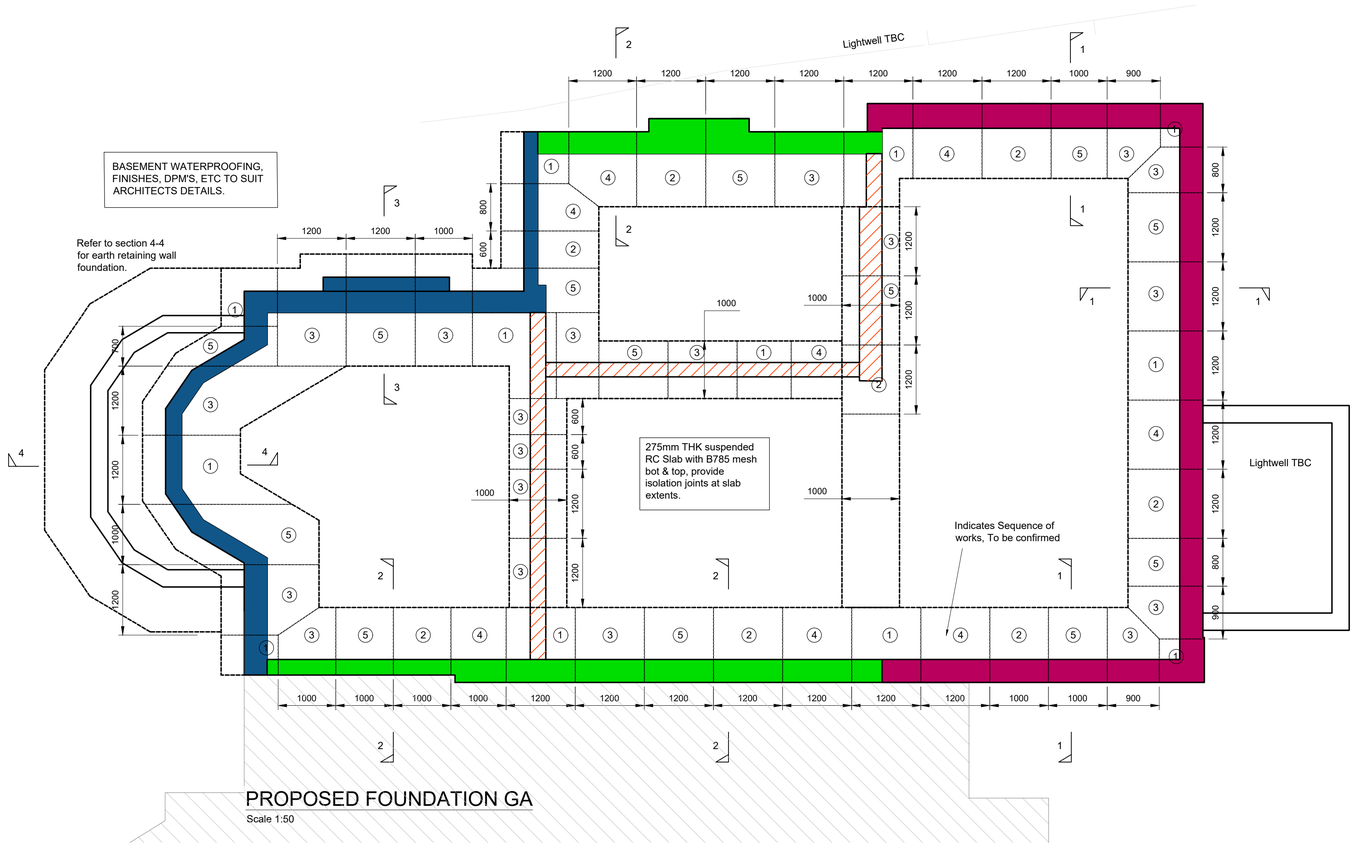


PROPOSED FOUNDATION GA

Scale 1:50

NOTE:

The first floor structure will require propping to allow the basement to be underpinned and excavated.

Ground conditions comprise 0.75m to 1.35m of made ground, depending on the varying ground level. Bagshot Formation is at 1.5m depth approximately relative to varying ground levels. refer to site investigation by Listers GEO.
The contractor should allow for suitable shoring up works to ensure the retained gravels remain in place and that adjacent foundations and structures are not undermined.

Suggested underpinning sequence has been shown.

Contractor is responsible for maintaining the stability of the building during the works. The contractor to design & install all necessary temporary works and submit proposals to the engineer for comment.

UNDERPINNING NOTES

1. These notes apply to materials and workmanship in respect of underpinning and shall be read in conjunction with the details shown on the relevant drawings.

2. The bottom of the underpinning concrete shall be at a level as shown on the drawing, ensuring that such level is of a sound bearing strata to the satisfaction of the Building Inspector and the Engineer. If foundations are to be left open, they shall be blinded with 50mm of 1:10 mix blinding concrete.

3. The underpinning shall be carried out in sections not exceeding 1200mm long and the sections shall be staggered so that no more than 25% of the length of the wall is unsupported at any one time.

4. The interface between adjacent sections should be either:
20mm diameter dowel bars 750mm long installed 3no. per metre of depth.
Or
proprietary continuity reinforcement installed, in accordance with the reinforcement details drawing.

5. Standard mass concrete underpinning shall be carried out in sections not exceeding 2500mm in height. Positions of vertical joints in successive lifts shall be staggered. The horizontal joints between successive lifts shall incorporate 2 No. 20 diameter dowels per 1200mm section. Minimum penetration of dowels is to be 400mm into each section of underpin measured from its interface with the pinning course.

6. Concrete mix for mass concrete underpinning is to be Gen 4.

7. Pinning up shall be carried out with dry mix concrete not leaner than 1:3 mix, all thoroughly rammed into position so that there are no voids left between the underpinning and the underside of the existing foundations. The pinning course shall not be less than 75mm nor greater than 150mm.

8. A period of at least 48 hours shall be allowed to elapse between the completion of each underpinning section and the commencement of pinning up.

9. A period of at least 48 hours shall be allowed to elapse between the completion of any pinning up operation and the commencement of any adjoining section of underpinning.

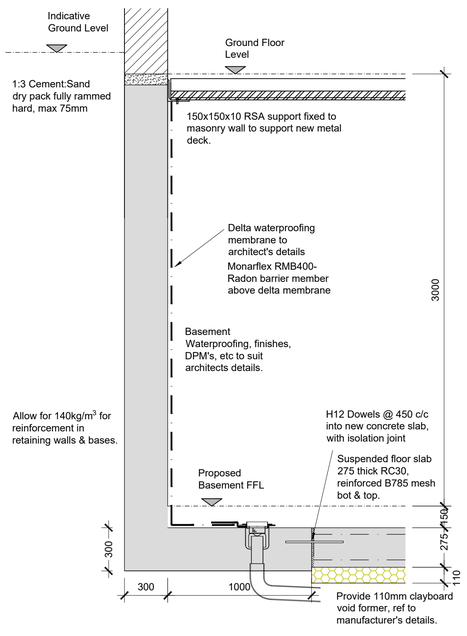
10. All excavations are to be adequately supported and the Main Contractor is to provide all necessary temporary propping to the underpin sections.

11. A working method statement is to be provided by the Main Contractor to detail the works as show on the engineer's drawings and in accordance with this specification. The method statement shall clearly define the work stages from commencement through to the completion of the new basement structure.

12. The Main Contractor shall keep an accurate record of the progress of all underpinning operations which shall be available for reference at any time.

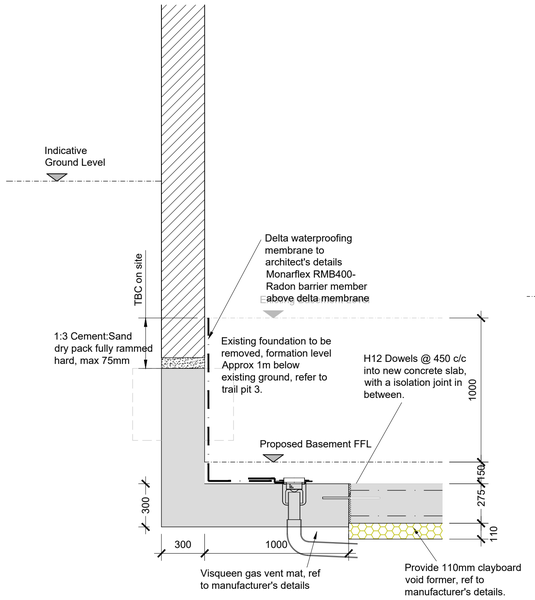
FOUNDATION NOTES

1. The Contractor shall verify all site and setting out dimensions before putting work in hand. Where dimensions are shown on the Engineers drawings, any discrepancies shall be reported to him.
2. The foundation design is based on the assumption that strata capable of providing a design bearing capacity of 130kN/m², will be found at the depths indicated. Foundations shall be founded at the depths indicated as a minimum. The discovery of conditions not in accordance with this assumption shall be reported to the Engineer before proceeding with the construction of the foundations.
3. Bottoms of all foundation excavations shall be trimmed, levelled and protected from inclement weather, all excavations and the surrounding site shall be kept free of water.
4. Bottoms of excavations to receive reinforced concrete, shall be blinded with not less than 50mm of designated concrete grade GEN1 to BSEN206-1, BS8500-1 and BS8500-2.
5. Foundations taken down lower than the depths indicated shall, with the approval of the Engineer and NHBC, Building Control or other statutory bodies, be made up with designated concrete grade GEN3 to BSEN206-1, BS8500-1 and BS8500-2.
6. Adopt Sulphate Class (ACEC) AC-1 as specified in BRE special digest 1 (2005).
Adopt exposure class XC1 as specified in Table A.1 of BS:8500-1:2006.
7. In order to suit levels, the bottoms of foundation excavations may be stepped a maximum of 500mm high by a minimum 1000mm long unless otherwise noted on the drawings.
8. The Contractor is responsible and liable for ensuring the stability of the works and services at all stages of construction.
9. Reinforced concrete shall be compacted by means of a mechanical vibrating poker and the workability shall be such that, when compacted, a dense concrete, free from voids shall be produced.
10. Construction joints in mass concrete foundations shall be located at least 1.5m from any foundation junction, pad base or step in underside of foundation. Joints to be formed against a vertical grout tight shutter and shall incorporate 4No. H16 bars x 900 long (2 top, 2 bottom) with 100mm cover to sides.
11. Footings to be founded 300mm below the invert of any adjacent/perpendicular existing or proposed drainage, or as shown on the drawing, whichever is the deeper.
12. The Contractor is to ensure, so far as is reasonably practical, that the Client has obtained all necessary Building Regulations and/or similar approval before he commences work on site.



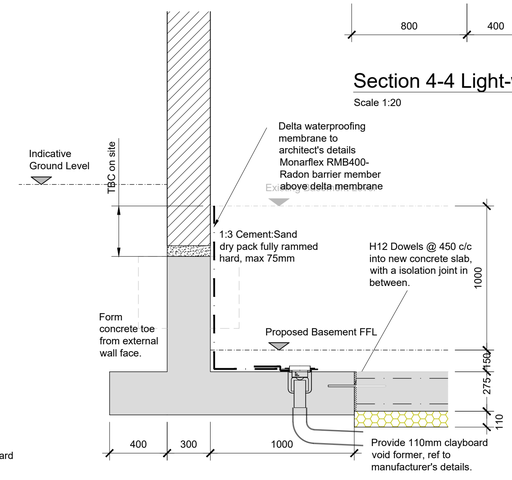
Section 1-1 underpinning section extending from ground floor level, denoted by burgundy hatch on plan.

Scale 1:20



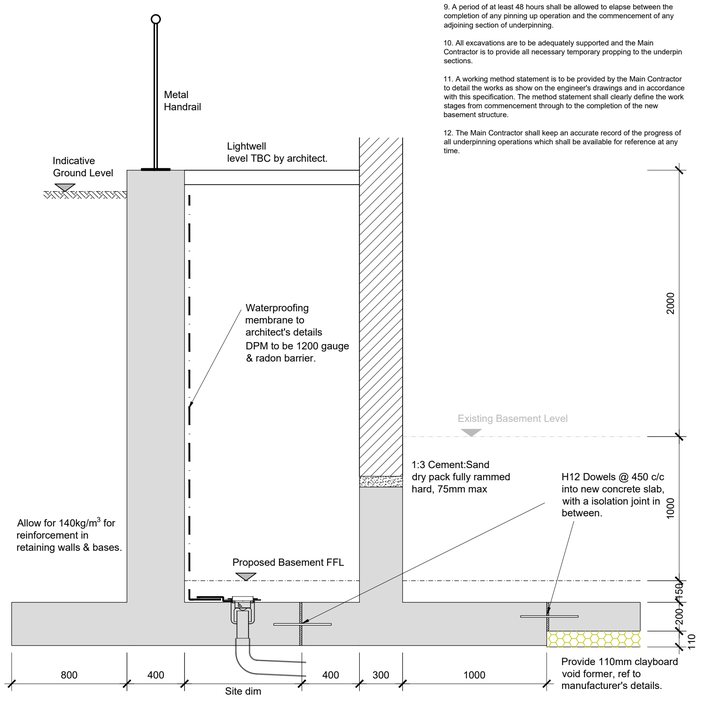
Section 2-2 underpinning section extending from basement level, denoted by green hatch on plan.

Scale 1:20



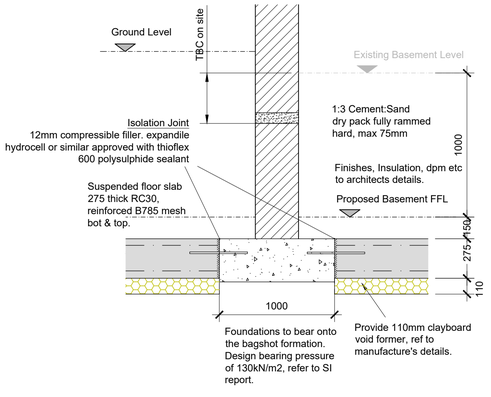
Section 3-3 underpinning section extending from basement level, denoted by blue hatch on plan.

Scale 1:20



Section 4-4 Light-well retaining wall connection to underpinning section.

Scale 1:20



Typical internal wall section extending from existing basement level

Scale 1:20

Rev	Description	Date	Chk	Apr
P2	-Revised to Arch's drawings	05/04/18	SH	ABW
P1	-Issue for Information	02/02/18	SH	ABW

Project No: 811365 | Scale @ A1: As Indicated | Drawn By: AJW

Ingleton Wood
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Vision, form and function

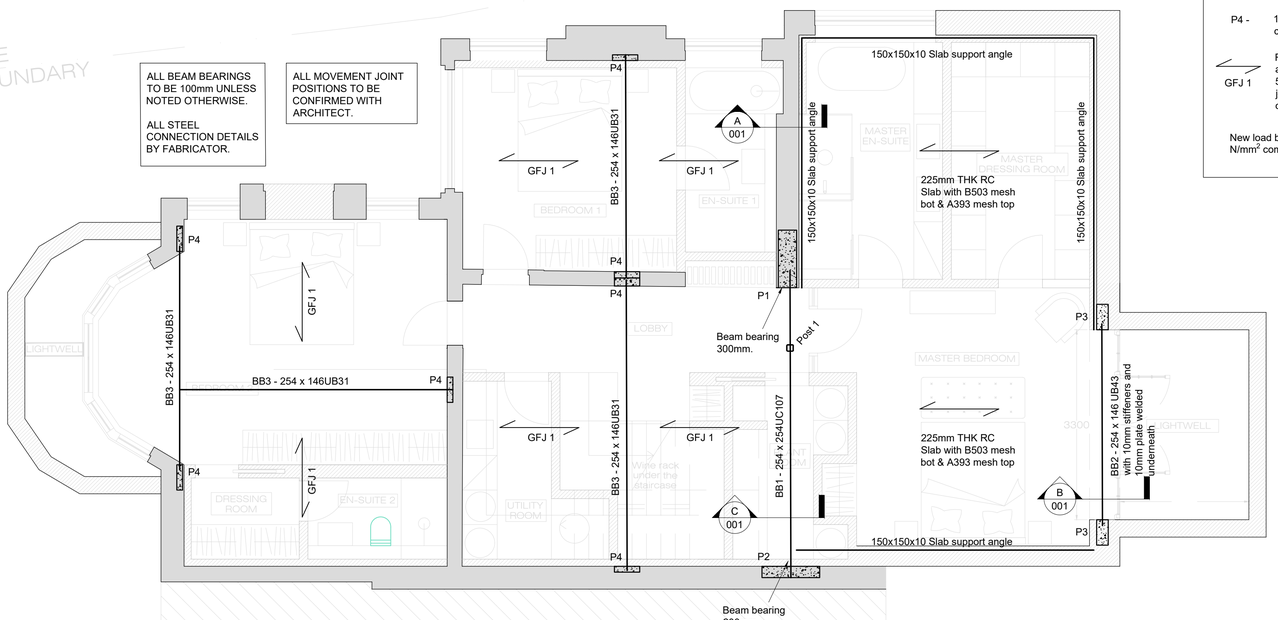
Project:
79 Redington Road
London
NW3 7RR

Client:
Mr & Mrs Tarn

Title:
Proposed Foundation GA

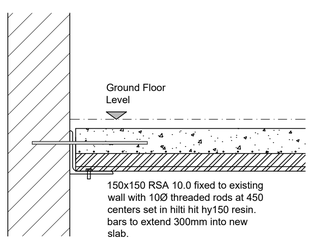
Drawing Number:
Redton-IW-XX-XX-DR-S-7000

Status:	Purpose of Issue:	Revision:
S2	Information	P2



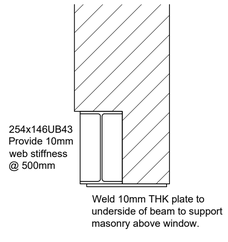
BASEMENT PLAN SHOWING STRUCTURE ABOVE

Scale 1:50



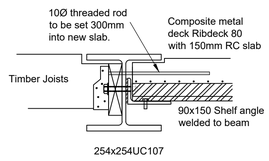
SECTION A-A

Scale 1:10



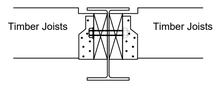
SECTION B-B

Scale 1:10



SECTION C-C

Scale 1:10



TYPICAL FLOOR JOISTS TO STEEL BEAM CONNECTION

Scale 1:10

STRUCTURAL MASONRY NOTES

1. Refer to Architectural drawings and specification for masonry requirements in respect of acoustic, thermal insulation and durability requirements.
2. Blockwork to have a minimum compressive strength as specified on the drawings. All blockwork to be solid unless specified otherwise on the drawings and is to comply with BS5628, Table 4, requirements for special category of manufacture. The maximum weight of an individual masonry unit must not exceed 20kg. Blockwork should be adequately protected on site to avoid saturation and possible increase in lifting weight. Reference shall be made to the Project Architect/Acoustic Consultant for compliance with Part E of the Building Regulations - Sound Transmission.
3. Blockwork below DPC to be of foundation quality (refer to manufacturers guidelines) and to be of at least equal minimum compressive strength to that indicated between ground and first floor and in no case less than 7N/mm².
4. Brickwork to have a minimum compressive strength of 20N/mm², to comply with BS5628 requirements for special category of manufacture.
5. Mortar designation as follows:
   above DPC mortar designation M4
   below DPC mortar designation M6
6. The contractor shall verify all site dimensions, setting out dimensions and levels with the architect and inform the engineer of any amendments required.
7. Refer to the Architects drawings for details of DPC's, dpm's, waterproofing and insulation.
8. The Contractor is responsible for the stability of the works during construction.
9. Allow for full height movement joints to masonry walls as follows:
   - Expansion joints in brickwork to be typically at maximum 12m crs (6m from corners and returns).
   - Contraction joints in blockwork to be typically at maximum 6m crs (3m from corners and returns).

   Joint spacings are based on the provision of a 10mm wide joint incorporating expandite expandafoam or equal approved closed cell polyethylene joint filler sealed on external faces with expandite thioflex 600 or equal approved elastomeric sealant. Internal finishes must be severed at joints with plaster stops or dry wall stop beads provided.
10. Lintels
    - External walls: provide proprietary lintels as specified on the drawings or equivalent approved by alternative manufacturer.
    - Internal walls: provide proprietary IG box lintels to loadbearing internal walls as specified on the drawings or equivalent approved by alternative manufacturer.
    - Provide proprietary IG internal lintel to small openings in non loadbearing blockwork walls or equivalent approved by alternative manufacturer.
    - All steel lintels to be fully galvanised and have a minimum 150mm bearing to each end unless noted otherwise.

TIMBER FLOOR CONSTRUCTION

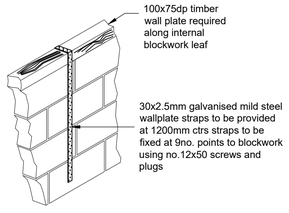
1. All structural timber floor members to be of minimum size as shown on the detail drawings. Sizes shown are nominal timber sizes except as noted on the drawings and will be subject to reductions in finished size to B.S.4471
2. Timber floor joist shall have minimum bearings of 100mm on masonry and 75mm on steel beams or timber plates except as noted on the drawings. Timber floor joists shall not be built into party wall constructions but shall be supported on proprietary joist hangers at such locations. Restraint type joists hangers capable of resisting tensile forces, in accordance with BS 5628-1 appendix C to be used. Alternatively, provide restraint straps at not more than 2.0m centres using 30mm x 5mm galvanised straps with a turn down length of 100mm and straight length of 600mm. Straps fixed to floor joists with 50mm, No.10 screws at not more than 110mm centres and a minimum of 4 fixings.
3. Double joists shall be provided under non-load bearing studwork partitions running parallel with joist spans, under baths and under airing cupboard
4. All members supported on proprietary hangers shall be accurately cut to provide a full contact with the base of the hanger and shall be fixed in accordance with the hanger manufacturer's instructions. Joists shall be rebated to lie flush with underside of hangers.
5. All members fitted into steel beams shall provide a good fit to the web of the beam and shall be notched the minimum amount required to clear the beam flanges. Where steel beams are specified within the floor depth, the underside of joists shall be 5mm below the underside of the beams.
6. External and party walls parallel with joists spans shall be restrained at top of floor joist level at not more than 2.0m centres with galvanised 30 x 5.0mm straps extending over a minimum of 3 joists. Noggins not less then 75% of joist depth and timber blocking adjacent to walls shall be fixed between joists at all strap locations. Straps shall be fixed to members/noggins with not less than 4 no. 32 x 3.5mm galvanised or sherardised square twisted nails.
7. End joists shall be positioned approximately 50mm from masonry walls. Joist centres generally shall be equal and shall not exceed the design centres shown on the drawing. Multiple joists, where shown on the drawings shall be securely nailed together at not more than 600mm centres.
8. Unless specified otherwise, securely fix strutting between joists at centres as follows:
   - Joist span of 2.5m to 4.5m: - one row at centre of span.
   - Joist span over 4.5m: - two rows equally spaced.

   Strutting shall take the form of one of the following;
   - 38mm x 38mm softwood herringbone strutting located between 5 & 25mm clear of top and bottom edges of joist.
   - Proprietary galvanised metal strutting fixed in accordance with manufacturer's instructions.
   - Solid softwood strutting not less than 38mm thick at least three quarters of the depth of the joist.

STRUCTURAL STEELWORK NOTES

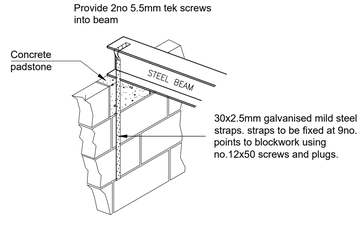
1. All materials, fabrication, workmanship and erection of steelwork shall be in accordance with the National Steelwork Specification for Building Construction, 5th edition as published by the British Constructional Steelwork Association.
2. Steelwork connections shall comprise not less than:
   - 2No M16 dia. gr. 8.8 bolts for members up to 25 kg/m
   - 4No. M16 dia. gr. 8.8 bolts for all other members, except where otherwise shown on the drawings.

   Where connection loads are provided by the Engineer, the steelwork contractor shall design connections which will be subject to comment by the Engineer.
3. Steel columns shall be raised or lowered to the correct levels off foundations/masonry supports using sawn steel packs not less than 75mm square. Allowance shall be made for nominal 25mm thickness of grout between column baseplates and foundations/masonry supports. Grout shall take the form of neat cement slurry with a non shrink additive and should be just fluid enough to pour.
4. Site modifications to structural steelwork shall not be carried out unless prior approval has been obtained from the Engineer.
5. All structural steelwork shall be blast cleaned to B.S.7079 : Part A1, preparation grade Sa21/2 and, except where specified as galvanised, shall be painted with a suitable good quality high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 75 microns. A pre-fabrication primer may be used at the fabricators discretion. The contractor shall ensure that the primer used is compatible with subsequent coatings specified by others. (e.g. intumescent paint).
6. Steelwork specified as galvanised shall be blast cleaned as above & hot dip galvanised to B.S.729, minimum coating thickness 85 microns.
7. All steelwork below DPC level or built within the masonry wall cavity shall be site painted with a compatible high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 125 microns, to achieve an overall primer coating of 200 microns. i.e. LEIGHS PAINTS EPIGRIP C400 zinc phosphate primer/buildcoat or equal. Steelwork below DPC shall also be encased in not less than 100mm of concrete not weaker than specified on the drawings.
8. The Engineer is not responsible for dimensional information except where shown on his drawings. All setting out information, dimensions etc. Shall be calculated from the architects drawings.
9. Steelwork Contractor to co-ordinate with Main Contractor and cladding Contractor to provide all necessary secondary steelwork, trimming etc. as required around all doors, windows and the like.
10. Steelwork Contractor to co-ordinate with Main Contractor to provide adequate temporary bracing during the sequence of erection.
11. Unless prior written approval is given by the Structural Engineer, the steelwork shall not be used for any temporary lifting or as part of a fall arrest system.



WALL STRAPPING DETAIL

Scale 1:20



BEAM STRAPPING DETAIL

Scale 1:20

Rev	Description	Date	Chk	Apr
P2	-Revised to Arch's drawings	05/04/18	SH	ABW
P1	-Issue for Information	02/02/18	SH	ABW

Project No: 811365 | Scale @ A1: As Indicated | Drawn By: AJW

Ingleton Wood

Property and Construction Consultants

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www.ingletonwood.co.uk

Vision, form and function

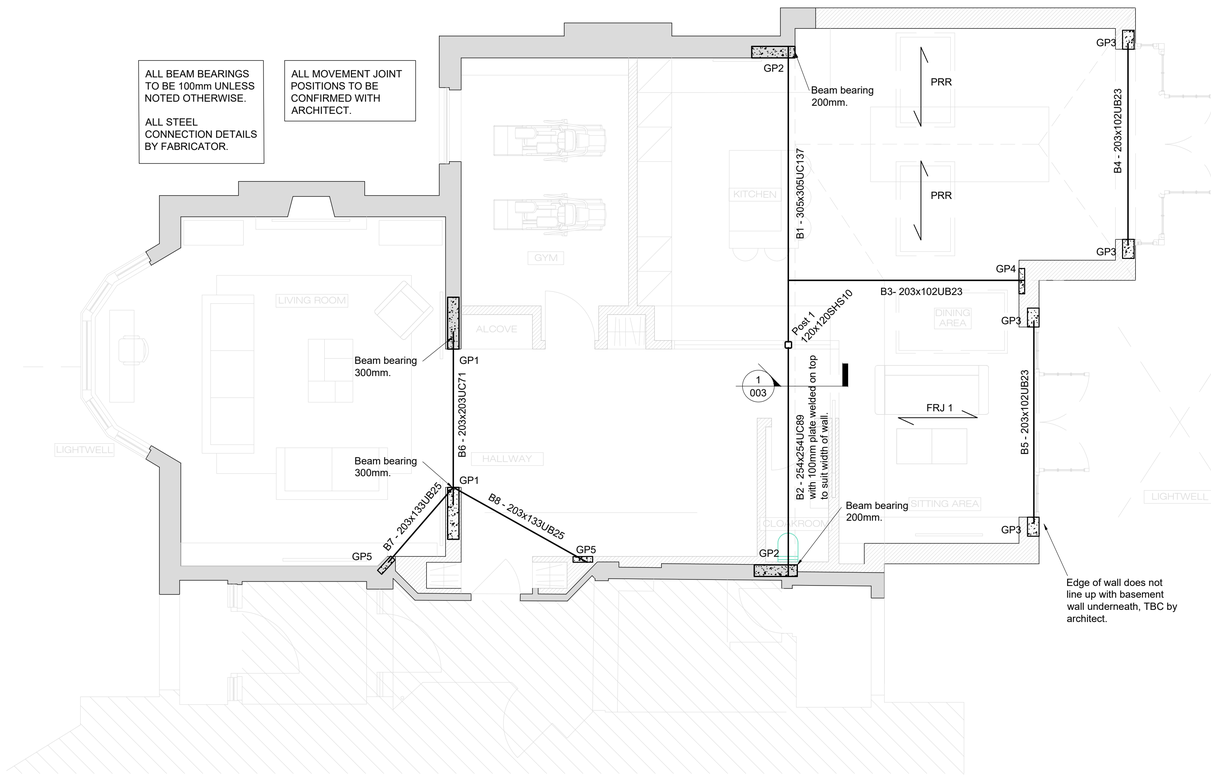
Project:
79 Redington Road
London
NW3 7RR

Client:
Mr & Mrs Tarn

Title:
Ground Floor Steelwork GA

Drawing Number:
Redton - IW - XX - XX - DR - S - 7001

Status:	Purpose of Issue:	Revision:
S2	Information	P2



GROUND FLOOR PLAN- KEY

GP1 - 200w x 900l x 215dp In-situ concrete padstone.

GP2 - 200w x 900l x 215dp In-situ concrete padstone.

GP3 - 200w x 330L x 215dp concrete padstone

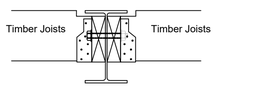
GP4 - 140w x 440L x 215dp concrete padstone

GP5 - 100w x 300L x 215dp concrete padstone

PRR — New pitched roof joists 50x150dp C24 timber joists @ 600mm centers.

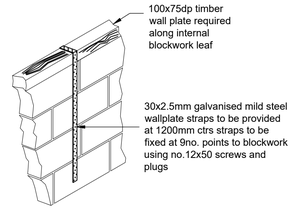
FRJ 1 — New flat roof joists 50x200dp C24 timber joists @ 450mm centers.

New load bearing walls to be 7.4 N/mm^2 compressive strength.



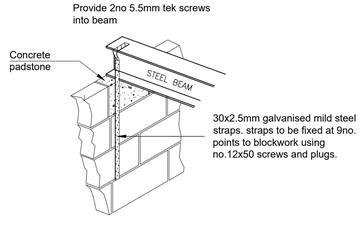
TYPICAL FLOOR JOISTS TO STEEL BEAM CONNECTION

Scale 1:10



WALL STRAPPING DETAIL

Scale 1:20



BEAM STRAPPING DETAIL

Scale 1:20

TIMBER FLOOR CONSTRUCTION

1. All structural timber floor members to be of minimum size as shown on the detail drawings. Sizes shown are nominal timber sizes except as noted on the drawings and will be subject to reductions in finished size to B.S.4471
2. Timber floor joist shall have minimum bearings of 100mm on masonry and 75mm on steel beams or timber plates except as noted on the drawings. Timber floor joists shall not be built into party wall constructions but shall be supported on proprietary joist hangers at such locations. Restraint type joists hangers capable of resisting tensile forces, in accordance with BS 5628-1 appendix C to be used. Alternatively, provide restraint straps at not more than 2.0m centres using 30mm x 5mm galvanised straps with a turn down length of 100mm and straight length of 600mm. Straps fixed to floor joists with 50mm, No.10 screws at not more than 110mm centres and a minimum of 4 fixings.
3. Double joists shall be provided under non-load bearing studwork partitions running parallel with joist spans, under baths and under airing cupboard
4. All members supported on proprietary hangers shall be accurately cut to provide a full contact with the base of the hanger and shall be fixed in accordance with the hanger manufacturer's instructions. Joists shall be rebated to lie flush with underside of hangers.
5. All members fitted into steel beams shall provide a good fit to the web of the beam and shall be notched the minimum amount required to clear the beam flanges. Where steel beams are specified within the floor depth, the underside of joists shall be 5mm below the underside of the beams.
6. External and party walls parallel with joists spans shall be restrained at top of floor joist level at not more than 2.0m centres with galvanised 30 x 5.0mm straps extending over a minimum of 3 joists. Noggins not less then 75% of joist depth and timber blocking adjacent to walls shall be fixed between joists at all strap locations. Straps shall be fixed to members/noggins with not less than 4 no. 32 x 3.5mm galvanised or sherardised square twisted nails.
7. End joists shall be positioned approximately 50mm from masonry walls. Joist centres generally shall be equal and shall not exceed the design centres shown on the drawing. Multiple joists, where shown on the drawings shall be securely nailed together at not more than 600mm centres.
8. Unless specified otherwise, securely fix strutting between joists at centres as follows:
   - Joist span of 2.5m to 4.5m: - one row at centre of span.
   - Joist span over 4.5m: - two rows equally spaced.

   Strutting shall take the form of one of the following;
   - 38mm x 38mm softwood herringbone strutting located between 5 & 25mm clear of top and bottom edges of joist.
   - Proprietary galvanised metal strutting fixed in accordance with manufacturer's instructions.
   - Solid softwood strutting not less than 38mm thick at least three quarters of the depth of the joist.

STRUCTURAL MASONRY NOTES

1. Refer to Architectural drawings and specification for masonry requirements in respect of acoustic, thermal insulation and durability requirements.
2. Blockwork to have a minimum compressive strength as specified on the drawings. All blockwork to be solid unless specified otherwise on the drawings and is to comply with BS5628, Table 4, requirements for special category of manufacture. The maximum weight of an individual masonry unit must not exceed 20kg. Blockwork should be adequately protected on site to avoid saturation and possible increase in lifting weight. Reference shall be made to the Project Architect/Acoustic Consultant for compliance with Part E of the Building Regulations - Sound Transmission.
3. Blockwork below DPC to be of foundation quality (refer to manufacturers guidelines) and to be of at least equal minimum compressive strength to that indicated between ground and first floor and in no case less than 7N/mm^2.
4. Brickwork to have a minimum compressive strength of 20N/mm^2, to comply with BS5628 requirements for special category of manufacture.
5. Mortar designation as follows:
   above DPC mortar designation M4
   below DPC mortar designation M6
6. The contractor shall verify all site dimensions, setting out dimensions and levels with the architect and inform the engineer of any amendments required.
7. Refer to the Architects drawings for details of DPC's, dpm's, waterproofing and insulation.
8. The Contractor is responsible for the stability of the works during construction.
9. Allow for full height movement joints to masonry walls as follows:
   - Expansion joints in brickwork to be typically at maximum 12m crs (6m from corners and returns).
   - Contraction joints in blockwork to be typically at maximum 6m crs (3m from corners and returns).

   Joint spacings are based on the provision of a 10mm wide joint incorporating expandite expandafoam or equal approved closed cell polyethylene joint filler sealed on external faces with expandite thioflex 600 or equal approved elastomeric sealant. Internal finishes must be severed at joints with plaster stops or dry wall stop beads provided.
10. Lintels
    - External walls: provide proprietary lintels as specified on the drawings or equivalent approved by alternative manufacturer.
    - Internal walls: provide proprietary IG box lintels to loadbearing internal walls as specified on the drawings or equivalent approved by alternative manufacturer.
    - Provide proprietary IG internal lintel to small openings in non loadbearing blockwork walls or equivalent approved by alternative manufacturer.
    - All steel lintels to be fully galvanised and have a minimum 150mm bearing to each end unless noted otherwise.

All dimensions are to be checked and verified on-sate by the Main Contractor prior to commencement; any discrepancies are to be reported to the Contract Administrator.

This drawing is to be read in conjunction with all other relevant drawings and specifications

Do Not Scale

STRUCTURAL STEELWORK NOTES

1. All materials, fabrication, workmanship and erection of steelwork shall be in accordance with the National Steelwork Specification for Building Construction, 5th edition as published by the British Constructional Steelwork Association.
2. Steelwork connections shall comprise not less than:
   - 2No M16 dia. gr. 8.8 bolts for members up to 25 kg/m
   - 4No. M16 dia. gr. 8.8 bolts for all other members, except where otherwise shown on the drawings.

   Where connection loads are provided by the Engineer, the steelwork contractor shall design connections which will be subject to comment by the Engineer.
3. Steel columns shall be raised or lowered to the correct levels off foundations/masonry supports using sawn steel packs not less than 75mm square. Allowance shall be made for nominal 25mm thickness of grout between column baseplates and foundations/masonry supports. Grout shall take the form of neat cement slurry with a non shrink additive and should be just fluid enough to pour.
4. Site modifications to structural steelwork shall not be carried out unless prior approval has been obtained from the Engineer.
5. All structural steelwork shall be blast cleaned to B.S.7079 : Part A1, preparation grade Sa21/2 and, except where specified as galvanised, shall be painted with a suitable good quality high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 75 microns. A pre-fabrication primer may be used at the fabricators discretion. The contractor shall ensure that the primer used is compatible with subsequent coatings specified by others. (e.g. intumescent paint).
6. Steelwork specified as galvanised shall be blast cleaned as above & hot dip galvanised to B.S.729, minimum coating thickness 85 microns.
7. All steelwork below DPC level or built within the masonry wall cavity shall be site painted with a compatible high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 125 microns, to achieve an overall primer coating of 200 microns. i.e. LEIGHS PAINTS EPIGRIP C400 zinc phosphate primer/buildcoat or equal. Steelwork below DPC shall also be encased in not less than 100mm of concrete not weaker than specified on the drawings.
8. The Engineer is not responsible for dimensional information except where shown on his drawings. All setting out information, dimensions etc. Shall be calculated from the architects drawings.
9. Steelwork Contractor to co-ordinate with Main Contractor and cladding Contractor to provide all necessary secondary steelwork, trimming etc. as required around all doors, windows and the like.
10. Steelwork Contractor to co-ordinate with Main Contractor to provide adequate temporary bracing during the sequence of erection.
11. Unless prior written approval is given by the Structural Engineer, the steelwork shall not be used for any temporary lifting or as part of a fall arrest system.

Rev	Description	Date	Chk	Apr
P2	-Revised to Arch's drawings	05/04/18	SH	ABW
P1	-Issue for Information	02/02/18	SH	ABW

Project No:	Scale @ A1:	Drawn By:
811365	As Indicated	AJW

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Property and Construction Consultants
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Vision, form and function

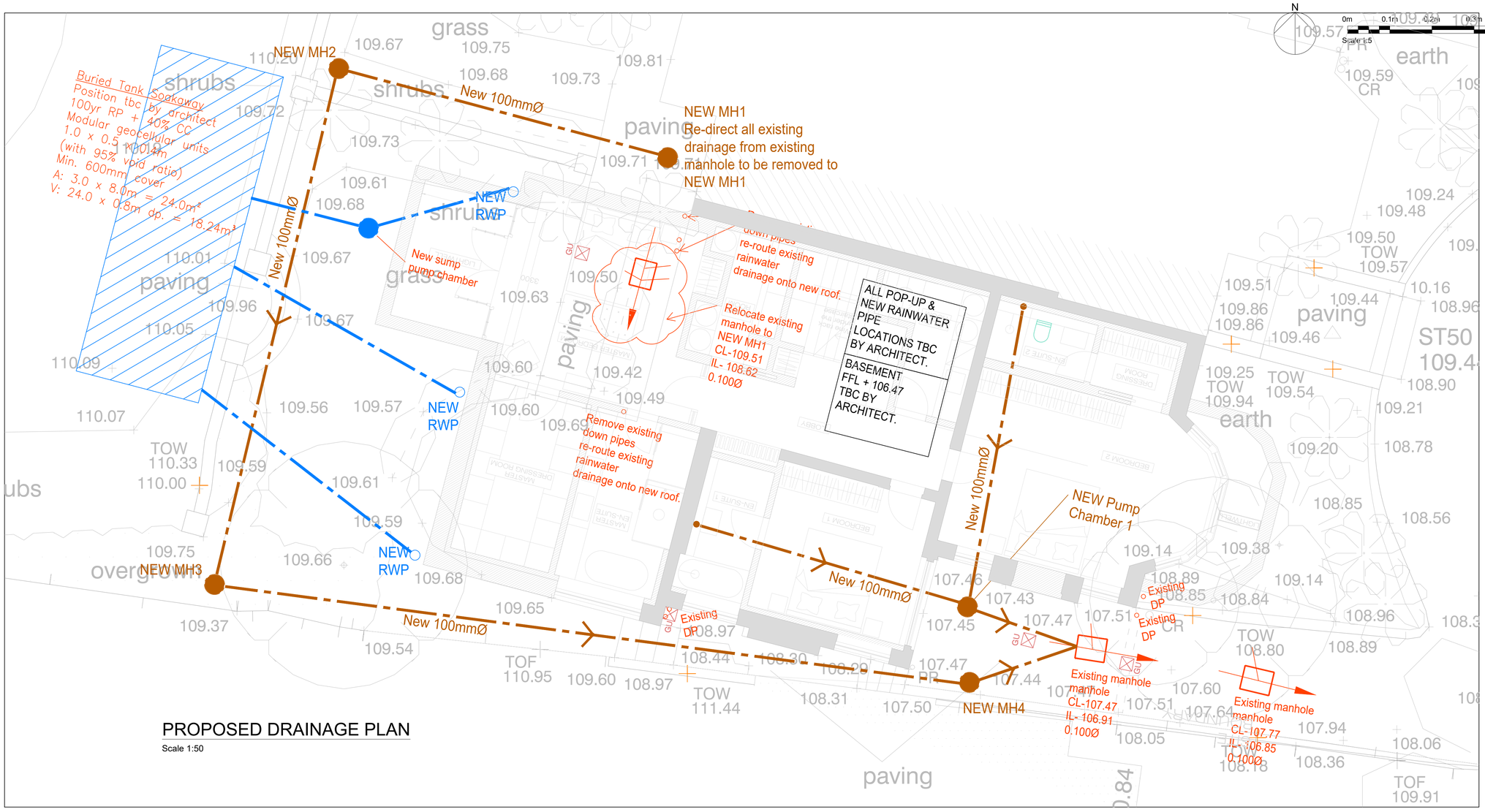
Project:
79 Redington Road
London
NW3 7RR

Client:
Mr & Mrs Tarn

Title:
First Floor Steelwork GA

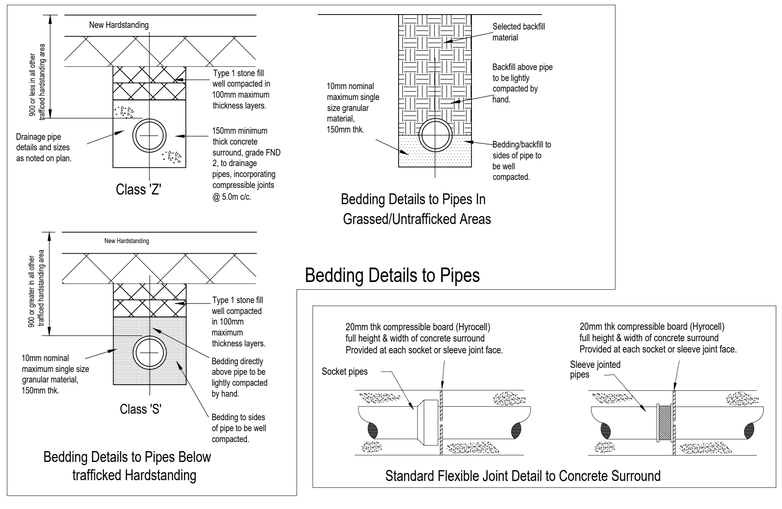
Drawing Number:
Redton - IW - XX - XX - DR - S - 7002

Status:	Purpose of Issue:	Revision:
S2	Information	P2



PROPOSED DRAINAGE PLAN

Scale 1:50



1. ALL DIMENSIONS IN MILLIMETRES UNLESS STATED OTHERWISE.
2. ALL DRAINAGE WORKS ARE TO COMPLY WITH THE REQUIREMENTS OF BS 752 BUILDING DRAINAGE AND BUILDING REGULATIONS 2000 APPROVED DOCUMENT H 2002 EDITION.
3. ALL MATERIALS, UNLESS SPECIFIED OTHERWISE, SHALL COMPLY WITH THE RELEVANT BRITISH STANDARD. SOURCES OF MATERIALS ARE TO BE AGREED WITH THE EMPLOYER'S REPRESENTATIVE/ENGINEER IN ADVANCE OF THE WORKS.
4. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ENGINEERING DRAWINGS AND DETAILS AND CONTRACT DOCUMENTATION
5. ANY DISCREPANCIES IN THE DETAILS SHOWN TO BE REPORTED TO THE EMPLOYER'S REPRESENTATIVE/ENGINEER PRIOR TO CONSTRUCTION.
6. LOCATION AND LEVELS OF EXISTING DRAINAGE RUNS ARE BASED UPON SEWER RECORD PLANS AND MUST BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS.
7. ALL EXISTING SERVICES TO BE LOCATED PRIOR TO THE COMMENCEMENT OF ANY DRAINAGE WORKS WHERE NECESSARY PROTECTION OR DIVERSIONS TO BE UNDERTAKEN TO AVOID CONFLICT WITH THE PROPOSED WORKS.

ALL DRAINAGE AND FITTINGS TO BE FLEXIBLY JOINTED CLAYWARE TO BS EN295 OR CONCRETE TO BS5911 PART 100 OR FLEXIBLY JOINTED UPVC PIPES AND FITTINGS TO WIS No 4-13-05.

TYPICAL PIPE BEDDING TO DRAINAGE WHERE DEPTH TO CROWN IS GREATER THAN 45mm IN LANDSCAPED AREAS AND GREATER THAN 900mm IN DOMESTIC DRIVEWAYS / PARKING AREAS AND GREATER THAN 1200MM IN HIGHWAYS IS TO BE CLASS S (I.E. 10-14mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES UP TO 525Ø AND 20 - 40mm GRADED IMPORTED GRANULAR BED AND SURROUND FOR PIPES GREATER THAN 525Ø)

WHERE DEPTH TO CROWN OF DRAINAGE PIPEWORK IS LESS THAN SHOWN IN NOTE 9 THE PIPEWORK IS TO BE PROTECTED 150mm MINIMUM THICK CONCRETE BED & SURROUND

BACKFILL TO DRAINAGE TRENCHES UNDER CARRIAGEWAYS TO BE TYPE 1 SUB-BASE MATERIAL, ELSEWHERE BACKFILL TO BE FREE DRAINING READILY COMPATIBLE MATERIAL, FREE FROM RUBBISH AND ORGANIC MATTER, FROZEN SOIL CLAY LUMPS AND LARGE STONES. TO BE COMPACTED IN LAYERS NOT EXCEEDING 150mm THICK.

A FLEXIBLE JOINT SHALL BE PROVIDED AS CLOSE AS IS FEASIBLE TO OUTSIDE FACE OF ANY STRUCTURE INTO WHICH A PIPE IS BUILT, COMPATIBLE WITH THE SATISFACTORY COMPLETION AND SUBSEQUENT MOVEMENT OF THE JOINT. THE LENGTH OF THE NEXT PIPE (ROCKER PIPE) AWAY FROM THE STRUCTURE SHALL BE AS SHOWN IN THE TABLE BELOW.

NOMINAL DIAMETER (mm)	EFFECTIVE LENGTH (m)
150-600	0.6
675-750	1.0
825 AND OVER	1.25

13. ALL STEP IRONS TO BE STAINLESS STEEL (GRADE 316 S31 BS 5970) OR POLYPROPYLENE ENCAPSULATED TO BS 1247 PARTS 1-2, DOUBLE STEP RUNGS (280mm MIN WIDTH AT 250mm MAXIMUM CENTRES). MAXIMUM DISTANCE FROM COVER LEVEL TO FIRST STEP TO BE 675mm.
14. ALL MANHOLE / INSPECTION CHAMBER COVERS TO BE CLEARLY MARKED 'SW' OR 'FW' AS APPROPRIATE, SO AS TO BE CLEARLY VISIBLE FROM THE SURFACE. MANHOLE COVERS TO BE 600x600 CLEAR OPENING FOR PIPES LESS THAN 875mm DIA. AND 675x675 CLEAR OPENING FOR PIPES 875mm DIA. OR GREATER. ALL DRAIN RUNS ARE 100mm DIA UNLESS NOTED OTHERWISE
15. PRIOR TO MAKING A NEW CONNECTION, PROPOSED ON SITE DRAINAGE TO BE APPROVED BY THE OWNER / BUILDING CONTROL.

Rev	Description	Date	Chk	Apr
P2	- Revised to Arch's drawings	06/04/18	SH	ABW
P1	- Issue for information	09/02/18	SH	ABW

Project No:	Scale @ A1:	Drawn By:
811365	As Indicated	AJW

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Vision, form and function

Project:
79 Redington Road
London
NW3 7RR

Client:
Mr & Mrs Tarn

Title:
Proposed Drainage Layout

Drawing Number:
Redton- IW -XX-XX-DR-S- 7020

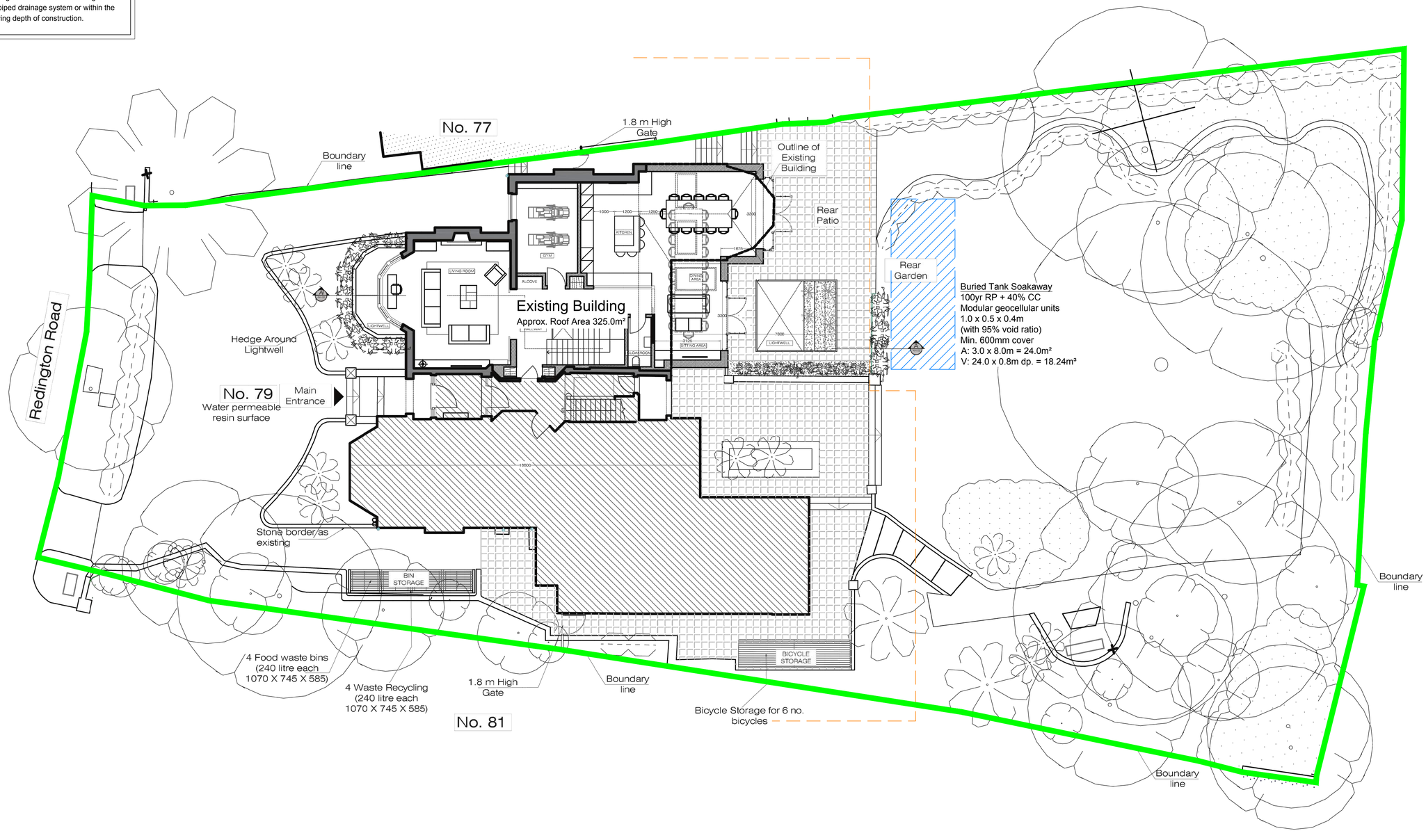
Status:	Purpose of Issue:	Revision:
S2	Information	P2

Legend:

Buried tank soakaway

5.0m zone of influence offset from structures

Notes:
- An indicative rate of infiltration has been taken from in-situ testing from site investigation. Infiltration devices are sized by calculation accordingly but are subject to confirmation of a design rate of percolation in accordance with BRE Digest 365.
- All external hardstanding areas are to be renewed of porous type construction or falling onto adjacent porous surfacing.
- Exceedance surface water flows above the 100 year return period including an allowance of 40% climate change are to be stored below ground within the piped drainage system or within the porous paving depth of construction.



Notes:

1. This drawing is to be read in conjunction with all other Architect's, Engineer's and Specialist's drawings, specifications and documentation as part of the design package of information.
2. All adoptable drainage works are to be constructed in accordance with Sewers for Adoption 7th Edition.
3. All private drainage works are to be constructed in accordance with the Building Regulations Approved Document H : 2015.

Rev	Description	Date	Chk	Apr
P1	First issue.	06/04/18	-	JS

Project No:	Scale @ A1:	Drawn By:
811365	1:100	JS

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Vision, form and function

Project:
79 Redington Road,
Hampstead,
LB Camden

Client:
Tarn & Tarn Ltd.

Title:
Drainage Schematic

Drawing Number:
811365-IW-XX-XX-DR-C-8000

Status:	Purpose of Issue:	Revision:
S2	Information	P1