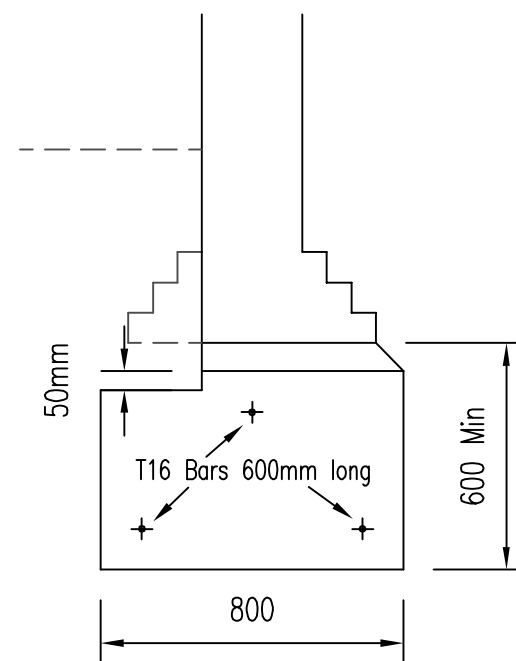


PROPOSED UNDERPINNING PLAN

UNDERPINNING METHOD AND SEQUENCE

- A – Excavate bays numbered "1" on plan maximum 1.0m in length to minimum depth shown or to achieve 500mm thickness of concrete whichever deeper
 B – Insert continuity bars into soil each side
 T16 Bars @ 600c/c 600mm long pushed into clay 300mm each side
 C – Concrete the bay leaving 75mm gap for dry packing and allow to cure for 24 hours – Concrete to be grade C20P to BS 8110 or to have 50kg cement to max 0.1m³ Fine Aggregate and max 0.2m³ Coarse Aggregate
 D – Strike shuttering if provided and Dry Pack – Not Exceeding 75mm thick completed not less than one day after concreting
 3:1 Sand Cement rammed in with 50x50mm Hardwood
 E – Repeat for bays numbered 2, 3, 4 & 5 in strict order. Any change in order is to be agreed with the engineer beforehand
 Ensure at least 3 days between dry packing and excavation of an adjacent bay



SECTION - 1:20

PROGRAM for UNDERPINNING ... Continued

- 18 – Prepare area for front lightwell – temporary works/hoarding etc – Allow 2 or 3 days
 19 – Dry Pack bays marked 5 on 2nd or 3rd day of item 18 above
 20 – Excavate for front lightwell installing temporary works as work proceeds – Allow 2 weeks
 21 – Blind excavations and install reinforcement for slab/toe & kicker Allow 2 or 3 days (including inspection by engineer)
 22 – Provide shuttering to kicker & concrete slab/toe & kicker – Allow 1 day
 23 – Rest day to allow concrete to cure – Prepare stem reinforcement – Allow 1 day
 24 – Install reinforcement and shuttering for stem – Allow 1 day
 25 – Concrete stem and allow to cure for 24 hours – Allow 2 days
 26 – Strike shuttering and back fill as required – Allow 1 day
 Total Working Days for Underpinning & Light Well = 36 – 43 days or 7 to 8 weeks therefore underpinning and lightwell should be completed 15 to 18 weeks into the contract

PROGRAM for UNDERPINNING

- 01 – Party wall notices to be served – Allow 8 – 10 weeks for issuing of Party Wall Awards although this could be reduced if adjoining owners consent
 02 – General stripping out, site clearance and site set up – Allow 1 week
 03 – Other building work not subject to Party Wall Agreements to be carried out pending Party Wall Agreements
 04 – Excavate underpinning bays marked 1 – Allow 2 or 3 days
 05 – Concrete all bays marked 1 – Allow 1 day
 06 – Excavate underpinning bays marked 2 – Allow 2 or 3 days
 07 – Dry Pack bays marked 1 on 2nd or 3rd day of item 06 above
 08 – Concrete all bays marked 2 – Allow 1 day
 09 – Excavate underpinning bays marked 3 – Allow 2 or 3 days
 10 – Dry Pack bays marked 2 on 2nd or 3rd day of item 09 above
 11 – Concrete all bays marked 3 – Allow 1 day
 12 – Excavate underpinning bays marked 4 – Allow 2 or 3 days
 13 – Dry Pack bays marked 3 on 2nd or 3rd day of item 12 above
 14 – Concrete all bays marked 4 – Allow 1 day
 15 – Excavate underpinning bays marked 5 – Allow 2 or 3 days
 16 – Dry Pack bays marked 4 on 2nd or 3rd day of item 12 above
 17 – Concrete all bays marked 5 – Allow 1 day

REV C – Lightwell size & shape revised	23/07/2020
REV B – Lightwell width reduced as main plan	29/04/2020
REV A – Underpin base detail revised	05/06/2018
REVISIONS	DATE

**Architectural
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TITLE

UNDERPINNING PLAN & SEQUENCE

ADDRESS

**28 KYLEMORE ROAD
LONDON NW6 2PT**

CLIENT

COBSTAR Ltd

SCALE

1:50 & 1:20

DATE

AUGUST 2017

DRAWING No.

170130/07

REV.

C

**DESIGN
WORKS**