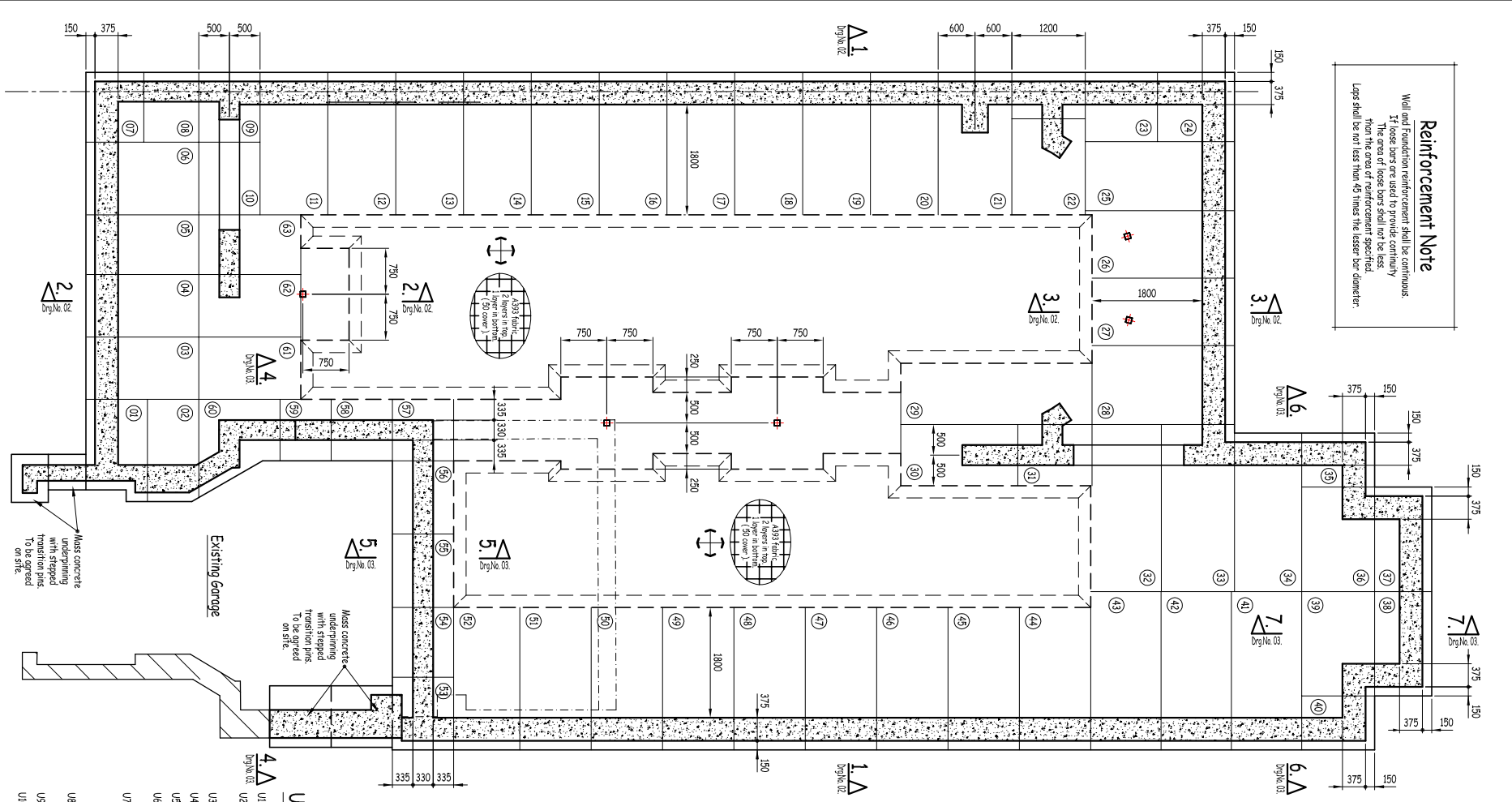


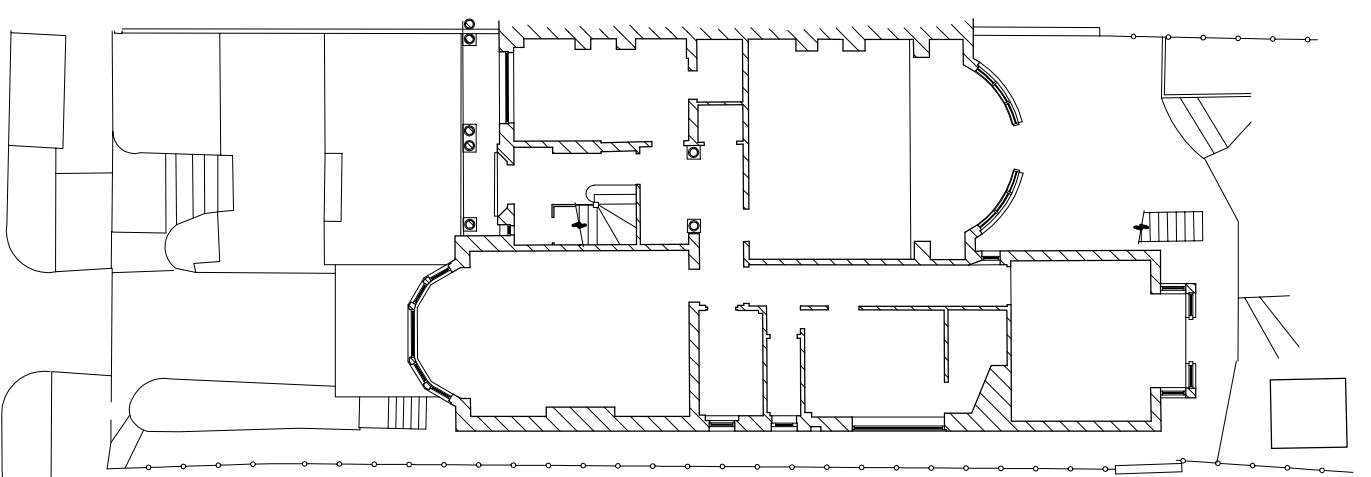
Reinforcement Note
 Wall and Foundation reinforcement shall be continuous.
 If loose bars are used to provide continuity
 The area of loose bars shall not be less
 than the area of reinforcement specified.
 Laps shall be not less than 45 times the lesser bar diameter.



Lower Ground Floor Plan Showing Proposed Underpinning.

(Scale 1:50 of A1)

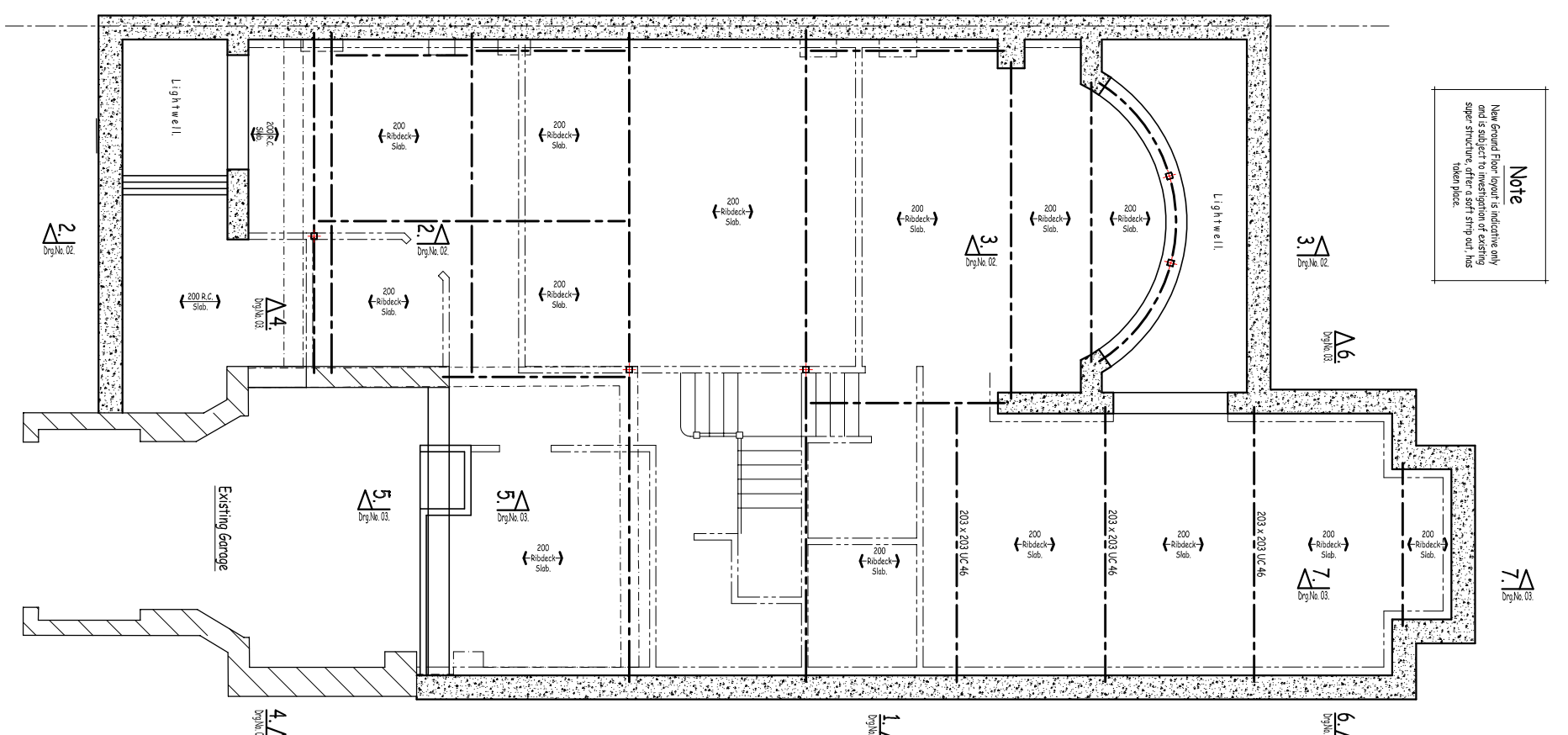
NB.
 Sub Floor Drainage Layout and Details
 for Drained Cavity by Others.



Underpinning Notes

- The underpin numbering for identification purposes only:
 U1. The sequence of underpinning is to be agreed on site, with the District Surveyor and should follow the traditional 1, 4, 2, 3, 5 pattern.
 U2. Bar at all times the minimum requirements for the laps between the construction of adjacent piles must be adhered to.
 U3. Underpinning to be a minimum length of 1200mm.
 U4. Provide corner bars in underpinning stems, to ensure mesh reinforcement is held in place during concreting.
 U5. All reinforced concrete cast on the ground shall be placed on 50mm of concrete blinding in a nominal 18 mix unless otherwise noted.
 U6. Foundations have been designed to impose a net bearing pressure of 125kN/m² at depths shown. The bearing stress shall be approved by the Local Authority's Building Inspector, before laying blinding or casting foundations. Any additional excavation shall be replaced with a nominal 1:3 mix concrete. Bar in the event of extensive additional excavation being required. The Engineer must be informed immediately and fresh instructions obtained.
 U7. Concrete mix for foundations shall be a 6:3:4 mix with a minimum Ordinary Portland Cement of 320kg/m³ and a maximum water/cement ratio of 0.50. Concrete shall be left for at least 48 hours before dry packing.
 U8. Concrete cover to the reinforcement shall be as detailed on the drawings but never less than 35mm.
 U9. The minimum depth of the underpinning, (measured from the underside of the existing footing), to the underside of the new slab shall be 500mm, and shall be formed on a struts, capable of sustaining a permissible net ground pressure of 125kN/m² on London clay.
 U10. The underside of the existing wall or foundation shall be trimmed and cleared of all mud and debris, before dry packing. The dry pack shall be a 1:3 mix and well rammed throughout layers, not exceeding 75mm thick. Dry packing shall be left 24 hours before works are commenced on adjacent underpins.
 U11. The central area of excavation shall not be carried out until the perimeter underpinning has been completed.
 U12. If necessary backfilling behind retaining walls shall be a 1:20 mix, using Ordinary Portland Cement.

Note
 New Ground Floor layout is indicative only
 and is subject to investigation of existing
 super structure, after a start strip out has
 taken place.



Lower Ground Floor Plan Showing Ground Floor Structure.

(Scale 1:50 of A1)

Notes

- This drawing remains the copyright of Vincent and Rymill and is not to be copied, altered or changed without permission.
- All dimensions are in millimetres unless otherwise noted.
- Do not scale off this drawing.
- All temporary works shall be the responsibility of the main contractor. But should advice be given by the Engineer. No responsibility will be accepted, unless the advice is confirmed in writing, by the Contractor, prior to the works being carried out.
- The Contractor shall be responsible for the stability of the existing structure and earthworks on the site, as well as the adjoining sites. The Contractor must take all necessary precautions to safeguard this. Adequate shoring shall be installed during the works, to ensure the stability of the structure. Such shoring is to be adequately founded.
- Any deviation from the details shown, must be notified to the Engineer, by the Contractor, in writing, before being carried out.
- The Local Authority's Building Inspector and the Engineer are to be informed, by the Contractor, in writing, at least 48 hours prior to the works starting, on site. Their agreement must be, obtained, before work, can commence.
- All new steelwork to be grade 275. To be cleaned or works to Sd 2.5 and primed with High Build zinc phosphate primer to 75 microns minimum dft. Primer to be touched up on site where damaged by transit or erection.
- All beam to beam connections shall be double angle cleated using 90x90x12RSA's. All cleats to be drilled with 4no. 22Ø holes, for 4no. 20Ø grade 8.8 black bolts. All unless noted otherwise.
- For fire protection to steelwork see Architects details.
- All concrete padstones to be in 10mm, maximum aggregate size 1:3 mix (cement:aggregate: fines).
- All new structural timber shall be grade C16 (or C24) to B.S. 4978, unless otherwise note. The timber, including cut ends, notches etc. will also, be treated, with an approved timber preservative.
- Brickwork shall be constructed, using bricks, with a minimum crushing strength, of 30.0N/mm². Blockwork shall be constructed, using blocks with a minimum crushing strength of 7.0N/mm². All unless noted otherwise. All masonry shall be laid in Class (ii) mortar.

Rev	Details	Date
2	Issued for Pricing	23.02.16
1	Details	

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**Proposed Lower Ground Floor Plans
 Showing Underpinning and
 Ground Floor Structure.**

Scale of A1	Date	Job No	Draw No	Rev
1:50 1:100	Feb 2016	16B03	01	P