

Existing piles within adjoining building

Existing piles within adjoining building

450 dia contiguous piles  
890 x 800 capping beam

225 RC retaining wall

140mm Internal block wall

Lift pit TBA

140mm Internal block wall

140mm Internal block wall

225 RC retaining wall

450 dia piles

300 RC retaining wall

300 RC slab

140mm Internal block wall

80 x 80 SHS

80 x 80 x 5 SHS column bolted to concrete slab with 250 x 250 x 12 fully welded base plate and 4NO M16 holding down resin anchor bolts

80 x 80 x 5 SHS column bolted to concrete slab with 250 x 250 x 12 fully welded base plate and 4NO M16 holding down resin anchor bolts

265 RC retaining wall

265 RC retaining wall

300 RC retaining wall

# BASEMENT PLAN

### General Notes

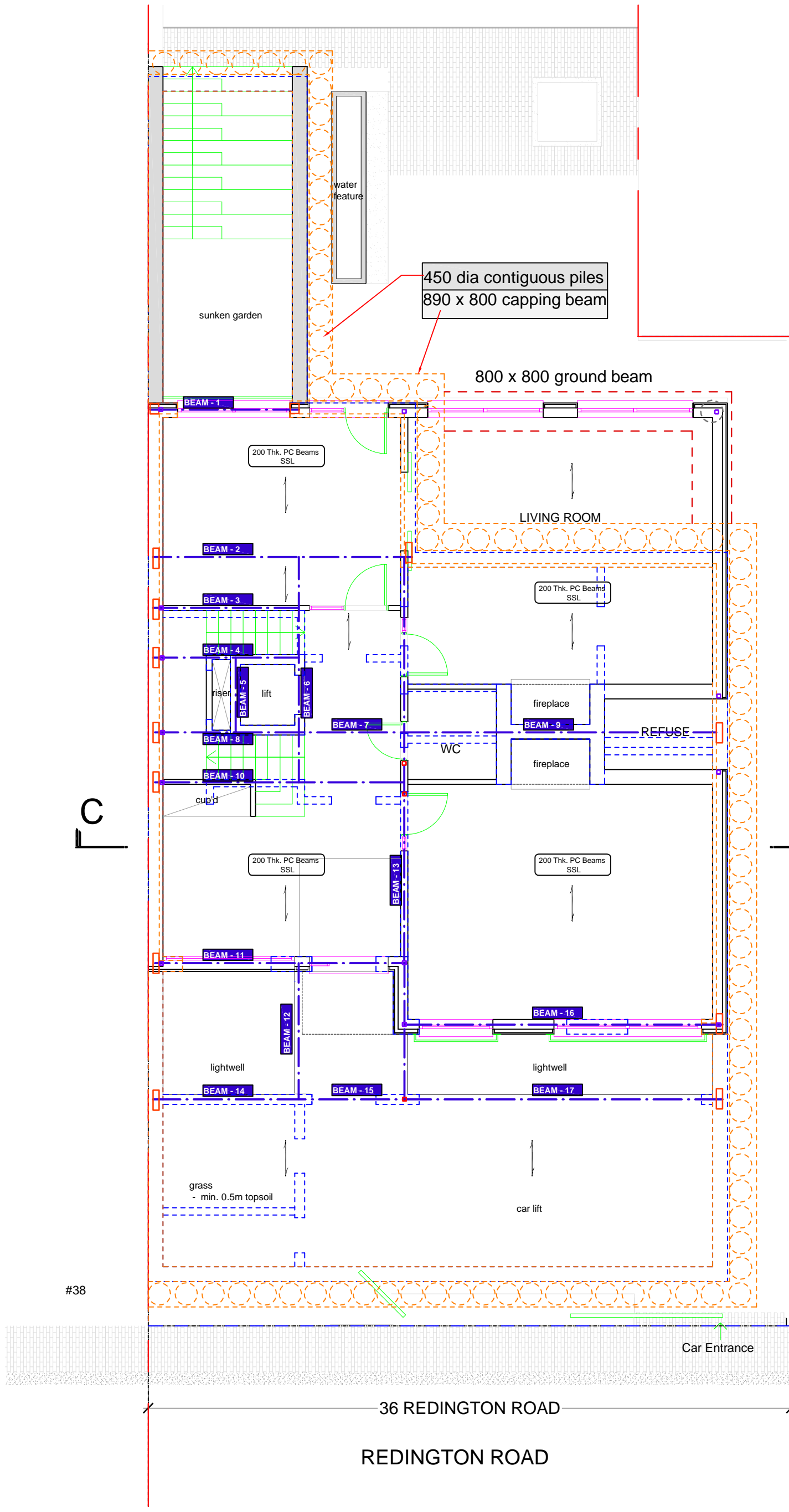
Do not scale this drawing. All dimensions as shown on drawing are approximate. All dimensions for fabrication to be taken from site by the Contractor checked with the architect. Any differences including site ambiguities reported.

## PRELIMINARY

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Amendment	Date	Rev
Project: 36 Reddington Road		
Title: Proposed Basement		
Drawing No: L/2415-01		
NTS	Date: May 2015	F



450 dia contiguous piles  
890 x 800 capping beam

800 x 800 ground beam

200 Thk. PC Beams  
SSL

LIVING ROOM

200 Thk. PC Beams  
SSL

C

C

200 Thk. PC Beams  
SSL

200 Thk. PC Beams  
SSL

grass  
- min. 0.5m topsoil

car lift

**General Notes**

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Amendment	Date	Rev
Project: 36 Reddington Road		
Title: Proposed Ground		
Drawing No: L/2415-02		
NTS	Date: Mav 2015	P

**GROUND FLOOR PLAN**

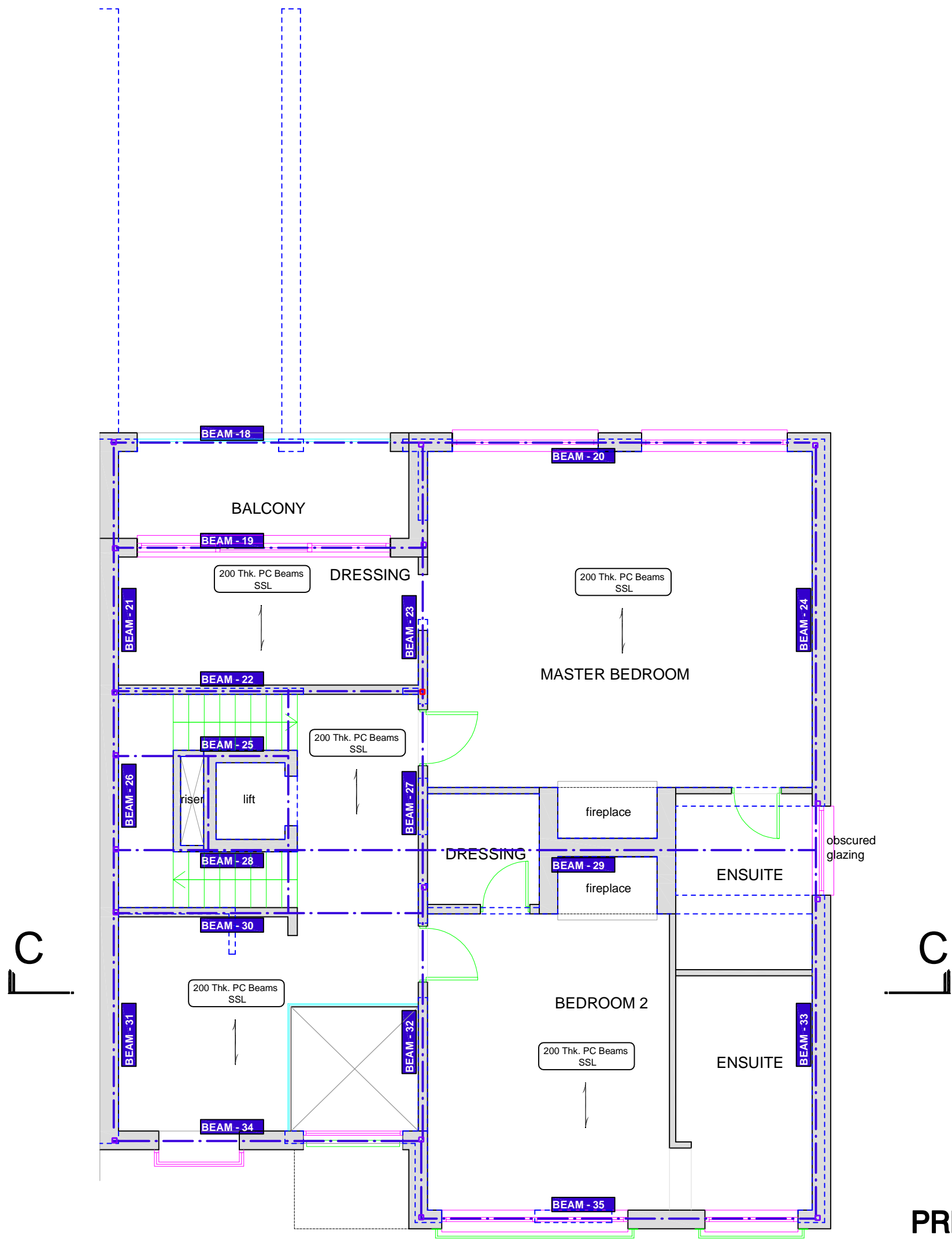
36 REDINGTON ROAD

REDINGTON ROAD

Boundary Line

Boundary Line

#38



### FIRST FLOOR PLAN

**PRELIMINARY**

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**General Notes**

Do not scale this drawing. All dimensions as shown on drawing are approximate. All dimensions for fabrication to be taken from site by the Contractor checked with the architect. Any differences including site ambiguities reported.

1. All ground for foundations and ground bearing slabs must be inspected and approved by the Building Inspector.

2. Mass concrete for foundations to be grade C20 with 40mm max aggregate size. Use sulphate resisting unless otherwise directed. Reinforced concrete is to be grade C35 with 20mm max agg. size. Provide 35mm min cover, except for reinforcement placed in the ground that has 75mm cover elsewhere. Concrete for padstones to be 1.11/2.3 nominal mix with 12mm max aggregate size.

3. "Hardcore" is to be a compactable well graded granular material, free from timber, vegetable matter, steel or other deleterious materials. It may include broken bricks or crushed concrete but may not contain general demolition material. It is to be compact in layers not thicker than 150mm on approved ground.

4. All damp proofing treatment is to be carried out to the architects requirements.

5. All internal steelwork to be thoroughly wire brushed to remove all loose rust and scale and painted with two coats of high build zinc phosphate primer with touch up on site after erection. Concrete encased steel to be left unpainted. All structural steelwork is to be fire protected to the architects requirements and to the satisfaction of the Building Inspector.

6. All welds to be 6mm full profile fillet welds U.N.O. All welding to be carried out in the fabrication works. In the event that site welding becomes necessary, weld testing is to be carried out by an independent testing house to the satisfaction of the building inspector and engineer.

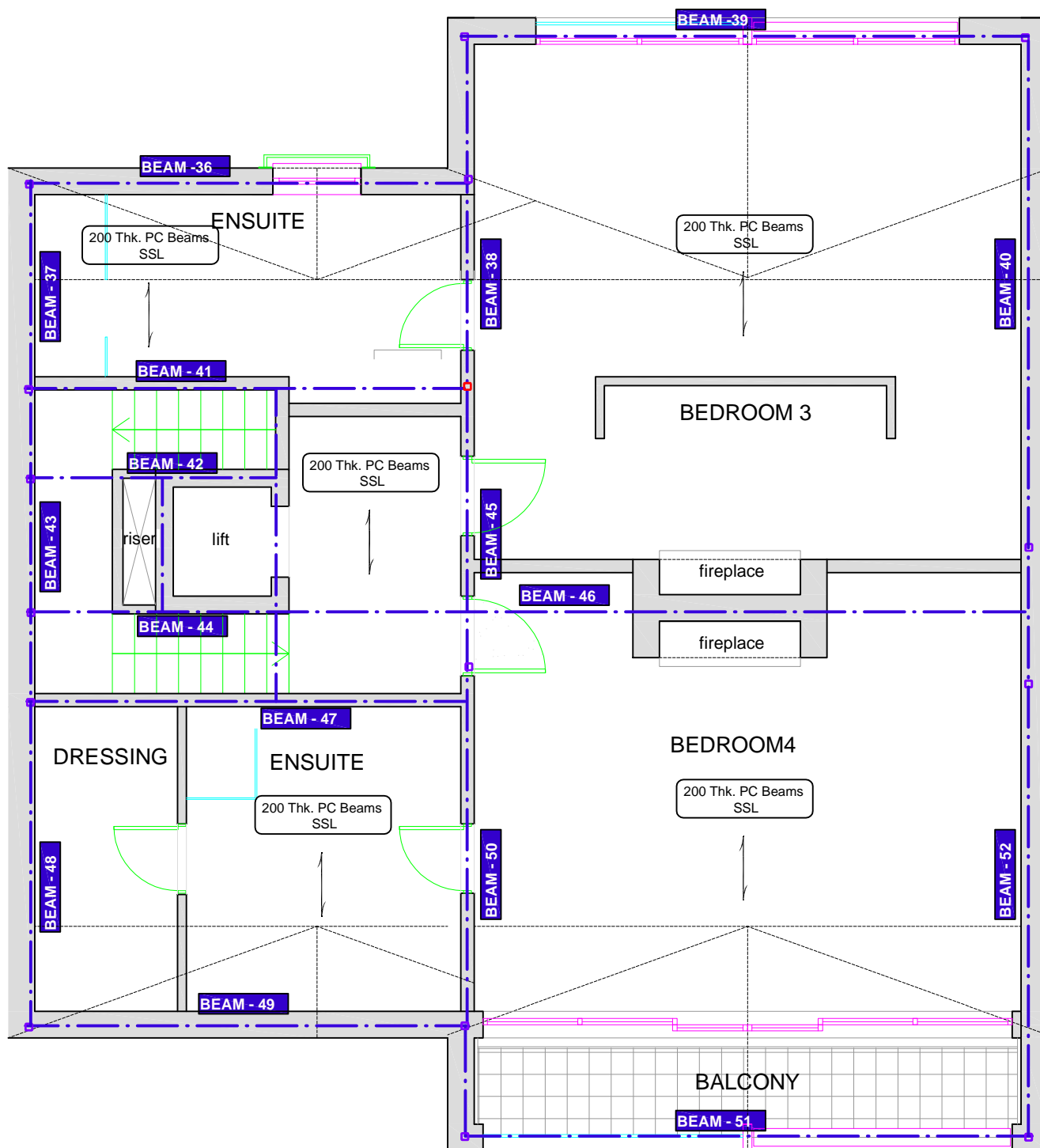
7. Load bearing masonry to be laid in 1:1:6 mortar except where otherwise specified. Cavity wall ties to be stainless steel at 900 c/c horizontally, 450 c/c vertically and 225 c/c around the openings. New masonry is to be tied to existing using proprietary steel wall starter, plugged and screwed to the existing masonry in accordance with the manufacturers recommendations. Seal joint with a flexible silicone joint sealant internally, mastic sealant externally.

8. All new timber in works to be grade C24 or better in accordance with BS5268 and to be pressure impregnated (tanalised) with out ends thoroughly treated before fixing.

9. All temporary works and stability of the building during construction work is the responsibility of the contractor.

10. All structural work is to be carried out to the satisfaction of the Building Inspector.

Amendment	Date	Rev
Project: <b>36 Reddington Road</b>		
Title: <b>Proposed First Floor</b>		
Drawing No: <b>L/2415-03</b>		
NTS	Date: May 2015	P



# LOFT PLAN

**PRELIMINARY**



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Amendment	Date	Rev

Project:  
**36 Reddington Road**

Title:  
**Proposed Loft Plan**

Drawing No: **L/2415-04**

NTS Date: May 2015 P

## General Notes

Do not scale this drawing. All dimensions as shown on drawing are approximate. All dimensions for fabrication to be taken from site by the Contractor checked with the architect. Any differences including site ambiguities reported.

- All ground for foundations and ground bearing slabs must be inspected and approved by the Building Inspector.
- Mass concrete for foundations to be grade C20 with 40mm max aggregate size. Use sulphate resisting unless otherwise directed. Reinforced concrete is to be grade C35 with 20mm max agg. size. Provide 35mm min cover, except for reinforcement placed in the ground that has 75mm cover elsewhere. Concrete for padstones to be 1.11/2.3 nominal mix with 12mm max aggregate size.

3. "Hardcore" is to be a compactable well graded granular material, free from timber, vegetable matter, steel or other deleterious materials. It may include broken bricks or crushed concrete but may not contain general demolition material. It is to be compact in layers not thicker than 150mm on approved ground.

- All damp proofing treatment is to be carried out to the architects requirements.
- All internal steelwork to be thoroughly wire brushed to remove all loose rust and scale and painted with two coats of high build zinc phosphate primer with touch up on site after erection. Concrete encased steel to be left unpainted. All structural steelwork is to be fire protected to the architects requirements and to the satisfaction of the Building Inspector.

6. All welds to be 6mm full profile fillet welds U.N.O. All welding to be carried out in the fabrication works. In the event that site welding becomes necessary, weld testing is to be carried out by an independent testing house to the satisfaction of the building inspector and engineer.

- Load bearing masonry to be laid in 1:1:6 mortar except where otherwise specified. Cavity wall ties to be stainless steel at 900 c/c horizontally, 450 c/c vertically and 225 c/c around the openings. New masonry is to be tied to existing using proprietary steel wall starter, plugged and screwed to the existing masonry in accordance with the manufacturers recommendations. Seal joint with a flexible silicone joint sealant internally, mastic sealant externally.
- All new timber in works to be grade C24 or better in accordance with BS5268 and to be pressure impregnated (tanalised) with cut ends thoroughly treated before fixing.
- All temporary works and stability of the building during construction work is the responsibility of the contractor.
- All structural work is to be carried out to the satisfaction of the Building Inspector.