

Existing masonry wall to be demolished to create new openings. Contractor to provide temporary support to structure above prior to removal of wall below and installing New Structures, Beams, columns & Frames.

FOUNDATION PLAN

EXCAVATION FOR REINFORCED CONCRETE RETAINING WALLS

1. WORKING IN STRIPS NOT EXCEEDING 1M LONG EXCAVATE TO REQUIRED DEPTH ADJACENT EXISTING STRUCTURE.
2. CAST NEW CONCRETE BASE AND ALLOW 24 HOURS TO CURE. STARTER BARS TO EXTEND 400 ABOVE BASE FOR LAPPING PURPOSES (SEE DETAILS FOR BAR SIZES).
3. VERTICAL & HORIZONTAL REINFORCEMENT TO BE CONSTRUCTED IN ACCORDANCE WITH DESIGN INFORMATION AND ANY REINFORCEMENT SCHEDULES PROVIDED BY THE ENGINEER.
4. SHUTTERING & PROPPING TO BE DESIGNED BY CONTRACTOR.
5. CAST NEW CONCRETE WALL ENSURING GROUND BEHIND NEW FOUNDATION & WALL IS FULLY BACKFILLED AND COMPACTED. FOUNDATION & WALL INTERFACES TO ENSURE THIS DURING CONSTRUCTION.
6. NEVER EXCAVATE TWO ADJACENT STRIPS WITHOUT ALLOWING 3 DAYS BETWEEN OPERATIONS.
7. WHEN ADJACENT SECTIONS ARE OPENED UP THE EXPOSED CONCRETE SURFACES SHOULD BE THOROUGHLY CLEANED OF ALL LOOSE MATERIAL & SCABBLED TO FORM A GOOD KEY.

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9. ALL REASONABLE CARE IS TO BE TAKEN TO PREVENT INJURIES TO PERSONS WORKING NEAR EXPOSED BARS ETC. (THREADED COUPLERS WOULD BE SUITABLE).
10. ALL NEW CONCRETE BELOW GROUND TO BE SULPHATE RESISTING CEMENT CONC. GRADE 35.
11. TRIAL PIT TO BE EXCAVATED TO CONFIRM EXISTENCE OF ANY EXISTING STRUCTURE.
12. REINFORCEMENT SHALL BE TO BS-8110 WITH MAIN BARS TO BE GRADE 460 (HIGH YIELD).
13. READY MIX CONCRETE MUST BE OBTAINED FROM A PLANT THAT HOLDS A CURRENT CERTIFICATE OF ACCREDITATION UNDER THE QUALITY SCHEME FOR READY MIX CONCRETE.
14. NO CONCRETE IS TO BE PLACED WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5 DEGREES C.

New 300mm thk RC Retaining Wall.
Allow for H16 @ 150mm c/c front and back with H12 laser bars @ 150mm c/c.

400mm deep RC Base Slab
H16 @ 150mm c/c
Top & Bottom + Both Ways

New 300mm thk RC Retaining Wall.
Allow for H16 @ 150mm c/c front and back with H12 laser bars @ 150mm c/c.

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Preliminary For Planning Application

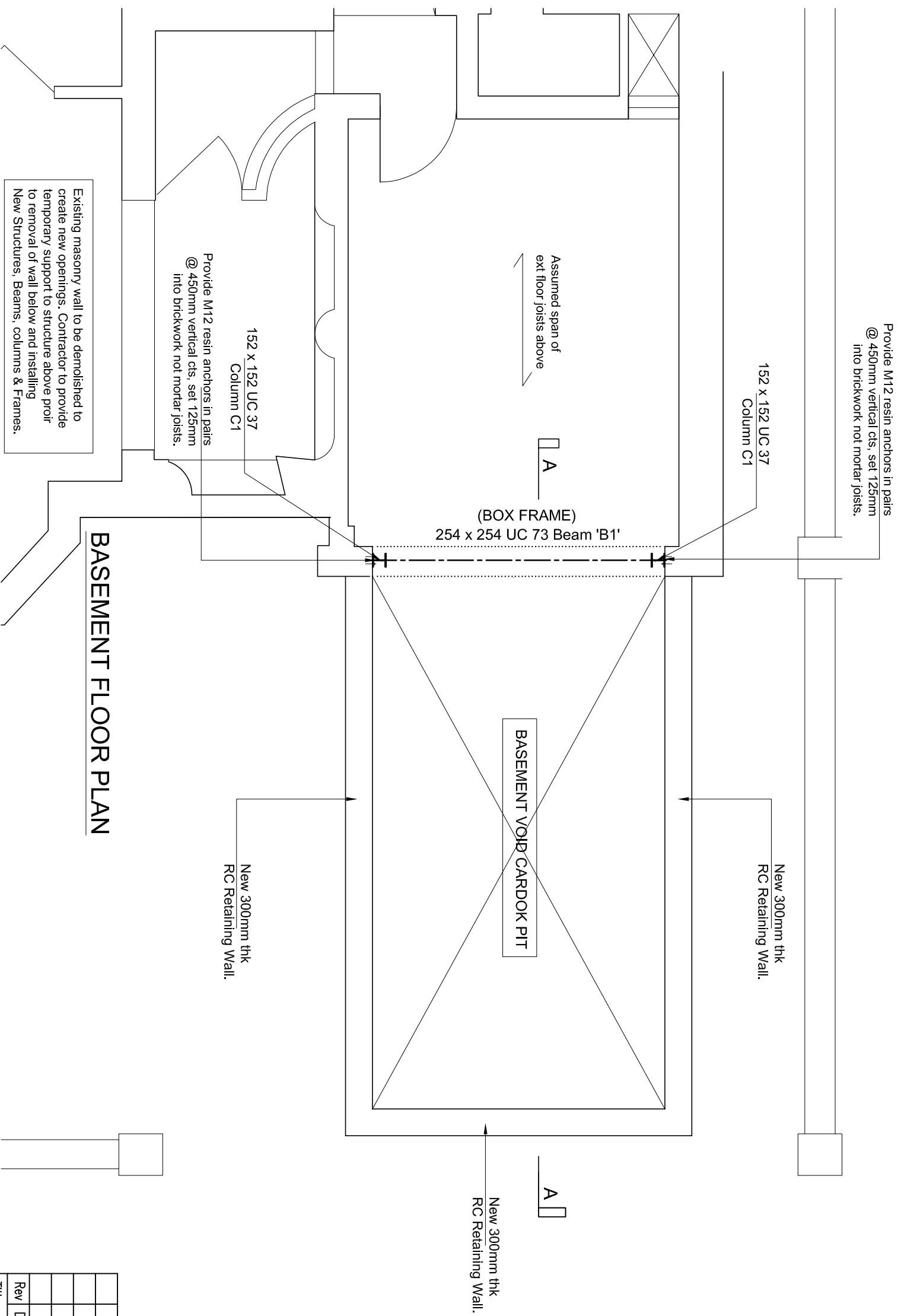
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Title Basement Foundation Plan

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NOTES

1. ALL DIMENSIONS TO BE VERIFIED ON SITE.
2. READ IN CONJUNCTION WITH ARCHITECTS DRAWINGS.
3. ALL STEELWORK DESIGNED TO BS 5950 FABRICATED TO BS 5950.
4. ALL STEEL MEMBERS TO BE GRADE 43 STEEL.
5. APPLY 2 COATS OF RED OXIDE PRIMER TO ALL STEEL PRIOR TO ERECTION.
6. ALL STEEL BEAMS TO HAVE 1 HOUR FIRE RESISTANCE CAPABILITY MIN (e.g. 12.5 mm PLASTERBOARD AND 7mm SKIN).
7. ALL WELDING TO BE 6mm FILLET WELDS CARRIED OUT IN WORKSHOP.
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7. ALL BLACK BOLTS TO BE GRADE 8.8.
8. ALL TIMBERWORK DESIGNED TO BS 5268.
9. DOUBLE JOISTS TO BE BOLTED TOGETHER WITH M-12 BOLTS + 63mm dia. TP CONNECTORS AND WASHER PLATE @ 450 c/c.
10. CONNECTIONS:
TIMBER/BRICK: BAT SPH HANGER WHEN THERE IS A MINIMUM OF 675mm OF BRICKWORK ABOVE. IF NOT USE MAXI SPEEDY HANGERS.
TIMBER/TIMBER: BAT JIFFY HANGER OR FRAMING ANCHOR ALLOW FOR BAT M305 STRAPS @ 1200 c/c FOR RESTRAINT.
11. CONCRETE PADSTONES TO BE GRADE 25 (1:2:4).
12. ALL TEMPORARY PROPPING BY THE CONTRACTOR.
13. ALL WATERPROOFING AND DRAINAGE TO ARCHITECTS SPECIFICATION.
14. ALL WORKS TO BE APPROVED BY THE BUILDING CONTROL OFFICER.
15. NO WORK TO COMMENCE ON SITE PRIOR TO BUILDING CONTROL APPROVAL OF STRUCTURAL DETAILS.
16. ANY BEAMS, JOISTS HANGERS, OR OTHER STRUCTURAL WORKS ATTACHED TO PARTY WALL MAY BE SUBJECT TO PARTY WALL AGREEMENT.

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Basement Floor Plan

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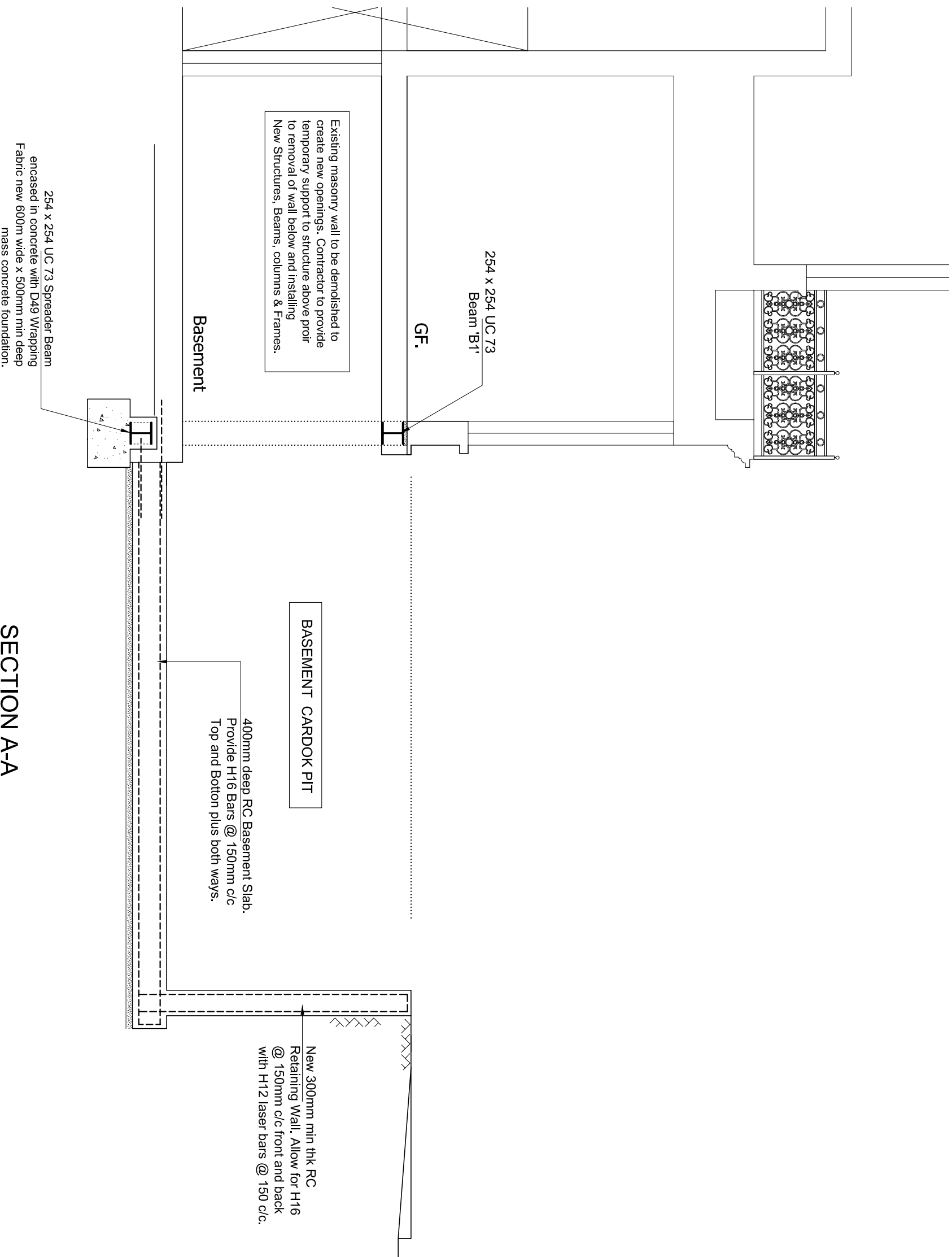
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SECTION A-A

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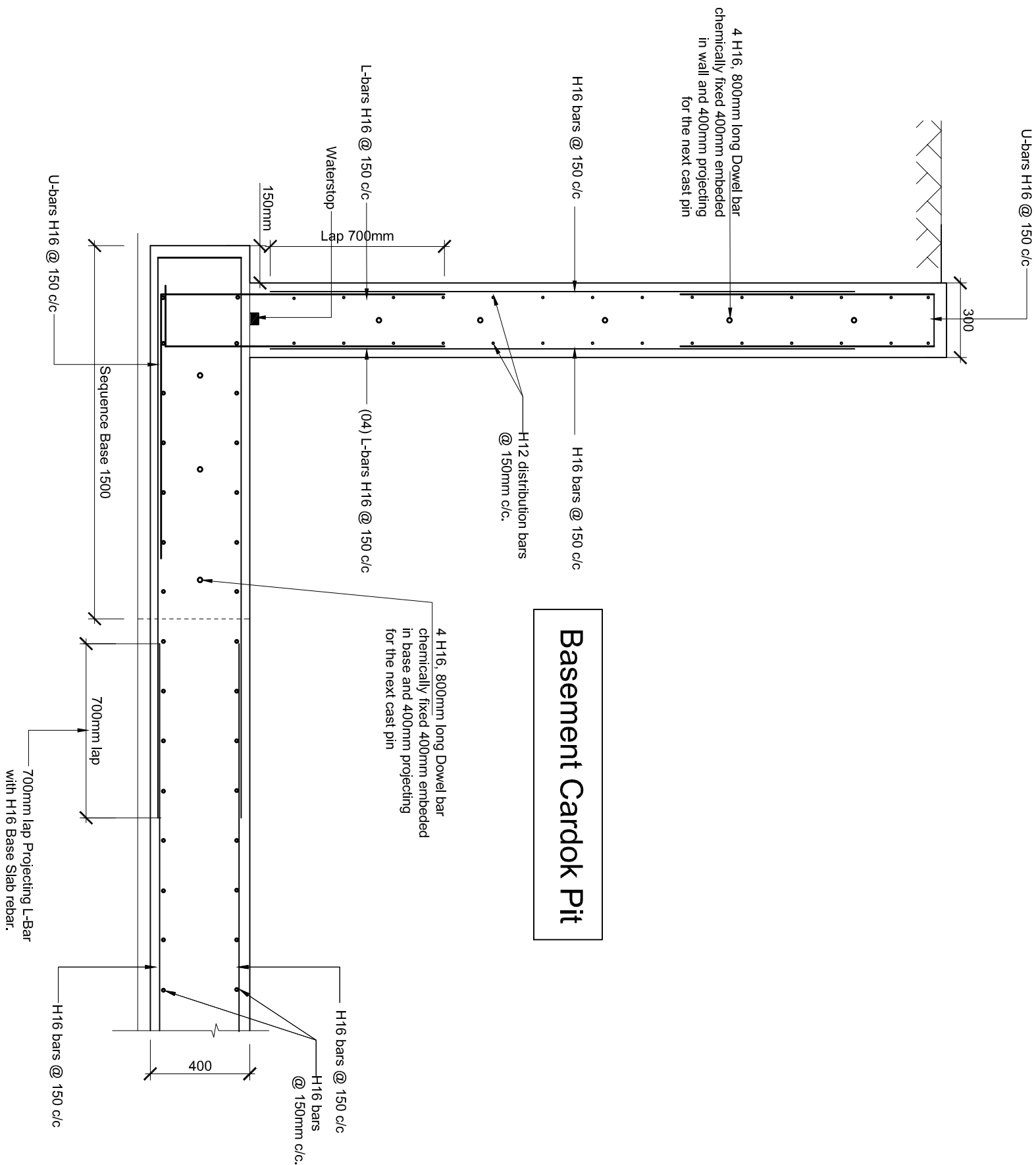
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Basement Cardok Pit



Typical Cardok Pit Basement Retaining Wall Rebar Detail

Scale 1:20

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RC Retaining Wall Detail			

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