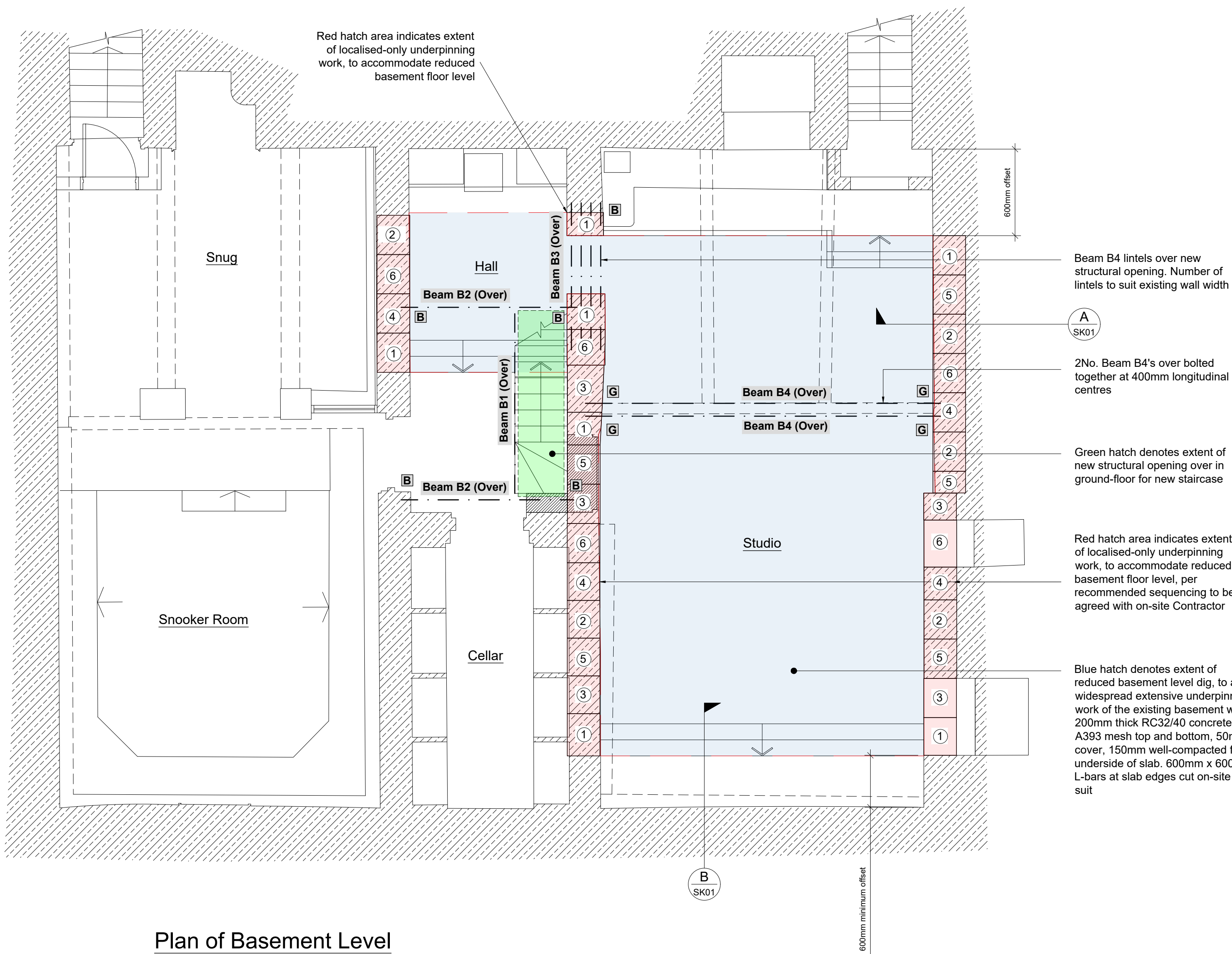
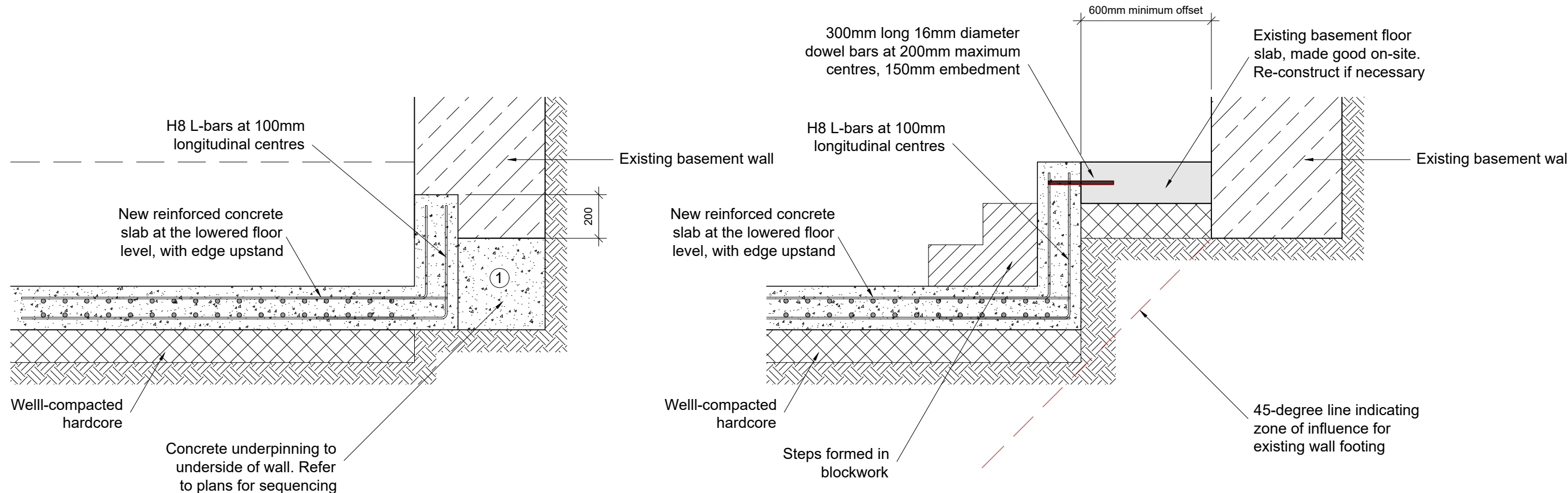




Plan of Basement Level
Showing Structure Over
(Scale 1:50)



Section A
(Scale 1:20)

Section B
(Scale 1:20)

FOUNDATIONS:

1. Foundation sizes are to be as noted on plans, and set out centrally about the walls they support (unless noted otherwise). For setting out see all relevant architect's drawings.
2. All foundations to be taken down to a consistent stratum with a minimum bearing pressure as specified.
3. All soft spots identified at foundation level are to be excavated and backfilled with GEN1 concrete unless noted otherwise. In the case of excessively large or deep soft spots this is to be reported to the engineer for further instructions.
4. Any significant change in type or level of the agreed bearing stratum must be reported to the engineer for further instructions.
5. The Building Control Inspector is to be informed prior to any concrete being poured.
6. Mass concrete foundations - GEN3 concrete with maximum aggregate size of 20mm (if there is a possibility of aggressive soil conditions the concrete specification may require amendment to suit - refer to engineer).
7. Where the contractor needs to provide construction ("day") joints in the trench fill foundations, a minimum 1.0m long strip of A142 fabric will be required, placed centrally across joints.
8. The Contractor is responsible for ensuring that foundation trenches are not left open over night, otherwise the formation may require trimming to ensure an adequate bearing surface.

PILING:

1. All piles are to be installed to the vertical loads specified.
2. Pile lengths are to be determined by the piling contractor.
3. The piling contractor shall be responsible for the design and detailing of all piles and is required to submit full calculations and drawings to the engineer for approval 14 days before any piling works are carried out on site.
4. Piles to be positioned within the following tolerances:
 - > a maximum of 75mm from their designed plan position
 - > a maximum out of vertical of 1 in 75
5. Where piles encounter obstructions the piling contractor is to notify the engineer and obtain his authority to carry out any proposed alternative measures to overcome the obstruction.
6. Pile integrity testing and/or load testing may be required. If not specified on these drawings the piling contractor must check with engineer before finalising their proposals.

UNDERPINNING:

1. Mass concrete underpinning is to be constructed in max. 1000mm wide bays. Exact depths to be determined on site in accordance with information shown on this plan.
2. Concrete to be GEN 3 to BS EN 206 & BS8500. Maximum aggregate size to be 20mm.
3. If possible "flood" concrete allowing for a "head" to ensure concrete is tight to the underside of footing otherwise existing foundations are to be 'pinned' using a C30 semi-dry sharp sand/cement rammed in to provide full support.
4. Allow a minimum of 24 hours before excavating adjacent to a 'pinned' bay.
5. Where we have indicated "pin" numbers these indicate a suggested sequence of underpinning - contractor to provide their own proposed sequence of works for approval by the engineer at least 14 days prior to works commencing.
6. Base of excavation to be approved by engineer/inspector/surveyor prior to concreting.
7. If the excavation is to be left open, trim out base of excavation immediately prior to concreting.
8. The underside of the existing foundation/wall is to be cleaned of all soil/deleterious material.
9. All concrete to be mechanically vibrated.
10. Adjacent bays are to be "keyed" together using 150x150x150mm cast in-situ concrete keys formed to project into adjacent bays at mid-height of underpinning concrete base. Re-bar dowells must NOT be used.

STEELWORK:

1. All open section steelwork (UB, UC etc.) are to be grade S355jr fabricated, primed and installed in accordance with BS5950 & EN10025-2
2. All closed sections steelwork (RHS, SHS etc.) are to be grade S355j2h fabricated, primed and installed in accordance with BS5950 & EN10210
3. All fixtures and fittings to be grade S275
4. All steelwork to be in accordance with National Structural Steel Specification (N.S.S.S.)
5. All steelwork and components to be manufactured in accordance with execution class EXC2 to BS EN1090-2
6. All welds to be metal arc 6mm full profile fillet welds u.n.o.
7. All bolts to be BS3692, grade 8.8 ordinary carbon steel bolts. To be galvanised if in external/exposed conditions.
8. All bolt holes to be bolt diameter +2mm. Minimum edge distance for bolts to be 1.4xD and minimum spacing to be 2.0xD (where D = hole diameter).
9. Internal steelwork to be blast cleaned and receive 1H coat of high-build epoxy zinc phosphate primer, dry film thickness 80 microns. Exposed internal steelwork to have site applied alkyd finish, min thickness of 60 microns. Colour to architect's specification.
10. Steel in exposed/external conditions to be hot-dipped galvanised to BS EN ISO

1461. If a coloured finish is required a mordant wash or primer specifically formulated for use on fresh galvanised surfaces is to be applied (in strict accordance with manufacturer's instructions), followed by 40 microns vinyl primer and 60 microns vinyl finish to architect's specification. Alternative corrosion protective measures may be used once written approval is obtained from the structural engineer.

11. Fire protection is to be provided in accordance with the architect's details.
12. No holes are to be made through the steel, apart from those indicated, unless agreed with the engineer.
13. These drawings are to be used to inform the steel fabricator when producing their fabrication drawings, incorporating any details shown and submitted to the engineer/architect allowing 14 days for approval prior to commencing fabrication. The fabrication drawings are to include overall setting-out/co-ordination. Any discrepancies to be reported to the engineer.

TIMBER:

1. All softwood timber to be FSC certified, graded as noted on drawings. Where not specified timber to be grade C24.
2. All softwood timbers are to be treated by double vacuum preservative treatment to BS:5707 part 3. All timber ends to be treated on site.
3. All timber fixings are to be galvanised/sherardised except when into Oak in which case fixings are to be stainless steel.
4. Multiple timbers are to be bolted together at max. 400mm centres using M12 bolts and 51mm dia. toothed plate connectors. Use square plate washers to outside face of timbers. Fixings to be staggered about member centre line along entire length of timbers.
5. Use proprietary joist hangers to support timbers off other timbers, or timber plate bolted to steel beam's web/flare using M8 bolts at 800mm centres staggered along length of beam.
6. Fire protection where required, to architect's details.

LINTELS:

1. Lintels to be as specified, or designed by a competent person.
2. All lintels are to be installed with end bearings (typically 150mm) as recommended by the manufacturer for the particular lintels specified.

MASONRY:

1. All external brickwork to have a min. compressive strength of 20N/mm² with a water absorption value between 7% & 12%.
2. All blockwork to have a min. compressive strength of 3.6N/mm² unless noted otherwise.
3. Blockwork generally above dpc to architect's specification but at the strength indicated on engineer's drawings, blockwork below dpc to have a min. density of 1500kg/m³. All blockwork to have a unit weight not exceeding 20kg, otherwise the contractor is required to produce a risk assessment and method statement for manual handling. Hollow blocks are not to be used without permission from the engineer.
4. Mortar to be generally designation (iii) above dpc & grade (ii) below dpc, unless noted otherwise.
5. All masonry supporting steel or precast concrete to have cured for at least 7 days prior to installations (extended to 10 days if temperatures have been below 5°C). Temporary lateral support and propping may be required for certain wall configurations and should be considered by the contractor.

BEARINGS

1. All padstones to be positioned centrally under supported beam(s).
2. Padstones to be precast concrete (min 50N/mm²) unless noted otherwise, standard sizes specified where possible as supplied by Naylor Industries.
3. Padstone references as follows:
 - A. Bear 100mm directly onto masonry (made good as required). Nominal padstone may be considered appropriate to ensure a firm level bearing.
 - B. Bear min 150mm onto 300x100x215mm deep precast concrete padstone.
 - C. Bear 100mm onto standard brick padstone.
 - D. Bear 100mm onto 440x100x215mm deep precast concrete padstone.
 - E. Bear 100mm onto 300x100x215mm deep precast concrete padstone and bolt as per detail.
 - F. Bear 225mm onto new pier.
 - G. Bear 100mm onto 900mm long Supreme lintel ref R15A (100x140mm deep)

RISK SCHEDULE

- Design assumptions have been made relating to the span of elements of the existing structure (as noted on the drawings). To prevent existing or new members becoming overstressed or deflecting excessively, these assumptions must be checked before work on site commences. Any discrepancies must be reported to the engineer so that checking can be carried out, and any required amendments made before work proceeds.
- Temporary support - there is a risk of injury due to collapse of unsupported or inadequately supported load/structure. The contractor must consider and provide temporary works designed by a suitably qualified person.
- Deep excavations specified. From trial hole investigation we anticipate the excavations should remain dry and stable in the short term. To prevent collapse of excavations and any supported structure, consideration should be given to temporary support in case they become unstable. Edge protection must be provided to all excavations whilst open.
- There is a risk of hitting buried services during excavation works. Therefore the Contractor must identify, mark and make operatives aware of all known services and take appropriate measures to safeguard against hitting unknown services that cross the site.
- Some main structural members may exceed manual handling limits. Jointing to limit size and weight may have been specified where appropriate (contractor to liaise with engineer if additional joints are required or locations require adjustment). Irrespective of any jointing details mechanical lifting equipment must be considered by the main contractor and appropriate lifting plans developed.
- There are no other specific health and safety risks as a direct result of our design apart from common construction issues that are to be assessed by the contractor.

3rd Angle

GENERAL NOTES:

- This drawing is the copyright of the consultant and must not be used or reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopy, recording or otherwise without the written consent of the intellectual copyright owner, application for which can be made to JCP Engineers, Unit 7, Boscombe Centre, Mills Way, Amesbury, Wiltshire, SP4 7SD.
- Drawings must not be scaled. Only written dimensions should be used - where no dimensions are given the matter shall be referred to the engineer.
- Should dimensions or details on these drawings conflict, request clarification from the engineer.
- Where this drawing relates to existing or completed construction the contractor shall check that there is no conflict between actual building dimensions and dimensions on the drawings.
- In the event of conflicting information between this drawing and others, this must be reported immediately to the engineer.
- The contractor is responsible for checking the accuracy of all site dimensions, levels and setting out of the work before work commences on site.
- Materials and workmanship are to comply in all respects with current British Standard specifications, codes of practice, and Building Regulations.
- This drawing is to read in conjunction with all relevant architectural, specialists' and other consultants' relevant specifications and drawings.
- The contractor shall provide all necessary bracing and safeguards to ensure the stability of the structure and all associated parts at all times during construction. The design, installation and maintenance of all necessary temporary works is the responsibility of the contractor.
- The works detailed on this drawing may be subject to a Planning or Building Regulations application, and/or the Party Wall Act. Should this be the case all works undertaken prior to obtaining the relevant approvals are at the Contractor's/Client's risk.
- Setting out to is to be in accordance with the Architect's drawings.
- It is the Client's responsibility to ensure that they have engaged the services of a competent person to act in the role of principal designer in accordance with the 2015 CDM regulations, prior to works commencing.

P2	Preliminary issue	EO	25/03/26
P1	Preliminary issue	EO	23/03/26
REV:	DESCRIPTION:	BY:	DATE:

REVISIONS

SUBJECT TO BUILDING
CONTROL APPROVAL.

JCP STRUCTURAL AND CIVIL ENGINEERS

Unit 7, Boscombe Centre, 01980 677722
Mills Way, Amesbury, eng@jcpengineers.co.uk
Wiltshire, SP4 7SD www.jcpengineers.co.uk

PROJECT TITLE:
Shrewton House
Easton Lane
Salisbury, Wiltshire, SP3 4HJ

DRAWING TITLE:
**Basement Level Showing Structure Over
Structural Arrangement**

DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
EO	03/26	EO	03/26	EO	03/26
DRAWING NO:	SHEET SIZE:	SCALE:	REVISION:		
12675-SK01	A1	1:50	P2		