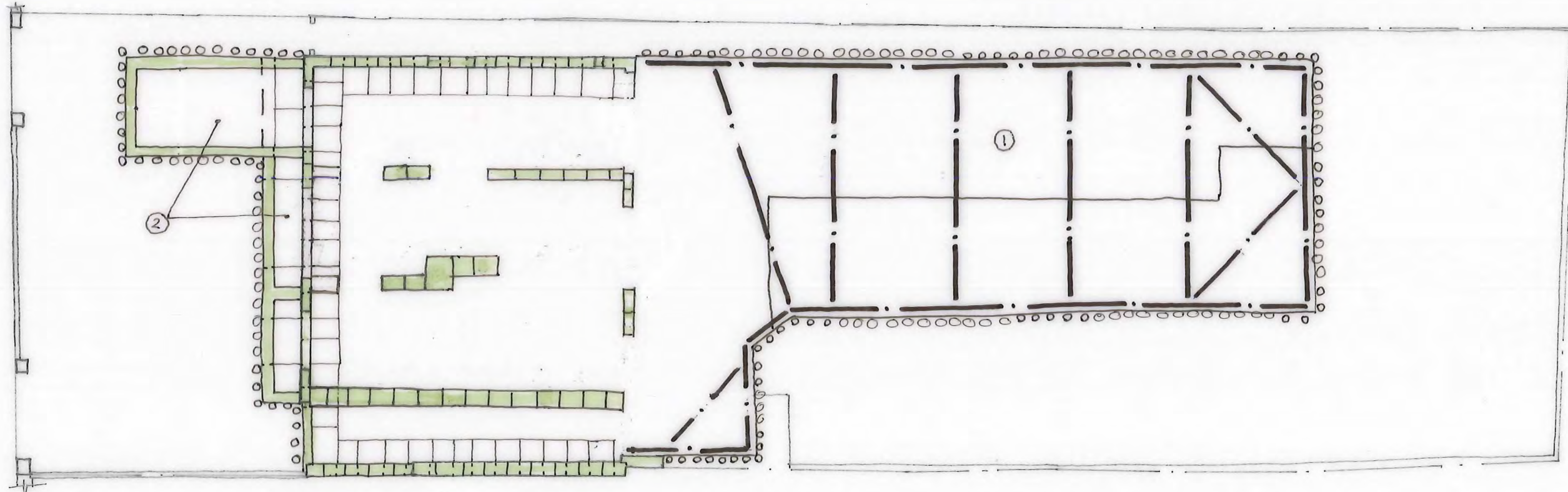


Stage 7 – Basement Level 2

1. Once underpinning is complete, excavate rear garden basement to basement level 2 and pool formation level. Install temporary propping as required.
2. Complete excavation to front plant rooms, install reinforcement for plant room and car stacker walls and slab and cast in concrete
3. At the end of stage 7 the excavation for the basement is complete to the lowest formation level.

BASEMENT LEVEL 2



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rev	date	by	chk	description

drawing title
PROPOSED SEQUENCE OF WORKS - PLANS ⑦

scale(s) date drawn
 1:200 @ A3 APR '14 MR

drawing status
PRELIMINARY

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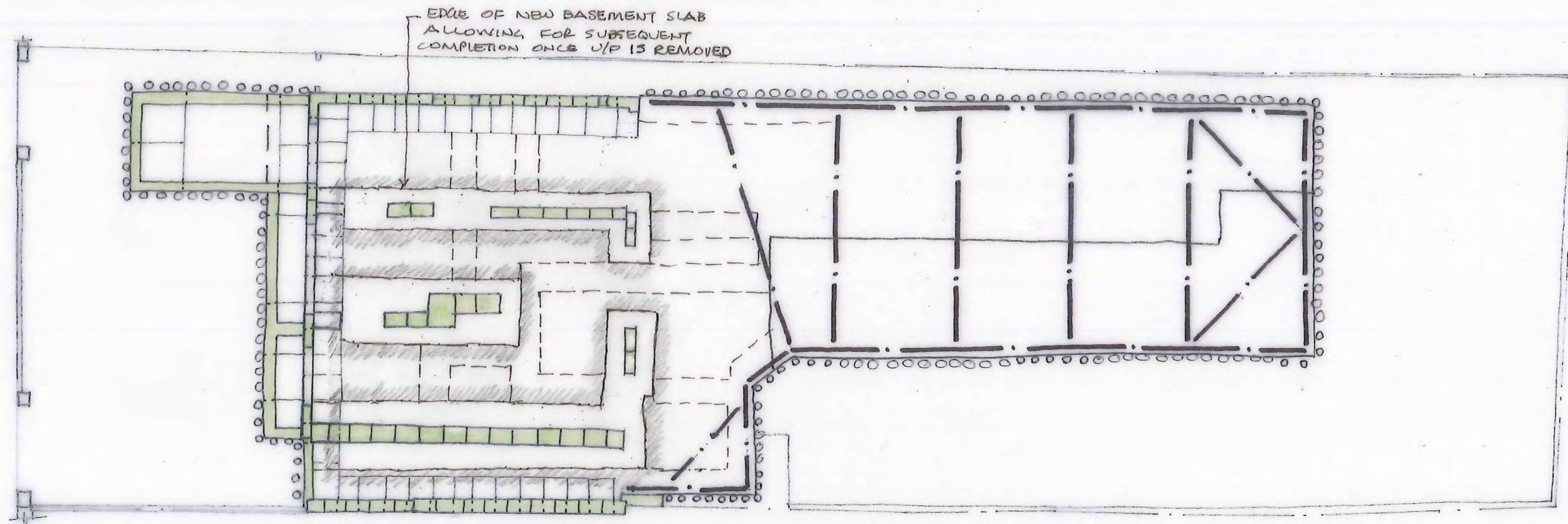
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job title
**50 AVENUE ROAD
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job no	drawing no	revision
213136	S.26	P1

Stage 8 – Cast RC Lining Walls

1. All reinforced concrete base slabs and foundations are cast allowing a gap adjacent to the sacrificial underpins to ensure continuity of the reinforcement.
2. Install needles and temporary propping on to the newly cast foundations and slab to support the remaining loadbearing walls at ground floor level.



EDGE OF NEW BASEMENT SLAB
ALLOWING FOR SUBSEQUENT
COMPLETION ONCE U/P IS REMOVED

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REV	DATE	BY	CHK	DESCRIPTION

drawing into
**PROPOSED SEQUENCE
OF WORKS - PLANS ⑧**

scale(s) date drawn
1:200 @ A3 APR '14 MR

drawing status
PRELIMINARY

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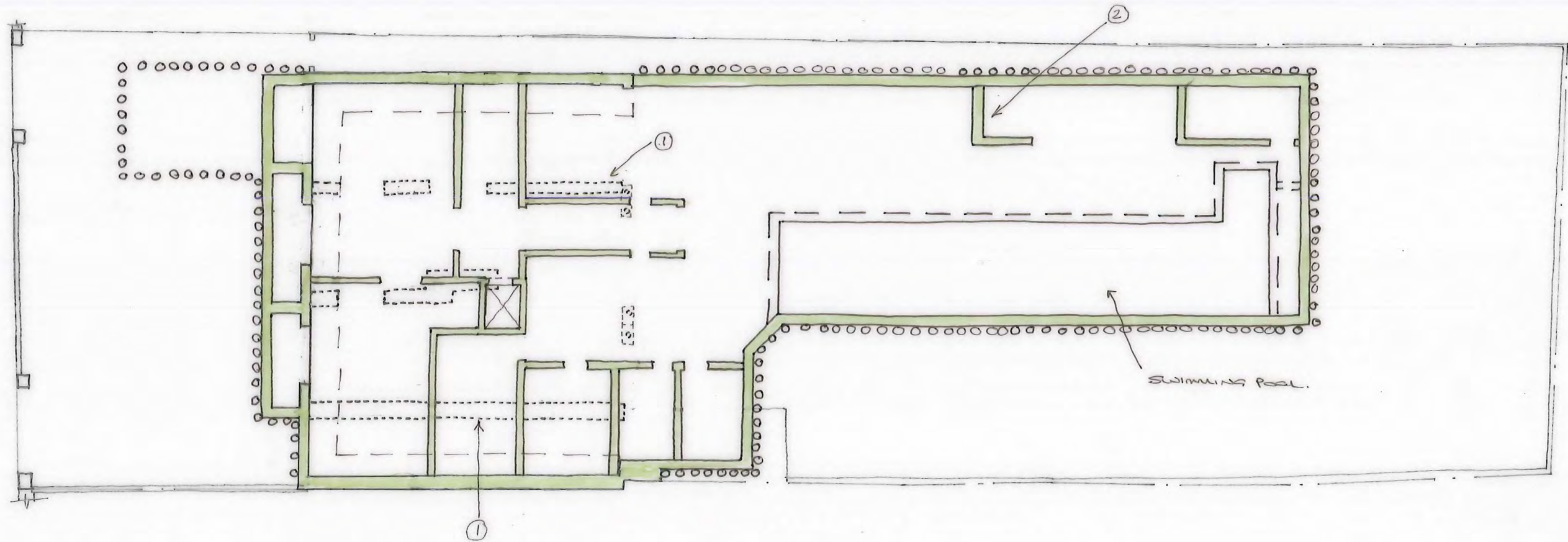
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job title
**50 AVENUE ROAD
LONDON NW8 6HS**

job no 213136	drawing no S.27	revision P1
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Stage 9 – Cast RC Lining Walls

1. Remove sacrificial underpins and finish the basement slab and foundations.
2. Construct the new walls and level 1 slab and walls above that up to ground floor level.
3. Construct ground floor slab such that it is supporting the existing slab.
4. Once existing slab is fully supported by the new slab under The steel grillage beams can be removed.
5. Superstructure and fit out can then commence.



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rev	date	by	chk	description

drawing title
PROPOSED SEQUENCE OF WORKS - PLANS ⑨

scale(s) date drawn
1:200 @ A3 APR '14 MR

drawing status
PRELIMINARY

elliottwood

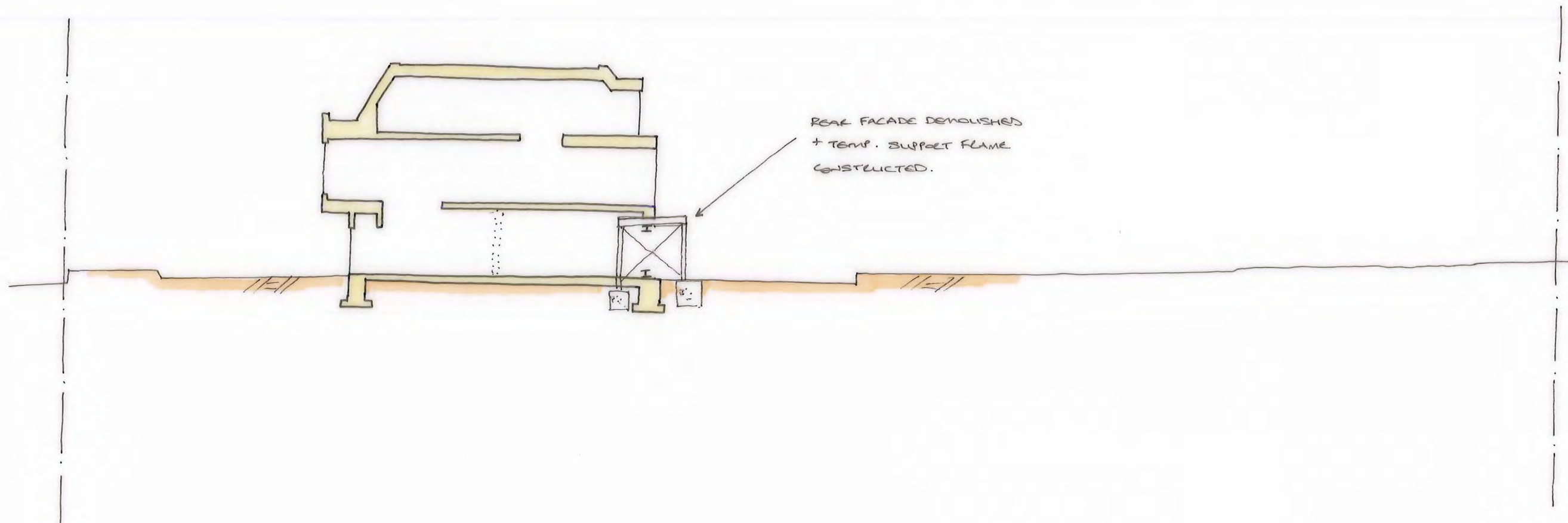
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job title
**50 AVENUE ROAD
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job no 213136	drawing no S.28	revision P1
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Stage 1 – Site set up

1. Setting up site accommodation, delivery system and storage areas
2. Find, identify and relocate (where required) all incoming services
3. Complete strip-out back to structure
4. Demolish all non-load bearing elements
5. Demolish side extension and garage
6. Install any localised strengthening works and additional floor support
7. Temporarily needle the rear façade and install a temporary frame to allow for the rear wall to be demolished. The frame will provide temporary stability to the flank walls



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rev	date	by	chk	description

drawing title
PROPOSED SEQUENCE OF WORKS - SECTIONS ①

scale(s) date drawn
1:200@A3 APR '14 MR

drawing status
PRELIMINARY

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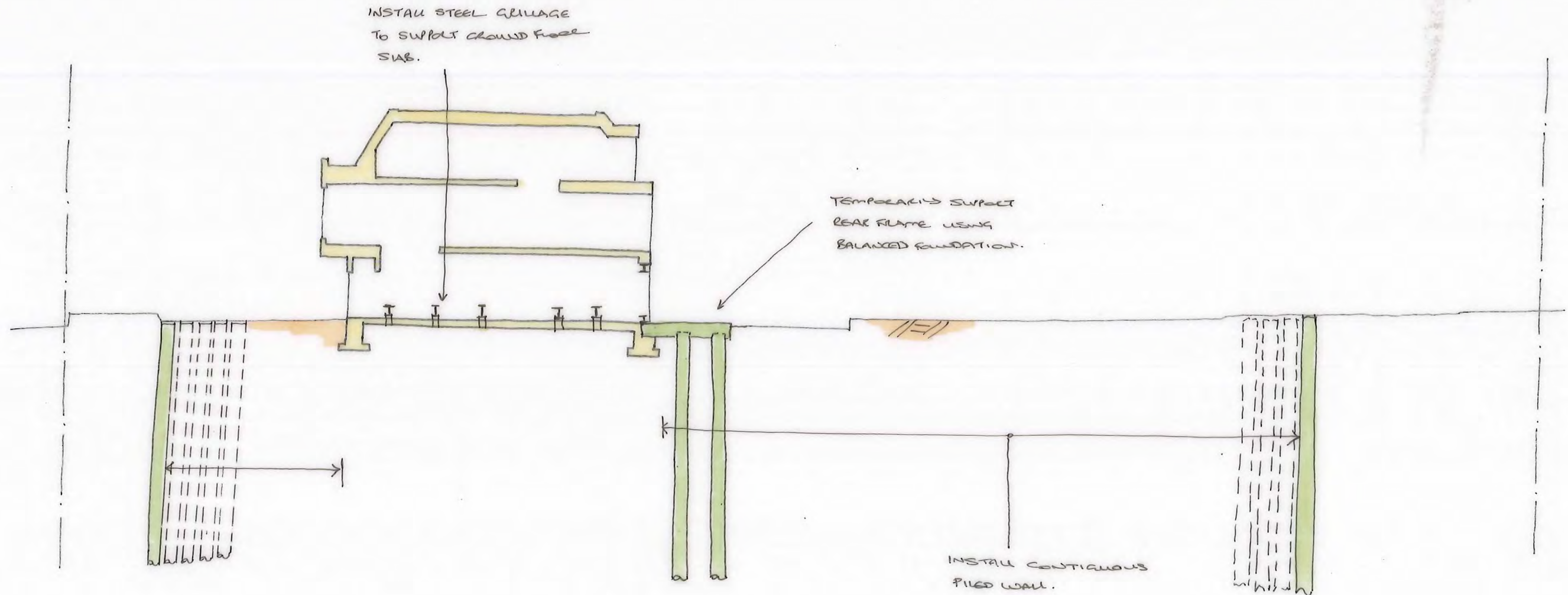
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**50 AVENUE ROAD
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job no 213136	drawing no S.30	revision P1
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Stage 2 – Contiguous piling and steel grillage installed

1. First install the contiguous piled wall to areas providing access for the basement works i.e. front of the house and adjacent to the property at the rear. Then complete the contiguous piled wall around the perimeter of the rear garden basement and sacrificial piles needed to temporarily support the rear frame. Access for the piling rig will be via a side access either side of the house. A limited width rig will be used.
2. In order to retain the existing ground floor slab a steel grillage will be installed as temporary support directly above the existing slab. The grillage will be fixed to the slab using steel threaded rod and resin mortar.
3. Locally break out the slab in the stair and lift locations. This will provide access and ventilation for the basement excavation.
4. Install temporary support to the rear frame.



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rev	date	by	chk	description

drawing title
PROPOSED SEQUENCE OF WORKS - SECTIONS ②

scale(s) 1:200@A3 date APR '14 drawn MR

drawing status
PRELIMINARY

elliottwood

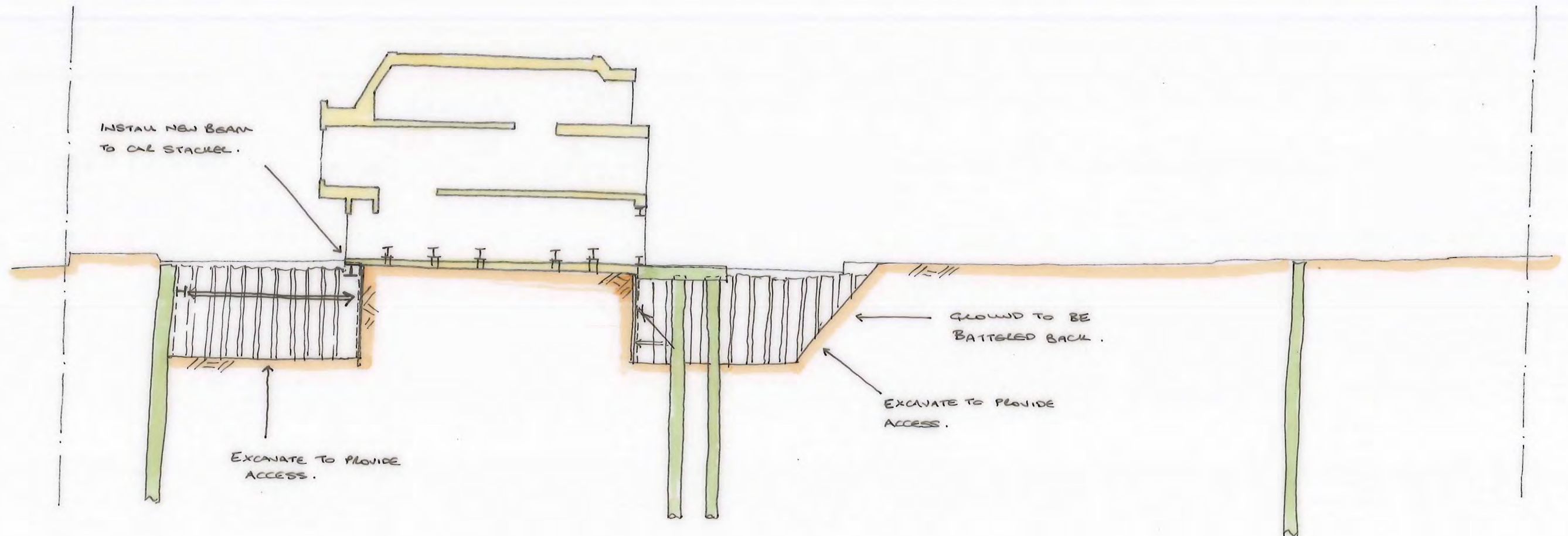
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**50 AVENUE ROAD
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job no 213136	drawing no S.31	revision P1
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Stage 3 – First stage underpinning

1. Install temporary needles under the front wall adjacent to the proposed car stacker and install new beam.
2. Locally excavate in the car stacker location and at the rear of the house to provide access to the underpinning works. Install lateral propping to the piles as required.
3. Complete first stage sequential underpinning works from the rear of the property and car stacker tunnelling through. Underpinning is to be completed sequentially one pin at a time to basement level 1 formation level. Fix steel plates to the projecting steel threaded rods as the excavation under the existing ground floor slab progress. The rods can then be trimmed and covered with safety caps.



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rev	date	by	chk	description

drawing title
PROPOSED SEQUENCE OF WORKS - SECTIONS ③

scale(s) 1:200@A3 date APR '14 drawn MR

drawing status
PRELIMINARY

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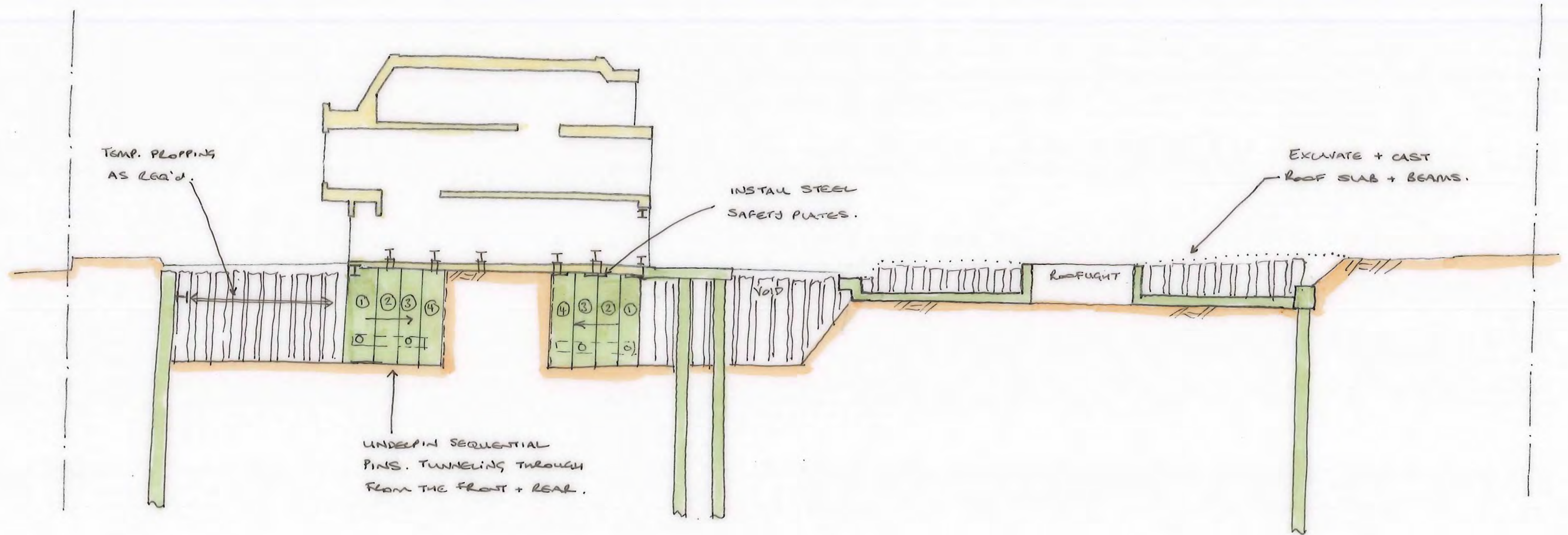
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job no 213136	drawing no S.32	revision P1
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Stage 4 – Underpinning and cast basement roof slab

1. Excavate the rear garden to formation level of the basement roof slab. Tie the reinforcement and cast the roof slab and associated beams leaving voids in the slab for lightwells.
2. Start underpinning beneath the boundary wall with No. 48 and flank wall of house in sequential underpins. Install steel plates to underside of slab as excavation progress.
3. Underpin remaining internal walls once excavation reaches these walls
4. Underpin existing front wall.



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rev	date	by	chk	description

drawing title
PROPOSED SEQUENCE OF WORKS - SECTIONS ④

scale(s) 1:200@A3 date APR '14 drawn MR

drawing status
PRELIMINARY

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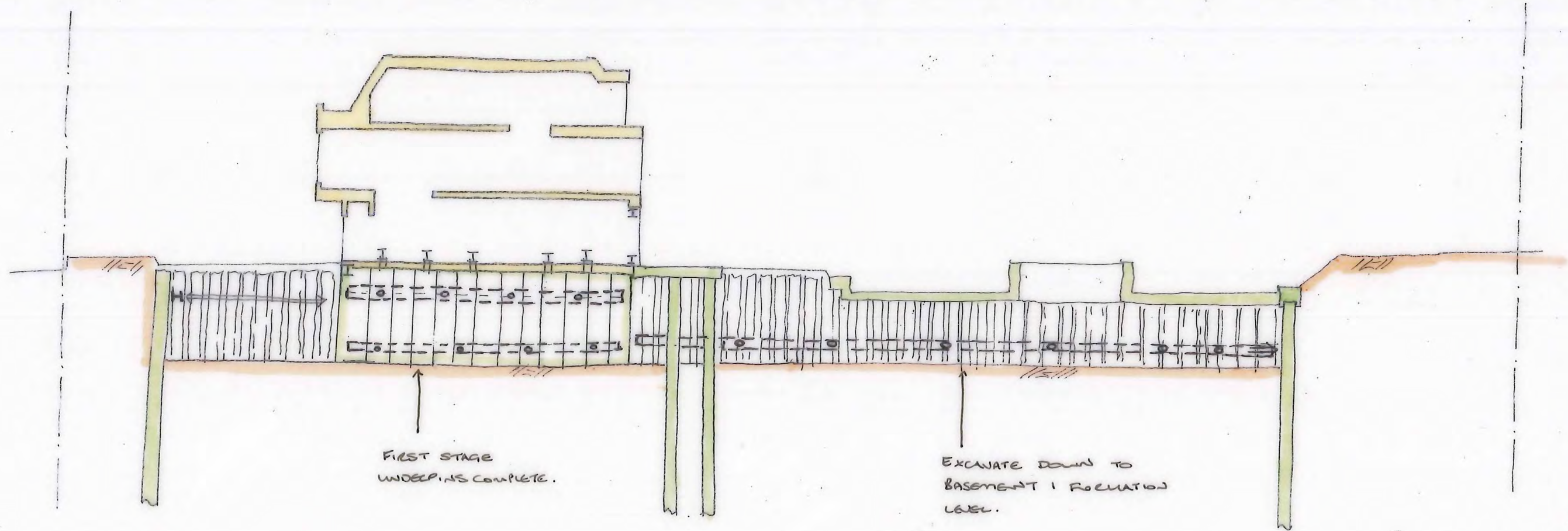
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job no 213136	drawing no S.33	revision P1
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Stage 5 - Reduced level dig to basement level 1

1. Excavate the rear garden basement down to formation level 1. Install temporary lateral propping to support the contiguous piled wall
2. At the end of stage 5 all underpinning works and lateral propping to both piled walls and underpins will be complete and installed.



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rev	date	by	chk	description

drawing no
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scale(s) date drawn
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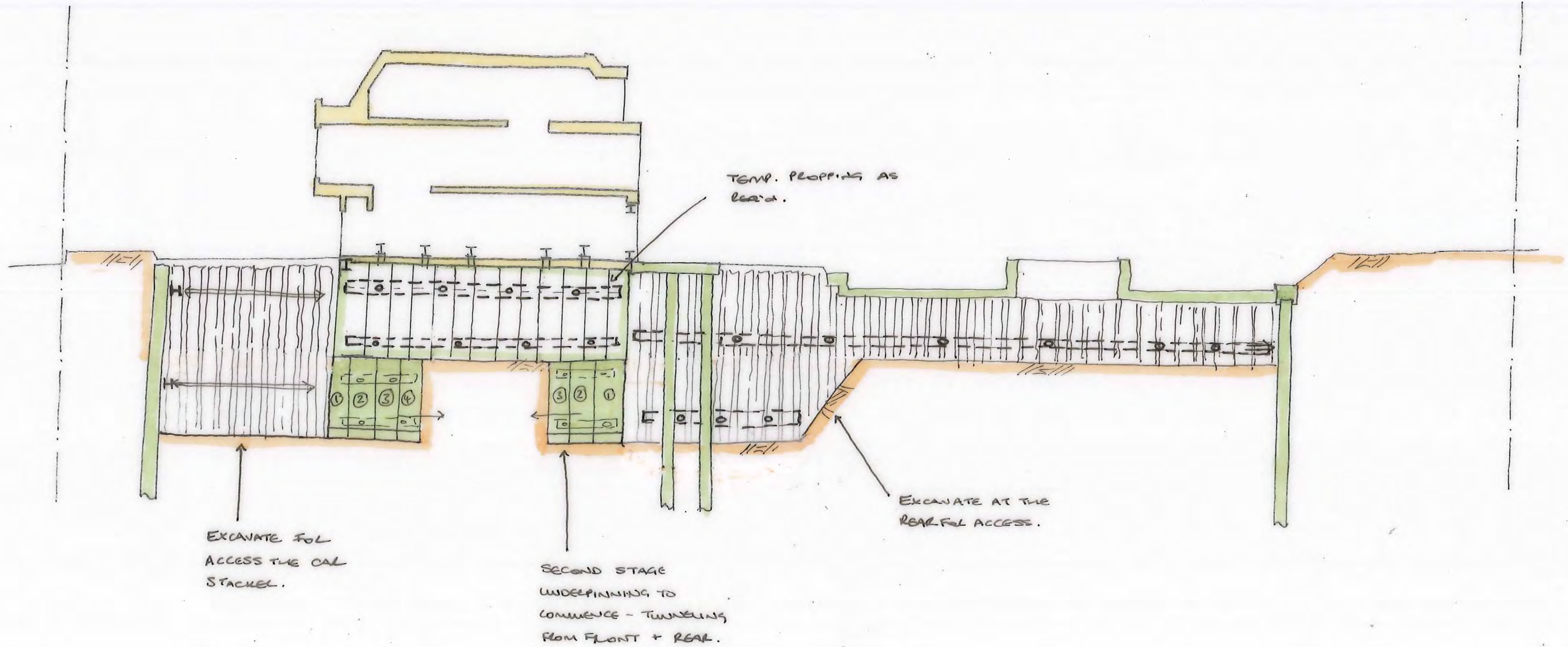
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**50 AVENUE ROAD
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job no 213136	drawing no S.34	revision P1
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Stage 6 – Second stage underpinning

1. Complete excavation to the car stacker and rear access points down to basement level 2 installing temporary propping as required. This will allow access for the second stage underpinning.
2. Start stage two underpinning down to basement level 2. Underpinning will progress in a sequential manner starting from the rear access points and the car stacker.
3. Install lateral props at an appropriate level to allow unimpeded installation of basement level 1 floor later in the sequence.



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rev	date	by	chk	description

drawing no: **PROPOSED SEQUENCE OF WORKS - SECTIONS**

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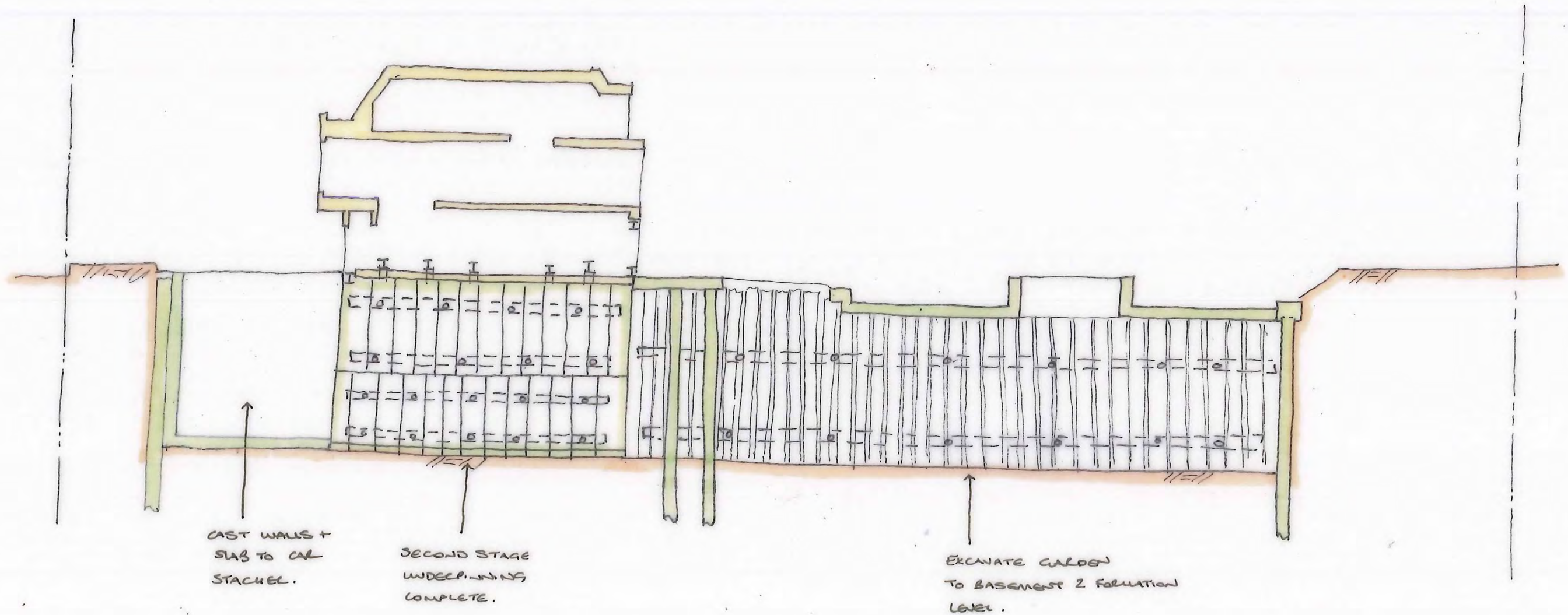
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job title: **50 AVENUE ROAD LONDON NW8 6HS**

job no: 213136	drawing no: S.35	revision: P1
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Stage 7 – Basement Level 2

1. Once underpinning is complete, excavate rear garden basement to basement level 2 and pool formation level. Install temporary propping as required.
2. Complete excavation to front plant rooms, install reinforcement for plant room and car stacker walls and slab and cast in concrete
3. At the end of stage 7 the excavation for the basement is complete to the lowest formation level.



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rev	date	by	chk	description

drawing title
PROPOSED SEQUENCE OF WORKS - SECTION ⑦

scale(s) date drawn
1:200@A3 30.05.14 SWB

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PRELIMINARY

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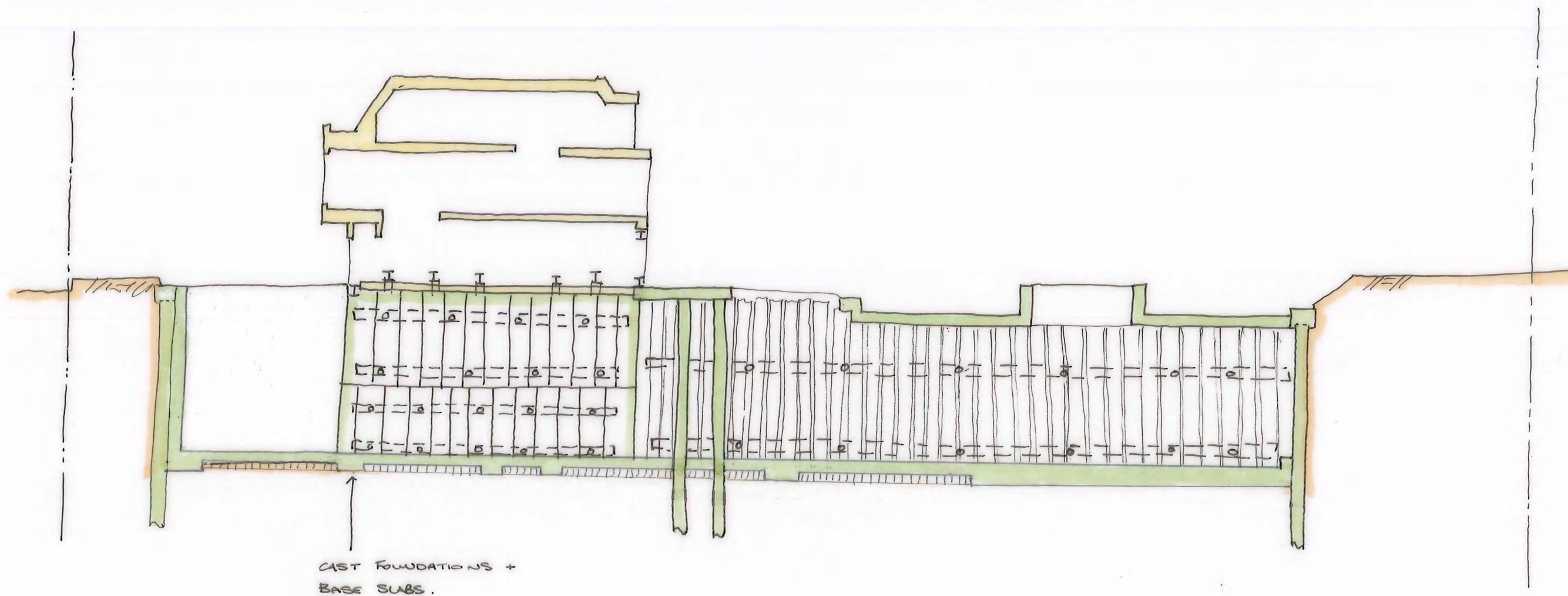
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job title
**50 AVENUE ROAD,
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job no	drawing no	revision
213136	S-36	1

Stage 8 – Cast RC Lining Walls

1. All reinforced concrete base slabs and foundations are cast allowing a gap adjacent to the sacrificial underpins to ensure continuity of the reinforcement.
2. Install needles and temporary propping on to the newly cast foundations and slab to support the remaining loadbearing walls at ground floor level.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.

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rev	date	by	chk	description

drawing title

**PROPOSED SEQUENCE
OF WORKS - SECTION ⑧**

scale(s) date drawn
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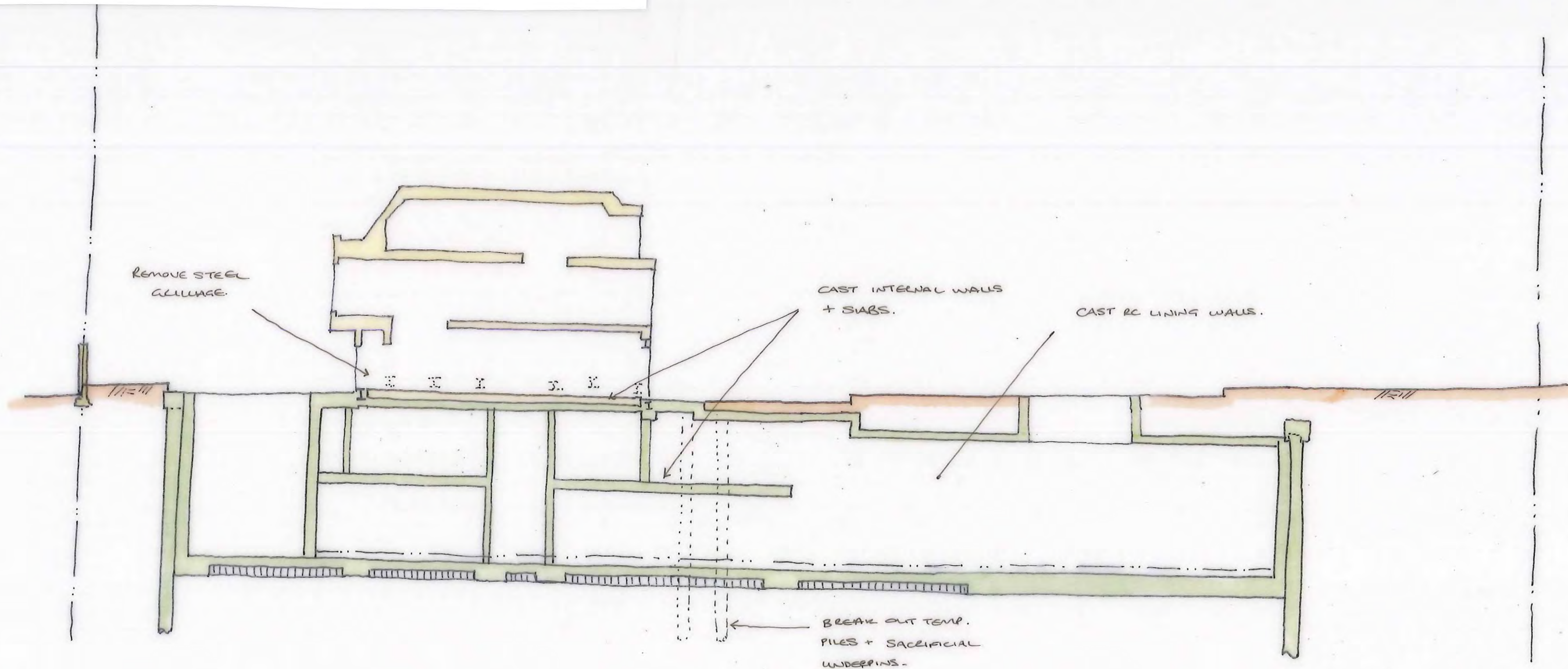
job title

**50 AVENUE ROAD,
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job no	drawing no	revision
213136	S.37	P1

Stage 9 – Cast RC Lining Walls

1. Remove sacrificial underpins and finish the basement slab and foundations.
2. Construct the new walls and level 1 slab and walls above that up to ground floor level.
3. Construct ground floor slab such that it is supporting the existing slab.
4. Once existing slab is fully supported by the new slab under The steel grillage beams can be removed.
5. Superstructure and fit out can then commence.



This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
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drawing title

PROPOSED SEQUENCE OF WORKS - SECTION ①

scale(s) date drawn
1:200@A3 04.06.14 SWC.

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job no 213136	drawing no S.38	revision P1
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