1. STRUCTURAL LEGEND

1.1 BASIC LINETYPES

GRIDLINE

CENTRELINE

VISIBLE EDGE OF STRUCTURE

HIDDEN EDGE OF STRUCTURE

1.2 STRUCTURAL ELEMENTS ON PLAN

LOADBEARING BLOCK WALL

LOADBEARING BRICK WALL

LINE LOAD FROM WALL ON SUPPORTING STRUCTURE

NON-LOADBEARING WALL

LOADBEARING BLOCK WALL

EXISTING WALL

REINFORCED CONCRETE WALL

REINFORCED CONCRETE WALL BELOW

REINFORCED CONCRETE COLUMN

REINFORCED CONCRETE COLUMN BELOW

STEEL COLUMN

STRUCTURAL STUD PARTITION

CONCRETE BEAM

STEEL BEAM

STEEL TRUSS

COLD ROLLED PURLINS / SHEETING RAILS

CONCRETE PADSTONES ON MASONRY AT STEEL BEARINGS

TIMBER JOISTS / TRUSS @ NOTED SPACING

1.3 STRUCTURAL ELEMENTS IN SECTION

REINFORCED CONCRETE SLAB / BEAM

PRECAST CONCRETE UNITS

UNIVERSAL BEAM · UNIVERSAL COLUMN · TEE · ROLLED STEEL ANGLE · ROLLED STEEL CHANNEL

HOT ROLLED STEEL SECTIONS

RECTANGULAR HOLLOW SECTION · SQUARE HOLLOW SECTION · CIRCULAR HOLLOW SECTION

TUBULAR STEEL SECTIONS

STRUCTURAL TIMBER

1.4 DIMENSIONS

2000

DIMENSIONS IN MILLIMETRES

1.5 GRID REFERENCES

Horizontal Grid references to be a numerical

SUPPLEMENTARY GRIDS IF REQUIRED

HORIZONTAL GRID REFERENCE

Vertical Grid references to be a alphabetic

SUPPLEMENTARY GRIDS IF REQUIRED

VERTICAL GRID REFERENCE

1.5 CALLUPS

Section references are numerical. Indicates where section is cut. Indicates where section is drawn.

TYPICAL SECTION CUT MARK

SECTION SCALE:– 1:100 @ A1 & 1:50 @ A3. Indicates where section is cut. Indicates where section is drawn.

TYPICAL SECTION TITLE

Size to suit. Detail references to be letters. Indicates where detail is taken. Indicates where detail is drawn.

DETAIL LOCATOR

DETAIL SCALE:– 1:25 @ A1 & 1:50 @ A3. Indicates where detail is cut. Indicates where detail is drawn.

DETAIL TITLE

Elevation references to be prefixed by E. ie E1, E2 etc. Indicates where elevation is cut. Indicates where elevation is drawn.

TYPICAL ELEVATION VIEW LOCATOR

ELEVATION SCALE:– 1:50 @ A1 & 1:100 @ A3. Indicates where elevation is located. Indicates where elevation is drawn.

ELEVATION TITLE

S.S.L. = +22.40

FIRST FLOOR S.S.L. = +20.400

STRUCTURAL LEVEL CALLUP ON PLAN IN METRES, REFERRED TO ORDNANCE DATUM

STRUCTURAL LEVEL CALLUP ON SECTION IN METRES, REFERRED TO ORDNANCE DATUM

1:60

FALL (GRADIENT)

REVISION REFERENCE FOR CLOUDED ELEMENT

1.6 ABBREVIATIONS GENERAL

Crs.	CENTRE TO CENTRE	DRG. No.:	DRAWING NUMBER
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	REINF.	REINFORCEMENT
D.P.M.	DAMP PROOF MEMBRANE	TYP.	TYPICAL
Dp.	DEEP	U/S	UNDERSIDE
ø	DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE

1.7 ABBREVIATIONS FOR STRUCTURAL LEGENDS

P1	PILE MARK 1	UP1	CONCRETE UPSTAND MARK 1
BP1	BASE PAD MARK 1	PL1	CONCRETE PLINTH MARK 1
SF1	STRIP FOOTING MARK 1	SC1	STEEL COLUMN MARK 1
GB1	GROUND BEAM MARK 1	SB1	STEEL BEAM MARK 1
C1	CONCRETE COLUMN MARK 1		
B1	CONCRETE BEAM MARK 1		

1. GENERAL NOTES FOR CONSTRUCTION

1.1. Structural drawings are to be read in conjunction with all project specifications, architectural drawings, service engineer's drawings, and other relevant documents.

1.2. It is the contractor's responsibility to review and co-ordinate all project documents prior to commencement of work.In the event of a discrepancy or clash between drawings, BMCEUK should be informed before work proceeds.

1.3. Any details found on site that differ from those shown on the drawings shall be notified to BMCEUK immediately.

1.4. Figured dimensions only to be used. no scaling permitted. All dimensions to be checked on site.

1.5. All setting out and levels indicated on structural drawings to be used for construction/ fabrication only once they have been confirmed by the architect.

1.6. Refer to architect's drawings for the following information:
- 1.6.a. Setting out of gridlines on site.
- 1.6.b. Setting out of building envelope.
- 1.6.c. Details of required surface finishes, chases, and arises.
- 1.6.d. Above ground waterproofing and insulation details.

1.7. Refer to service builderswork drawings for the following information:
- 1.7.a. Setting out and dimensions of all service openings.
- 1.7.b. Cast in services, sleeves and frames.
- 1.7.c. Location and details of supports and plinths for plant, brackets for supporting services, access ladders and platforms.
- 1.7.d. Details and setting out of lightning protection.
- 1.7.e. Details and setting out of earthing pits.

1.8. Refer to contractor's drawings for the following information:
- 1.8.a. Temporary works required maintaining structural stability during construction.
- 1.8.b. Crane and hoist locations, together with associated access platforms and restraints.
- 1.8.c. Temporary access routes for site operatives and site vehicles.
- 1.8.d. Allocated storage areas for materials.
- 1.8.e. All brackets, inserts, and fixings for cladding, lifts, lifting installations etc.

1.9. Construction methods, procedures, and sequences are the contractor's responsibility and he shall take all necessary measures to protect the safety of site operatives and the public. The contractor shall maintain the structural integrity of all existing and new structures within or adjoining the works, at all stages. The contractor's temporary works details shall be submitted to BMCEUK for review at least 2 weeks prior to work commencing.

1.10. The structural members shown on drawings have been designed to carry in place design loads only. The contractor is responsible for the support of any additional loads imposed during construction.

1.11. All construction joints shown on the structural drawings shall be incorporated into the structure. Details of additional construction joints to facilitate construction shall be submitted to BMCEUK for review at least 2 weeks prior to works commencing.

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 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

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 any drain.

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 commences.

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 water.

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 before adjacent underpin is cast.

4. CAST IN-SITU CONCRETE

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 specification.

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 C32/40
  - other RC concrete elements C28/35
- 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.
- 4.2.d. All unprotected reinforced concrete in contact with the ground: designated mix C32/40 with DC-4 design class and AC-4 ACEC class.

4.3. Schedule of minimum cover
- 4.3.a. Unformed surfaces exposed to earth: 75mm
- 4.3.b. Unformed surfaces over vapor barrier: 50mm
- 4.3.c. Formed surfaces exposed to earth: 40mm
- 4.3.d. Formed surfaces exposed to weather: 50mm
- 4.3.e. Formed surfaces protected from weather / earth - beams, columns, slabs: 25mm u.n.o.

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' bond conditions

slabs:	43xbar diameter
beams:	39xbar diameter
columns:	51xbar diameter
walls:	56xbar diameter

NOTES:
1 If bar size = 40mm then reduce the lap length by 8%
2 For Grade 40 concrete reduce the lap length by 10%
3 For 'poor' bond conditions e.g. top mat rebar in beams / slabs > 250mm deep increase the lap length by 33% (beams) or 42% (slabs)

4.5. Cube testing requirements, formwork and curing times to be in accordance with the specification.

4.6. Concrete finishes
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.a. Formed finish for visible (exposed) concrete - plain finish
- 4.6.b. Formed finish for not visible (unexposed) concrete - ordinary finish
- 4.6.c. Unformed finish to internal areas - plain finish (power trowelled finish to slabs).
- 4.6.d. Unformed finish to external areas - ordinary finish (light brush finish to slabs).

4.7. The contractor shall provide information of their methods of controlling the curing of the concrete & shall detail these in a method statement for submission to the engineer/architect in accordance with the specification.

4.8. Exposed slabs not receiving any other treatment are to be surface sealed with BASF `FEBCLEAR SUPER' or similar approved applied in accordance with the manufacturers recommendations.

4.9. The contractor is to provide his proposed slab pouring sequence for approval at least 2 weeks prior to proposed 1st pour. This will include proposed construction joints; contractor is to check the requirements in the concrete specification. Typically, construction joints in suspended beams & slabs will only be accepted at 1/3 points of spans maximum. Maximum length of time before pouring against previously work is 4 days.

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

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

4.12. All holding down bolts, bolt boxes and cast-in plates to be detailed and supplied by steelwork sub-contractor and checked for position by steel contractor prior to being cast in place by concrete sub-contractor.

4.13. Reinforcement estimates are as follows:

Ground Beams	225kg/m³
Lower Ground Floor Slab	200kg/m³
Ground Floor Slab	150kg/m³
RC Walls	120kg/m³

4.14. Beam reinforcement based on overall beam volume (with beam depth measured from S.S.L. to beam soffit)

4.15. Slab reinforcement based on overall beam volume (with beam depth measured from S.S.L. to beam soffit)

4.16. The above rates make no allowance for support bars, chairs etc. to hold the rebar in place during concreting or shear links to slabs.

4.17. Contractor to check architects buildersworks drawings for detailed setting out of edges, openings and stairs.

4.18. For corrosion protection, top coats, fire proofing, fire stopping and waterproofing details refer to architect's drawings and specification.

5. STRUCTURAL STEEL

5.1. Structural steelwork shall be in accordance with the project specification and comply with the National Structural Steelwork Specification for building construction, latest edition, published by BCSA/SCI, as modified by the project notes and specifications.

5.2. Unless noted otherwise on the drawings steel to be Grade S355 weldable structural steel to BS EN 10025 & 10210 (latest edition). Bolts nuts etc. to be Grade 8.8 to BS 3692:2001.

5.3. Connections
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 submitted for the engineer for review 7 days prior to fabrication. 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 provided with a shear key or to be cast into a shallow pocket in the foundation. Where connections are detailed on the drawings the contractor is to confirm his acceptance of these details in writing prior to the start of fabrication.

5.4. Corrosion protection
- 5.4.1. Internal environment All internal steelwork shall be protected against corrosion as follows: (see also specification for further details):
  Shot blast to SA 2 1/2.
  - 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 bare metal with prefabrication primer.
  - c - Apply to the clean dry surface 1 coat of 2 pack epoxy high build zinc phosphate primer to a dry film thickness of 75 microns. Allow 7 days to achieve maximum hardness before dispatch to site.
  - 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 architect. The decorative paint system used shall be compatible with the underlying paint system.
- 5.4.2. External steelwork
  - a - All external steelwork shall be protected against corrosion as follows (see specification for further details).
  - b - Blast clean to SA2 for roughness using chilled iron grit Grade G24.
  - c - Hot dip galvanise to BS EN ISO 1461:2009 to achieve 90 micron DFT. (Note: no further drilling/fabrication of steelwork to be carried out after galvanising.
  - d - Note: all bolts, fastenings etc. for galvanised steelwork to be galvanised and given the same paint build up as for 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.

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/mm² 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 book), u.n.o.

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

6.1. 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 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 845.

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 BMCEUK.

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.

7. 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.

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 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 courses above and below new openings in solid masonry min 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.

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 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 working loads. Lintel propping during construction & bearing to manufacturers details & recommendations.

7.18. The contractor shall ensure that all lintels provided match the required external wall finishes. e.g. - precast lintels shall not be provided in exposed brickwork external leaf.

8. TEMPORARY WORKS

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.

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION	DRN. / ORIG.	P.E. / P.D.
T2	15.10.15	REISSUED FOR TENDER	MA / OC	OC / VB
T1	22.12.14	ISSUED FOR TENDER	MA / OC	OC / VB
P1	12.09.14	ISSUED FOR COMMENT	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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CLIENT
WANDSWORTH SAND + STONE LTD.

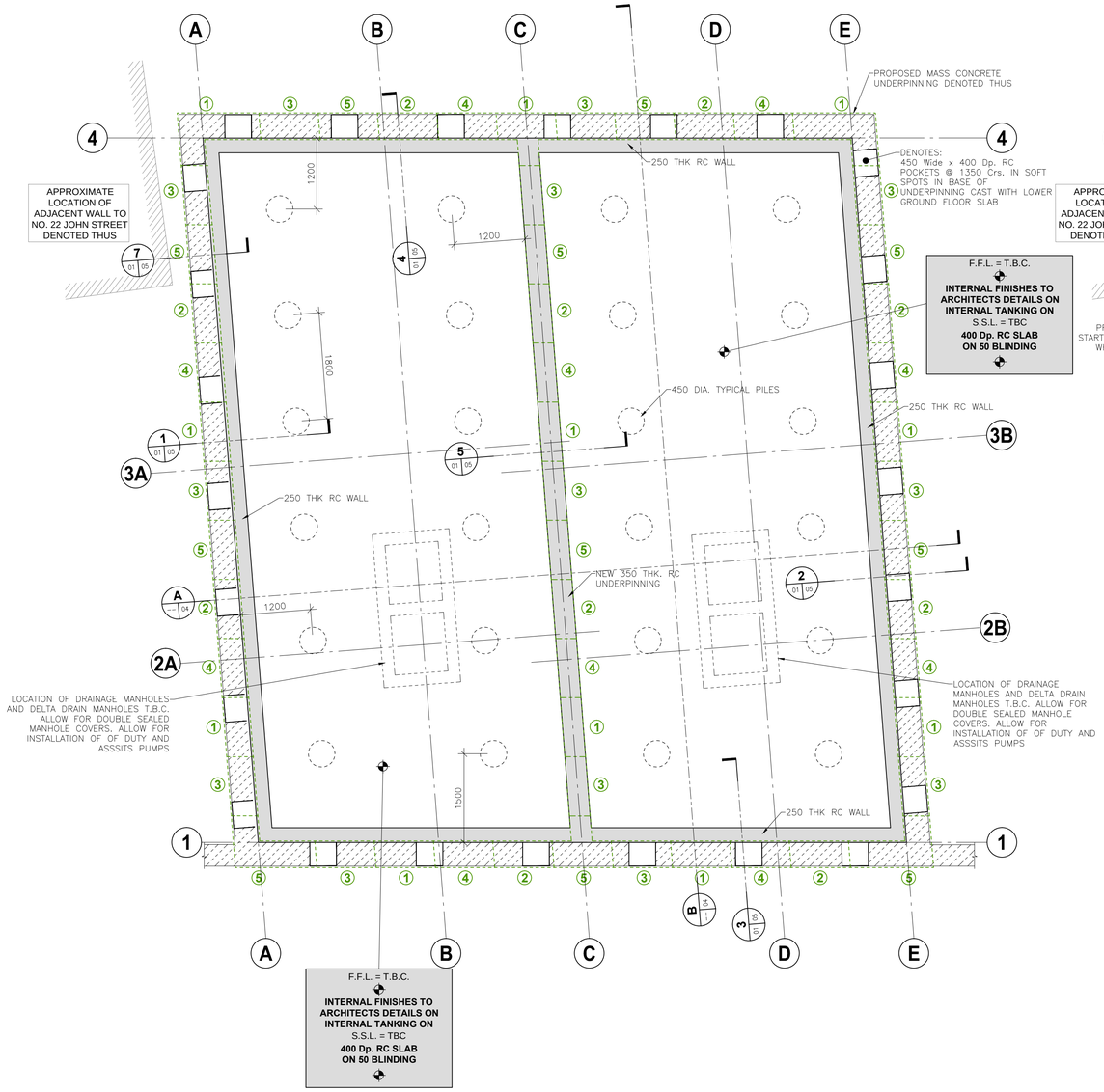
PROJECT TITLE
13 – 15 JOHN'S MEWS

DRAWING TITLE
GENERAL NOTES

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	00	T2

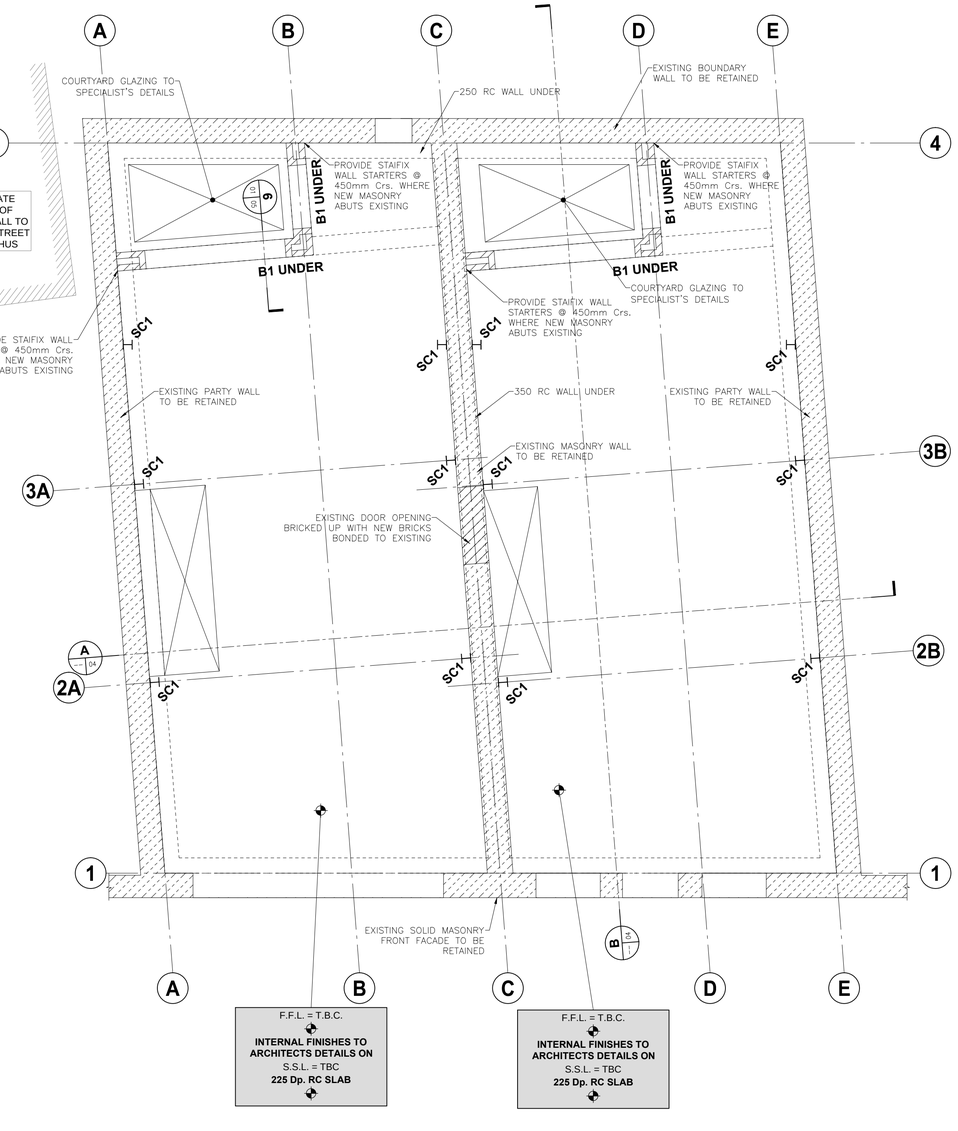
NOT FOR CONSTRUCTION

PILE SWL: (TYPICAL)
VERTICAL = 300 kN
HORIZONTAL = 25 kN



LOWER GROUND FLOOR PLAN

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



GROUND FLOOR PLAN

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

NOTES

1. 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
SB2	STEEL BEAM
SC1	STEEL COLUMN
B1	CONCRETE BEAM
C1	CONCRETE COLUMN
EX. J	DENOTES EXISTING JOISTS SPAN DIRECTION
Jx	DENOTES NEW JOISTS SPAN DIRECTION

SCHEDULE OF CONCRETE MEMBERS

BEARING PADS

REF.	SIZE	COMMENT
BP1	450 x 100 x 225mm Dp.	–

CONCRETE BEAMS

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.	–
SB2	203 UC 60kg.	–
SB3	152 UC 23kg.	–
SB4	100 EA 8.0	FIXED TO WALL
SB5	200 x 100 RHS 5.0	WITH 225 x 10 BOTTOM PLATE

SCHEDULE OF TIMBER MEMBERS

TIMBER FLOOR JOISTS

REF.	SIZE	COMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs.	–
TJ2	47 x 170 C24 JOISTS @ 400mm Crs.	–

ISSUE	DATE	DESCRIPTION	DRN. / ORIG.	P.E. / P.D.
PL1	07.01.16	ISSUED FOR PLANNING	MA / OC	OC / VB
T2	15.10.15	LOWER GROUND FLOOR PLAN REVISED	MA / OC	OC / VB
T1	22.12.14	GENERAL REVISION	MA / OC	OC / VB
P3	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 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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Dublin Office: Sandwith House, 52-54 Lower Sandwith Street, Dublin 2, Ireland. Tel: (01) 677 3200 Fax: (01) 677 3164
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CLIENT
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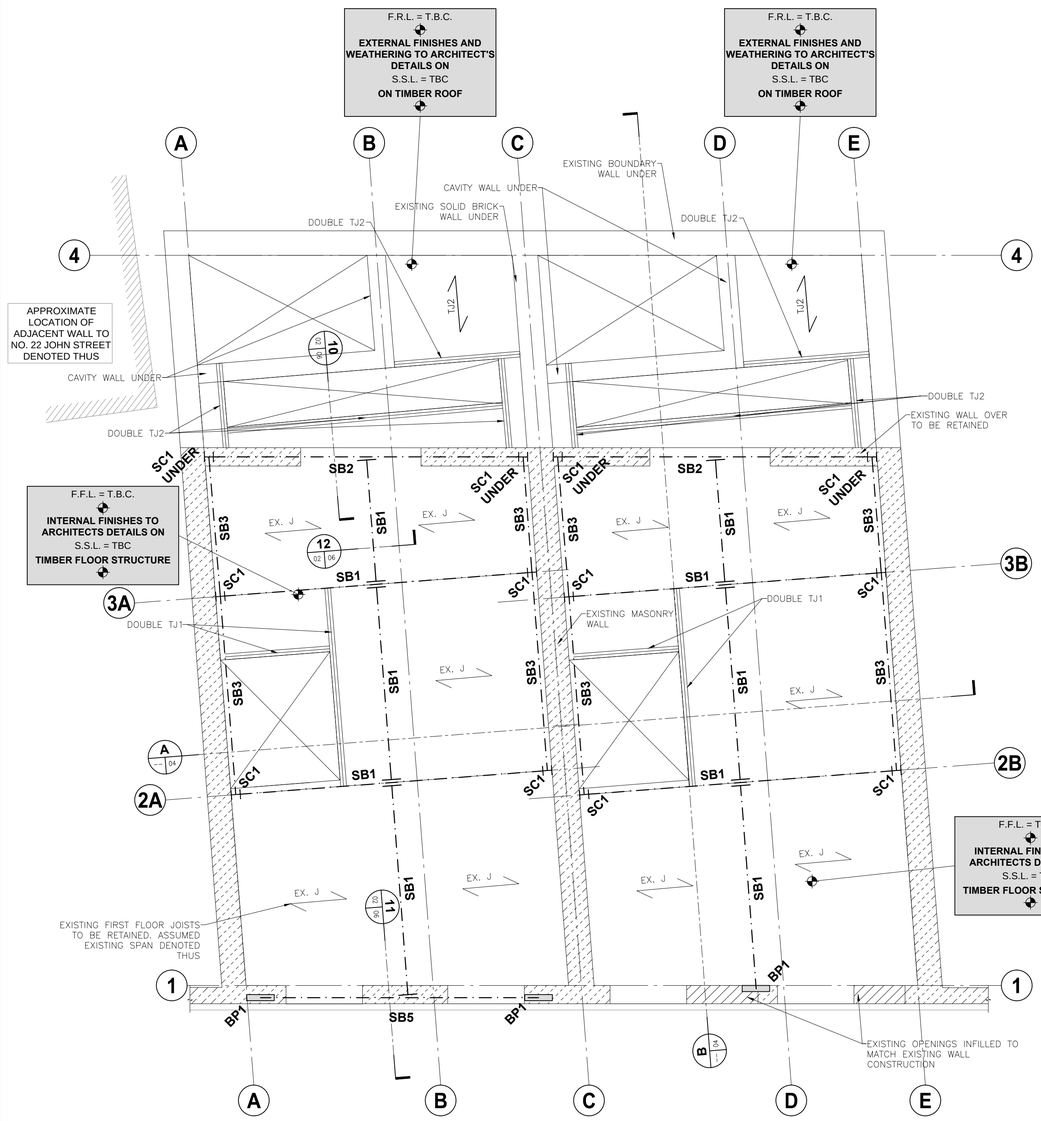
PROJECT TITLE
13–15 JOHN'S MEWS

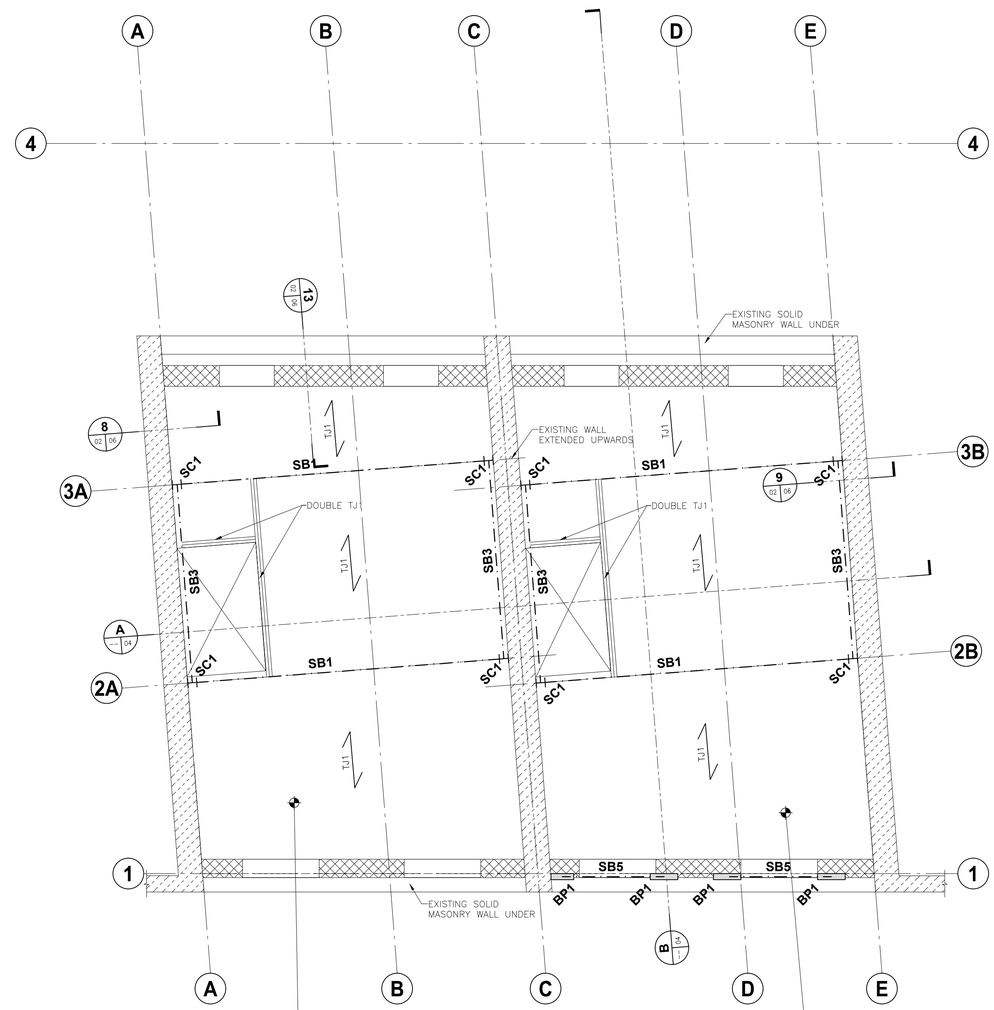
DRAWING TITLE
G.A.: LOWER GROUND FLOOR AND GROUND FLOOR PLANS

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	01	PL1



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

NOT FOR CONSTRUCTION

NOTES

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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
SB2	STEEL BEAM
SC1	STEEL COLUMN
B1	CONCRETE BEAM
C1	CONCRETE COLUMN
EX. J	DENOTES EXISTING JOISTS SPAN DIRECTION
Jx	DENOTES NEW JOISTS SPAN DIRECTION

SCHEDULE OF CONCRETE MEMBERS

BEARING PADS

REF.	SIZE	COMMENT
BP1	450 x 100 x 225mm Dp.	–

CONCRETE BEAMS

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.	–
SB2	203 UC 60kg.	–
SB3	152 UC 23kg.	–
SB4	100 EA 8.0	FIXED TO WALL
SB5	200 x 100 RHS 5.0	WITH 225 x 10 BOTTOM PLATE

SCHEDULE OF TIMBER MEMBERS

TIMBER FLOOR JOISTS

REF.	SIZE	COMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs.	–
TJ2	47 x 170 C24 JOISTS @ 400mm Crs.	–

ISSUE	DATE	DESCRIPTION	DRN / ORIG	P.E. / P.D.
PL1	07.01.16	ISSUED FO PLANNING	MA / OC	OC / VB
T1	22.12.14	GENERAL REVISION	MA / OC	OC / VB
P3	27.11.14	GENERAL REVISION	MA / OC	OC / VB
P2	09.10.14	ISSUED FOR COMMENTS	MA / OC	OC / VB
P1	19.09.14	ISSUED FOR COMMENT	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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CLIENT
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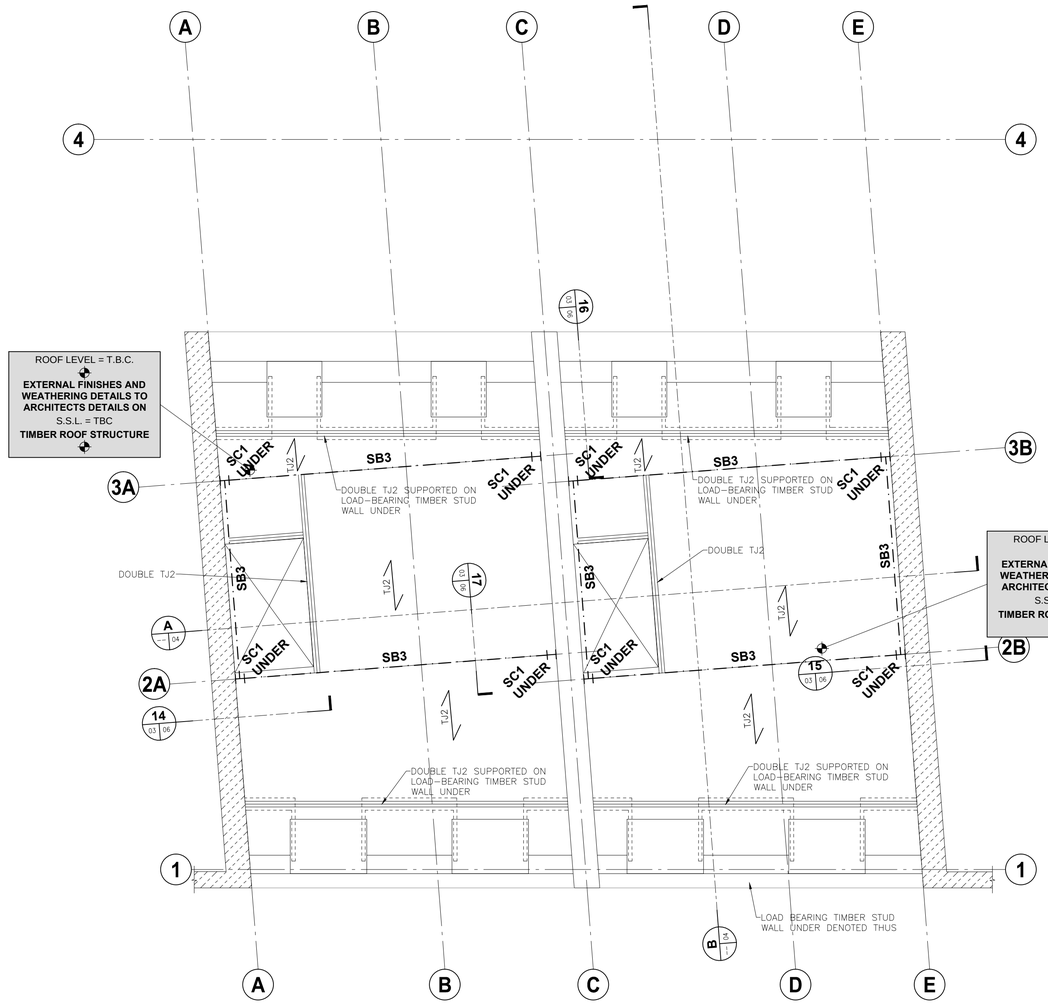
PROJECT TITLE
13–15 JOHN'S MEWS

DRAWING TITLE
G.A.: FIRST FLOOR AND SECOND FLOOR PLAN

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	02	PL1



ROOF PLAN

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

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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
SB2	STEEL BEAM
SC1	STEEL COLUMN
B1	CONCRETE BEAM
C1	CONCRETE COLUMN
EX. J	DENOTES EXISTING JOISTS SPAN DIRECTION
Jx	DENOTES NEW JOISTS SPAN DIRECTION

SCHEDULE OF CONCRETE MEMBERS

BEARING PADS

REF.	SIZE	COMMENT
BP1	450 x 100 x 225mm Dp.	–

CONCRETE BEAMS

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.	–
SB2	203 UC 60kg.	–
SB3	152 UC 23kg.	–
SB4	100 EA 8.0	FIXED TO WALL
SB5	200 x 100 RHS 5.0	WITH 225 x 10 BOTTOM PLATE

SCHEDULE OF TIMBER MEMBERS

TIMBER FLOOR JOISTS

REF.	SIZE	COMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs.	–
TJ2	47 x 170 C24 JOISTS @ 400mm Crs.	–

ISSUE	DATE	DESCRIPTION	DRN / ORIG	P.E. / P.D.
PL1	07.01.16	ISSUED FOR PLANNING	MA / OC	OC / VB
T1	22.12.14	GENERAL REVISION	MA / OC	OC / VB
P3	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 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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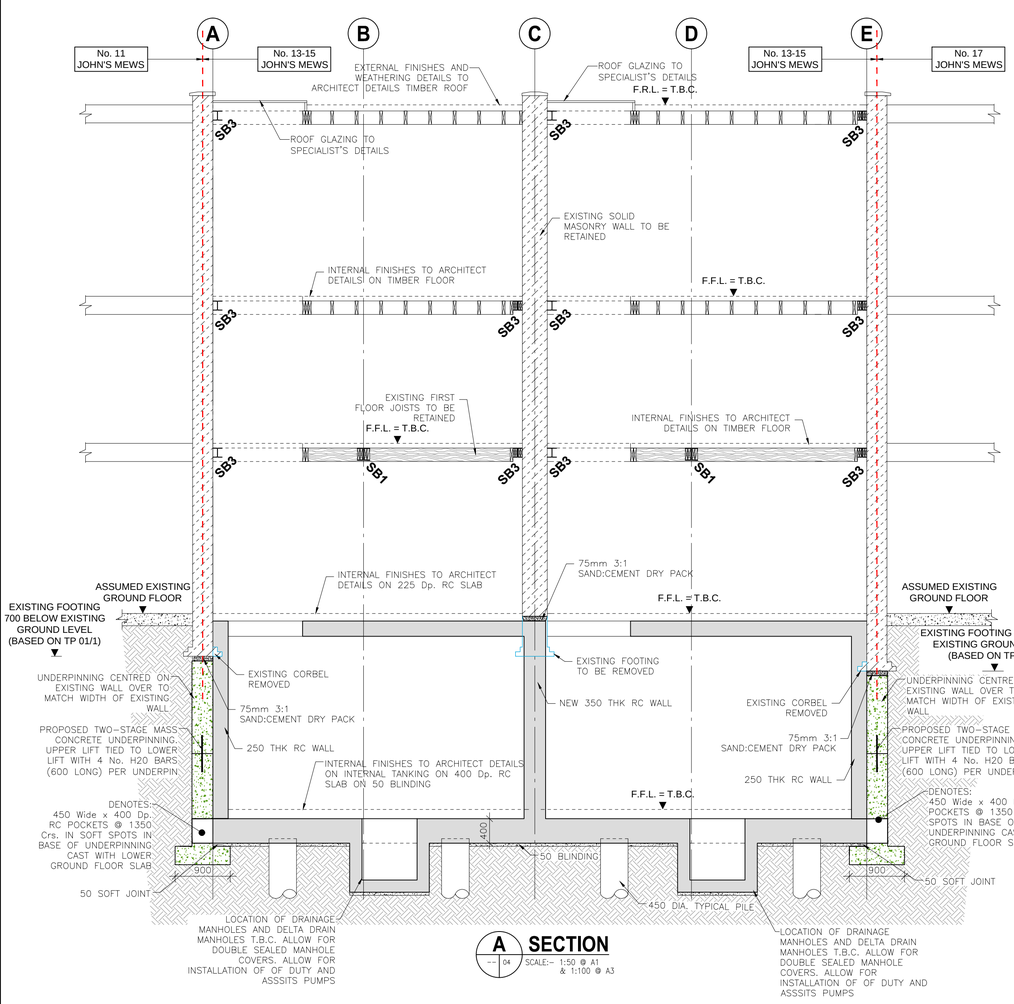
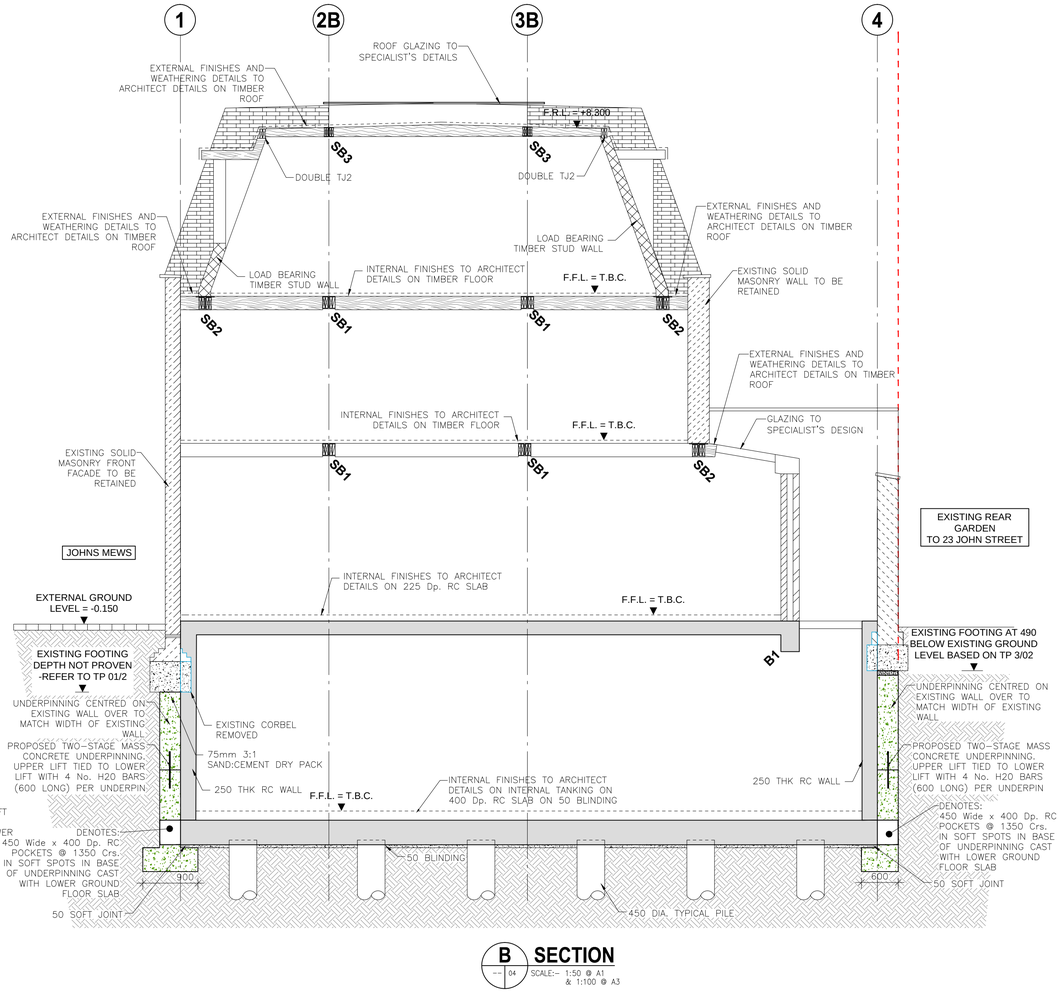
PROJECT TITLE
13–15 JOHN'S MEWS

DRAWING TITLE
G.A.: ROOF PLAN

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	03	PL1



A SECTION
-- 04 SCALE:- 1:50 @ A1 & 1:100 @ A3



B SECTION
-- 04 SCALE:- 1:50 @ A1 & 1:100 @ A3

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SCHEDULE OF CONCRETE MEMBERS

BEARING PADS

REF.	SIZE	COMMENT
BP1	450 x 100 x 225mm Dp.	–

CONCRETE BEAMS

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.	–
SB2	203 UC 60kg.	–
SB3	152 UC 23kg.	–
SB4	100 EA 8.0	FIXED TO WALL
SB5	200 x 100 RHS 5.0	WITH 225 x 10 BOTTOM PLATE

SCHEDULE OF TIMBER MEMBERS

TIMBER FLOOR JOISTS

REF.	SIZE	COMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs.	–
TJ2	47 x 170 C24 JOISTS @ 400mm Crs.	–

ISSUE	DATE	DESCRIPTION	DRN. / ORIG.	P.E. / P.D.
PL1	07.01.16	ISSUED FOR PLANNING	MA / OC	OC / VB
T2	15.10.15	REISSUED FOR TENDER	MA / OC	OC / VB
T1	22.12.14	ISSUED FOR TENDER	MA / OC	OC / VB
P3	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 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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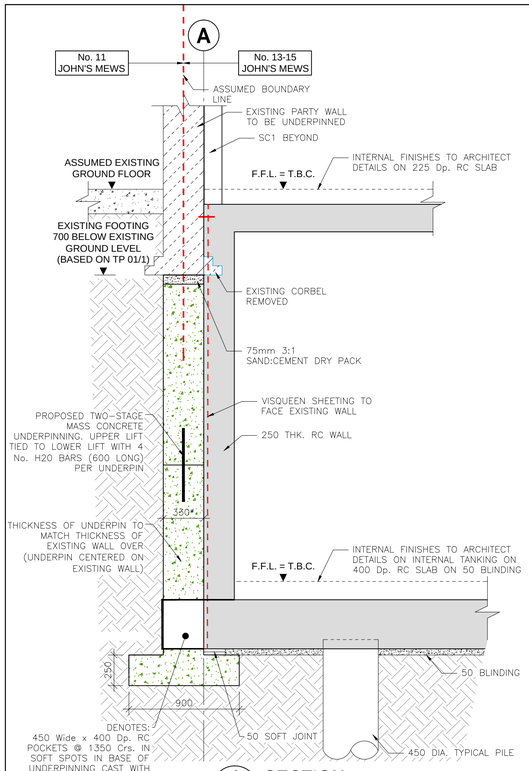
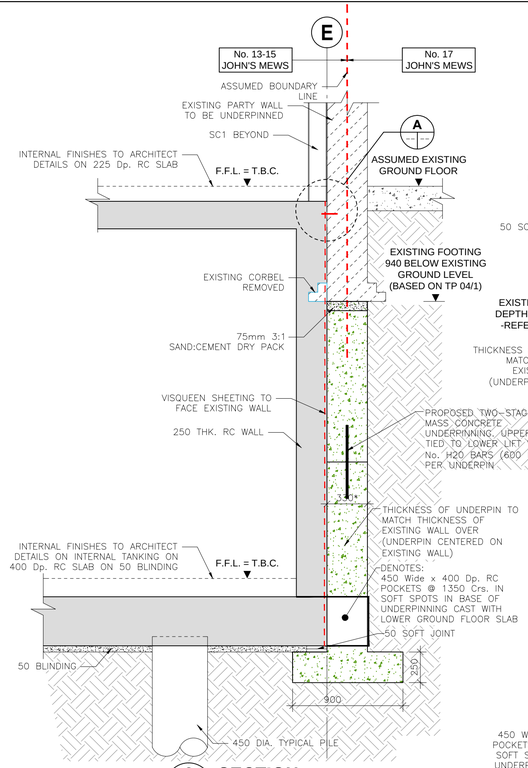
PROJECT TITLE
13–15 JOHN'S MEWS

DRAWING TITLE
G.A.: SECTIONS A AND B

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	04	PL1



1 SECTION
01 05 SCALE:- 1:25 @ A1 & 1:50 @ A3



2 SECTION
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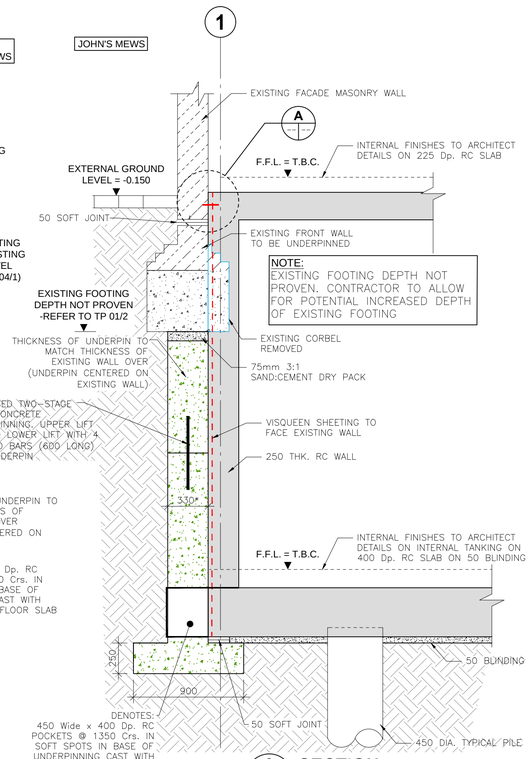

3 SECTION
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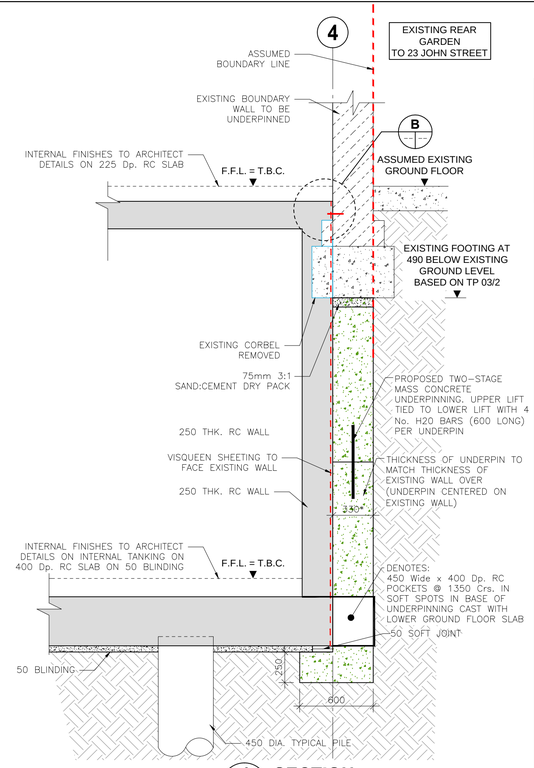
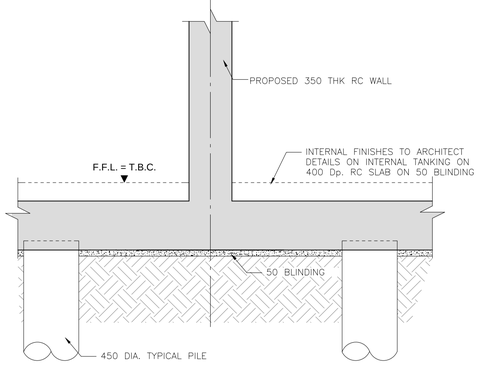
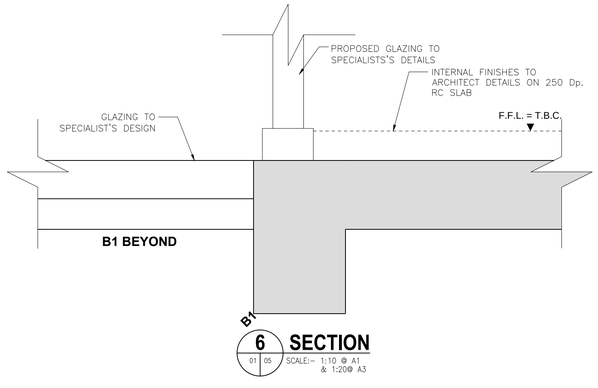


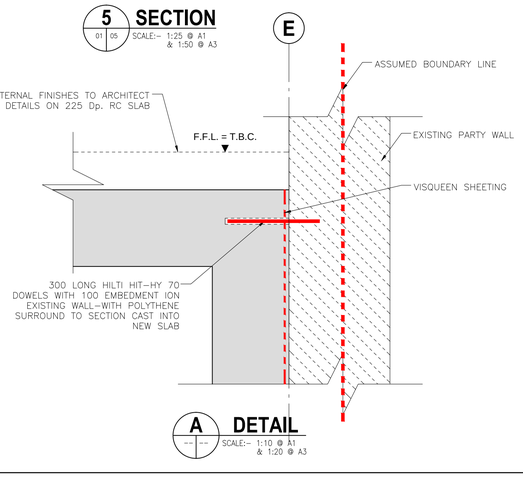
4 SECTION
01 05 SCALE:- 1:25 @ A1 & 1:50 @ A3



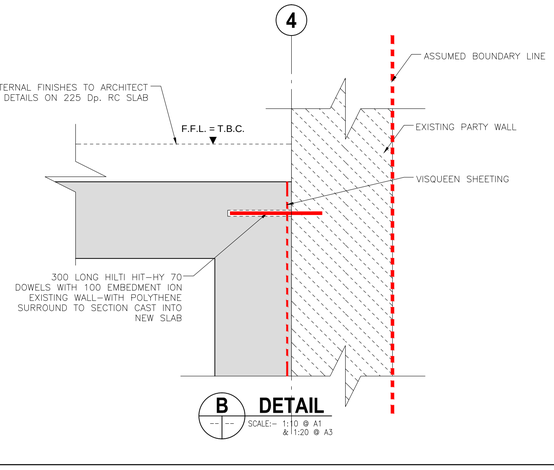
5 SECTION
01 05 SCALE:- 1:25 @ A1 & 1:50 @ A3



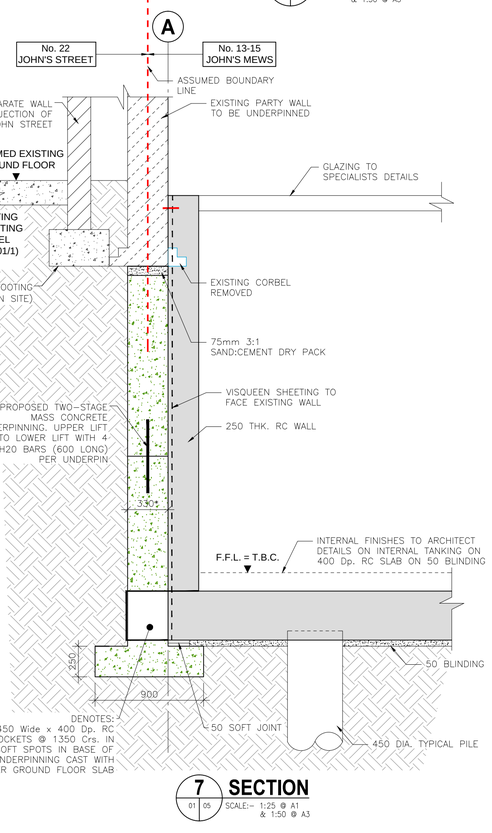
6 SECTION
01 05 SCALE:- 1:10 @ A1 & 1:20@ A3



A DETAIL
-- -- SCALE:- 1:10 @ A1 & 1:20 @ A3



B DETAIL
-- -- SCALE:- 1:10 @ A1 & 1:20 @ A3



7 SECTION
01 05 SCALE:- 1:25 @ A1 & 1:50 @ A3

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SCHEDULE OF CONCRETE MEMBERS

BEARING PADS

REF.	SIZE	COMMENT
BP1	450 x 100 x 225mm Dp.	–

CONCRETE BEAMS

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.	–
SB2	203 UC 60kg.	–
SB3	152 UC 23kg.	–
SB4	100 EA 8.0	FIXED TO WALL
SB5	200 x 100 RHS 5.0	WITH 225 x 10 BOTTOM PLATE

SCHEDULE OF TIMBER MEMBERS

TIMBER FLOOR JOISTS

REF.	SIZE	COMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs.	–
TJ2	47 x 170 C24 JOISTS @ 400mm Crs.	–

ISSUE	DATE	DESCRIPTION	DRN / CHKD
PL1	07.01.15	ISSUED FOR PLANNING	MA / OC
T2	15.10.15	GENERAL REVISION	MA / OC
T1	22.12.14	GENERAL REVISION	MA / OC
P4	05.12.14	GENERAL REVISION	MA / OC
P3	27.11.14	GENERAL REVISION	MA / OC
P2	09.10.14	ISSUED FOR COMMENTS	MA / OC
P1	19.09.14	ISSUED FOR COMMENT	MA / OC

P.E. / P.D. : VB / 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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CLIENT
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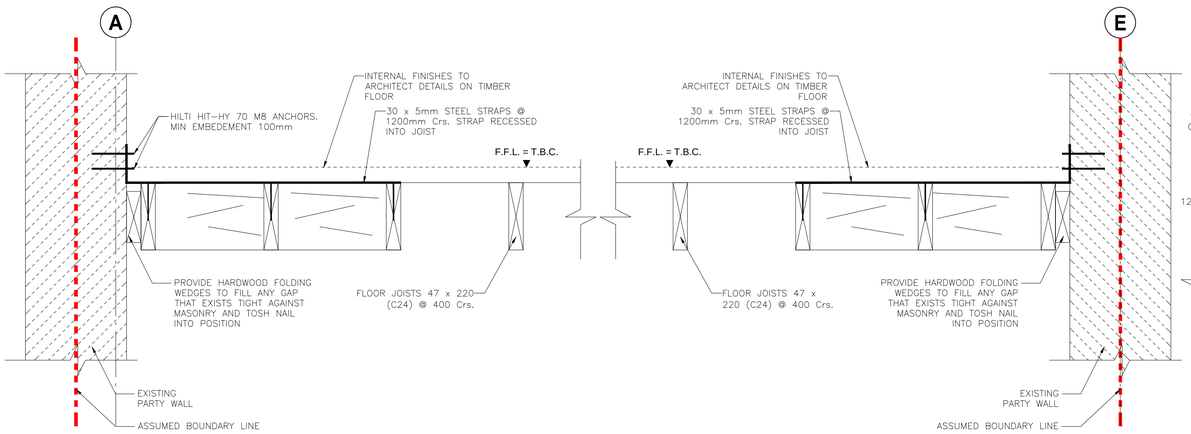
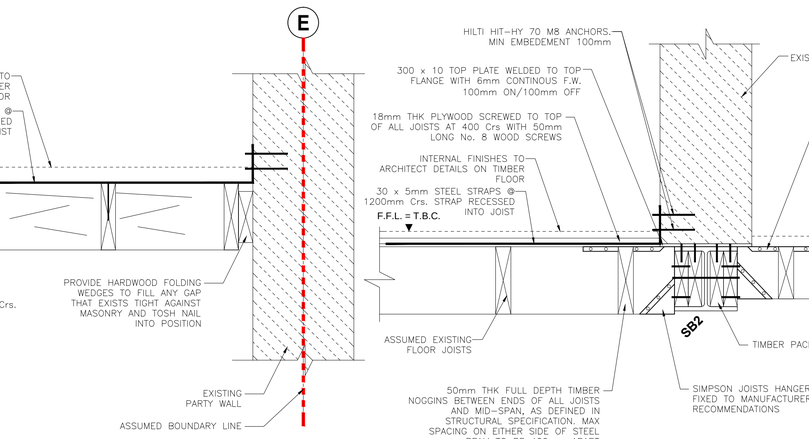
PROJECT TITLE
13–15 JOHN'S MEWS

DRAWING TITLE
G.A.: SECTIONS 1–7 AND DETAILS

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	05	PL1

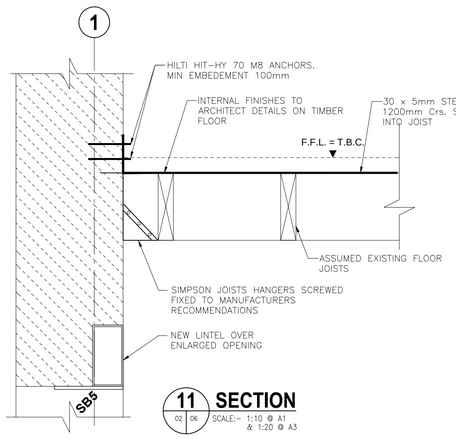


8 SECTION 02 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3

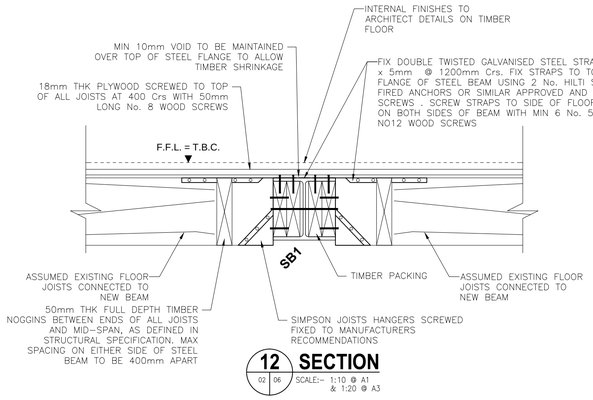


9 SECTION 02 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3

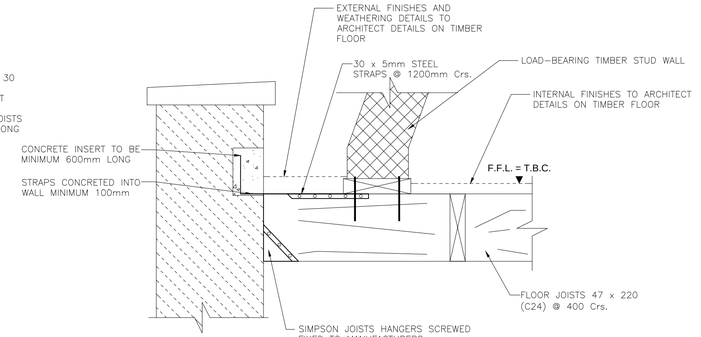
10 SECTION 02 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3



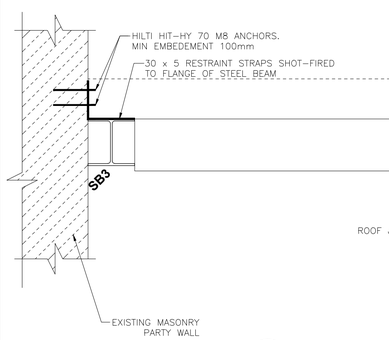
11 SECTION 02 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3



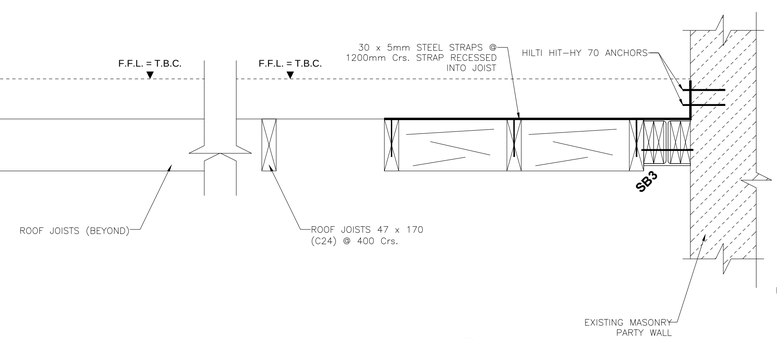
12 SECTION 02 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3



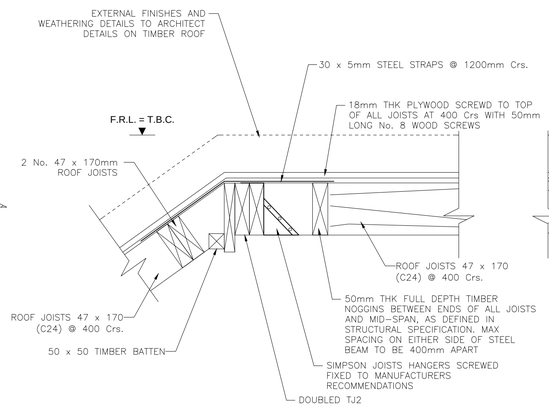
13 SECTION 02 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3



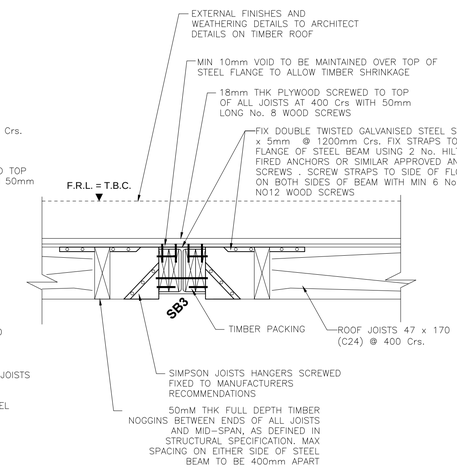
14 SECTION 03 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3



15 SECTION 03 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3



16 SECTION 03 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3



17 SECTION 03 | 06 SCALE:– 1:10 @ A1 & 1:20 @ A3

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SCHEDULE OF CONCRETE MEMBERS

BEARING PADS		
REF.	SIZE	COMMENT
BP1	450 x 100 x 225mm Dp.	–
CONCRETE BEAMS		
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.	–
SB2	203 UC 60kg.	–
SB3	152 UC 23kg.	–
SB4	100 EA 8.0	FIXED TO WALL
SB5	200 x 100 RHS 5.0	WITH 225 x 10 BOTTOM PLATE

SCHEDULE OF TIMBER MEMBERS

TIMBER FLOOR JOISTS		
REF.	SIZE	COMMENT
TJ1	47 x 220 C24 JOISTS @ 400mm Crs.	–
TJ2	47 x 170 C24 JOISTS @ 400mm Crs.	–

ISSUE	DATE	DESCRIPTION	ORIG.	P.E.	P.D.
PL1	07.01.16	ISSUED FOR PLANNING	MA	OC	OC VB
T1	22.12.14	GENERAL REVISION	MA	OC	OC VB
P3	27.11.14	GENERAL REVISOIN	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 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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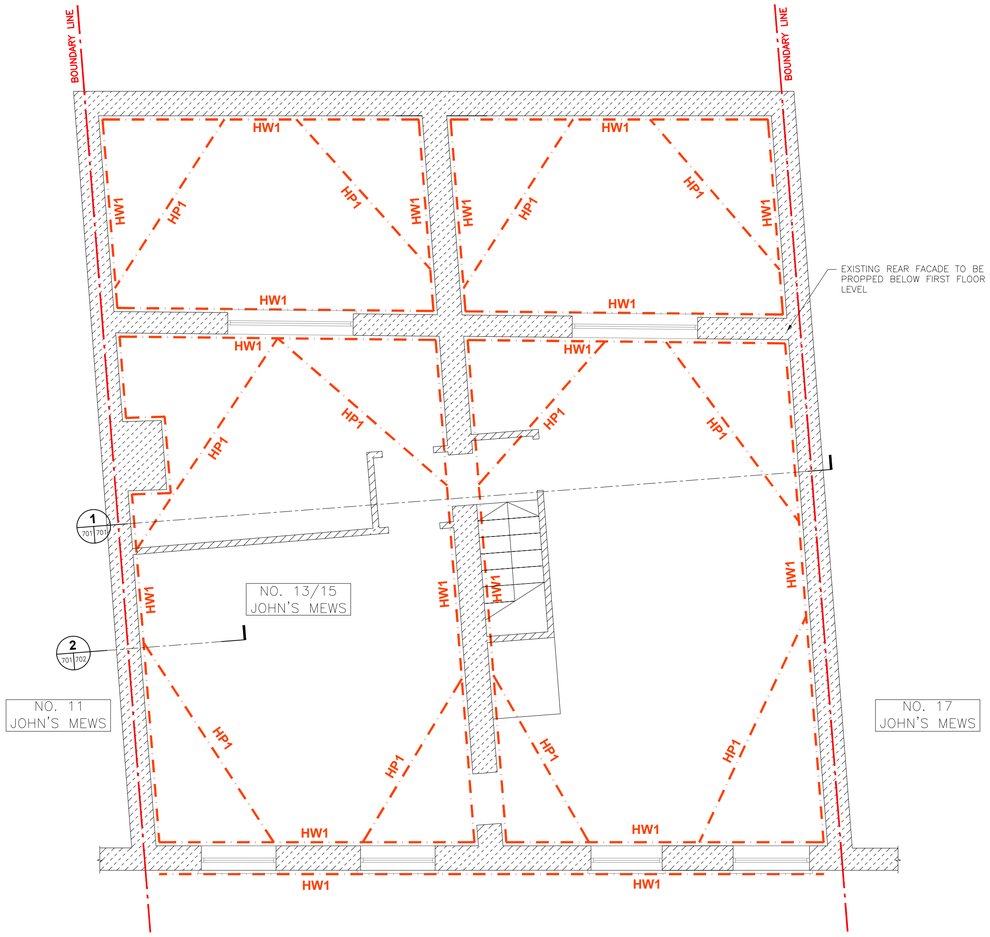
PROJECT TITLE
13–15 JOHN'S MEWS

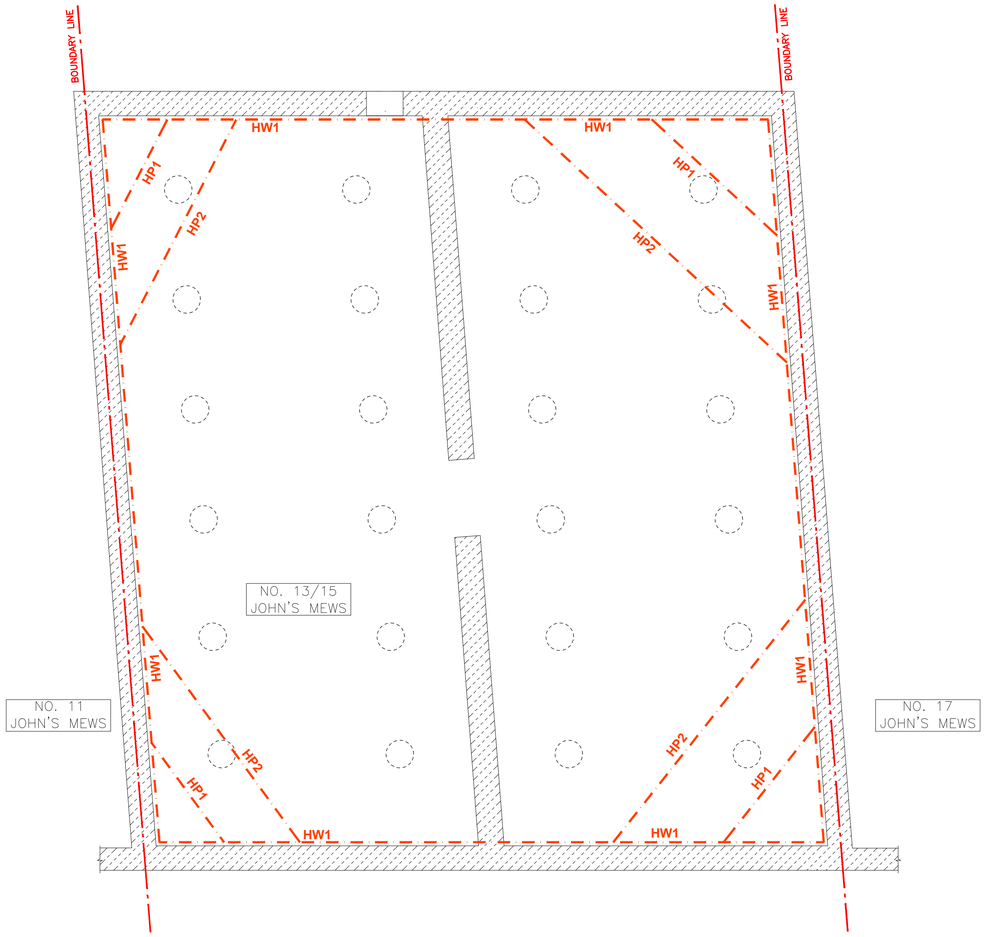
DRAWING TITLE
G.A.: SECTIONS 8–19

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	06	PL1



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 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 WALLS USING HELICAL BARS (HELIFIX CRACK STITCHING SYSTEM OR SIMILAR) TO REPAIR EXISTING CRACKING.

1.8. CARRY OUT PROPOSED INFILLS TO EXISTING OPENINGS IN MASONRY WALLS, WITH NEW BRICKWORK FULLY BONDED TO EXISTING WALLS.

1.9. INSTALL TEMPORARY HORIZONTAL WALERS TO EXISTING LOAD BEARING MASONRY WALLS JUST BELOW EXISTING SECOND FLOOR (LOFT) LEVEL.

1.10. INSTALL TEMPORARY HORIZONTAL PROPS JUST BELOW EXISTING SECOND FLOOR (LOFT) LEVEL.

1.11. INSTALL TEMPORARY HORIZONTAL WALERS TO EXISTING LOAD BEARING MASONRY JUST ABOVE EXISTING FIRST FLOOR LEVEL.

1.12. INSTALL TEMPORARY HORIZONTAL PROPS JUST ABOVE EXISTING FIRST FLOOR LEVEL.

1.13. INSTALL HORIZONTAL WALER AND ASSOCIATED PROPPING TO TOP OF REAR BOUNDARY WALL TO BE RETAINED.

1.14. INSTALL TEMPORARY NEEDLES AND VERTICAL PROPPING BELOW FIRST FLOOR LEVEL TO REAR WALL OF TWO-STOREY PORTION OF EXISTING BUILDING.

1.15. INSTALL PROPOSED TEMPORARY WEATHERING TO PARTY WALLS.

1.16. DEMOLISH EXISTING ROOF STRUCTURE.

1.17. DEMOLISH EXISTING WALLS (EXCEPT PRINCIPAL WALLS TO BE RETAINED) FROM EXISTING LOFT LEVEL TO FIRST FLOOR LEVEL. REFER TO ARCHITECT'S PLAN FOR PROPOSED DEMOLITIONS.

1.18. DEMOLISH EXISTING WALLS (EXCEPT PRINCIPAL WALLS TO BE RETAINED) FROM FIRST FLOOR LEVEL TO GROUND FLOOR LEVEL. REFER TO ARCHITECT'S PLAN FOR PROPOSED DEMOLITIONS.

1.19 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.

2.3. 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".

2.4. 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.

2.9. 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.

3.2. INSTALL BELOW GROUND DRAINAGE ELEMENTS.

3.3. FIX REINFORCEMENT FOR BASEMENT SLAB.

3.4. CAST PROPOSED BASEMENT SLAB.

3.5. 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. MODIFY EXISTING FIRST FLOOR STRUCTURE TO SUIT PROPOSED LAYOUT.

3.13. REMOVE TEMPORARY PROPPING JUST ABOVE FIRST FLOOR LEVEL.

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. STEELWORK

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.	–
HW1	230 x 90 PFC 32 kg.	–

SCHEDULE OF CONCRETE MEMBERS

REF.	SIZE	COMMENTS
GB1	600 Wide x 450 Dp.	TEMPORARY RC BEAM

NOTE:
ALL TEMPORARY WORKS TO CONTRACTOR'S DESIGN AND DETAIL. 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.

ISSUE	DATE	DESCRIPTION	DRN. / ORIG.	P.E. / P.D.
PL1	07.01.16	ISSUED FOR PLANNING	MA / OC	OC / VB
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
P3	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	ABM / 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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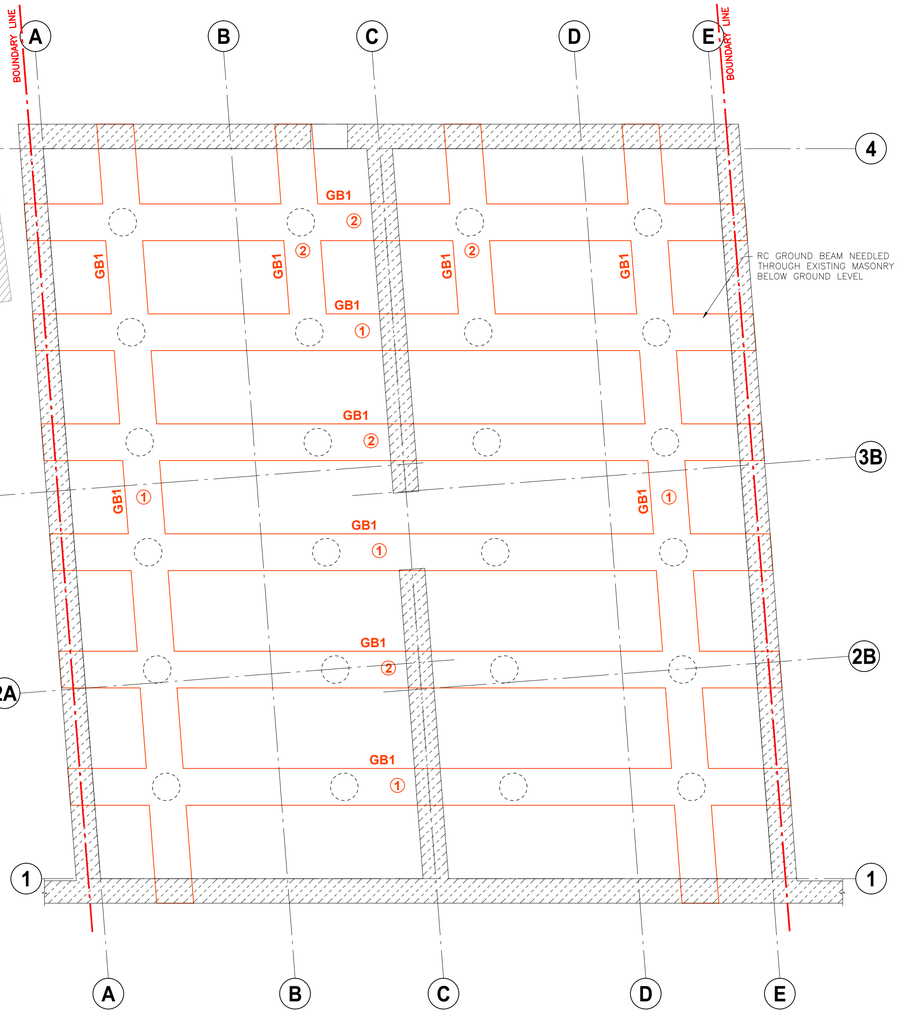
PROJECT TITLE
No. 13–15 JOHN'S MEWS, LONDON, WC1N 2PA

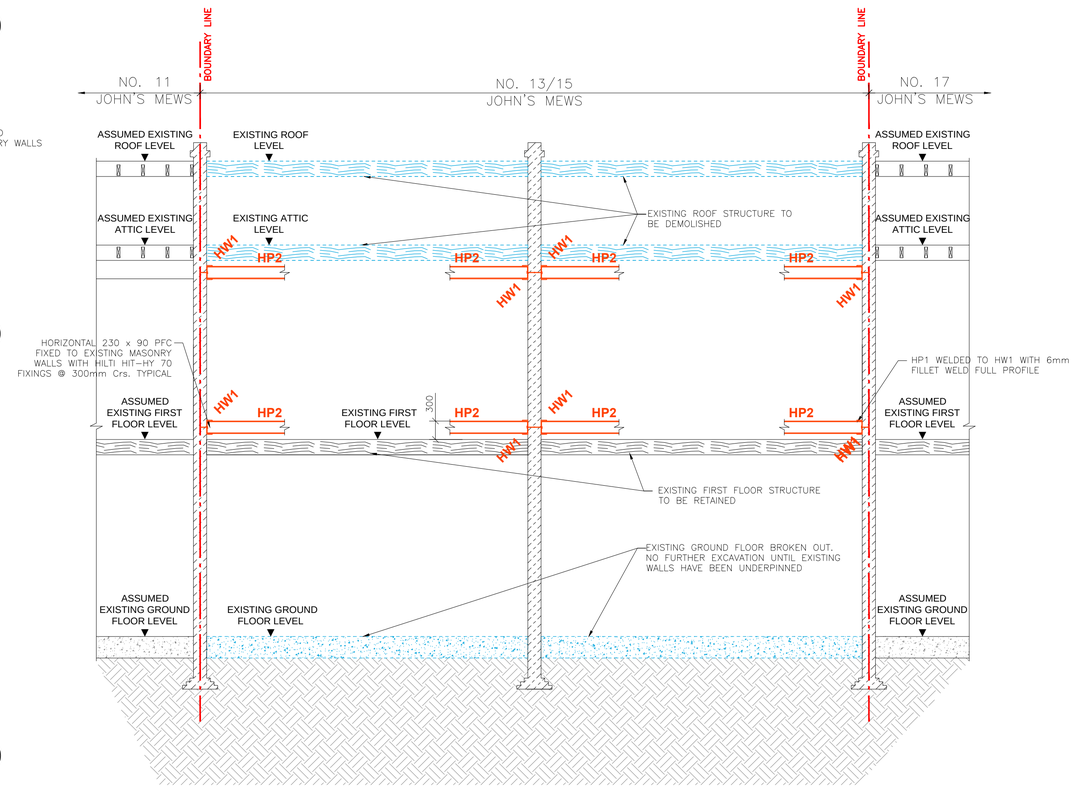
DRAWING TITLE
TEMPORARY WORKS: METHOD STATEMENT AMD TEMPORARY PROPPING PLANS

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	701	PL1



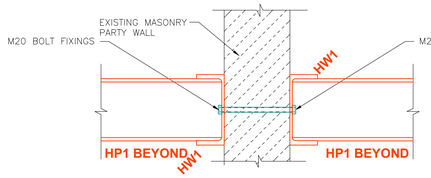
SUBSTRUCTURE TEMPORARY GROUND BEAM PLAN

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



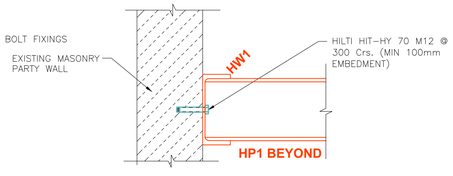
1 SECTION - STAGE 1

701 | 702 SCALE:- 1:50 @ A1 & 1:100 @ A3



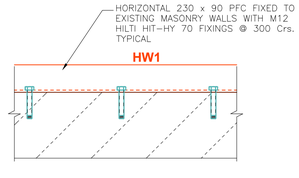
1 SECTION

701 | 701 SCALE:- 1:10 @ A1 & 1:20 @ A3



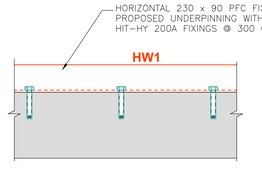
2 SECTION

701 | 702 SCALE:- 1:10 @ A1 & 1:20 @ A3



TYPICAL HW1 FIXING DETAIL

SCALE 1:10@A1
1:20@A3



TYPICAL HW2 FIXING DETAIL

SCALE 1:10@A1
1:20@A3

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4. STEELWORK

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.	–
HW1	230 x 90 PFC 32 kg.	–

SCHEDULE OF CONCRETE MEMBERS

REF.	SIZE	COMMENTS
GB1	600 Wide x 450 Dp.	TEMPORARY RC BEAM

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T1	22.12.14	ISSUED FOR TENDER	MA / OC	OC / VB
P3	27.11.14	GENERAL REVISION	MA / OC	OC / VB
P2	09.10.14	ISSUED FOR COMMENT	MA / OC	OC / VB
P1	01.10.14	ISSUED FOR COMMENT	MA / OC	OC / VB

ISSUE STATUS ☐ **PRELIMINARY** (P1, P2, P3 etc.,) ☒ **PLANNING** (PL1, PL2, PL3 etc.,)
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CLIENT
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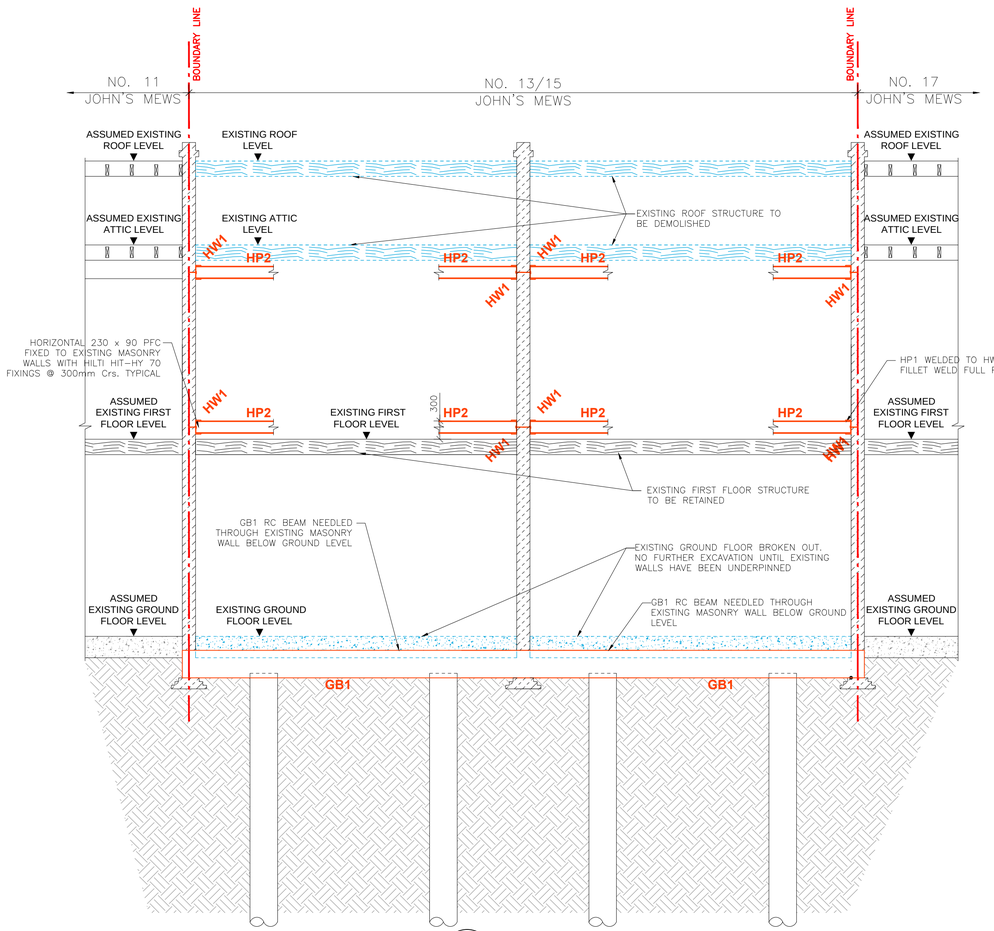
PROJECT TITLE
No. 13–15 JOHN'S MEWS, LONDON, WC1N 2PA

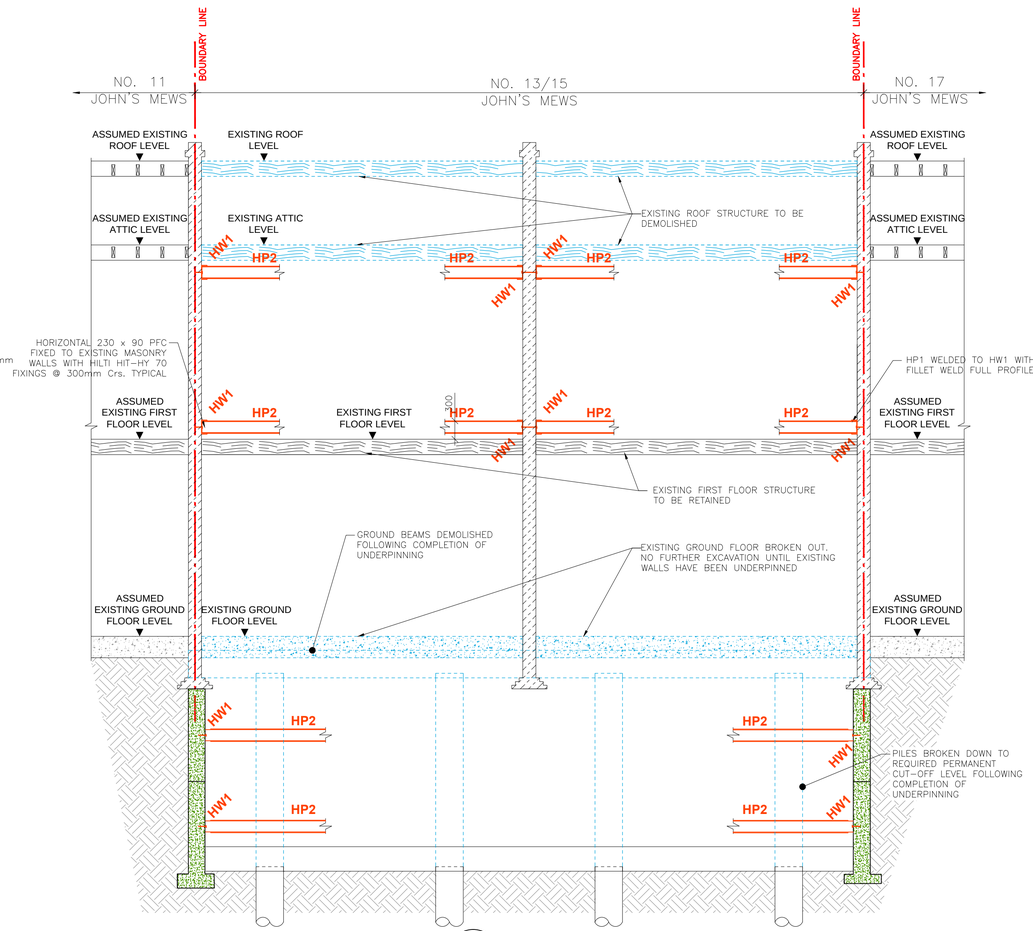
DRAWING TITLE
TEMPORARY WORKS: GROUND BEAM PLAN AND STAGE 1 SECTION

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	702	PL1



1 701 703 **SECTION - STAGE 2**

SCALE:– 1:50 @ A1 & 1:100 @ A3



1 701 703 **SECTION - STAGE 3**

SCALE:– 1:50 @ A1 & 1:100 @ A3

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4. STEELWORK

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.	–
HW1	230 x 90 PFC 32 kg.	–

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ISSUE	DATE	DESCRIPTION	DRN ORIG	P.E CHK P.D.
PL1	07.01.16	ISSUED FOR PLANNING	MA OC	OC VB
T1	15.10.15	ISSUED 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
No. 13–15 JOHN'S MEWS, LONDON, WC1N 2PA

DRAWING TITLE
TEMPORARY WORKS: STAGE 2 AND STAGE 3 SECTION

SCALE @ A1	JOB NO.	DRAWING NO.	ISSUE
AS SHOWN	L14771	703	PL1