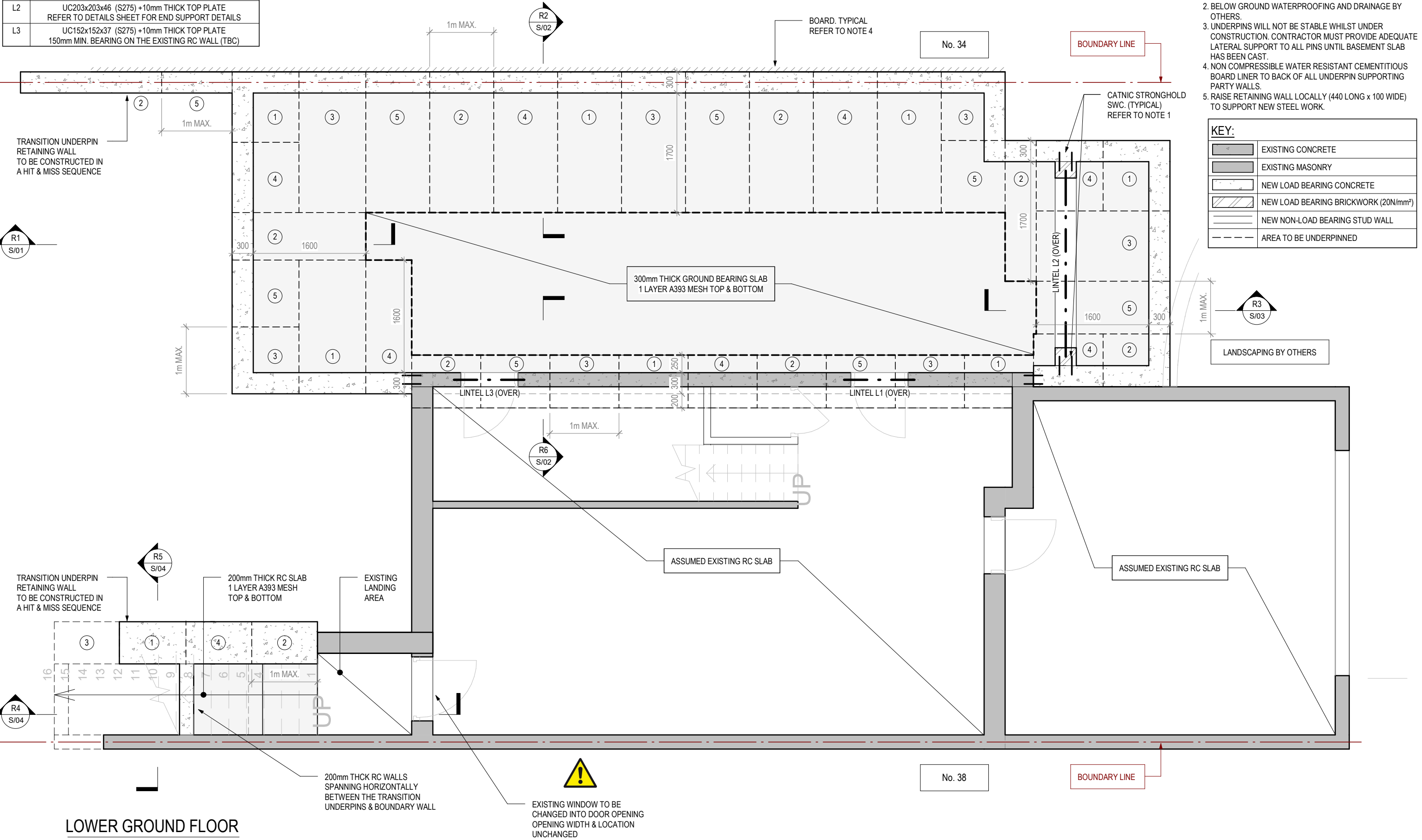


LINTEL SCHEDULE	
REF.	TYPE
L1	UC152x152x23 (S275) +10mm THICK TOP PLATE 100mm MIN. BEARING ON THE EXISTING RC WALL (TBC)
L2	UC203x203x46 (S275) +10mm THICK TOP PLATE REFER TO DETAILS SHEET FOR END SUPPORT DETAILS
L3	UC152x152x37 (S275) +10mm THICK TOP PLATE 150mm MIN. BEARING ON THE EXISTING RC WALL (TBC)



- NOTES:**
- CATNIC STRONGHOLD SWC STAINLESS STEEL WALL STARTER KITS. POSITION AT JUNCTIONS OF EXISTING MASONRY WALL AND NEW MASONRY. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. FULLY EMBED TIES IN MORTAR JOINTS.
 - BELOW GROUND WATERPROOFING AND DRAINAGE BY OTHERS.
 - UNDERPINS WILL NOT BE STABLE WHILST UNDER CONSTRUCTION. CONTRACTOR MUST PROVIDE ADEQUATE LATERAL SUPPORT TO ALL PINS UNTIL BASEMENT SLAB HAS BEEN CAST.
 - NON COMPRESSIBLE WATER RESISTANT CEMENTITIOUS BOARD LINER TO BACK OF ALL UNDERPIN SUPPORTING PARTY WALLS.
 - RAISE RETAINING WALL LOCALLY (440 LONG x 100 WIDE) TO SUPPORT NEW STEEL WORK.

KEY:	
	EXISTING CONCRETE
	EXISTING MASONRY
	NEW LOAD BEARING CONCRETE
	NEW LOAD BEARING BRICKWORK (20N/mm²)
	NEW NON-LOAD BEARING STUD WALL
	AREA TO BE UNDERPINNED

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REV.	DATE	REVISION NOTES	TECH.	CHECKED	REV.	DATE	REVISION NOTES	TECH.	CHECKED
C1	01.09.2021	CONSTRUCTION ISSUE	BVB	DG					

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LOWER GROUND FLOOR GA					CONSTRUCTION	
TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE	DRAWING NO.	REV.
BVB	DG	01.09.2021	A3	As indicated	GA/01	C1

STEEL BEAM SCHEDULE - GROUND FLOOR			
REF.	SECTION SIZE	GRADE	ADD. INFO.
BG-1	UC152x152x30	S275	+10mm TOP PLATE
BG-2	UC152x152x30	S275	+10mm TOP PLATE
BG-3	UC152x152x37	S275	
BG-4	UC203x203x46	S275	
BG-5	UC152x152x37	S275	
BG-6	UC152x152x23	S275	

STEEL COLUMN SCHEDULE			
REF.	SECTION SIZE	GRADE	ADD. INFO.
C1	TBC	TBC	EXISTING COLUMN
C2	TBC	TBC	EXISTING COLUMN
C3	TBC	TBC	EXISTING COLUMN
C4	TBC	TBC	EXISTING COLUMN
C5	TBC	TBC	EXISTING COLUMN

RC BEAM SCHEDULE			
REF.	SECTION SIZE	GRADE	ADD. INFO.
RCB1	300 x 400 DEEP	C28	
RCB2	300 x 400 DEEP	C28	

PADSTONE SCHEDULE	
REF.	L x W x Dp.
PS1	300 x 100 x 150
PS2	400 x 100 x 200

CONCRETE UPSTAND SCHEDULE	
REF.	Lg. x Wd.
CU-1	440 x 100

TRIAL PITS REQUIRED TO CONFIRM THE DEPTHS OF EXISTING FOUNDATIONS

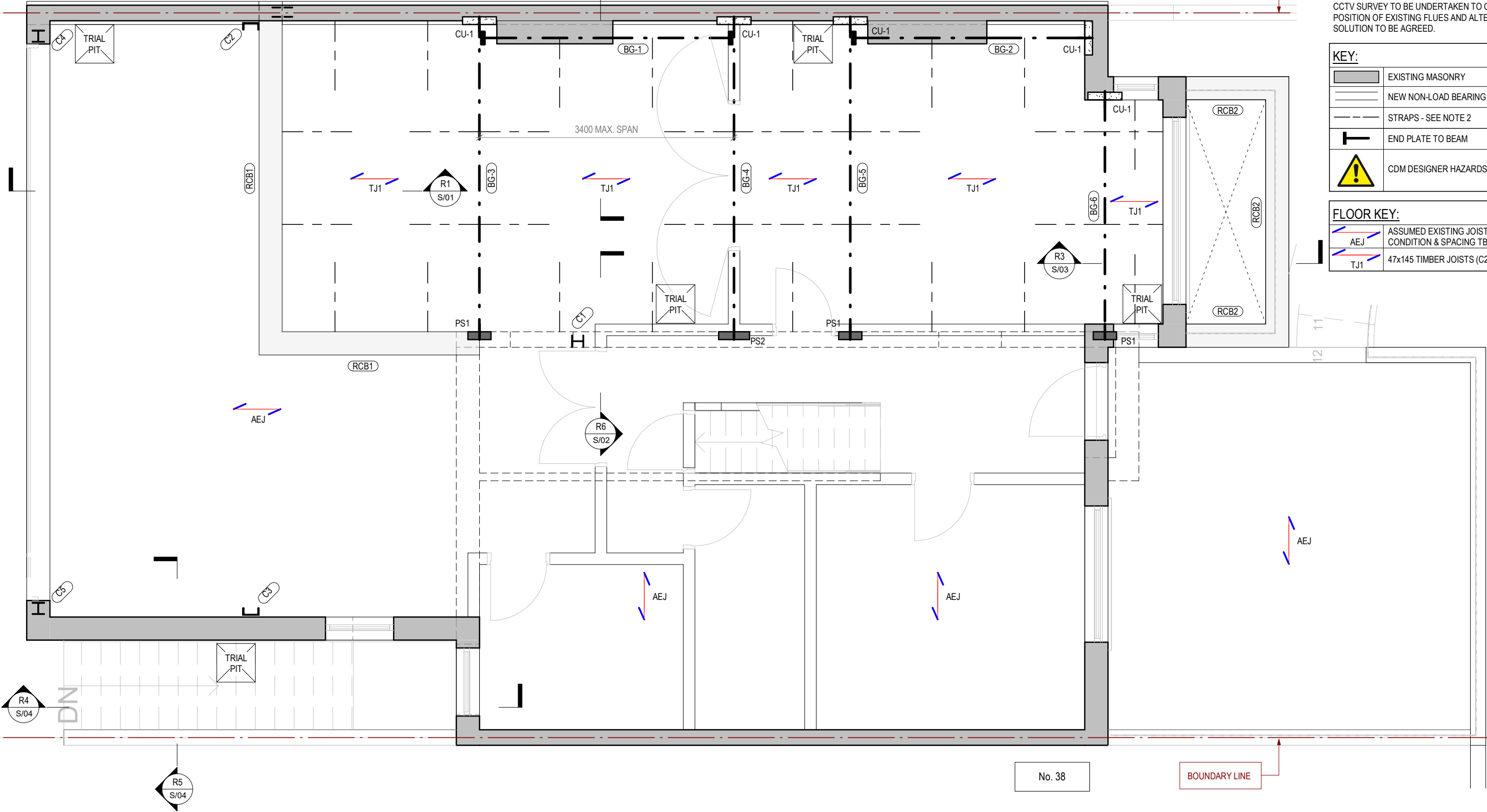
- NOTES:
- CATNIX STRONGHOLD SWC STAINLESS STEEL WALL STARTER KITS. POSITION AT JUNCTIONS OF EXISTING MASONRY WALL AND NEW MASONRY. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. FULLY EMBED TIES IN MORTAR JOINTS.
 - RECESS ALL TIMBER JOISTS & STRAP TO BEAM USING 30x5x900 LONG GALVANIZED STRAPS @ 1200 CRS MAX. SCREW FIX TO JOISTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
 - DO NOT BEAR NEW STEELWORK INTO EXISTING CHIMNEY FLUES. STRUCTURAL ENGINEER TO BE INFORMED IF THIS ISSUE IS ENCOUNTERED ON SITE. CCTV SURVEY TO BE UNDERTAKEN TO CONFIRM POSITION OF EXISTING FLUES AND ALTERNATIVE SOLUTION TO BE AGREED.

KEY:

	EXISTING MASONRY
	NEW NON-LOAD BEARING STUD WALL
	STRAPS - SEE NOTE 2
	END PLATE TO BEAM
	CDM DESIGNER HAZARDS

FLOOR KEY:

	ASSUMED EXISTING JOISTS - SIZE, CONDITION & SPACING TBC ON SITE
	47x145 TIMBER JOISTS (C24) @ 300mm c/c



UPPER GROUND FLOOR
1 : 50

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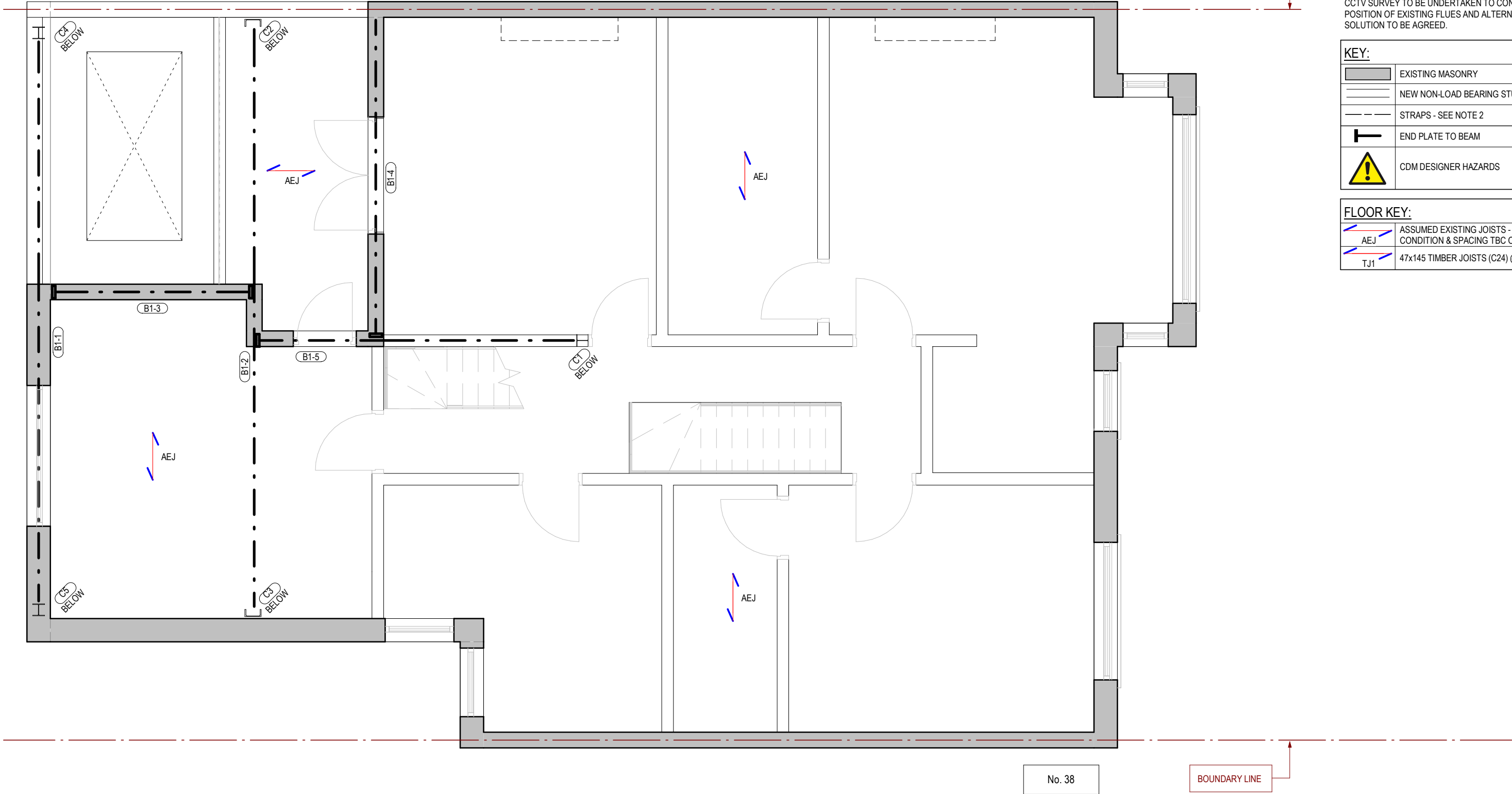
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UPPER GROUND FLOOR GA				
TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE
BVB	DG	01.09.2021	A3	As indicated

CONSTRUCTION	
DRAWING NO.	REV.
GA/02	C1

STEEL BEAM SCHEDULE - FIRST FLOOR			
REF.	SECTION SIZE	GRADE	ADD. INFO.
B1-1	TBC	TBC	EXISTING BEAM
B1-2	TBC	TBC	EXISTING BEAM
B1-3	TBC	TBC	EXISTING BEAM
B1-4	TBC	TBC	EXISTING BEAM
B1-5	TBC	TBC	EXISTING BEAM

STEEL COLUMN SCHEDULE			
REF.	SECTION SIZE	GRADE	ADD. INFO.
C1	TBC	TBC	EXISTING COLUMN
C2	TBC	TBC	EXISTING COLUMN
C3	TBC	TBC	EXISTING COLUMN
C4	TBC	TBC	EXISTING COLUMN
C5	TBC	TBC	EXISTING COLUMN



- NOTES:**
- CATNIC STRONGHOLD SWC STAINLESS STEEL WALL STARTER KITS. POSITION AT JUNCTIONS OF EXISTING MASONRY WALL AND NEW MASONRY. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION. FULLY EMBED TIES IN MORTAR JOINTS.
 - RECESS ALL TIMBER JOISTS & STRAP TO BEAM USING 30x5x900 LONG GALVANIZED STRAPS @ 1200 CRS MAX. SCREW FIX TO JOISTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
 - DO NOT BEAR NEW STEELWORK INTO EXISTING CHIMNEY FLUES. STRUCTURAL ENGINEER TO BE INFORMED IF THIS ISSUE IS ENCOUNTERED ON SITE. CCTV SURVEY TO BE UNDERTAKEN TO CONFIRM POSITION OF EXISTING FLUES AND ALTERNATIVE SOLUTION TO BE AGREED.

KEY:	
	EXISTING MASONRY
	NEW NON-LOAD BEARING STUD WALL
	STRAPS - SEE NOTE 2
	END PLATE TO BEAM
	CDM DESIGNER HAZARDS

FLOOR KEY:	
	ASSUMED EXISTING JOISTS - SIZE, CONDITION & SPACING TBC ON SITE
	47x145 TIMBER JOISTS (C24) @ 300mm c/c

FIRST FLOOR
1 : 50

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REV.	DATE	REVISION NOTES	TECH. CHECKED
C1	01.09.2021	CONSTRUCTION ISSUE	BVB DG

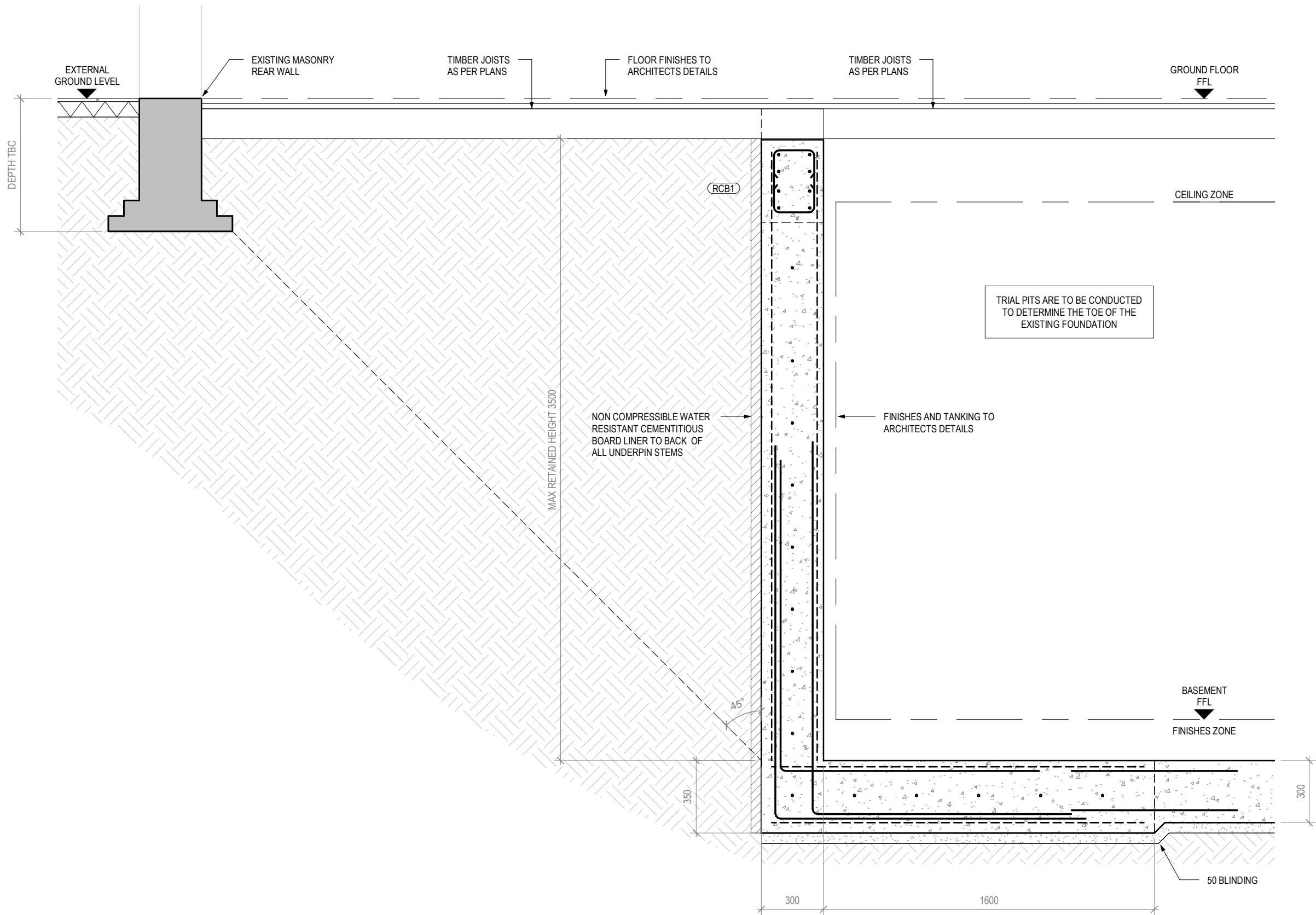
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REV.	DATE	REVISION NOTES	TECH. CHECKED

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FIRST FLOOR GA				
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BVB	DG	01.09.2021	A3	As indicated

CONSTRUCTION	
DRAWING NO.	REV.
GA/03	C1



SECTION R1
1 : 20

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SECTION SHEET 1

CONSTRUCTION

REV.	DATE	REVISION NOTES	TECH.	CHECKED
C1	01.09.2021	CONSTRUCTION ISSUE	BVB	DG

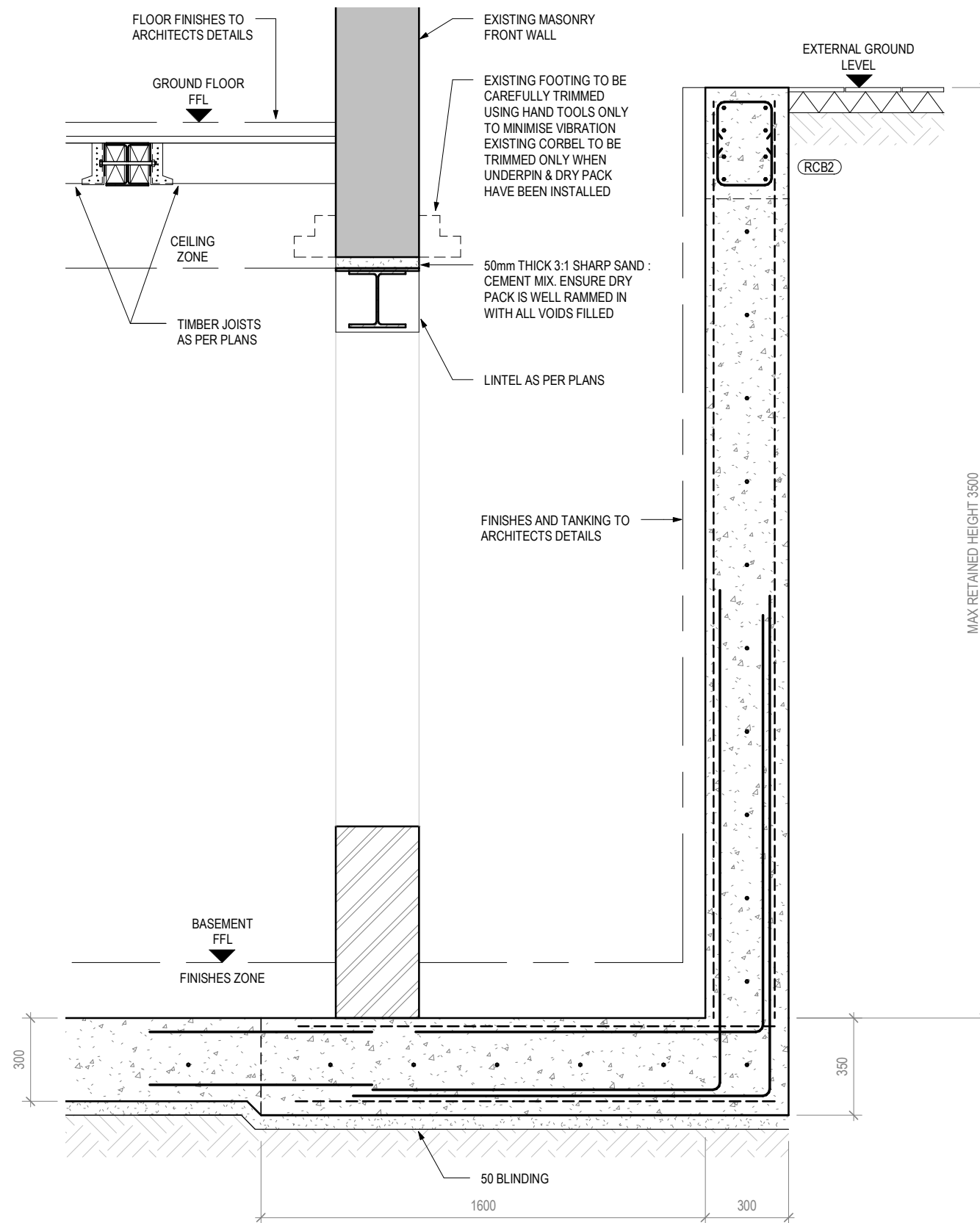
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TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE
BVB	DG	01.09.2021	A3	1 : 20

DRAWING NO.	REV.
S/01	C1



CONSTRUCTION	
DRAWING NO. S/02	REV. C1



SECTION R3

1 : 20

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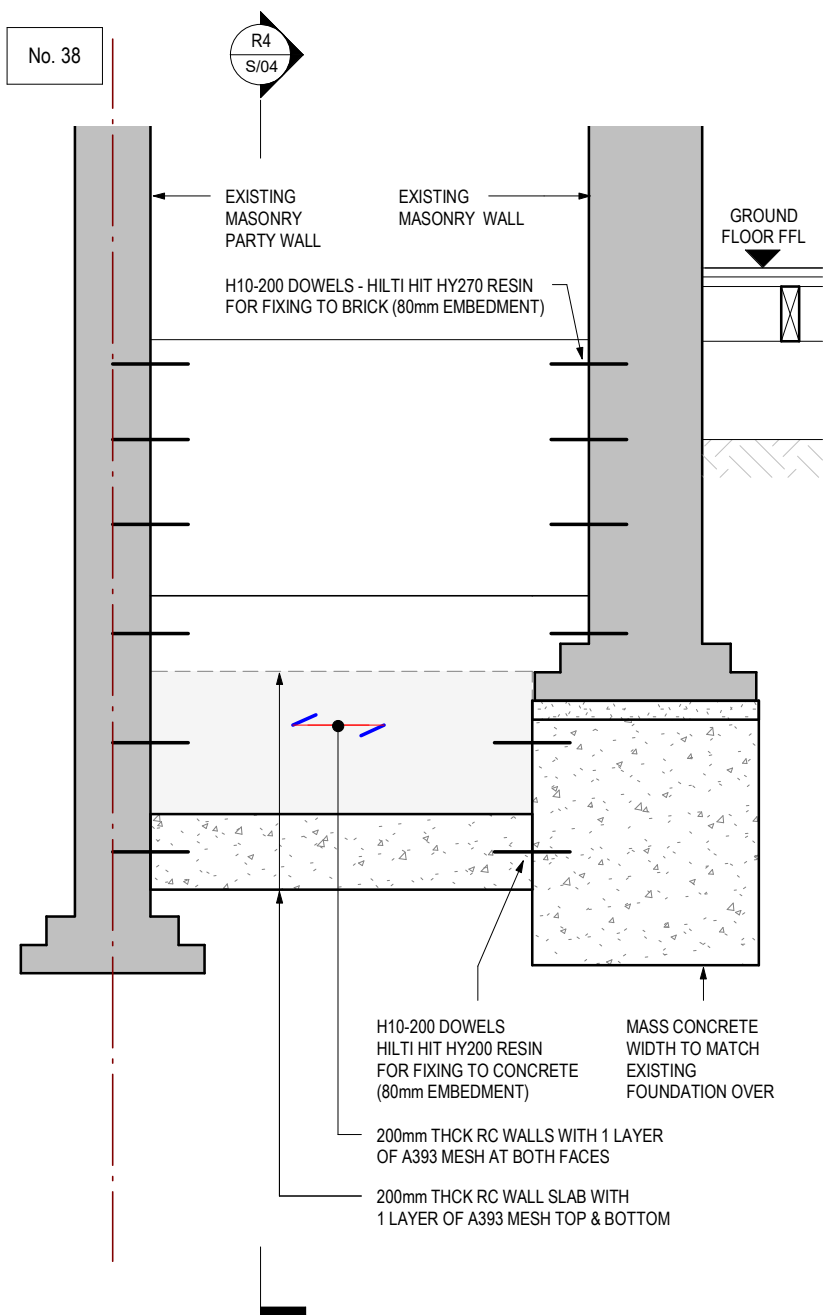
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SECTION SHEET 3

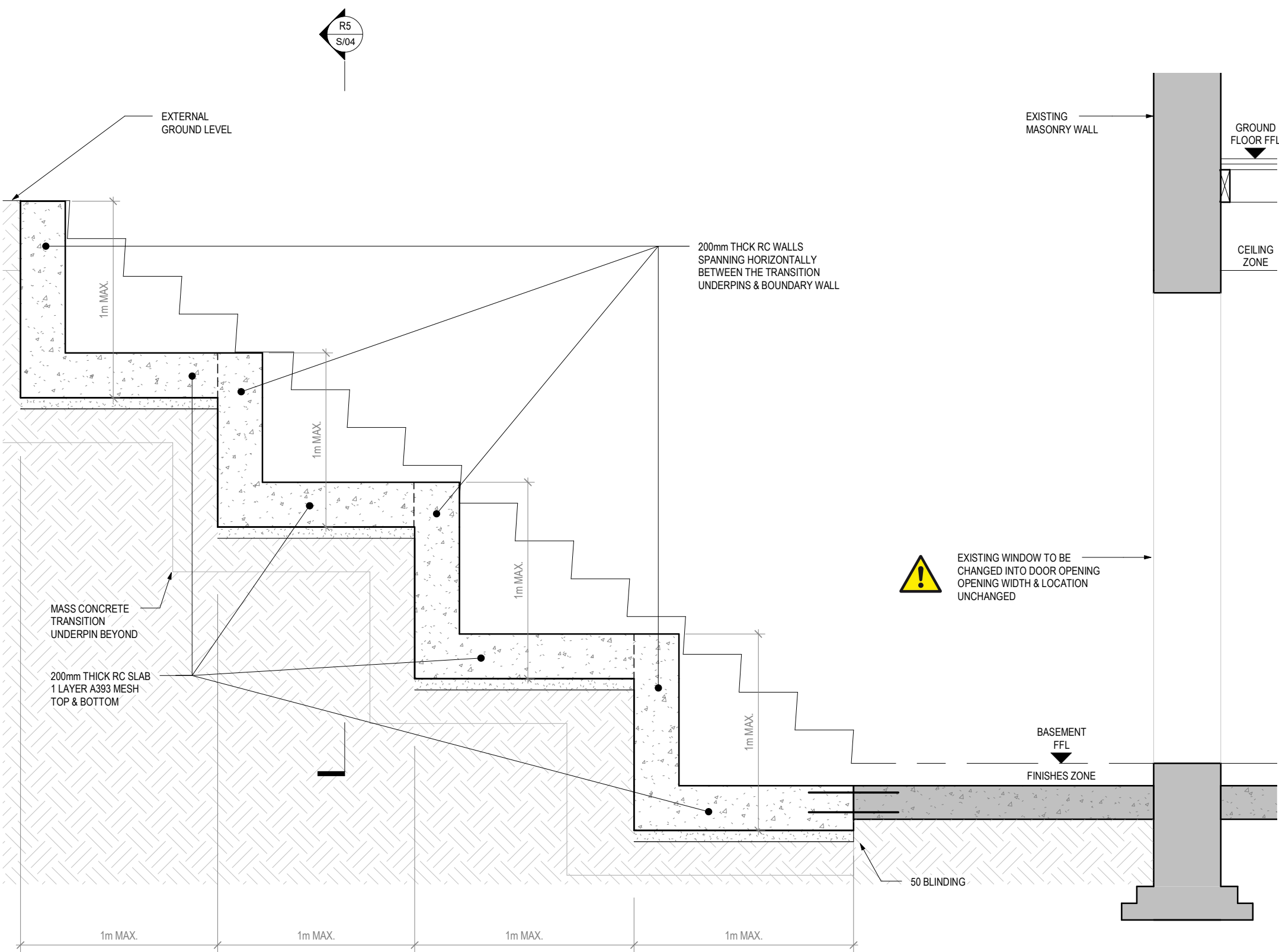
CONSTRUCTION

REV.	DATE	REVISION NOTES	TECH.	CHECKED	REV.	DATE	REVISION NOTES	TECH.	CHECKED
C1	01.09.2021	CONSTRUCTION ISSUE	BVB	DG					

TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE	DRAWING NO.	REV.
BVB	DG	01.09.2021	A3	1 : 20	S/03	C1

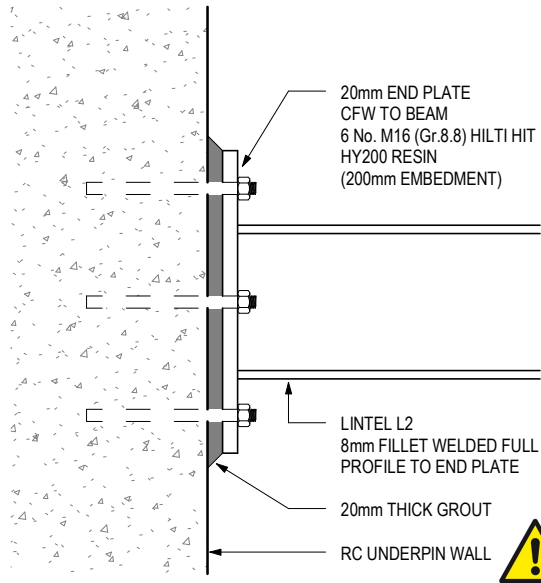


SECTION R5
1 : 20



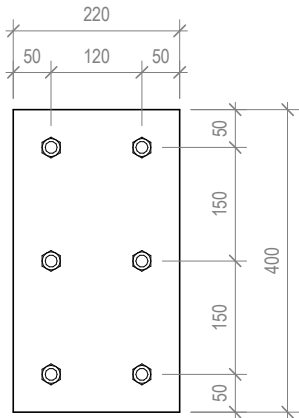
SECTION R4
1 : 20

- NOTES:
1. ALL WELDS TO BE 8 CFW UNO.
 2. ALL BOLTS TO BE M20 UNO.
 3. ALL BOLTS TO BE GRADE 8.8 UNO.
 4. FSBW - FULL STRENGTH BUTT WELD.
 5. CFW - CONTINUOUS FILLET WELD.

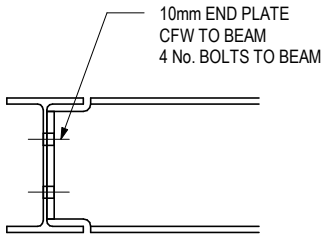


LINTEL L2 TO RC UNDERPIN CONNECTION DETAIL

1 : 10



END PLATE



TYPICAL END PLATE DETAIL

1 : 10

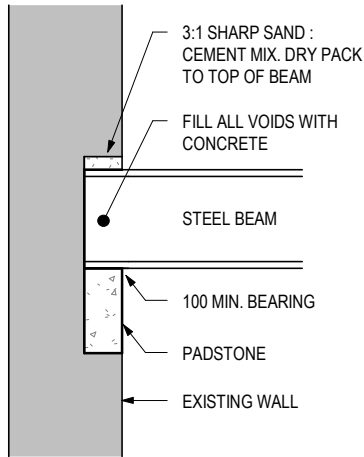
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C1	01.09.2021	CONSTRUCTION ISSUE	BVB	DG					

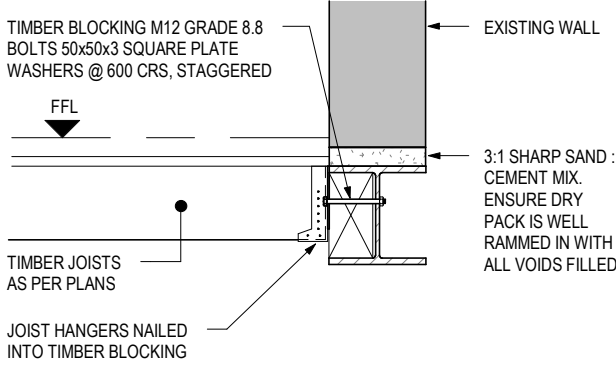
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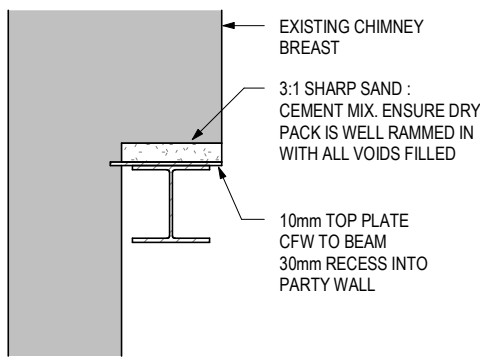
STEEL CONNECTION DETAILS					CONSTRUCTION	
TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE	DRAWING NO.	REV.
BVB	DG	01.09.2021	A3	1 : 10	SC/01	C1



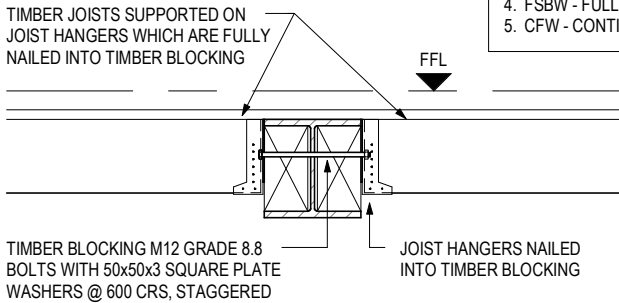
TYPICAL PADSTONE DETAIL
1 : 20



TYPICAL WALL SUPPORT DETAIL
1 : 20

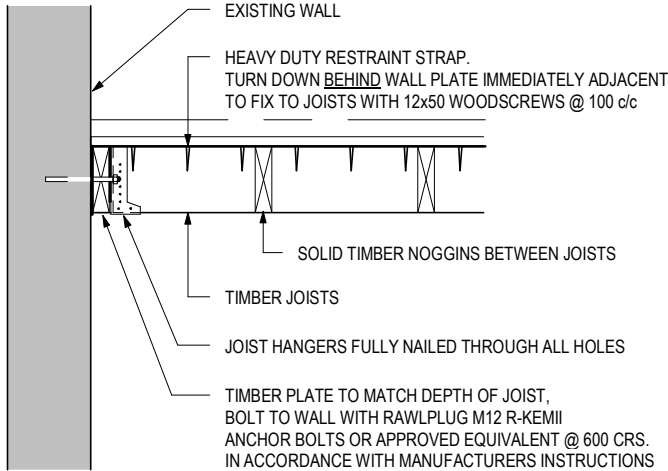


TYPICAL BEAM TO CHIMNEY DETAIL
1 : 20

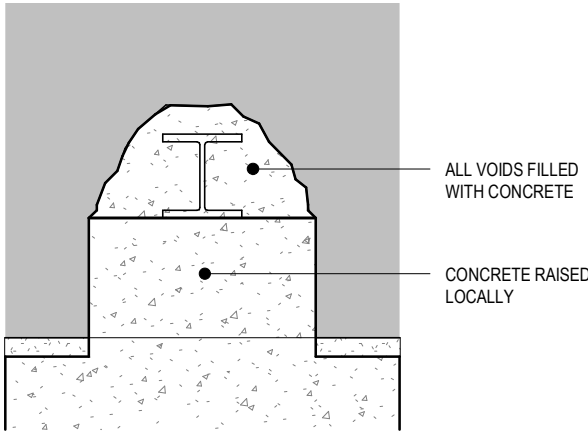
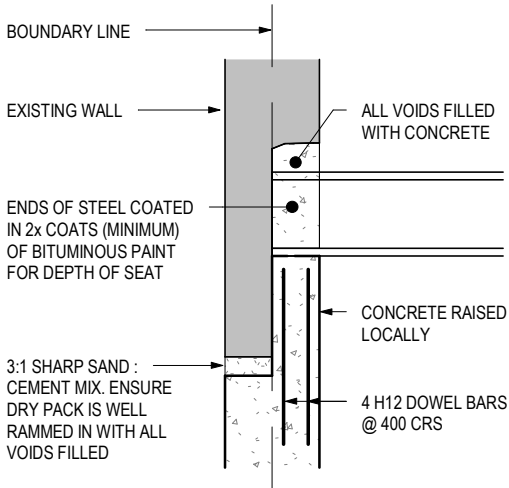


TYPICAL JOIST TO RECESSED BEAM DETAIL
1 : 20

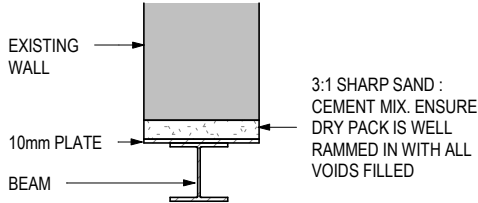
- NOTES:
1. ALL WELDS TO BE 8 CFW UNO.
 2. ALL BOLTS TO BE M20 UNO.
 3. ALL BOLTS TO BE GRADE 8.8 UNO.
 4. FSBW - FULL STRENGTH BUTT WELD.
 5. CFW - CONTINUOUS FILLET WELD.



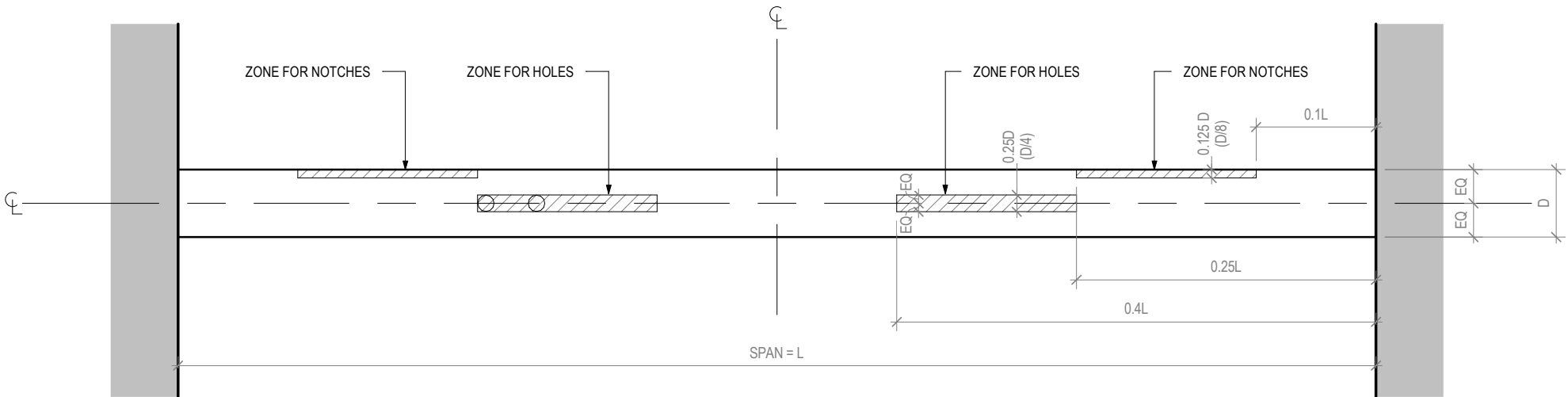
TYPICAL JOIST TO EXISTING WALL DETAIL
1 : 20



TYPICAL CONCRETE UPSTAND DETAIL
1 : 20



TYPICAL BEAM TO EXISTING WALL DETAIL
1 : 20



TYPICAL TIMBER JOIST ELEVATION DETAIL
1 : 20

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STANDARD DETAILS

CONSTRUCTION

REV.	DATE	REVISION NOTES
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TECH.	CHECKED
BVB	DG

REV.	DATE	REVISION NOTES

TECH.	CHECKED

TECHNICIAN
BVB

ENGINEER
DG

DATE
01.09.2021

PAPER SIZE
A3

SCALE
1 : 20

DRAWING NO.
SD/01

REV.
C1

STRUCTURAL STEELWORK NOTES

- ALL MATERIALS, FABRICATION, WORKMANSHIP AND ERECTION OF STEELWORK SHALL BE IN ACCORDANCE WITH THE NATIONAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION, 5TH EDITION AS PUBLISHED BY THE BRITISH CONSTRUCTIONAL STEELWORK ASSOCIATION.
- STEELWORK CONNECTIONS SHALL COMPRISE NOT LESS THAN 4 NO. M12 DIA. GR. 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.
- 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 150MM WHICHEVER IS GREATER.
- STEEL COLUMNS SHALL BE RAISED OR LOWERED TO THE CORRECT LEVELS OFF FOUNDATIONS/MASONRY SUPPORTS USING SAWN STEEL PACKS NOT LESS THAN 75MM SQUARE. ALLOWANCE SHALL BE MADE FOR NOMINAL 25MM THICKNESS OF GROUT BETWEEN 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.
- SITE MODIFICATIONS TO STRUCTURAL STEELWORK SHALL NOT BE CARRIED OUT UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE ENGINEER
- ALL STRUCTURAL STEELWORK SHALL BE BLAST CLEANED TO B.S.7079 : PART A1, PREPARATION GRADE SA2 1/2 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 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).
- STEELWORK SPECIFIED AS GALVANISED SHALL BE BLAST CLEANED AS ABOVE & HOT DIP GALVANISED TO B.S.729 MINIMUM COATING THICKNESS 85 MICRONS.
- ALL STEELWORK BELOW DPC 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 EPIGRIP C400 ZINC PHOSPHATE PRIMER/BUILD COAT OR EQUAL. STEELWORK BELOW DPC SHALL ALSO BE ENCASED IN NOT LESS THAN 100MM OF CONCRETE NOT WEAKER THAN SPECIFIED ON THE DRAWINGS.
- STEELWORK CONTRACTOR TO CO-ORDINATE WITH MAIN CONTRACTOR AND CLADDING CONTRACTOR TO PROVIDE ALL NECESSARY SECONDARY STEELWORK, TRIMMING ETC. AS REQUIRED AROUND ALL DOORS, WINDOWS AND THE LIKE.
STEELWORK CONTRACTOR TO CO-ORDINATE WITH MAIN CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING DURING THE SEQUENCE OF ERECTION.

TIMBER FLOOR CONSTRUCTION NOTES

- ALL STRUCTURAL TIMBER FLOOR MEMBERS TO BE OF MINIMUM SIZE AS SHOWN ON THE DETAIL DRAWINGS. SIZES SHOWN ARE NOMINAL TIMBER SIZES EXCEPT AS NOTED ON THE DRAWINGS AND WILL BE SUBJECT TO REDUCTIONS IN FINISHED SIZE TO B.S.4471
- TIMBER FLOOR JOIST SHALL HAVE MINIMUM BEARINGS OF 100MM ON MASONRY AND 75MM ON STEEL BEAMS OR TIMBER PLATES EXCEPT AS NOTED ON THE DRAWINGS. TIMBER FLOOR JOISTS SHALL NOT BE BUILT INTO PARTY WALL CONSTRUCTIONS BUT SHALL BE SUPPORTED ON PROPRIETARY JOIST HANGERS AT SUCH LOCATIONS. RESTRAINT TYPE JOIST HANGERS CAPABLE OF RESISTING TENSILE FORCES, IN ACCORDANCE WITH BS 5628-1 APPENDIX C TO BE USED. ALTERNATIVELY, PROVIDE RESTRAINT STRAPS AT NOT MORE THAN 2.0M CENTRES USING 30MM X 5MM GALVANISED STRAPS WITH A TURN DOWN LENGTH OF 100MM AND STRAIGHT LENGTH OF 600MM. STRAPS FIXED TO FLOOR JOISTS WITH 50MM, NO.10 SCREWS AT NOT MORE THAN 110MM CENTRES AND A MINIMUM OF 4 FIXINGS.
- DOUBLE JOISTS SHALL BE PROVIDED UNDER NON-LOAD BEARING STUDWORK PARTITIONS RUNNING PARALLEL WITH JOIST SPANS, UNDER BATHS AND UNDER AIRING CUPBOARD, CYLINDERS & KITCHEN ISLANDS.
- ALL MEMBERS SUPPORTED ON PROPRIETARY HANGERS SHALL BE ACCURATELY CUT TO PROVIDE A FULL CONTACT WITH THE BASE OF THE HANGER AND SHALL BE FIXED IN ACCORDANCE WITH THE HANGER MANUFACTURER'S INSTRUCTIONS. JOISTS SHALL BE REBATED TO LIE FLUSH WITH UNDERSIDE OF HANGERS.
- ALL MEMBERS FITTED INTO STEEL BEAMS SHALL PROVIDE A GOOD FIT TO THE WEB OF THE BEAM AND SHALL BE NOTCHED THE MINIMUM AMOUNT REQUIRED TO CLEAR THE BEAM FLANGES. WHERE STEEL BEAMS ARE SPECIFIED WITHIN THE FLOOR DEPTH, THE UNDERSIDE OF JOISTS SHALL BE 5MM BELOW THE UNDERSIDE OF THE BEAMS.
- EXTERNAL AND PARTY WALLS PARALLEL WITH JOISTS SPANS SHALL BE RESTRAINED AT TOP OF FLOOR JOIST LEVEL AT NOT MORE THAN 2.0M CENTRES WITH GALVANISED 30 X 5.0MM STRAPS EXTENDING OVER A MINIMUM OF 3 JOISTS. NOGGINS NOT LESS THEN 75% OF JOIST DEPTH AND TIMBER BLOCKING ADJACENT TO WALLS SHALL BE FIXED BETWEEN JOISTS AT ALL STRAP LOCATIONS. STRAPS SHALL BE FIXED TO MEMBERS/NOGGINS WITH NOT LESS THAN 4 NO. 32 X 3.5MM GALVANISED OR SHERARDISED SQUARE TWISTED NAILS.
- END JOISTS SHALL BE POSITIONED APPROXIMATELY 50MM FROM MASONRY WALLS. JOIST CENTRES GENERALLY SHALL BE EQUAL AND SHALL NOT EXCEED THE DESIGN CENTRES SHOWN ON THE DRAWING. MULTIPLE JOISTS, WHERE SHOWN ON THE DRAWINGS SHALL BE SECURELY NAILED TOGETHER AT NOT MORE THAN 600MM CENTRES.
UNLESS SPECIFIED OTHERWISE, SECURELY FIX STRUTTING BETWEEN JOISTS AT CENTRES AS FOLLOWS:
JOIST SPAN OF 2.5M TO 4.5M: - ONE ROW AT CENTRE OF SPAN.
JOIST SPAN OVER 4.5M: - TWO ROWS EQUALLY SPACED

STRUTTING SHALL TAKE THE FORM OF ONE OF THE FOLLOWING.
38mm X 38mm SOFTWOOD HERRINGBONE STRUTTING LOCATED BETWEEN 5 & 25MM CLEAR OF TOP AND BOTTOM EDGES OF JOIST.
PROPRIETARY GALVANISED METAL STRUTTING FIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
SOLID SOFTWOOD STRUTTING NOT LESS THAN 38MM THICK AT LEAST THREE QUARTERS OF THE DEPTH OF THE JOIST.

NOTCHES AND HOLES IN STRUCTURAL TIMBER

- GENERAL: AVOID IF POSSIBLE
- SIZES: MINIMUM NEEDED TO ACCOMMODATE SERVICES.
- POSITION: DO NOT LOCATE NEAR KNOTS OR OTHER DEFECTS.
- NOTCHES AND HOLES IN THE SAME JOIST: MINIMUM 100mm APART HORIZONTALLY.
- NOTCHES IN JOISTS:
 - POSITION: LOCATE AT TOP. FORM BY SAWING DOWN TO A DRILLED HOLE
 - DEPTH (MAXIMUM): 0.125 x JOIST DEPTH
 - DISTANCE FROM SUPPORTS: BETWEEN 0.1 AND 0.25 x SPAN
- HOLES IN JOISTS:
 - POSITION: LOCATE ON NEUTRAL AXIS
 - DIAMETER (MAXIMUM): 0.25 x JOIST DEPTH
 - CENTRES (MINIMUM): 3 x DIAMETER OF LARGEST HOLE
 - DISTANCE FROM SUPPORTS: BETWEEN 0.25 AND 0.4 OF SPAN.
- NOTCHES IN ROOF RAFTERS, STRUTS AND TRUSS MEMBERS: NOT PERMITTED.
- HOLES IN STRUTS AND COLUMNS: LOCATE ON NEUTRAL AXIS.
 - DIAMETER (MAXIMUM): 0.25 x MINIMUM WIDTH OF MEMBER
 - CENTRES (MINIMUM): 3 x DIAMETER OF LARGEST HOLE
 - DISTANCE FROM ENDS: BETWEEN 0.25 AND 0.4 OF SPAN

STRUCTURAL MASONRY NOTES

- REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATION FOR MASONRY REQUIREMENTS IN RESPECT OF ACOUSTIC, THERMAL INSULATION AND DURABILITY REQUIREMENTS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF THIS CONFLICTS WITH STRUCTURAL REQUIREMENTS.
- BLOCKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH AS SPECIFIED ON THE DRAWINGS. ALL BLOCKWORK TO BE SOLID UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS AND IS TO COMPLY WITH BS5628, TABLE 4, REQUIREMENTS FOR SPECIAL CATEGORY OF MANUFACTURE. THE MAXIMUM WEIGHT OF AN INDIVIDUAL MASONRY UNIT MUST NOT EXCEED 20KG. BLOCKWORK SHOULD BE ADEQUATELY PROTECTED ON SITE TO AVOID SATURATION AND POSSIBLE INCREASE IN LIFTING WEIGHT. REFERENCE SHALL BE MADE TO THE PROJECT ARCHITECT/ACOUSTIC CONSULTANT FOR COMPLIANCE WITH PART E OF THE BUILDING REGULATION - SOUND TRANSMISSION.
- BLOCKWORK BELOW DPC TO BE OF FOUNDATION QUALITY (REFER TO MANUFACTURERS GUIDELINES) AND TO BE OF AT LEAST EQUAL MINIMUM COMPRESSIVE STRENGTH TO THAT INDICATED BETWEEN GROUND AND FIRST FLOOR AND IN NO CASE LESS THAN 7NMMF.
- BRICKWORK TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20N/MM² AND IS TO COMPLY WITH BS5628 REQUIREMENTS FOR SPECIAL CATEGORY OF MANUFACTURE.
- MORTAR DESIGNATION AS FOLLOWS:
ABOVE DPC MORTAR DESIGNATION III
BELOW DPC MORTAR DESIGNATION II
- REFER TO THE ARCHITECTS DRAWINGS FOR DETAILS OF DPC'S, DPM'S, WATERPROOFING AND INSULATION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE WORKS DURING CONSTRUCTION.
- LINTELS**
EXTERNAL WALLS: PROVIDE PROPRIETARY LINTELS AS SPECIFIED ON THE DRAWINGS OR EQUIVALENT APPROVED BY ALTERNATIVE MANUFACTURER.
INTERNAL WALLS: PROVIDE PROPRIETARY IG BOX LINTELS TO LOADBEARING INTERNAL WALLS AS SPECIFIED ON THE DRAWINGS OR EQUIVALENT APPROVED BY ALTERNATIVE MANUFACTURER.

PROVIDE PROPRIETARY IG INTERNAL LINTEL TO SMALL OPENINGS IN NON LOADBEARING BLOCKWORK WALLS OR EQUIVALENT APPROVED BY ALTERNATIVE MANUFACTURER.
ALL STEEL LINTELS TO BE FULLY GALVANISED AND HAVE A MINIMUM 150MM BEARING TO EACH END UNLESS NOTED OTHERWISE.
- DENSITY & POSITION OF TIES TO COMPLY WITH BS 5268 PART 1 2005. FOR CAVITY WALLS IN WHICH BOTH LEAVES ARE 90mm OR THICKER TIES SHOULD BE USED AT A RATE NOT LESS THAN 2.5 PER SQUARE METER IN A STAGGERED PATTERN (900mm HORIZONTAL X 450mm VERTICAL CENTRES) AND HAVE MINIMUM 50mm EMBEDMENT. THESE SHOULD BE EVENLY DISTRIBUTED OVER THE WALL AREA EXCEPT AROUND OPENINGS & SHOULD PREFERABLY BE STAGGERED. IN CASES WHERE INSULATION BOARD IS INCORPORATED WITHIN THE CAVITY & RESTRAINED BY TIES WITH INSULATION RETAINING CLIPS IT MAY BE NECESSARY TO REDUCE THE HORIZONTAL SPACING OF THE TIES TO 600mm. AT VERTICAL EDGES OF AN OPENING OR UNRETURNED OR UNBOUNDED EDGES OR ADJACENT TO COLUMNS & VERTICAL EXPANSION JOINTS ADDITIONAL TIES SHOULD BE USED AT A RATE OF ONE PER 300mm HEIGHT & LOCATED NOT MORE THAN 225mm FROM EDGE.

CONCRETE

- ALL CONCRETE TO BE NORMAL WEIGHT, STRENGTH GRADE C28/35 TO PROVIDE A MINIMUM CUBE COMPRESSIVE STRENGTH OF 35N/mm² AT 28 DAYS.
- ALL CONCRETE BELOW GROUND LEVEL (SLABS, WALLS & FOUNDATIONS) TO BE DESIGNED FOR A DESIGN SULPHATE CLASS OF DS-2.
- 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.
- 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 CONCRETE ON SITE.

STRUCTURAL UNDERPINNING NOTES

- TO BE READ IN CONJUNCTION WITH THE PRELIMINARIES AND GENERAL CONDITIONS.
- WORKMANSHIP: THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE ENGINEER'S DRAWINGS AND INSTRUCTIONS AND TO THE APPROVAL OF THE ARCHITECT AND THE BUILDING CONTROL OFFICER.
- ANY OTHER SEQUENCE OF OPERATIONS OR METHOD OF WORKING PROPOSED BY THE CONTRACTOR IS TO BE SUBMITTED TO THE ARCHITECT AND COPIED TO THE ENGINEER AND AGREED IN WRITING A MINIMUM OF 14 DAYS BEFORE WORK IS TO BE COMMENCED ON SITE.
- CONTRACTORS RESPONSIBILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE UNDERPINNED STRUCTURE AND PROVIDE ALL NECESSARY SHORING, STRUTTING AND BRACING TO ENSURE ITS SAFETY AND STABILITY AT ALL TIMES.
- SERVICES: THE CONTRACTOR IS ALSO TO CARRY OUT A SURVEY OF THE PROPERTY AND ADJACENT AREA TO ESTABLISH THE LOCATION OF OBSTRUCTIONS SUCH AS SERVICE RUNS OR DRAINS. ANY OBSTRUCTION FOUND IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / ENGINEER. THE CONTRACTOR IS TO ALLOW FOR ANY TEMPORARY SUPPORT TO THE SERVICES OR OBSTRUCTIONS DURING THE UNDERPINNING.
- CONSTRUCTION SEQUENCE: THE UNDERPINNING IS TO BE UNDERTAKEN IN SHORT SECTIONS NOT EXCEEDING 1 METRE IN LENGTH. THE UNDERPINNING IS TO BE UNDERTAKEN ON A 'HIT AND MISS' SEQUENCE.
- NO ADJACENT PIN IS TO BE EXCAVATED UNTIL A MINIMUM 48 HOURS AFTER THE ADJACENT PIN HAS BEEN CAST AND PACKED UP.
- THE CONTRACTOR IS TO PROVIDE DRAWINGS MARKED UP TO SHOW THE PROPOSED SEQUENCE OF UNDERPINNING A MINIMUM OF 14 DAYS BEFORE WORK IS COMMENCED.
- EXCAVATIONS: EXCAVATION SHALL BE TO THE DEPTH AND WIDTH SHOWN ON THE DRAWINGS. HOWEVER, WHERE TREE ROOTS ARE ENCOUNTERED NEW UNDERPINS ARE TO EXTEND 600MM BELOW THE LAST TRACE OF ANY ROOT ACTIVITY. THE SIDES OF THE EXCAVATIONS SHALL BE ADEQUATELY SHORED AND PROPPED TO PREVENT SUBSIDENCE OR SLIP OF THE SOIL. SOIL FACES BEHIND THE PIN AND AT THE FORMATION LEVEL SHALL BE UNDISTURBED.
- ALL VOIDS BEHIND ANY SACRIFICIAL BACK SHUTTER TO BE FILLED WITH GROUT OR WEAK MIX CONCRETE PRIOR TO POURING THE STEM OF THE UNDERPIN. ALL EXCAVATIONS ARE TO BE INSPECTED BY THE ENGINEER AND/OR THE BUILDING CONTROL OFFICER. MINIMUM NOTICE OF 24 HOURS IS TO BE GIVEN WHEN EXCAVATIONS ARE READY FOR INSPECTION.
- THE SOFFIT OF THE EXISTING FOOTINGS IS TO BE LEVELED OFF AND CLEANED OF ALL LOOSE OR DETRIMENTAL MATERIAL.
- NO PROJECTING PORTIONS OF THE EXISTING FOOTINGS ARE TO BE TRIMMED EXCEPT AS SHOWN ON THE DRAWINGS OR DIRECTED BY THE ENGINEER.
- ANTI-HEAVE PRECAUTIONS: BEFORE CARRYING OUT CONCRETING INTRODUCE ANTI-HEAVE PRECAUTIONS IN THE FORM OF CLAY MASTER AS DIRECTED BY THE ENGINEER TO THE FACES OF THE EXCAVATION.
- PLACING CONCRETE: THE CONCRETE FOR THE UNDERPINNING IS TO BE **RC35** CONCRETE AND POURED CONTINUOUSLY TO 75MM BELOW THE SOFFIT OF THE EXISTING FOOTING. THE CONCRETE IS TO BE FULLY COMPACTED USING A MECHANICAL VIBRATOR.
- THE TOP 75MM OF THE PIN IS TO BE FILLED TO THE FULL DEPTH AND WIDTH OF THE VOID WITH A 3:1 SHARP SAND:CEMENT MIX DRY PACK MIXED HAND DAMP AND RAMMED IN WELL SOLID.

DEWATERING NOTES

THIS BASEMENT DESIGN WAS CARRIED OUT UNDER ASSUMPTION THAT THE LOCAL WATER TABLE WILL BE LOWERED ON SITE (BY MEANS OF SUMPS + PUMPS, OR SIMILAR) IN ORDER TO ALLOW A SLAB BLINDING LATER TO BE LAID BENEATH THE PROPOSED BASEMENT STRUCTURE & SUBSEQUENTLY ALLOW THE RC BASEMENT SLAB TO BE POURED. LOCALISED LOWERING OF WATER TABLE IS TO CONTRACTORS DETAIL.

LAPS OF MESH REINFORCEMENT IN RC UNDERPINS

A252 MESH : 320mm
A393 MESH : 400mm
A785 MESH : 400mm
A1131 MESH : 488mm

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER GSE DRAWINGS & RELEVANT PROJECT DOCUMENTS.
DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS SUBJECT TO COPYRIGHT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS BEFORE COMMENCING ANY WORK.
ALL DIMENSIONS IN mm UNLESS OTHERWISE NOTED. ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY ARCHITECT. SETTING OUT TO BE CONFIRMED ON SITE.

J002075

REV.	DATE	REVISION NOTES	TECH.	CHECKED
C1	01.09.2021	CONSTRUCTION ISSUE	BVB	DG

36 Methuen Park

REV.	DATE	REVISION NOTES	TECH.	CHECKED



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GENERAL NOTES

TECHNICIAN	ENGINEER	DATE	PAPER SIZE	SCALE
BVB	DG	01.09.2021	A3	1 : 1

CONSTRUCTION

DRAWING NO.	REV.
SN/01	C1