

**KEY:**

- 150mm Drainage Pipes taken through floor and then taken to stub stack through 500mm deep ceiling void below.
- 150mm Drainage Pipes taken to stub stack directly.
- Brick Outstands and Buttresses to be carefully taken out to allow new inner skin. All necessary lateral support to Structural Engineers details.
- In Situ concrete wall tied to frame acting as lateral stiffening element. To Structural engineers details.

**OUTLINE OF NO 252 BELSIZE ROAD**

NOTE: Outer face of Exterior Skin to line through with outer face of Party Wall along building line/Perimeter of Site. 255 to 104

Support Bracing between Columns on ctr. line hidden within cavity.

NOTE: Setting out of all DP's in this area to suit base plates to steel. Keep DP's as tight to steel as practical and in line with steel beam over

NOTE: All 150mm dia. Clay Drainage Piping laid to fall min. 1:40 below all Ground Beams and avoiding all Concrete Piles

NOTE: Location of this SVP may move along the adjacent conc wall SVP Connection to I.C. laid in floor.

NOTE: Setting out of this DP to suit base plate to steel. Keep DP as tight to steel as practical taking into account base plate

- DRAINAGE:**
- All drainage and sanitary pipework is to be must conform to the relevant clauses of BS 8301:1985 Code of Practice for building drainage and BS 5572:1978 Code of Practice for sanitary pipework.
  - Manholes: Line openings in Class B engineering bwk on conc base. Access covers to be standard sealed C.I.
  - Underground drainage: Clay pipework diameters as shown. Bedded in conc. Falls to be 1:40.
  - Rainwater Drainage: This is to discharge into the combined underground drainage through a roofable back inlet gulley or suitable trap.
- 5 All above ground drainage shall be high temp PVC solvent weld type with sizes as shown:
- wc's : 100mm
  - Urinals : 65mm
  - Washbasins : 50mm
  - Sinks : 50mm
- All falls to be 1:40  
Traps to washbasins to be 75mm deep seal traps

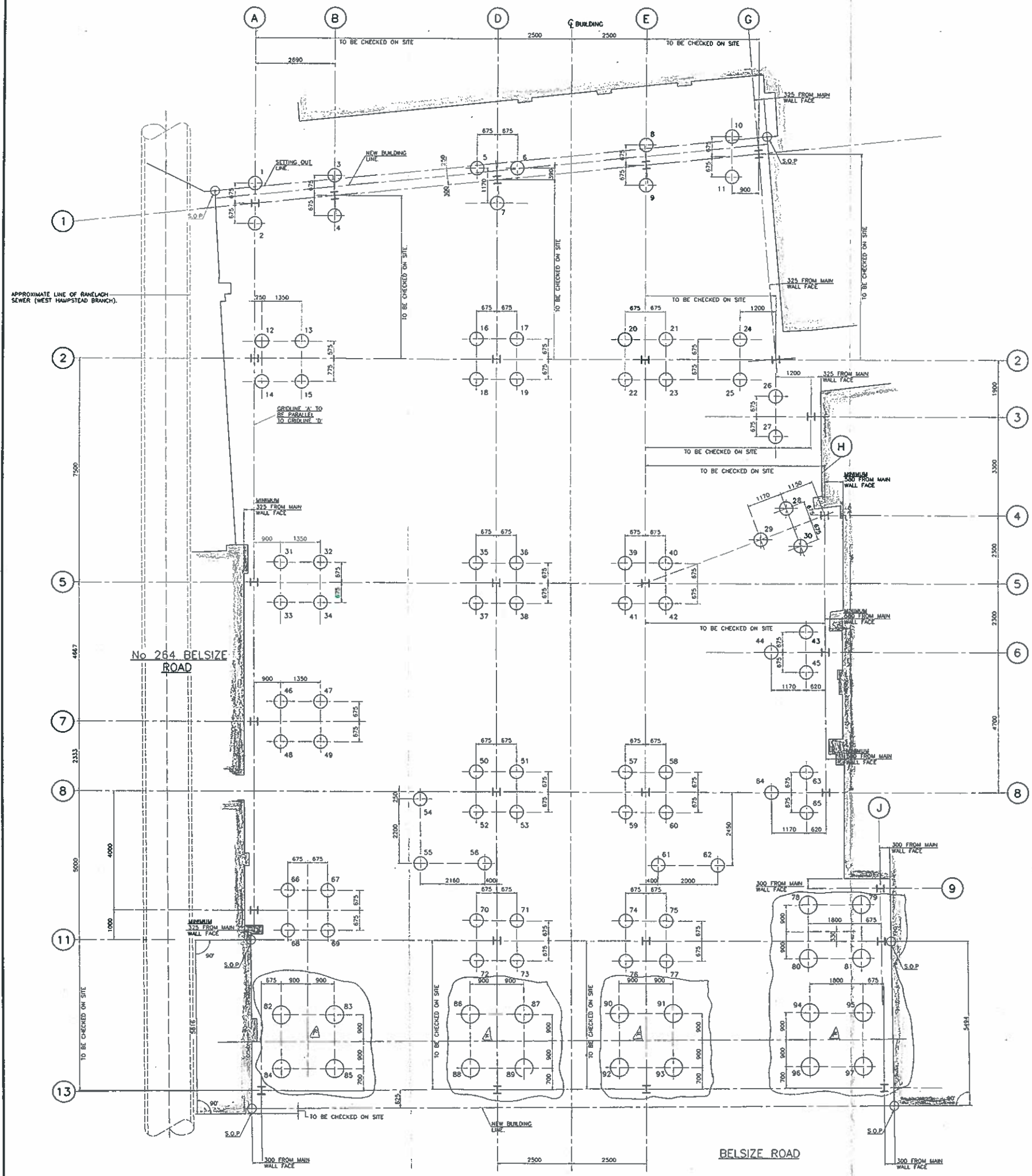
- NOTES:**
- REFER TO STRUCTURAL ENGINEERS DRAWINGS AND PARTY WALL SECTIONS BY ARCHITECT FOR FULL DETAILS OF TANKING SYSTEM USED THROUGHOUT GROUND FLOOR AND BASEMENT AREA.
  - REFER TO STRUCTURAL ENGINEERS AND STEELWORK SUB CONTRACTORS DRAWINGS FOR FULL DETAILS OF STEELWORK SIZES AND LOCATIONS.
  - 150mm - 200mm WALL CAVITIES AS SHOWN ON PARTY WALL SECTIONS ARE VARIABLE TO SUIT LOCAL CONDITIONS. CONTRACTOR TO CHECK PLUMB OF PARTY WALLS BEFORE ERECTING STEELWORK.

- Rev A (Sept. 93): Atrium staircase.  
 Rev B (Oct. 93): Firemaster, structure, planning, escape routes  
 Rev C (1 Nov. 93): Lift positions, Stairs to lower floors, Lift Motor room.  
 Rev D (15 Nov. 93): Drainage info, Toilet layouts, Column grid, Entranceway, Pavement info.  
 Rev E (30 Nov. 93): Drainage info.  
 Rev F (24 Dec. 93): drainage revisions, Section lines, general revisions, street-frontage.  
 Rev G (10 March 1994) Drainage notes added  
 Rev H (April 1994) Fire exit adjacent No 252-254/256 amended  
 Rev J (10 May 1994) Drainage revised. Further dimensions added to DP's.  
 New manhole added adj. rear of No. 264 Belsize Rd and 1 no. M/H omitted.

DRAWING NO.	259/02J
DRAWING	PROPOSED GROUND FLOOR
PROJECT	258 - 262 BELSIZE ROAD, LONDON, W.V.5.
CLIENT	CASTLE TRADING LTD.
Scale	1:50
Date	July 1993
Drawn	

alan power (ARCHITECTS.)  
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

DO NOT SCALE FROM DRAWINGS. ALL DECISIONS TO BE CHECKED AND VERIFIED ON SITE



Pile No.	Dia. mm	Pile loads (kN)		Cut off Level	Pile No.	Dia. mm	Pile loads (kN)		Cut off Level
		Vertical	Horizontal				Vertical	Horizontal	
1	450	350	-	32.218	50	450	550	-	31.318
2	450	350	-	32.218	51	450	550	-	31.318
3	450	650	-	32.218	52	450	550	-	31.318
4	450	650	-	32.218	53	450	550	-	31.318
5	450	550	-	32.218	54	450	450	-	31.318
6	450	550	-	32.218	55	450	450	-	31.318
7	450	550	-	32.218	56	450	450	-	31.318
8	450	600	-	32.218	57	450	550	-	31.918
9	450	600	-	32.218	58	450	550	-	31.918
10	450	700	-	32.218	59	450	550	-	31.918
11	450	700	-	32.218	60	450	550	-	31.918
12	450	750	-	32.218	61	450	350	-	31.918
13	450	750	-	32.218	62	450	350	-	31.918
14	450	750	-	32.218	63	450	600	-	32.218
15	450	750	-	32.218	64	450	600	-	32.218
16	450	700	-	32.218	65	450	600	-	32.218
17	450	700	-	32.218	66	450	700	-	29.968
18	450	700	-	32.218	67	450	700	-	29.968
19	450	700	-	32.218	68	450	700	-	29.968
20	450	450	-	32.218	69	450	700	-	29.968
21	450	450	-	32.218	70	450	350	-	29.968
22	450	450	-	32.218	71	450	350	-	29.968
23	450	450	-	32.218	72	450	350	-	29.968
24	450	775	-	32.218	73	450	350	-	29.968
25	450	775	-	32.218	74	450	350	-	32.418
26	450	650	-	32.218	75	450	350	-	32.418
27	450	650	-	32.218	76	450	350	-	32.418
28	450	600	-	32.218	77	450	350	-	32.418
29	450	600	-	32.218	78	600	750	-	32.418
30	450	600	-	32.218	79	600	750	-	32.418
31	450	700	-	32.218	80	600	750	-	32.418
32	450	700	-	32.218	81	600	750	-	32.418
33	450	700	-	32.218	82	600	800	-	29.968
34	450	700	-	32.218	83	600	800	-	29.968
35	450	650	-	32.218	84	600	800	-	29.968
36	450	650	-	32.218	85	600	800	-	29.968
37	450	650	-	32.218	86	600	700	-	29.968
38	450	650	-	32.218	87	600	700	-	29.968
39	450	600	-	32.218	88	600	700	-	29.968
40	450	600	-	32.218	89	600	700	-	29.968
41	450	600	-	32.218	90	600	700	-	32.418
42	450	600	-	32.218	91	600	700	-	32.418
43	450	550	-	32.218	92	600	700	-	32.418
44	450	550	-	32.218	93	600	700	-	32.418
45	450	550	-	32.218	94	600	600	-	32.418
46	450	650	-	32.218	95	600	600	-	32.418
47	450	650	-	32.218	96	600	600	-	32.418
48	450	650	-	32.218	97	600	600	-	32.418
49	450	650	-	32.218					

Note: - All loads shown above are unfactored working loads.

- Notes:**
- This drawing must not be scaled. Only written or calculated dimensions are to be used.
  - In addition to these notes reference shall be made to the specification for the works.
  - The contractor is responsible for verifying all site and setting-out dimensions before commencing work.

Rev	Description	Date
F	DIAMETER OF PILES 78-97 INCL. REVISED. CUT OFF LEVEL OF PILES 90 - 97 INCL. REVISED.	21/3/94
E	RANELAGH SEWER ADDED. PILE LOADS REVISED.	2/2/94
D	COLUMN 'A1' ORIENTATION REVISED. DIM' BETWEEN G.L. A+B & PILES 54+55 REV'D. ISSUED FOR CONST'N.	28/1/94
C	COLUMN 'J13' ORIENTATION REVISED. DIMENSIONS ADDED. ISSUED FOR BUILDING REGULATION APPLICATION & STEELWORK PRICING.	23/12/93
B	DIMS REV'D AND ISSUED FOR APPROVAL	28/12/93
A	ISSUED FOR TENDER	28/11/93

258-262 BELSIZE ROAD  
LONDON N.W.6.

Client: CASTLE TRADING LIMITED

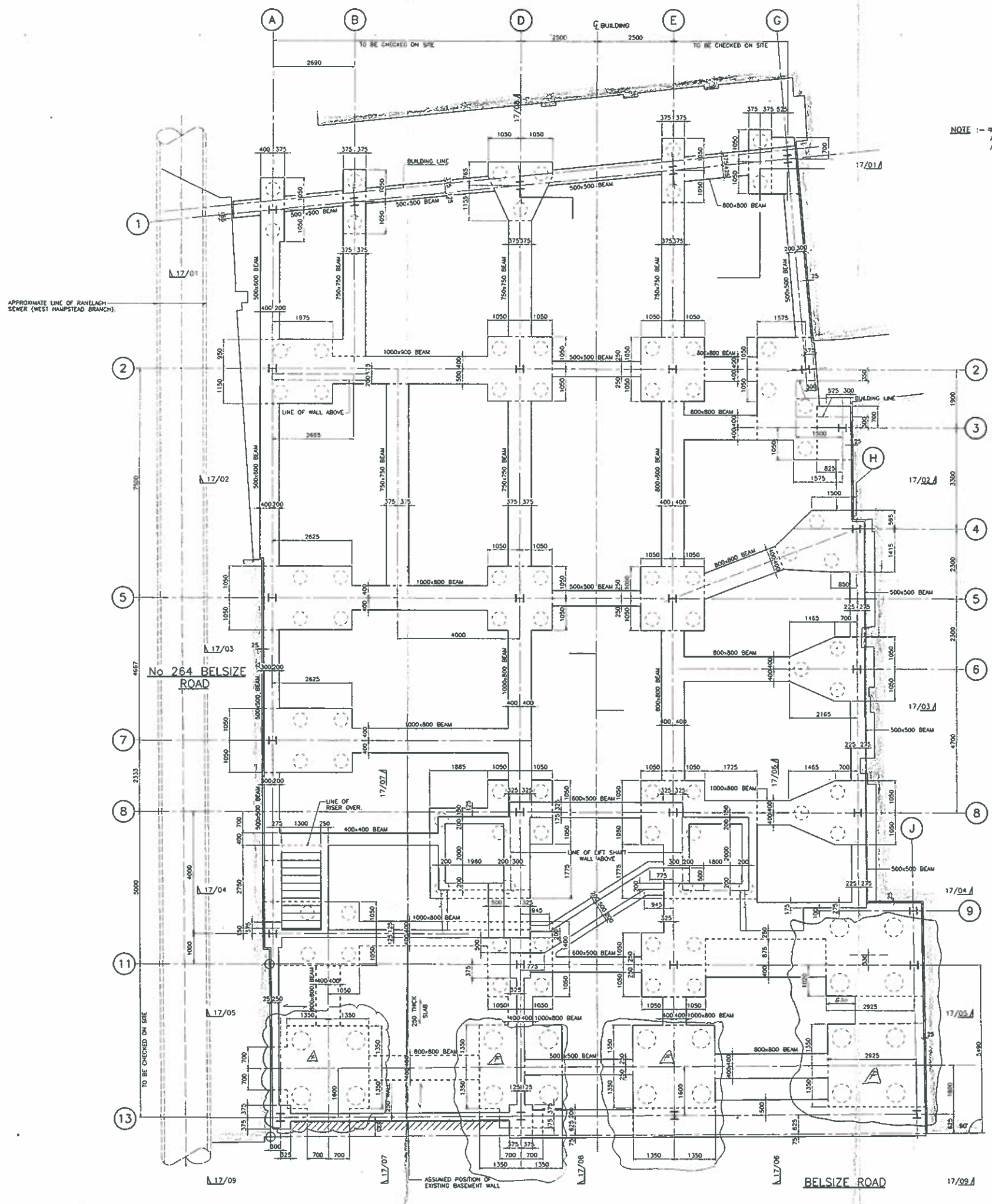
PILING LAYOUT

**RT James & Partners**  
Consulting Engineers  
19 - 21 Palace Street  
LONDON SW1E 5HS  
Tel 071-828 7733  
Fax 071-828 4148

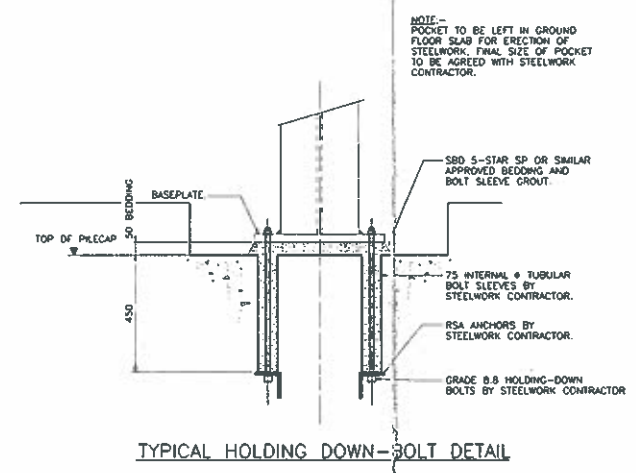
RTJ

Issue: A.P. Date: 30/11/93 Drawing Number: 17134 / 14 Scale: 1:50

CONSTRUCTION  
ISSUE SUBJECT TO  
ARCHITECT'S  
APPROVAL



NOTE: - ALL PILE CAPS 1000 DEEP  
ALL DEPTHS OF BEAMS AND PILE CAPS ARE GIVEN FROM UNDERSIDE OF SLAB.



TYPICAL HOLDING DOWN-BOLT DETAIL

NOTE: - POCKET TO BE LEFT IN GROUND FLOOR SLAB FOR ERECTION OF STEELWORK. FINAL SIZE OF POCKET TO BE AGREED WITH STEELWORK CONTRACTOR.

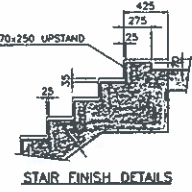
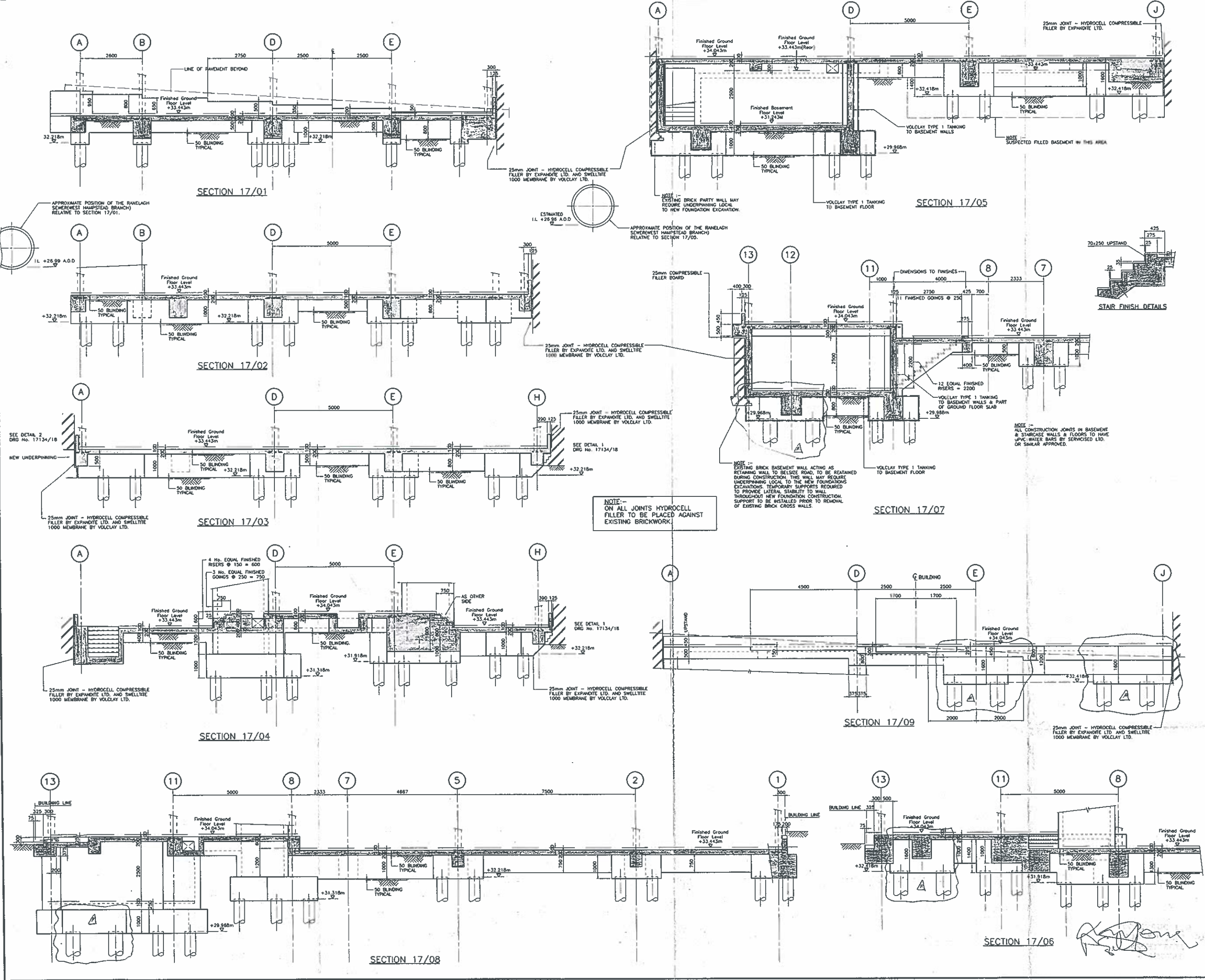
NOTE: - DETAILS OF HOLDING-DOWN BOLT & ANCHOR INSTALLATIONS TO BE AGREED WITH STEELWORK CONTRACTOR.

- Notes:-
- 1 This drawing must not be scaled. Only written or calculated dimensions are to be used.
  - 2 In addition to these notes reference shall be made to the specification for the works.
  - 3 The contractor is responsible for verifying all site and setting-out dimensions before commencing work.
  - 4 Concrete shall be grade :- C40
  - 5 Concrete shall be compacted by means of a mechanical vibrator.
  - 6 General abbreviations used are as follows:-  
RC Reinforced concrete  
Brk Brickwork  
dg Drawing  
FS Full size  
H/S Not to scale  
dia Diameter  
c/s Centres  
SOP Setting out point  
SOL Setting out line  
FFL Finished floor level  
SFL Structural floor level  
EL Existing level  
hor Horizontal  
vert Vertical
  - 7 For Reinforcement details refer to the following drawings:  
Slabs: 17134 / 28  
Beams & Pile Caps: 17134 / 22-27

F	PILE CAPS ADJACENT GRID LINES 13 AND J REVISED.	3/11/93	21/3/94
E	RANELAGH SEWER INDICATED.	2/2/94	2/2/94
D	COL 'A' ORIENTATION REVISED. DIM'S BETWEEN C.L.'s A+B REVISED. DIM'S ADDED & MINOR REVISIONS. ISSUED FOR CONSTRUCTION.	24/1/93	24/1/93
C	DIMENSIONS ADDED ISSUED FOR BUILDING REGULATION APPLICATION AND STEELWORK PRICING.	23/10/90	23/10/90
B	GENERALLY REVISED AND UPDATED ISSUED FOR APPROVAL	20/10/91	20/10/91
A	ISSUED FOR TENDER	10/11/91	10/11/91
Re.	Description	10/11/91	Date
<b>258-262 BELSIZE ROAD LONDON N.W.6.</b>			
Client: <b>CASTLE TRADING LIMITED</b>			
<b>FOUNDATION PLAN</b>			
<b>RTJames &amp; Partners</b> Consulting Engineers			
19 - 21 Palace Street London SW1E 5HS Tel 071-828 7733 Fax 071-828 4148			
<b>RTJ</b>			
Drawn	Date	Drawing Number	Rev
A.P.	30/11/93	17134 / 16	F
Checked	Scale		
APB	1:50		

*Handwritten signature and stamp:*  
CONSTRUCTION  
ISSUE SUBJECT TO  
ARCHITECTS  
APPROVAL

Motes:  
1. This Drawing to be read in conjunction with  
Dwg No. 17134/18.



NOTE:-  
ON ALL JOINTS HYDROCELL FILLER TO BE PLACED AGAINST EXISTING BRICKWORK.

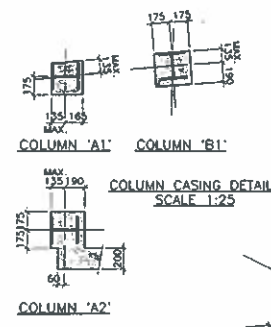
Rev	Description	Date
F	SECTIONS 17/05, 6, 7 AND 8 REVISED.	21/3/94
E	RANELAGH SEWER INDICATED	17/2/94
D	STAIR DIMENSIONS REVISED. OTHER GENERAL REVISIONS & ISSUED FOR CONSTRUCTION.	21/1/94
C	SLAB LEVEL REV'D AT ENTRANCE. ISSUED FOR BUILDING REGULATION APPLICATION & STEELWORK PRICING.	21/12/93
B	SECTION 17/09 ADDED, GENERALLY REV'D. ISSUED FOR APPROVAL.	26/11/93
A	ISSUED FOR TENDER	22/11/93

258-262 BELSIZE ROAD  
LONDON N.W.6.

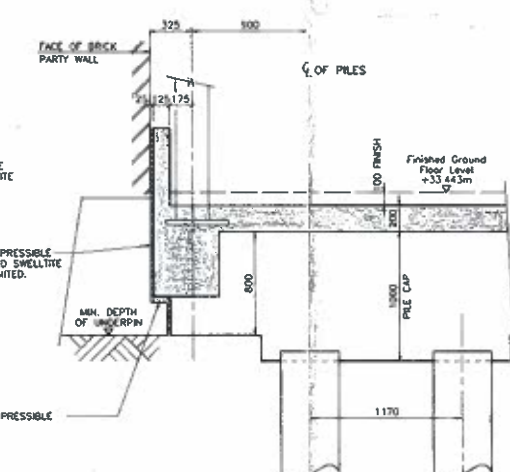
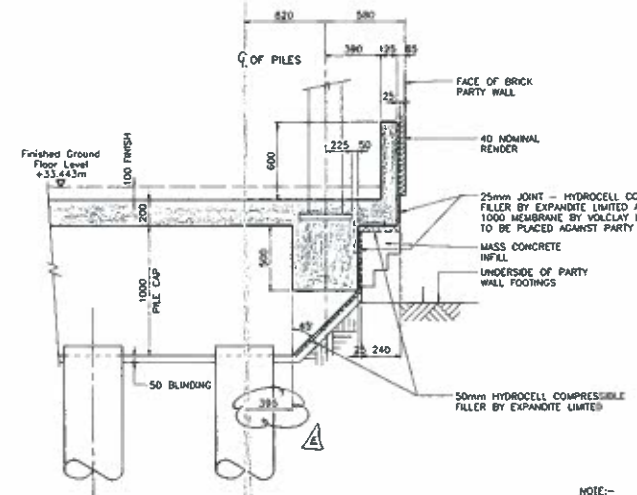
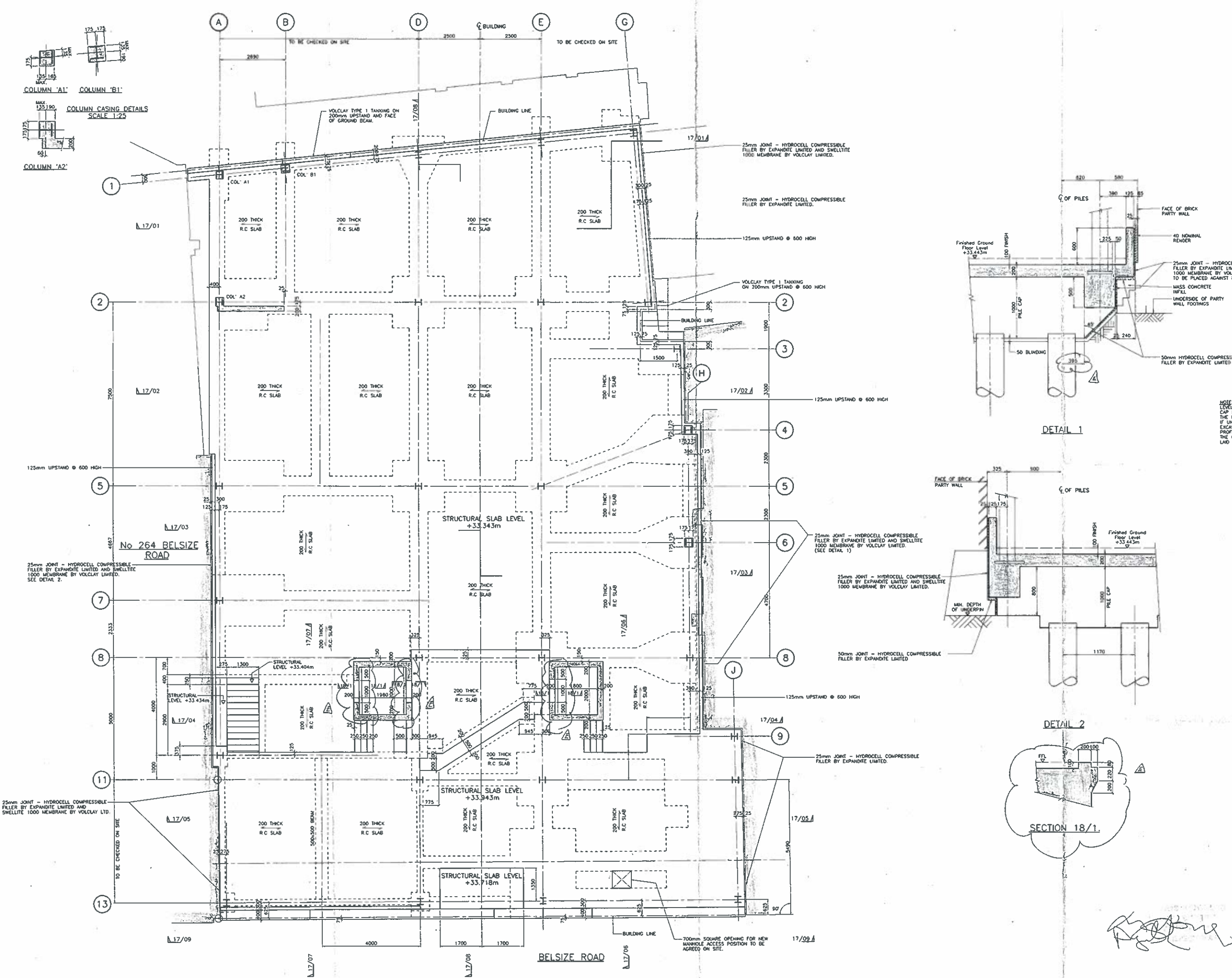
Client: CASTLE TRADING LIMITED  
FOUNDATION SECTIONS

RT James & Partners  
Consulting Engineers  
19 - 21 Palace Street  
London  
SW1E 5HS  
Tel 071-828 7233  
Fax 071-828 4148

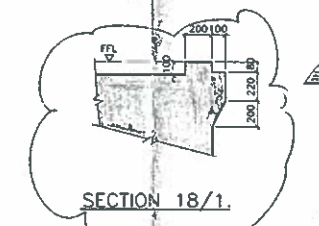
Rev	Date	Drawing Number	Rev
A.P.	19/11/93	17134 / 17	F
Chkd	Scale		
APB	1:50		



- Notes:-
- This drawing must not be scaled. Only written or calculated dimensions are to be used.
  - In addition to these notes reference shall be made to the specification for the works.
  - The contractor is responsible for verifying off site and setting-out dimensions before commencing work.
  - Concrete shall be grade - C40
  - Concrete shall be compacted by means of a mechanical vibrator.
  - General abbreviations used are as follows:-
    - RC Reinforced concrete
    - bck Brickwork
    - Drw Drawing
    - FS Full size
    - NIS Not to scale
    - dia Diameter
    - ctr Centres
    - SOP Setting out point
    - SOL Setting out line
    - FLL Finished floor level
    - SFL Structural floor level
    - EL Existing level
    - hor Horizontal
    - vert Vertical
  - For reinforcement details refer to the following drawings.
    - Slabs: 17/134 / 28
    - Beams: 17/134 / 22-27



NOTE:-  
LEVEL OF PARTY WALL FOOTINGS TO BE DETERMINED AT EACH PILE CAP LOCATION, PRIOR TO COMPLETION OF EXCAVATIONS, TO ASCERTAIN THE NEED FOR ANY UNDERPINNING.  
IF UNDERSIDE OF FOOTINGS ARE AT OR BELOW POSITIONS SHOWN, EXCAVATION FOR PILE CAPS TO BE CAREFULLY COMPLETED TO THE PROFILES INDICATED WITH NO OVERDIGGING.  
THE OPEN EXCAVATIONS ARE TO HAVE 50mm CONCRETE BLINDING LAD IMMEDIATELY ON COMPLETION OF DIGGING.



Rev	Description	Date
E	LIFT DOOR THRESHOLDS REVISED. PILE CAP OUTLINES AMENDED.	21/12/94
D	COL 'J13' ORIENTATION REVISED. ISSUED FOR CONSTRUCTION.	3/2/94
C	COL 'A1' ORIENTATION, DIM'S BETWEEN G.L.'s A+B REV'D. COL CASING & NOTE TO DETAIL 1 ADDED + MINOR REV'S. ISSUED FOR CONSTRUCTION.	24/1/93
B	DRAWING UPDATED - ISSUED FOR BUILDING REGULATION APPROVAL AND STEELWORK PRICING.	23/12/93
A	ISSUED FOR APPROVAL	20/12/93

258-262 BELSIZE ROAD  
LONDON N.W.6.

Client: CASTLE TRADING LIMITED

GROUND FLOOR PLAN

**RT James & Partners**  
Consulting Engineers

19 - 21 Palace Street  
London SW1E 5HS  
Tel 071-828 7733  
Fax 071-828 4148

**RTJ**

Drw	Scale	Drawing Number	Rev
A.P	1:50	17/134 / 18	E
APB	1:20		