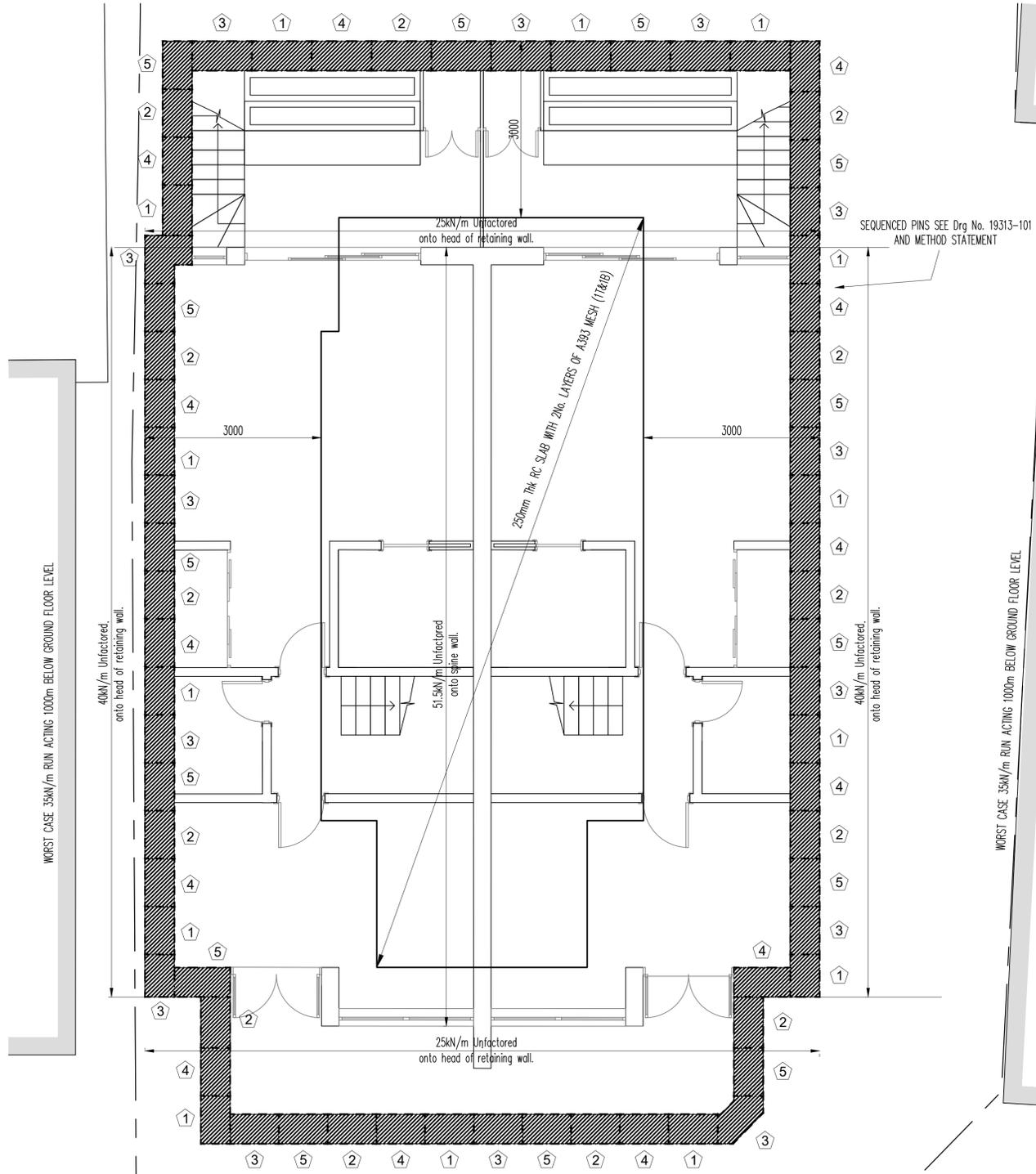


Scale in Metres (1:50 at A1)



LEGEND :

	EXISTING STRUCTURE
	NEW CONCRETE FOUNDATIONS

BASEMENT PLAN – SHOWING FOUNDATION LAYOUT
(UNDERPINNING SEQUENCE INDICATED IN BOLD)

NOTES

In addition to these notes, reference shall be made to the specification of works and the relevant Architect's and Specialist's drawings and specifications.
The Contractor is responsible for verifying all site dimensions before commencing work.
All dimensions are in millimetres unless noted otherwise.
This drawing has been produced electronically and may have been photo reduced or enlarged when printed or copied. Dimensions on this drawing shall not be scaled. Work only to figured dimensions. Any dimensional discrepancies errors or omissions are to be reported to the engineer immediately.
Levels are in metres unless noted otherwise to Ordnance Survey datum.
The Contractor is responsible for the stability of the building whilst the works are in progress.

UNDERPINNING SEQUENCE OF WORK

- Excavate bays 1 down to required level. The underside of existing foundation is to be well cleaned. Sides of excavation are to be vertical and smooth faced. Provide 4 no. dowel bars into adjacent soil.
- Shutter, as necessary to provide required foundation width. Concrete is to be placed up to 75mm below underside of existing foundation.
- One day after completion of concreting (24 hours), dry pack to bay 1 to be placed between underside of footings and new surface.
- Repeat operations 1 to 3 for bays 2 allowing at least 48 hours between dry packing and excavation of adjacent bay.
- When pouring against a section already underpinned, the face of the concrete shall be cleaned and roughened, if necessary, to provide a good key. Exposed dowel bars to be cleaned off.
- Repeat operations 1 to 3 for additional bay 3 allowing at least 48 hours between dry packing and excavation of adjacent bay.
- When all underpinning bays have been poured and dry packed placed between underside of footings and new surface. Projected brickwork corbels and concrete footings can be carefully removed by the contractor.

NOTES ON RETAINING WALLS

- Condition surveys of the subject building and adjoining properties will also be undertaken prior to commencement of the site works.
- The sequence of retaining wall construction is to be agreed with engineer.
- Not more than 25% of one wall shall be undercut at any one time. Underpinning shall be in short lengths not exceeding 900mm.
- Reinforced concrete for underpinning shall be Design Sulphate class DS-1 and ACEc class AC-1 grade C35, maximum aggregate size of 20mm, and a w/c of 0.45
- Dowel bars shall be 20mm plain round bars 600mm long with 300mm embedment in each section.
- Prior to concreting, the underside of existing foundations shall be carefully cleaned of all soil from the sides of the trench, and the formation shall not be left exposed over night. The formation shall be protected from heavy rain and frost.
- Concrete shall be placed with care to avoid loose soil or rubbish falling into the excavation. The concrete shall be carefully compacted by means of a pocket vibrator.
- No two adjoining sections shall be worked concurrently. A minimum period of 48 hours should be given between placing dry pack mortar and commencing excavation of any adjacent section.
- Dry pack is to be a mixture of portland cement and sharp sand mixed as dry as possible passing through a No 16 sieve with just enough water to hydrate the cement and is to be placed into position using a back shutter against which it should be rammed with a blunt timber rammer and mallet.
- A continuous trench for working space shall not be permitted.

A	LOAD TAKE DOWNS	240620	MJB
O	ORIGINAL ISSUE	XXX	MJB
REV	DESCRIPTION	DATE	BY

MITCHINSON MACKEN
Unit 1, 100 North Road, Brighton, East Sussex, BN1 1YE
T: 01273 609742 M: 07968 188928
W: www.mitchinsonmacken.co.uk E: info@mitchinsonmacken.co.uk

PROJECT
STRUCTURAL ALTERATIONS TO GARAGES
521 FINCHLEY ROAD
LONDON. NW3 7BT

DRAWING
GROUND FLOOR PLAN
SHOWING FOUNDATION LAYOUT

DRAWING No.	19313 / 102	REV	A	CHECKED
SCALE	As Shown	DATE	June '20	DRAWN
			MJB	APPROVED