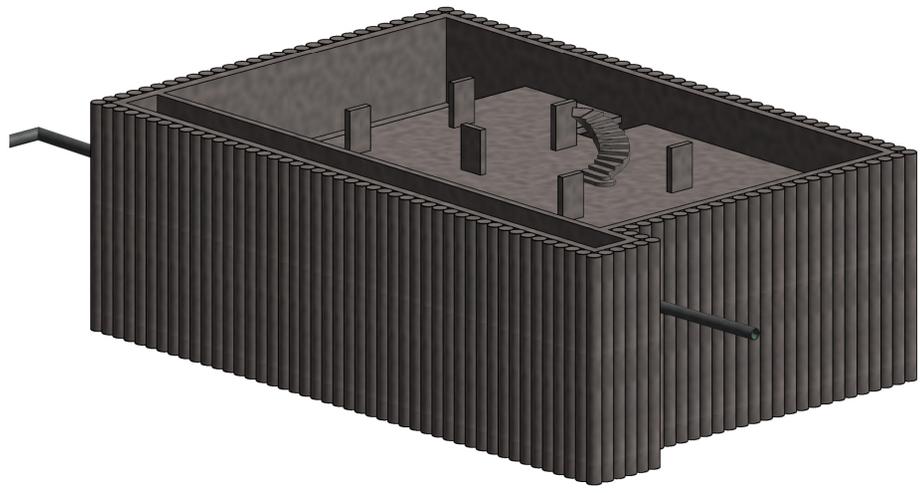


1 01 Basement Plan
1 : 50

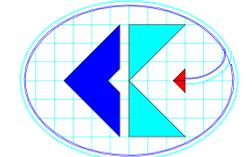


2 Basement Plan 3D View

- GENERAL NOTES:**
1. ALL COYLE KENNEDY DRAWINGS TO BE READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS AND ALL OTHER RELEVANT DRAWINGS.
 2. ALL SETTING OUT, INSULATION, DPC, SCREED AND RADON PROTECTION DETAILS BY ARCHITECT.
 3. DETAILED SPECIFICATIONS (IF NOT ISSUED) ARE AVAILABLE AT ENGINEERS OFFICE FOR INSPECTION BY CONTRACTORS, BY APPOINTMENT.
 4. REFER TO ARCHITECT FOR DAMP PROOF AND GAS PROOFING MEMBRANE REQUIREMENTS. REQUIREMENTS OF SUBSTRUCTURE GAS/WATER PROOFING MEMBRANES TO BE BY A REPUTABLE, COMPETENT SUPPLIER.
 5. THE CONTRACTOR SHALL BE DEEMED TO HAVE ALLOWED FOR, WITHIN HIS TENDER, EMPLOYING A CHARTERED STRUCTURAL ENGINEER WITH ADEQUATE PROFESSIONAL INDEMNITY INSURANCE TO ASSESS, DESIGN AND DETAIL SUCH TEMPORARY WORKS AS ARE NECESSARY TO OFFER SUPPORT TO EXISTING AND/OR CONSTRUCTED ELEMENTS DURING THE CONSTRUCTION PERIOD. THIS APPLIES TO ELEMENTS WITHIN THE SITE AND NEIGHBORING THE SITE.
 6. THE CONTRACTOR IS DEEMED TO HAVE VISITED THE SITE AND CONSULTED WITH RELEVANT AUTHORITIES AND BE SATISFIED IN RELATION TO THE SITES SURROUNDINGS, EXISTING SERVICES, LEVELS, BOUNDARIES, GROUND CHARACTERISTICS AND ANY OTHER SITE CONSTRAINTS.
 7. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
 8. WHERE LEANMIX IS SPECIFIED ALL LEANMIX TO BE GRADE GEN 3, UNLESS NOTED OTHERWISE.
 9. ALL LEVELS ARE IN METRES ABOVE ORDINANCE DATUM (U.N.O.) INDICATING STRUCTURAL LEVEL (SSL).
 10. DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES TO BE REPORTED TO THE STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORKS.
 11. FOR PARTITION RESTRAINTS & FIXING DETAILS SEE ARCHITECTS DRAWINGS.
 12. ALL WORKS SHALL BE CARRIED OUT IN A SAFE MANNER AND IN ACCORDANCE WITH THE HEALTH AND SAFETY REGULATIONS. METHOD STATEMENTS (WHERE REQUIRED) SHALL BE SUBMITTED TO THE ENGINEER OR OTHER APPOINTED PERSON(S).
 13. THE CONTRACTOR SHALL COMPLY WITH ALL STATUTORY AUTHORITY REQUIREMENTS INCLUDING PLANNING CONDITIONS, FIRE SAFETY CERTIFICATE CONDITIONS, LOCAL AUTHORITY DRAINAGE REQUIREMENTS etc.
 14. REFERENCE HEREIN TO BUILDING REGULATIONS, BRITISH, IRISH OR OTHER NATIONAL STANDARD OR CODES OF PRACTICE DO NOT GIVE THE YEAR OF ISSUE OR DATES OF AMENDMENTS. THE LATEST RELEVANT PUBLISHED VERSION INCLUDING ANY RELEVANT AMENDMENTS AND ADD END AT THE DATE OF INVITATION TO TENDER SHALL APPLY. WHERE A STANDARD OR CODE OF PRACTICE HAS BEEN SUPERSEDED, THE LATEST EDITION OF THE SUPERSEDING PUBLICATION SHALL APPLY.
 15. ANY DISCREPANCIES DISCOVERED BETWEEN DESIGN TEAM DRAWINGS TO BE REPORTED IMMEDIATELY AND CLARIFICATION SOUGHT AND DISCREPANCY CORRECTED PRIOR TO CONSTRUCTION COMMENCING
 16. REFER TO ARCHITECTS DRAWINGS FOR RESTRAINT OF NON-LOADBEARING PARTITIONS. NON-LOADBEARING PARTITIONS SHOULD NOT BE BUILT UP DIRECTLY TO THE UNDERSIDE OF THE LOAD CARRYING STRUCTURE.
 17. THE CONTRACTOR SHALL COMPLY WITH ALL STATUTORY AUTHORITY REQUIREMENTS INCLUDING PLANNING CONDITIONS, FIRE SAFETY, HEALTH AND SAFETY REGULATION, LOCAL AUTHORITY DRAINAGE REQUIREMENTS.
 18. ALL WORKS TO BE CARRIED IN A PROPER AND SAFE MANNER AND IN ACCORDANCE WITH HEALTH AND SAFETY REGULATIONS.
 19. FIRE RATINGS AND FIRE PROTECTION DETAILS TO STRUCTURAL STEEL, TIMBER, COMPOSITE SLAB (METAL DECK) ETC SHALL BE AS DEFINED AND DETAILED BY THE ARCHITECT / FIRE OFFICER REQUIREMENTS AND REGULATIONS
 20. ONLY BUILDING WORKS OPENINGS SHOWN AT THE LOCATIONS ON COYLE KENNEDY LTD STRUCTURAL ENGINEERS DRAWINGS ARE ALLOWED TO BE CONSTRUCTED. ADDITIONAL OPENINGS WILL REQUIRE DESIGN CHECK AND CONSENT FROM COYLE KENNEDY LTD PRIOR TO CONSTRUCTION. HOLES OR OPENINGS OTHER THAN THEM SHOWN ON THE STRUCTURAL ENGINEERS DRAWINGS MUST NOT BE CONSTRUCTED WITHOUT CONSENT.

No.	REVISIONS	Date
F-a- 6L/1		

DRAWING STATUS		
P PRELIMINARY	A APPROVAL	T TENDER
C CONSTRUCTION	R RECORD	I INFORMATION



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PROJECT 1 St John's Wood Park

CLIENT Mike Ofori

TITLE Basement Plan

PROJECT No. 16-274 **STATUS - DRAWING No.** P-002

DATE 02/03/2017 **DRAWING REV.**

SCALE	BY	CHECKED
As indicated@ A1	AB	DOS

