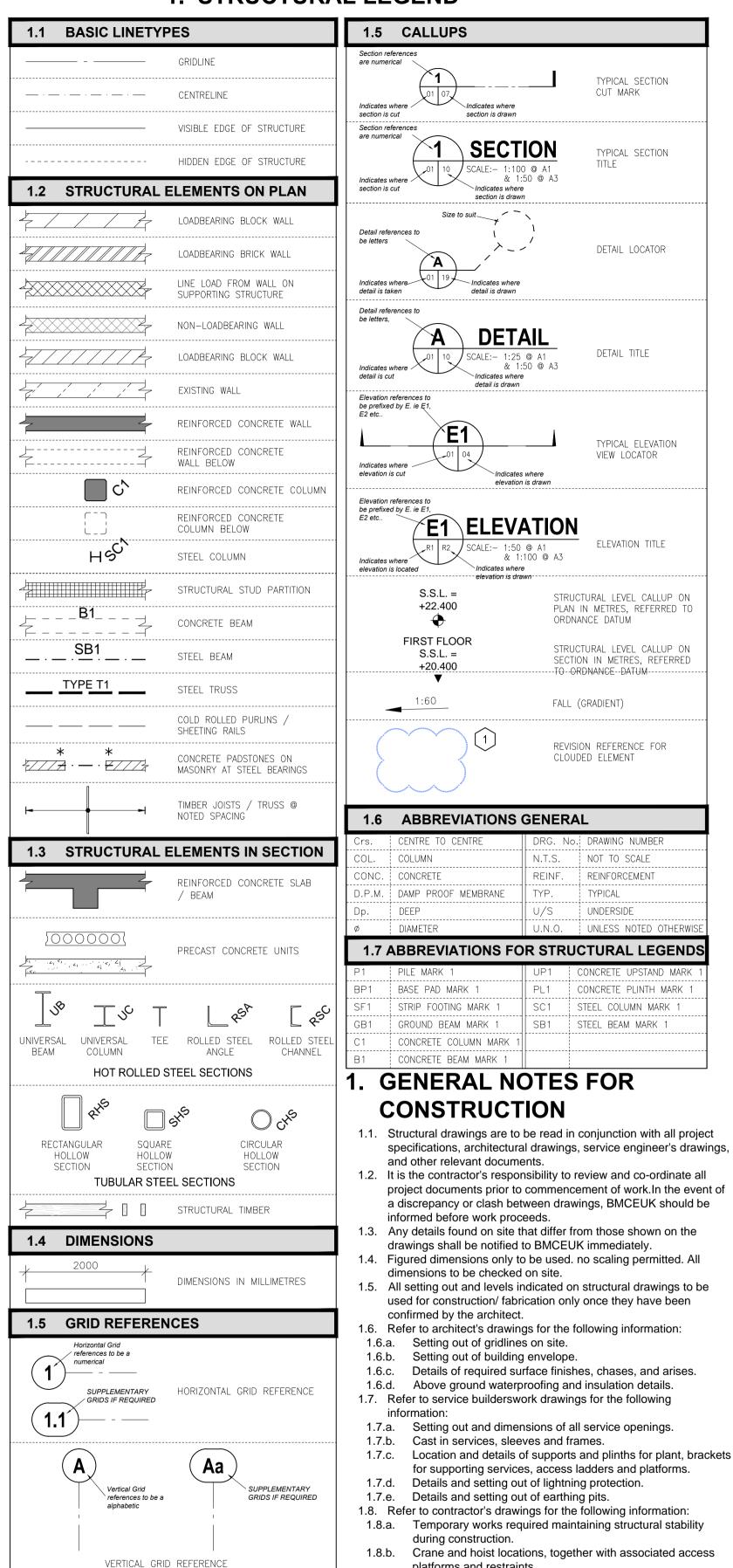
### 1. STRUCTURAL LEGEND



#### 1.12. The contractor shall submit all manufacturer's drawings and specifications for equipment support, anchorage etc. to BMCEUK for review at least 2 weeks prior to placing an order for equipment. 1.13. The contractor's proposed substitutions, if any, shall be submitted

4.3. Schedule of minimum cover

bond conditions

slabs:

beams:

walls:

4.6. Concrete finishes

columns

NOTES:

or 42% (slabs)

accordance with the specification.

trowelled finish to slabs)

accordance with the specification.

against previously work is 4 days

4.13. Reinforcement estimates are as follows:

Lower Ground Floor Slab

concrete pour

sub-contractor

RC Walls

5.3. Connections

5.4. Corrosion protection

details):

Shot blast to SA 2 1/2.

before dispatch to site.

External steelwork

Grade G24.

**Ground Beams** 

Ground Floor Slab

finish to slabs).

4.3.a. Unformed surfaces exposed to earth: 75mm

4.3.b. Unformed surfaces over vapor barrier: 50mm

4.3.d. Formed surfaces exposed to weather: 50mm

4.4. High yield bars (Fy = 500) deformed type 2 to BS 4449

Mild steel bars (Fy = 250) plain lap lengths to BS EN

1992-1-1:2004. Bars ≤ 32mm diameter. C28/35 concrete 'good'

43xbar diameter

39xbar diameter

51xbar diameter

56xbar diameter

1 If bar size = 40mm then reduce the lap length by 8%

2 For Grade 40 concrete reduce the lap length by 10%

4.5. Cube testing requirements, formwork and curing times to be in

3 For 'poor' bond conditions e.g. top mat rebar in beams /

slabs > 250mm deep increase the lap length by 33% (beams)

Unless noted otherwise on the drawings, concrete finishes shall

be to BS EN 13670 where finishes are classed as basic, ordinary,

plain & special. Finishes on this project shall be as follows:

4.6.b. Formed finish for not visible (unexposed) concrete - ordinary

4.6.d. Unformed finish to external areas - ordinary finish (light brush

controlling the curing of the concrete & shall detail these in a

method statement for submission to the engineer/architect in

4.8. Exposed slabs not receiving any other treatment are to be surface

sealed with BASF `FEBCLEAR SUPER' or similar approved

4.9. The contractor is to provide his proposed slab pouring sequence

applied in accordance with the manufacturers recommendations.

for approval at least 2 weeks prior to proposed 1st pour. This will

requirements in the concrete specification. Typically, construction

points of spans maximum. Maximum length of time before pouring

joints in suspended beams & slabs will only be accepted at 1/3

4.10. The contractor is to notify the engineer 2 days in advance of each

4.12. All holding down bolts, bolt boxes and cast-in plates to be detailed

by steel contractor prior to being cast in place by concrete

4.14. Beam reinforcement based on overall beam volume (with beam

4.15. Slab reinforcement based on overall beam volume (with beam

4.16. The above rates make no allowance for support bars, chairs etc. to

1.17. Contractor to check architects buildersworks drawings for detailed

4.18. For corrosion protection, top coats, fire proofing, fire stopping and

5.1. Structural steelwork shall be in accordance with the project

Bolts nuts etc. to be Grade 8.8 to BS 3692:2001.

hold the rebar in place during concreting or shear links to slabs.

waterproofing details refer to architect's drawings and specification.

specification and comply with the National Structural Steelwork

BCSA/SCI, as modified by the project notes and specifications. 5.2. Unless noted otherwise on the drawings steel to be Grade S355

Specification for building construction, latest edition, published by

weldable structural steel to BS EN 10025 & 10210 (latest edition).

The contractor is responsible for the design of all connections

including base plates. Connections shown are indicative only.

The connections shall be designed for the forces & moments

shown on the drawings. Calculations & joint details to be

Bolts in direct tension to be fitted with lock nuts. All connections

to be designed for 75kN (+or-) axial & 75kN shear minimum

(ultimate loads). Base plate connections to be designed for a

lateral load equal to 2.5% of the axial column load. For large

lateral load situations on the base plates the base plate is to be

the foundation. Where connections are detailed on the

drawings the contractor is to confirm his acceptance of these

Internal environment All internal steelwork shall be protected

a - Within 2 hours of shot blasting apply 2 pack epoxy zinc

phosphate prefabrication primer to 20 microns DFT.

b - Post fabrication clean down and spot prime all areas of

c - Apply to the clean dry surface 1 coat of 2 pack epoxy high

microns. Allow 7 days to achieve maximum hardness

d - After erection prepare and carefully spot prime all

damaged areas and bolt heads etc. with primer.

e - Apply decorative paint finish where required by the

compatible with the underlying paint system.

as follows (see specification for further details).

b - Blast clean to SA2 for roughness using chilled iron grit

micron DFT. (Note: no further drilling/fabrication of

be galvanised and given the same paint build up as for

steelwork to be carried out after galvanising.

architect. The decorative paint system used shall be

a - All external steelwork shall be protected against corrosion

build zinc phosphate primer to a dry film thickness of 75

against corrosion as follows: (see also specification for further

details in writing prior to the start of fabrication.

bare metal with prefabrication primer.

submitted for the engineer for review 7 days prior to fabrication.

depth measured from S.S.L. to beam soffit)

depth measured from S.S.L. to beam soffit)

setting out of edges, openings and stairs.

STRUCTURAL STEEL

and supplied by steelwork sub-contractor and checked for position

225kg/m<sup>3</sup>

200kg/m³

150kg/m<sup>3</sup>

120kg/m³

4.11. All concrete faces to be cast against formwork unless noted

include proposed construction joints; contractor is to check the

4.6.a. Formed finish for visible (exposed) concrete - plain finish

4.6.c. Unformed finish to internal areas - plain finish (power

4.7. The contractor shall provide information of their methods of

4.3.c. Formed surfaces exposed to earth: 40mm

columns, slabs: 25mm u.n.o.

to BMCEUK for review at least 4 weeks prior to works commencing. 1.14. Where materials, products and workmanship are not fully detailed

or specified they shall be of a standard appropriate to the works and in accordance with good building practice. 1.15. All articles, materials and goods shall be new and of good quality, suitable for the required purpose and shall conform to the

appropriate British Standard, where such exists. Where references to the above are made, it shall be inferred that the latest edition applies, together with subsequent amendments, unless otherwise specified. All proprietary systems to be installed in accordance with manufacturer's recommendations.

1.16. Nothing included or omitted on these drawings shall relieve the contractor of his duty to carry out the works in accordance with current standards of safety and good building practice.

1.17. The contractor is to notify the building control officer to carry out his inspections prior to covering up of structural elements and concreting of new foundations, slabs etc.

### 2. EXCAVATIONS

TYPICAL SECTION

TYPICAL SECTION

DETAIL LOCATOR

DETAIL TITLE

TYPICAL ELEVATION

VIEW LOCATOR

ELEVATION TITLE

STRUCTURAL LEVEL CALLUP ON

PLAN IN METRES, REFERRED TO

STRUCTURAL LEVEL CALLUP ON

SECTION IN METRES, REFERRED

O-ORDNANCE--DATUM--

REVISION REFERENCE FOR

CLOUDED ELEMENT

DRG. No. DRAWING NUMBER

**TYPICAL** 

UNDERSIDE

NOT TO SCALE

REINFORCEMENT

UNLESS NOTED OTHERWISE

CONCRETE UPSTAND MARK

CONCRETE PLINTH MARK

STEEL COLUMN MARK

STEEL BEAM MARK

N.T.S.

REINF.

TYP.

U/S

PL1

SC1

for supporting services, access ladders and platforms.

Temporary access routes for site operatives and site vehicles

1.8.e. All brackets, inserts, and fixings for cladding, lifts, lifting

contractor's responsibility and he shall take all necessary

contractor's temporary works details shall be submitted to

1.10. The structural members shown on drawings have been designed

for the support of any additional loads imposed during

review at least 2 weeks prior to works commencing.

1.11. All construction joints shown on the structural drawings shall be

measures to protect the safety of site operatives and the public.

BMCEUK for review at least 2 weeks prior to work commencing.

to carry in place design loads only. The contractor is responsible

incorporated into the structure. Details of additional construction

joints to facilitate construction shall be submitted to BMCEUK for

The contractor shall maintain the structural integrity of all existing

and new structures within or adjoining the works, at all stages. The

1.9. Construction methods, procedures, and sequences are the

during construction.

installations etc.

construction.

platforms and restraints.

1.8.d. Allocated storage areas for materials.

ORDNANCE DATUM

FALL (GRADIENT)

**SECTION** 

**DETAIL** 

SCALE:- 1:25 @ A1

& 1:50 @ A3

Indicates where

**ELEVATION** 

& 1:100 @ A3

R1 R2 / SCALE:- 1:50 @ A1

S.S.L. =

+22.400

lack

FIRST FLOOR

S.S.L. =

+20.400

1:60

PILE MARK

BASE PAD MARK 1

GROUND BEAM MARK

CONCRETE BEAM MARK

CONCRETE COLUMN MARK

Indicates where

SCALE:- 1:100 @ A1

section is drawi

Size to suit\_

2.1. The bottom of all excavations are to be taken down to the levels required by BMCEUK drawings, or other instructions, and shall be to the satisfaction of the architect, engineer and local authority.

2.2. All excavated material not required for backfilling shall be removed from site. To be provided for by contractor. 2.3. The side of excavations shall be properly supported and retained

by good sound timbering or other suitable methods to contractor's design. The removal of support shall be done in such a manner as not to endanger the works and shall not relieve the contractor of the responsibility for ensuring the stability of the works.

2.4. The bottoms of all excavations shall be carefully trimmed and finished to the specified levels and all loose materials removed.

2.5. Should the excavated surface be cut up or softened under the action of ponded water or be broken up by any cause, the contractor shall at his own expense, excavate & remove soil down to solid formation and backfill with concrete or fill, as specified by BMCEUK, properly consolidated to the specified level.

2.6. If poor ground, cavities or soft spots are met within any part of the excavation, the contractor shall excavate to solid formation and fill up to the specified level with fill or concrete as directed by architect / engineer.

2.7. Should the contractor excavate anywhere to a greater size or depth shown on the working drawings or should the sides of the excavation cave in anywhere, the contractor shall at his own expense fill and tightly pack the excess space with concrete or other approved material.

2.8. The contractor shall ensure that the formations are not damaged by weathering. Concrete or fill shall be placed in the same day the excavation has taken place unless the foundation is blinded with concrete or otherwise protected from damage. A layer of 50 mm lean mix blinded concrete shall be laid on the bottom of prepared formations under concrete bases or strip footings when completion of foundation is not carried out on day of the excavation.

2.9. The engineer shall be informed before any concrete or hardcore is placed and shall be given the opportunity of inspecting and approving the bottom of all excavations.

2.10. The contractor shall make provision for and deal with all water which may find its way into the works from any source whatsoever and shall excavate sumps, cut drains, provide & work pumps and provide & work all necessary materials, plant and equipment for dealing with any water encountered.

2.11. The contractor shall not pump or otherwise put water directly into

2.12. Where reinforcement for concrete construction is to be placed, a blinded layer of C16/20 (50 mm thick) concrete shall be laid to receive the reinforcement.

### 3. UNDERPINNING

3.1. The contractor shall be responsible for ensuring that his operations do not in any way impair the safety or conditions of the existing structures. He shall provide any temporary supports required for this purpose in addition to any temporary supports shown on the BMCEUK drawings.

3.2. Underpinning to be carried out in a 1,3,5,2,4 sequence as indicated on the BMCEUK plans. In no case shall the width of sections excavated exceed 1000mm. The total sum of unsupported lengths shall not exceed one fifth of the wall length. In no case shall a section be excavated immediately adjacent to one which has been

completed. 3.3. Underpinning greater than a depth of 1.5 m to be carried out in separate lifts. Each lift to be not greater than 1.5 m deep. The lower bays should be staggered with those immediately above and be tied to adjacent horizontal and vertical bays with 4 x H20 bars (600 mm long) per interface.

3.4. The underside of existing wall footings to be cleaned and hacked free of soil or loose material before casting of concrete

3.5. Construct body of underpin using (C30/37, with AC-4 ACEC classification & DS-4 sulphate resisting cement, max 20 mm aggregate size) concrete. Underpinning to be cast in sections as indicated on BMCEUK drawings. As far as practically possible, excavation and underpinning to be carried out on the same day. Unconcreted sections shall be kept covered to prevent ingress of

3.6. New concrete underpin sections to be stopped 75 mm below underside of existing footings and final pinning up to wall carried out with 1:3 dry pack mortar well rammed in as soon as underpin has set hard.

3.7. Excavation of any section of underpinning shall not be commenced until at least 48 hrs after completion of any adjacent section of work. Adjacent underpin concrete section to have reached a min strength of 10 N/mm2.

3.8. The joint between adjacent sections of underpinning made by forming rough surface against which the first underpin section is cast, with H20 dowels at 300 ctrs hammered 300 mm into the excavation face. On construction of next underpin section, thoroughly clean exposed concrete face and projecting dowels

### 4. CAST IN-SITU CONCRETE

before adjacent underpin is cast.

4.1. All concrete is to comply with the latest edition of the national structural Concrete Specification for Buildings (NSCS), published by the Concrete Society and modified by BMCEUK project

4.2. Schedule of concrete strengths U.N.O. on drawings:-4.2.a. For all reinforced concrete elements protects from weather & the ground: designated mix GEN 1 to BS EN 206 7 BS 8500-2

with DC-4 design class and AC-4 ACEC class. 4.2.b. Reinforced concrete 28 day strength elements exposed to weather other RC concrete elements

4.2.c. For external slabs with surface exposed to weather use: designated mix PAV2 air-entrained concrete mix to BS EN 206 & BS 8500-2. All unprotected reinforced concrete in contact with the ground:

designated mix C32/40 with DC-4 design class and AC-4

galvanised members.

5.5. Shop drawings The contractor shall submit full workshop drawings for all structural steelwork members for review by the engineer at least 4 weeks prior to fabrication. 4.3.e. Formed surfaces protected from weather / earth - beams,

5.6. Fire protection:

All structural steel except rooF beams, achieve fire protection as required in the fire certificate by 75mm concrete encasement, intumescent paint system or another approved durable system. Exact details of the fire protection system to be supplied to the design team 2 weeks prior to steelwork fabrication. Intumescent paint system to be compatible with the primer.

5.7. Fire protection: Weld tests are required for all site / shop welds and shall be carried out in accordance with the steelwork specification.

5.8. Site welding or site cutting of steelwork will only be allowed with the express approval of the engineer. Site welded connections designated by the engineer should be subject to ultra-sonic weld testing. Refer to steelwork specification for details.

5.9. Non shrink grout beneath all steel beam bearings, steel base plates or precast elements to have a minimum compressive strength of 60N/mm<sup>2</sup> to the engineer's approval.

5.10. Where any stainless steel brickwork support angles, proprietary stainless steel masonry support systems or stainless steel fabricated elements are provided, these are to be insulated from all mild steel elements using non-conductive waterproof gaskets and nylon or Teflon washers & brushes.

5.11. The steel fabricator shall inspect the prepared foundations and holding down bolts for position and level not less than 7 days before erection of steelwork starts. He shall then inform the engineer if he finds any discrepancies which are outside the deviations specified in the National Structural Steelwork Specification (black book) requesting that remedial works be carried out before erection commences.

5.12. The contractor is to allow for coordination with other contractors whose work interfaces with the steel frame. Work specified by others is not shown on BMCEUK drawings.

5.13. All steelwork set out is to the centroid of the section (refer to blue

5.14. Column base plate assembly to be provided by steelworker to concrete subcontractor with required setting out plan to allow elements to be cast-in.

#### 6. TIMBER

Structural timber shall meet the requirements of BS EN 338, BS EN 1912 and the project specification. The timber shall be stress graded and marked to BS 4978. It is the contractor's responsibility to provide timber that meets the requirements of this specification.

6.2. Structural timber to be Grade C24, unless noted otherwise. 6.3. No timber showing signs of decay or insect attack shall be used. No timber which could have come into contact with such infected timbers shall be used.

6.4. Preservation work shall be carried out in accordance with BS 8417. double vacuum treatment with organic solvent preservatives to be used, all preservatives to architect's approval.

6.5. All materials and fixings shall be protected from the weather. 6.6. Nails, fixings and metal clips to be hot dipped galvanised. sheradised or electro-galvanised post-fabrication. The minimum thickness of metal shall be 1.8 mm. Nails, fixings and metal clips

shall be in accordance with the latest British Standards. 6.7. Restraint straps to be provided at spacings and length indicated on drawings. all restraint straps shall be in accordance with BS EN

6.8. Provide noggins min. 38 mm thick and at least three quarters of depth of joist along lines of support and midspans. For spans greater than 4500 mm, provide noggins at 1/3 and 2/3 points.

6.9. Double up joists under new partitions running parallel to the joist span and bolt together with M12 bolts at 600 mm ctrs with oversize washers.

6.10. For partitions running perpendicular to the joist span, provide solid noggins under new the partition base rail.

6.11. Trimmers to structural openings shall be jointed to the trimming joists with joist hangers to BS EN 845, unless noted otherwise. 6.12. No notching of joists shall occur without prior written approval from

6.13. Timbers should be supported on an even bed at bearings. packing, if required, should be provided under the full area of the bearing and be approved by BMCEUK.

# MASONRY

7.1. All masonry to be designed in accordance with BS EN 1996-1:2005 & BS EN 1996-2:2006 and the project specification.

7.2. All materials for masonry ancillary items to be galvanised or stainless steel in accordance with BS EN 1996-2.

7.3. Blockwork in accordance with BS EN 771-3:2011 and to have min compressive strength of 7.3N/mm2. 7.4. Brickwork in accordance with BS EN 771-3:2011 & to be standard

format bricks with min compressive strength of 20.0N/mm2. 7.5. All walls shown on BMCEUK drawings to be load bearing u.n.o. blockwork densities subject to confirmation with BMCEUK, architect & acoustic consultant. Light weight blockwork shall not be used unless prior approval by design team.

7.6. U.N.O. wall setting out and thicknesses to be as shown on architectural drawings and must be read in conjunction with architects specification.

provided with a shear key or to be cast into a shallow pocket in 7.7. Wall ties to be Type 2 U.N.O. in accordance with PD 6697 & stainless steel in accordance with BS EN 845-1. Ties to have min 50mm embedment with min 800N tensile capacity & min 1300N compressive capacity. Ties spaced at 450mm crs vertically & 750mm crs staggered horizontally. At openings ties spaced at 225mm from opening edge and at 1 per 300mm vertically.

7.8. Ancon IHR - B Sliding head restraint ties to be provided at 450mm crs head of masonry walls. Vertical restraint to be Ancon ties at 450mm crs where masonry secured to vertical columns with debonded sleeves.

7.9. All new masonry and repair masonry to existing structure shall be matched in colour, texture and dimensions and laid in the same bond pattern as the remaining structure.

7.10. All new masonry and repair masonry and re-pointing to existing structure to be laid in a min 1:2:9 cement:lime:sand mortar. 7.11. Re-pointing: rake out and repoint joints to min depth of 40mm or

until loose mortar is removed 7.12. New bricks below DPC are to be Class B engineering brick sets in 1:3 CEM sand mortar with SRPC mortar. Blockwork to be laid in

grade (1:1:6) mortar above ground and grade (1:4) CEM sand mortar with SRPC mortar where buried. 7.13. Dry pack to be 1:3 cement: coarse sand and minimum of 35mm

courses above and below new openings in solid masonry min

thick. Dry pack to be well rammed in where used at all locations. 7.14. Stainless steel bed joint reinforcement shall be provided in two

cross section area to be 49mm2 per m width. 7.15. Where new masonry construction abuts existing masonry construction, existing masonry to be plastered with a scud and fairing coat and stainless steel Staifix channels and dovetail slots at 450mm crs to be fixed to existing wall as starter for each new

leaf of masonry. c - Hot dip galvanise to BS EN ISO 1461:2009 to achieve 90 7.16. Control joints in external masonry are generally located at 6m crs and extend from DPC to roof level. Exact location of joints to be agreed with architect. Ties to have one end debonded using d - Note: all bolts, fastenings etc. for galvanised steelwork to

debonding sleeve. 7.17. Lintels in masonry walls are to be proprietary pre-stressed

#### concrete lintels or galvanised pressed steel lintels used strictly in accordance with manufacturers details and to manufacturers safe NOT FOR CONSTRUCTION

### 8. TEMPORARY WORKS

manufacturers details & recommendations.

provided in exposed brickwork external leaf.

8.1. The contractor is entirely responsible for maintaining the stability of all existing building and structures within and adjacent to the works and of all proposed works from the date of possession to practical completion of the works.

8.2. The contractor shall install and maintain all necessary temporary works for the duration of the project. Particular attention should be given to the bearing of temporary props.

working loads. Lintel propping during construction & bearing to

required external wall finishes. e.g. - precast lintels shall not be

7.18. The contractor shall ensure that all lintels provided match the

EISSUED FOR TENDER SUED FOR TENDER SUED FOR COMMENT ISSUE DATE DESCRIPTION ISSUE STATUS **Preliminary** (P1, P2, P3 etc,,) **Planning** (PL1, PL2, PL3 etc,,) **▼ TENDER** (T1,T2, T3 etc,,) **☐ CONSTRUCTION** (0, 1, 2 etc,,)

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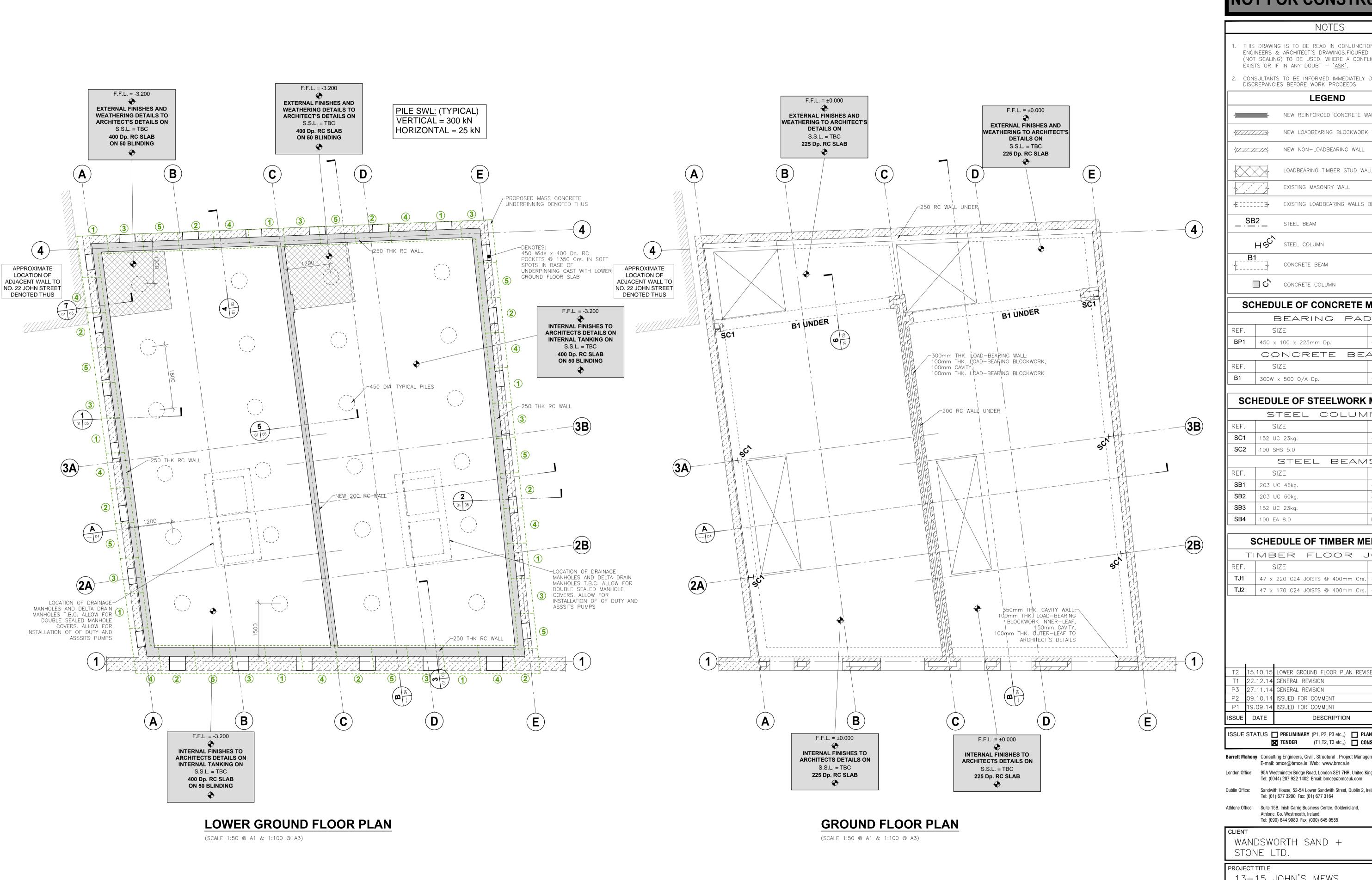
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WANDSWORTH SAND + STONE LTD.

PROJECT TITLE 13 - 15 JOHN'S MEWS

**DRAWING TITLE** GENERAL NOTES

JOB NO. DRAWING NO ISSUE L14771



NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS.FIGURED DIMENSIONS ONLY (NOT SCALING) TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT - 'ASK'.

2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

**LEGEND** NEW REINFORCED CONCRETE WALL NEW LOADBEARING BLOCKWORK WALL

NEW NON-LOADBEARING WALL

LOADBEARING TIMBER STUD WALL EXISTING MASONRY WALL EXISTING LOADBEARING WALLS BELOW

STEEL BEAM

STEEL COLUMN

CONCRETE BEAM

300W x 500 O/A Dp.

CONCRETE COLUMN

SCHEDULE OF CONCRETE MEMBERS BEARING PADS SIZE COMMENT **BP1** 450 x 100 x 225mm Dp. CONCRETE BEAMS SIZE COMMENT

#### SCHEDULE OF STEELWORK MEMBERS STEEL COLUMNS SIZE COMMENT 152 UC 23kg.

SC2 100 SHS 5.0 STEEL BEAMS REF. SIZE COMMENT SB1 203 UC 46kg. WITH 300 x 10 SB2 203 UC 60kg. **SB3** | 152 UC 23kg. **SB4** 100 EA 8.0 FIXED TO WALL

### SCHEDULE OF TIMBER MEMBERS TIMBER FLOOR JOISTS SIZE 47 x 220 C24 JOISTS @ 400mm Crs.

T2	15.10.15	LOWER GROUND FLOOR PLAN REVISED	MA OC	OC VB
T1	22.12.14	GENERAL REVISION	MA OC	OC VB
Р3	27.11.14	GENERAL REVISION	MA OC	OC VB
P2	09.10.14	ISSUED FOR COMMENT	MA OC	OC VB
P1	19.09.14	ISSUED FOR COMMENT	MA OC	OC VB
ISSUE	DATE	DESCRIPTION	DRN ORIG	P.E. P.D.

ISSUE STATUS PRELIMINARY (P1, P2, P3 etc,,) PLANNING (PL1, PL2, PL3 etc,,) **▼ TENDER** (T1,T2, T3 etc,,) **□ CONSTRUCTION** (0, 1, 2 etc,,)

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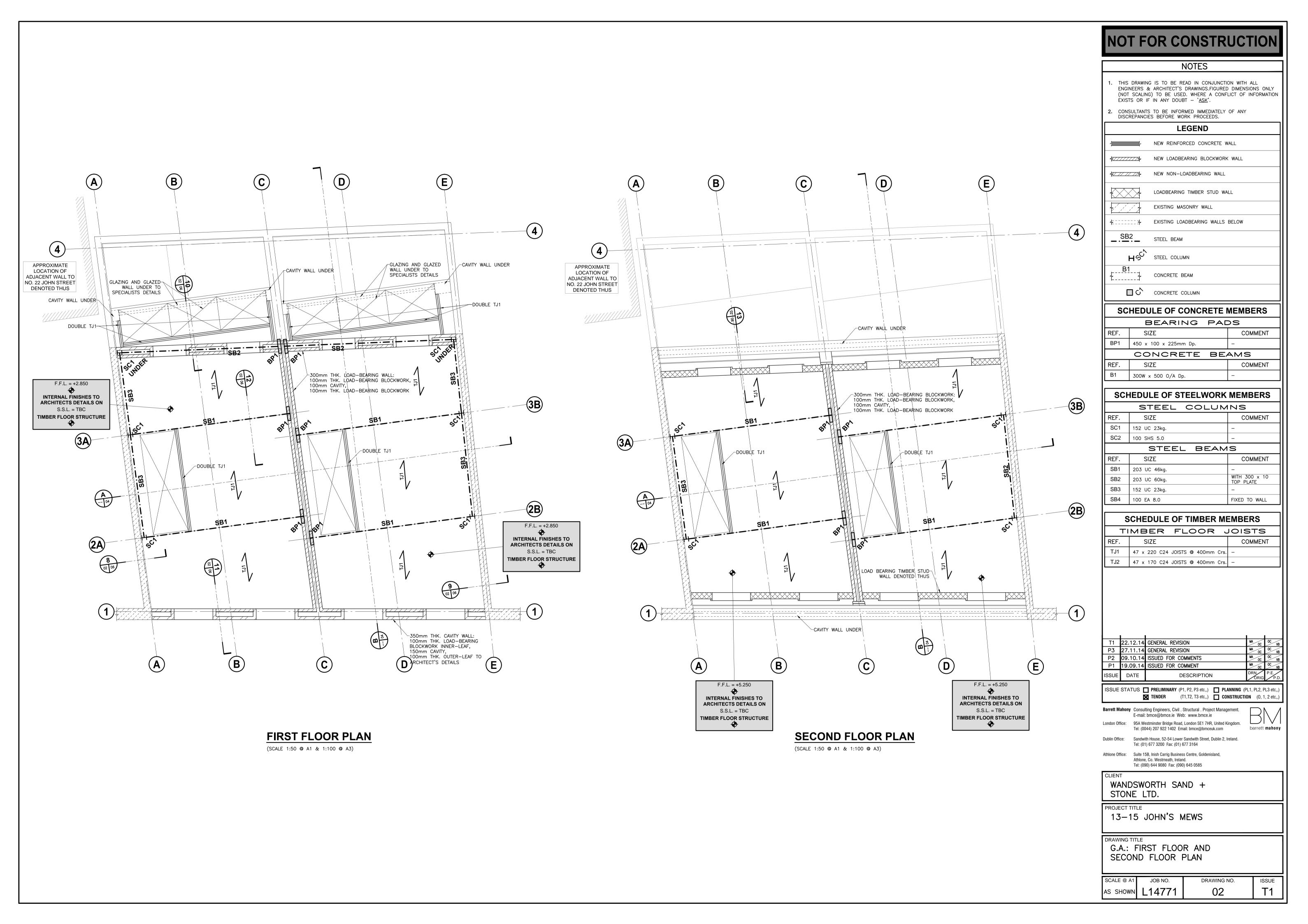
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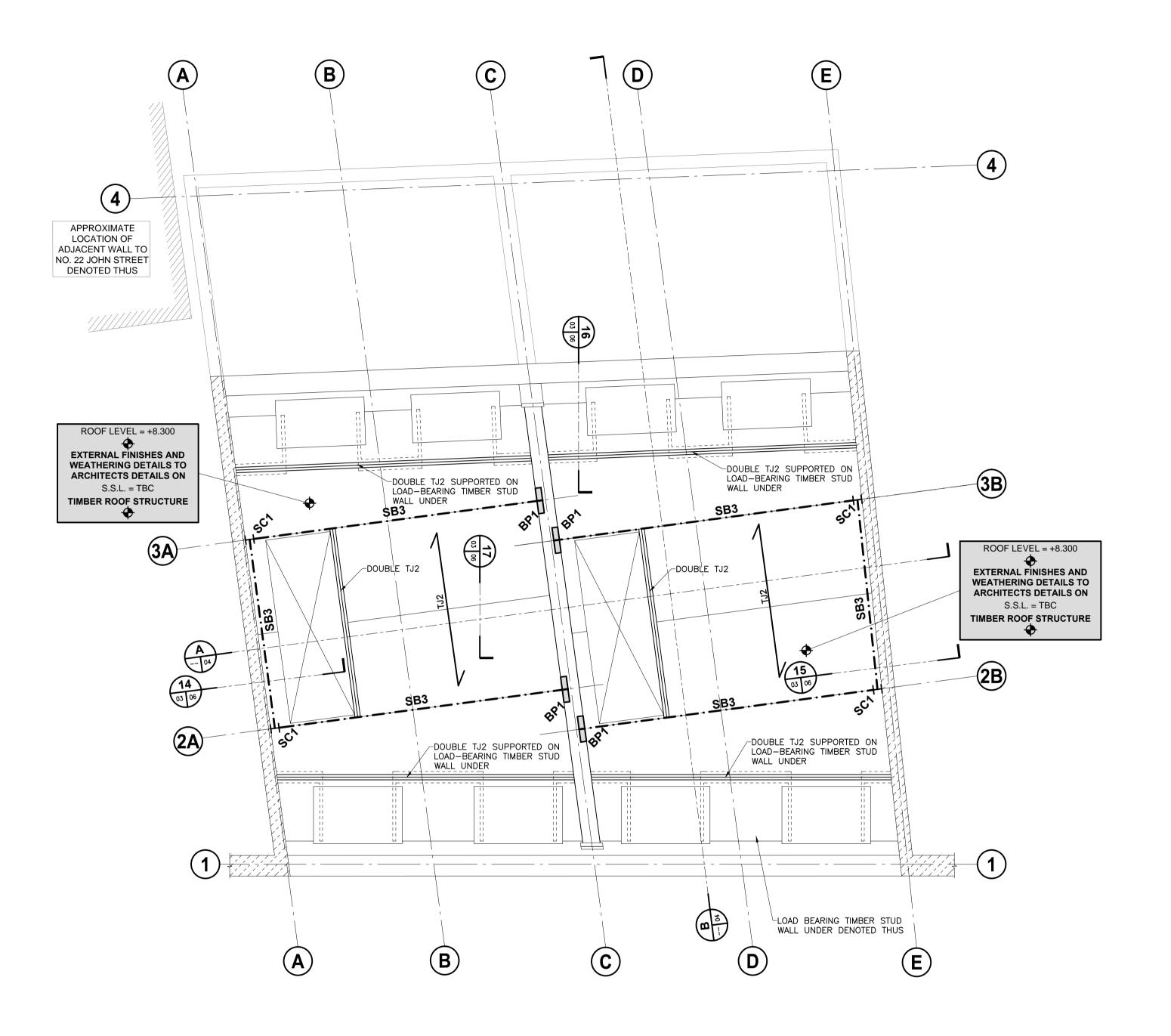
PROJECT TITLE 13-15 JOHN'S MEWS

GROUND FLOOR PLANS

G.A.: LOWER GROUND FLOOR AND

AS SHOWN L14771





### **ROOF PLAN**

(SCALE 1:50 @ A1 & 1:100 @ A3)

# NOT FOR CONSTRUCTION

#### NOTES

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS & ARCHITECT'S DRAWINGS.FIGURED DIMENSIONS ONLY (NOT SCALING) TO BE USED. WHERE A CONFLICT OF INFORMATION EXISTS OR IF IN ANY DOUBT — 'ASK'.
- 2. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

	LEGEND
	NEW REINFORCED CONCRETE WALL
<del>4//////</del>	NEW LOADBEARING BLOCKWORK WALL
4/////	NEW NON-LOADBEARING WALL
	LOADBEARING TIMBER STUD WALL
	EXISTING MASONRY WALL
₹ <del>-</del>	EXISTING LOADBEARING WALLS BELOW
SB2	STEEL BEAM
H <sub>&amp;C,</sub>	STEEL COLUMN
B1 	CONCRETE BEAM
□ c <sup>2</sup>	CONCRETE COLUMN

SCHEDULE OF CONCRETE MEMBERS					
	BEARING	PAC	os		
REF.	SIZE		COMMENT		
BP1	450 x 100 x 225mm Dp.		-		
	CONCRETE BEAMS				
REF.	SIZE		COMMENT		

300W x 500 O/A Dp.

SCH	SCHEDULE OF STEELWORK MEMBERS				
	STEEL COLUMNS				
REF.	SIZE	COMMENT			
SC1	152 UC 23kg.	ı			
SC2	100 SHS 5.0	ı			
STEEL BEAMS		0			
REF.	SIZE	COMMENT			
SB1	203 UC 46kg.	-			
SB2	203 UC 60kg.	WITH 300 x 10 TOP PLATE			
SB3	152 UC 23kg.	_			
SB4	100 EA 8.0	FIXED TO WALL			

F	MBER FLOOR	JOISTS
REF.	SIZE	COMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs.	
TJ2	47 x 170 C24 JOISTS @ 400mm Crs.	_

l ,				
T1	22.12.14	GENERAL REVISION	MA OC	OC VB
Р3	27.11.14	GENERAL REVISION	MA OC	OC VB
P2	09.10.14	ISSUED FOR COMMENT	MA OC	OC VB
P1	19.09.14	ISSUED FOR COMMENT	MA OC	SC VB
ISSUE	DATE	DESCRIPTION	DRN ORIG	P.E. P.D.
ISSUE STATUS   PRELIMINARY (P1. P2. P3 etc)   PLANNING (PL1. PL2. PL3 etc.			PL3 etc)	

SUE STATUS PRELIMINARY (P1, P2, P3 etc,,) PLANNING (PL1, PL2, PL3 etc,,) CONSTRUCTION (0, 1, 2 etc,,)

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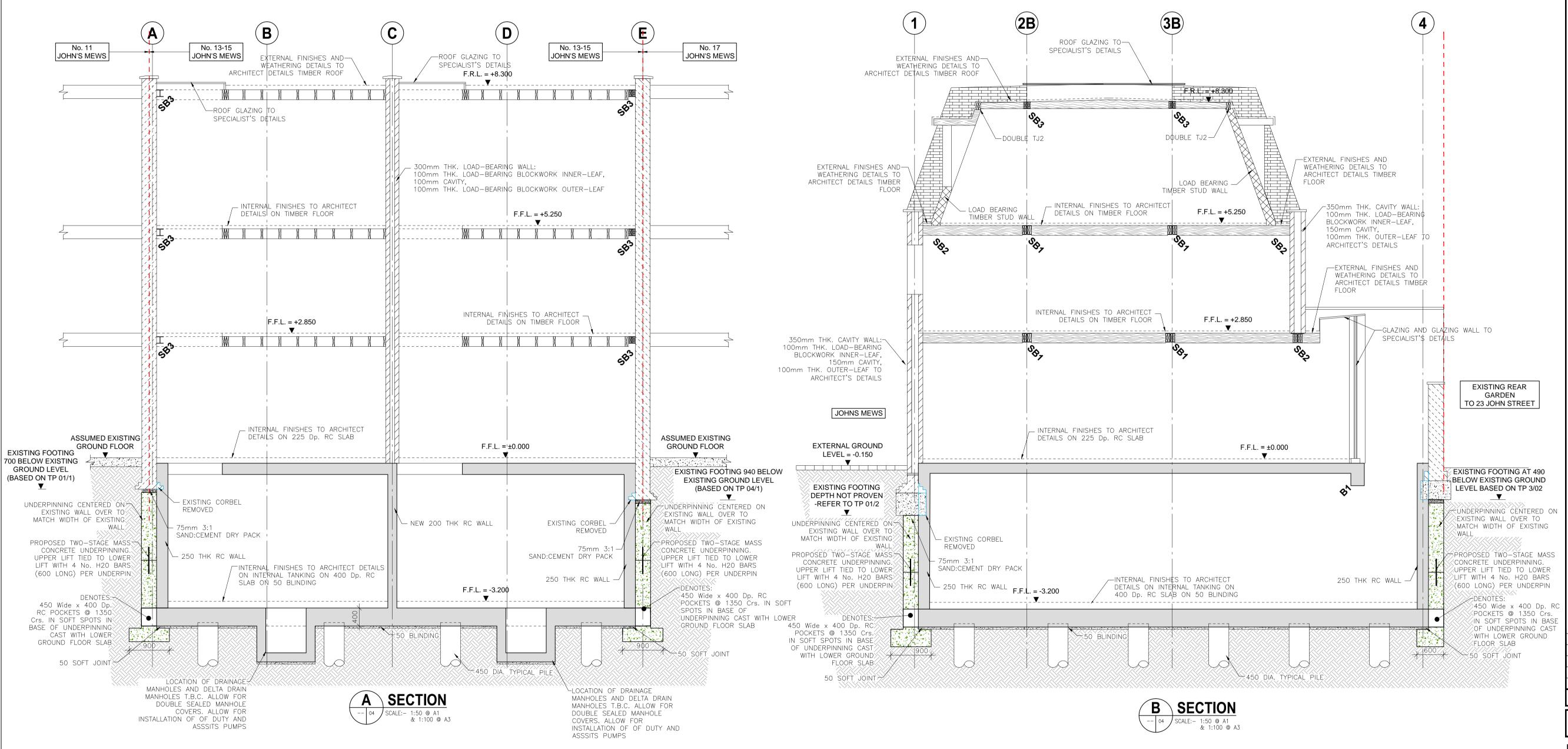
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PROJECT TITLE

13-15 JOHN'S MEWS

G.A.: ROOF PLAN

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	03	T1



NOTES

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# SCHEDULE OF CONCRETE MEMBERS

	BEARING	PAL	)S
REF.	SIZE		COMMENT
BP1	450 x 100 x 225mm Dp.		_
	CONCRETE	BE	AMS
REF.	SIZE		COMMENT
B1	300W x 500 O/A Dp.		_

#### SCHEDULE OF STEELWORK MEMBERS STEEL COLUMNS REF. SIZE COMMENT SC1 152 UC 23kg. SC2 100 SHS 5.0 STEEL BEAMS REF. SIZE COMMENT SB1 203 UC 46kg. WITH 300 x 10 TOP PLATE SB2 203 UC 60kg.

S	SCHEDULE OF TIMBER MEMB	ERS
丁口	IMBER FLOOR JOI:	STS
REF.	SIZE	OMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs. –	
TJ2	47 x 170 C24 JOISTS @ 400mm Crs	

FIXED TO WALL

SB3

152 UC 23kg.

**SB4** 100 EA 8.0

ISSUE	DATE	DESCRIPTION	DRN ORIG	P.E. P.D.
P1	19.09.14	ISSUED FOR COMMENT	MA OC	OC VB
P2	09.10.14	ISSUED FOR COMMENT	MA OC	OC VB
P3	27.11.14	GENERAL REVISION	MA OC	OC VB
T1	22.12.14	ISSUED FOR TENDER	MA OC	OC VB
T2	15.10.15	REISSUED FOR TENDER	MA OC	OC VB

ISSUE STATUS PRELIMINARY (P1, P2, P3 etc.,) PLANNING (PL1, PL2, PL3 etc.,)
TENDER (T1,T2, T3 etc.,) CONSTRUCTION (0, 1, 2 etc.,)

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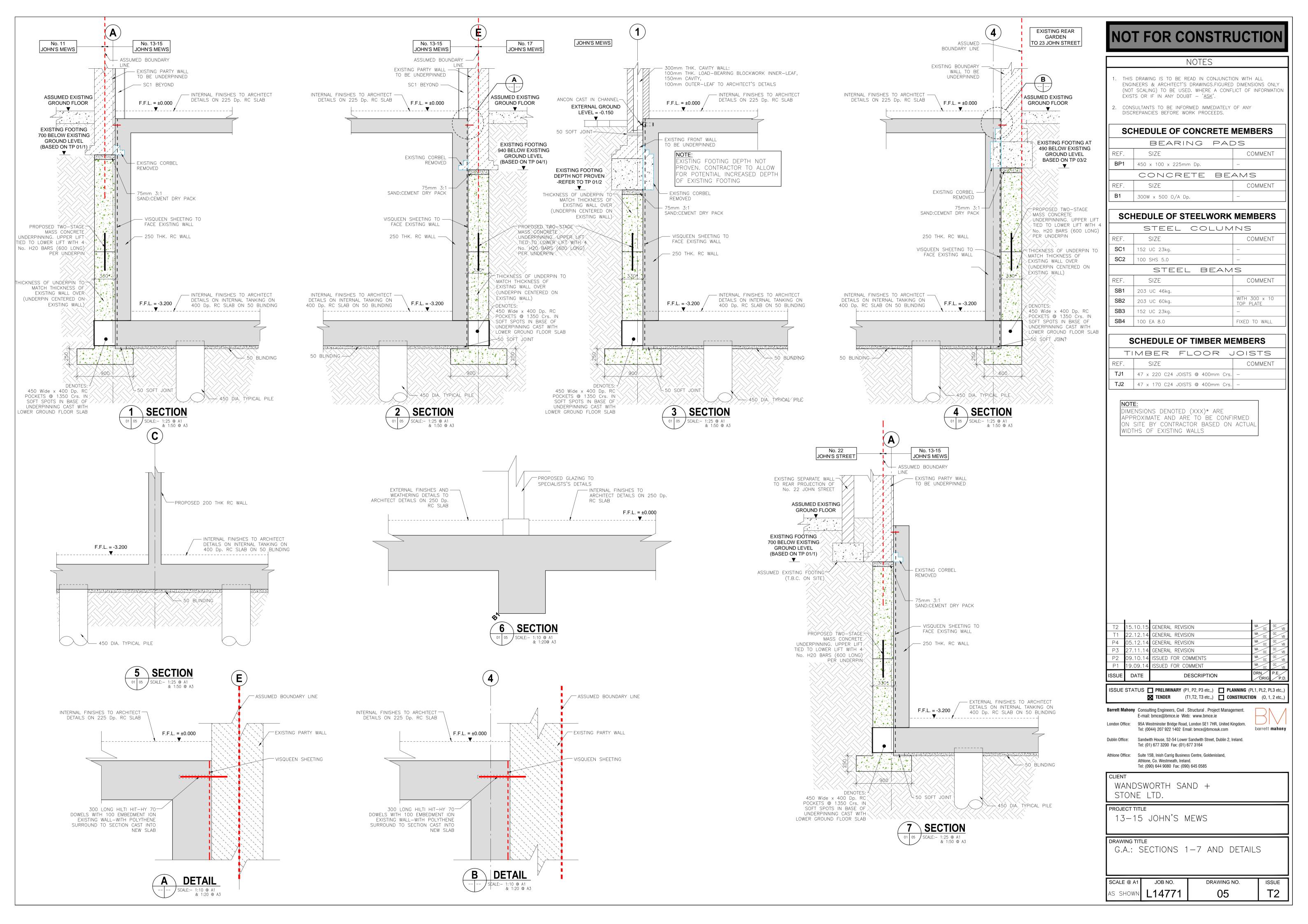
PROJECT TITLE

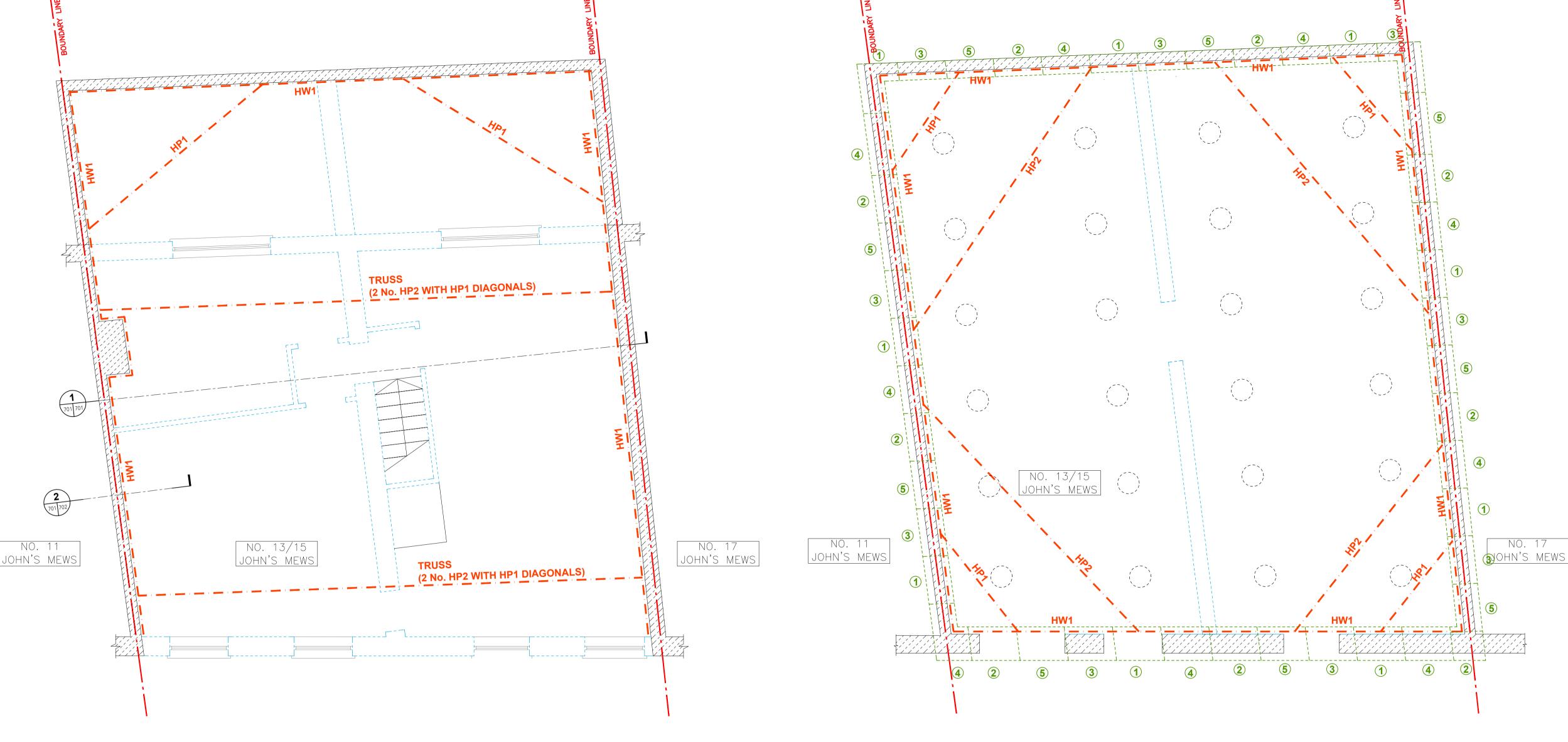
13-15 JOHN'S MEWS

DRAWING TITLE
G.A.: SECTIONS
A AND B

 SCALE @ A1
 JOB NO.
 DRAWING NO.
 ISSUE

 AS SHOWN
 L14771
 04
 T2





# SUPERSTURCTURE T.W. PLAN (2 No. LEVELS THUS)

(SCALE 1:50 @ A1 & 1:100 @ A3)

### SUBSTURCTURE T.W. PLAN (2 No. LEVELS THUS)

(SCALE 1:50 @ A1 & 1:100 @ A3)

# **METHOD STATEMENT**

## FOR BASEMENT CONSTRUCTION AT

### No. 13-15 JOHN'S MEWS.

#### 1. PHASE I: SUPERSTRUCTURE TEMPORARY WORKS

#### & DEMOLITION OF EXISTING STRUCTURE 1.1. ERECT HOARDING TO SECURE THE SITE.

- 1.2. CARRY OUT SOFT STRIP OF EXISTING STRUCTURE. REMOVE FINISHES PLASTERBOARD, NON-LOADBEARING STUD WALL ETC. ALL FLOORBOARDS + JOISTS TO REMAIN IN POSITION UNTIL TEMPORARY WORKS HAVE BEEN INSTALLED.
- 1.3. IDENTIFY EXISTING SERVICES ON THE SITE, THROUGH APPROPRIATE SCANNING AND TRIAL EXCAVATIONS. ENSURE THAT ALL SERVICES ARE 1.19. DEMOLISH EXISTING FOOTINGS TO EXISTING SPINE WALL. DISCONNECTED AND CERTIFIED AS SUCH BY A SUITABLY QUALIFIED PROFESSIONAL.
- 1.4. BREAK OUT EXISTING GROUND FLOOR STRUCTURE AND REMOVE FROM SITE.
- 1.5. NO FURTHER EXCAVATION SHALL TAKE PLACE UNTIL UNDERPINNING
- OF THE EXISTING WALLS HAS BEEN EXECUTED. 1.6. INSTALL MOVEMENT MONITORS AT THE LOCATIONS INDICATED ON DRAWINGS AND RECORD BASELINE READINGS. READINGS SHALL BE RECORDED AT REGULAR INTERVALS DURING THE WORKS AS

SPECIFIED ON THE DRAWINGS.

- 1.7. CARRY OUT REPAIRS TO EXISTING MASONRY BOUNDARY WALLS USING HELICAL BARS (HELIFIX CRACK STITCHING SYSTEM OR SIMILAR) TO
- REPAIR EXISTING CRACKING. 1.8. INSTALL TEMPORARY HORIZONTAL WALERS TO PARTY WALLS JUST BELOW EXISTING SECOND FLOOR (LOFT) LEVEL.
- 1.9. INSTALL TEMPORARY FLYING SHORE PROPS JUST BELOW EXISTING SECOND FLOOR (LOFT) LEVEL.
- 1.10. INSTALL TEMPORARY HORIZONTAL WALERS TO PARTY WALLS JUST ABOVE EXISTING FIRST FLOOR LEVEL.
- 1.11. INSTALL TEMPORARY FLYING SHORE PROPS JUST ABOVE EXISTING FIRST FLOOR LEVEL.
- 1.12. INSTALL TEMPORARY BRACING ELEMENTS BETWEEN SECOND FLOOR AND FIRST FLOOR PROPPING LEVELS TO FORM VERTICAL TRUSSES.
- 1.13. INSTALL HORIZONTAL WALER AND ASSOCIATED PROPPING TO TOP OF

- REAR BOUNDARY WALL TO BE RETAINED
- 1.14. INSTALL PROPOSED TEMPORARY WEATHERING TO PARTY WALLS.
- 1.15. DEMOLISH EXISTING ROOF STRUCTURE
- 1.16. DEMOLISH EXISTING MASONRY WALLS (EXCEPT BOUNDARY WALLS TO BE RETAINED) FROM ROOF LEVEL TO JUST ABOVE FIRST FLOOR LEVEL. 2.9.
- 1.17. DEMOLISH EXISTING FIRST FLOOR
- 1.18. DEMOLISH EXISTING MASONRY WALLS (EXCEPT BOUNDARY WALLS TO BE RETAINED) FROM FIRST FLOOR LEVEL TO GROUND FLOOR LEVEL.
- 1.20. CLEAR ALL DEBRIS FROM SITE AND LEVEL THE GROUND.

### 2. PHASE II: SUBSTRUCTURE TEMPORARY WORKS

# & EXCAVATION FOR PROPOSED BASEMENT

- 2.1. INSTALL PILING MAT AT EXISTING GROUND LEVEL 2.2. INSTALL PILES FROM EXISTING GROUND LEVEL.
- FORM TEMPORARY REINFORCED CONCRETE GROUND BEAMS BELOW
- EXISTING GROUND LEVEL. THE GROUND BEAMS SHALL BE CAST INTO POCKETS IN THE EXISTING MASONRY WALLS AND SUPPORTED OFF PAIRS OF PILES. GROUND BEAMS SHOULD BE FORMED IN SEQUENCE INDICATED ON DRAWINGS, WITH BEAMS DENOTED "1" CAST INITIALLY FOLLOWED BY BEAMS DENOTED "2".
- UNDERPIN EXISTING WALL AS PER SEQUENCE INDICATED ON DRAWING L14771-01, IN ACCORDANCE WITH UNDERPINNING SPECIFICATION ON DRAWING L14771-00. AT THIS STAGE, THE UPPER LIFT UNDERPINNING ONLY SHALL BE CARRIED OUT. EACH BAY SHOULD BE BACKFILLED FOLLOWING FORMATION OF UNDERPIN. PRIOR TO PROCEEDING WITH
- THE NEXT UNDERPIN IN SEQUENCE. 2.5. MONITOR, CONTROL AND PUMP OUT ANY WATER ENCOUNTERED IN THE EXCAVATION. WATER SHOULD BE CONTROLLED BY THE CONTRACTOR DURING ALL STAGES OF THE WORKS.
- 2.6. EXCAVATE TO 300 mm ABOVE UNDERSIDE OF UPPER LIFT OF UNDERPINS.

- 2.7. INSTALL TEMPORARY HORIZONTAL WALERS TO EXISTING WALLS JUST
- ABOVE INITIAL EXCAVATION LEVEL.
- 2.8. INSTALL TEMPORARY HORIZONTAL PROPS TO TEMPORARY WALERS JUST ABOVE INITIAL EXCAVATION LEVEL.
- PROCEED WITH FORMATION OF LOWER LIFT OF UNDERPINS. DOWELLED TO UPPER LIFT OF UNDERPINS AS PER UNDERPINNING SPECIFICATION ON DRAWING L14771-00. EACH BAY SHOULD BE BACKFILLED FOLLOWING FORMATION OF UNDERPIN, PRIOR TO PROCEEDING WITH THE NEXT UNDERPIN IN SEQUENCE.
- 2.10. EXCAVATE TO 750 mm ABOVE FORMATION LEVEL FOR PROPOSED BASEMENT SLAB.
- 2.11. INSTALL TEMPORARY HORIZONTAL WALERS TO EXISTING WALLS JUST ABOVE SECOND EXCAVATION LEVEL. 2.12. INSTALL TEMPORARY HORIZONTAL PROPS TO TEMPORARY WALERS
- JUST ABOVE SECOND EXCAVATION LEVEL.
- 2.13. EXCAVATE TO PROPOSED FORMATION LEVEL FOR BASEMENT SLAB
- 2.14. DEMOLISH TEMPORARY GROUND BEAMS.
- 2.15. BREAK DOWN PILES TO THEIR REQUIRED CUT OFF LEVEL.

# 3. PHASE III: CONSTRUCTION & TEMPORARY

### **WORKS REMOVAL**

- 3.1. PLACE BLINDING FOR PROPOSED BASEMENT SLAB. INSTALL BELOW GROUND DRAINAGE ELEMENTS.
- 3.3. FIX REINFORCEMENT FOR BASEMENT SLAB.
- 3.4. CAST PROPOSED BASEMENT SLAB.
- WHEN NEW BASEMENT SLAB HAS ATTAINED A STRENGTH OF 12 N/mm2, REMOVE LOW LEVEL TEMPORARY PROPS TO UNDERPINS.
- 3.6. FIX REINFORCEMENT FOR PROPOSED RISING ELEMENTS FROM BASEMENT TO GROUND FLOOR.
- 3.7. CAST PROPOSED RETAINING WALL TO 1500 mm ABOVE BASEMENT SSL. 3.8. WHEN NEW RETAINING WALLS HAVE ATTAINED A STRENGTH OF 24

- N/mm2, REMOVE HIGH LEVEL TEMPORARY PROPS TO UNDERPINS. 3.9. CAST RETAINING WALLS UP TO GROUND FLOOR LEVEL AND CAST CONCRETE SPINE WALL.
- 3.10. FIX REINFORCEMENT FOR GROUND FLOOR SLAB AND CAST SLAB.
- 3.11. CONSTRUCT RISING ELEMENTS FROM GROUND FLOOR LEVEL TO FIRST FLOOR LEVEL.
- 3.12. CONSTRUCT PROPOSED FIRST FLOOR.
- 3.13. REMOVE BOTTOM CHORD AND INTERNAL MEMBERS OF TEMPORARY TRUSS, LEAVING TOP CHORD IN POSITION.
- 3.14. CONSTRUCT RISING ELEMENTS FROM FIRST FLOOR LEVEL TO SECOND FLOOR LEVEL.
- 3.15. CONSTRUCT PROPOSED SECOND FLOOR.
- 3.16. REMOVE REMAINING TEMPORARY WORKS
- 3.17. CONSTRUCT RISING ELEMENTS TO ROOF LEVEL
- 3.18. CONSTRUCT PROPOSED ROOF STRUCTURE AND WEATHERING.
- 3.19. REMOVE TEMPORARY WEATHERING
- 3.20. PRIMARY STRUCTURAL WORKS ARE NOW COMPLETE. CARRY OUT FIT-OUT WORKS TO ARCHITECT'S SPECIFICATION

# NOT FOR CONSTRUCTION

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- 4. <u>STEELWORK</u>

150 UC 23 kg.

**HW1** 230 x 90 PFC 32 kg

**GB1** 600 Wide x 450 Dp

**HP2** 203 UC 46 kg.

4.1 ALL STEELWORK TO BE GRADE 275 WITH FULLY WELDED

	SCHEDULE OF STEEL ME	MBERS
REF.	SIZE	COMMEN

SCHEDULE OF CONCRETE		MEMBERS	
REF.	SIZE	COMMENTS	

TEMPORARY RC BEA

#### NOTE:

ALL TEMPORARY WORKS TO OR THE DURATION OF THE WORKS ALL TEMPORARY WORKS SHOWN IN DRAWING ARE INDICATIVELY ONLY

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T2	15.10.15	METHOD STATEMENT REVISED	MA OC	OC VB
T1	22.12.14	ISSUED FOR TENDER	MA OC	OC VB
P4	27.11.14	GENERAL REVISION	MA OC	OC VB
Р3	09.10.14	GENERALLY REVISED	MA OC	OC VB
P2	01.10.14	ISSUED FOR COMMENT	MA OC	OC VB
P1	20.08.14	ISSUED FOR COMMENT	ARM OC	OC VB
ISSUE	DATE	DESCRIPTION	DRN ORIG	P.E. P.D.

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	<b>TENDER</b>	(T1,T2, T3 etc,,)	CONSTRUCTION (0, 1, 2 etc,,)

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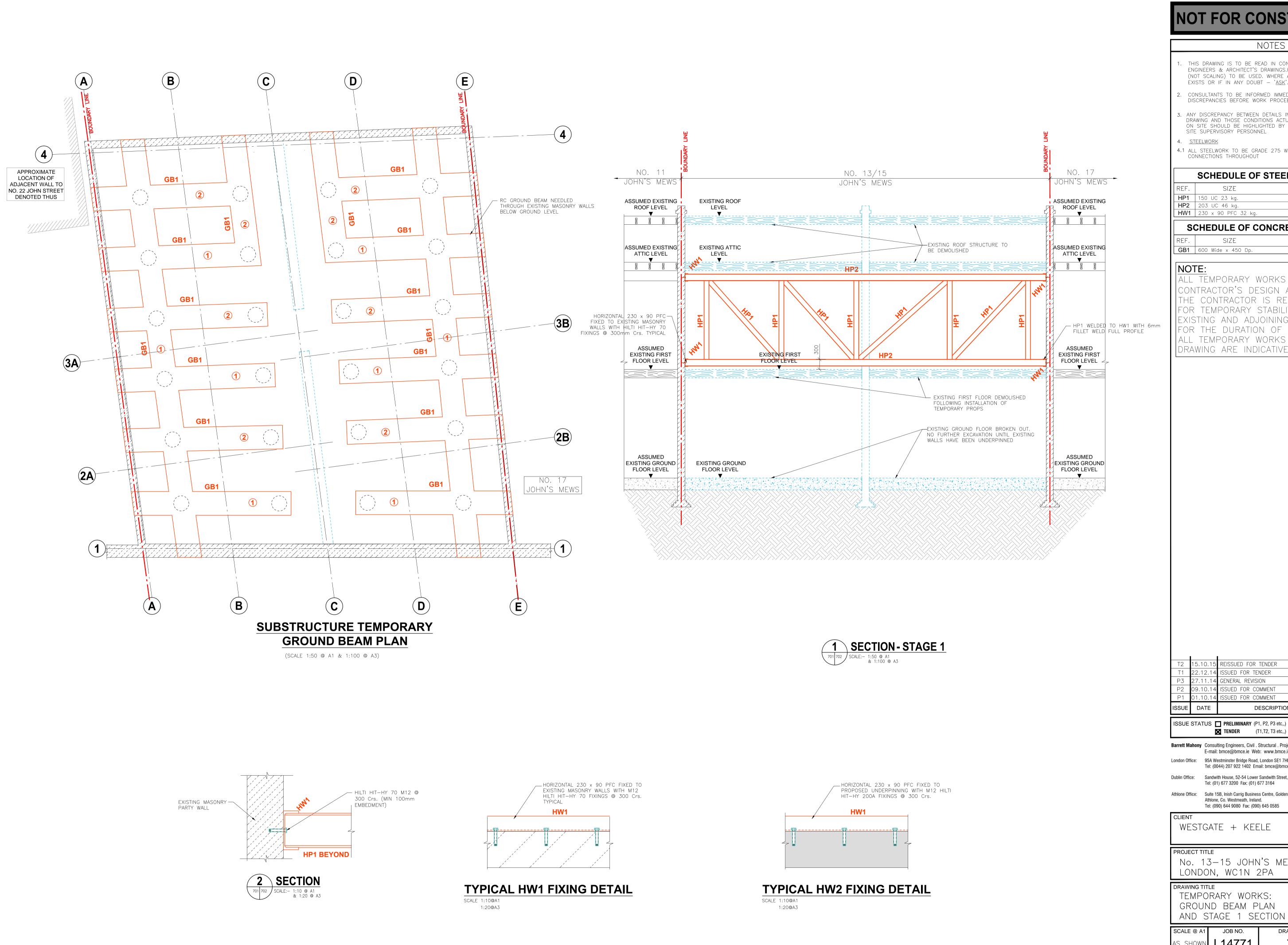
# PROJECT TITLE

No. 13-15 JOHN'S MEWS, LONDON, WC1N 2PA

TEMPORARY PROPPING PLANS

#### **DRAWING TITLE** TEMPORARY WORKS: METHOD STATEMENT AMD

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
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- 4. <u>STEELWORK</u>
- 4.1 ALL STEELWORK TO BE GRADE 275 WITH FULLY WELDED

SCHEDULE OF STEEL MEMBERS					
REF. SIZE		COMMENTS			
HP1	150 UC 23 kg.	_			
HP2	203 UC 46 kg.	_			
HW1 230 x 90 PFC 32 kg					
9	SCHEDULE OF CONCRETE MEMBERS				

5	SHEDDLE OF CONCRETE	MICIMIDEIXO			
REF.	SIZE	COMME	NTS		
GB1	600 Wide x 450 Dp.	TEMPORARY	RC BEA		

ALL TEMPORARY WORKS TO THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY STABILITY OF ALL EXISTING AND ADJOINING STRUCTURES FOR THE DURATION OF THE WORKS. ALL TEMPORARY WORKS SHOWN IN DRAWING ARE INDICATIVELY ONLY.

	27.11.14	ISSUED FOR TENDER GENERAL REVISION ISSUED FOR COMMENT	MA OC VB
P1	01.10.14		MA OC OC VB

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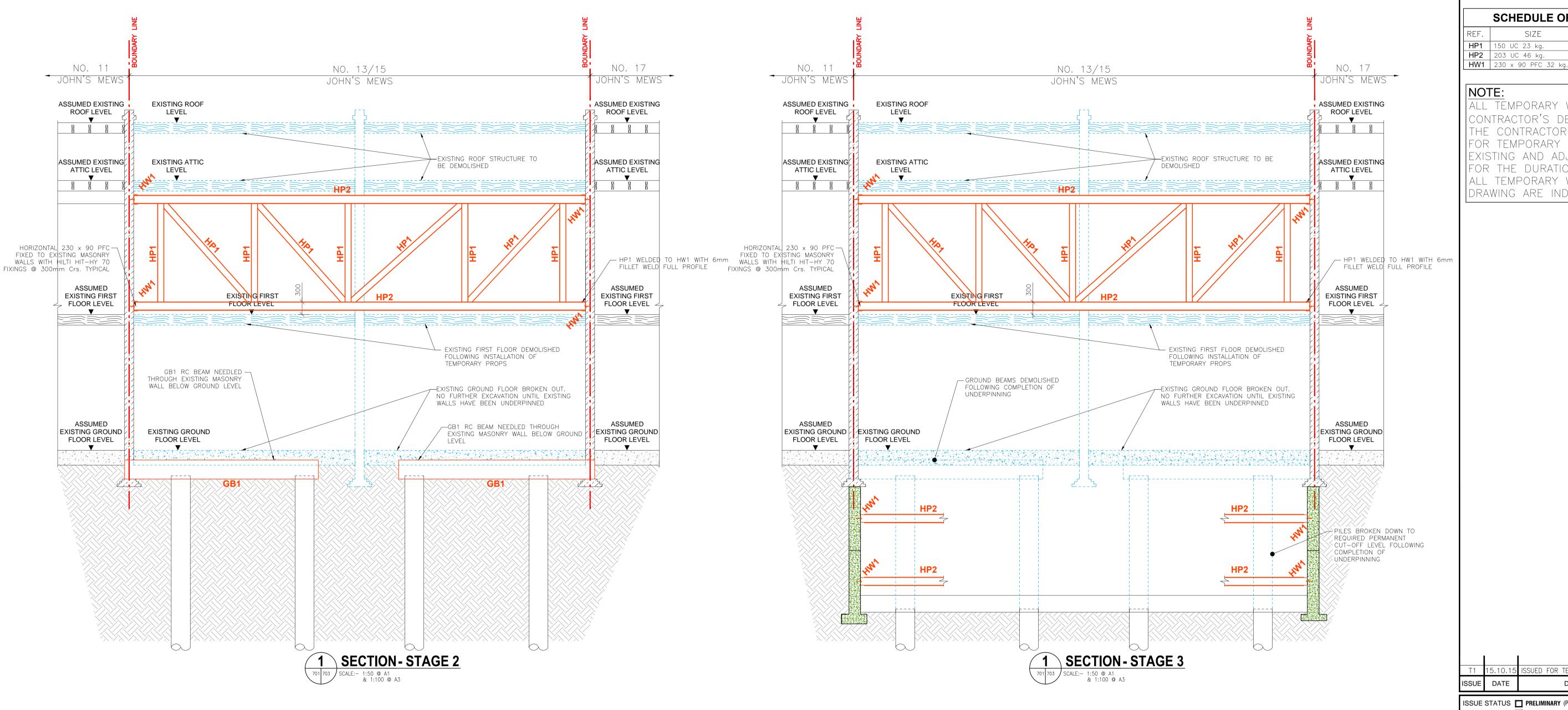
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PROJECT TITLE

No. 13-15 JOHN'S MEWS, LONDON, WC1N 2PA

DRAWING TITLE TEMPORARY WORKS: GROUND BEAM PLAN

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	702	T2



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- 4. <u>STEELWORK</u>
- 4.1 ALL STEELWORK TO BE GRADE 275 WITH FULLY WELDED CONNECTIONS THROUGHOUT

	SCHEDULE OF STEEL MEMBERS			
REF.	SIZE	COMMENTS		
HP1	150 UC 23 kg.	_		
HP2	203 UC 46 kg.	_		

#### NOTE:

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ISSUE	DATE	DESCRIPTION	DRN ORIG	P.E. P.D.	
ISSUE	ISSUE STATUS PRELIMINARY (P1, P2, P3 etc.,) PLANNING (PL1, PL2, PL3 etc.,)				

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#### PROJECT TITLE

No. 13-15 JOHN'S MEWS, LONDON, WC1N 2PA

STAGE 2 AND STAGE 3 SECTION

#### DRAWING TITLE

TEMPORARY WORKS:

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	703	T1