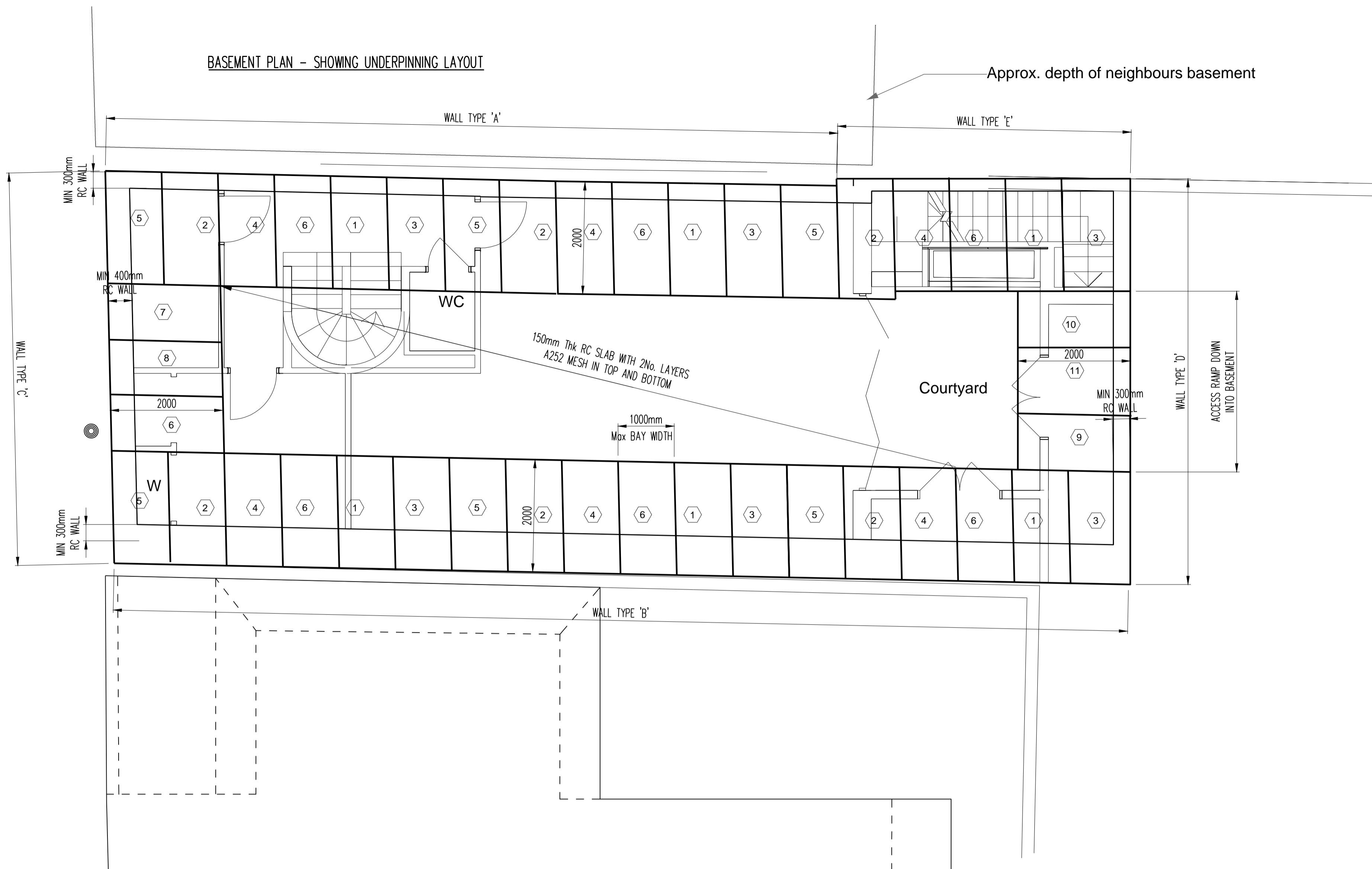
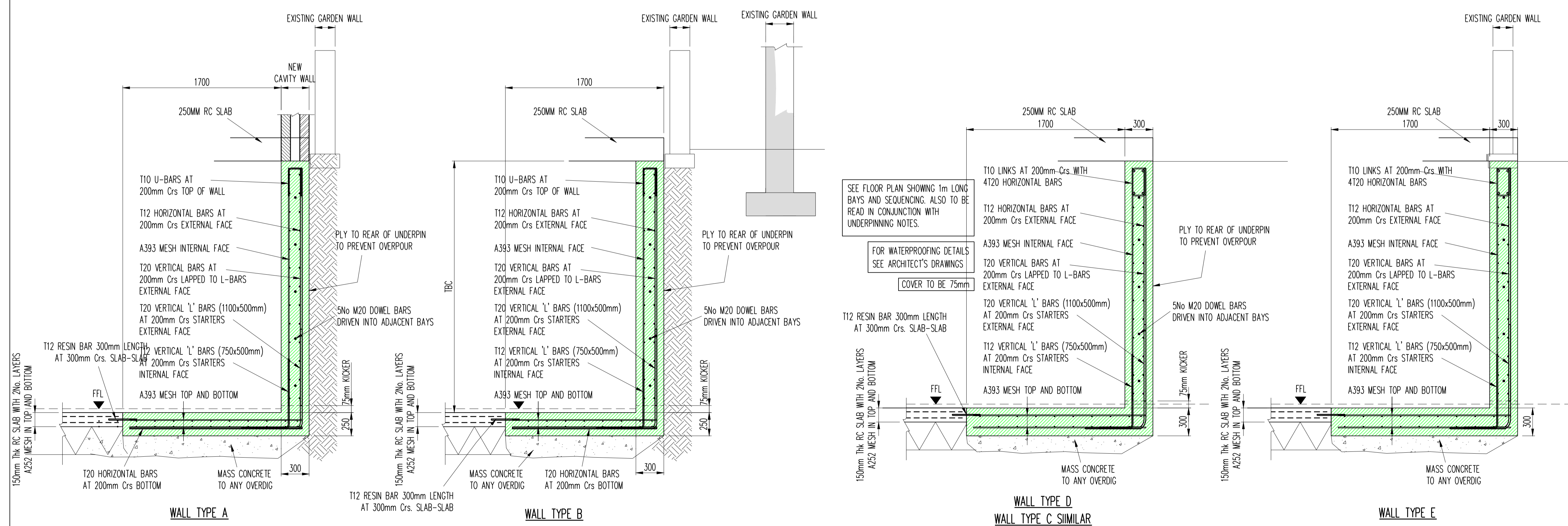


**BASEMENT PLAN - SHOWING UNDERPINNING LAYOUT**



- NOTES**
- In addition to these notes, reference shall be made to the specification of works and the relevant Architect's and Specialist's drawings and specifications.  
 The Contractor is responsible for verifying all site dimensions before commencing work.  
 All dimensions are in millimetres unless noted otherwise.  
 This drawing has been produced electronically and may have been photo reduced or enlarged when printed or copied. Dimensions on this drawing shall not be scaled. Work only to figured dimensions. Any dimensional discrepancies errors or omissions are to be reported to the engineer immediately.  
 Levels are in metres unless noted otherwise to Ordnance Survey datum.  
 The Contractor is responsible for the stability of the building whilst the works are in progress.
- NOTES ON RETAINING WALLS**
- Condition surveys of the subject building and adjoining properties will also be undertaken prior to commencement of the site works.
  - The sequence of retaining wall construction is to be agreed with engineer. TYPICAL SEQUENCE SHOWN ON PLAN.
  - Not more than 25% of one wall shall be undercut at any one time. Underpinning shall be in short lengths not exceeding 900mm.
  - Reinforced concrete for underpinning shall be Design Sulphate class DS-1 and ACEc class AC-1 grade C35, maximum aggregate size of 20mm, and a w/c of 0.45
  - Dowel bars shall be 20mm plain round bars 600mm long with 300mm embedment in each section.
  - Prior to concreting, the underside of existing foundations shall be carefully cleaned of all soil from the sides of the trench, and the formation shall not be left exposed over night. The formation shall be protected from heavy rain and frost.
  - Concrete shall be placed with care to avoid loose soil or rubbish falling into the excavation. The concrete shall be carefully compacted by means of a pocket vibrator.
  - No two adjoining sections shall be worked concurrently. A minimum period of 48 hours should be given between placing dry pack mortar and commencing excavation of any adjacent section.
  - Dry pack is to be a mixture of portland cement and sharp sand mixed as dry as possible passing through a No 16 sieve with just enough water to hydrate the cement and is to be placed into position using a back shutter against which it should be rammed with a blunt timber rammer and mallet.
  - A continuous trench for working space shall not be permitted.



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REV	DESCRIPTION	DATE	BY
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<p><b>PROJECT</b></p> <p><b>NEW DWELLING AT LRO FITZHERBERT HOUSE LONDON TW1 2NQ</b></p>			
<p><b>DRAWING</b></p> <p><b>BASEMENT PLAN SHOWING UNDERPINNING LAYOUT</b></p>			
DRAWING No.	19388 / 01	REV	CHECKED
SCALE	As Shown	DATE	APPROVED
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