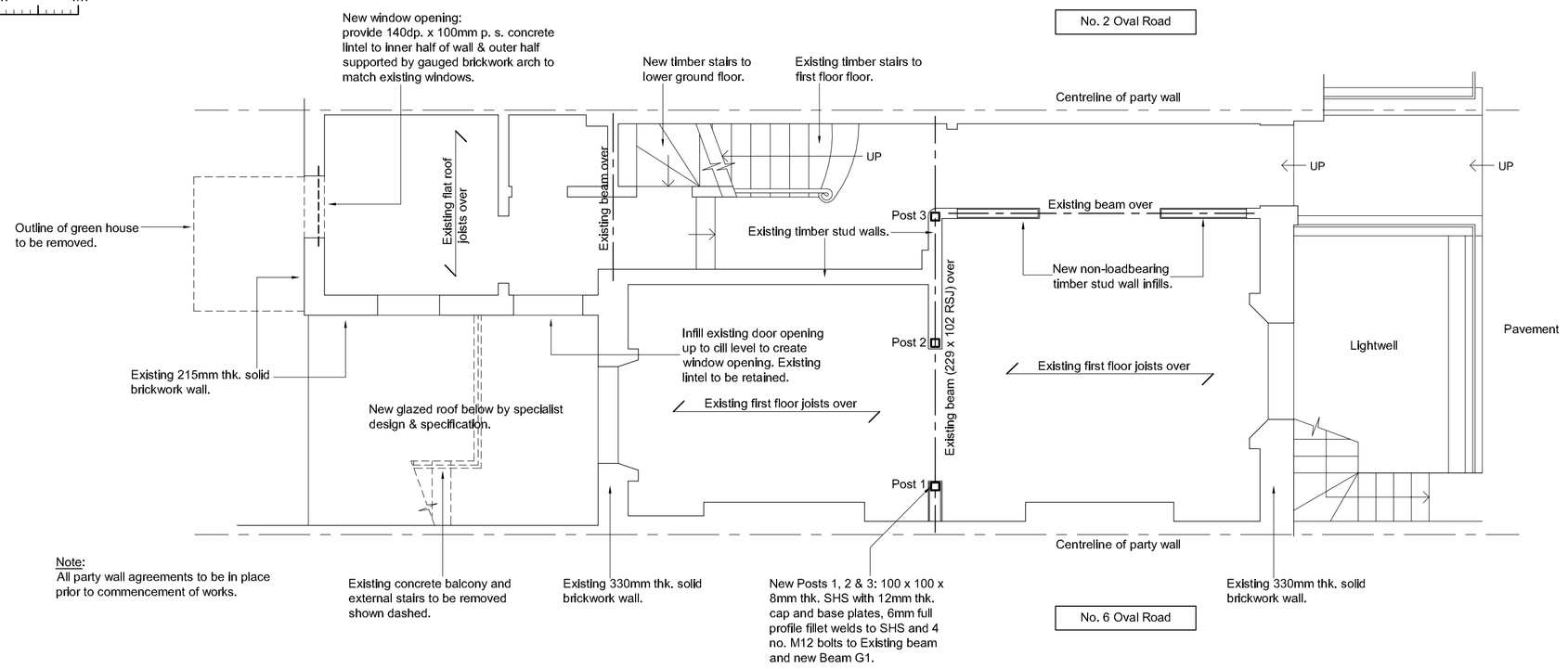
0 1m 2m 3m 4m

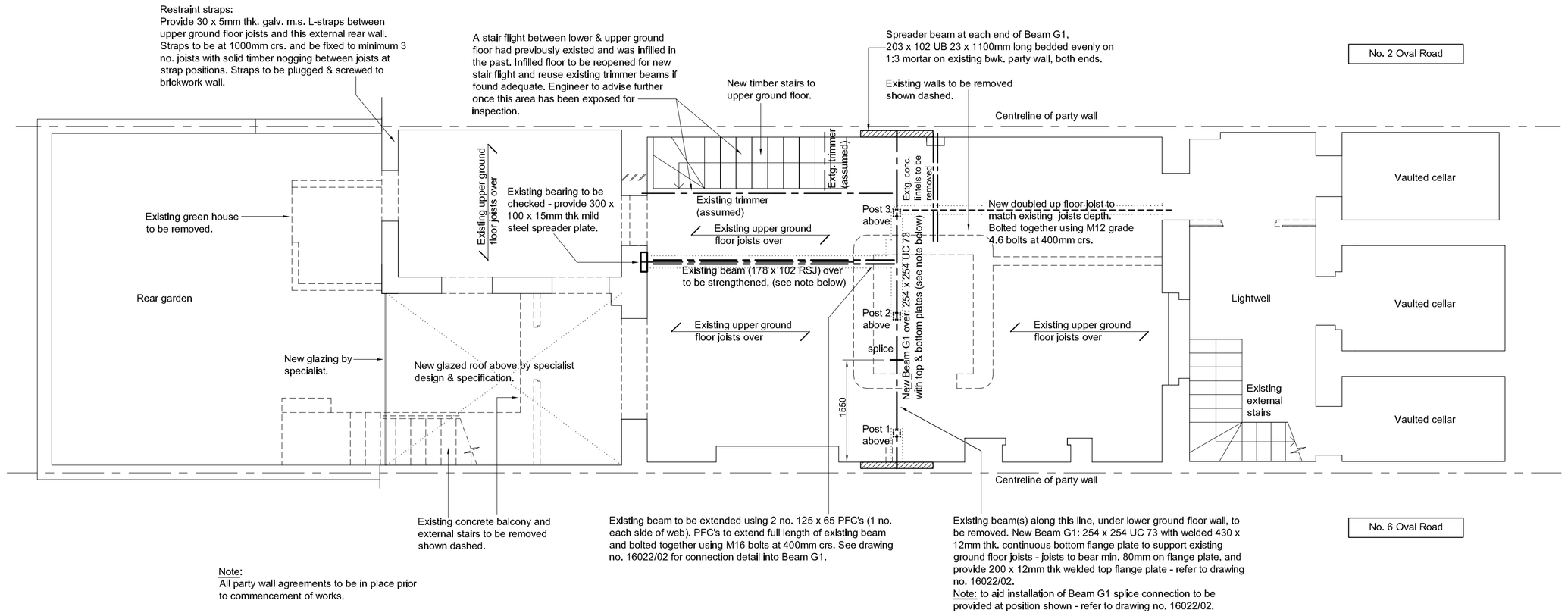
Scale 1:50



Note:
All party wall agreements to be in place prior to commencement of works.

UPPER GROUND FLOOR PLAN (1:50)

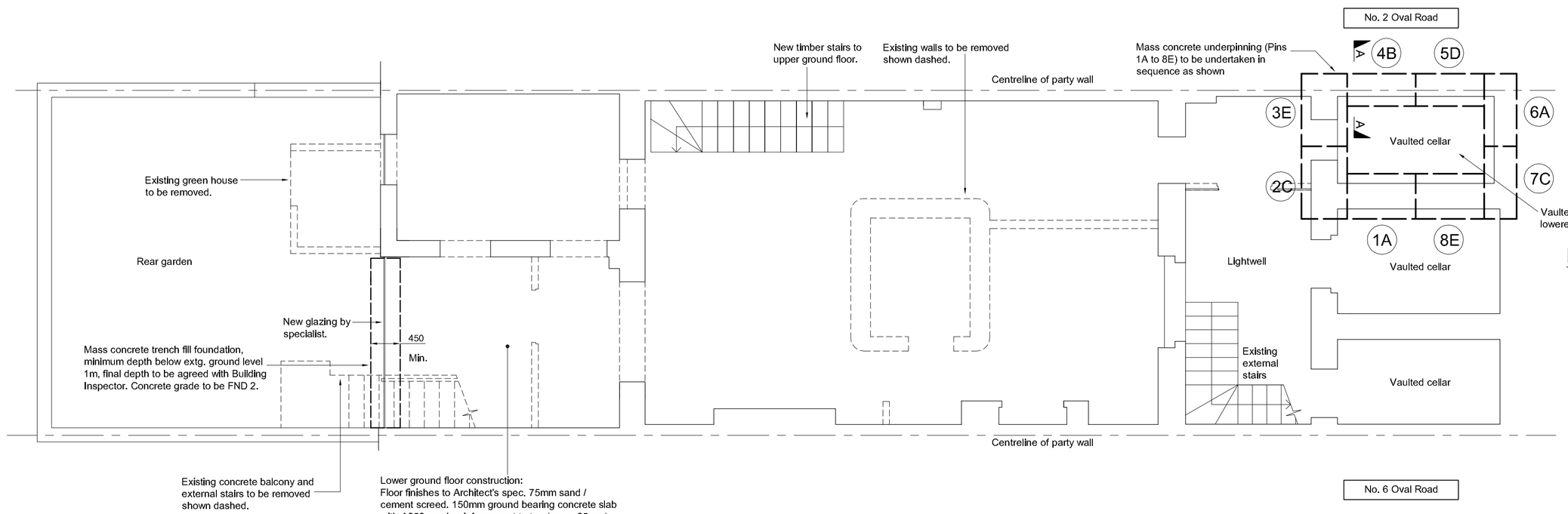
showing first floor structure over



Note:
All party wall agreements to be in place prior to commencement of works.

LOWER GROUND FLOOR PLAN (1:50)

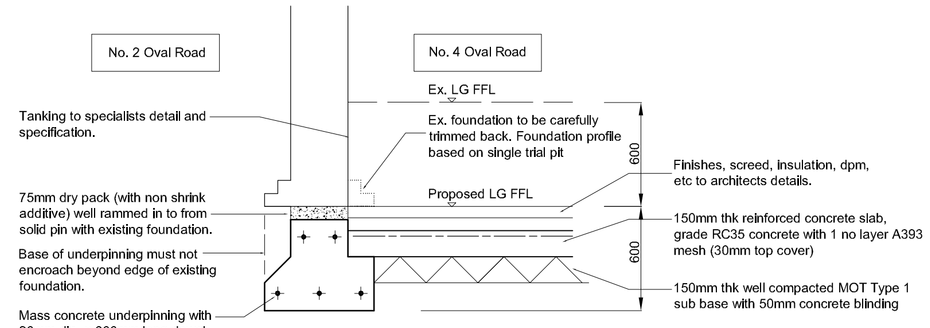
showing upper ground floor structure over



Note:
All party wall agreements to be in place prior to commencement of works.

LOWER GROUND FLOOR PLAN (1:50)

showing foundations



SECTION A - A (1:25)

GENERAL NOTES

1. This drawing is subject to Copyright and must not be reproduced or used in any form without prior written permission from Copp Wilson Pettitt Moore.
2. All dimensions in mm unless noted otherwise. Do not scale this drawing, all dimensions must be checked on site prior to construction.
3. This drawing to be read in conjunction with all other relevant Architect's & Engineer's drawings and specifications.
4. If variations to information given is required Engineer to be consulted.
5. The contractor is to be responsible for the correct setting out of all work on site.
6. The contractor is to be responsible for all temporary works and the general safety and stability of the building during removal of all existing structural elements.
7. The contractor is to be responsible for checking all dimensions on site before final fabrication of steelwork.
8. All steelwork to be grade S275 and receive 2 no. coats zinc phosphate primer, unless noted otherwise.
9. All bolts to be grade 8.8
10. Minimum strength of brickwork / blockwork: Bwk - 20.0 N/mm², Blk - 7.3 N/mm² and as indicated on drawings. Mortar to be grade (iii) to BS 5628 except in walls below DPC to be grade (i).
11. All timber to be minimum grade C16 (unless noted otherwise) to BS 5268 and preservative treated.
12. All timber steel fixings e.g. hangers, straps, brackets, nails and screws etc. to be galvanised.
13. All proprietary lintels to be used in accordance with manufacturers recommendations.
14. All work undertaken prior to Building Regulation approval is the responsibility of contractor.
15. All design, materials, construction and workmanship to be in accordance with the requirements of the appropriate British Standards and/or Code of Practice .

SEQUENCING OF UNDERPINNING

STAGE 1 Excavate along length of walls to be underpinned down to underside of existing footings.

STAGE 2 Excavate sections marked A to full depth of underpinning and full width of base (max. 1.1m). Provide sheeting, strutting and propping to excavated material as required, to maintain stability of sub strata. Break off loose material from underside of footings and clean thoroughly by brushing and jetting. Position dowel bars and pour concrete as soon as possible.

STAGE 3 After 72 hours have elapsed position dowel bars and reinforcement for stem section of pin and pour concrete as soon as possible.

STAGE 4 After 72 hours have elapsed the 75mm gap between underside of footings and top of concrete sections shall be rammed solid with semi-dry 1:2 cement : sharp sand packing with Conbex 100 expanding grout additive (or similar) in accordance with manufacturers instructions. The contractor shall ensure that the packing solidly supports the entire underside of the existing footing.

STAGE 5 24 hours minimum to elapse after packing section A before excavating the nearest B section. Then repeat procedure as for section A.

STAGE 6 Repeat procedure for section C.

STAGE 7 Repeat procedure for section D.

STAGE 8 Repeat procedure for section E .

REV.	DESCRIPTION	DATE
B	Posts 1, 2 & 3 added, existing beam extended, Beam G1 confirmed	Sept 2016
A	Layout amended, underpinning added to vaulted cellar	May 2016

REVISIONS

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DRWG:
LOWER GROUND FLOOR ALTERATIONS
STRUCTURAL DETAILS (sheet 1 of 2)

SCALE:	DATE:	DRWG. NO:	REV.:
at shown at A1	FEB. 2016	16022 / 01	B