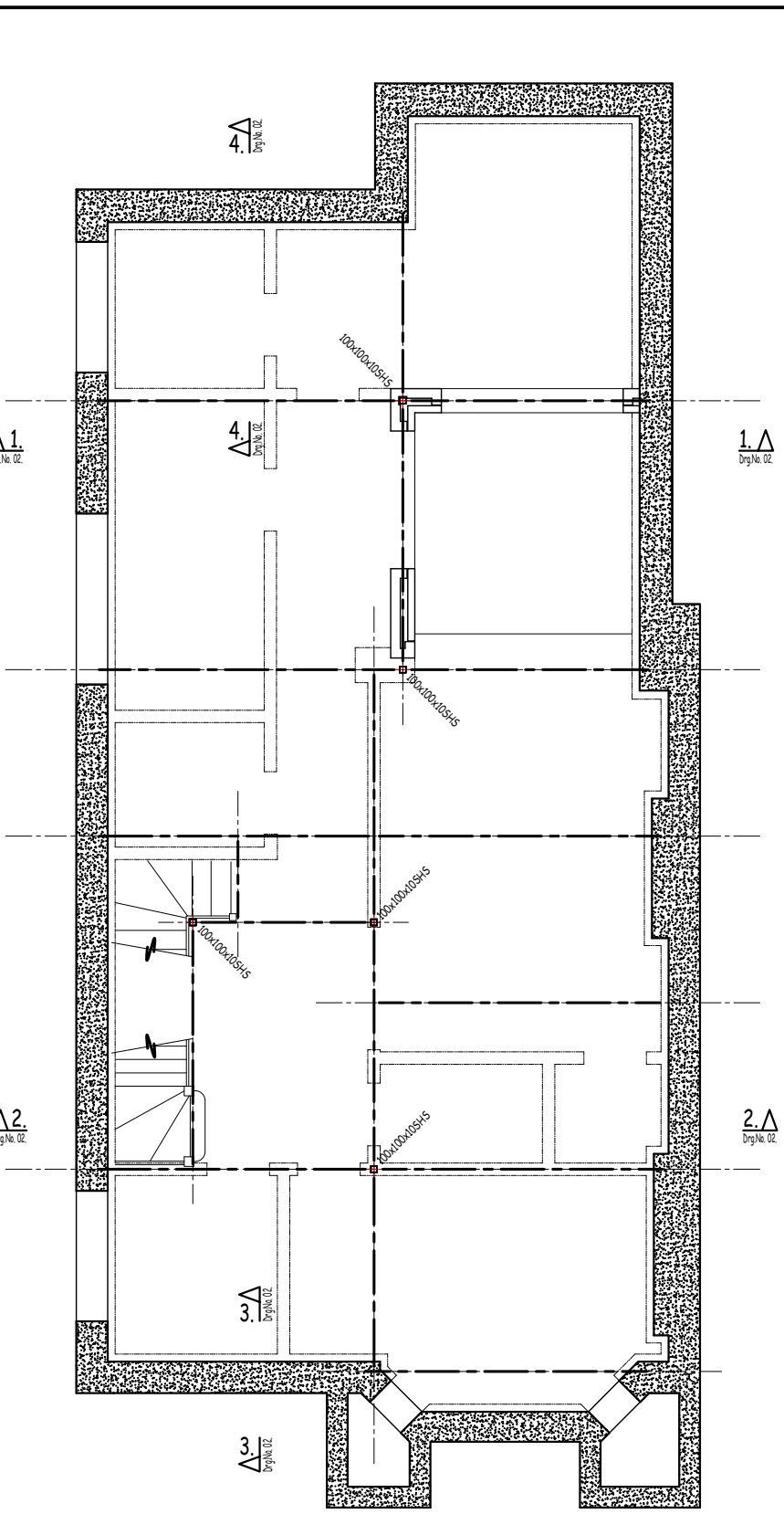


Proposed Lower Ground Plan Showing Proposed Underpinning Plan.

(Scale 1:50 at A1)

Underpinning Notes

- U1. The underpin numbering is for identification purposes only.
- U2. The sequence of underpinning should follow the traditional 1, 4, 2, 5, 3 pattern. The Contractor is to provide drawings marked up, to show their proposed sequence for the Engineer to approve, a minimum of 14 days before work is commenced.
- U3. Underpinning to be a maximum length of 1200mm, subject to the Engineers approval.
- U4. Provide corner bars in underpinning stems, to ensure mesh reinforcement is held in place, during concreting.
- U5. All reinforced concrete cast on the ground shall be placed on 50mm, 6EN 1 concrete mix.
- U6. Foundations have been designed to impose a net bearing pressure of 150kN/m², on London Clay, at depths shown. The bearing strata shall be approved by the Local Authority's Building Inspector, before laying blinding, or casting foundations. Any additional excavation shall be replaced with a GEN 1 concrete mix. But in the event of extensive additional excavation being required, the Engineer must be immediately and fresh instructions obtained.
- U7. Concrete mix for foundations shall be a RC35/45 sulphate class DS4 and ACEC class AC-4 and a maximum water/cement ratio of 0.50. Concrete to cure for at least 48 hours before dry packing.
- U8. Concrete cover to the reinforcement shall be as detailed on the drawings but never less than 35mm.
- U9. The minimum depth of the underpinning, (measured from the underside of the existing footing, to the underside of the new), shall be 500mm, and shall be formed on a strata, capable of sustaining a permissible net ground pressure of 100kN/m², on sand and gravel.
- U10. The underside of the existing wall or foundation shall be trimmed and cleaned of all mud and debris, before dry packing. The dry pack shall be a 1:3 mix and well rammed in horizontal layers, not exceeding 75mm thick. Dry packing shall be left 24 hours before works are commenced on adjacent underpins.
- U11. The central area of excavation shall not be carried out until the perimeter underpinning has been completed.



Proposed Lower Ground Plan Showing Ground Floor Structure.

(Scale 1:50 at A1)

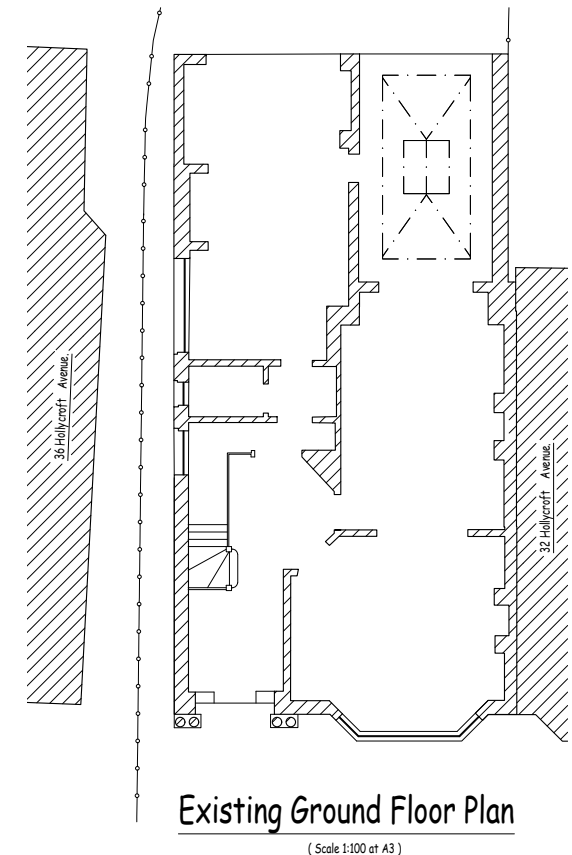
The Contractor shall be responsible for the stability of the existing structure and earthworks on the site, as well as the adjoining sites. All temporary works shall be the responsibility of the Main Contractor.

Tension Lap Lengths for Reinforcement

- 10mm. Ø = 450mm.
- 12mm. Ø = 540mm.
- 16mm. Ø = 720mm.
- 20mm. Ø = 950mm.

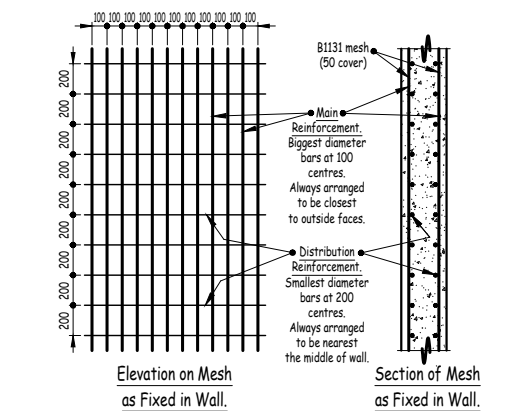
Reinforcement Note

Wall and Foundation reinforcement shall be continuous. If loose bars are used to provide continuity, the area of loose bars shall not be less than the area of reinforcement specified. Laps shall be not less than 45 times the lesser bar diameter.

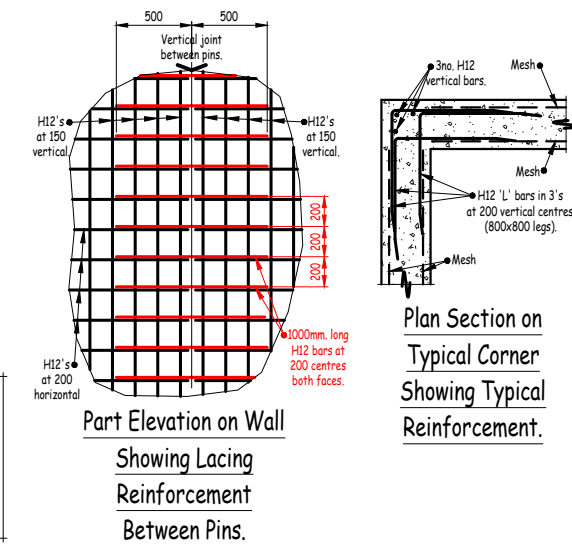


Existing Ground Floor Plan

(Scale 1:100 at A3)



Orientation of Structural Mesh, (Prefix 'B'), in Wall.



Part Elevation on Wall Showing Lacing Reinforcement Between Pins.

Plan Section on Typical Corner Showing Typical Reinforcement.

Notes

1. This drawing remains the copyright of Vincent and Rymill and is not to be copied, altered or changed without permission.
 2. All dimensions are in millimetres unless otherwise noted.
 3. Do not scale off this drawing.
- Structural Steelwork Notes:
1. Generally all structural steel shall be grade S355 and shall be in accordance with the National Specification for Structural Steelwork in all necessary aspects.
 2. Steelwork connections shall comprise not less than 4no. M16 grade 8.8 bolts for all other members. Except where otherwise shown on the drawings. Where connection loads are provided by the Engineer. The steelwork contractor shall design connections, which will be subject to comment by the Engineer.
 3. Steel beams shall at least have the minimum bearings on masonry walls as shown on the drawings. Where no details of bearings are shown, provide bearings to the full width of the supporting leaf, padstone or 100mm whichever is the greater.
 4. Steel columns bases shall be levelled using saim steel packs, not less than 75mm, square. Allowance shall be made for nominal 25mm, thickness of grout between the column baseplates and foundations/masonry supports. Grout shall take the form of neat cement slurry with a non shrink additive and should be just fluid enough to pour.
 5. All structural steelwork shall be blast cleaned to B.S.7079-Part A1 preparation grade SA2.5 and except where specified as galvanised, shall be painted with a suitable good quality high build epoxy zinc phosphate primer, to provide a dry film thickness of not less than 125 microns. To provide a dry film thickness of not less than 75 microns. A pre-fabrication primer may be used at the fabricators discretion. The Contractor shall ensure that the primer used is compatible with subsequent coatings specified by others. (e.g. intumescent paint).
 6. Steelwork specified as galvanised shall be blast cleaned as above and hot dip galvanised to B.S.729 Minimum coating thickness 85 microns.
 7. All steelwork below d.p.c. level or built within the masonry wall cavity, shall be site painted with a compatible high build epoxy zinc phosphate primer, to provide a dry film thickness of not less than 125 microns, to achieve an overall primer coating of 200 microns. i.e. Leighs paints Epiqrip C400 Zinc Phosphate Primer/Buildcoat or equal. Steelwork below d.p.c. shall be encased in not less than 100mm, of concrete, not weaker than specified on the drawings.
 8. Steelwork contractor to coordinate with the Main Contractor to provide adequate bracing during the sequence of erection.
 9. Fire protection to steel to Architects details.
- Concrete:
1. Generally all structural concrete works to be in accordance with the National Specification for Concrete in all necessary aspects.
 2. Concrete mix for foundations shall be a RC35/45 mix with a minimum Ordinary Portland cement content of 320kg/m³, and a maximum water/cement ratio of 0.50.
 3. All concrete below ground level (slabs, walls and foundations), to be designed for a design sulphate class of DS-1.
 4. Under no circumstances is concrete to be poured, if expected temperature within the following 24 hour period is expected to be 5°C or less.
 5. No admixtures, of any form, to be added to the concrete, without the written permission of the Structural Engineer. It is STRICTLY forbidden to add water to premixed concrete on site.
 6. Site batching of concrete to be approved by the Engineer before its use.
- Structural Masonry Notes:
1. Refer to Architects drawings and the specification for masonry requirements, in respect of acoustic, thermal insulation and durability requirements. The Engineer shall be notified immediately if conflicts with the structural requirements.
 2. Blockwork below ground level to have a minimum compressive strength of 7.3N/mm², and to be set in 1:3 cement-sand mortar. All blockwork to be solid, unless specified otherwise on the drawing and is to comply with B.S.5628 Table 4, Requirements for Special Category Manufacture.
 3. Brickwork below ground to have a minimum compressive strength of 30N/mm², and is to comply with B.S.5628 Requirements for Special Category of Manufacture.
 4. Mortar designation as follows :- Above d.p.c. Mortar Designation III. Below d.p.c. Mortar Designation II.
 5. Refer to the Architects drawings for details of d.p.c.'s, d.p.m.'s waterproofing and insulation.

This Drawing is for Planning Application purposes only.

A	Part Elevation on Wall Showing Lacing Reinforcement Between Pins revised.	19.08.22
Rev	Details	Date

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Job
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 London NW3 7QL

Title
 Proposed Basement Plans Showing Proposed Underpinning and Ground Floor Structure.

Scale at A1 1:50 1:100 1:25	Date August 2022	Job No 22H06	Dwg No 01	Rev A
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