

PRECISION STRUCTURAL ENGINEERING

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ALL DIMENSIONS, LEVELS AND SETTING OUT TO
BE CONFIRMED BY THE ARCHITECT.

CONTRACTOR RESPONSIBLE FOR THE DESIGN
AND IMPLEMENTATION OF ALL TEMPORARY
WORKS.

CONTRACTOR TO NOTIFY ENGINEER OF ANY
VARIENCE OF THE EXISTING STRUCTURE SHOWN
ON DRAWINGS.

152-154
UXBRIDGE
ROAD

BLOCK A - GROUND FLOOR FOUNDATION PLAN

date 05/04/2025

drawn by FH

checked by **FH**

BSE 1697 A01

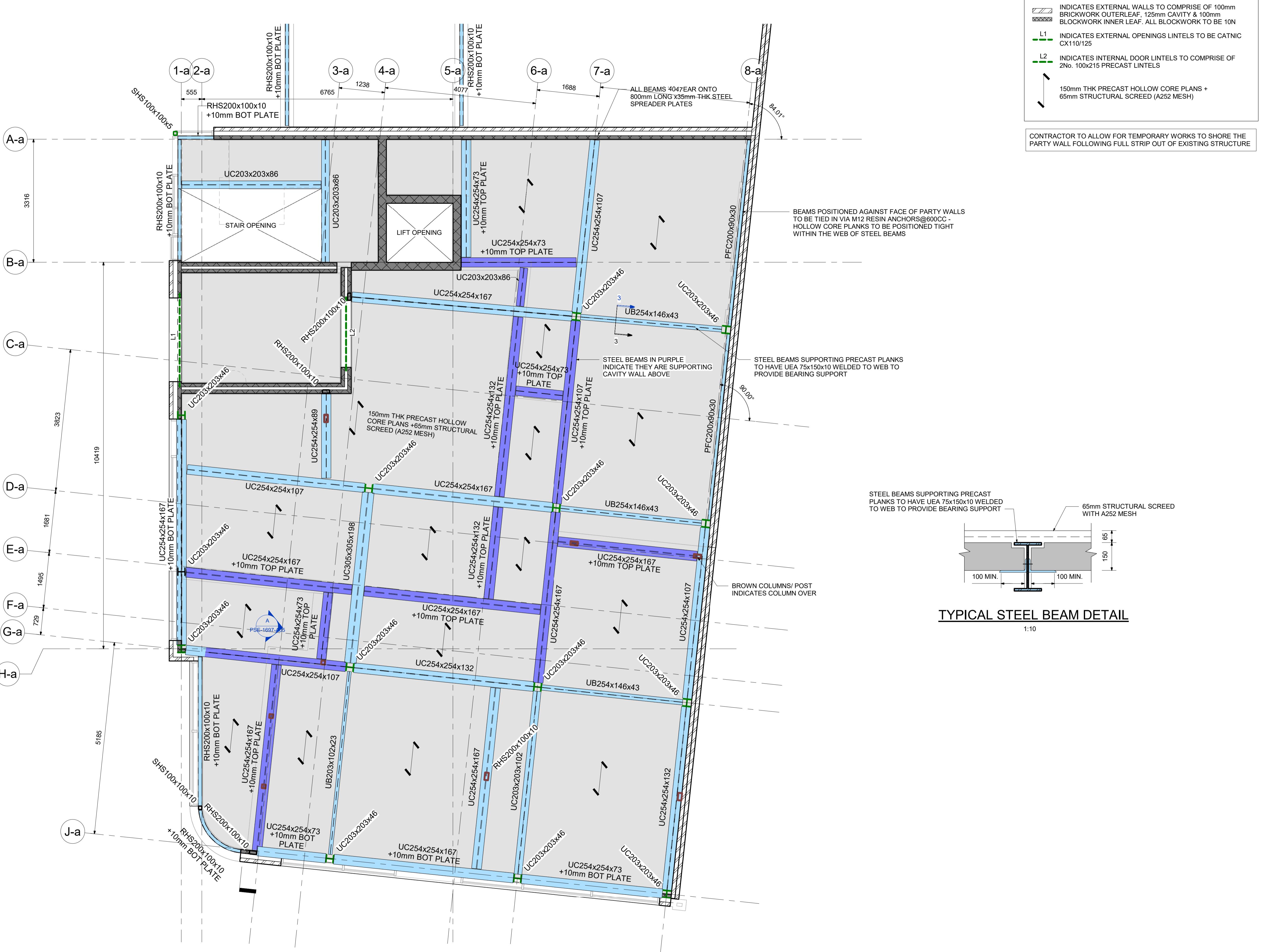
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| No. | Description | Date |
|-----|--------------|------------|
| 1 | FIRST ISSUE | 07/04/2025 |
| 2 | SECOND ISSUE | 17/05/2025 |

152-154 UXBRIDGE ROAD

BLOCK A - GROUND FLOOR CEILING PLAN

Date 05/04/2025

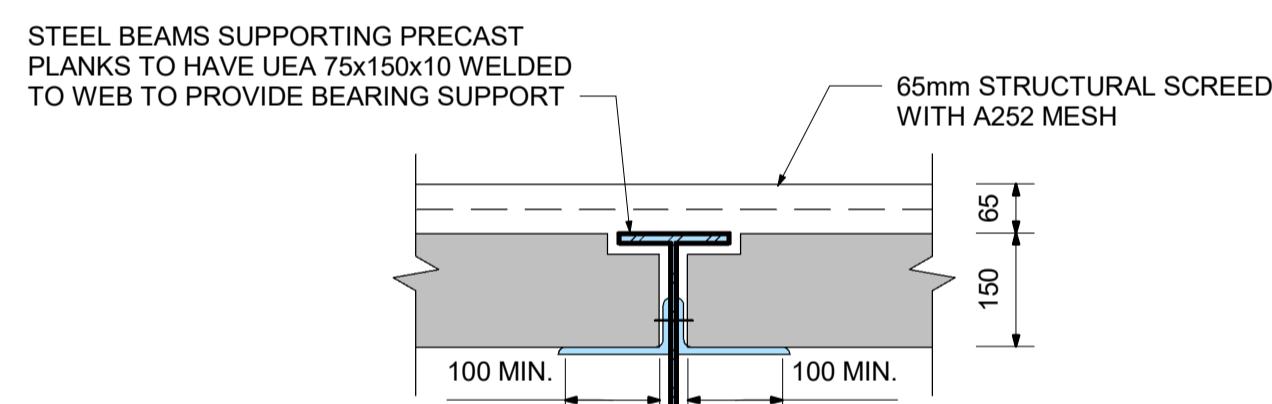
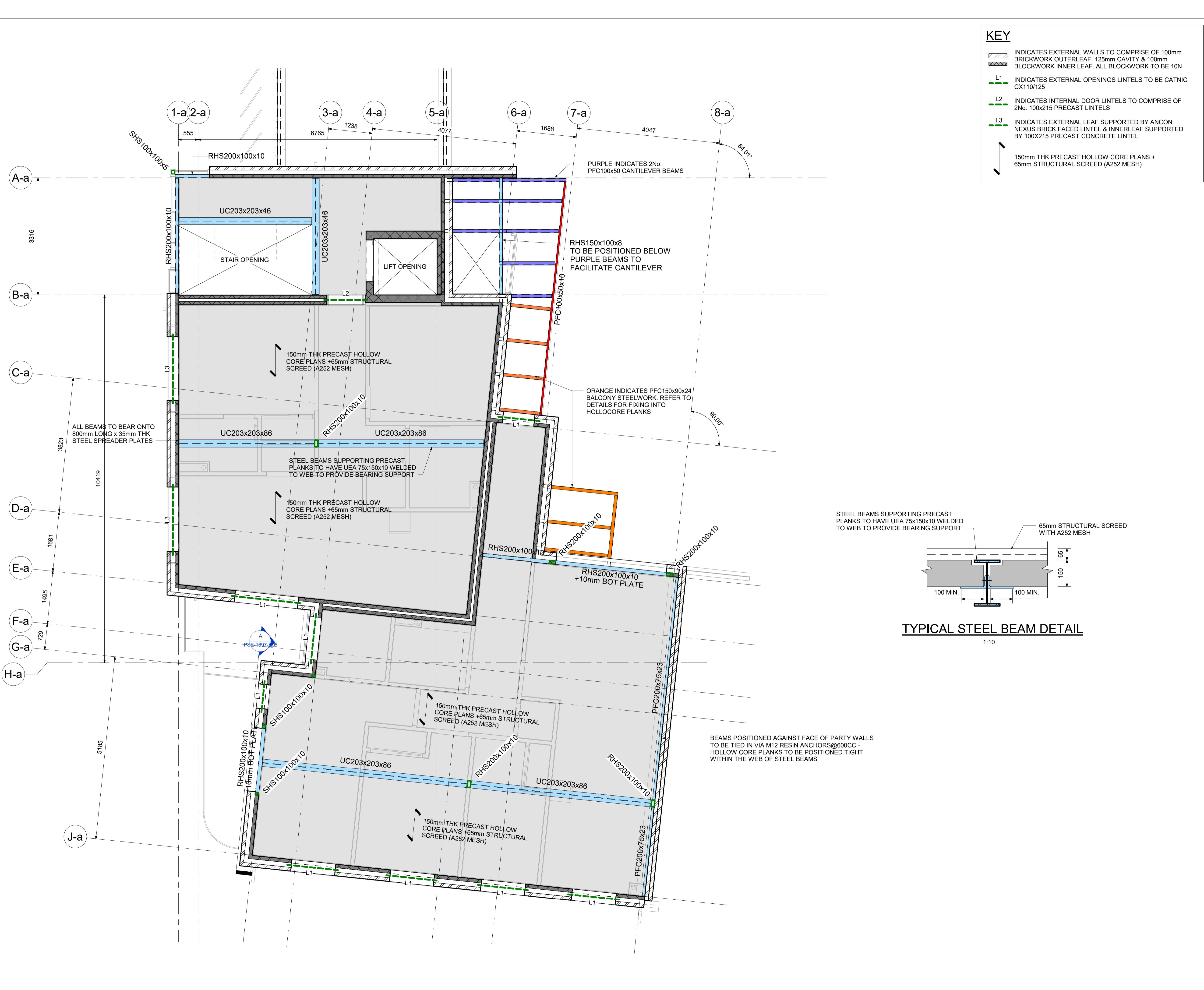
Drawn by FH

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PSE-1697-A02

Scale As indicated

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| 2 | SECOND ISSUE | 17/05/2025 |

152-154 UXBRIDGE ROAD

BLOCK A - FIRST FLOOR CEILING PLAN

| | |
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| Date | 05/04/2025 |
| Drawn by | FH |
| Checked by | FH |
| Scale | As indicated |

PSE-1697-A03

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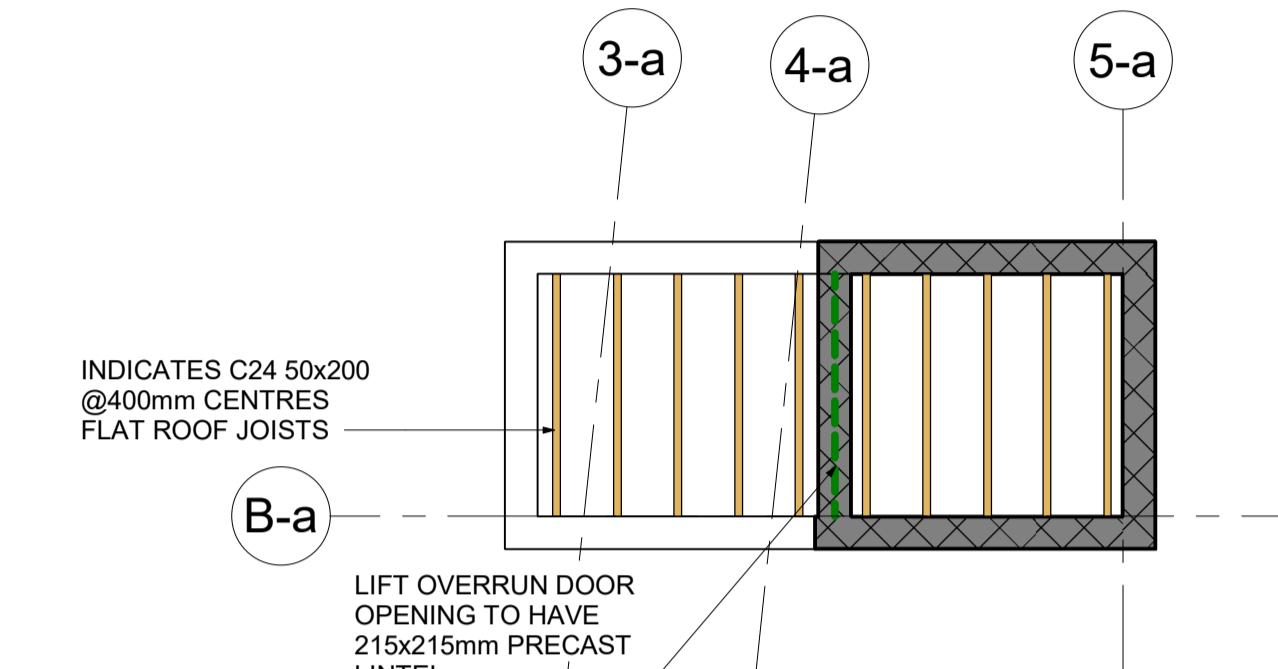
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KEY

- INDICATES EXTERNAL WALLS TO COMprise OF 100mm BRICKWORK OUTERLEAF, 125mm CAVITY & 100mm BLOCKWORK INNER LEAF. ALL BLOCKWORK TO BE 10N
- L1 INDICATES EXTERNAL OPENINGS LINTELS TO BE CATNIC CX110/125
- L2 INDICATES INTERNAL DOOR LINTELS TO COMprise OF 2No. 100x215 PRECAST LINTELS
- L3 INDICATES EXTERNAL LEAF SUPPORTED BY ANCON NEXUS BRICK FACED LINTEL & INNERLEAF SUPPORTED BY 100X215 PRECAST CONCRETE LINTEL
- 150mm THK PRECAST HOLLOW CORE PLANS + 65mm STRUCTURAL SCREED (A252 MESH)



2 OVERRUN (BLOCK A)

1 : 50

No. Description Date

1 FIRST ISSUE 07/04/2025

2 SECOND ISSUE 17/05/2025

152-154
UXBRIDGE
ROAD

BLOCK A - SECOND FLOOR CEILING PLAN

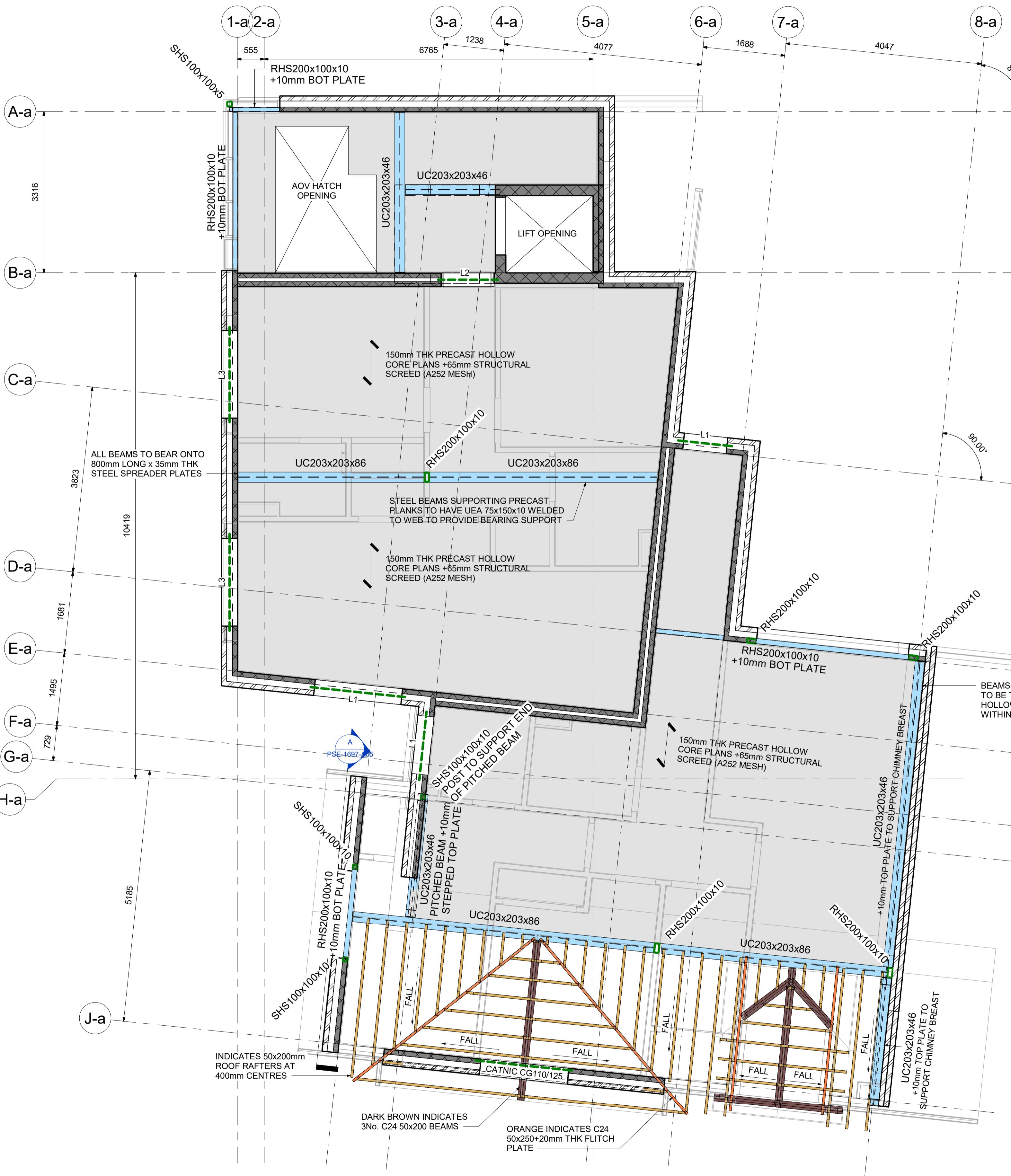
Date 05/04/2025

Drawn by FH

Checked by FH

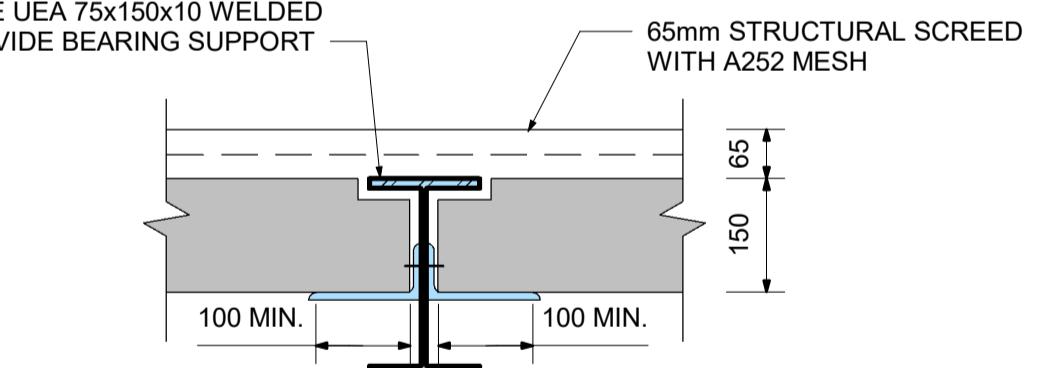
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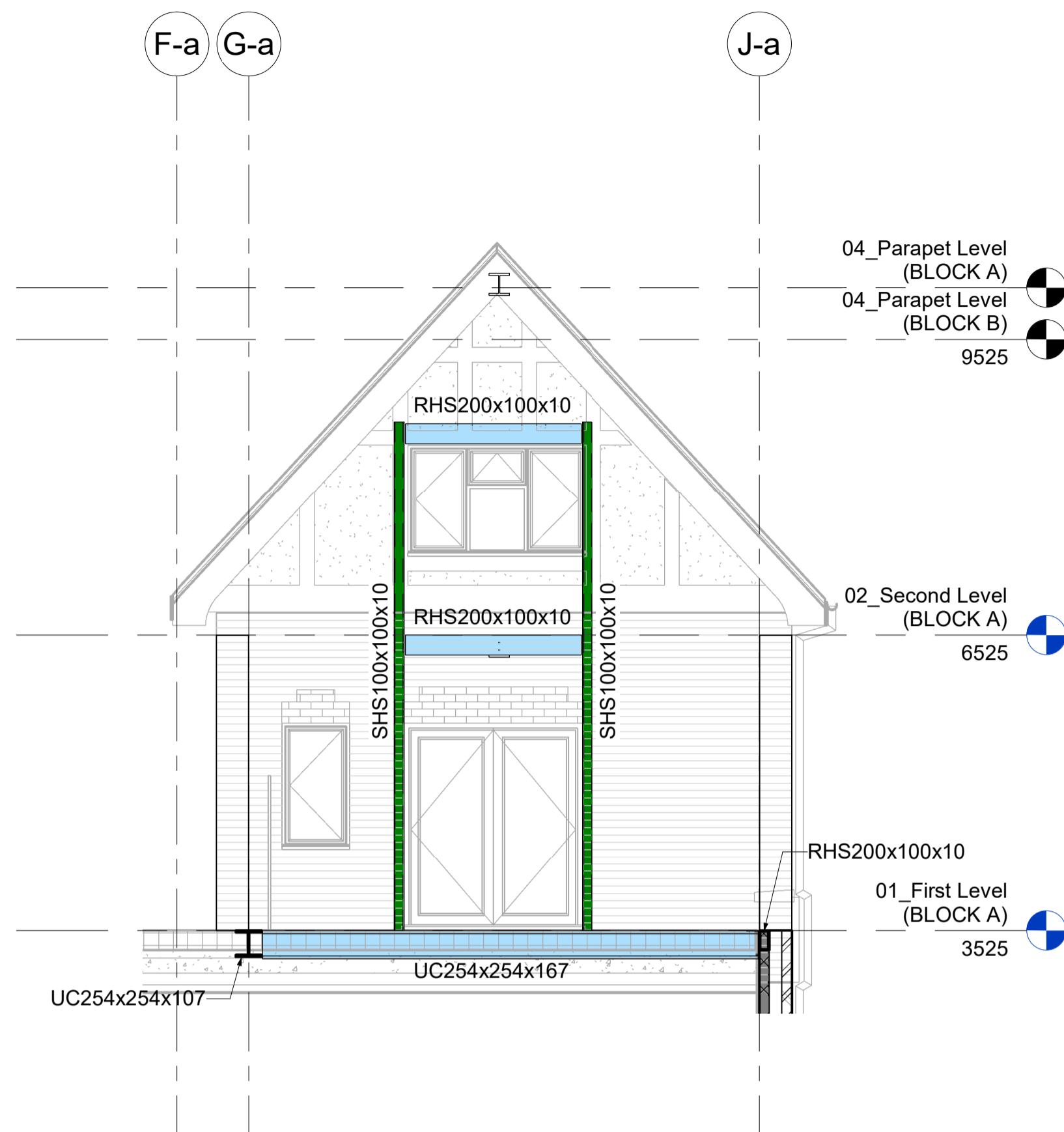
Scale As indicated



TYPICAL STEEL BEAM DETAIL

1:10





SECTION A-A

1 : 50

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152-154
UXBRIDGE
ROAD

BLOCK A - SECTIONS

Date 05/04/2025

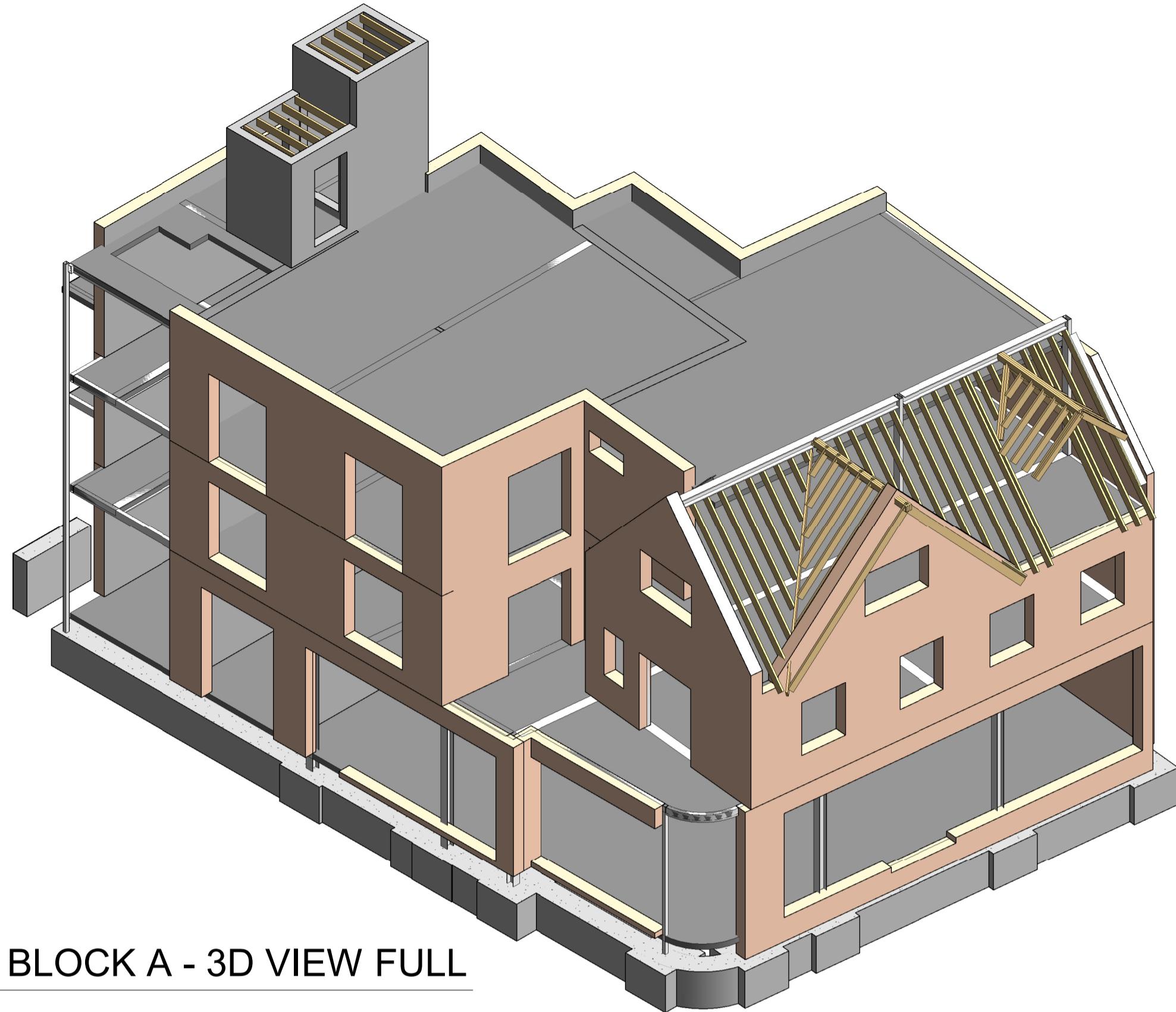
Drawn by **Author**

Checked by **Checker**

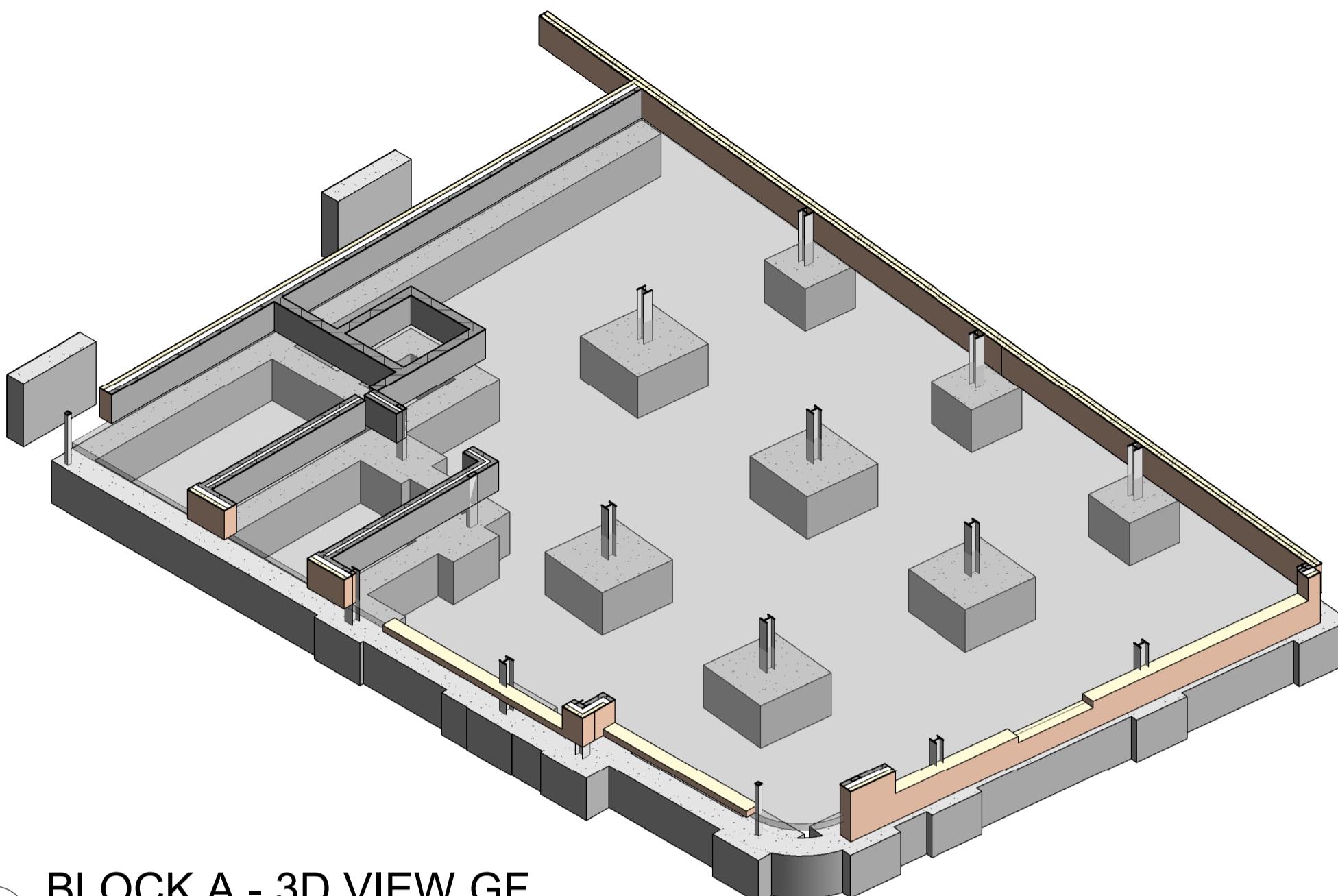
BOE 1003 A65

TOE 1007 700

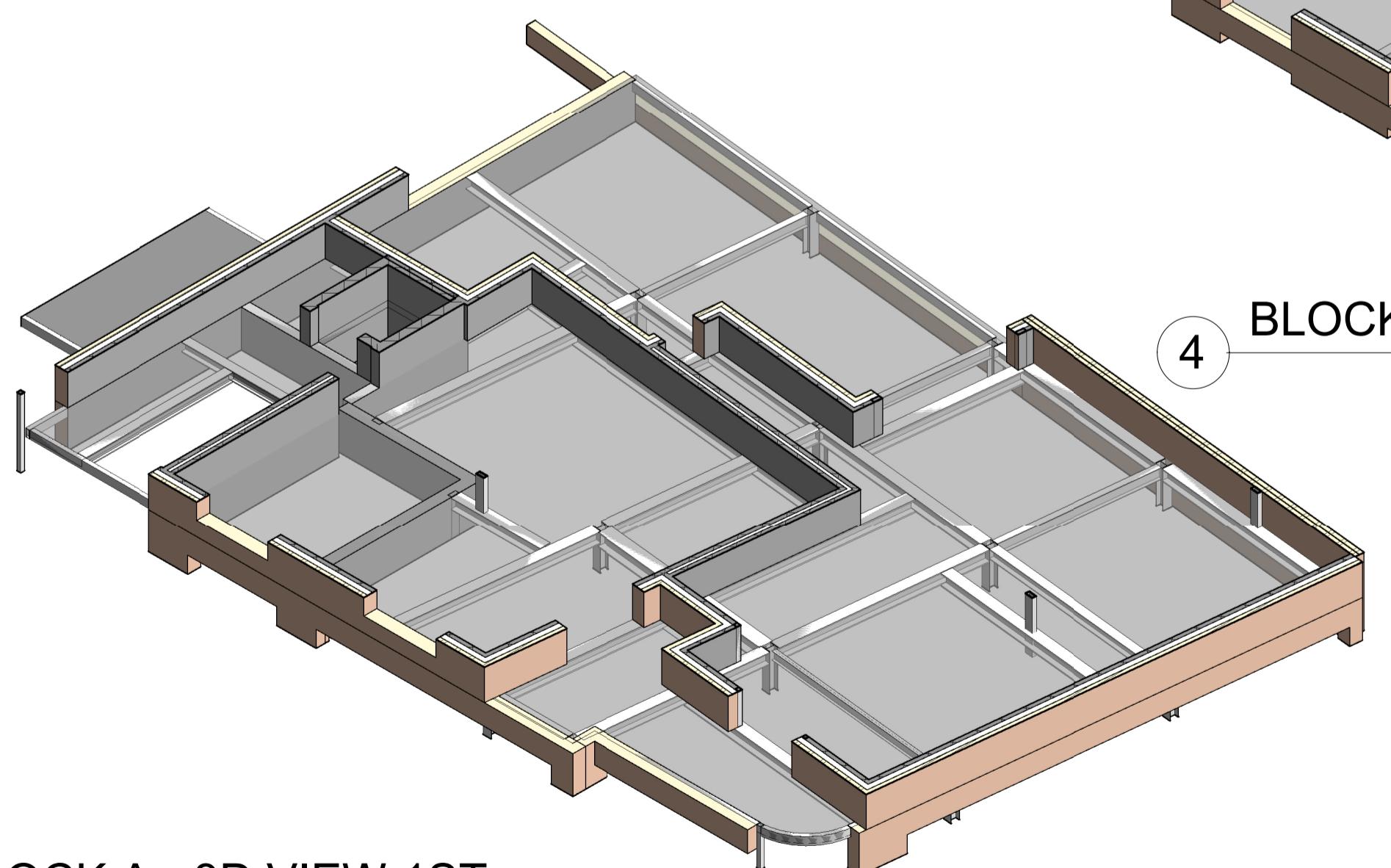
Scale 1 : 50



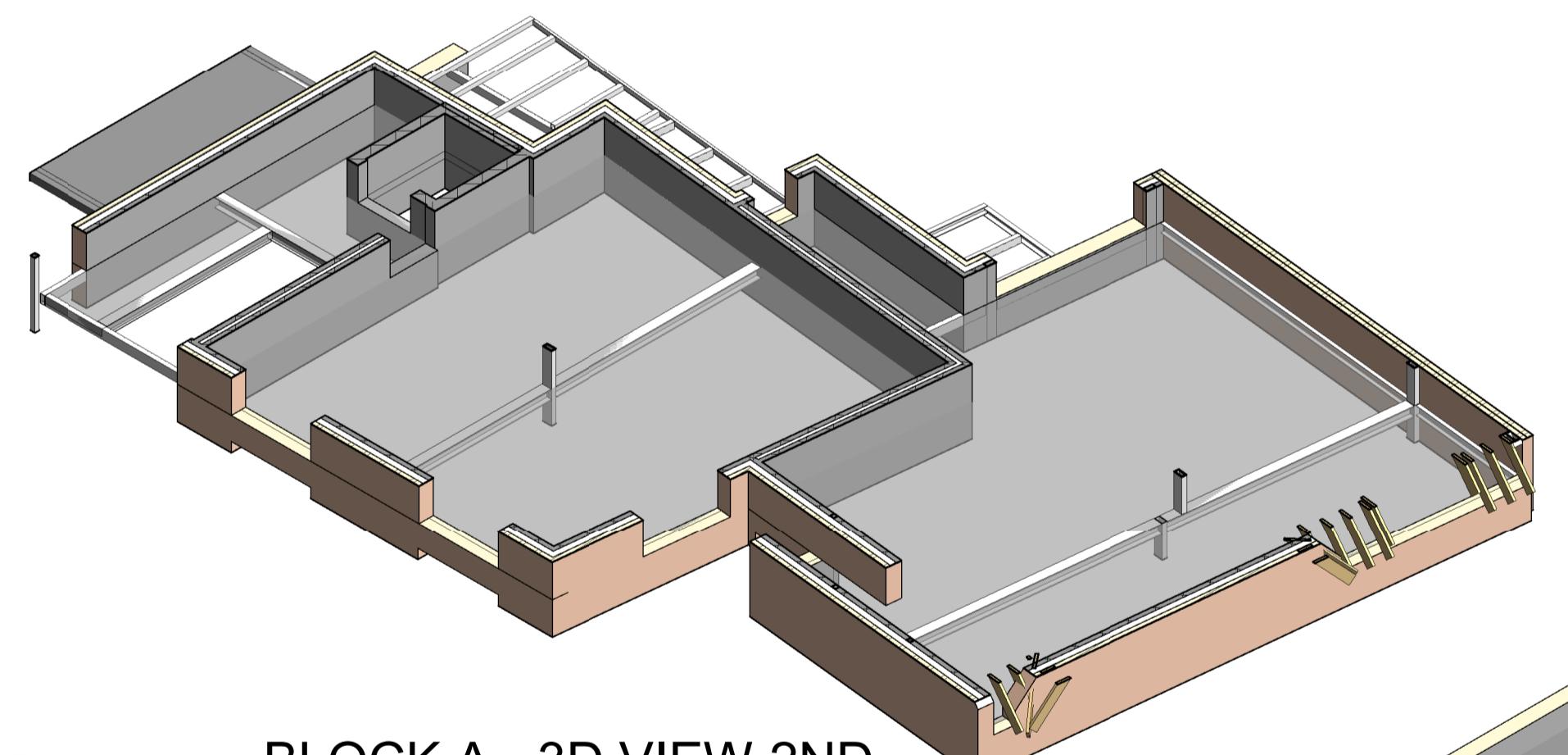
BLOCK A - 3D VIEW FULL



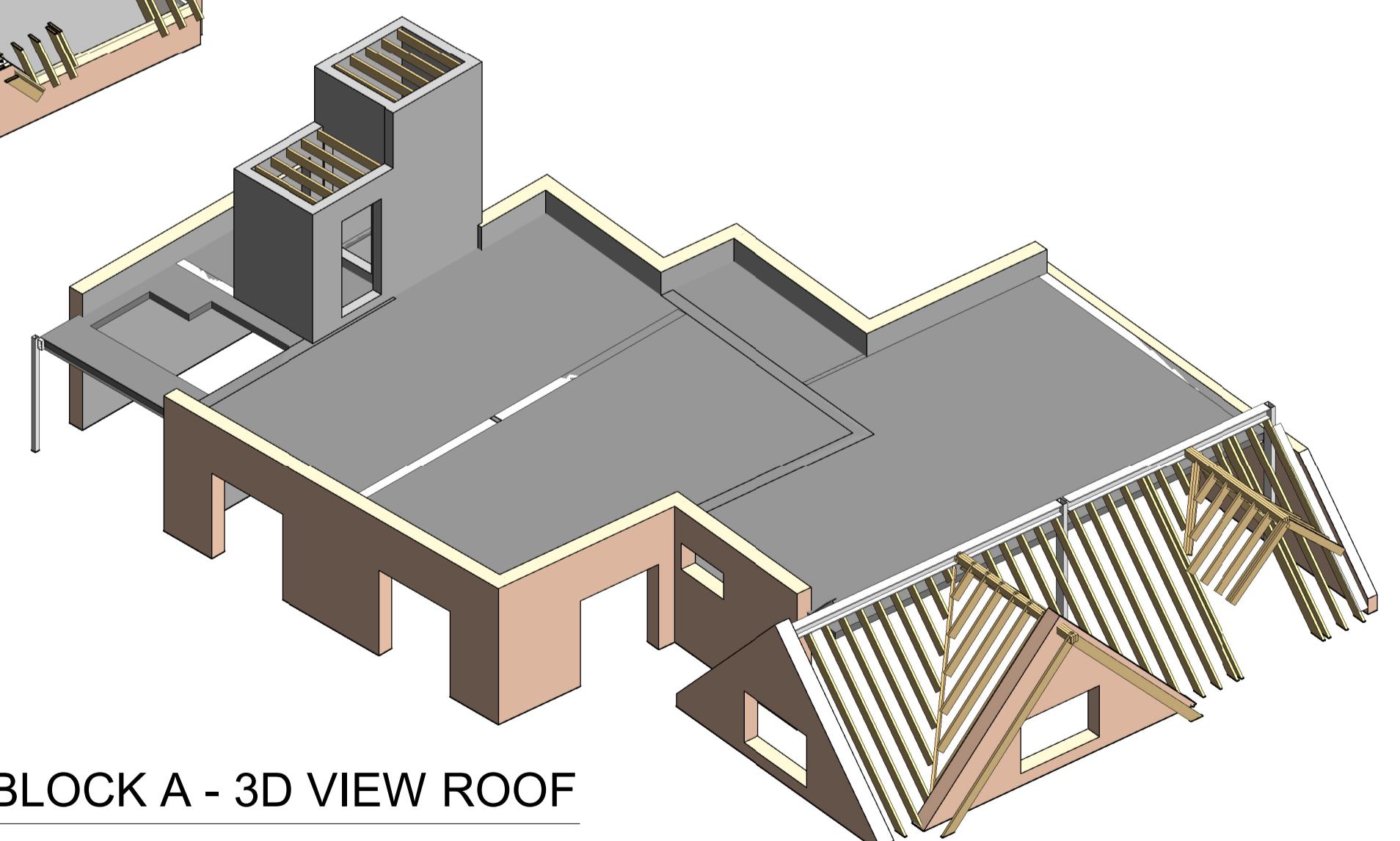
BLOCK A - 3D VIEW GF



3 BLOCK A - 3D VIEW 1ST



BLOCK A - 3D VIEW 2ND



BLOCK A - 3D VIEW ROOF

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152-154
UXBRIDGE
ROAD

BLOCK A - 3D VIEWS

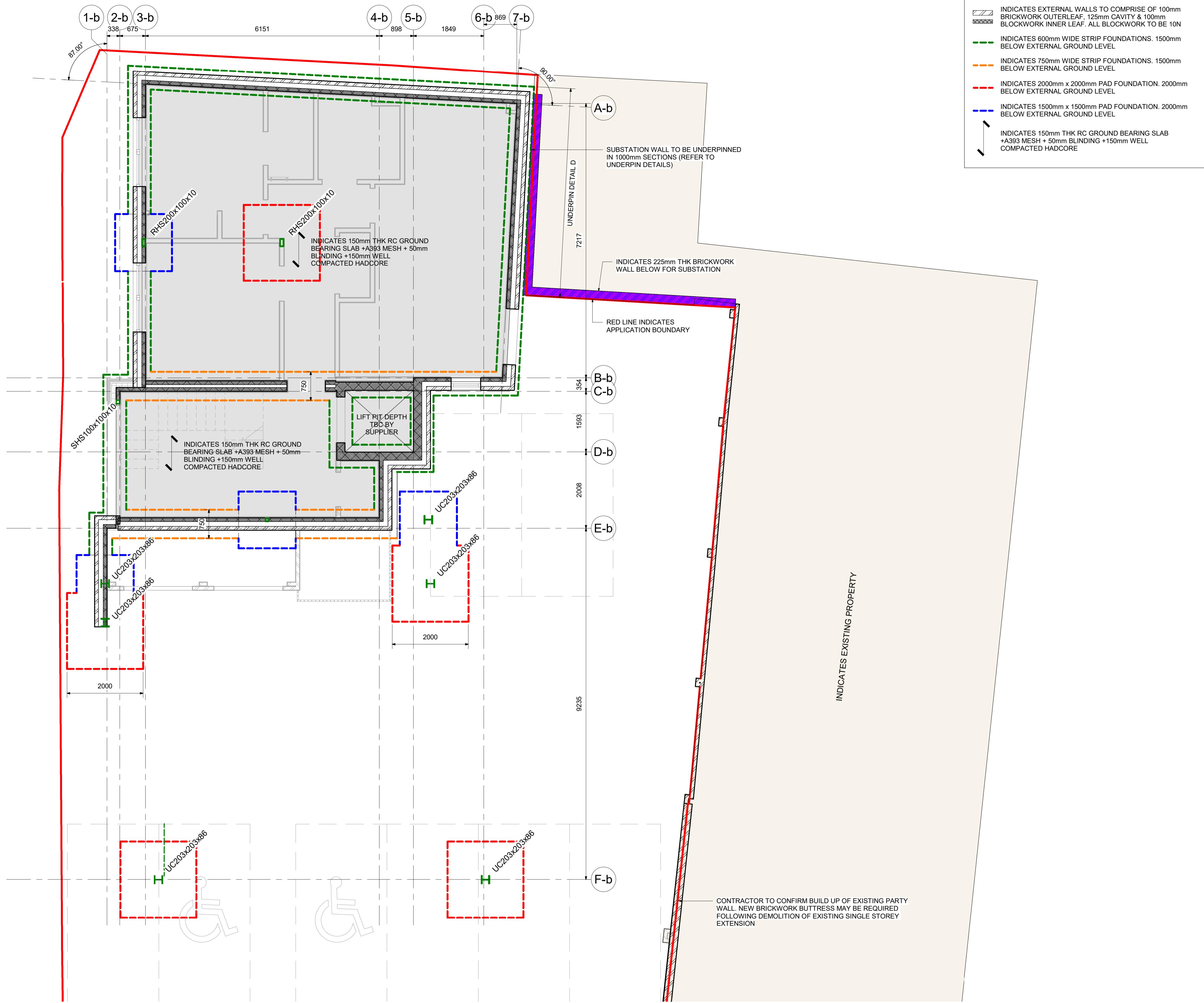
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DSF 1607 A06

TOE 1007 A03



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152-154
UXBRIDGE
ROAD

BLOCK B - GROUND FLOOR FOUNDATION PLAN

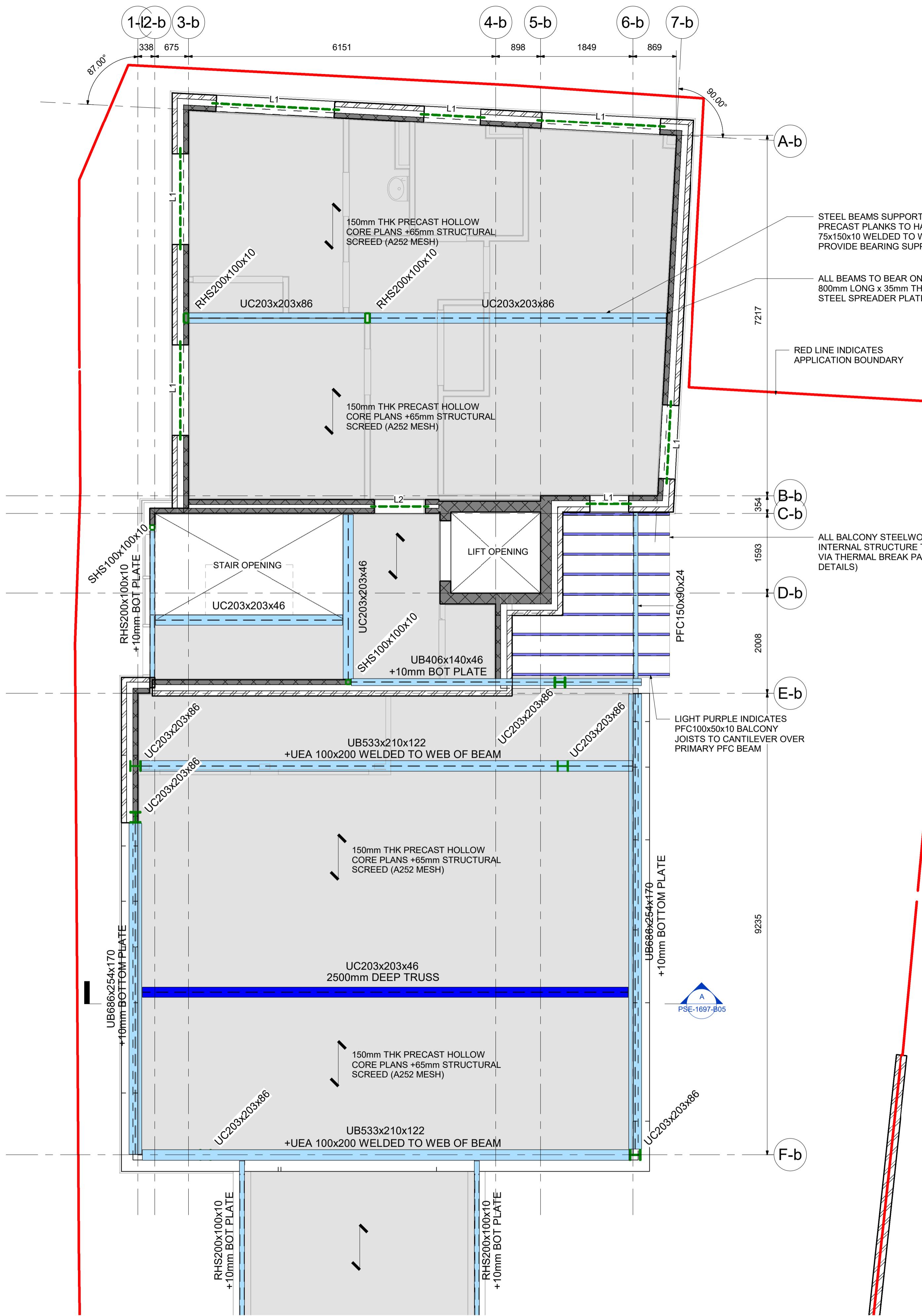
date 05/04/2025

drawn by FH

checked by **FH**

PSE-1697-B01

1 : 50



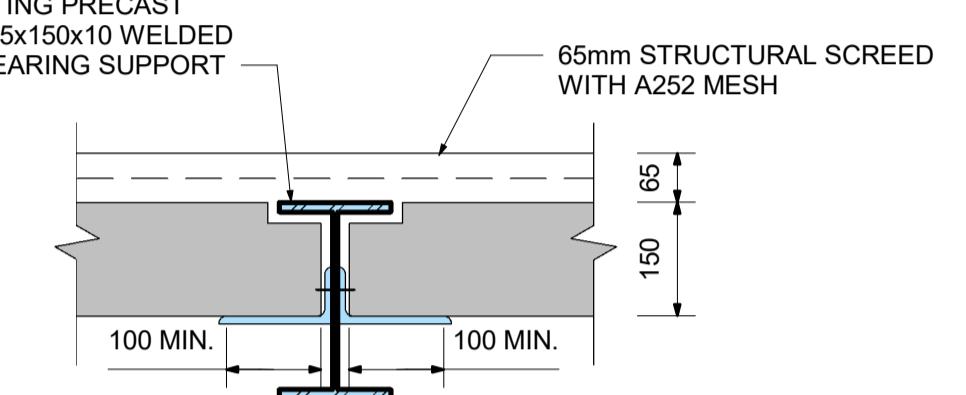
KEY

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-  150mm THK PRECAST HOLLOW CORE PLANS + 65mm STRUCTURAL SCREED (A252 MESH)

CONTRACTOR TO ALLOW FOR TEMPORARY WORKS TO SHORE THE PARTY WALL FOLLOWING FULL STRIP OUT OF EXISTING STRUCTURE

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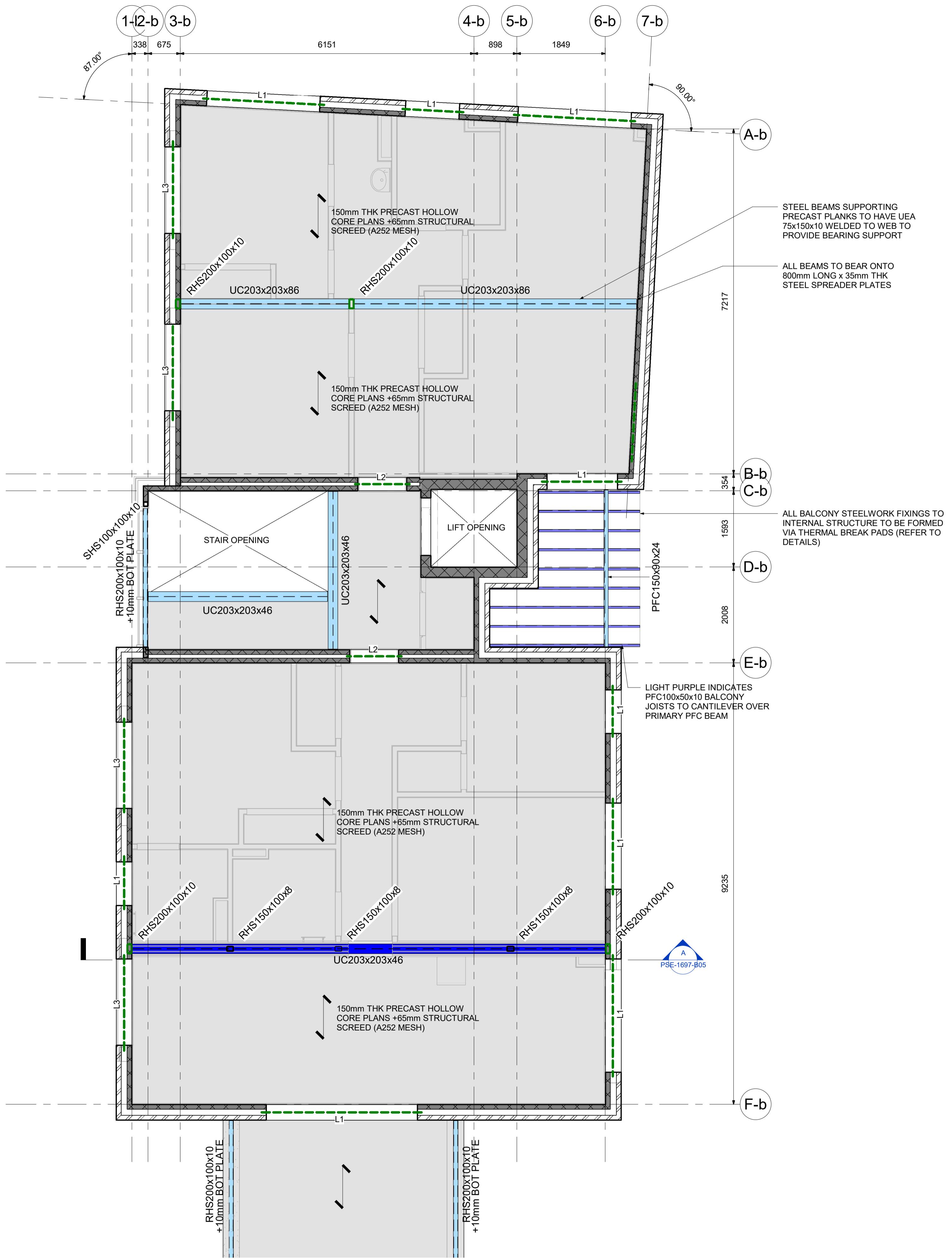
TYPICAL STEEL BEAM DETAIL



152-154
UXBRIDGE
ROAD

BLOCK B - GROUND FLOOR CEILING PLAN

| | |
|---------------------|--------------|
| Date | 05/04/2025 |
| Drawn by | FH |
| Checked by | FH |
| PSE-1697-B02 | |
| Scale | As indicated |



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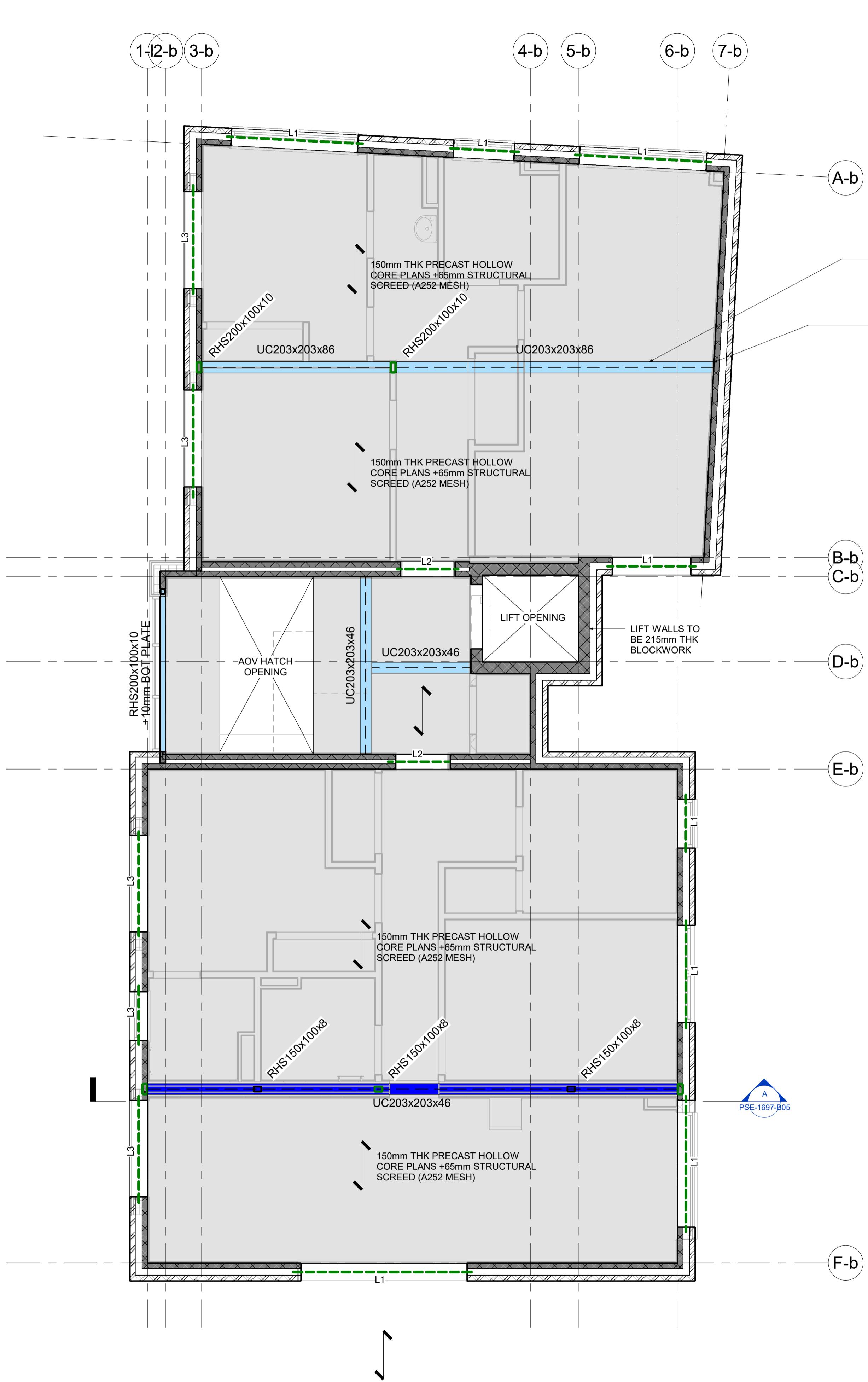
TYPICAL STEEL BEAM DETAIL

| No. | Description | Date |
|-----|--------------|------------|
| 1 | FIRST ISSUE | 07/04/2025 |
| 2 | SECOND ISSUE | 17/05/2025 |

152-154 UXBRIDGE ROAD

BLOCK B - FIRST FLOOR CEILING PLAN

| | |
|--------------|--------------|
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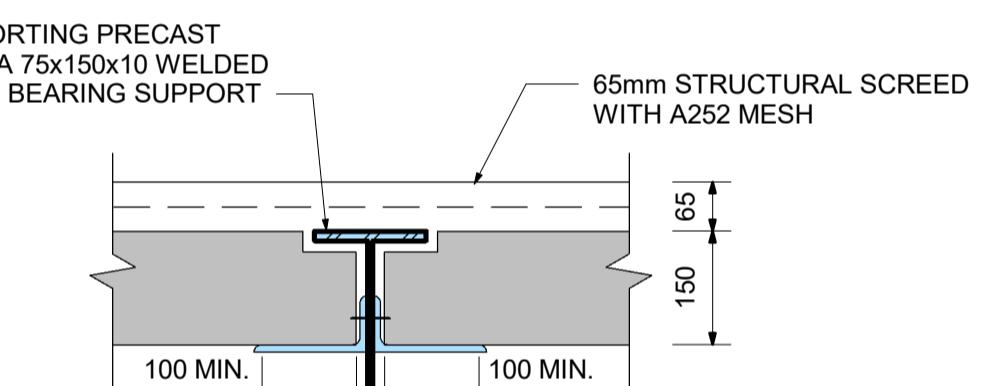
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OVERRUN (BLOCK B)

1 :



TYPICAL STEEL BEAM DETAIL

152-154
UXBRIDGE
ROAD

BLOCK B - SECOND FLOOR CEILING PLAN

Date 05/04/2025

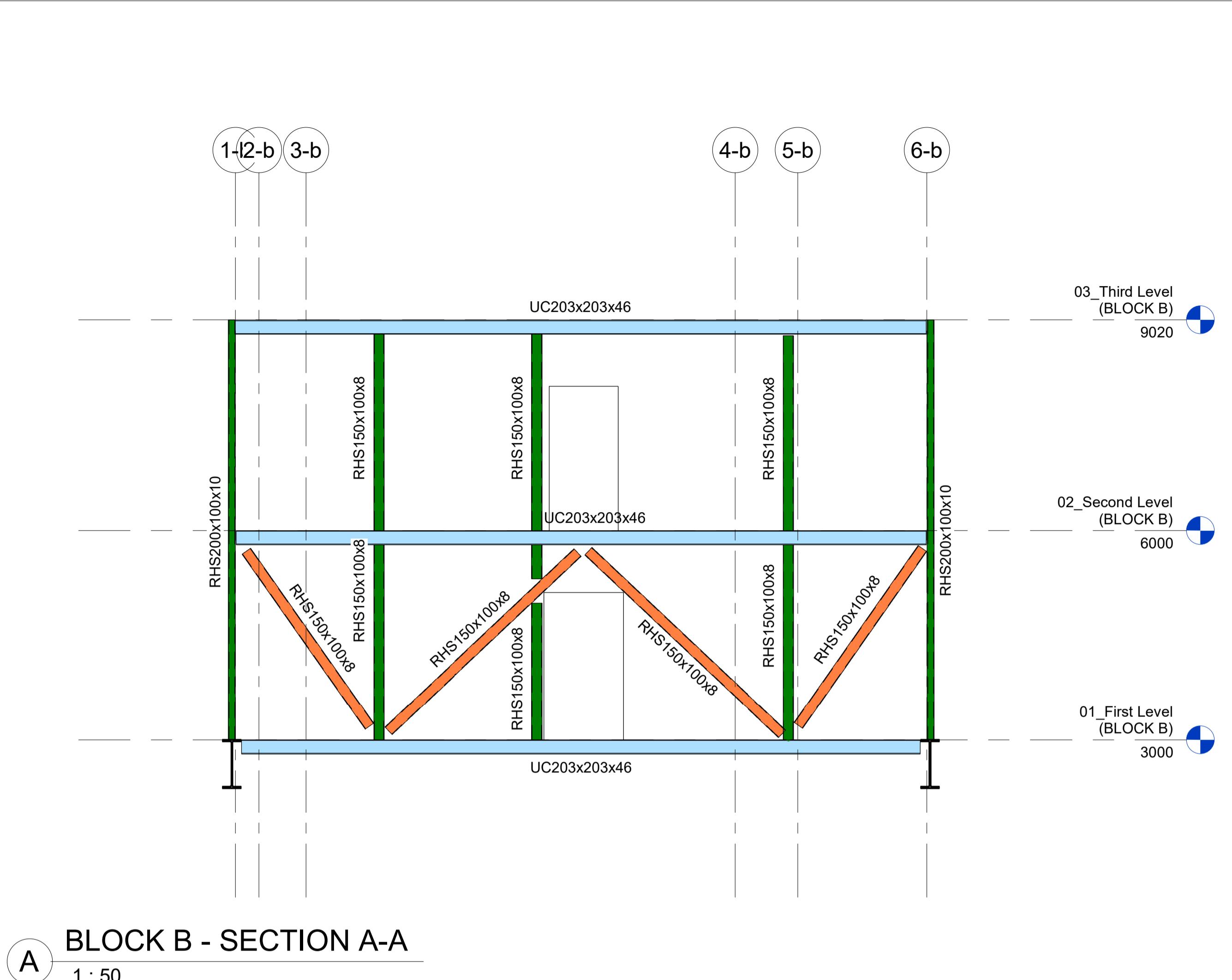
Drawn by FH

Checked by **FH**

DSE 1697 B04

Journal of Oral Rehabilitation 2010 37: 103–109

As indicated



BLOCK B - SECTION A-A

1 · 50

1 : 50

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152-154
UXBRIDGE
ROAD

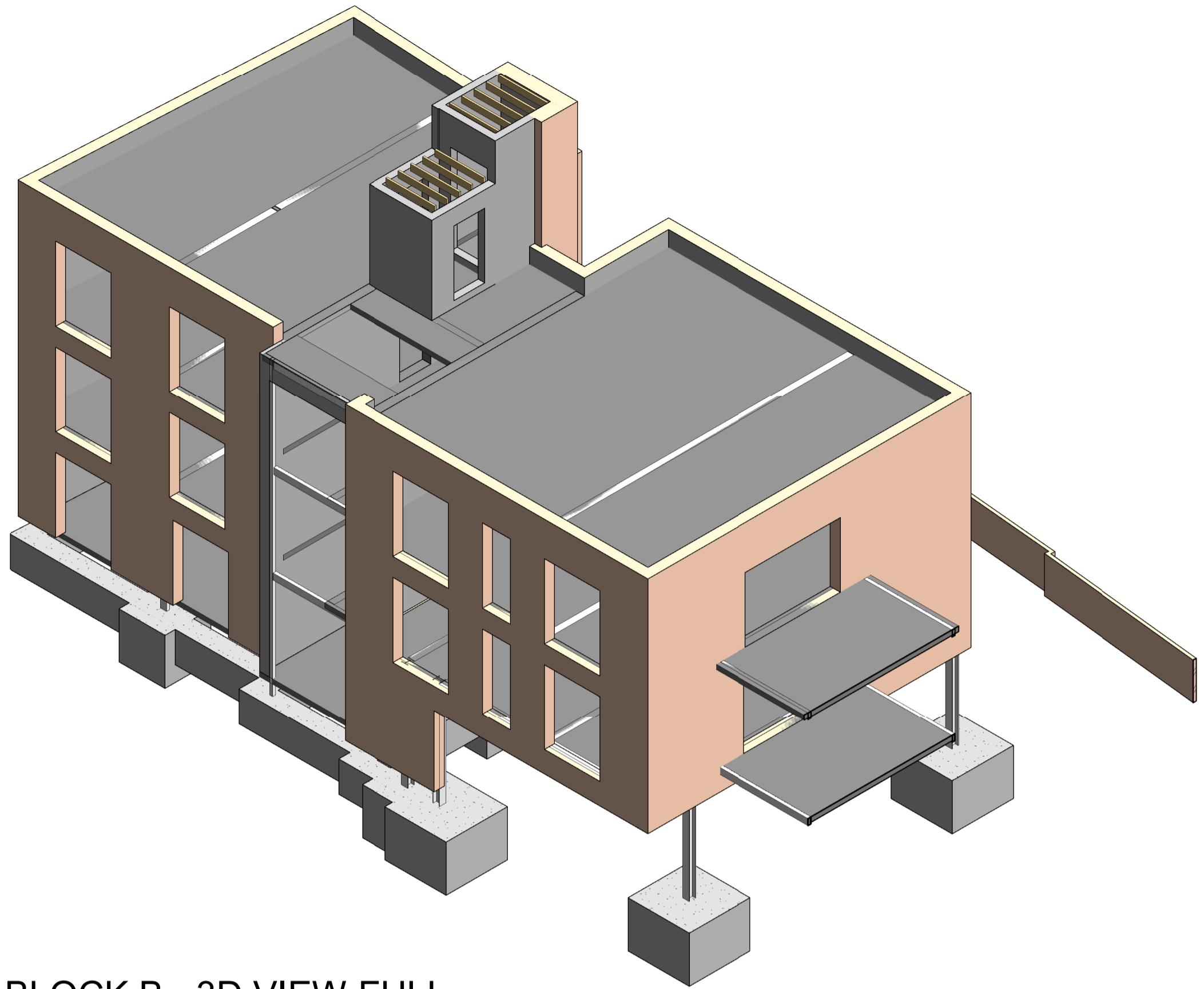
BLOCK B - SECTIONS

Date 05/04/2025

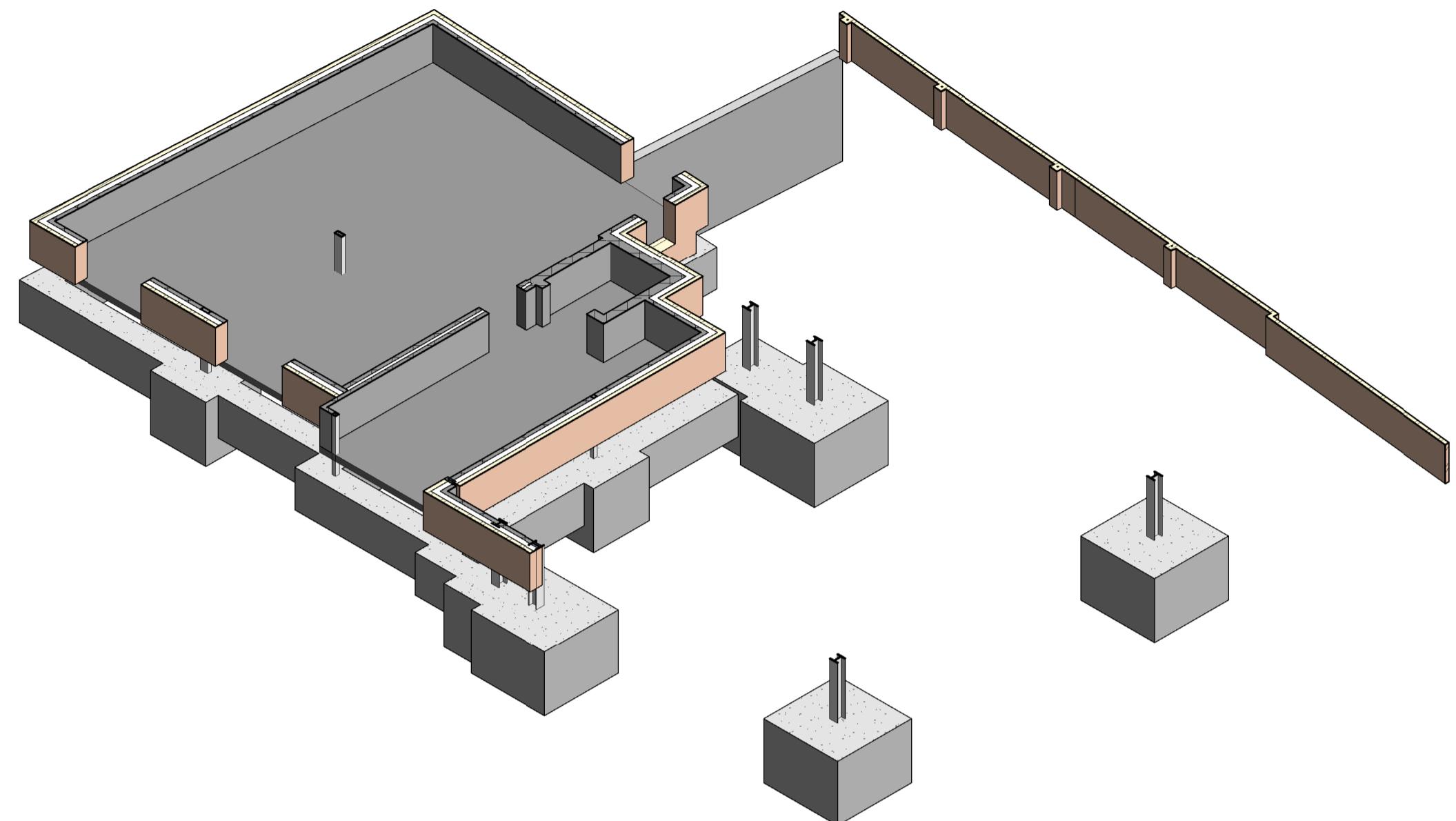
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Checked by **FH**

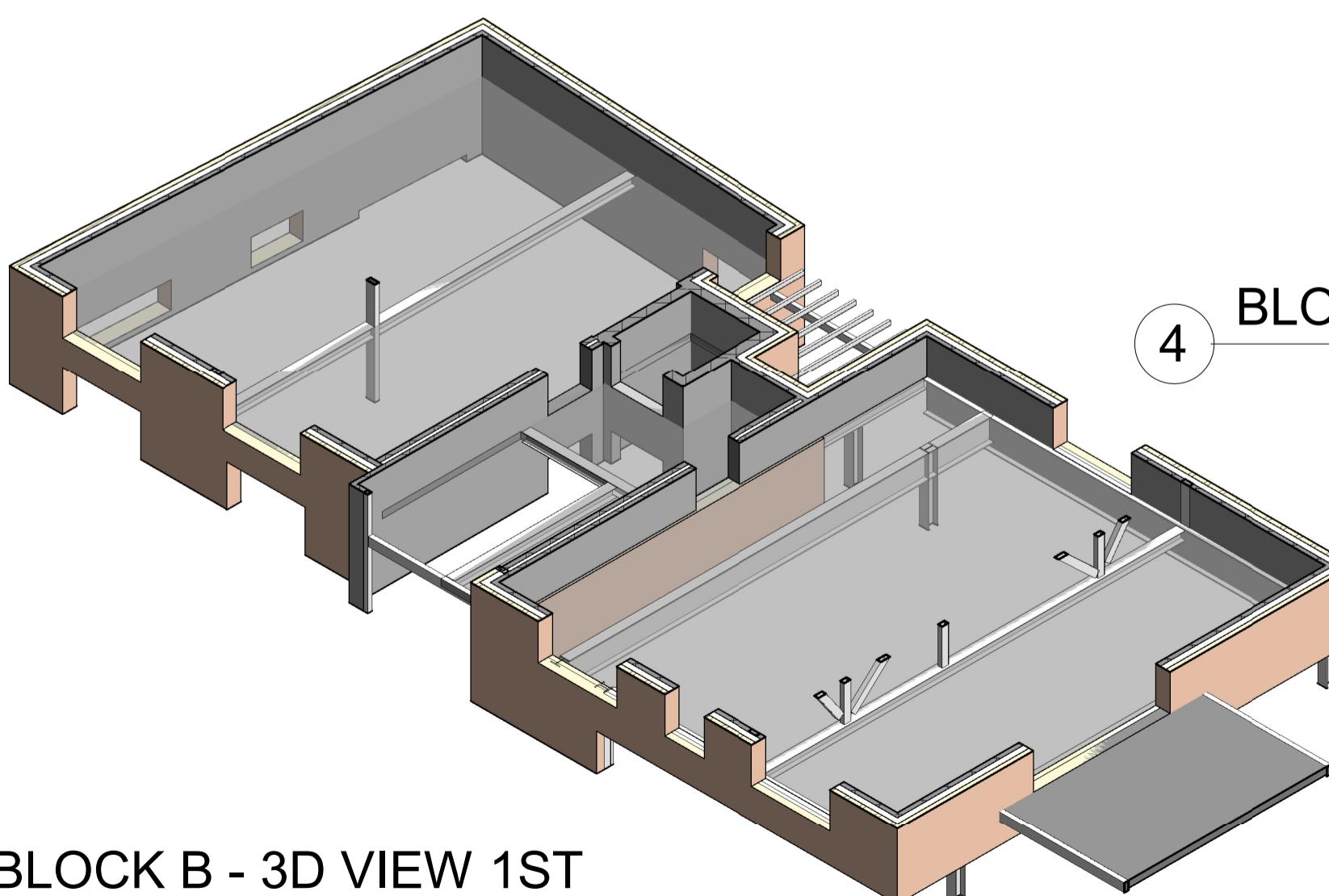
PSE 1697 B05



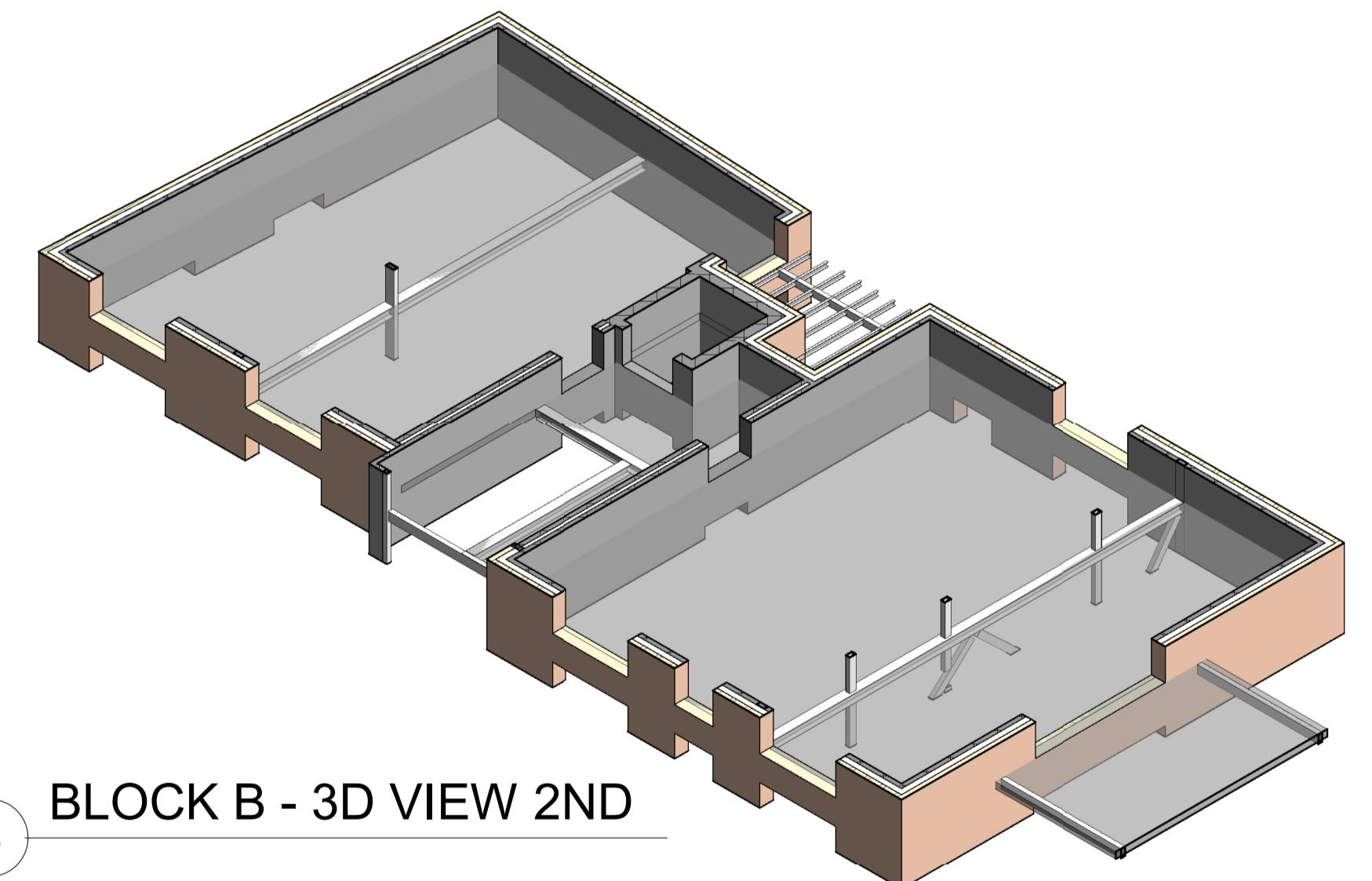
BLOCK B - 3D VIEW FULL



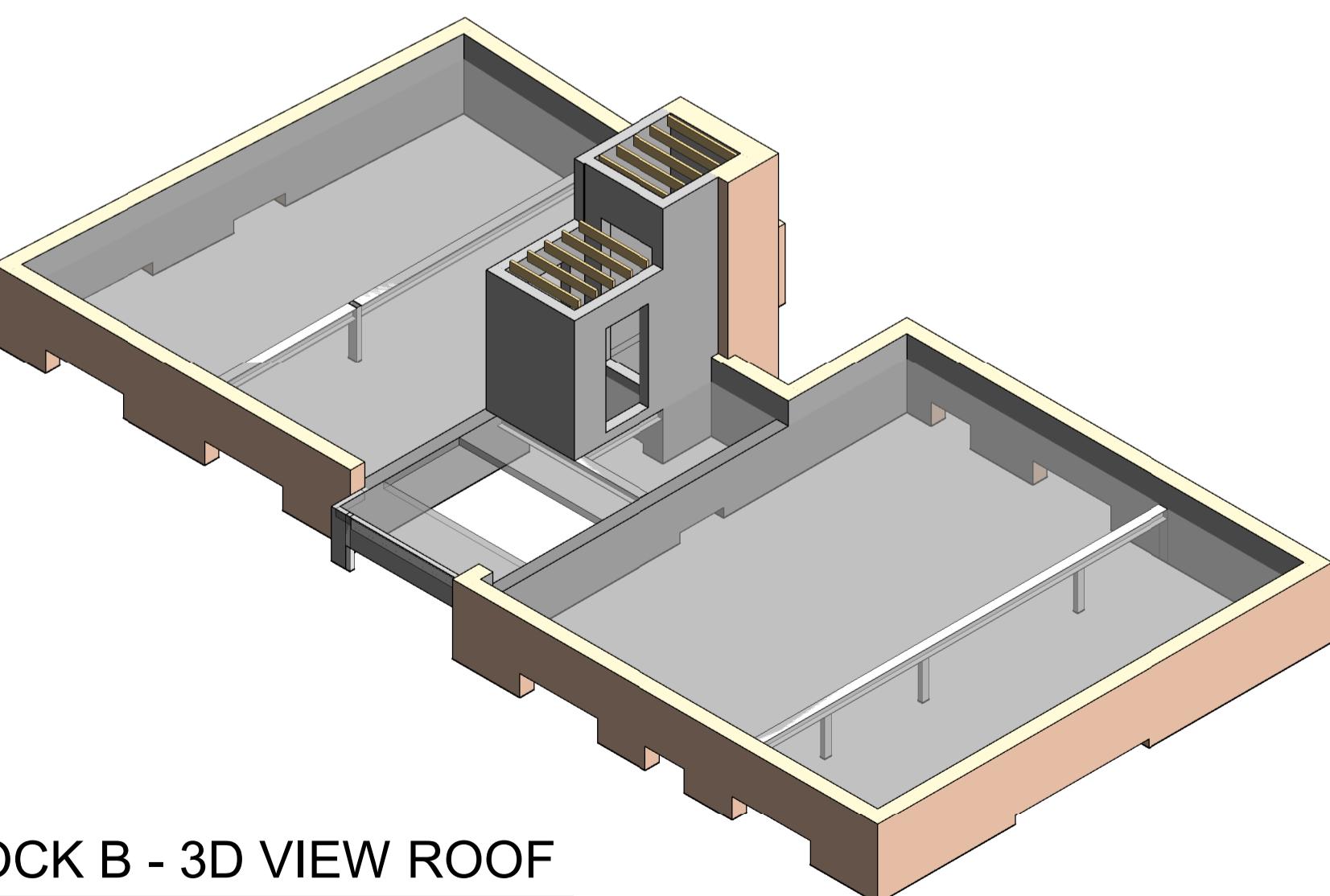
BLOCK B - 3D VIEW GF



3 BLOCK B - 3D VIEW 1ST



BLOCK B - 3D VIEW 2ND



BLOCK B - 3D VIEW ROOF

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BLOCK B - 3D VIEWS

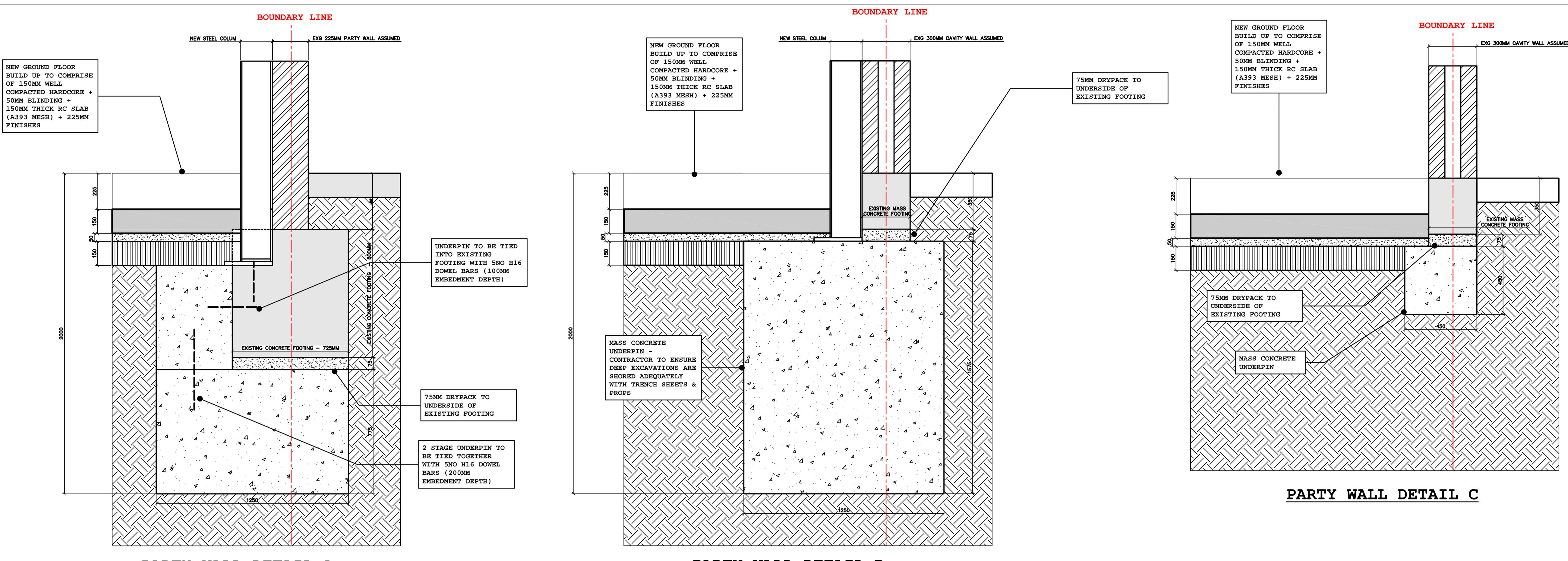
Date 05/04/2025

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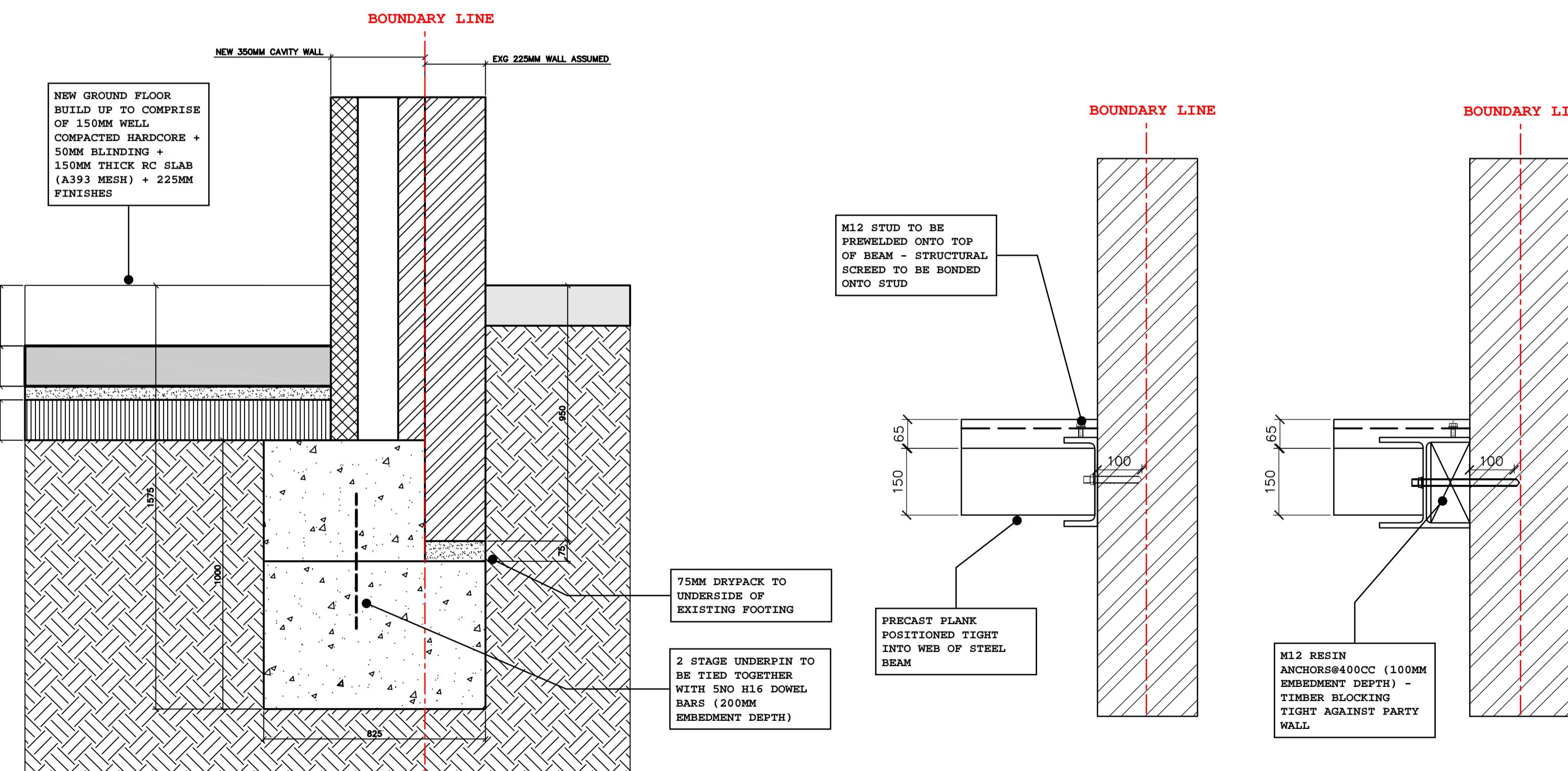
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PARTY WALL DETAIL A

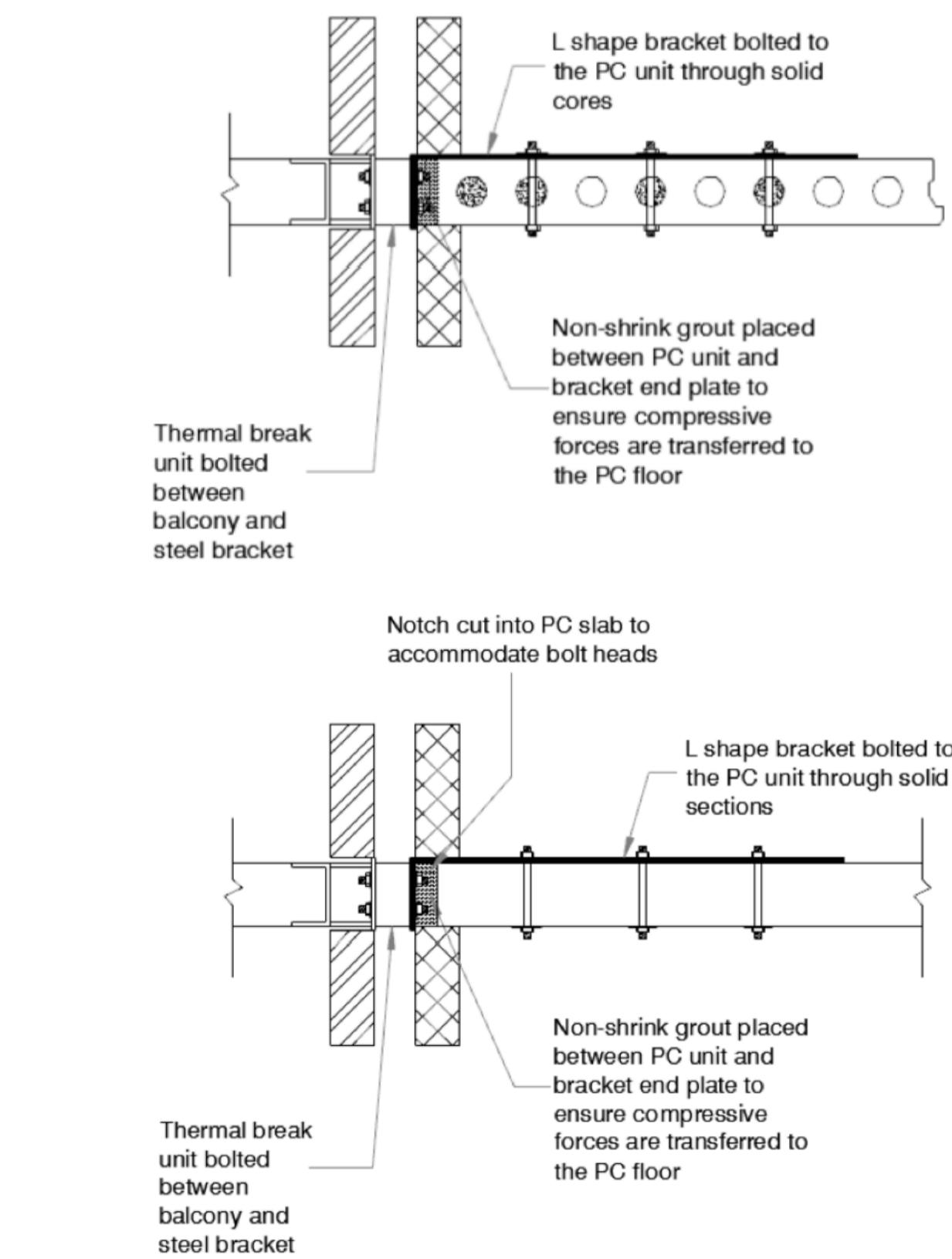
PARTY WALL DETAIL B

PARTY WALL DETAIL C



PARTY WALL BEAM TIE DETAIL

PARTY WALL DETAIL D



BALCONY STEELWORK TO HOLLOWCORE PLANK DETAILS (TBC BY SUPPLIER)

152-154
UXBRIDGE
ROAD

TYPICAL DETAILS

GENERAL

THE ARCHITECT AND STRUCTURAL ENGINEER ARE TO BE INFORMED AT LEAST TEN WORKING DAYS FROM COMMENCEMENT OF WORKS. A CONSTRUCTION PROGRAMME IS TO BE SUBMITTED SUCH THAT DATES OF KEY STRUCTURAL WORKS ARE HIGHLIGHTED.

DO NOT SCALE DRAWINGS. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE BEFORE CARRYING OUT ANY WORKS.

THIS SPECIFICATION TOGETHER WITH THE STRUCTURAL ENGINEER'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECT'S AND ALL OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS, WHICH SHOULD BE USED TO VERIFY LAYOUT, SETTING OUT, FINISHES ETC. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

THE CONTRACTOR MUST ENSURE THAT THE ARCHITECT HAS AGREED ALL NECESSARY PARTY WALL NOTICES PRIOR TO CARRYING OUT WORKS UNDER, ON OR ADJACENT TO A PARTY WALL.

SETTING OUT DETAILS ARE SHOWN ON THE ARCHITECT'S DRAWINGS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

THE CONTRACTOR IS TO INFORM THE ARCHITECT AND STRUCTURAL ENGINEER IF THE EXISTING FABRIC, INCLUDING FOUNDATIONS, IS OPENED UP AND FOUND TO BE INADEQUATE, UNSUITABLE TO SUPPORT THE PROPOSED WORKS, OR AT VARIANCE FROM THE DETAILS SHOWN ON THE DRAWINGS.

ITEMS NOTED ON THE DRAWINGS "TO BE VERIFIED ON SITE" ARE TO BE EXPOSED BY THE CONTRACTOR FOR INSPECTION BY THE STRUCTURAL ENGINEER AT THE EARLIEST OPPORTUNITY.

HOLES OR CHASES MUST NOT BE CUT THROUGH ANY STRUCTURAL MEMBERS WITHOUT THE WRITTEN CONSENT OF THE STRUCTURAL ENGINEER.

THE CONTRACTOR IS TO ENSURE THAT THE BUILDING CONTROL OFFICER IS NOTIFIED TO CARRY OUT HIS INSPECTIONS PRIOR TO CONCRETING NEW FOUNDATIONS, SLABS ETC, AND OTHER STRUCTURAL ITEMS PRIOR TO THEM BEING COVERED UP.

NOTHING INCLUDED OR OMITTED FROM THIS OUTLINE SPECIFICATION WILL RELIEVE THE CONTRACTOR OF HIS DUTY TO CARRY OUT THE WORKS IN ACCORDANCE WITH CURRENT STANDARDS OF SAFETY AND GOOD BUILDING PRACTICE.

ALL PROPERLY STRUCTURAL ELEMENTS THAT HAVE BEEN SPECIFIED ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILS AND SPECIFICATIONS. PARTICULAR ATTENTION SHOULD BE MADE TO SPECIFIC CONSTRUCTION SEQUENCES REQUIRED.

TOLERANCES

ALL TOLERANCES ARE TO BE AGREED WITH THE ARCHITECT, AND THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT SUFFICIENT TOLERANCES ARE PROVIDED AND INTEGRATED THROUGHOUT ALL ELEMENTS OF THE WORKS.

THE CONTRACTOR IS TO TAKE ACCOUNT OF TOLERANCES DETAILED ELSEWHERE ON THE DRAWINGS, APPENDED SPECIFICATIONS, AND BRITISH STANDARDS WHEN COMPLYING WITH THE ABOVE CLAUSE.

MATERIALS AND WORKMANSHIP

ALL ARTICLES, MATERIALS AND GOODS SHALL BE NEW AND OF GOOD QUALITY, SUITABLE FOR THE REQUIRED PURPOSE AND SHALL CONFORM TO THE APPROPRIATE BRITISH STANDARD / EUROCODES WHERE SUCH EXISTS. WHERE REFERENCES TO THE ABOVE ARE MADE IT SHALL BE INFERRED THAT THE LATEST EDITION APPLIES, TOGETHER WITH SUBSEQUENT AMENDMENTS, UNLESS OTHERWISE SPECIFIED.

TEMPORARY WORKS AND STABILITY

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF ALL EXISTING BUILDINGS AND STRUCTURES, WITHIN AND ADJACENT TO THE WORKS, AND OF ALL THE WORKS FROM THE DATE OF POSSESSION OF THE SITE UNTIL PRACTICAL COMPLETION OF THE WORKS.

THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR ALL TEMPORARY WORKS THROUGH THE PROJECT. THE CONTRACTOR SHALL PROVIDE TEMPORARY WORKS DESIGN CALCULATIONS/DRAWINGS, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS AND SHALL ADVISE BOTH THE ARCHITECT AND PPLX2 AT LEAST TEN WORKING DAYS FROM COMMENCEMENT OF THE WORKS, OF THEIR PROPOSALS FOR TEMPORARY SUPPORTS AND SEQUENCE OF CONSTRUCTION FOR THE WORKS. UNDER NO CIRCUMSTANCES WILL ANY STRUCTURAL ALTERATIONS BE CARRIED OUT PRIOR TO THE STRUCTURAL ENGINEER COMMENTING ON THE CONTRACTOR'S TEMPORARY WORKS PROPOSALS.

THE DESIGN OF TEMPORARY WORKS SHALL INCLUDE AN ASSESSMENT OF THE LOADS TO BE RESISTED AND IS TO BE UNDERTAKEN BY A COMPETENT PERSON DUE REGARD SHALL BE GIVEN TO LATERAL STABILITY AS WELL AS TO THE SUPPORT OF VERTICAL LOADS.

THE CONTRACTOR IS TO FAMILIARISE HIMSELF WITH THE BUILDING AND ITS STRUCTURE SO THAT HE IS AWARE OF THE NATURE AND MAGNITUDE OF THE LOADS TO BE SUPPORTED.

PARTICULAR CARE IS TO BE TAKEN TO ENSURE THAT TEMPORARY PROPS REMAIN ADEQUATELY SEALED AND TIGHTENED SO THAT SUPPORT TO THE STRUCTURE ABOVE IS NOT ALLOWED TO YIELD DURING BUILDING OPERATIONS.

THE CONTRACTOR IS TO ENSURE THAT A TEMPORARILY PROPPED STRUCTURE IS ADEQUATELY WEDGED, PINNED OR PACKED OFF THE PERMANENT WORKS PRIOR TO REMOVAL OF ANY TEMPORARY SUPPORTS.

THE CONTRACTOR SHALL ENSURE THAT ANY COMPLETED OR PARTIALLY COMPLETED STRUCTURAL ELEMENT IS NOT OVERLOADED. DETAILS OF DESIGN LOADS MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

ALL TEMPORARY WORKS TO SUPPORT THE SIDES OF EXCAVATIONS FOR NEW FOUNDATIONS SHALL BE DESIGNED IN ACCORDANCE WITH BS 8000 PART 1: 1989 AND ANY OTHER APPROVED DOCUMENTS.

EXCAVATIONS SHALL IN NO CIRCUMSTANCES ENCROACH WITHIN 45° OF THE BOTTOM NEAR SIDE OF ANY EXISTING FOOTING.

FOR BEAMS WHICH ARE ECCENTRICALLY LOADED PARTICULAR ATTENTION SHOULD BE MADE TO ANY PROPPING REQUIREMENTS REQUIRED DURING CONSTRUCTION UNTIL IT IS RESTRAINED.

DEMOLITION

DEMOLITION IS TO BE CARRIED OUT TO AND IN ACCORDANCE WITH BS 6187: 2011 AND ANY OTHER RELEVANT STATUTORY UNDERTAKINGS OR REGULATIONS. CONTRACTOR TO PREPARE A WRITTEN PLAN FOR THE DEMOLITION AND DISMANTLING OF ALL OR PARTS OF BUILDINGS.

DEMOLITION IS TO BE UNDERTAKEN IN THE REVERSE ORDER OF CONSTRUCTION. NO PART OF THE STRUCTURE IS TO BE LEFT IN AN UNSUPPORTED CONDITION OVERNIGHT OR FOR LONG PERIODS.

DEMOLITION IS TO BE UNDERTAKEN IN A MANNER WHICH AVOIDS EXCESSIVE NOISE AND NUISANCE.

ALL WORK IS TO BE WELL-WATERED TO MINIMISE DUST. ALL MATERIAL IS TO BE CARTED AWAY FROM SITE AS SOON AS PRACTICABLE.

EXCAVATING AND FILLING

INSPECT ALL AVAILABLE DRAWINGS AND MAKE ENQUIRIES ABOUT EXISTING SERVICES ON SITE. VERIFY POSITIONS AND DEPTH OF ALL SERVICES BEFORE COMMENCEMENT OF WORK ON SITE. SERVICES WHICH ARE BEING RETAINED DURING ANY PHASE OF THE WORKS ARE TO BE PROTECTED.

WORKMANSHIP FOR EXCAVATING TO COMPLY WITH BS 8000: PART 1, SECTIONS 3.1, 3.2 AND 3.3.

WHERE AN EXCAVATION ENCROACHES BELOW A LINE DRAWN AT AN ANGLE OF 45° FROM THE HORIZONTAL FROM THE NEAREST FORMATION LEVEL OF ANOTHER HIGHER EXCAVATION, THE LOWER EXCAVATION, ALL WORK WITHIN IT AND BACKFILLING THERETO MUST BE COMPLETED BEFORE THE HIGHER EXCAVATION IS MADE.

MAKE ADVANCE ARRANGEMENTS WITH THE BUILDING CONTROL OFFICER FOR INSPECTION OF FOUNDATIONS AND TRENCHES REQUESTED AT THE BEGINNING OF THE WORKS. REMOVE THE LAST 150MM OF EXCAVATIONS JUST BEFORE INSPECTION. TRIM EXCAVATIONS TO REQUIRED PROFILES AND LEVELS, AND REMOVE ALL LOOSE MATERIALS. UNLESS OTHERWISE INSTRUCTED SEAL FORMATIONS WITHIN FOUR HOURS OF INSPECTION WITH CONCRETE OR OTHER SPECIFIED FILL.

BACKFILL ANY EXCAVATIONS FOR FOUNDATIONS TAKEN DEEPER THAN REQUIRED WITH LEAN MIX CONCRETE. EXCAVATIONS OTHER THAN FOUNDATIONS TAKEN DEEPER THAN REQUIRED MAY BE BACKFILLED WITH WELL GRADED GRANULAR MATERIAL.

HARDCORE TO BE GRANULAR MATERIAL, FREE FROM HARMFUL MATTER, WELL GRADED, PASSING A 75mm BS SIEVE AND ONE OF THE FOLLOWING:

- CRUSHED CONCRETE, BRICK OR TILE, FREE FROM OLD PLASTER.
- GRAVEL.

SPREAD AND LEVEL BOTH BACKFILLING AND GENERAL FILLING IN LAYERS NOT EXCEEDING 150mm. THOROUGHLY COMPACT EACH LAYER WITH A VIBRATORY ROLLER, VIBRATING PLATE COMPACTOR, VIBRO-TAMPER, POWER RAMMER OR OTHER EQUIPMENT AS NEEDED.

HARDCORE UNDER GROUND BEARING CONCRETE SLABS TO BE AS ABOVE AND NOT LESS THAN 150mm THICK, UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXCAVATE EXTRA MATERIAL AS NECESSARY. INCREASE THICKNESS OF HARDCORE AS NECESSARY TO MAKE UP LEVELS FROM STRIPPED SITE LEVELS TO UNDERSIDE OF SLABS.

SURFACES OVER HARDCORE TO RECEIVE SHEET OVERLAYS OR CONCRETE TO BE BLINED WITH SUFFICIENT SAND OR FINE GRAVEL TO FILL INTERSTICES AND PROVIDE A CLOSE SMOOTH SURFACE (50mm MIN THICKNESS). UNLESS NOTED OTHERWISE ON THE DRAWINGS, PERMISSIBLE DEVIATIONS ON SURFACE LEVEL TO BE +0 -15mm.

FOUNDATIONS

FOUNDATIONS ARE TO BE CAST TO THE PROFILES INDICATED ON THE DRAWINGS. THEY ARE TO BE CAST SYMMETRICALLY ABOUT PIERS, STANCHIONS OR WALLS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

MASS CONCRETE STRIP FOOTINGS ARE TO BE A MINIMUM OF 1200mm DEEP OR TO THE SATISFACTION OF THE BUILDING CONTROL OFFICER.

WHERE POOR GROUND CONDITIONS ARE ENCOUNTERED OR THE BUILDING CONTROL OFFICER REQUESTS AMENDMENTS THE STRUCTURAL ENGINEER IS TO BE NOTIFIED IMMEDIATELY.

WHERE TREE ROOTS ARE ENCOUNTERED, FOUNDATIONS ARE TO EXTEND 600mm BELOW THE LAST TRACE OF ANY ROOT ACTIVITY.

FOUNDATIONS SITED WITHIN A ZONE 125 X MATURE TREE HEIGHT FOR HIGH WATER DEMAND TREES, 0.75 X MATURE TREE HEIGHT FOR MODERATE WATER DEMAND TREES AND 0.50 X MATURE TREE HEIGHT FOR LOW WATER DEMAND TREES WHICH ARE TO REMAIN OR TO BE REMOVED, OR OVER TREES AFTER REMOVAL, ARE TO BE PROTECTED AGAINST CLAY HEAVE AS FOLLOWS:

TRENCH FILL FOUNDATIONS

PROVIDE COMPRESSIBLE MATERIAL AGAINST INSIDE FACE OF ALL EXTERNAL WALL FOUNDATIONS GREATER THAN 15m DEEP TO GIVE A 35mm VOID i.e. 75mm THICK CLAYMASTER OR SIMILAR APPROVED. THE COMPRESSIBLE MATERIAL IS TO BE POSITIONED 500mm ABOVE THE BOTTOM OF THE FOUNDATION.

PILE AND GROUND BEAM FOUNDATIONS

PROVIDE COMPRESSIBLE MATERIAL OR VOID FORMER BELOW ALL GROUND BEAMS AND AGAINST THE INSIDE FACE OF THE EXTERNAL GROUND BEAMS TO GIVE A

150mm AND 35mm VOID RESPECTIVELY i.e. 250mm THICK CELLCORE BY CORDEX TO UNDERSIDE AND 75mm THICK CLAYMASTER TO FACE OR SIMILAR APPROVED.

PILE REINFORCEMENT TO BE CAST IN GROUND BEAM (MIN. 40 x BAR DIAMETER) TO ACHIEVE FULL TENSION LAP.

PILES ARE TO BE SPECIALIST CONTRACTOR DESIGNED AND ARE TO BE DESIGNED IN ACCORDANCE WITH THE PERFORMANCE PILING SPECIFICATION WHERE APPROPRIATE. PILES SHOULD BE DESIGN FOR THE WORKING LOADS AS HIGHLIGHTED ON THE DRAWINGS.

WHERE CONSTRUCTION JOINTS IN TRENCH FILL FOUNDATIONS ARE UNAVOIDABLE THEY SHOULD NOT BE POSITIONED NEAR A RETURN IN THE FOUNDATION. CONSTRUCTION JOINTS SHOULD BE FORMED USING 4" 20mm DIAMETER AND 1200 LONG HIGH TENSILE DOWEL BARS CAST 600mm INTO ADJACENT SECTIONS.

INSITU CONCRETE

MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH BS 810.

CONCRETE FOR NEW FOUNDATIONS IS TO BE DESIGNATED MIX FND 2 TO BS 5328 "SUITABLE FOR CLASS 2 SULPHATE CONDITIONS".

CONCRETE FOR REINFORCED CONCRETE STRUCTURES, INCLUDING GROUND BEARING SLABS, IS TO BE DESIGNATED MIX RC35 TO BS 5328.

CONCRETE FOR THE ENCASING OF STEEL BEAMS AND FOR PAVERS IS TO BE GEN 3 TO BS 5328 WITH 10mm MAXIMUM AGGREGATE AND 260 kg/m³ OF CEMENT.

THE USE OF SITE MIXED CONCRETE FOR STRUCTURAL ELEMENTS MAY ONLY BE USED FOLLOWING THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. BATCHING AND MIXING EQUIPMENT WILL NEED TO COMPLY WITH BS 1035 AND BS 4251.

THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORMWORK, DESIGN AND STRIKING OF THE FORMWORK IS TO BE IN ACCORDANCE WITH BS 810.

DO NOT PLACE CONCRETE WHEN THE AMBIENT AIR TEMPERATURE IS LESS THAN 5°C.

ALL HOLES SHALL BE FORMED AND ALL INSERTS CAST IN AT THE TIME OF POURING CONCRETE. NO PART OF THE CONCRETE WORKS SHALL BE DRILLED OR CUT AWAY WITHOUT THE APPROVAL OF THE STRUCTURAL ENGINEER.

REINFORCEMENT SHALL BE:

- (i) DEFORMED BARS TO BS 4449, OR BS 4461, GRADE 500 (HIGH YIELD) TYPE 2, PREFIX H ON DRAWINGS AND SCHEDULES.
- (ii) MESH TO BS 4483.

REINFORCEMENT SHALL BE FIXED ADEQUATELY USING TYING WIRE OR STEEL CLIPS. CONCRETE COVER IS TO BE AS NOTED BELOW UNLESS STATED OTHERWISE ON THE DRAWINGS.

COVER FOR INTERNAL ELEMENTS

SOFFITS = 35mm
SIDES = 35mm
TOP = 35mm

COVER FOR EXTERNAL ELEMENTS AND ELEMENTS IN CONTACT WITH THE GROUND

SOFFITS = 50mm
SIDES = 50mm
TOP = 50mm

CHAIRS AND SPACERS ARE TO BE PROVIDED BY THE CONTRACTOR AS NECESSARY TO MAINTAIN THE SPECIFIED COVER.

UNLESS NOTED OTHERWISE ON DRAWINGS, ALL REINFORCEMENT IS TO BE LAPPED 50d (WHERE d IS DIAMETER OF THE SMALLER BAR).

THE RATE OF SAMPLING FOR COMPRESSIVE TESTING OF CONCRETE IS TO BE AGREED WITH THE STRUCTURAL ENGINEER PRIOR TO COMMENCEMENT OF ANY CONCRETE WORKS.

USE MECHANICAL VIBRATION TO FULLY COMPACT CONCRETE FOR STRUCTURAL ELEMENTS. COMPACT CONCRETE TO FULL DEPTH (UNTIL AIR BUBBLES CEASE TO APPEAR ON THE TOP SURFACE, ESPECIALLY AROUND REINFORCEMENT, CAST-IN ACCESSORIES, INTO CORNERS OF FORMWORK AND AT JOINTS).

BEFORE PLACING STRUCTURAL CONCRETE (NOT BINDING) ON HARDCORE OR OTHER ABSORBENT SUBSTRATES LAY BUILDING PAPER TO BS 1521 CLASS 3 OR POLYTHENE SHEET 250 MICRONS THICK. LAP EDGES 150mm. THIS IS NOT A DPM - SEE CONTRACTOR'S DETAILS FOR THIS.

MASONRY

WORKMANSHIP IS TO COMPLY GENERALLY WITH BS 5628 PARTS 1 & 3. BRICKWORK TO BE BS 3921. BLOCKWORK TO BE TO BS 6073.

NEW BRICKWORK ABOVE DPC IS TO BE A MINIMUM OF CLASS 3 CLAY BRICKS (20 N/mm²) SET IN 1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

NEW BLOCKWORK ABOVE DPC IS TO BE OF MINIMUM STRENGTH OF 5 N/mm² SET IN 1:6 MORTAR, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

TRENCH FILL FOUNDATIONS

PROVIDE COMPRESSIBLE MATERIAL AGAINST INSIDE FACE OF ALL EXTERNAL WALL FOUNDATIONS GREATER THAN 15m DEEP TO GIVE A 35mm VOID i.e. 75mm THICK CLAYMASTER OR SIMILAR APPROVED. THE COMPRESSIBLE MATERIAL IS TO BE POSITIONED 500mm ABOVE THE BOTTOM OF THE FOUNDATION.

PILE AND GROUND BEAM FOUNDATIONS

PROVIDE COMPRESSIBLE MATERIAL OR VOID FORMER BELOW ALL GROUND BEAMS AND AGAINST THE INSIDE FACE OF THE EXTERNAL GROUND BEAMS TO GIVE A

STEEL DOUBLE TRIANGLE TYPE TIES TO BS 1243 SPACED AT 450c/c VERTICALLY, 900c/c HORIZONTALLY STAGGERED, AND AT 225c/c VERTICALLY 150mm FROM ALL OPENINGS, CORNERS, MOVEMENT JOINTS AND REVEALS. MINIMUM EMBEDMENT TO BE 50mm INTO EACH MASONRY LEAF.

WHERE NEW OPENINGS ARE FORMED IN EXISTING EXTERNAL CAVITY WALLS HILTI STAINLESS STEEL HRR RESIN WALL TIES OR SIMILAR APPROVED, ARE TO BE PROVIDED AT 225 VERTICAL AND 450 HORIZONTAL C/c. THERE ARE TO BE 150mm FROM THE VERTICAL AND 225mm FROM THE HORIZONTAL SIDES, ENSURING THAT THE CAVITY TRAY ABOVE THE OPENING IS NOT PUNCTURED.

CARRY UP WORK WITH NO PORTION OR SECTION OF WALL MORE THAN 12m ABOVE ANOTHER AT ANY TIME, RAKING BACK BETWEEN LEVELS. DO NOT CARRY UP WORK HIGHER THAN 1.5m IN ONE DAY.

SPACING OF MOVEMENT JOINTS IN BRICKWORK AND BLOCKWORK ARE NOT TO EXCEED 12.0m AND 6.0m (6.0m AND 3.0m FROM A CORNER) RESPECTIVELY, UNLESS BED JOINT REINFORCEMENT IS PROVIDED OR THE MANUFACTURER RECOMMENDS OTHERWISE.

MORTAR TO BE GRADE DESIGNATION (iii) EXCEPT AS FOLLOWS:

- BELOW DPC LEVEL - DESIGNATION (i)
- PARAPETS - DESIGNATION (ii)

EXISTING WALLS

ENGINEER BRICK 50N/mm²

BLOCKWORK 7N/mm² 100mm THICK EXCEPT WHERE NOTED

FACING BRICK TO ARCHITECTS DETAIL 20N/mm²

LOAD-BEARING STUDWORK

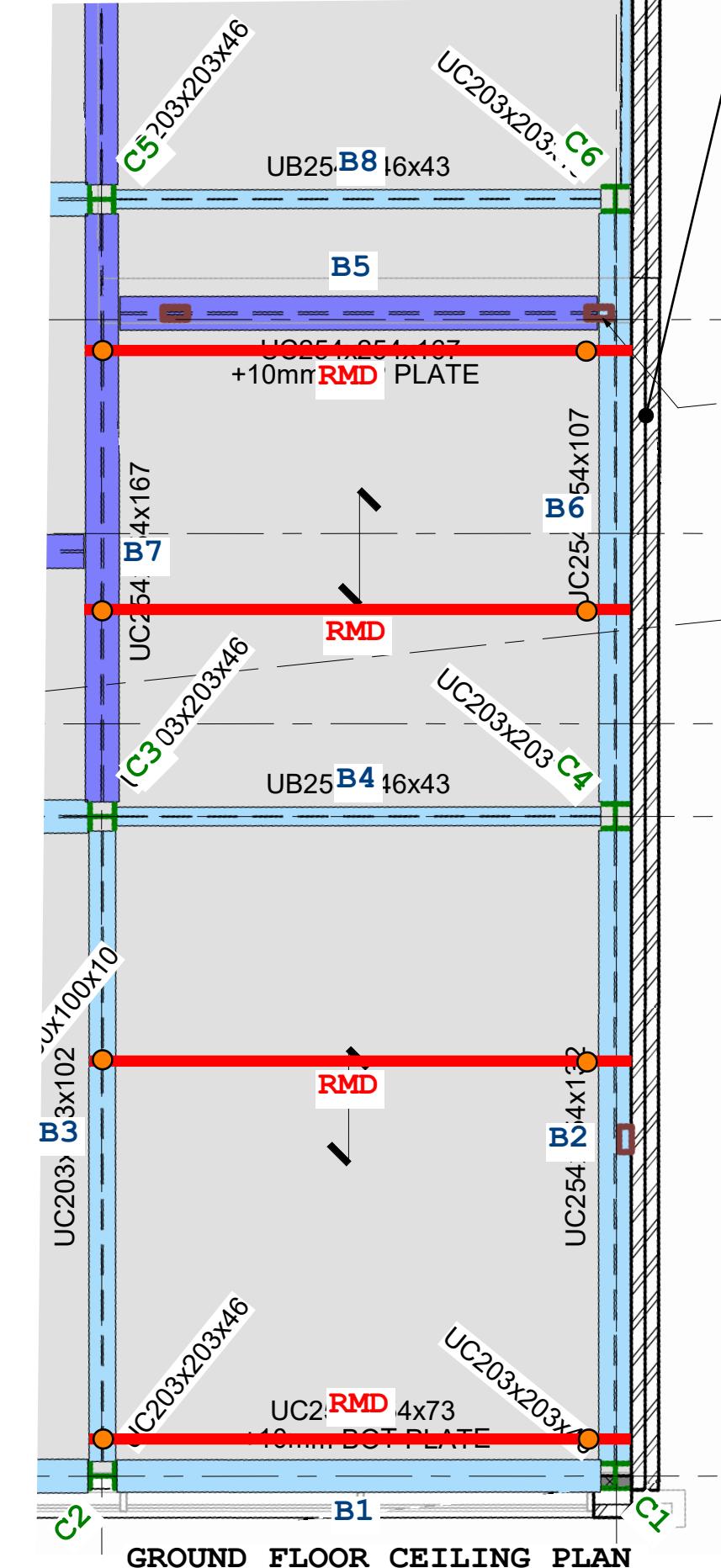
NON LOAD-BEARING STUDWORK

WALLS UNDER

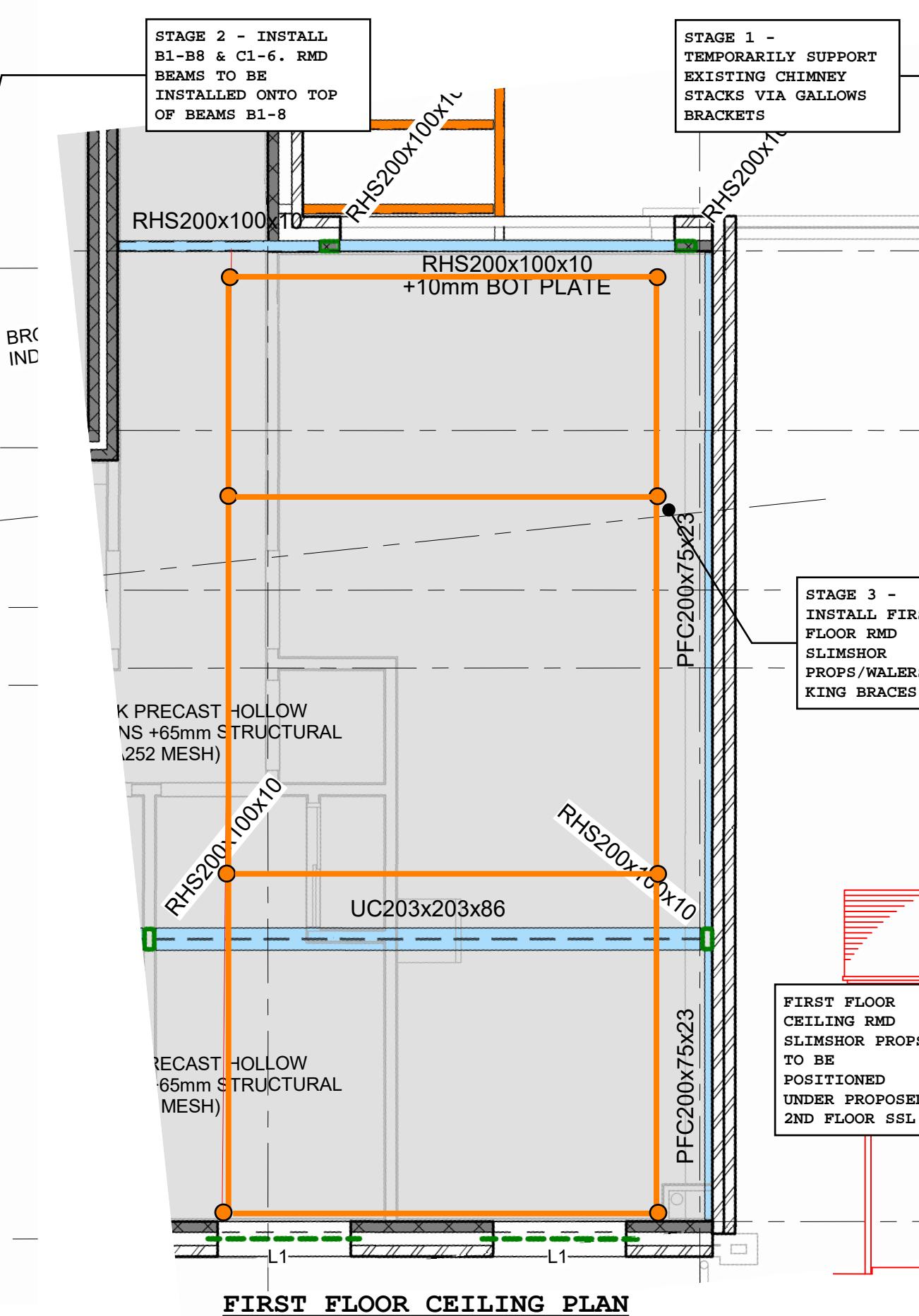
MORTAR DESIGNATION

CEMENT:LIME:SAND

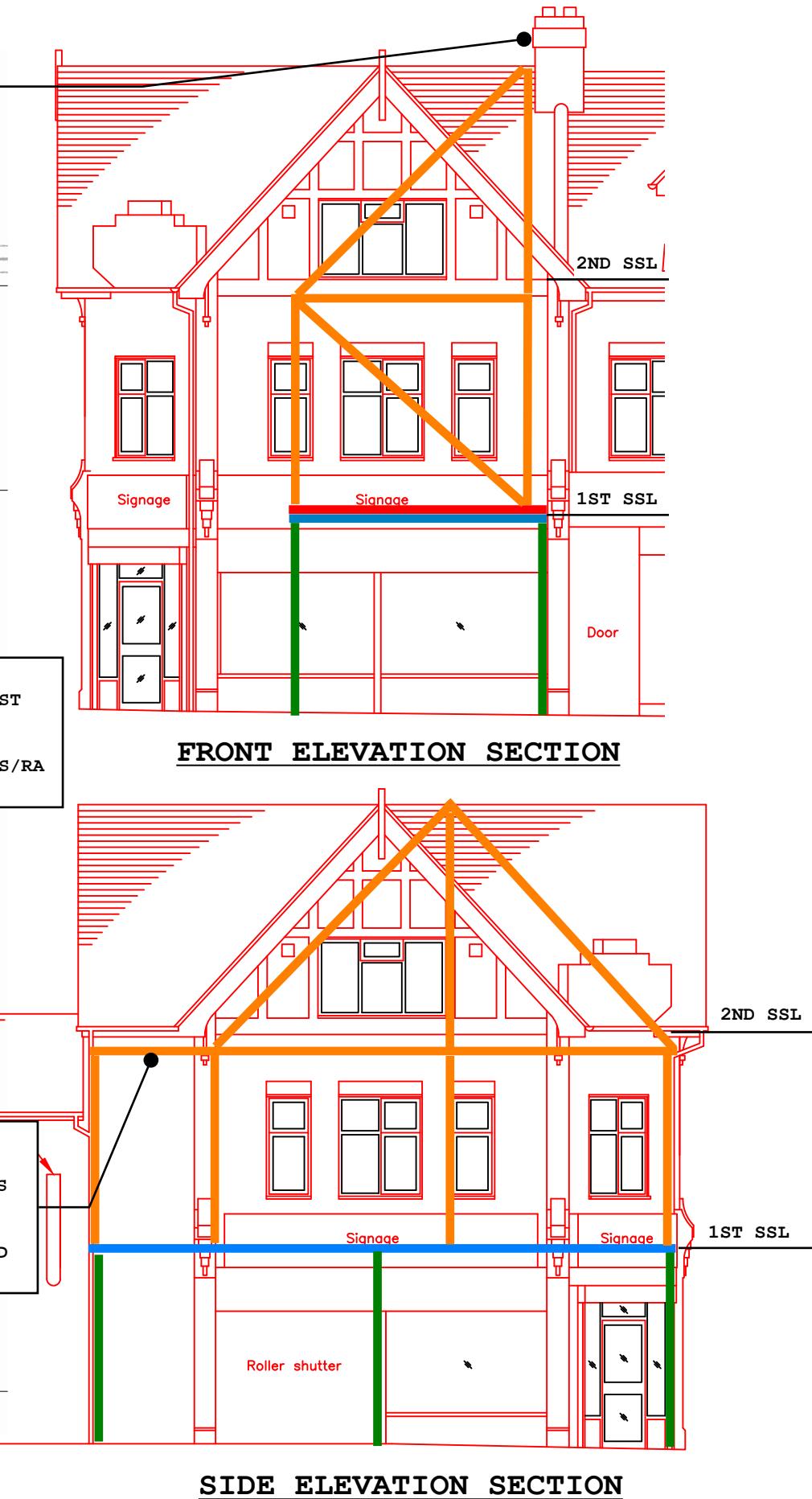
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GROUND FLOOR CEILING PLAN

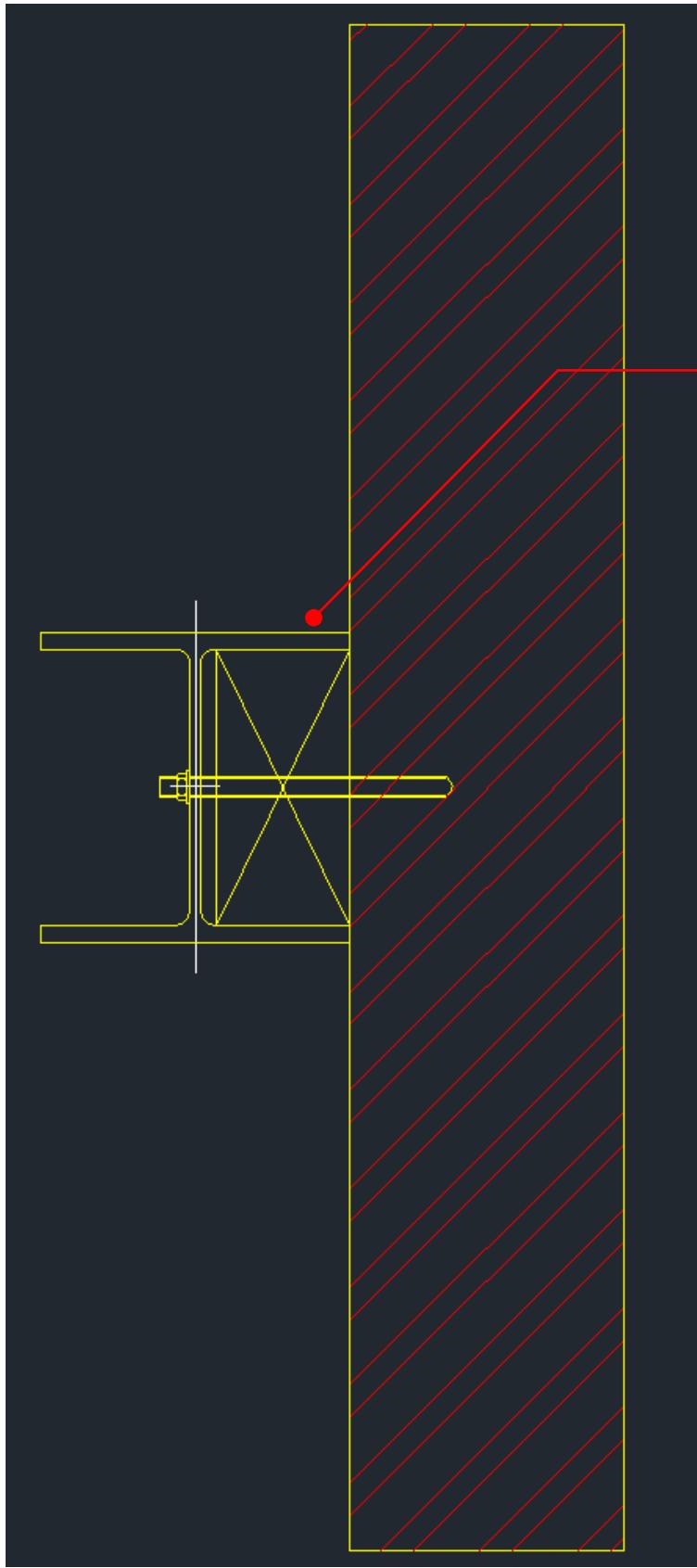


FIRST FLOOR CEILING PLAN



SIDE ELEVATION SECTION

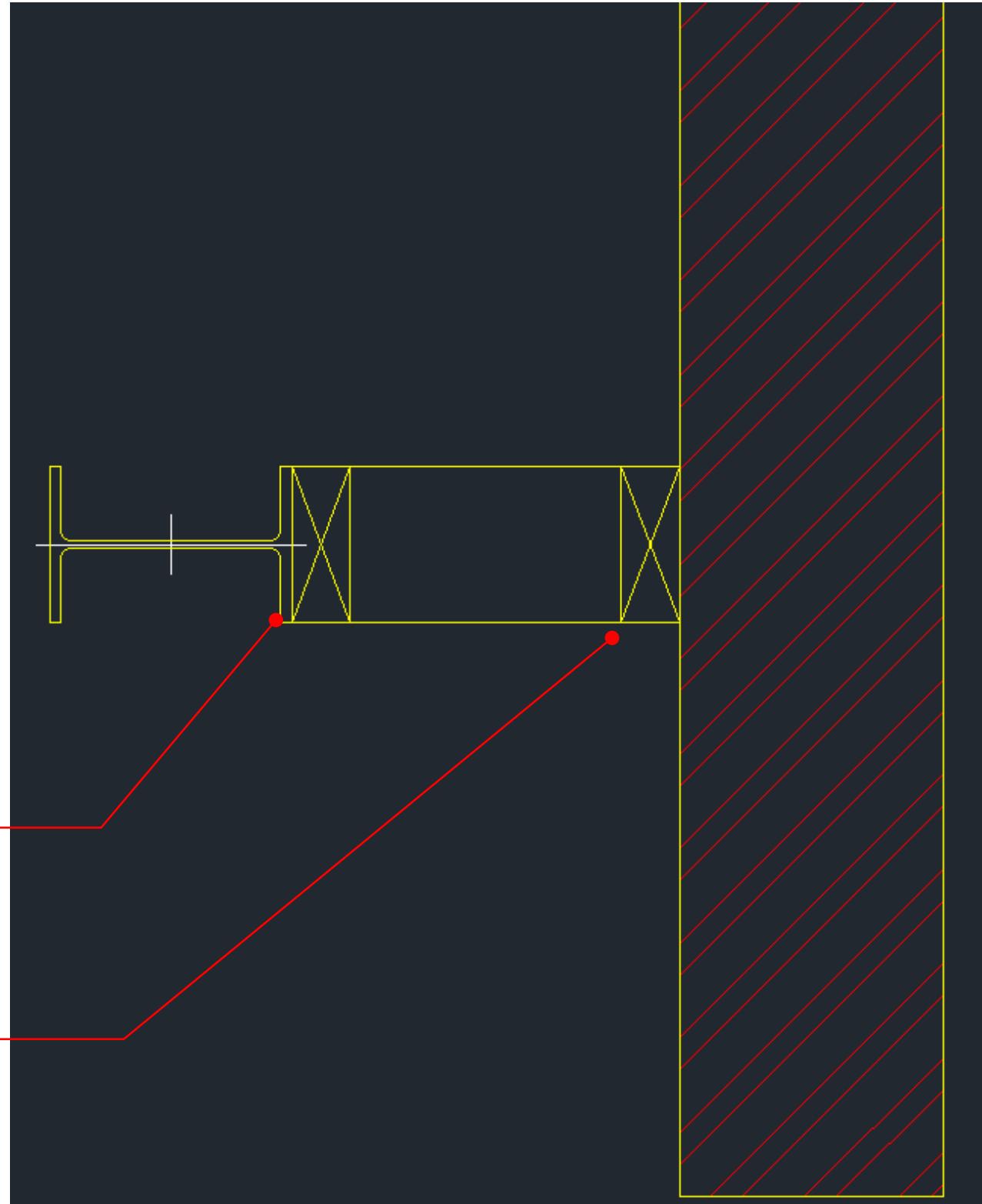
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| <p>NOTES:</p> <p>1. DO NOT SCALE FROM THIS DRAWING. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS BEFORE COMMENCING ANY WORK</p> <p>2. ALL DIMENSIONS, LEVELS AND SETTING OUT TO BE CONFIRMED BY THE ARCHITECT</p> <p>3. CONTRACTOR RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL TEMPORARY WORKS</p> <p>4. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY VARIANCE OF THE EXISTING STRUCTURE SHOWN ON DRAWINGS</p> | | | | Job 152-154 UXBRIDGE ROAD | Title PARTY WALL TEMPORARY WORKS |  <p>PRECISION STRUCTURAL ENGINEERING <small>INNOVATIVE. PRAGMATIC. APPROACHABLE. ENGINEERS.</small></p> | | | | |
| | | | | Scale NTS | Date NOV ' 24 | By FH | Checked FH | Drawing Number | Revision | |
| | | | | | | | | | | |
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| | Rev | Date | Description | By | PRELIMINARY | | | | | |



STEEL BEAM TO BE
PACKED TIGHT WITH
TIMBER BLOCKING AND
FIXED ONTO PARTY
WALL VIA M12 RESIN
ANCHORS@600CC (100MM
EMBEDMENT DEPTH)

RMD SLIMSHOR WALER
BEAM LAID FLAT

TIMBER PACKING ALONG
FULL LENGTH OF WALER
BEAMS - PACKING TO
BE SCREWED TOGETHER



RMD SLIMSHOR WALER TO PARTY
WALL DETAIL

GROUND FLOOR CEILING STEEL
BEAM TO PARTY WALL DETAIL

| | | | | | | |
|---|-----|----------|-------------------|---|---|---|
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| | Rev | Date | Description | By | PRELIMINARY | |