






Refer to Architects drawings for all setting out details

<p>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</p>

Legend

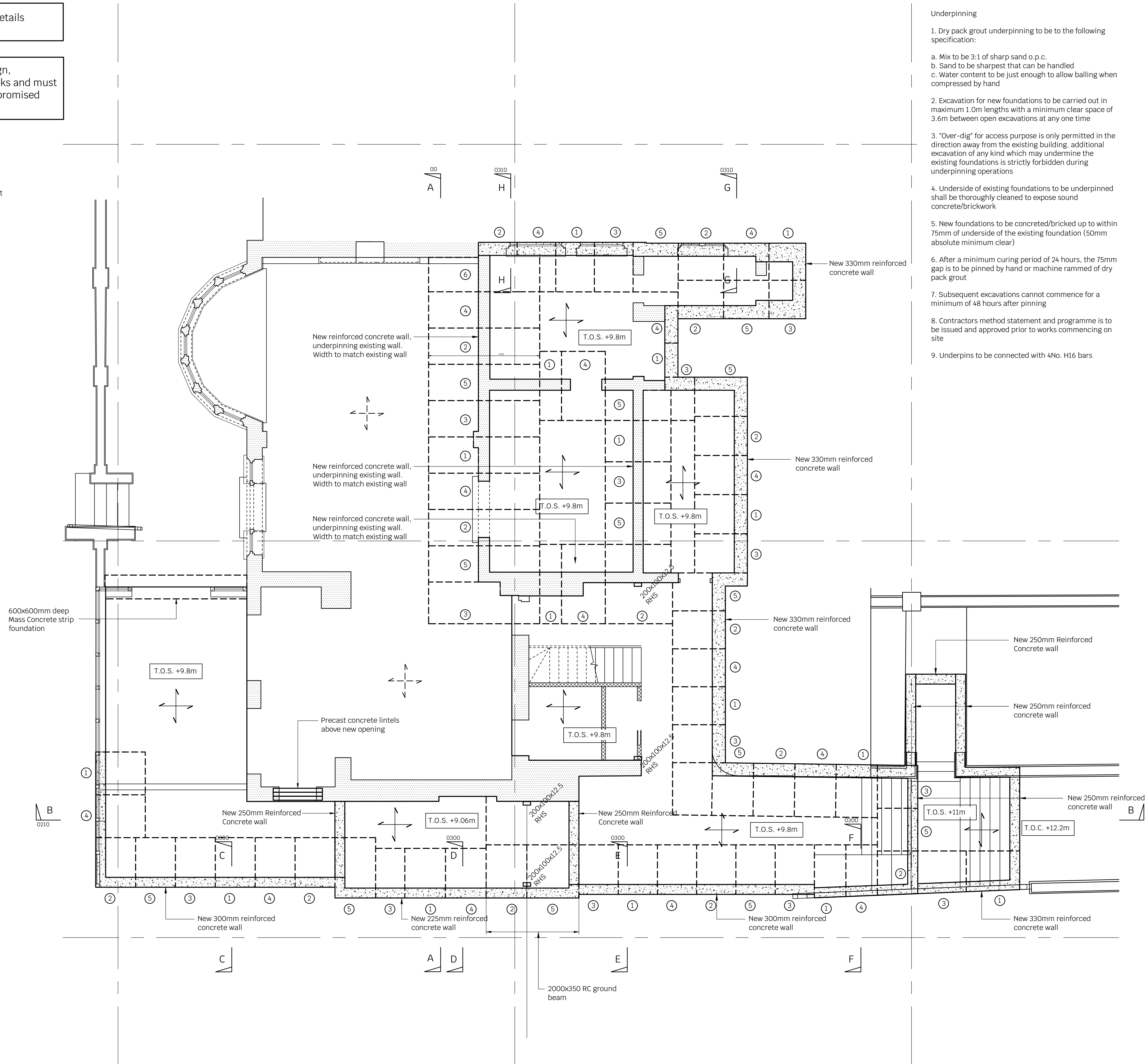
- | | |
|---|---|
|  | Denotes existing masonry or timber structure |
|  | Denotes new non load bearing stud wall by Architect |
|  | Denotes existing slab to be retained |
|  | Denotes new 250mm thick RC Slab |
|  | Denotes top of slab (T.O.S.) level |

Contractor/Specialist design element

1. All temporary works
2. All tanking details
3. All reinforcement drawings and bar bending schedules
4. Design of all steelwork connections. The fabricator will have to submit their calculations to building control for approval
5. Steel fabrication drawings
6. Design of all staircases, balustrades, glazing and secondary steel

Notes

- All steelwork in the external walls is to be galvanised (85 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 Architect's drawings for exact location of service penetration and confirm these with the Structural Engineer prior to cutting



Underpinning

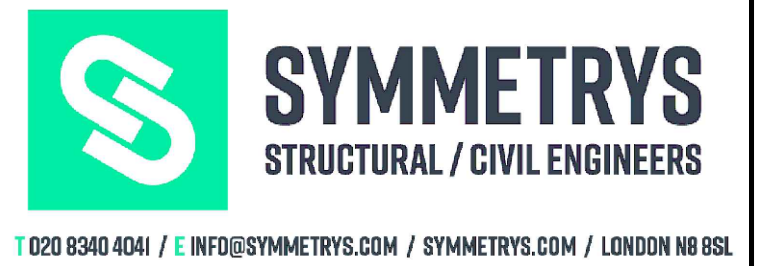
1. Dry pack grout underpinning to be to the following specification:
 - a. Mix to be 3:1 of sharp sand o.p.c.
 - b. Sand to be sharpest that can be handled
 - c. Water content to be just enough to allow balling when compressed by hand
2. Excavation for new foundations to be carried out in maximum 1.0m lengths with a minimum clear space of 3.6m between open excavations at any one time
3. "Over-dig" for access purpose to be solely 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
- General Propping Notes
1. The contractor will be responsible for all temporary works and will be responsible for the stability of entire structure during the works
 2. Our plans and section show a possible solution for the temporary works
 3. All party wall notices are to be agreed
 4. Install needles and props above the locations of the proposed beams
 5. Ensure all props are laterally restrained and install all necessary bracing
 6. Install any channel required across the head of the needles
 7. If required ensure all temporary works are dry packed into place
 8. Ensure no heavy materials are stored on the floors that are being propped
 9. Break out the load bearing walls in question
 10. Install new substructures
 11. Install new steel frames and ensure that the are fully dry-packed into place in order to take the permanent loads
 12. Once dry pack is set and approved by the building control officer strike the temporary props
- Make good all areas of brickwork where needles were inserted

P2	14.01.22	JNS	SB	Preliminary Issue
P1	31.08.21	JNS	SB	Preliminary Issue
Rev	Date	Drwn	Chkd	Amendments

Drawing Status PRELIMINARY



Job Title
43A REDINGTON ROAD
LONDON, NW3


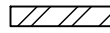


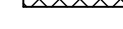




Drawing Title
TEMPORARY WORKS AND
UNDERPINNING LAYOUT

Project	Company	Zones	Level	Type	Role	Number
21141	- SYM	- XX	- XX	- DR	- S	- 0080
Scale: 1:50 AT A1			Drawn By: JNS		Revision:	
Date: AUG 2021			Checked By: SB		P2	

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

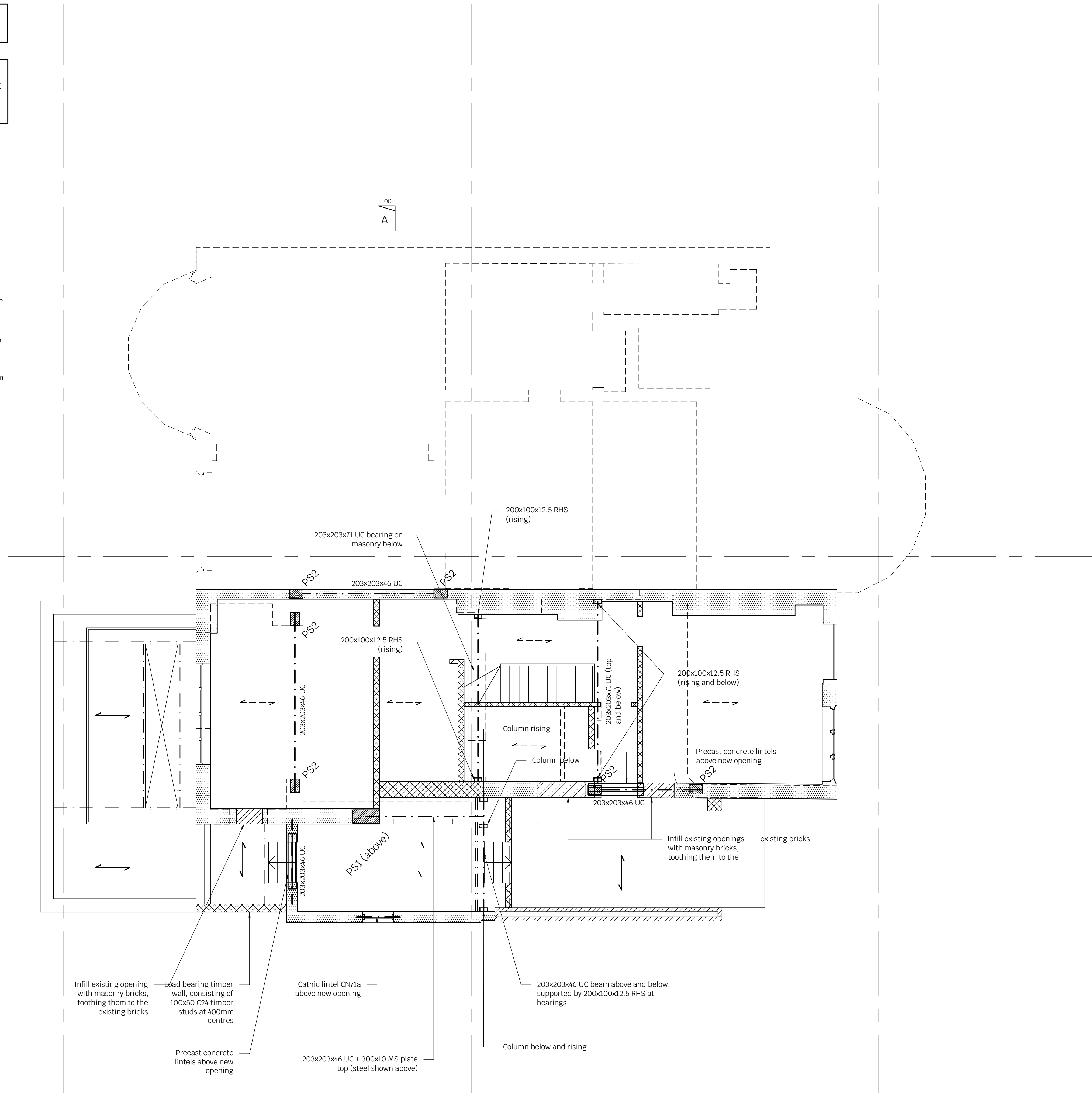
- | | |
|---|---|
|  | Denotes existing masonry or timber structure |
|  | Denotes new masonry walls built in 15N/mm ² compressive strength brickwork and grade iii mortar |
|  | Denotes new masonry walls built in 7.3N/mm ² compressive strength blockwork and grade iii mortar |
|  | Denotes new non load bearing stud wall by Architect, unless noted otherwise |
|  | Denotes new floor joists 200x50mm C24 timber at 300mm centres |
|  | Denotes 660 long x 330 wide x 215mm high mass concrete C30 padstone unless noted otherwise |
|  | Denotes 330 long x 215 wide x 215mm high mass concrete C30 padstone unless noted otherwise |
|  | Denotes joists doubled up and bolted together using M12 bolts at 400mm centres |
|  | Denotes existing timber floor joists |

Contractor/Specialist design element

1. All temporary works
2. All tanking details
3. All reinforcement drawings and bar bending schedules
4. Design of all steelwork connections. The fabricator will have to submit their calculations to building control for approval
5. Steel fabrication drawings
6. Design of all staircases, balustrades, glazing and secondary steel

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 Architect's drawings for exact location of service penetration and confirm these with the Structural Engineer prior to cutting



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

P1	31.08.21	JNS	SB	Preliminary Issue
Rev	Date	Drwn	Chkd	Amendments

Drawing Status PRELIMINARY



T 020 8340 4041 / E INFO@SYMMETRYS.COM / SYMMETRYS.COM / LONDON N8 8SL

Job Title
43A REDINGTON ROAD
LONDON, NW3

Drawing Title
GROUND FLOOR PLAN

Project	Company	Zones	Level	Type	Role	Number
---------	---------	-------	-------	------	------	--------

21141 - SYM - XX - XX - DR - S - 0100

Scale: 1:50 AT A1	Drawn By: JNS	Revision : P1
Date: AUG 2021	Checked By: SB	

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 structure
- Denotes new masonry walls built in 15N/mm² compressive strength brickwork and grade iii mortar
- Denotes new masonry walls built in 7.3N/mm² compressive strength blockwork and grade iii mortar
- Denotes new non load bearing stud wall by Architect

Contractor/Specialist design element

1. All temporary works
2. All tanking details
3. All reinforcement drawings and bar bending schedules
4. Design of all steelwork connections. The fabricator will have to submit their calculations to building control for approval
5. Steel fabrication drawings
6. Design of all staircases, balustrades, glazing and secondary steel

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 Architect's drawings for exact location of service penetration and confirm these with the Structural Engineer prior to cutting



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

P2	14.01.22	JNS	SB	Preliminary Issue
P1	31.08.21	JNS	SB	Preliminary Issue
Rev	Date	Drwn	Chkd	Amendments

Drawing Status PRELIMINARY

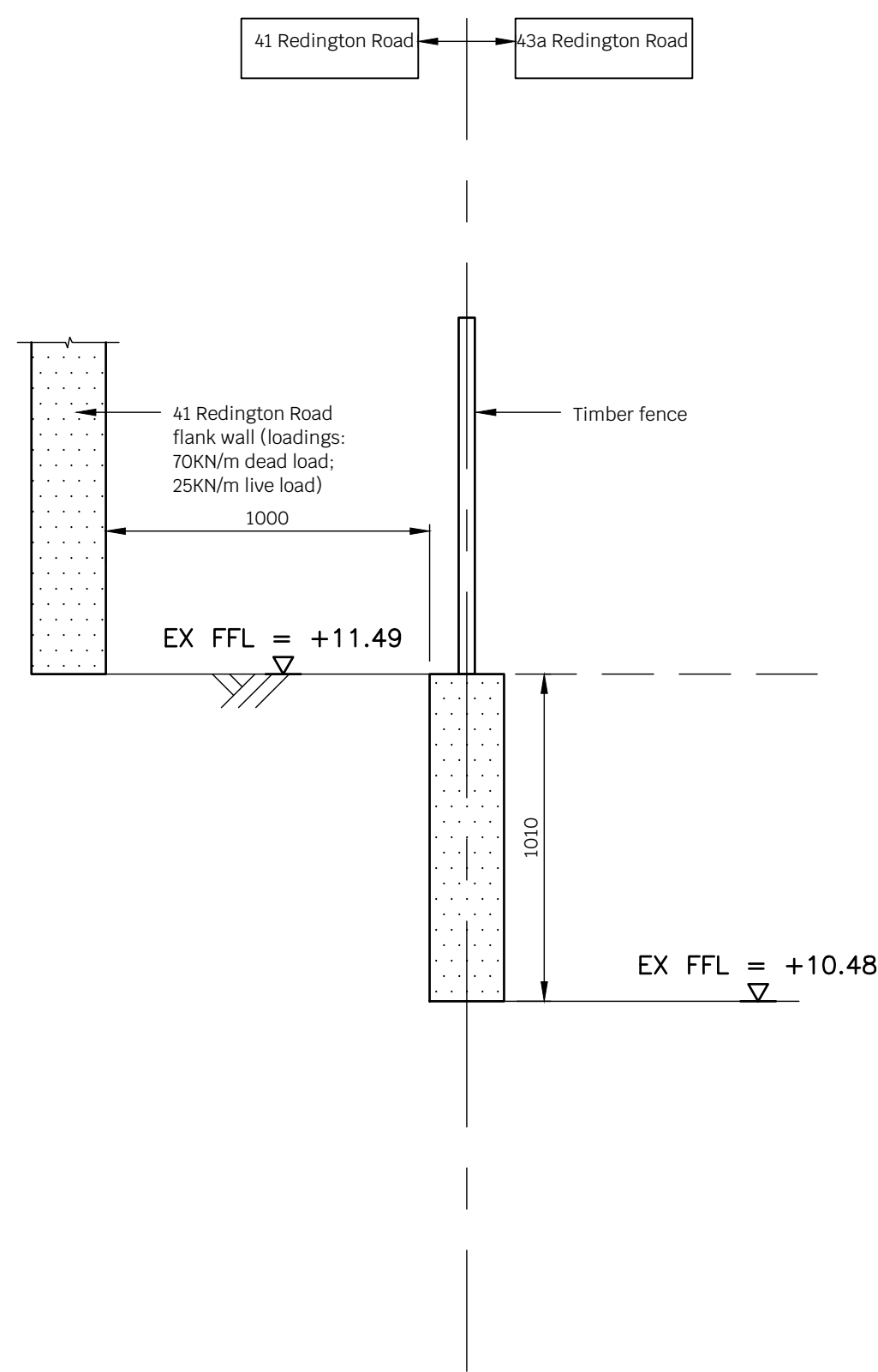


T 020 8340 4041 / E INFO@SYMMETRYS.COM / SYMMETRYS.COM / LONDON N6 6SL

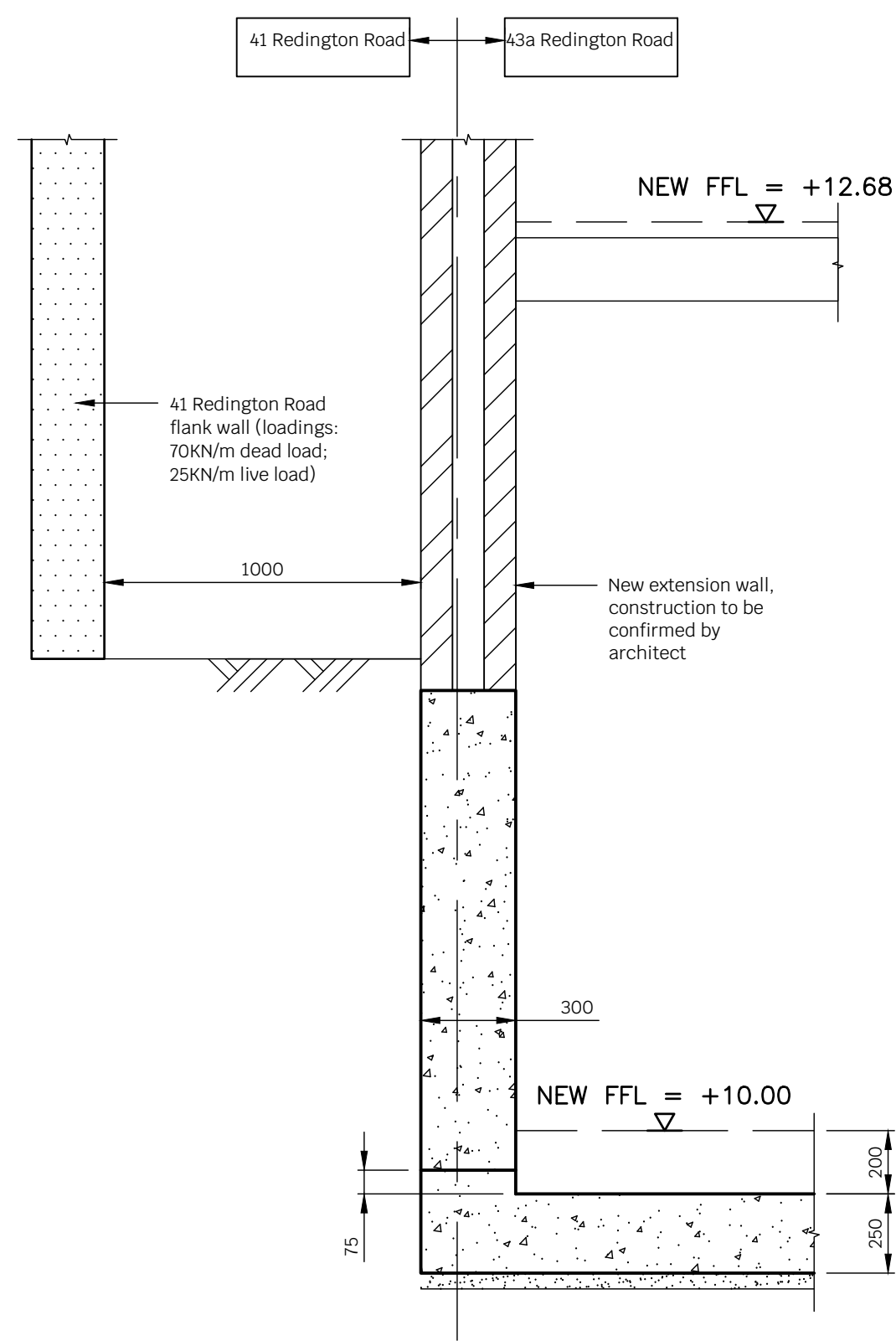
Job Title
43A REDINGTON ROAD
LONDON, NW3

Drawing Title
SECTION B - B

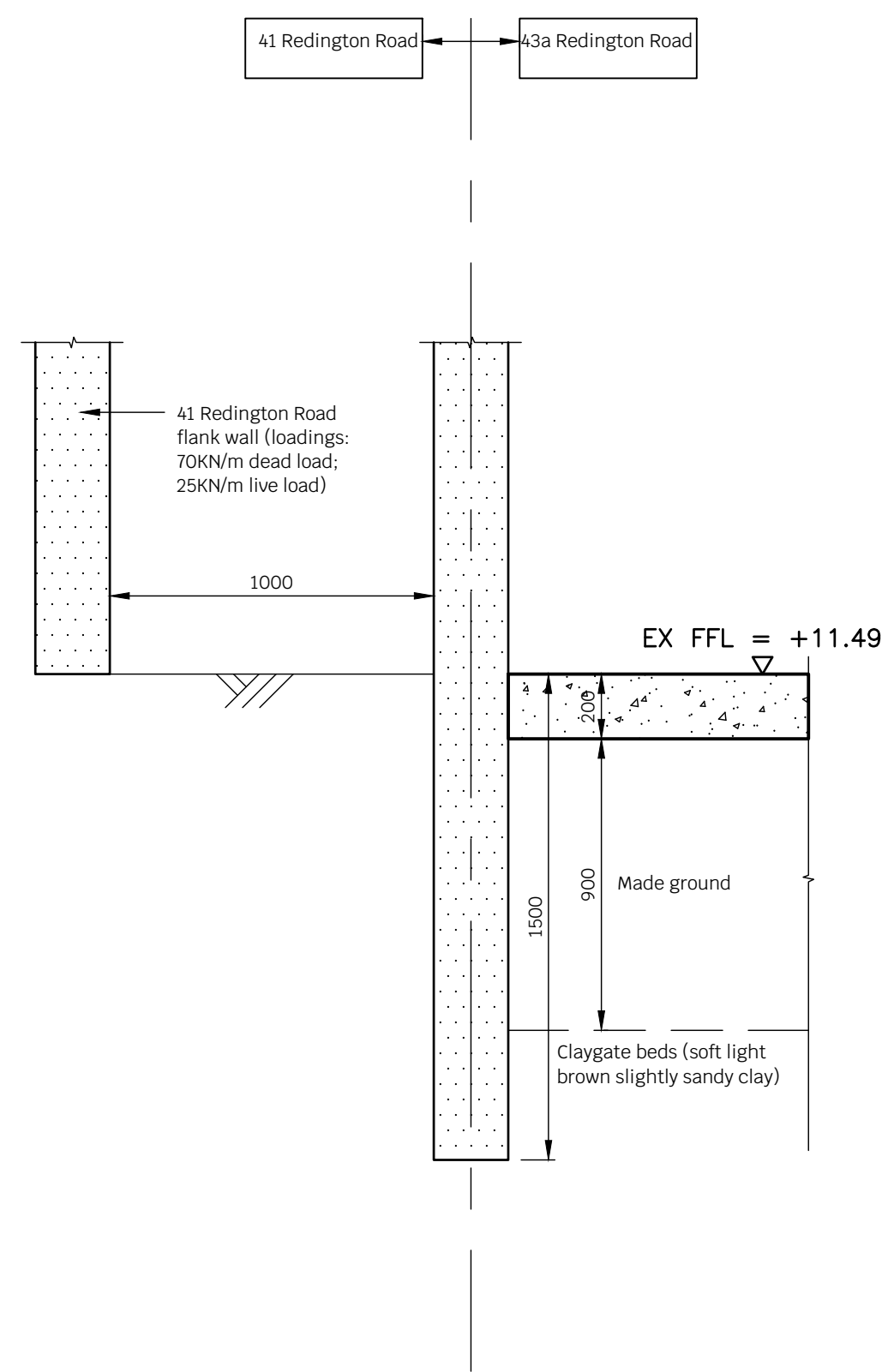
Project	Company	Zones	Level	Type	Role	Number
21141	- SYM	- XX	- XX	- DR	- S	- 0210
Scale:	1:50 AT A1	Drawn By:	JNS	Revision :		
Date:	AUG 2021	Checked By:	SB		P2	



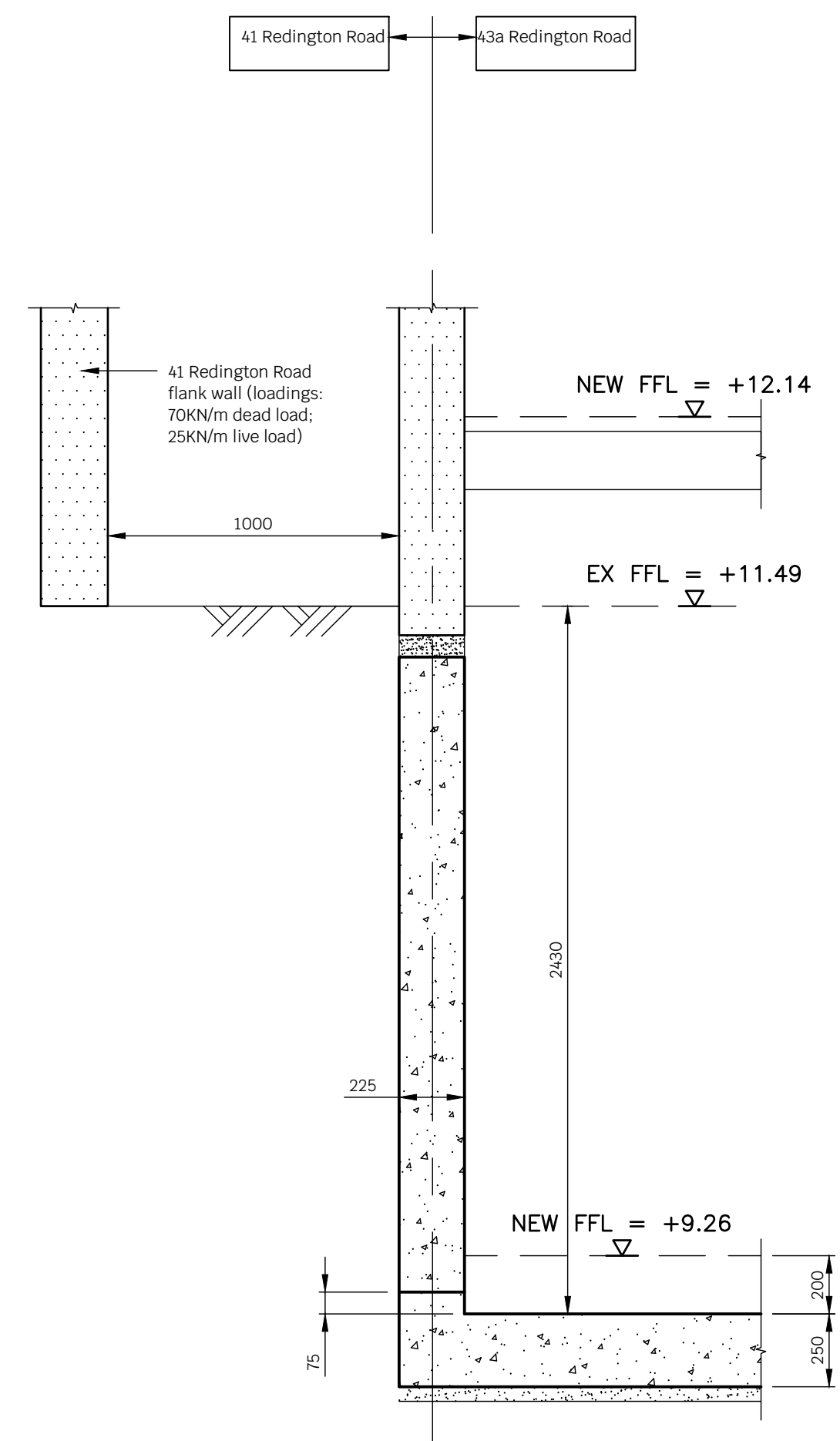
Section C-C - Existing



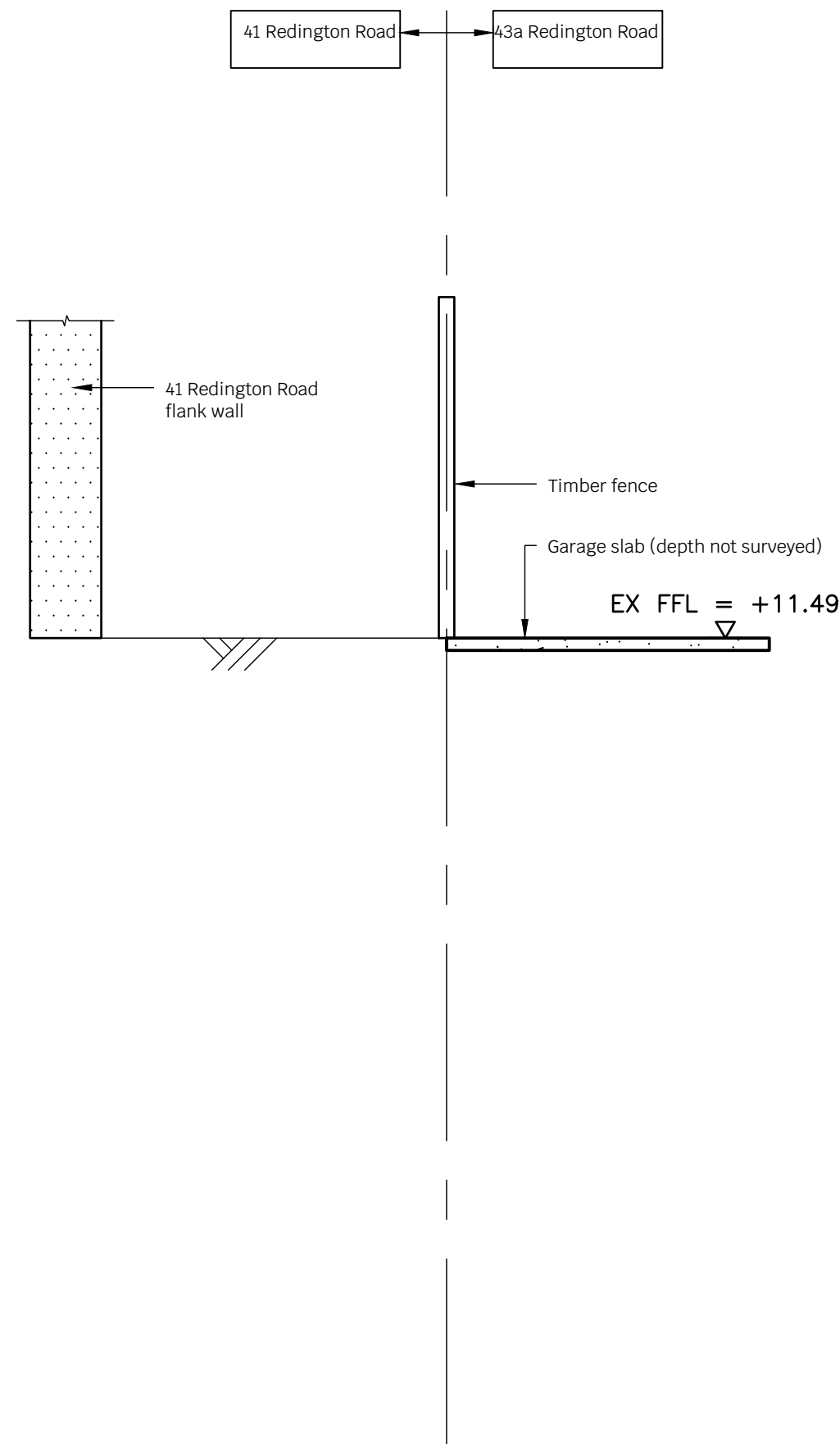
Section C-C - Proposed



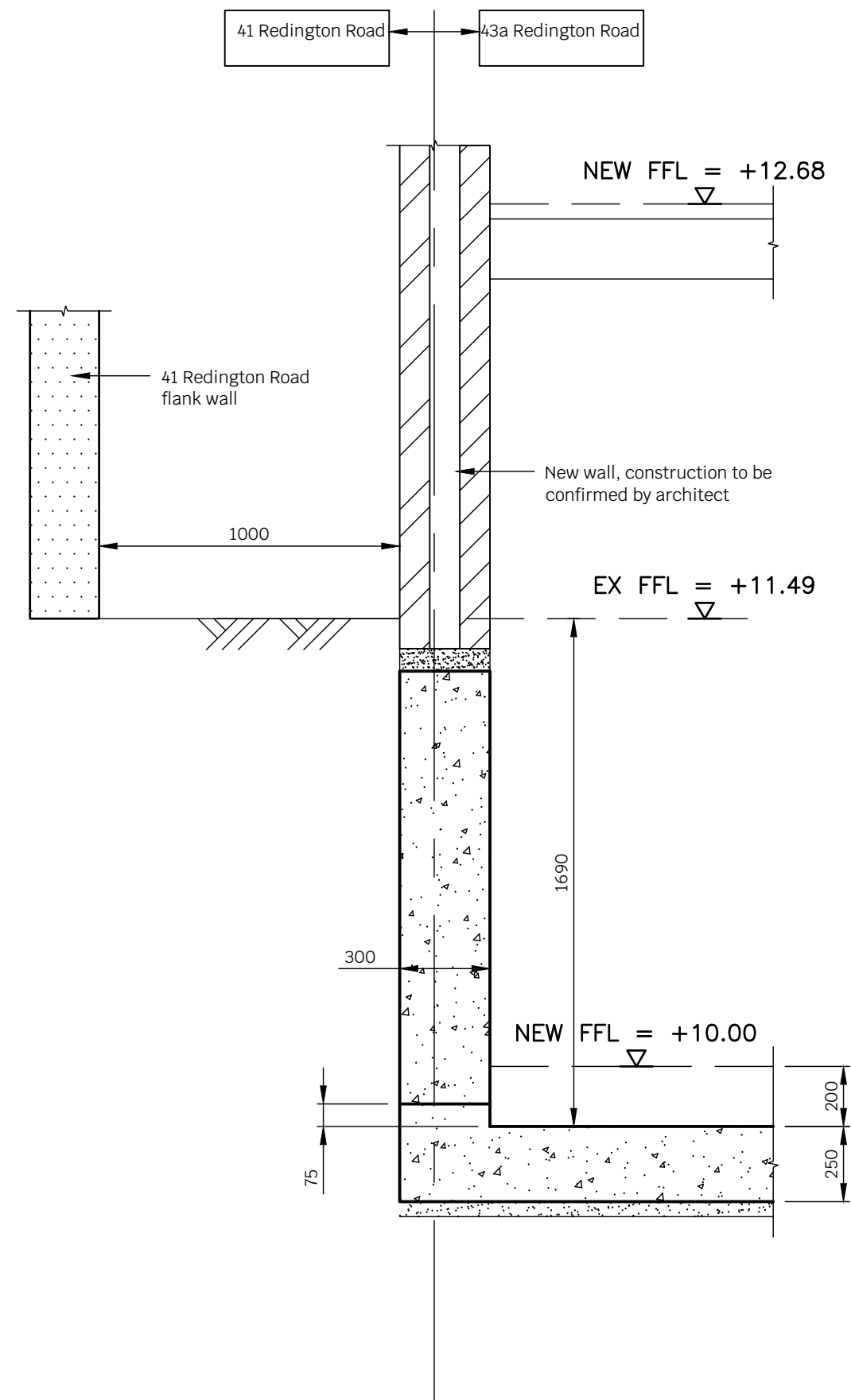
Section D-D - Existing



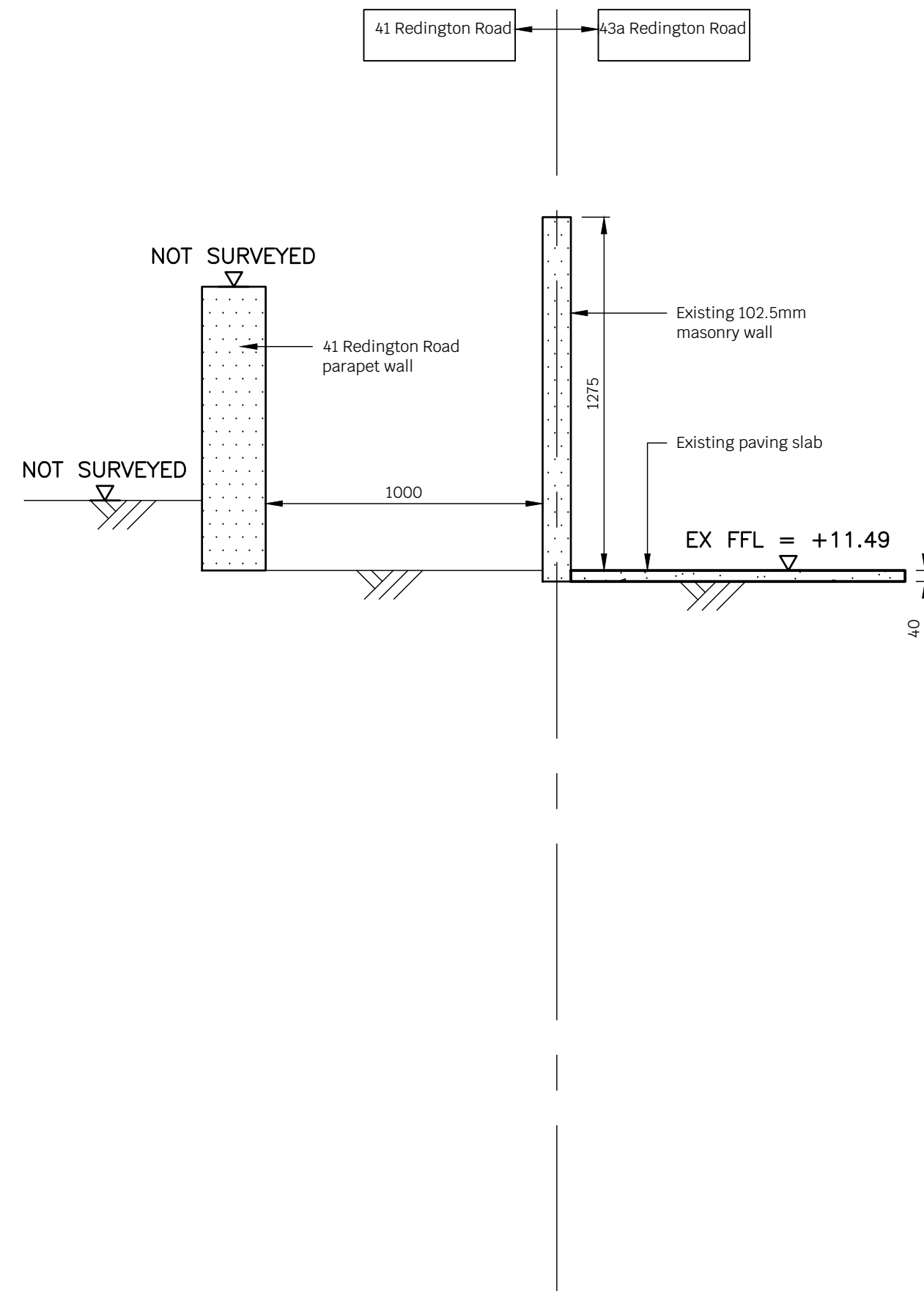
Section D-D - Proposed



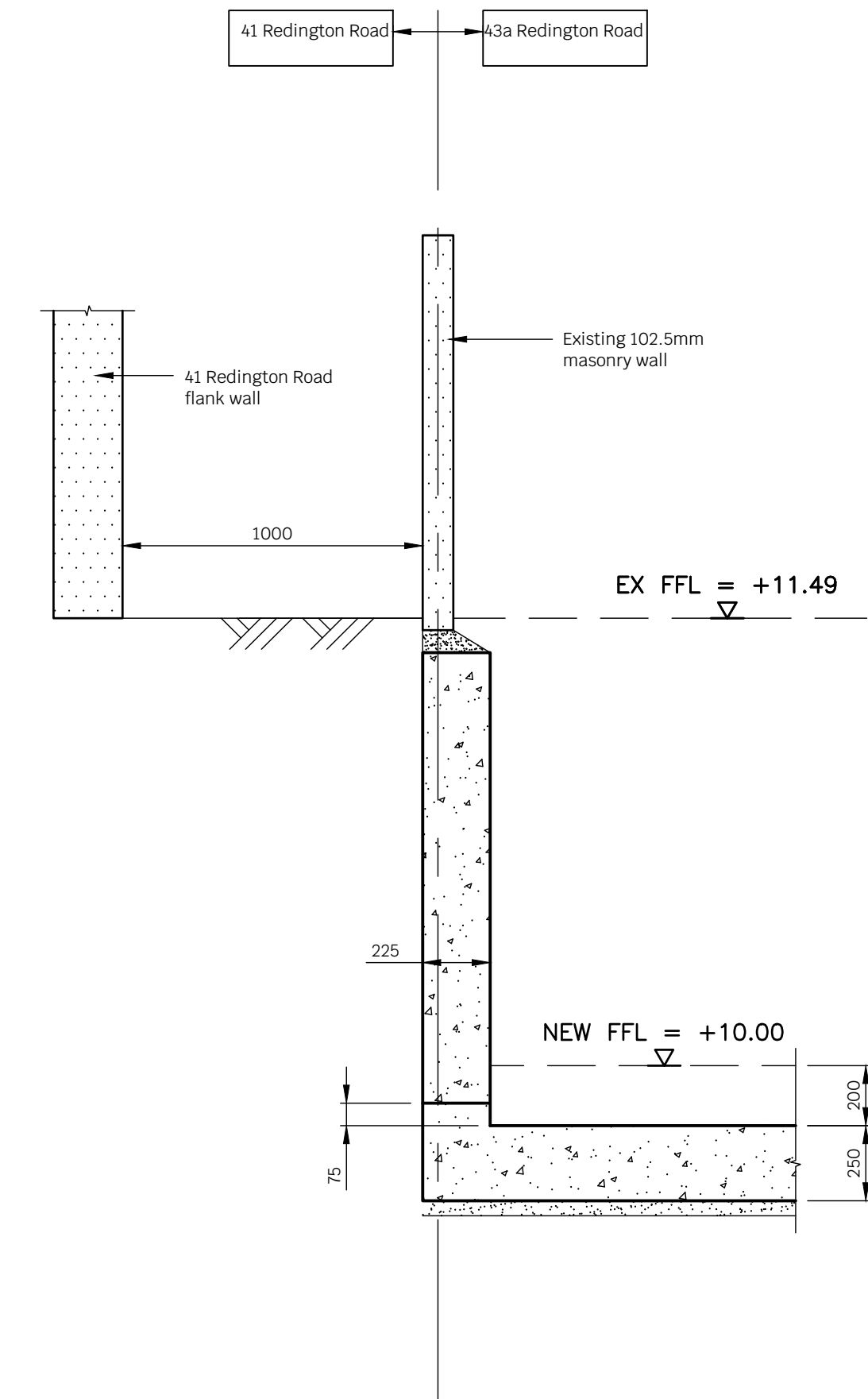
Section E-E - Existing



Section E-E - Proposed



Section F-F - Existing



Section F-F - Proposed

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

P1	31.08.21	JNS	SB	Preliminary Issue
Rev	Date	Drwn	Chkd	Amendments

Drawing Status PRELIMINARY



T 020 8340 4041 / E INFO@SYMMETRY'S.COM / SYMMETRY'S.COM / LONDON N8 6SL

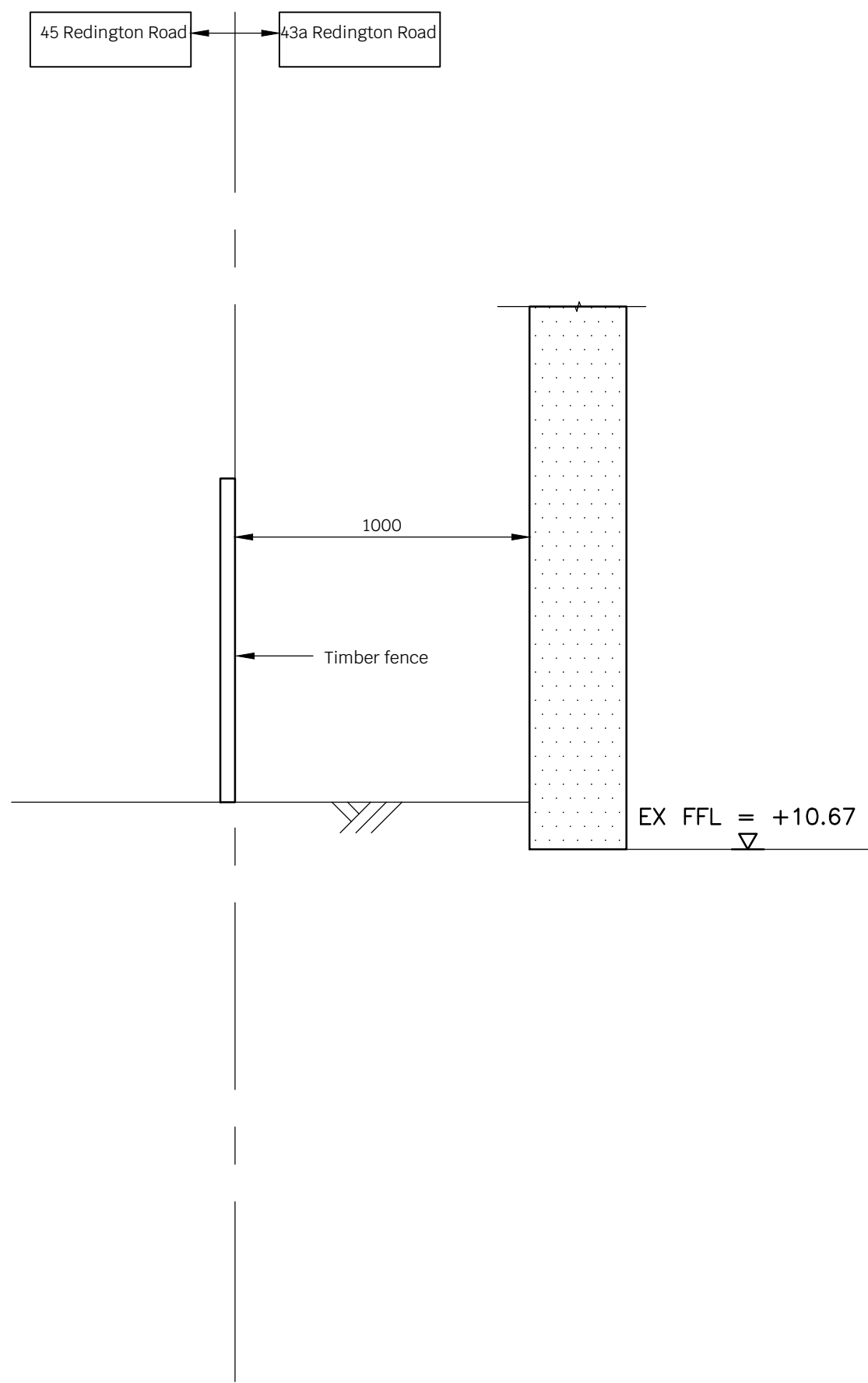
Job Title
43A REDINGTON ROAD
LONDON, NW3

Drawing Title
SECTIONS C - C, D - D, E - E
AND F - F

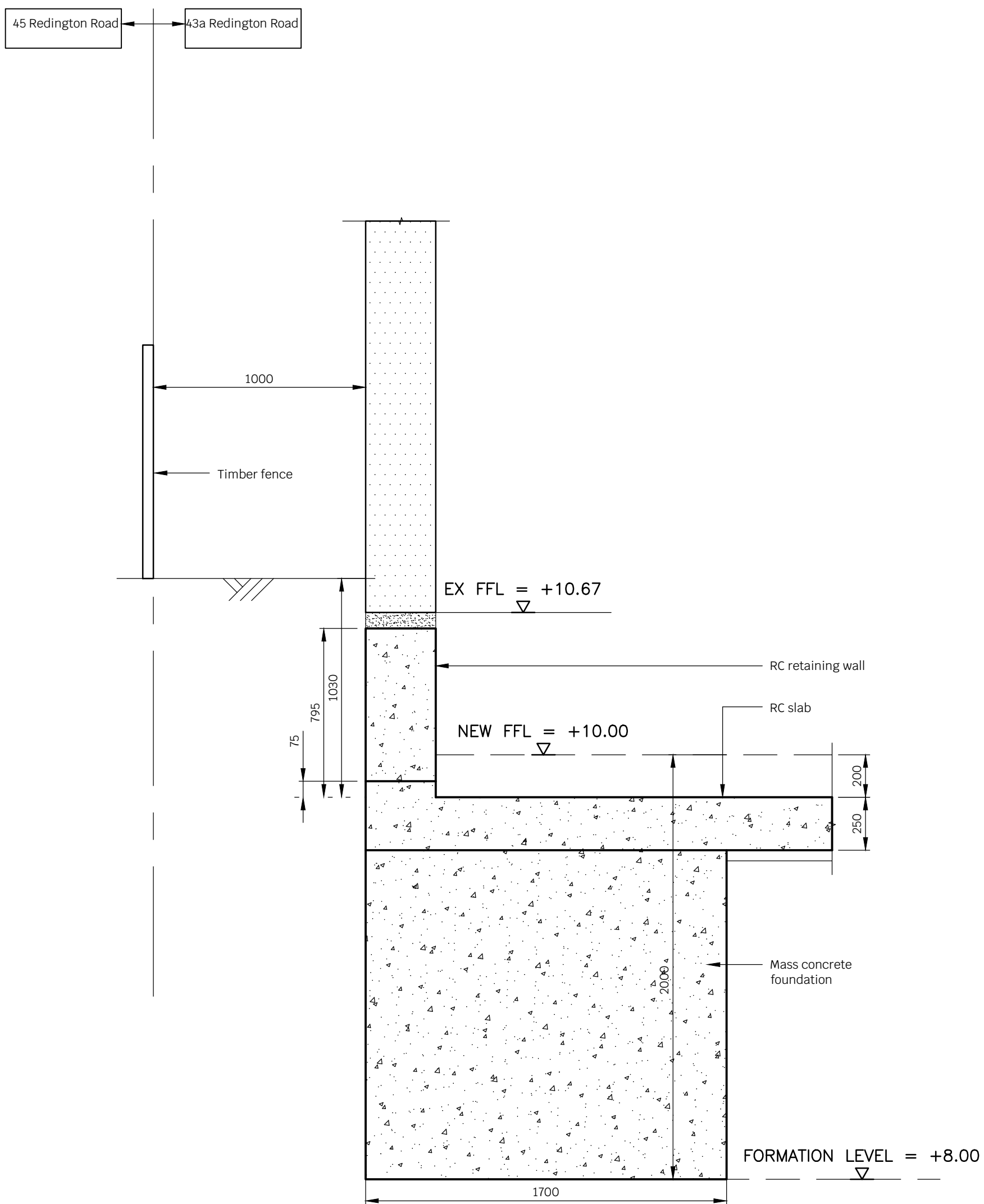
Project Company Zones Level Type Role Number

21141 - SYM - XX - XX - DR - S - 0300

Scale: 1:20 AT A1
Date: AUG 2021
Drawn By: JNS
Checked By: SB
Revision: P1



Section G-G - Existing



Section G-G - Proposed

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

P1	14.01.22	JNS	SB	Preliminary Issue
----	----------	-----	----	-------------------

Rev	Date	Drwn	Chkd	Amendments
-----	------	------	------	------------

Drawing Status	PRELIMINARY
----------------	-------------



T 020 8340 4041 / E INFO@SYMMETRY'S.COM / SYMMETRY'S.COM / LONDON N8 6SL

Job Title
43A REDINGTON ROAD
LONDON, NW3

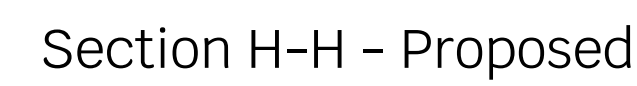
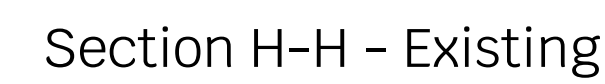
Drawing Title
SECTION G - G

Project	Company	Zones	Level	Type	Role	Number
---------	---------	-------	-------	------	------	--------

21141 - SYM - XX - XX - DR - S - 0310

Scale: 1:20 AT A1	Drawn By: JNS	Revision :
Date: AUG 2021	Checked By: SB	P1

1. This drawing is to be read in conjunction with all relevant Architects & Engineers drawings and specifications
2. Do not scale from this drawing



P1	14.01.22	JNS	SB	Preliminary Issue
Rev	Date	Drwn	Chkd	Amendments

Drawing Status PRELIMINARY



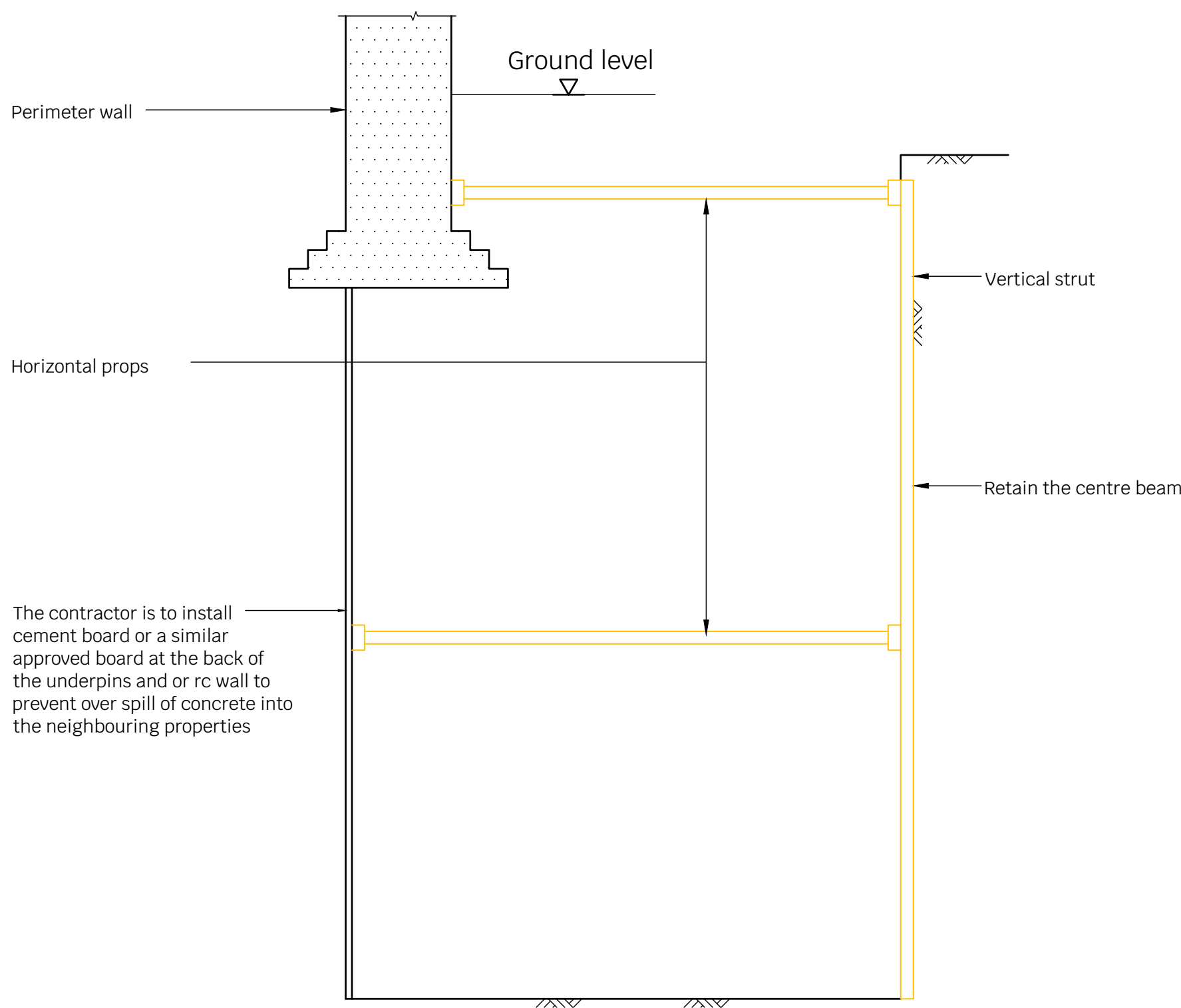
Job Title
43A REDINGTON ROAD
LONDON, NW3

Drawing Title
SECTION H - H

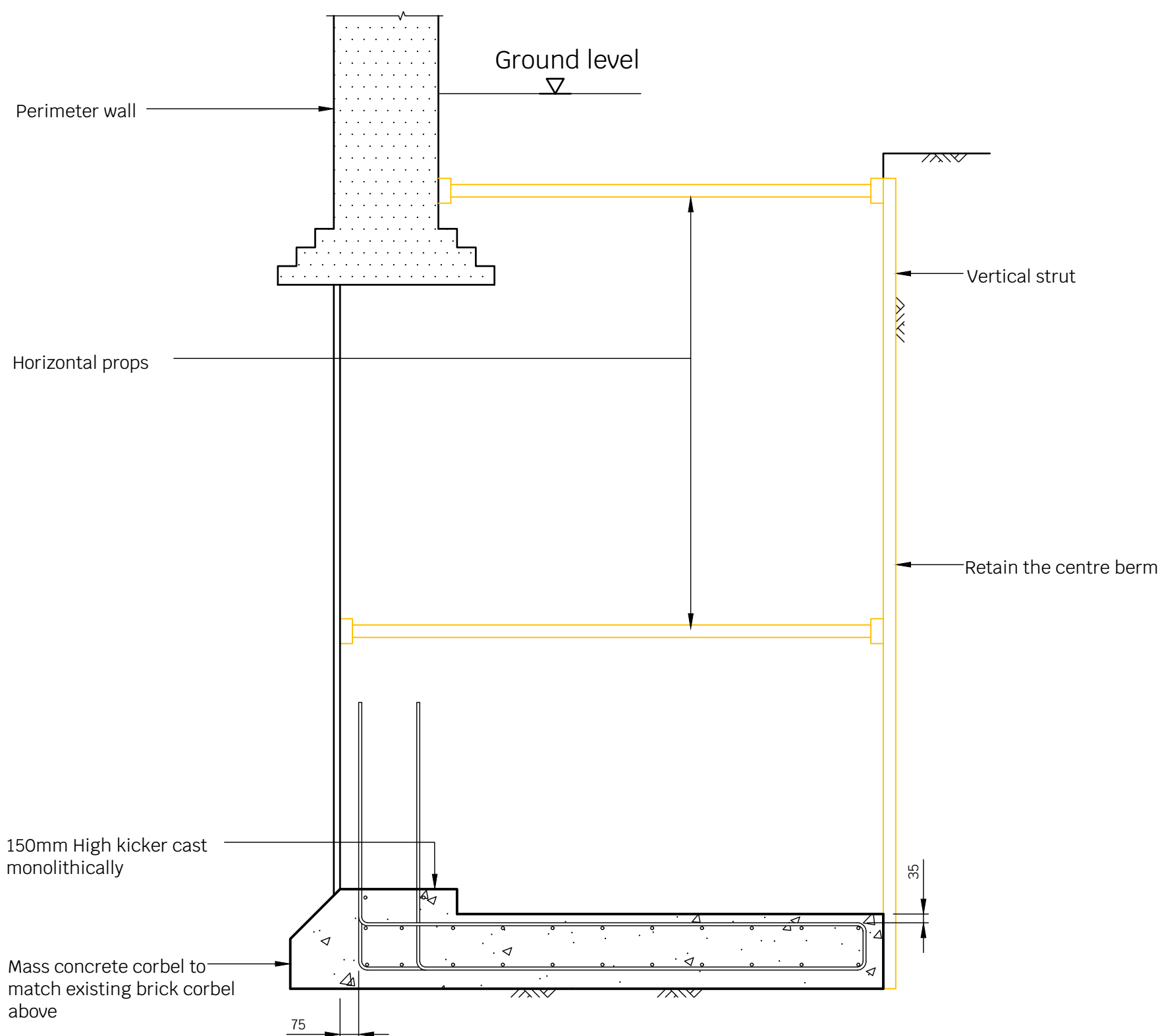
21141 - SYM - XX - XX - DR - S - 0320

Scale: 1:20 AT A1 Drawn By: JNS Revision :
Date: AUG 2021 Checked By: SB P1

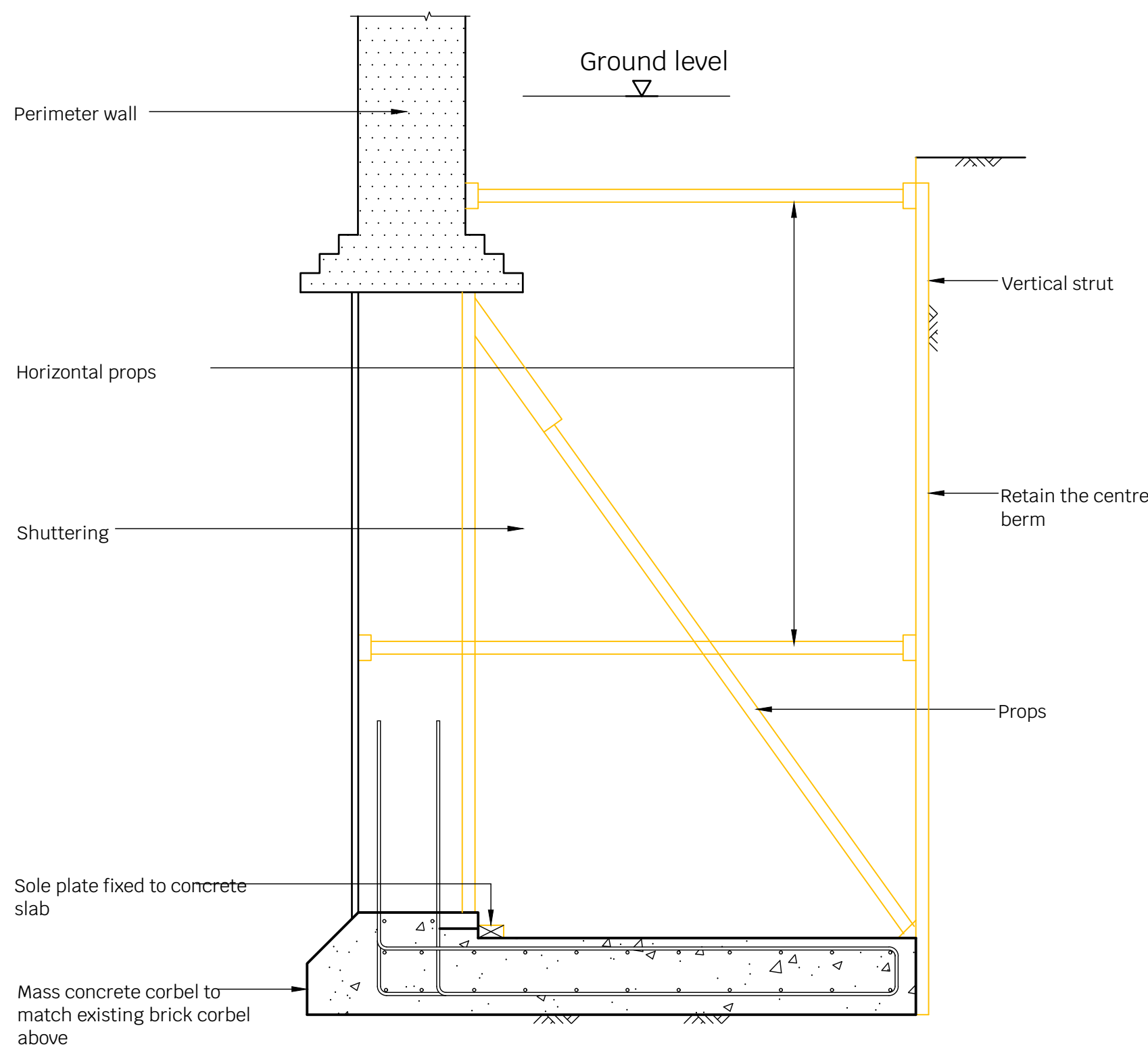
Note:
Underpins to be dowelled into each other with 6No. min H20 dowels with 400mm min. embedment



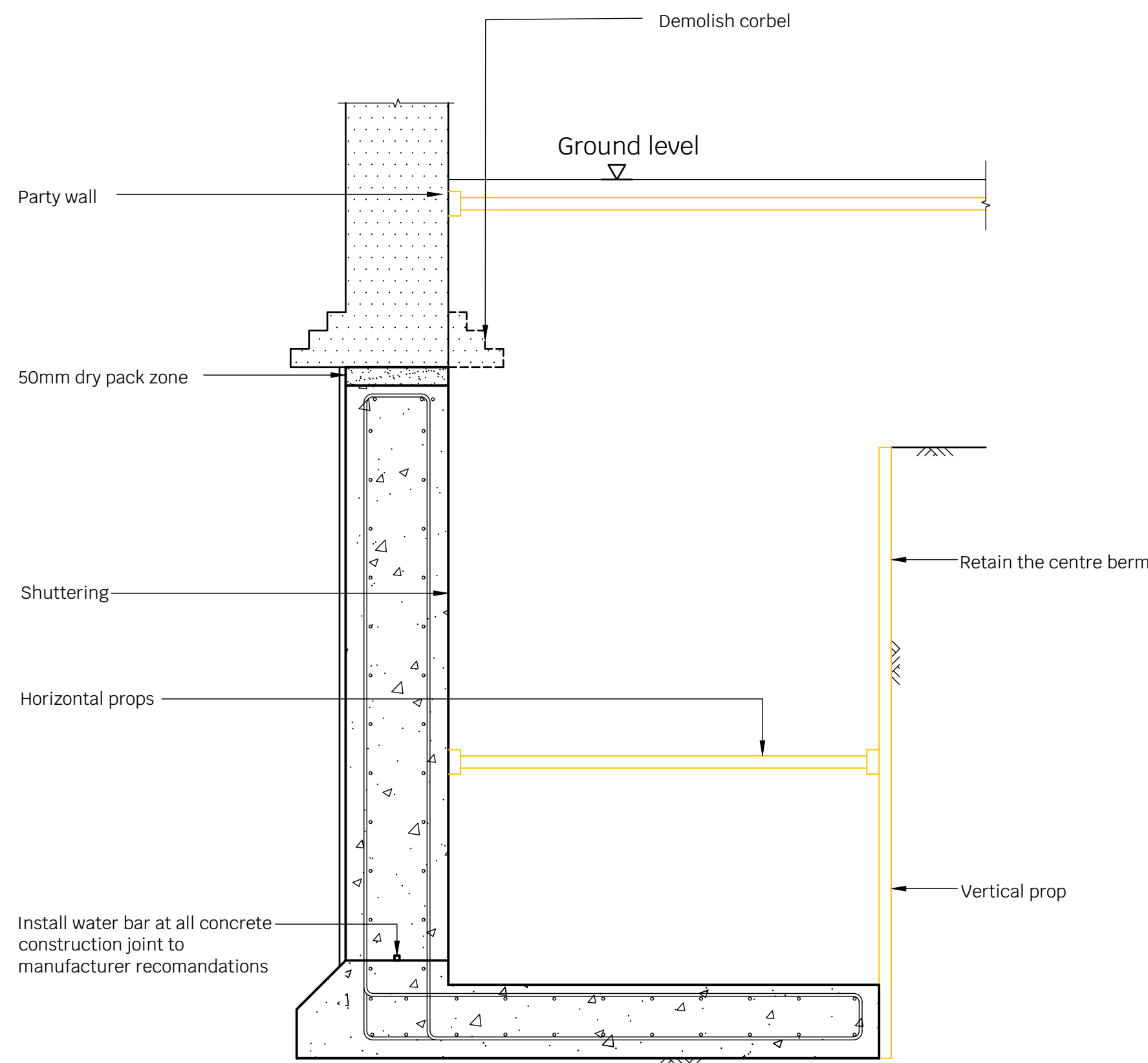
Sequence 1



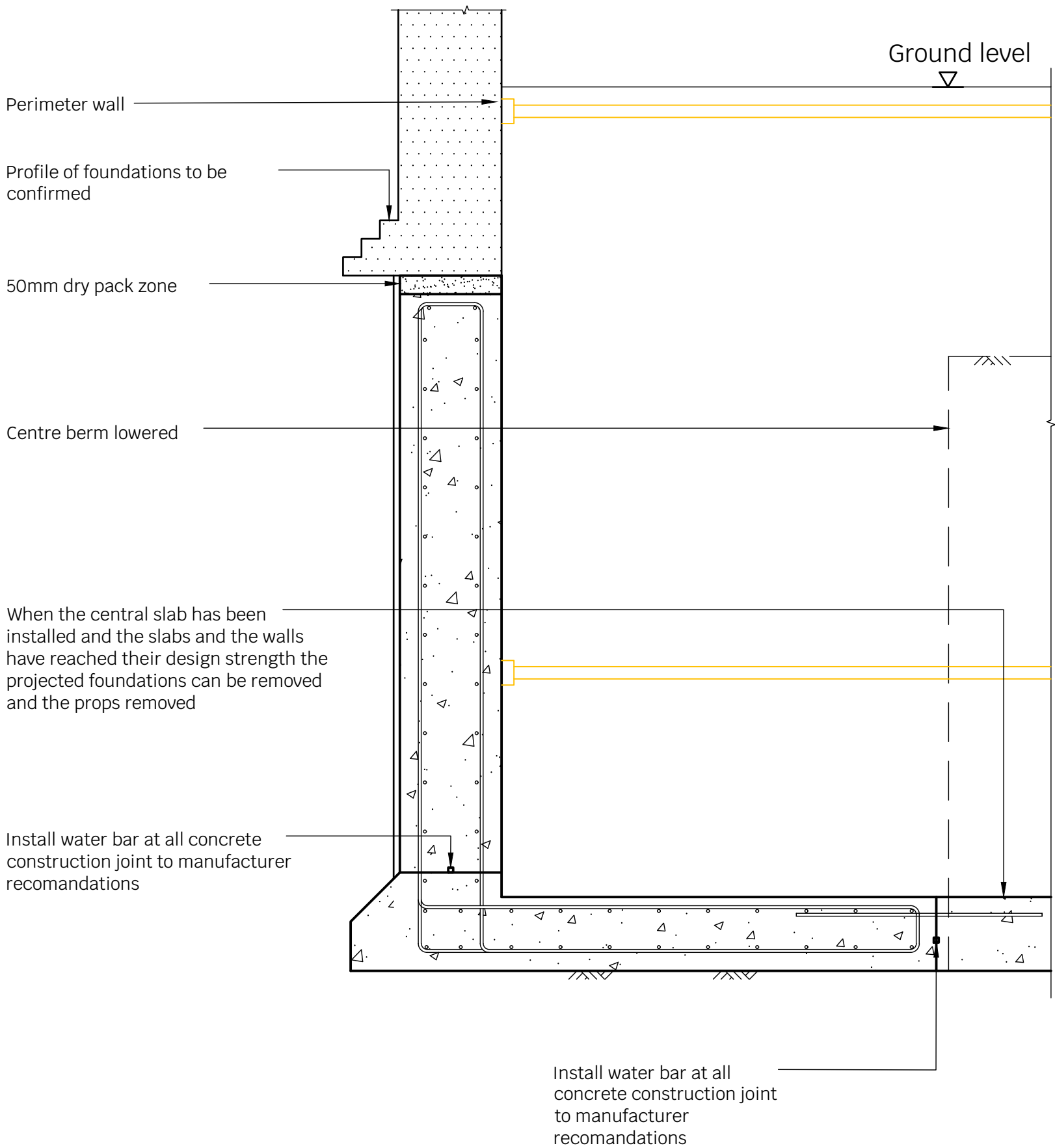
Sequence 2



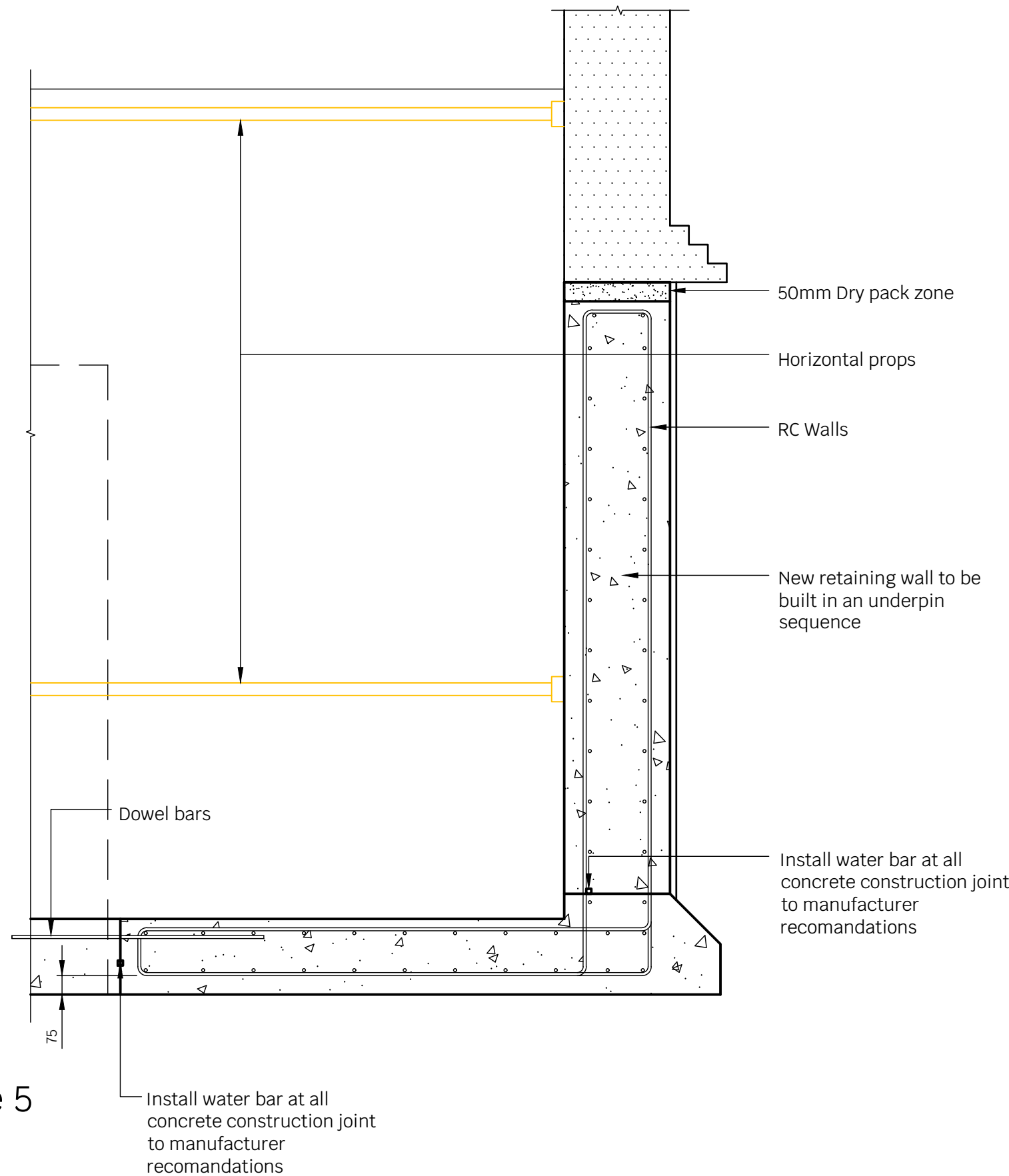
Sequence 3



Sequence 4




Sequence 5



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

P1	31.08.21	JNS	SB	Preliminary Issue
Rev	Date	Drwn	Chkd	Amendments
Drawing Status				PRELIMINARY
<div> SYMMETRYs STRUCTURAL / CIVIL ENGINEERS</div> <div>T 020 8340 4041 / E INFO@SYMMETRYs.COM / SYMMETRYs.COM / LONDON N8 6SL</div> <div>Job Title 43A REDINGTON ROAD LONDON, NW3</div> <div>Drawing Title UNDERPINNING SEQUENCE</div>				
Project	Company	Zones	Level	Type
21141	- SYM	- XX	- XX	- DR
Scale: 1:50 AT A1	Drawn By: JNS		Revision: P1	
Date: AUG 2021	Checked By: SB			