


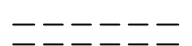
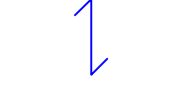


Once internal load bearing walls are removed the existing ground floor slab is to be temporarily propped to suit the bay sequencing of pour. The temporary propping is to be so designed to allow for the props onto the floor slab to be moved to suit the pouring sequence.

Following preliminary trial holes it is expected that the excavations will be below water table level and therefore a suitable pumping system provided by the contractor will be required.

Water bars at construction joints are to be at the discretion of the contractor.

Waterproofing details and drainage to specialists details.

No retaining wall required along this wall as adjoining property has similar cellar

-  Denotes where existing walls are to be rebuilt using 100mm thick blockwork laid flat and built off new basement slab (215mm wide).
-  Denotes existing walls to be demolished
-  Denotes span direction of existing ground floor timber joists. Existing joists to be replaced with 47x170dp, C24 at 400c/c
-  Denotes new timber stud partitions
-  Denotes bay number and order in which each bay is cast. Bays cast in 1.20m wide sections max. Sequencing of bays may be amended to suit contractors method of construction but to be agreed with engineer.

SEQUENCE OF CONSTRUCTION
Underpinning operations shall be executed in sections in a strictly predetermined sequence. The order of work shall be as shown on the drawing of underpinning details and construction of any section shall not be commenced until underpinning of previous section has been completed.

EXCAVATIONS
Excavations shall be to a depth and width as required to execute the works. Sides of excavations shall be adequately shored and retained against subsidence or soil slippage. Soil faces behind the underpinning and at formation level shall be undisturbed.
Where ground conditions prevent this requirement to be met the face of the excavation shall be grouted and the bottom of the excavation shall be blinded immediately after exposure. Grout shall consist of sharp sand and cement mixed to a liquid consistency in proportion to 1:5.

PLANKING
The contractors shall be responsible for the fabrication of planking. No planking shall be left in unless it consists of pre-cast concrete or steel.

STRUTTING
Strutting shall be so designed as to permit re-strutting of excavation during construction of underpinning. All strutting shall be fixed in position using hardwood folding wedges and/or jacks capable of transferring to exposed soil faces support equal to those offered by ground removed in excavation.

EXISTING FOUNDATIONS
The underside of existing foundations shall be levelled and/or shaped as if shown on the drawings. All loose and deteriorated material shall be carefully removed.

CONSTRUCTION OF UNDERPINNING
Base concrete shall be in pours determined by the sequence of work schedule and shall be completed up to within 75mm of the underside of the existing foundation.

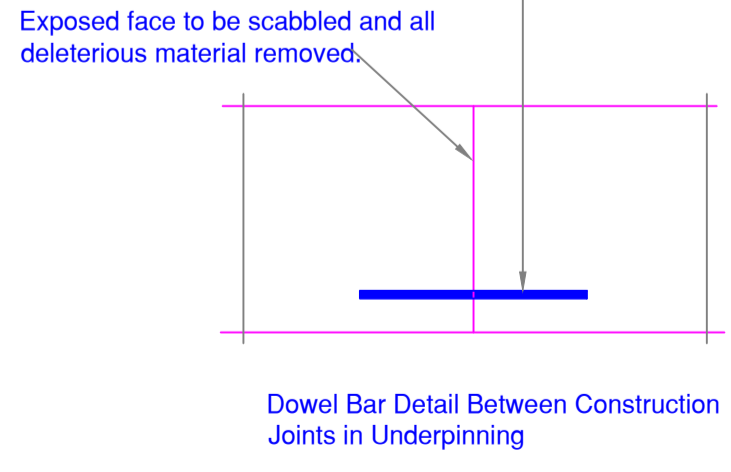
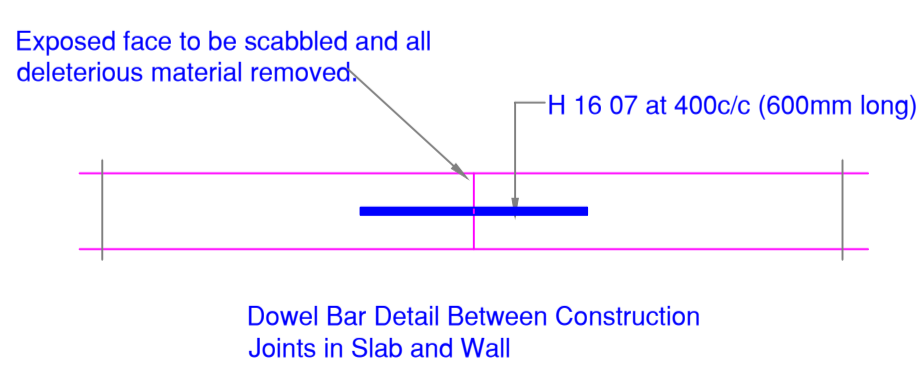
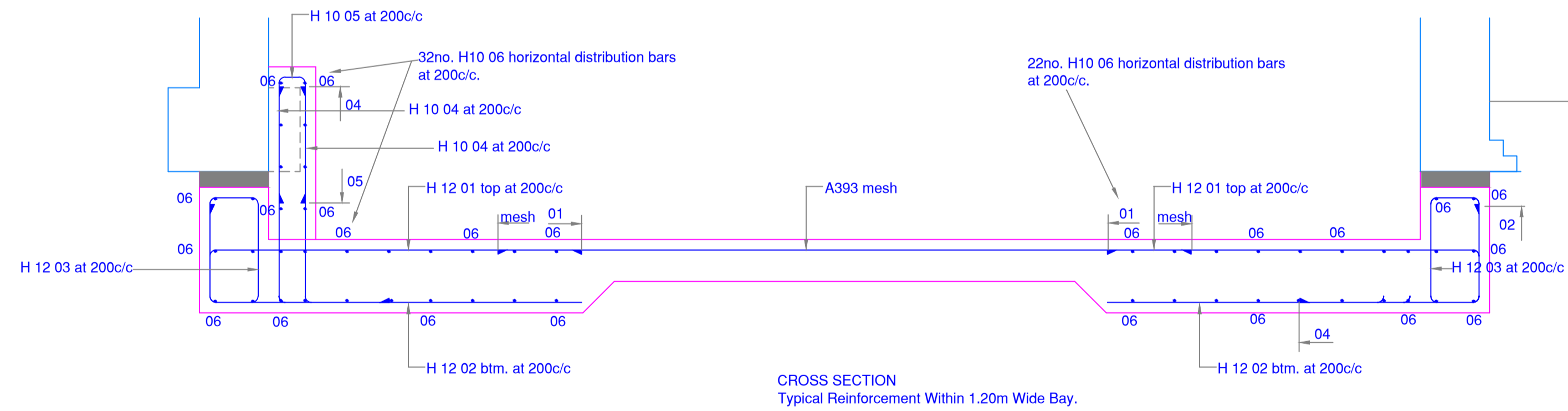
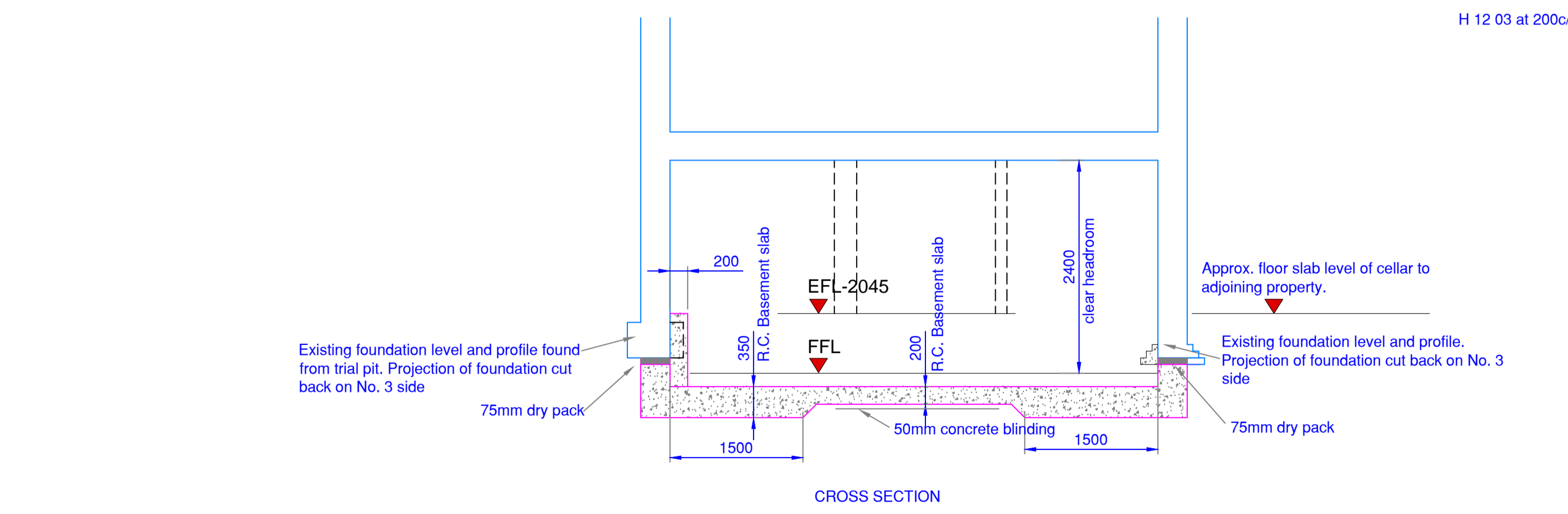
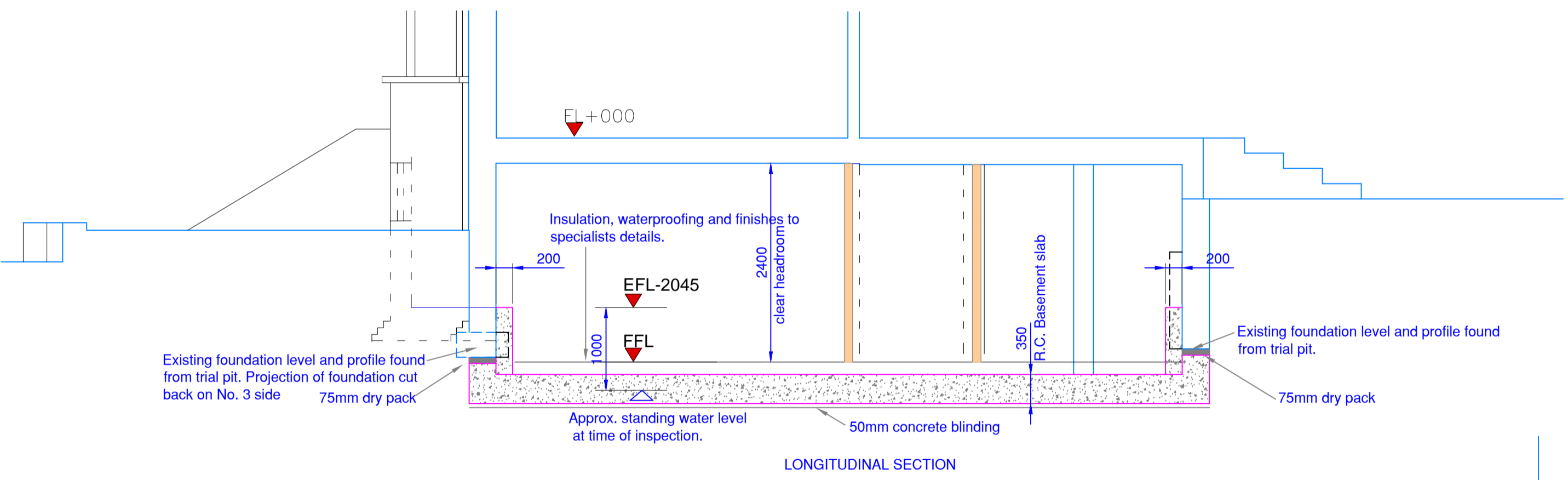
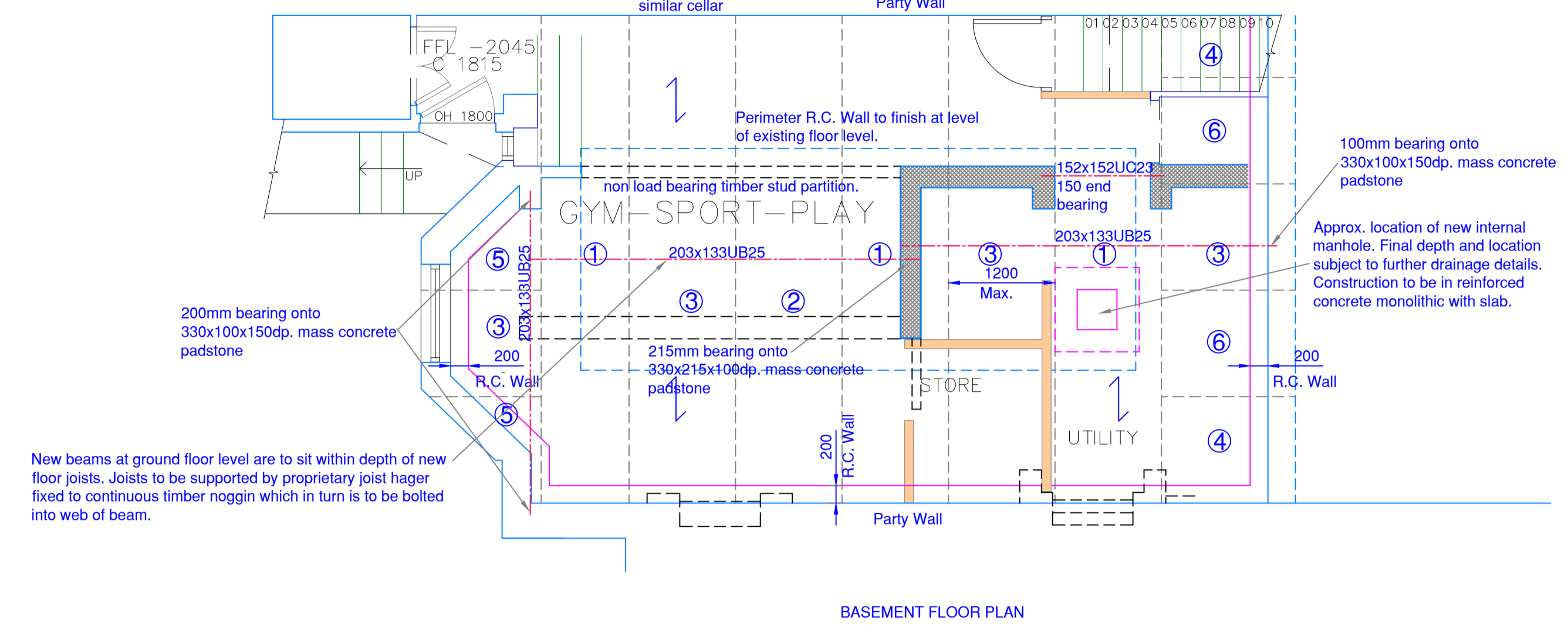
PINNING
The pinning operation shall commence not earlier than stated on the schedule/ programme of works.

MATERIAL SPECIFICATION
Foundation concrete use RC35 with waterproof additive ready mix concrete. Dowel bars R20, 600mm long. Pinning concrete use site mix 1:1.5:3 semidry with maximum 10mm aggregate well rammed between existing foundation and underpinning. A chloride free accelerator may be used in both mixes to minimum dosage as recommended by the manufacturer.

JOINTS BETWEEN SESSIONS
Sections shall be scabbled for a key to next section. The surface must be free of dirt and all loose material.

Days	BAY 1	BAY 3	BAY 5	BAY 2	BAY 4	BAY 6
1	Dig					
2	Concrete					
3	Cure					
4	Cure					
5	Pinning					
6	Cure					
7	Cure					
8		Dig				Dig
9		Concrete				Concrete
10		Cure				Cure
11		Cure				Cure
12		Pinning				Pinning
13		Cure				Cure
14		Cure	Dig	Dig	Cure	Dig
15		Concrete	Concrete	Concrete	Cure	Concrete
16		Cure	Cure	Cure	Cure	Cure
17		Cure	Pinning	Pinning	Pinning	Pinning
18		Cure	Cure	Cure	Cure	Cure
19		Cure	Cure	Cure	Cure	Cure

NOTES:
This drawing is to be read in conjunction with all relevant Engineers and Architects drawings. Only figured dimensions are to be used, for construction, all dimensions are to be verified on site prior to work commencing. This drawing is to be scaled for planning purposes only.



REV	AMENDMENT	DATE
B	Alterations following Clients meeting	07/01/19
A	Drawing Updated	17/12/18

TITLE
3 LYNCROFT GARDENS
LONDON
NW6 1LB

BASEMENT GENERAL ARRANGEMENT

DATE: Nov. 2018 SCALE: 1:50@A1
DRAWN: RD APPROVED:

BASEMENT FLOOR PLAN AND SECTIONS
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I.Eng./AMIStructE
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DRAWING STATUS
PROPOSED

DRAWING No 18K01/01 REV B