
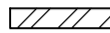





REFER TO ARCHITECTS DRAWINGS FOR ALL SETTING OUT DETAILS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND SEQUENCING OF ALL TEMPORARY WORKS AND MUST ENSURE THAT STABILITY OF THE STRUCTURE IS NOT COMPROMISED DURING THE WORKS

LEGEND

-  DENOTES EXISTING MASONRY OR TIMBER WALLS
-  DENOTES NEW MASONRY WALLS BUILT IN 15N/mm² COMPRESSIVE STRENGTH BRICKWORK AND GRADE iii MORTAR
-  DENOTES NEW MASONRY WALLS BUILT IN 7N/mm² COMPRESSIVE STRENGTH BLOCKWORK AND GRADE iii MORTAR
-  DENOTES SEQUENCE OF PROPOSED UNDERPINS. THE CONTRACTOR WILL HAVE TO PROVIDE HIS OWN SEQUENCE OF WORKS AND ALL METHOD STATEMENTS ONCE APPOINTED
-  DENOTES 300mm THICK RC SLAB - 2 WAY SPANNING SLAB REINFORCED WITH 2 LAYERS OF A393 MESH

BAY NUMBERS DENOTE THE TYPICAL SEQUENCE OF WORKS TO UNDERPINNING. SHOULD THE CONTRACTOR DISCOVER EXISTING FOOTING DETAILS TO BE DIFFERENT FROM THOSE SHOWN THE STRUCTURAL ENGINEER SHOULD BE NOTIFIED IMMEDIATELY

FOUNDATIONS HAVE BEEN SIZED BASED ON A SAFE GROUND BEARING PRESSURE OF 100kN/m² ON LONDON CLAY. THE ENGINEER AND LOCAL AUTHORITY BUILDING CONTROL OFFICER ARE TO BE AFFORDED THE OPPORTUNITY OF INSPECTING THE FOUNDATIONS PRIOR TO CONCRETING. THE CONTRACTOR SHOULD ALLOW A SUITABLE CONTINGENCY FOR POURING DEEPER FOUNDATIONS FOLLOWING THE INSPECTION OF THE BUILDING CONTROL OFFICER. THE CONTRACTOR SHOULD ALSO BE AWARE OF THE WATER TABLE AND SOIL CONDITIONS NOTED IN THE SITE INVESTIGATION REPORT

THE CONTRACTOR OR WATERPROOFING SPECIALIST ARE RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL BELOW GROUND TANKING

FOR ABOVE GROUND TANKING AND ALL DAMP PROOF COURSING DETAILS REFER TO ARCHITECTS DRAWINGS

CONTRACTOR/SPECIALIST DESIGN ELEMENTS

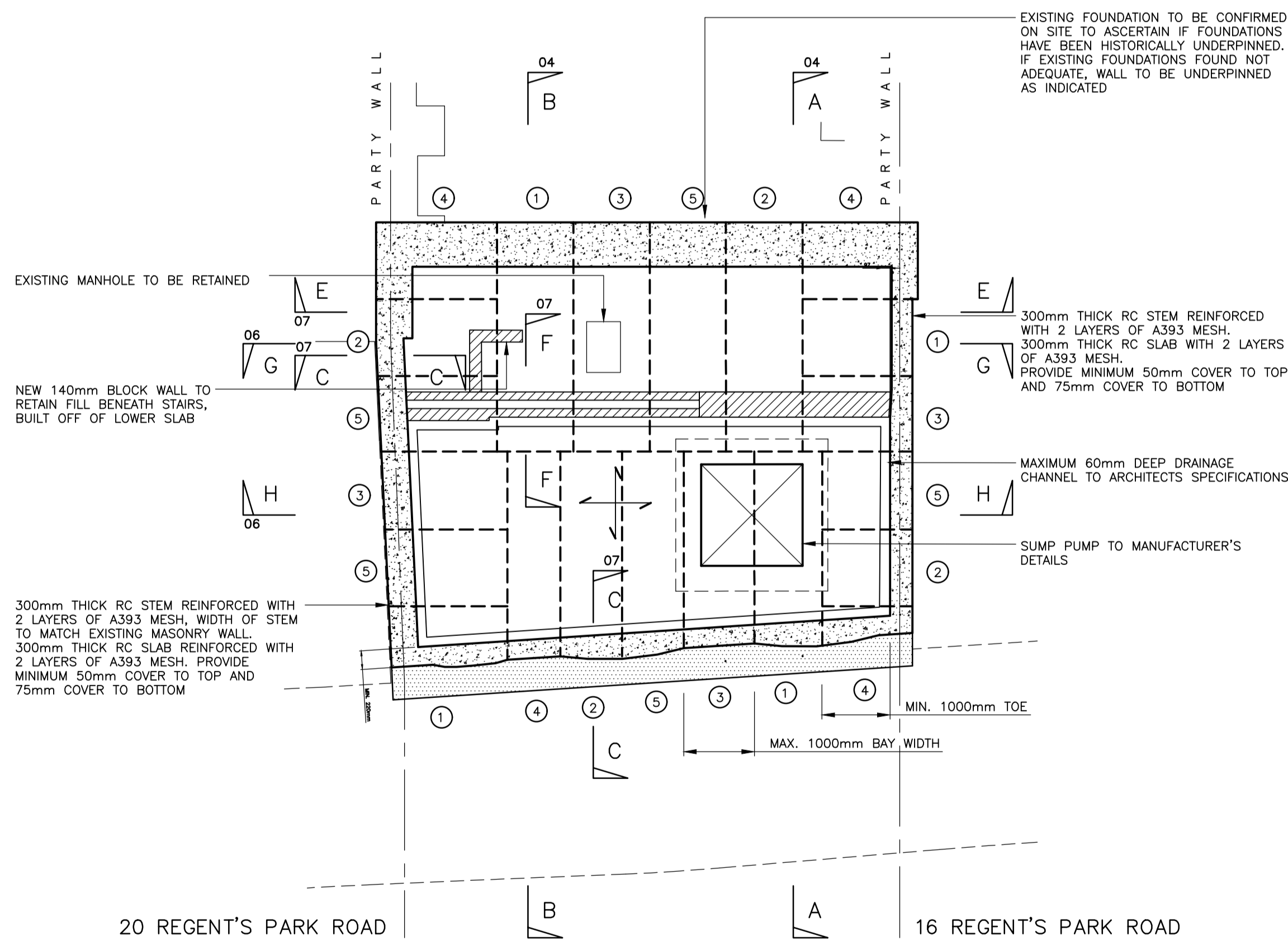
1. ALL TEMPORARY WORKS
2. ALL TANKING DETAILS

NOTES

- ALL STEELWORK IN THE EXTERNAL WALLS IS TO BE GALVANISED (125 MICRONS)
- ALL STEELWORK TO BE ENCASED IN CONCRETE IS TO BE UN-PAINTED
- LOCATION OF EXISTING AND PROPOSED DRAIN RUNS ARE TO BE CONFIRMED BY THE SERVICE ENGINEER
- PLEASE REFER TO ARCHITECTS DRAWINGS FOR ALL SETTING OUT DETAILS, INSULATION AND VENTILATION DETAILS, DAMP PROOF COURSES AND ALL TANKING DETAILS
- FOR ALL FIRE WORK PROTECTION TO STEELWORK REFER TO THE ARCHITECTS DRAWINGS
- CONTRACTOR SHOULD ALSO REVIEW ARCHITECTS DRAWINGS FOR EXACT LOCATION OF SERVICE PENETRATION PRIOR TO CUTTING

UNDERPINNING

1. DRY PACK GROUT UNDERPINNING TO BE TO THE FOLLOWING SPECIFICATION:
 - a. MIX TO BE 3:1 OF SHARP SAND O.P.C.
 - b. SAND TO BE SHARPEST THAT CAN BE HANDLED
 - c. WATER CONTENT TO BE JUST ENOUGH TO ALLOW BALLING WHEN COMPRESSED BY HAND
2. EXCAVATION FOR NEW FOUNDATIONS TO BE CARRIED OUT IN MAXIMUM 1.0m LENGTHS WITH A MINIMUM CLEAR SPACE OF 3.6m BETWEEN OPEN EXCAVATIONS AT ANY ONE TIME
3. "OVER-DIG" FOR ACCESS PURPOSE IS ONLY PERMITTED IN THE DIRECTION AWAY FROM THE EXISTING BUILDING. ADDITIONAL EXCAVATION OF ANY KIND WHICH MAY UNDERMINE THE EXISTING FOUNDATIONS IS STRICTLY FORBIDDEN DURING UNDERPINNING OPERATIONS
4. UNDERSIDE OF EXISTING FOUNDATIONS TO BE UNDERPINNED SHALL BE THOROUGHLY CLEANED TO EXPOSE SOUND CONCRETE/BRICKWORK
5. NEW FOUNDATIONS TO BE CONCRETED/BRICKED UP TO WITHIN 75mm OF UNDERSIDE OF THE EXISTING FOUNDATION (50mm ABSOLUTE MINIMUM CLEAR)
6. AFTER A MINIMUM CURING PERIOD OF 24 HOURS, THE 75mm GAP IS TO BE PINNED BY HAND OR MACHINE RAMMED OF DRY PACK GROUT
7. SUBSEQUENT EXCAVATIONS CANNOT COMMENCE FOR A MINIMUM OF 48 HOURS AFTER PINNING
8. CONTRACTORS METHOD STATEMENT AND PROGRAMME IS TO BE ISSUED AND APPROVED PRIOR TO WORKS COMMENCING ON SITE
9. UNDERPINS TO BE CONNECTED WITH 4No. H16 BARS



Notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS & ENGINEERS DRAWINGS AND SPECIFICATIONS
2. DO NOT SCALE FROM THIS DRAWING

Rev	Date	Chkd	Amendments
C1	26.11.20	JC	ISSUED FOR CONSTRUCTION
T5	22.11.19	MS	REVISED AS CLOUDED
T4	21.11.19	MS	REVISED AS CLOUDED
T3	15.11.19	MS	REVISED AS CLOUDED
T2	12.11.19	MS	ISSUED FOR TENDER
T1	06.11.19	MS	ISSUED FOR TENDER
P5	14.06.19	MS	PRELIMINARY ISSUE
P4	29.04.19	MS	PRELIMINARY ISSUE
P3	05.04.19	DB	PRELIMINARY ISSUE
P2	01.02.19	DB	PRELIMINARY ISSUE
P1	31.01.19	DB	PRELIMINARY ISSUE

Drawing Status: CONSTRUCTION

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Job Title
**18 REGENTS PARK ROAD
 LONDON, NW1**

Drawing Title
UNDERPINNING PLAN

Job No.	Drawing No.	Revision
18375	01	C1
Scales 1:50 AT A1		Original Size A1
Drawn By JNS Date JAN 2019		