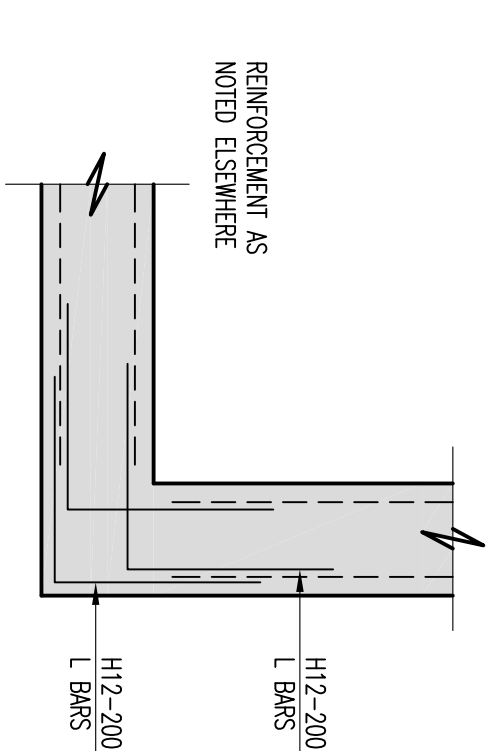


TYPICAL CONSTRUCTION SEQUENCE FOR FOUNDATIONS ADJACENT TO PARTY WALLS INDICATED THIS

PROPOSED BASEMENT – FOUNDATION LAYOUT
SCALE 1:50

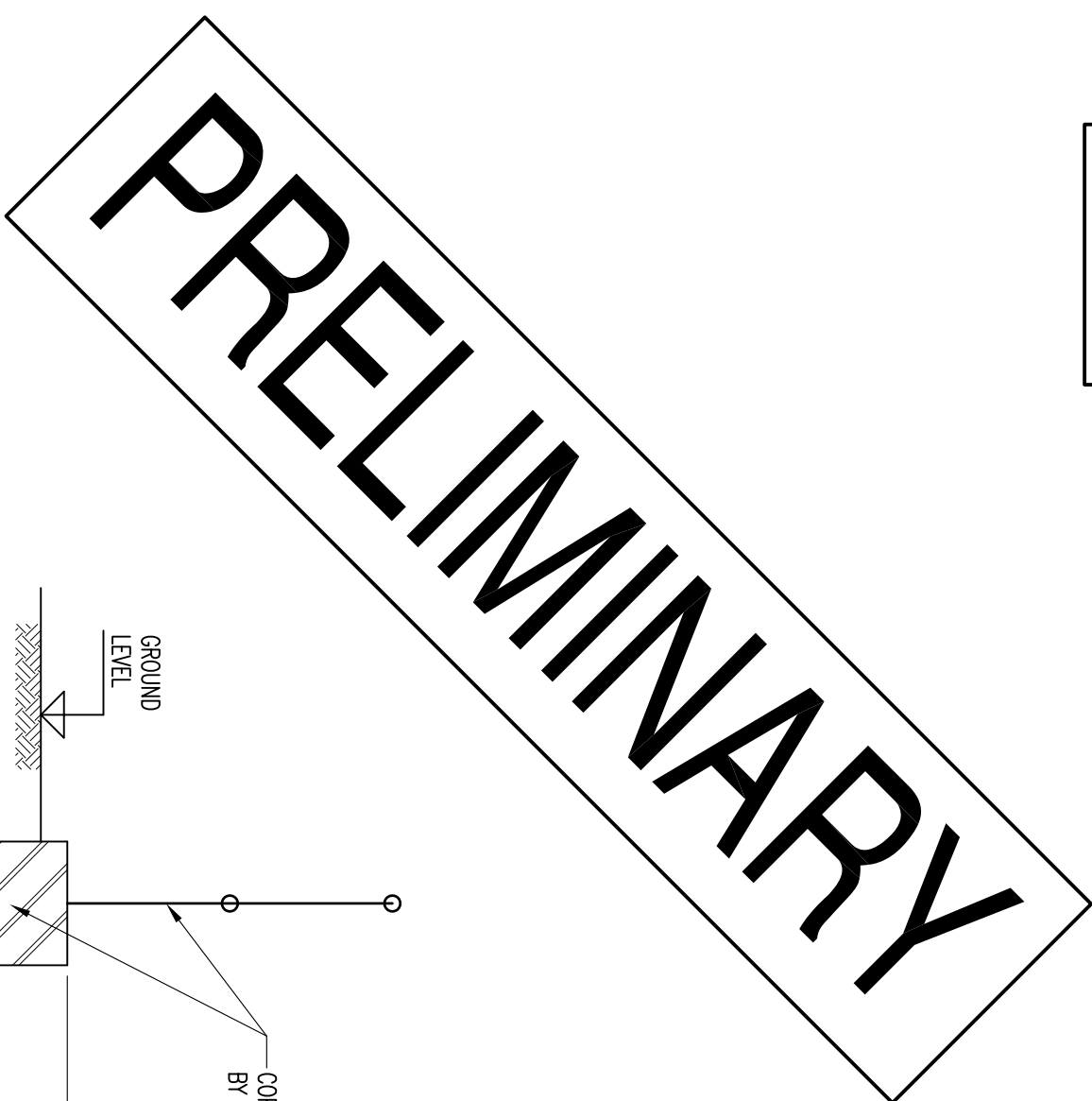
NOTE
RETAINING WALL TYPES INDICATE DIFFERENT REINFORCEMENT TO SOIL WALL LOADINGS



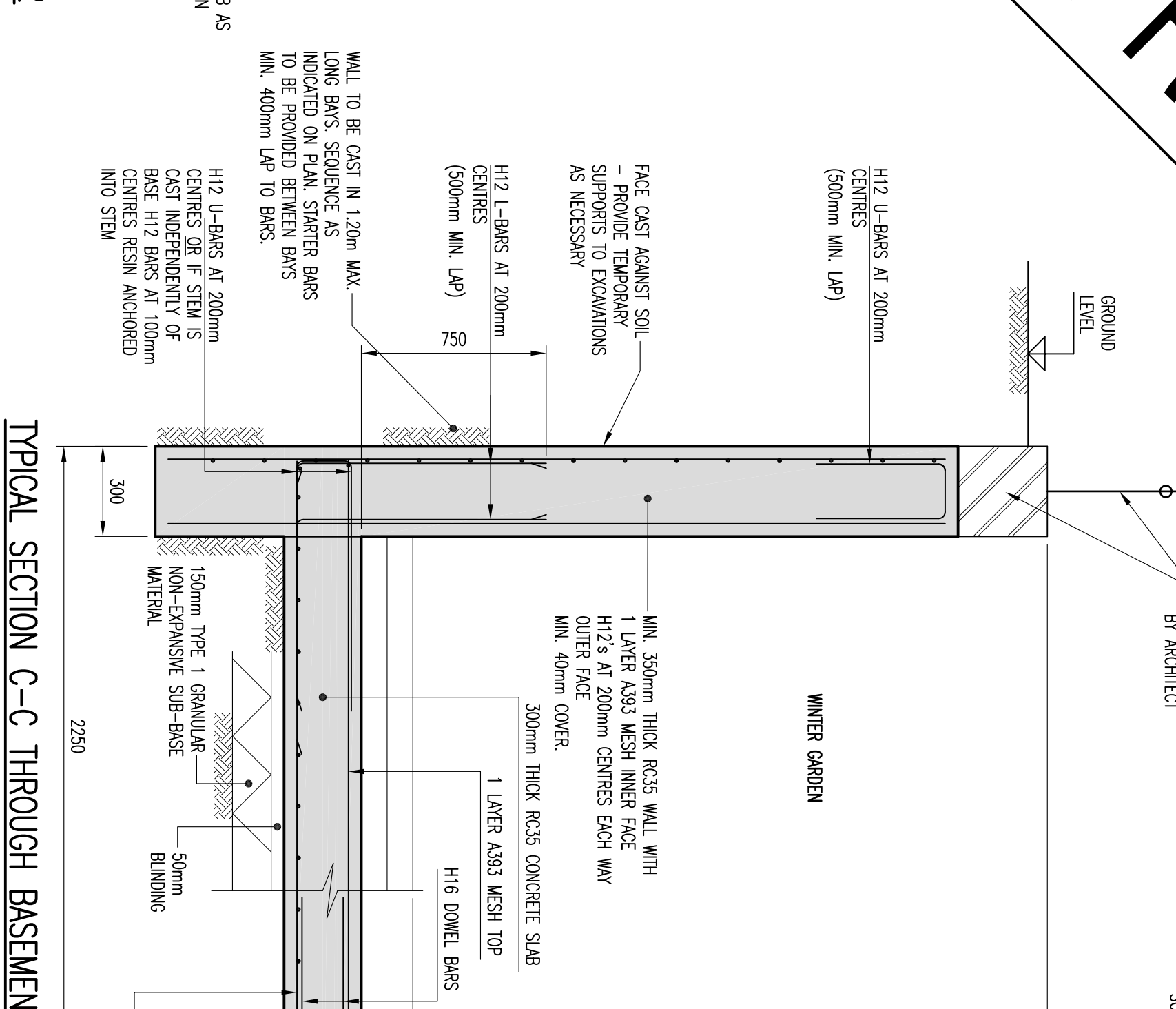
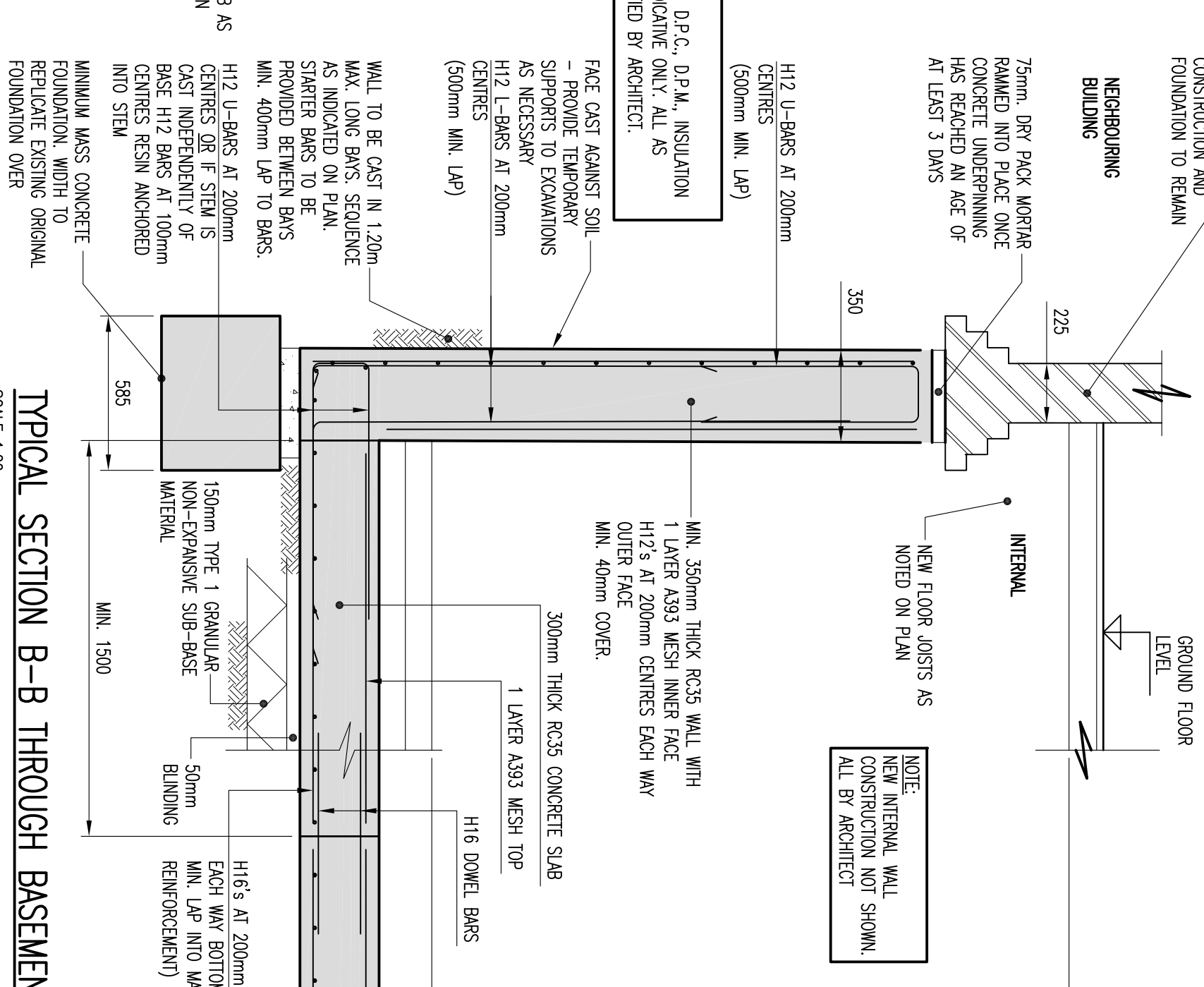
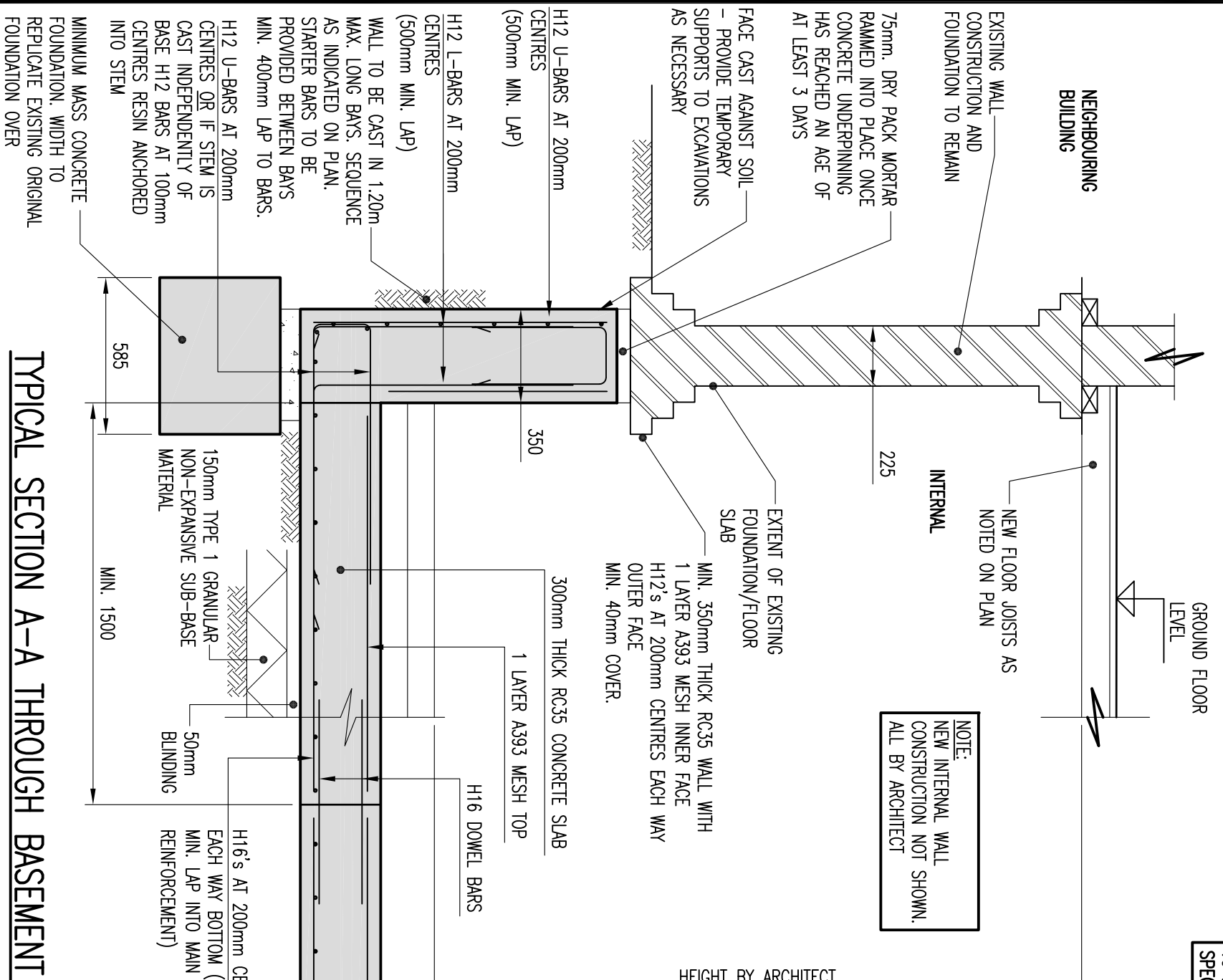
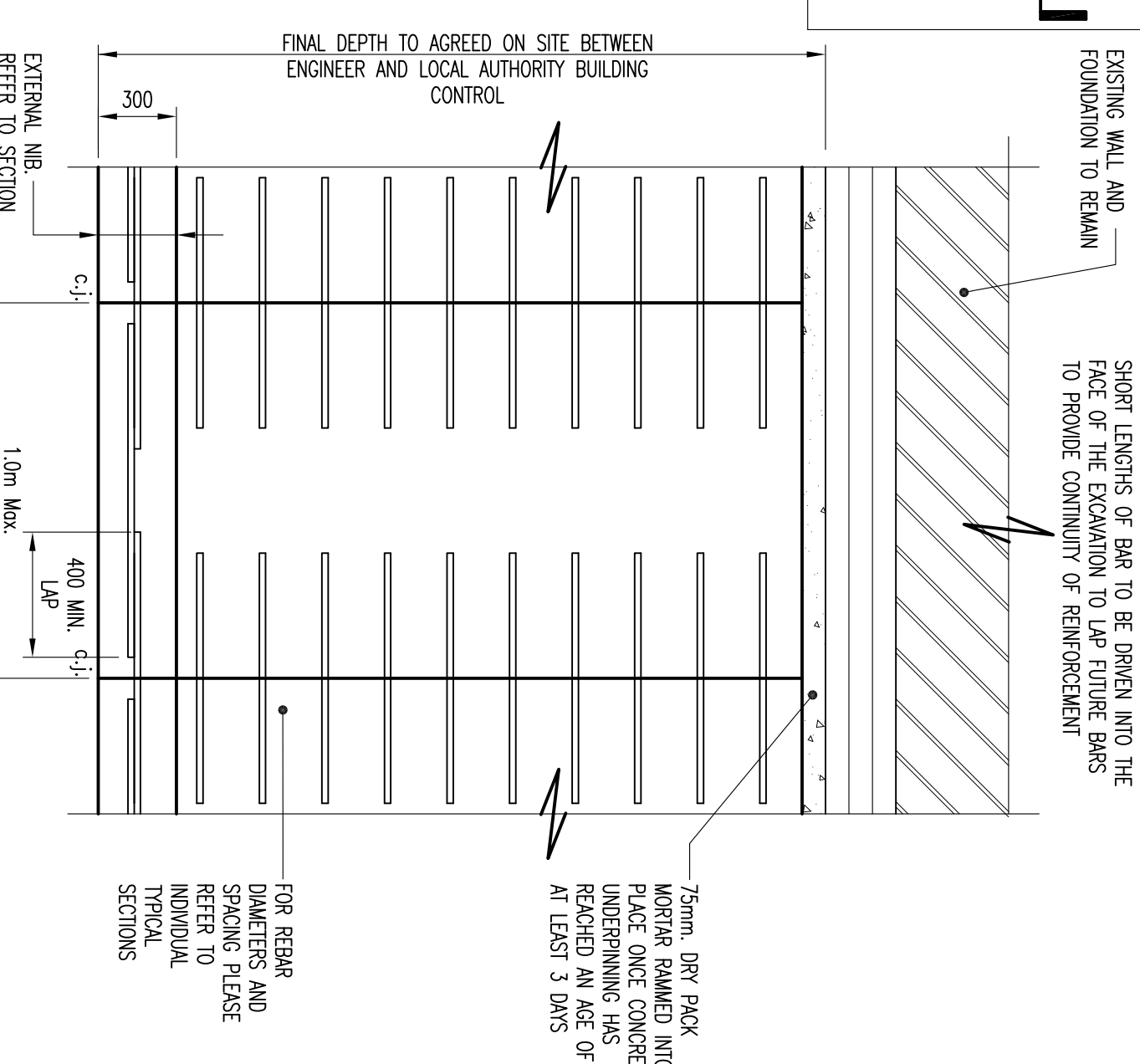
RETAINING WALL – TYPICAL CORNER DETAIL
SCALE 1:20

NOTE – WATERPROOFING
TYPICAL TO DETAILS ASSOCIATED TO BE USED FOR INTERNAL WALLS TO BE SHOWN. THIS DETAIL NEEDS TO BE USED TO INTERNAL FACE OF CONCRETE FLOOR SLAB ALL TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS DETAILS.
NEW PUMPED SYSTEM MAY BE REQUIRED SUBJECT TO EXISTING DRAINAGE LEVELS & INSTALLED. THIS IS TO BE PROPOSED BASEMENT AREA.
DETAIL (OR APPROVED EQUIVALENT) MEMORANDUM SYSTEM & ASSOCIATED PUMPS TO BE AS SPECIFIED BY SPECIALIST

TYPICAL SEQUENCE OF UNDERPINNING
A. EXCAVATE BANS MARKED ①
B. CONCRETE BANS MARKED ①
C. 24hrs TO ALLOW CONCRETE UNDERPINNING TO SET & SHRINK
D. DRY PACK BETWEEN UNDERPINNING & ORIGINAL FOUNDATION
E. 48hrs TO ALLOW DRY PACK MORTAR TO GAIN STRENGTH
F. EXCAVATE BANS MARKED ②
G. PROCEED AS FOR B - E ABOVE FOR BANS MARKED ②
H. REPEAT PROCESS F - G FOR RETAINING BANS IN SEQUENCE MARKED ON PLAN



TYPICAL ELEVATION ON UNDERPINNING/RETAINING WALL STEM
SCALE 1:20



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR CONSTRUCTION

PROJECT	
19 ROMA ROAD LONDON NW3 2HY	
Client: MR BRENDAN MASSAM	
Drawn by: IC	Designed by: OP
Approved by: JMS	Checked by:
Scale: AS SHOWN	Date: JULY 2015
Drawing No: L15_088_04/501	Rev: P3

CONTACT INFORMATION	
jms	CONSULTING ENGINEERS
101 Brompton Road, London W1 2LL	020 7324 6777
www.jms-engineers.co.uk	

GENERAL NOTES:
1. DO NOT SCALE THIS DRAWING OR MODEL. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ANY DISCREPANCIES ARE TO BE RECORDED AND REPORTED TO THE ENGINEERS IMMEDIATELY.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERS AND ARCHITECTS DRAWINGS AND THE SPECIFICATION.
3. ALL WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL.
4. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE STABILITY OF THE WORKS AT ALL TIMES DURING CONSTRUCTION.
5. ALL WORKMANSHIP AND MATERIALS ARE TO BE TO CURRENT BRITISH STANDARDS AND APPROVED MANUFACTURERS PRODUCTS AND STRUCTURAL STEELWORK SHOULD BE CE MARKED IN ACCORDANCE WITH CURRENT LEGISLATION.
6. ALL SERVICES ARE TO BE LOCATED AND PROTECTED AS NECESSARY BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORKS.
7. ANY EXISTING DETAILS WHICH ARE SHOWN ON THIS DRAWING ARE FOR GUIDANCE ONLY AND ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY VARIATIONS ARE TO BE RECORDED AND REPORTED TO THE ENGINEER IMMEDIATELY.