 3 DAYS BETWEEN OPERATIONS.
7. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED SURF OF EXISTING CONCRETE SHALL BE REINTEGRATED OR GROUTED WITH S-100 MATERIAL & REINFORCED TO FORM A GOOD KEY.
8. ALL REASONABLE CARE IS TO BE TAKEN TO PREVENT INJURIES TO PERSONS WORKING NEAR EXPOSED BARS ETC. (THREADED COUPLERS WOULD BE SUITABLE).
9. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.
10. TITIAL PIT TO BE EXCAVATED TO CONFIRM EXISTANCE OF ANY EXISTING STRUCTURE.
11. REINFORCEMENT SHALL BE TO BS-8110 WITH MAIN BARS TO BE GRADE 460 (HIGH YIELD).
12. READY MIX CONCRETE MUST BE OBTAINED FROM A PLANT THAT HOLDS A CURRENT CERTIFICATE OF ACCREDITATION UNDER THE QUALITY SCHEDULE FOR READY MIX CONCRETE.
13. NO CONCRETE IS TO BE PLACED WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5 DEGREES C.

- SEQUENCING OF UNDERPINNING
1. WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH BENEATH EXISTING FOOTING.
2. HACK AWAY TO PROVIDE LEVEL SOFT TO EXISTING BRICK FOOTING AND THOROUGHLY CLEAN BEFORE UNDERPINNING.
3. CAST NEW CONCRETE TO WITHIN 75mm OF SOFT OF EXISTING FOOTING AND ALLOW 24 HOURS TO CURE.
4. RAIN IN DRY PACK MORTAR BETWEEN NEW AND EXISTING FOOTINGS.
5. NEVER EXCAVATE TWO ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS FROM TIME OF DRY PACKING.
6. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL AND SCRABBLED TO FORM A GOOD KEY.
7. UNDERPINNING TO BE 1000mm WIDE UNLESS NOTED OTHERWISE.
7. UNDERPINNING TO BE 1000mm WIDE UNLESS NOTED OTHERWISE.
8. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.
9. DRY PACK - 3 : 1 SAND CEMENT.
10. WHEN LOWERING FLOORS IN BASEMENTS, ALL WALLS MUST BE UNDERPINNED BEFORE DIGGING OUT FLOOR.
11. CONTRACTOR TO CAREFULLY INSPECT ALL EXISTING MASONRY PRIOR TO UNDERPINNING EACH BAY IN SEQUENCE REPORT ANY ANOMALIES TO ENGINEER FOR ADVICE AND REASSESSMENT OF SCHEME.
12. UNDERPINNING SECTIONS TO BE CAST IN NUMERICAL ORDER SEE FOUNDATION PLAN FOR DETAILS.
13. TAKING REQUIRED, TO CONTRACTORS SPECIFICATION, ALL OTHER WATERPROOFING AND DRAINAGE TO ARCHITECTS SPECIFICATION.

NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE.
2. READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS.
3. ALL STEEL WORK DESIGNED TO BS 5950 FABRICATED TO BS 5950.
4. ALL STEEL MEMBERS TO BE GRADE S355 STEEL.
5. APPLY 2 COATS OF RED OXIDE PRIMER TO ALL STEEL PRIOR TO ERECTION.
6. ALL STEEL BEAMS TO HAVE 1 HOUR FIRE RESISTANCE CAPABILITY MIN (e.g. 12.5 mm PLASTERBOARD AND 7mm SKM).
7. ALL WELDING TO BE 6mm FILLET WELDS CARRIED OUT IN WORKSHOP.
8. ALL BLACK BOLTS TO BE GRADE 8.8.
9. ALL TIMBERWORK DESIGNED TO BS 5268.
10. DOUBLE JOISTS TO BE BOLTED TOGETHER WITH M-12 BOLTS + 63mm dia. TP CONNECTORS AND WASHER PLATE @ 450 c/c.
11. CONNECTIONS:
TIMBER/BRICK: BAT SPH HANGER WHEN THERE IS A MINIMUM OF 675mm OF BRICKWORK ABOVE. IF NOT USE MAXI SPEEDY HANGERS.
TIMBER/TIMBER: BAT JIFFY HANGER OR FRAMING ANCHOR.
ALLOW FOR BAT M305 STRAPS @ 1200 c/c FOR RESTRAINT.
12. CONCRETE PADSTONES TO BE GRADE 25 (1:2:4).
13. ALL TEMPORARY PROPPING BY THE CONTRACTOR.
14. ALL WATERPROOFING AND DRAINAGE TO ARCHITECT'S SPECIFICATION.
15. ALL WORKS TO BE APPROVED BY THE BUILDING CONTROL OFFICER.
16. NO WORK TO COMMENCE ON SITE PRIOR TO BUILDING CONTROL APPROVAL OF STRUCTURAL DETAILS.
17. ANY BEAMS, JOISTS HANGERS, OR OTHER STRUCTURAL WORKS ATTACHED TO PARTY WALL MAY BE SUBJECT TO PARTY WALL AGREEMENT.

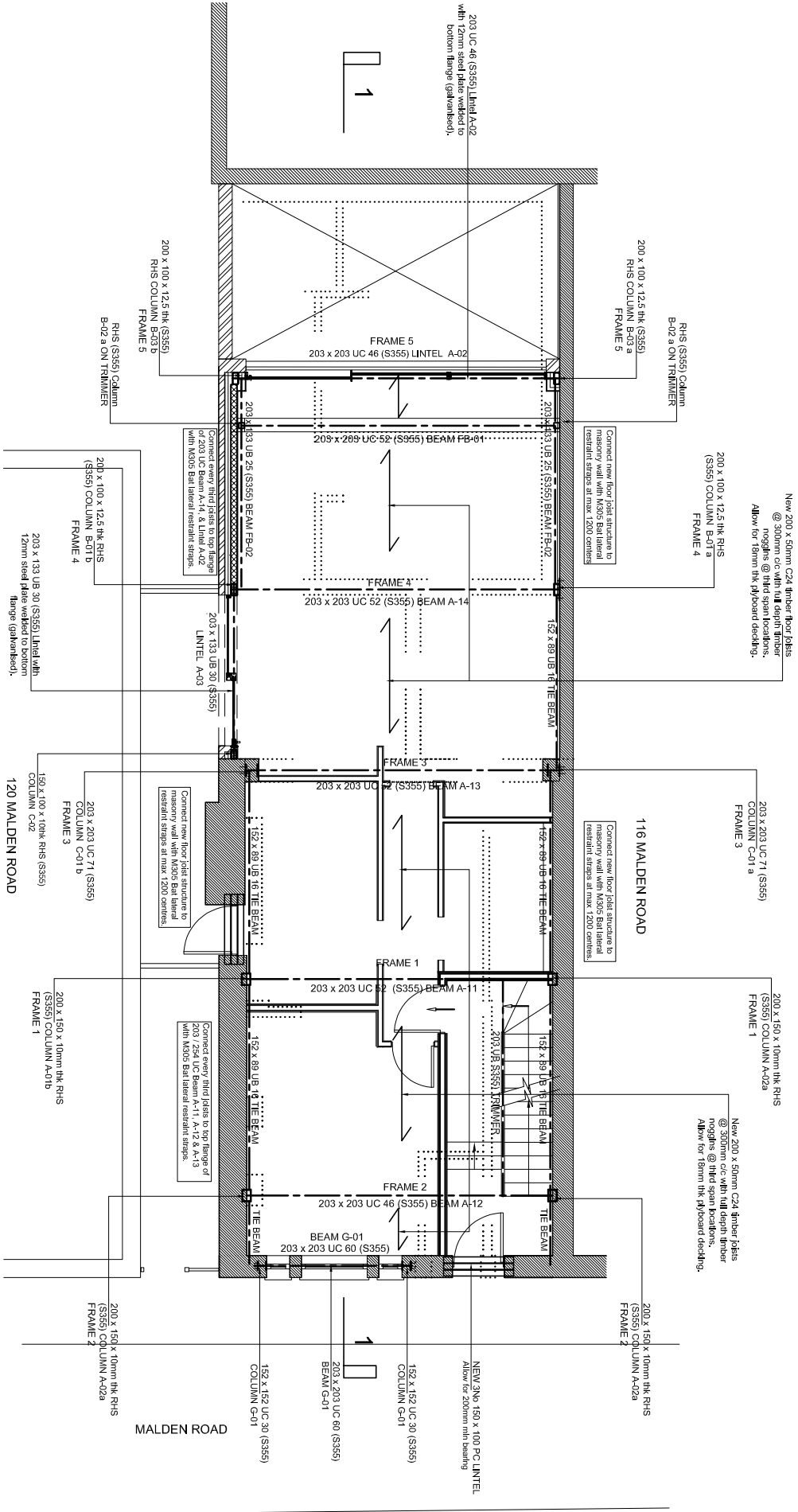
PRELIMINARY SCHEME
FOR PLANNING APPLICATION

A	20.09.23	REVISED DRAWING	
Rev	Date	Description	App

Title
GROUND FLOOR PLAN
Showing FLOOR Structure above

Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 0SP
Tel: 020-7837 5377

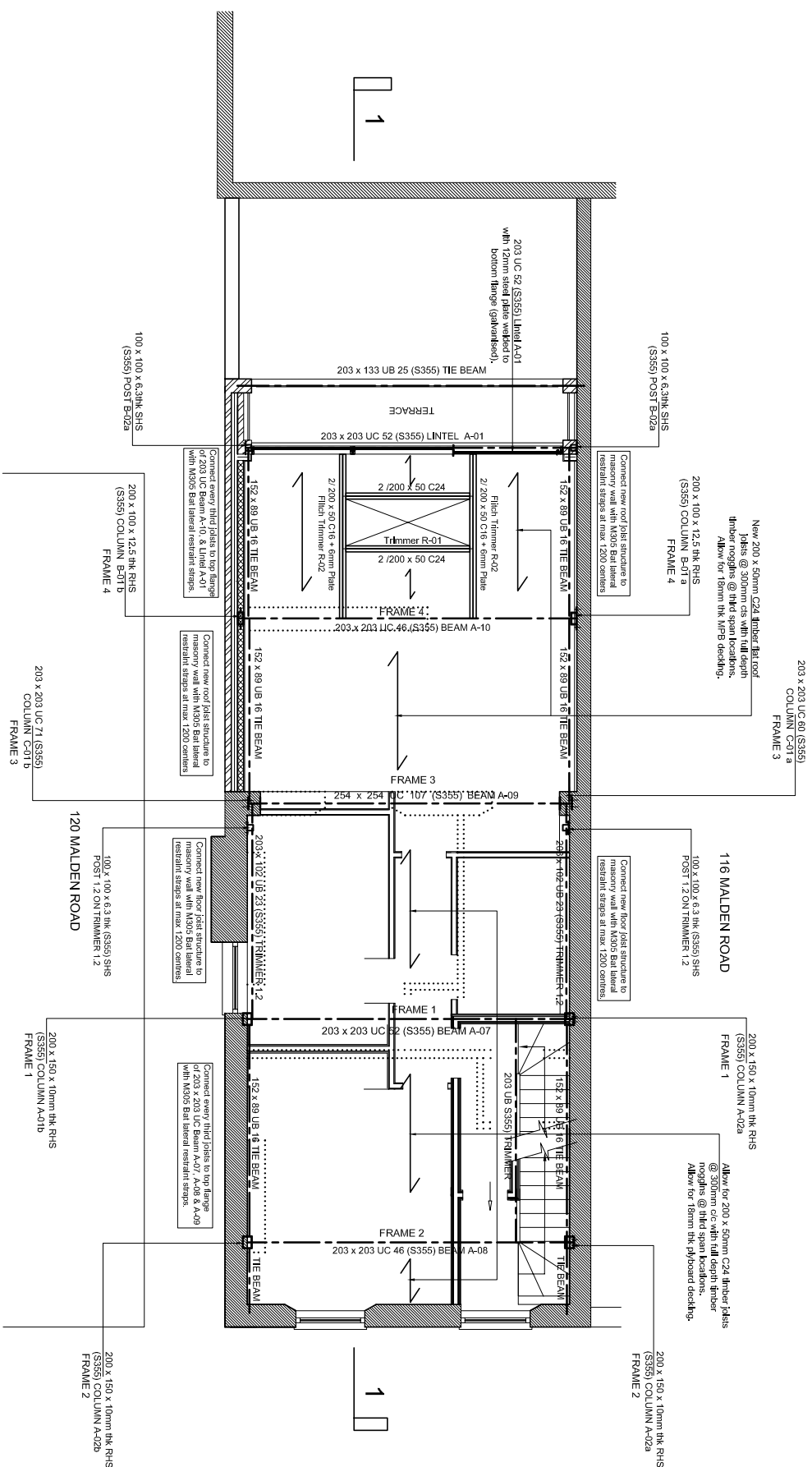
Date	August July 2023	Sheet No.	Rev
Eng. SG	Scale 1:50 @ A1 1:100 @ A3	03	-
Job No.	23.206		
Project	118 Malden Road London NW5 4BY		



GROUND FLOOR PLAN

(Showing FIRST FLOOR STRUCTURE above)

Scale 1:50 @ A1 & 1:100 @ A3



FIRST FLOOR PLAN

(Showing SECOND FLOOR STRUCTURE above)

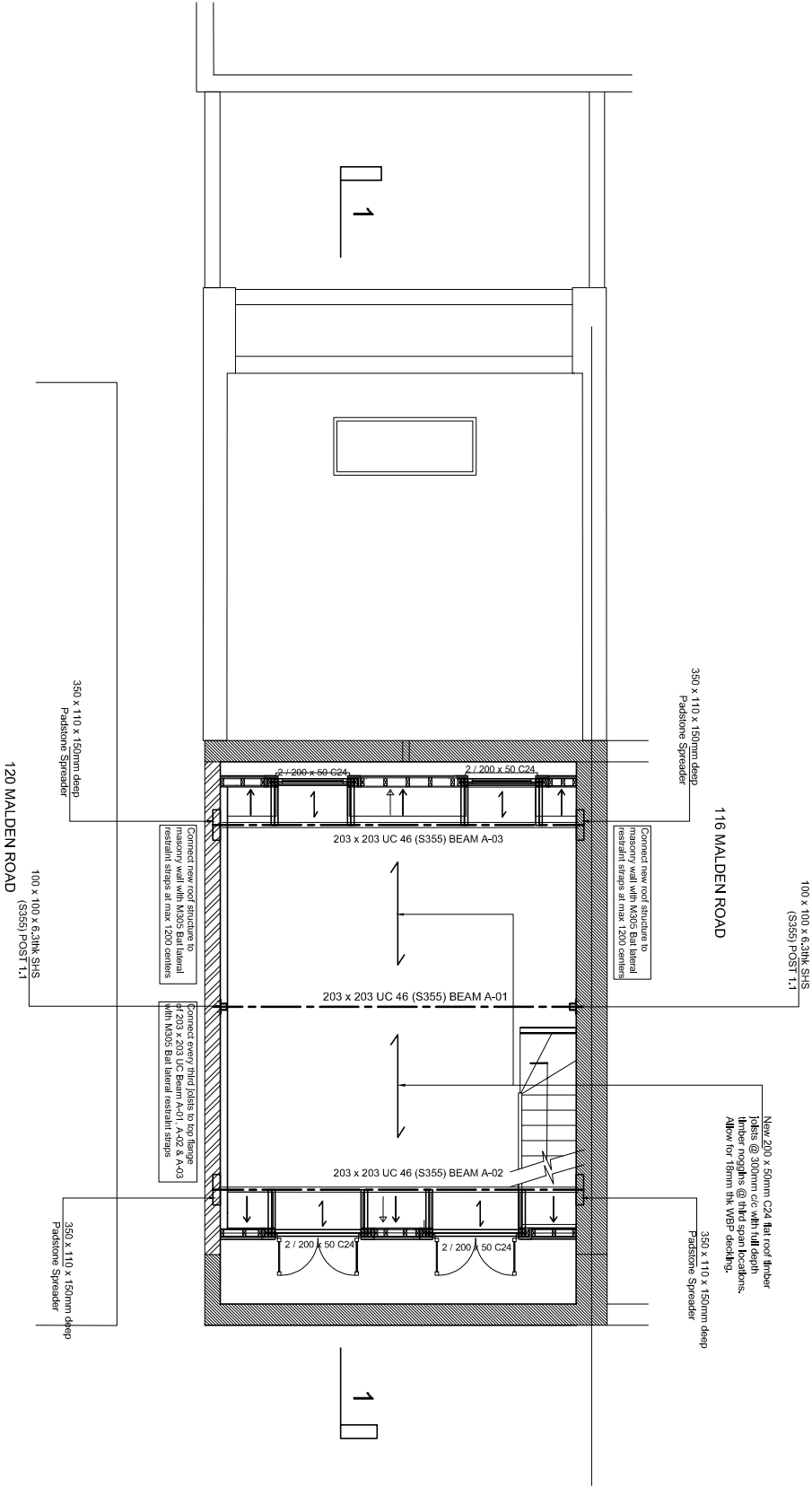
Scale 1:50 @ A1 & 1:100 @ A3

A	20.09.23	REVISED DRAWING	
Rev	Date	Description	App

Showing FLOOR Structure above

Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 0SP
Tel: 020-7837 5377

Date 14th August 2023		Sheet No.	Rev
Eng. SG	Scale 1:50 @ A1 1:100 @ A3	04	A
Job No. 23.206			
Project 118 Malden Road London NW5 4BY			



Existing masonry wall to be demolished to create new openings. Contractor to provide temporary support to structure above prior to removal of wall below and installing New Structures, Beams, columns & Frames.

LOFT FLOOR PLAN
(Showing ROOF STRUCTURE Structure)

Scale 1:50 @ A1 & 1:100 @ A3

NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE.
2. READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS.
3. ALL STEEL WORK DESIGNED TO BS 5950 FABRICATED TO BS 5950.
4. ALL STEEL MEMBERS TO BE GRADE S355 STEEL.
5. APPLY 2 COATS OF RED OXIDE PRIMER TO ALL STEEL PRIOR TO ERECTION.
6. ALL STEEL BEAMS TO HAVE 1 HOUR FIRE RESISTANCE CAPABILITY MIN (e.g. 12.5 mm PLASTERBOARD AND 7mm SKIM).
7. ALL WELDING TO BE 6mm FILLET WELDS CARRIED OUT IN WORKSHOP.
8. ALL BLACK BOLTS TO BE GRADE 8.8.
9. ALL TIMBERWORK DESIGNED TO BS 5268.
10. DOUBLE JOISTS TO BE BOLTED TOGETHER WITH M-12 BOLTS + 63mm dia. TP CONNECTORS AND WASHER PLATE @ 450 c/c.
11. CONNECTIONS:
TIMBER/BRICK: BAT SPH HANGER WHEN THERE IS A MINIMUM OF 67.5mm OF BRICKWORK ABOVE. IF NOT USE MAXI SPEEDY HANGERS.
TIMBER/TIMBER: BAT JIFFY HANGER OR FRAMING ANCHOR.
ALLOW FOR BAT M305 STRAPS @ 1200 c/c FOR RESTRAINT.
12. CONCRETE PADSTONES TO BE GRADE 25 (1:2:4).
13. ALL TEMPORARY PROPPING BY THE CONTRACTOR.
14. ALL WATERPROOFING AND DRAINAGE TO ARCHITECT'S SPECIFICATION.
15. ALL WORKS TO BE APPROVED BY THE BUILDING CONTROL OFFICER.
16. NO WORK TO COMMENCE ON SITE PRIOR TO BUILDING CONTROL APPROVAL OF STRUCTURAL DETAILS.
17. ANY BEAMS, JOISTS HANGERS, OR OTHER STRUCTURAL WORKS ATTACHED TO PARTY WALL MAY BE SUBJECT TO PARTY WALL AGREEMENT.

PRELIMINARY SCHEME
FOR PLANNING APPLICATION

Rev	Date	Description	App
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Title LOFT FLOOR PLAN
Showing ROOF Structure above

Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 0SP
Tel: 020-7837 5377

Date	14th August 2023	Sheet No.	06	Rev	-
Eng.	SG	Scale	1:50 @ A1 1:100 @ A3		
Job No.	23.206				
Project	118 Malden Road London NW5 4BY				

NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE.
2. READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS.
3. ALL STEEL WORK DESIGNED TO BS 5950 FABRICATED TO BS 5950.
4. ALL STEEL MEMBERS TO BE GRADE S355 STEEL.
5. APPLY 2 COATS OF RED OXIDE PRIMER TO ALL STEEL PRIOR TO ERECTION.
6. ALL STEEL BEAMS TO HAVE 1 HOUR FIRE RESISTANCE CAPABILITY MIN (e.g. 12.5 mm PLASTERBOARD AND 7mm SKIM).
7. ALL WELDING TO BE 6mm FILLET WELDS CARRIED OUT IN WORKSHOP.
8. ALL BLACK BOLTS TO BE GRADE 8.8.
9. ALL TIMBERWORK DESIGNED TO BS 5268.
10. DOUBLE JOISTS TO BE BOLTED TOGETHER WITH M-12 BOLTS + 63mm dia. TP CONNECTORS AND WASHER PLATE @ 450 c/c.
11. CONNECTIONS:
TIMBER/BRICK: BAT SPH HANGER WHEN THERE IS A MINIMUM OF 675mm OF BRICKWORK ABOVE. IF NOT USE MAXI SPEEDY HANGERS.
TIMBER/TIMBER: BAT JIFFY HANGER OR FRAMING ANCHOR.
ALLOW FOR BAT M305 STRAPS @ 1200 c/c FOR RESTRAINT.
12. CONCRETE PADSTONES TO BE GRADE 25 (1:2:4).
13. ALL TEMPORARY PROPPING BY THE CONTRACTOR.
14. ALL WATERPROOFING AND DRAINAGE TO ARCHITECTS SPECIFICATION.
15. ALL WORKS TO BE APPROVED BY THE BUILDING CONTROL OFFICER.
16. NO WORK TO COMMENCE ON SITE PRIOR TO BUILDING CONTROL APPROVAL OF STRUCTURAL DETAILS.
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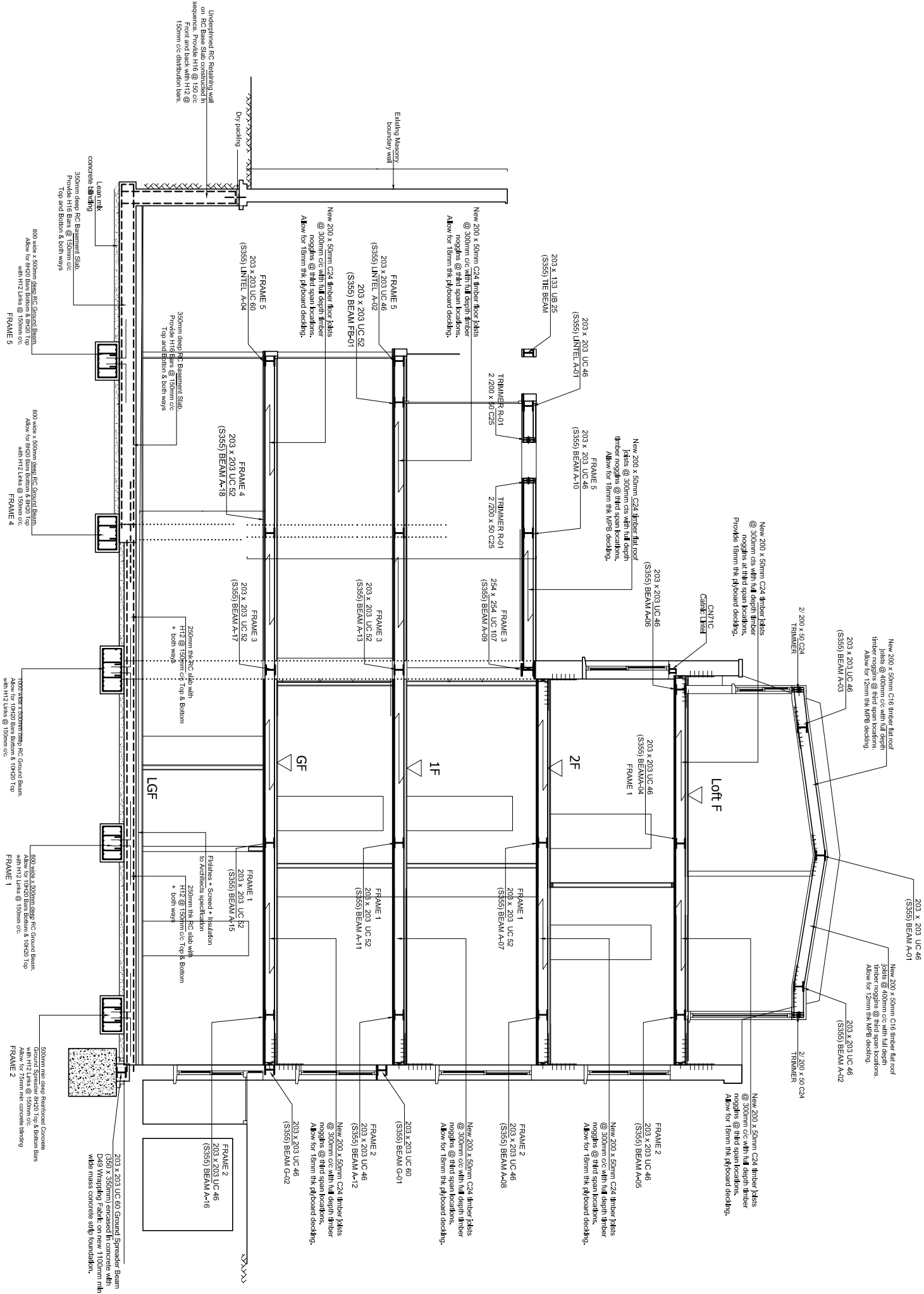
PRELIMINARY SCHEME
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A	20.09.23	REVISED DRAWING	
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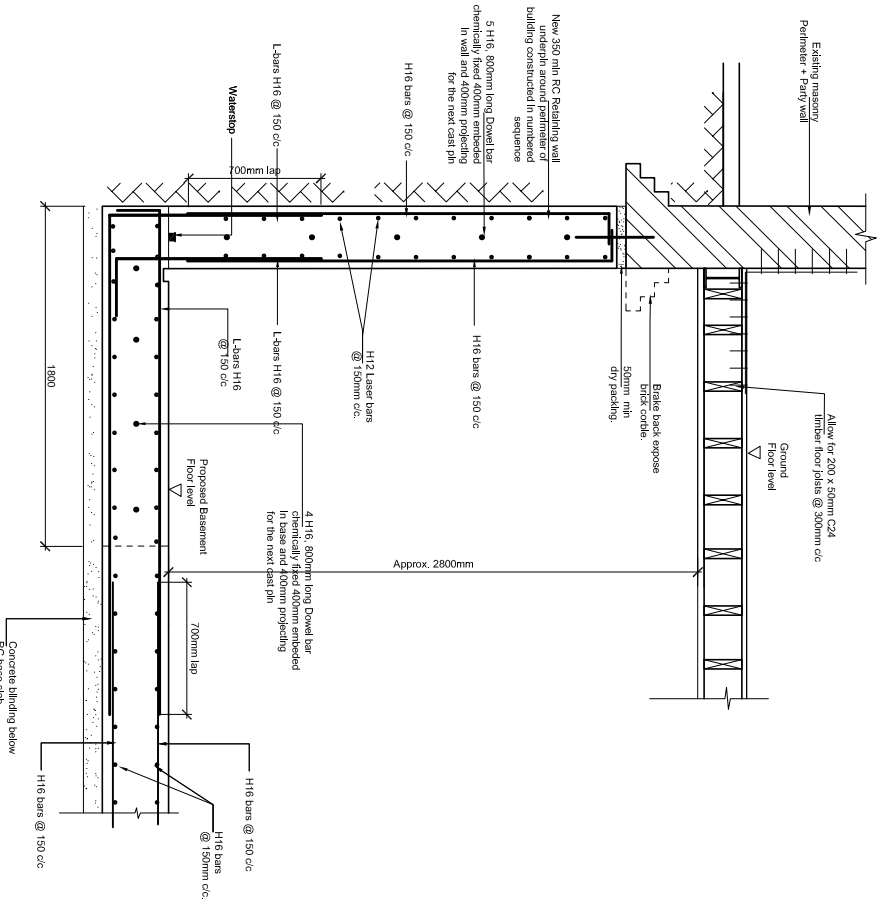
Title SECTION 1-1

Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 0SP
Tel: 020-7837 5377

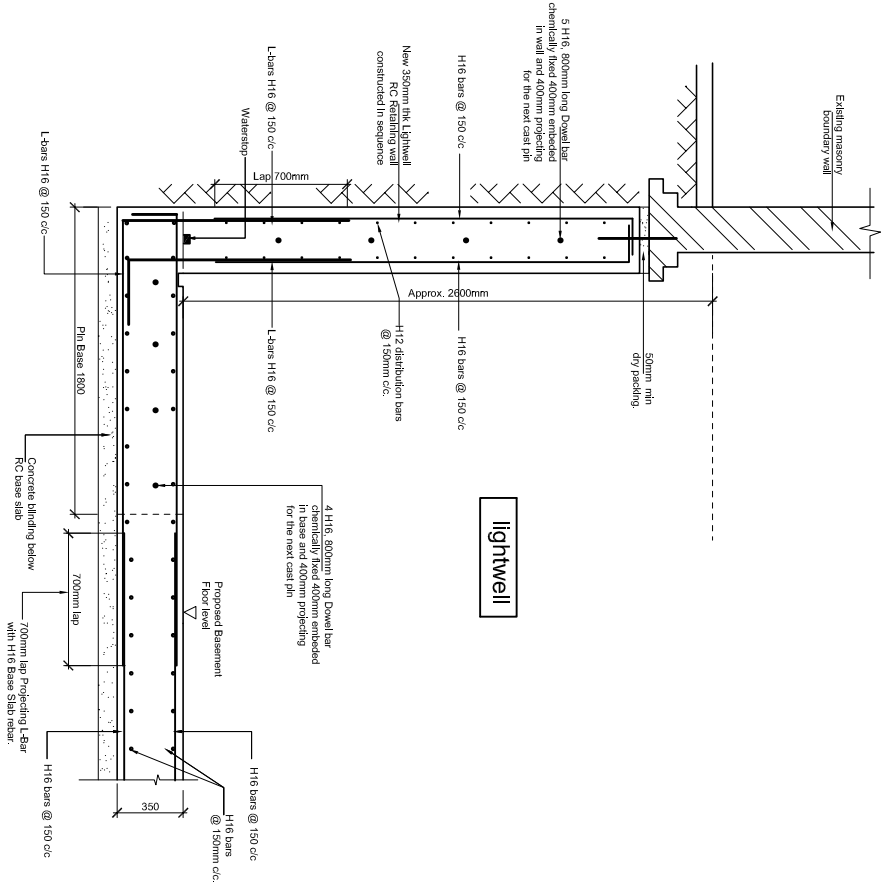
Date	14th August 2023	Sheet No.	Rev
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Job No.	23.206		
Project	118 Malden Road London NW5 4BY		



SECTION 1-1



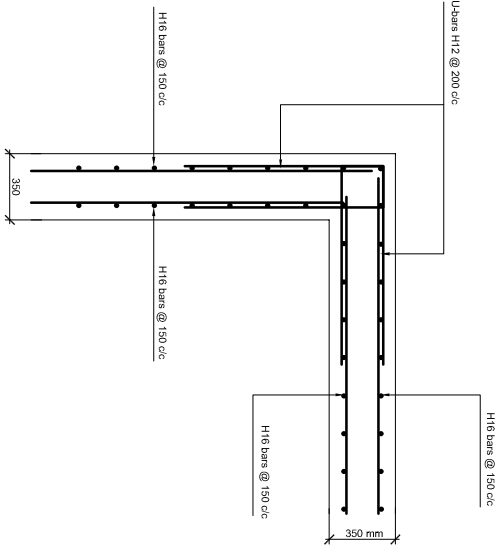
Typical Masonry Perimeter + Partywall Underpinning Detail A-A
Scale 1:20



Typical Lightwell Retaining Wall Detail B-B
Scale 1:20

EXCAVATION FOR REINFORCED CONCRETE RETAINING WALLS

1. WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH ADJACENT EXISTING STRUCTURE.
2. CAST NEW CONCRETE BASE AND ALLOW 24 HOURS TO CURE STARTER BARS TO EXTEND 400 ABOVE BASE FOR LAPPING PURPOSES (SEE DETAILS FOR BAR SIZES).
3. VERTICAL & HORIZONTAL REINFORCEMENT TO BE CONSTRUCTED IN ACCORDANCE WITH DESIGN INFORMATION AND ANY REINFORCEMENT SCHEDULES PROVIDED BY THE ENGINEER.
4. SHUTTERING & PROPPING TO BE DESIGNED BY CONTRACTOR.
5. CAST NEW CONCRETE WALL ENSURING GROUND BEHIND NEW FOUNDATION & WALL IS FULLY BACKFILLED AND COMPACTED CHECK AT REGULAR INTERVALS TO ENSURE THIS DURING CONSTRUCTION.
6. NEVER EXCAVATE TWO ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS BETWEEN OPERATIONS.
7. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL & SCRABBLED TO FORM A GOOD KEY.
8. ALL REASONABLE CARE IS TO BE TAKEN TO PREVENT INJURIES TO PERSONS WORKING NEAR EXPOSED BARS ETC. (THREADED COUPLERS WOULD BE SUITABLE).
9. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.
10. TRIAL PIT TO BE EXCAVATED TO CONFIRM EXISTANCE OF ANY EXISTING STRUCTURE.
11. REINFORCEMENT SHALL BE TO BS-8110 WITH MAIN BARS TO BE GRADE 460 (HIGH YIELD).
12. READY MIX CONCRETE MUST BE OBTAINED FROM A PLANT THAT HOLDS A CURRENT CERTIFICATE OF ACCREDITATION UNDER THE QUALITY SCHEME FOR READY MIX CONCRETE.
13. NO CONCRETE IS TO BE PLACED WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5 DEGREES C.



RC WALL CORNER BAR DETAIL
Scale 1:20

SEQUENCE OF UNDERPINNING

1. WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH BENEATH EXISTING FOOTING.
2. HACK AWAY TO PROVIDE LEVEL SOFTT TO EXISTING BRICK FOOTING AND THOROUGHLY CLEAN BEFORE UNDERPINNING.
3. CAST NEW CONCRETE TO WITHIN 75mm OF SOFTT OF EXISTING FOOTING AND ALLOW 24 HOURS TO CURE.
4. RAN IN DRY PACK MORTAR BETWEEN NEW AND EXISTING FOOTINGS.
5. NEVER EXCAVATE TWO ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS FROM TIME OF DRY PACKING.
6. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL AND SCRABBLED TO FORM A GOOD KEY.
7. UNDERPINNING TO BE 1000mm WIDE UNLESS NOTED OTHERWISE.
8. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.
9. DRY PACK - 3 : 1 SAND CEMENT.
10. WHEN LOWERING FLOORS IN BASEMENTS, ALL WALLS MUST BE UNDERPINNED BEFORE DIGGING OUT FLOOR.
11. CONTRACTOR TO CAREFULLY INSPECT ALL EXISTING MASONRY PRIOR TO UNDERPINNING EACH BAY IN SEQUENCE. REPORT ANY ANOMALIES TO ENGINEER FOR ADVICE AND REASSESSMENT OF SCHEME.
12. UNDERPINNING SECTIONS TO BE CAST IN NUMERICAL ORDER. SEE FOUNDATION PLAN FOR DETAILS.
13. TANKING REQUIRED TO CONTRACTORS SPECIFICATION. ALL OTHER WATERPROOFING AND DRAINAGE TO ARCHITECTS SPECIFICATION.

PRELIMINARY SCHEME FOR PLANNING APPLICATION

Rev	Date	Description	App
Title Existing masonry wall Underpin Retaining wall Detail A-A & Detail B-B			
Martin Redston Associates Consulting Civil & Structural Engineers 4 Edward Square, London N1 0SP Tel: 020-7837 5377			
Date	10th Nov 2023	Sheet No.	Rev
Eng. SG	Scale 1:20 @ A1 1:40 @ A3	08	-
Job No.	23.206		
Project	116 Malden Road London NW5 4BY		

NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE.
2. READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS.
3. ALL STEEL WORK DESIGNED TO BS 5950 FABRICATED TO BS 5950.
4. ALL STEEL MEMBERS TO BE GRADE S355 STEEL.
5. APPLY 2 COATS OF RED OXIDE PRIMER TO ALL STEEL PRIOR TO ERECTION.
6. ALL STEEL BEAMS TO HAVE 1 HOUR FIRE RESISTANCE CAPABILITY MIN (e.g. 12.5 mm PLASTERBOARD AND 7mm SKIM).
7. ALL WELDING TO BE 6mm FILLET WELDS CARRIED OUT IN WORKSHOP.
8. ALL BLACK BOLTS TO BE GRADE 8.8.
9. ALL TIMBERWORK DESIGNED TO BS 5268.
10. DOUBLE JOISTS TO BE BOLTED TOGETHER WITH M-12 BOLTS + 63mm dia. TP CONNECTORS AND W/ASHER PLATE @ 450 c/c.
11. CONNECTIONS:
TIMBER/BRICK: BAT SPH HANGER WHEN THERE IS A MINIMUM OF 675mm OF BRICKWORK ABOVE. IF NOT USE MAXI SPEEDY HANGERS.
TIMBER/TIMBER: BAT JIFFY HANGER OR FRAMING ANCHOR.
ALLOW FOR BAT M305 STRAPS @ 1200 c/c FOR RESTRAINT.
12. CONCRETE PADSTONES TO BE GRADE 25 (1:2:4).
13. ALL TEMPORARY PROPPING BY THE CONTRACTOR.
14. ALL WATERPROOFING AND DRAINAGE TO ARCHITECTS SPECIFICATION.
15. ALL WORKS TO BE APPROVED BY THE BUILDING CONTROL OFFICER.
16. NO WORK TO COMMENCE ON SITE PRIOR TO BUILDING CONTROL APPROVAL OF STRUCTURAL DETAILS.
17. ANY BEAMS, JOISTS HANGERS, OR OTHER STRUCTURAL WORKS ATTACHED TO PARTY WALL MAY BE SUBJECT TO PARTY WALL AGREEMENT.

PRELIMINARY SCHEME
FOR PLANNING APPLICATION

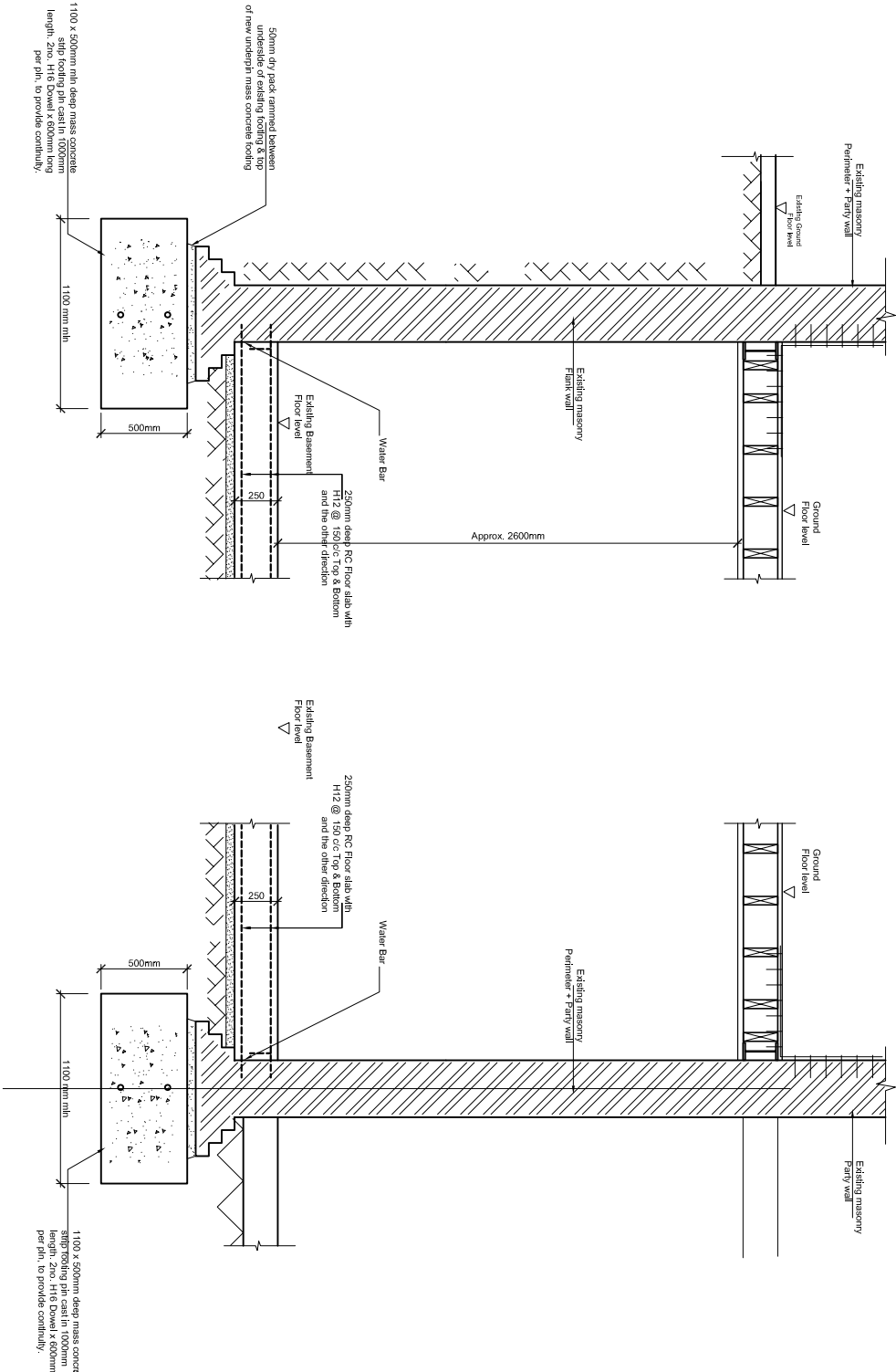
			-
Rev	Date	Description	App

Title Existing masonry wall Underpin
Detail C-C & Detail D-D

Martin Redston Associates
Consulting Civil & Structural Engineers
4 Edward Square, London N1 0SP
Tel: 020-7837 5377

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Job No.	23.206		

Project 116 Malden Road
London NW6 4BY



Typical Flank Wall Underpinning Detail D-D
Scale 1:20

Typical Party Wall Underpinning Detail C-C
Scale 1:20

SEQUENCE OF UNDERPINNING

1. WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH BENEATH EXISTING FOOTING.
2. HACK AWAY TO PROVIDE LEVEL SOFTIT TO EXISTING BRICK FOOTING AND THOROUGHLY CLEAN BEFORE UNDERPINNING.
3. CAST NEW CONCRETE TO WITHIN 75mm OF SOFTIT OF EXISTING FOOTING AND ALLOW 24 HOURS TO CURE.
4. RAM IN DRY PACK MORTAR BETWEEN NEW AND EXISTING FOOTINGS.
5. NEVER EXCAVATE TWO ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS FROM TIME OF DRY PACKING.
6. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL AND SCRABBLED TO FORM A GOOD KEY.
7. UNDERPINNING TO BE 1000mm WIDE UNLESS NOTED OTHERWISE.
8. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.
9. DRY PACK - 3 : 1 SAND CEMENT.
10. WHEN LOWERING FLOORS IN BASEMENTS, ALL WALLS MUST BE UNDERPINNED BEFORE DIGGING OUT FLOOR.
11. CONTRACTOR TO CAREFULLY INSPECT ALL EXISTING MASONRY PRIOR TO UNDERPINNING EACH BAY IN SEQUENCE. REPORT ANY ANOMALIES TO ENGINEER FOR ADVICE AND REASSESSMENT OF SCHEME.
12. UNDERPINNING SECTIONS TO BE CAST IN NUMERICAL ORDER. SEE FOUNDATION PLAN FOR DETAILS.
13. TANKING REQUIRED, TO CONTRACTORS SPECIFICATION. ALL OTHER WATERPROOFING AND DRAINAGE TO ARCHITECTS SPECIFICATION.