

GENERAL

- G1 These drawings should be read in conjunction with all Architectural and other Consultants' drawings and specifications and with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to the Contract Administrator for decision before proceeding with the work.
- G2 All dimensions relevant to the setting out and off-site work shall be verified by the contractor before construction and fabrication is commenced. The Engineer's drawings shall not be scaled.
- G3 During construction the Contractor shall be responsible for maintaining the structure and adjoining structures in a stable condition and ensuring no part shall be overstressed under construction activities.
- G4 Workmanship and materials are to be in accordance with the relevant current British Standard Codes of Practice and including all amendments, and the local statutory Authorities requirements, except where varied by the contract documents.
- G5 The approval of a substitution shall be sought from the Engineer but is not an authorisation for an extra. Any extra involved must be taken up with the Contract Administrator before the work commences.
- G6 All dimensions are in millimetres unless stated otherwise. All levels are expressed in metres.
- G7 Any assumptions stated on the drawings are to be verified by the contractor on site and any discrepancies reported back to the Engineer prior to ordering of any materials.
- G8 Excavations shall not encroach within 45 degrees of the bottom near side of any existing foundations unless explicitly shown on the drawings.

FOOTINGS

- F1 Footings to be founded in undisturbed ground having a safe bearing capacity of ..... kN/m<sup>2</sup>. Before concrete is placed the safe bearing capacity shall be inspected by the Engineer and to the Approval of the Local Authority. Where the safe bearing capacity is not achieved at the depths indicated, i.e. local soft spots, the Engineer is to be informed immediately.
- F2 Foundations are to be symmetrical about walls unless otherwise stated.

CONCRETE

- C1 All workmanship and materials shall be in accordance with BS 8110.
- C2 Concrete grade at 28 days shall be as follows:-
 

STRENGTH	CEMENT TYPE/ SULPHATE CLASS
Blinding	-
Mass Concrete	-
Below Ground RC	-
Above Ground RC	-
- C3 Minimum cover (mm) to all reinforcement (including links) to be as shown on the drawings.
- C4 Sizes of concrete elements do not include thickness of applied finishes.
- C5 Beam depths are written first and include slab thickness.
- C6 No holes, chases or embedment of pipes other than those on the structural drawings shall be made in concrete without prior approval of the Engineer.
- C7 Construction joints shall be formed in a manner and in locations agreed with the Engineer.
- C8 Welding of reinforcements is not permitted.
- C9 All reinforcement shall be supported in its correct position during concreting by approved bar chairs, spacers or support bars.
- C10 Reinforcement Symbols:-  
H denotes Grades BS500A, B or C Conforming to BS 4449 : 2005 and BS8666 : 2005.
- C11 All reinforcement bars and mesh to comply with BS 4449 and BS 4483 respectively and shall be from a "CARES" approved supplier.
- C12 PCC lintels to be "Hi-Spec" by Naylor or similar approved with minimum 150mm end bearing to either side.

MASONRY

- M1 All workmanship and material shall be in accordance with BS 5628
- M2 Internal walls below ground floor level, except cavity walls, are to be constructed in 215mm thick brickwork symmetrical about centre lines of walls over unless otherwise stated.
- M3 Loadbearing walls below ground floor slab level to be constructed in class 4 (27.5 N/mm<sup>2</sup>) solid brickwork set in 1:1/4:3 mortar mix unless otherwise noted on the Engineer's drawings.
- M4 Refer to Architect Drawings for positions of walls over for setting out foundations unless otherwise shown on the Engineers drawings.
- M5 All brick and block walls shown on the layouts are structural loadbearing walls and are to be constructed before commencing work on the floor or roof over.
- M6 Structural brickwork:-  
Compressive strength of ..... N/mm<sup>2</sup> solid brick set in ..... mortar mix, unless otherwise noted on the Engineers drawings.
- M7 Structural blockwork:-  
Compressive strength of ..... N/mm<sup>2</sup> solid block set in ..... mortar mix, unless otherwise noted on the Engineers drawings.
- M8 Vertical back to back chases will not be permitted in single skin loadbearing walls.
- M9 Vertical movement joints are to be provided in external brick and blockwork at locations to be agreed with the Engineer and the Architect.
- M10 Wall ties shall be placed at 900mm horizontal and 450mm vertical staggered centres. At the vertical edges of openings and at vertical unreturned or unbound edges, for example, movement joints and up the sloping verge of gable walls, additional ties at 225mm vertical centres shall be placed within 225mm of the edge.
- M11 Wall ties to be: stainless steel to architects details
- M12 Lateral restraint to the building will be in accordance with the requirements and guidance given in BS 5628 Parts 1 and 3 as follows:-  
Lateral restraint is to be provided to all walls at floor and roof levels, including ceiling levels and to the tops of walls in roof voids using M30mm x 5mm galvanized mild steel straps, at 1000 maximum centres.  
No fixings unless otherwise noted or shown on the drawings.  
Straps are to be displaced locally and equally spaced each side of any openings where these occur.
- M13 Non-loadbearing partition walls are to be restrained against lateral movement with Ancon FHR head restraint fixings or similar approved at 400mm c/c. Top of partition walls are to have an open joint, 20mm under precast concrete and 10mm under in situ concrete slabs, timber joists and trusses.

STRUCTURAL STEELWORK

- S1 All workmanship and material shall be in accordance with the current BS 449 or BS 5950.
- S2 All steelwork to be Grade S355 unless otherwise noted.
- S3 Connection design to be the responsibility of the contractor and the appointed fabricator.
- S4 The grade of bolts used shall be 8.8
- S5 The Contractor shall provide temporary bracing as necessary to stabilize the structure during erection.
- S6 The ends of all tubular members are to be sealed with nominal thickness plates and continuous fillet welds unless otherwise noted.
- S7 Before fabrication is commenced the Contractor shall submit copies of the shop drawings to the Contract Administrator for inspection. Inspection does not include the checking of dimensions. Allow 7 days for return.
- S8 Members encased in concrete or friction grip bolted connections must not be painted.
- S9 All internal steelwork to be thoroughly wire brushed to remove loose rust and scale and painted with two coats of high build zinc phosphate primer with touch up on site after erection.
- S10 Except where otherwise shown welds to be 6mm continuous fillet.
- S11 Holding down bolts to be to BS 729 are to include nuts and washers, and to be set in place using E, M, L tolerance tubes. The use of other materials for tolerance tubes will not be permitted.
- S12 Padstones to steel beams to be concrete strength C20
- S13 Fire protection to Architect's requirements.

TIMBER

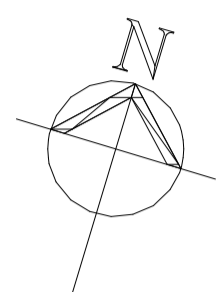
- T1 All workmanship and material shall be in accordance with BS 5268
- T2 New timber to be minimum grade ..... or as specified on the drawing, with a moisture content not exceeding 18%
- T3 All new timber to be treated against fungal and insect attack; with cut ends thoroughly treated before fixing.
- T4 All joists with spans up to 4.50m to have one row of solid blocking at each support, and at mid-span, nailed in position. Longer spans will have two rows at third points unless noted otherwise on the drawing.
- T5 Where stud partitions are supported parallel to the span of floor joist, these are to be supported on 2 No joists bolted together with M12 diameter bolts with large washers under head and nut at 600 c/c. Where stud partitions run at right angles to the floor joists, doubled-up blocking is to be provided between the joists beneath the partition, and nailed to the joists.
- T6 Where notches and holes are required in joists these are to be in accordance with Drawing No .....
- T7 Vertical restraint to timber roof construction will be in accordance with the guidance given in BS 5628 Parts 1 and 3 as follows:-  
Vertical restraint is to be provided for rafters, trusses and roof joist supports using M30 x 2.5 standard galvanized mild steel straps, at 1000 maximum centres.  
Straps are to be displaced locally and equally spaced each side of any openings where these occur.

TEMPORARY WORKS  
ALL TEMPORARY WORKS ARE TO THE CONTRACTORS DESIGN AND DETAIL

ALL BASEMENT REINFORCED CONCRETE IS TO BE WATERPROOF BY "CEMENTAID" OR SIMILAR  
ALL FINISHES, DPC, DPM AND VENTILATION ARE TO ARCHITECTS DETAILS AND SPECIFICATIONS

UNDERPINNING SEQUENCE  
X DENOTES SUGGESTED UNDERPINNING SEQUENCE OF WORKS.  
FINAL UNDERPINNING SEQUENCE IS TO BE AGREED ON SITE WITH THE CONTRACTOR

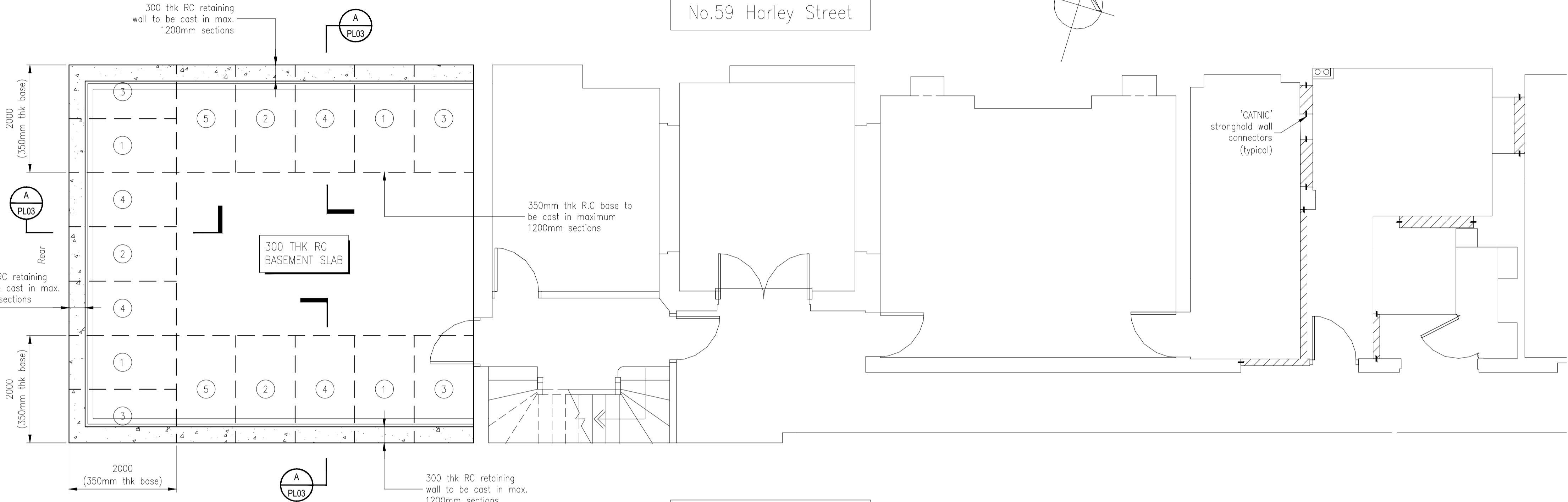
Legends:  
Block up opening and toothed fully into existing



No.9 Harley Place

No.59 Harley Street

No.55 Harley Street



GA PART BASEMENT FLOOR PLAN

Rev.	Date	Revisions	By	Engineer
-		For Preliminary Issue.	JK	

Notes:  
1. The drawing is to be read in conjunction with all relevant Consultant's drawings and specifications.

Key:  
1. Denotes Section Number  
XX Denotes Drawing Number

**PRELIMINARY**

Project: **57 HARLEY STREET, LONDON, W1G 8QS**

Title: **GA PART BASEMENT FLOOR PLAN**

Client: **London Spine Unit**

Architect: **Andrew Neil Associates Ltd.**

Drawn by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Date: **November 2022**

Scale: **1:50 @ A1**

Drawing No: **18811/PL01**

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