

**NOTES:**

- REFER TO DRAWING 1245/02  
(GROUND FLOOR PLAN)

NEW FENCE TO ARCHITECT'S DETAILS. ALLOW FOR NEW FOOTINGS.

EXISTING LANDSCAPING REMOVED, AND FOUNDATIONS EXCAVATED AND DISPOSED OF, TO EXISTING GARDEN

300x450mm DEEP MASS CONCRETE STRAP FOOTING

NEW SLAB (100mm THICK RC) CAST ON SANDS BLINDING AND 1200 GAUGE VISQUEEN SLIP MEMBRANE, ON EITHER VIRGIN GROUND OR 150mm COMPACTED TYPE 1 FILL.

CONCRETE WITHIN GROUND TO BE FULLY EXPOSED WHERE IT WILL CLASH WITH NEW FOUNDATIONS. ALLOW FOR REMOVAL. NOTE NEW PAD TO BE CAST AROUND EXISTING RETAINED DRAIN.

BOUNDARY GARDEN WALL REMOVED AND REBUILT, AROUND BOUNDARY, SUBJECT TO PARTY WALL AGREEMENT.

SECTION OF SLAB TO CANTILEVER OVER STRAP FOUNDATION

TRENCH AND ADJACENT PADS TO BE CAST ON BLINDING ON VIRGIN GROUND. ASSUMED TO BE 1200mm DEEP.

EXISTING VENTS/DOWNPipes TO BE REMOVED, BLOCKED OR REROUTED TO M&E ENGINEER'S DETAILS.

NON STRUCTURAL COLUMN IN CORNER OF CONSERVATORY TO SUPPORT SLIDING DOOR. SEE ARCHITECT'S DRAWINGS

NEW FOUNDATIONS BENEATH COLUMNS TO BE 600x600 SQUARE x 450mm DEEP (REINFORCED)

SECTION OF SLAB TO CANTILEVER OVER STRAP

NEW DOORWAY FORMED IN BRICK WALL. ALLOW FOR NEW STEEL LINTELS (BOX 100 BY 16 LTD OR SIMILAR, SIDE BY SIDE TO MATCH EXISTING WALL WIDTH).

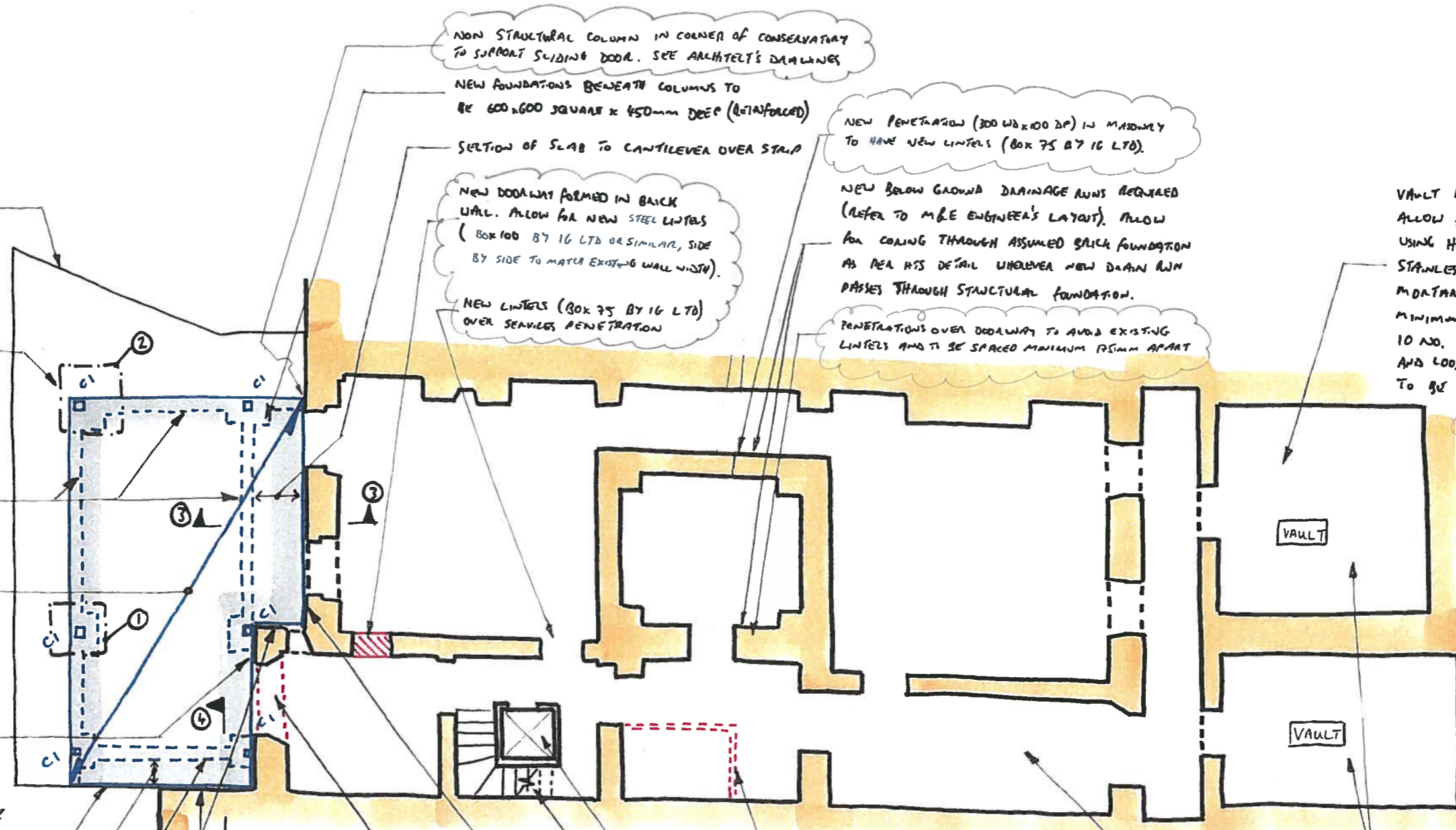
NEW LINTELS (BOX 75 BY 16 LTD) OVER SERVICES PENETRATION

NEW PENETRATION (300 WD x 100 DP) IN MASONRY TO HAVE NEW LINTELS (BOX 75 BY 16 LTD).

NEW BELOW GROUND DRAINAGE RUNS REQUIRED (REFER TO M&E ENGINEER'S LAYOUT). ALLOW FOR COILING THROUGH ASSUMED BRICK FOUNDATION AS PER HTS DETAIL UNDER NEW DRAIN RUN PASSES THROUGH STRUCTURAL FOUNDATION.

PENETRATIONS OVER DOORWAY TO AVOID EXISTING LINTELS AND TO BE SPACED MINIMUM 125mm APART

VAULT KNOWN TO BE CRACKED. ALLOW FOR MASONRY REPAIRS USING HELIFIX (OR SIMILAR) STAINLESS STEEL TIES BONDED INTO MORTAR JOINTS @ 450mm CAS. MINIMUM 2 PER CRACK. ASSUME 10 NO. CRACKS REQUIRE REPAIRS, AND LOOSE MORTAR AROUND CRACKS TO BE REPOINTED. REFER TO HELIFIX METHOD STATEMENT CS05.



LIFT MORTAR ROOM REMOVED, SUBJECT TO SITE INVESTIGATIONS TO CONFIRM EXISTING WALLS ARE NON-STRUCTURAL

NEW LIFT TO BE INSTALLED IN EXISTING SHAFT AND PIT. NO STRUCTURAL WORKS REQUIRED AT THIS LEVEL.

EXISTING STONE CANTILEVERED STAIR RETAINED.

NO EXCAVATION BEYOND 45° LINE TAKEN FROM BASE OF EXISTING FOUNDATION.

EXISTING OPENING ENLARGED TO FORM DOORWAY. ALLOW FOR NEW LINTELS.

CONDITION OF VAULTS TO BE CLOSELY INSPECTED ON SITE. ALLOW FOR REPOINTING ALL LOOSE MORTAR.

NEW TRENCHES FORMED FOR NEW BELOW GROUND DRAINAGE RUNS. REFER TO M&E ENGINEER'S LAYOUTS AND STRUCTURAL SLAB REPAIR DETAIL.

Job BLOOMSBURY SQUARE

Date 17/04/15

Title PROPOSED BASEMENT PLAN

Eng. JM

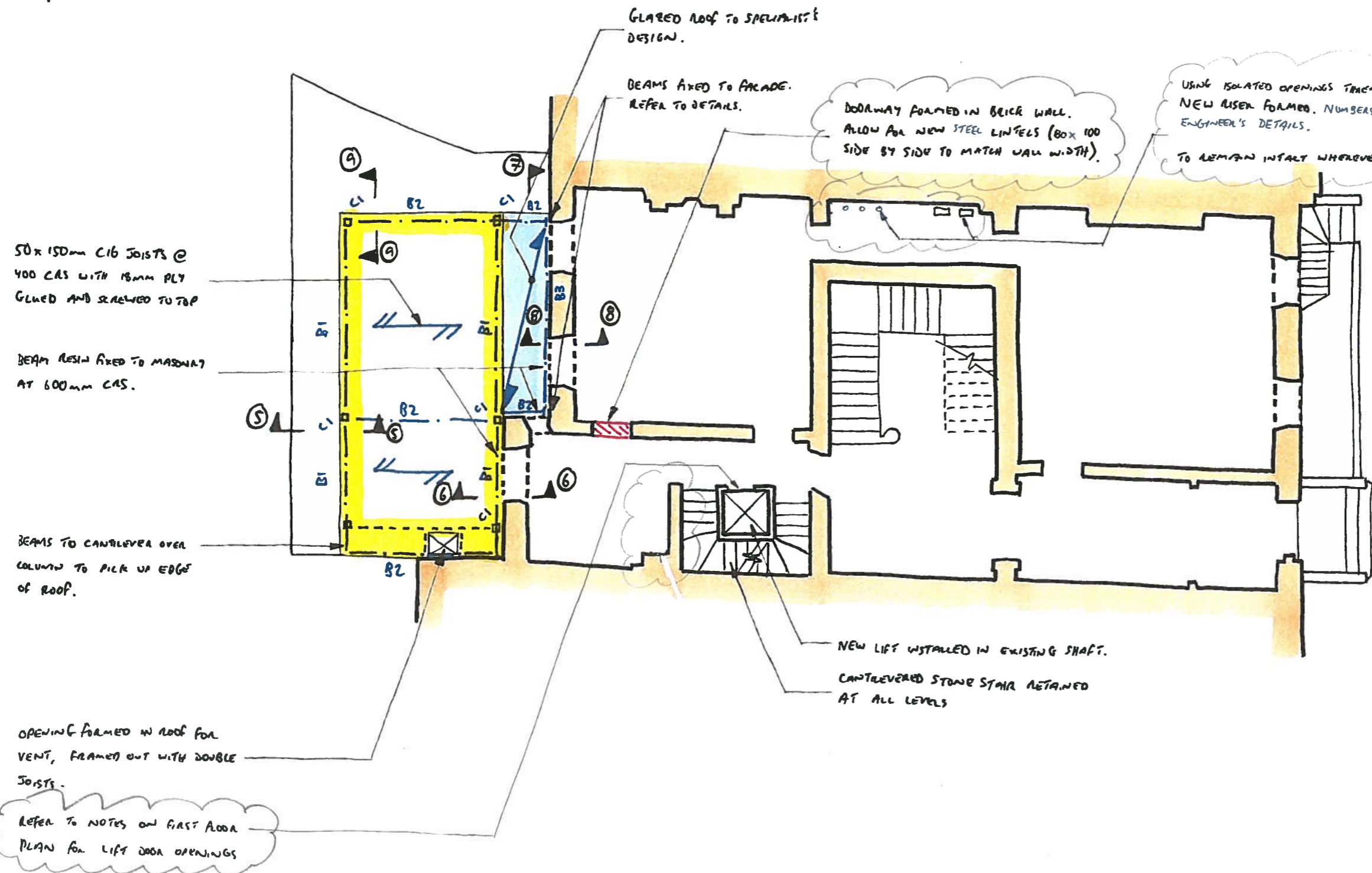
Job No. 1245

Sheet 01

Rev. C2

STEELWORK SCHEDULE

C1	100x100x6.3 SHS COLUMN
B1	203x203x46 UC
B2	150x75x18 PFC
B3	100x75x8 ANGLE



BLOOMSBURY SQUARE

NOTES:

1. BELOW GROUND DAMAGE TO M&E ENGINEER'S DETAILS.
2. ALLOW FOR MASONRY REPAIRS WHERE EXISTING MASONRY IS SHOWN TO BE DAMAGED, ONCE FINISHES ARE REMOVED.
3. CONDITION OF TIMBER TO BE ASSESSED ON SITE. REPAIRS/REPLACEMENT MAY BE REQUIRED.
4. ALL SETTING OUT, WATERPROOFING AND FIRE PROTECTION TO ARCHITECT'S DETAILS.
5. ALLOW 100kg/m<sup>2</sup> REINFORCEMENT IN ELEMENTS NOT OTHERWISE DETAILED.

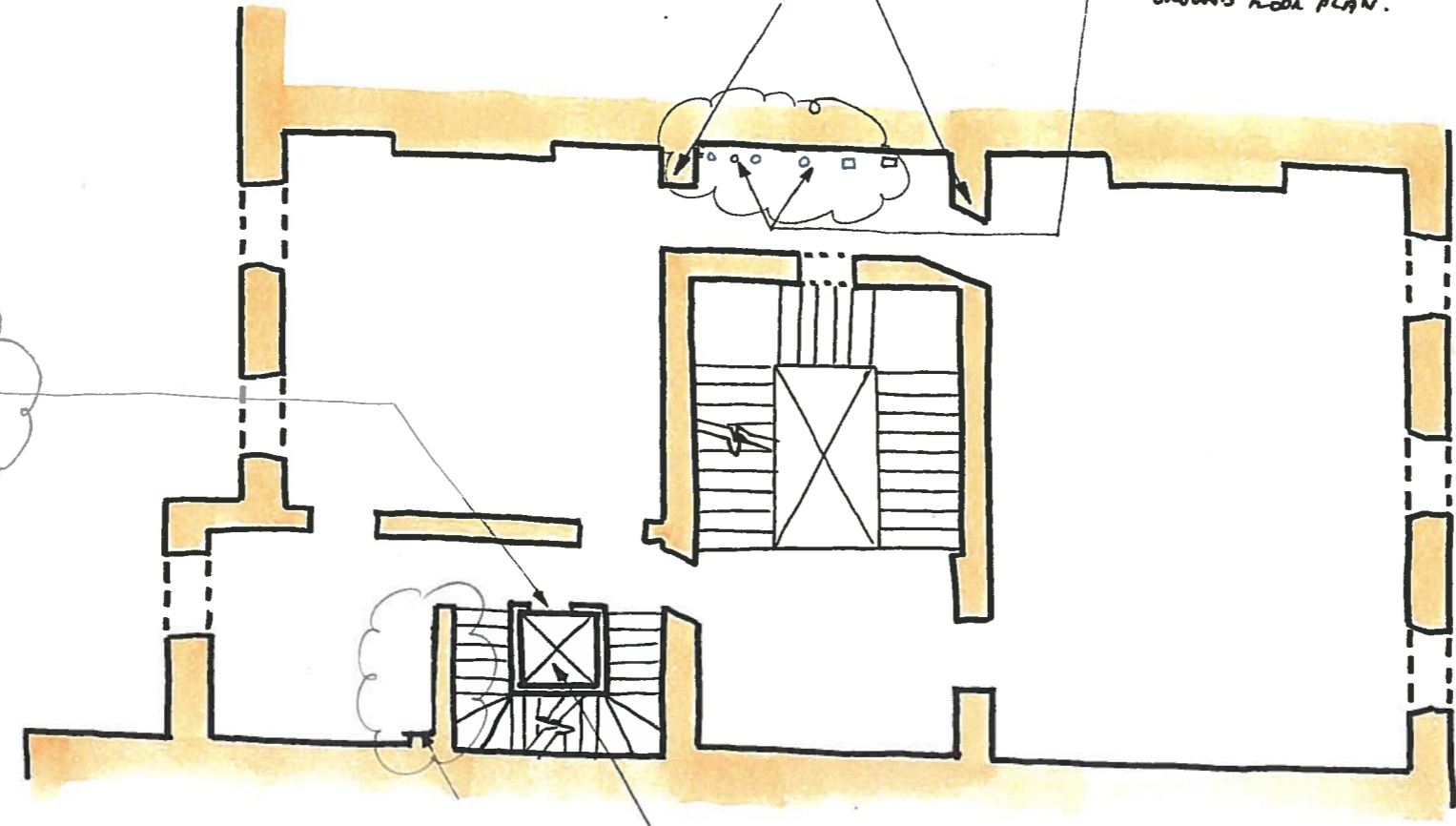
Job	BLOOMSBURY SQUARE	Date	17/04/15
Title	PROPOSED GROUND FLOOR PLAN	Eng.	JM
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CRACKS IN MASONRY WALL OVER DOORWAY  
 TO BE REPAIRED USING MIN 3RD. HELIFIX  
 STAINLESS STEEL TIES FIXED ACROSS THE  
 CRACKS IN BED JOINTS. TIES TO BE AT 450mm  
 C/S. REFER TO MANUFACTURER'S LITERATURE.

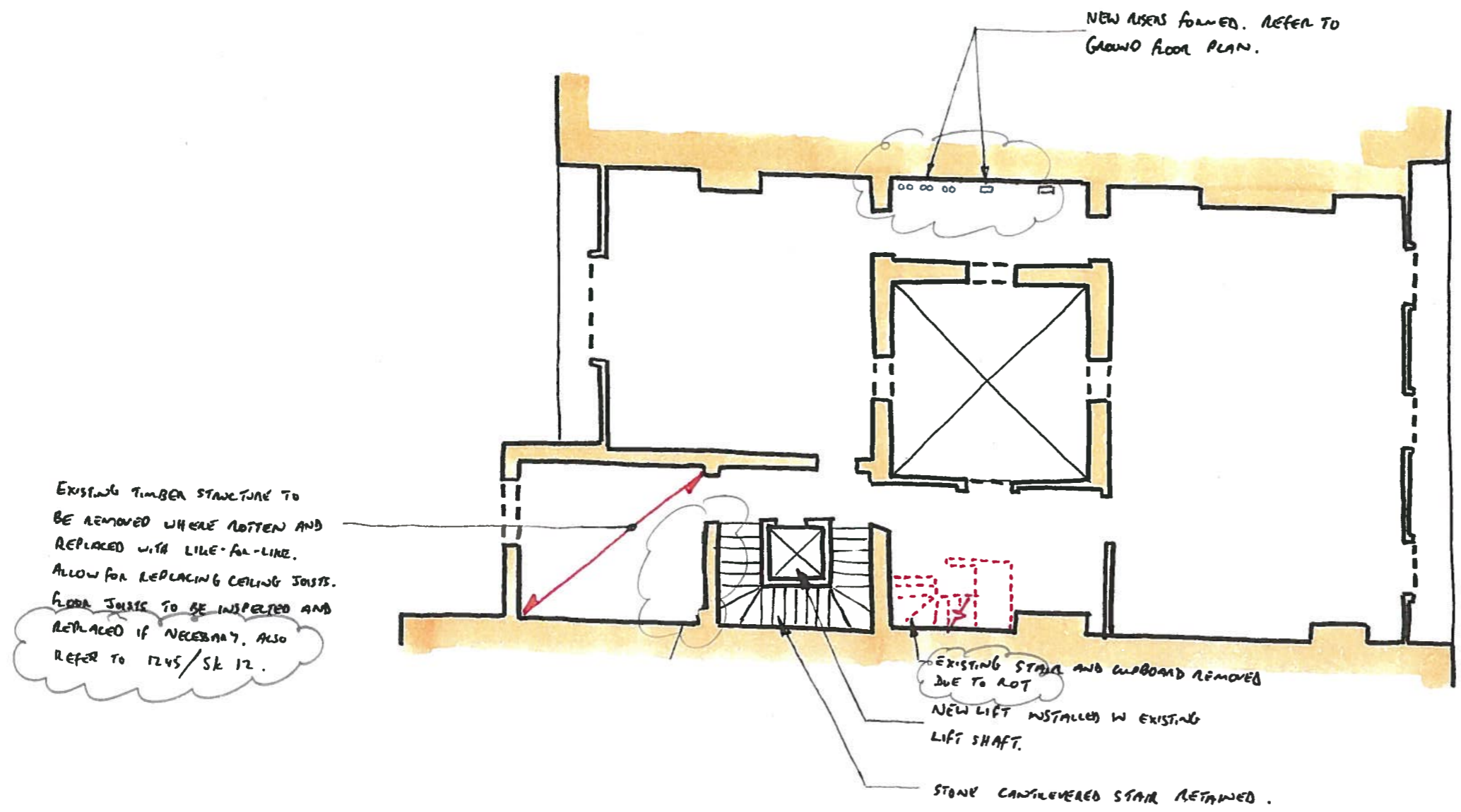
NEW RISERS FORMED. REFER TO  
 GROUND FLOOR PLAN.

LINTELS OVER LIFT OPENINGS MAY NEED  
 TO BE RAISED, SUBJECT TO DETAILED  
 LIFT DESIGN. TRC BY LIFT MANUFACTURER.  
 FRAMES AROUND OPENINGS TO BE CLOSED OFF  
 TO ANATEL'S DETAILS.  
 THIS APPLIES AT ALL LEVELS



NEW LIFT INSTALLED WITH EXISTING  
 LIFT SHAFT

SECOND FLOOR SIMILAR.



Job BLOOMSBURY SQUARE

Date 17/04/15

Title PROPOSED THIRD FLOOR PLAN

Eng. JM

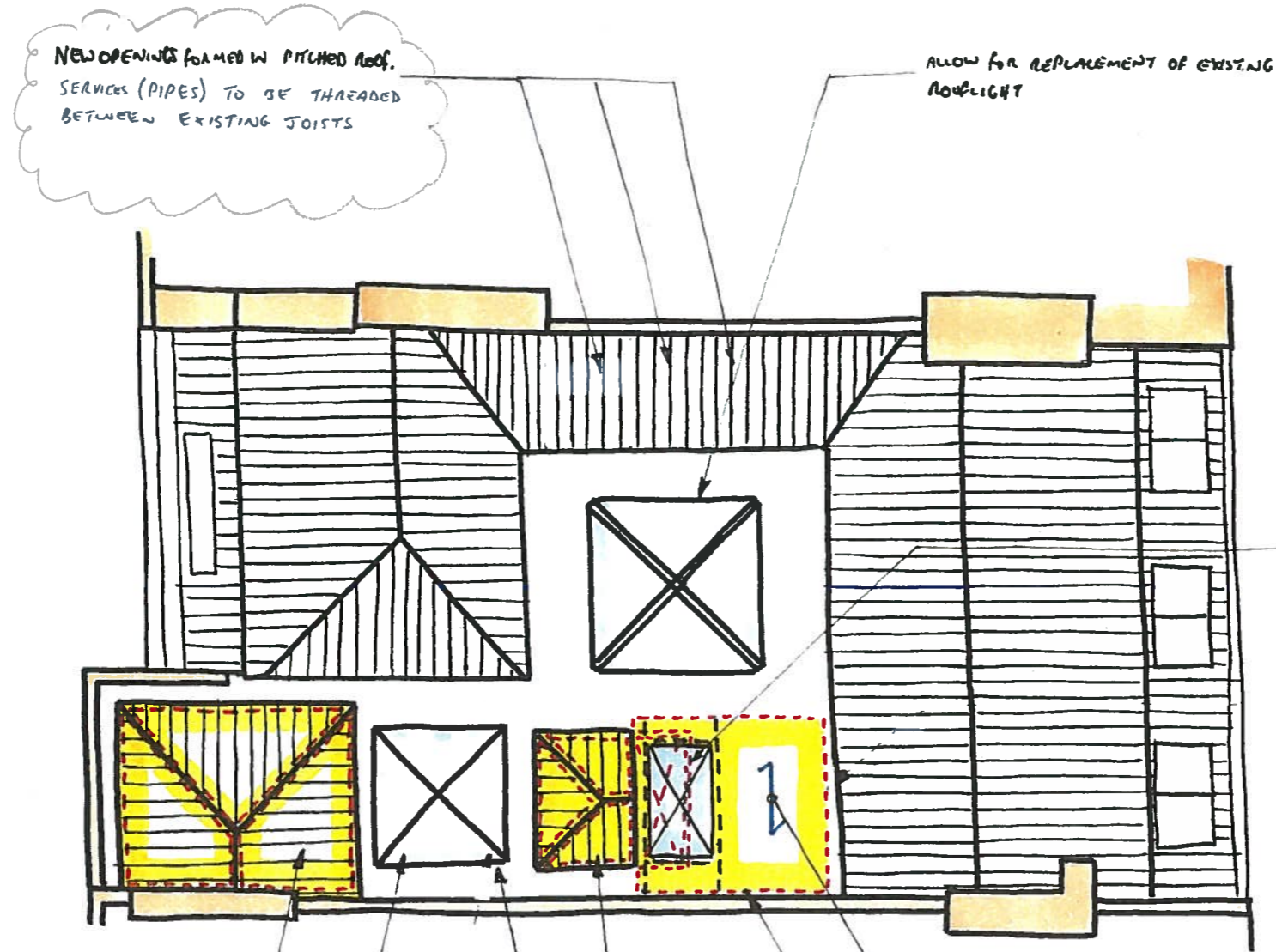
Job No. 1245

Sheet 04

Rev. 02

NOTES:

- ALLOW FOR REPAIR AND REPOINTING OF EXISTING MASONRY WHERE DAMAGED, SUBJECT TO CLOSER INSPECTION OF EXISTING WALLS AND CHIMNEYS. REFER TO BUILDING SURVEY REPORT BY ANDERSON WILDE & HARRIS, REF. 12416.
- IF CRACKING TO MASONRY IS FOUND, REPAIR USING STAINLESS STEEL HELIFIX TIES (OR SIMILAR) BONDED INTO BED JOINTS, MIN 2 TIES PER CRACK @ 450 C/S MAX. LOOSE MORTAR TO BE REPOINTED.



NEW OPENINGS FORMED IN PITCHED ROOF. SERVICES (PIPES) TO BE THREADED BETWEEN EXISTING JOISTS

ALLOW FOR REPLACEMENT OF EXISTING ROOFLIGHT

NEW ROOF HATCH TO PROVIDE ACCESS TO ROOF, TO BE FRAMED IN DOUBLE JOIST TRIMMERS. HATCH TO ARCHITECT'S DETAILS.

ROOF TO BE REBUILT WHERE ROTTEN, TO SAME PROFILE. EXISTING TILES TO BE KEPT AND REUSED. ALSO REFER TO 1245/SK 12

EXISTING ROOFLIGHT TO BE REUSED.

ROTTEN JOISTS TO BE REMOVED AND REPLACED WITH NEW TIMBER JOISTS (C16 38x150 JOISTS @ 400mm C/S) WITH 18mm PLY SCREWED TO TOP. NON-ROTTEN JOISTS TO BE STRENGTHENED.

NEW PLANT SCREEN FIXED BACK DOWN TO ROOF STRUCTURE. TO CONTRACTOR'S DESIGN. CALCULATIONS TO BE SUBMITTED FOR ENGINEER'S COMMENT. REFER TO ARCHITECT'S DRAWINGS.

EXISTING TIMBER ROOF ACCESS REMOVED, AND ALL ROTTEN ELEMENTS REMOVED. ALLOW FOR REBUILDING PITCHED ENCLOSURE WHERE ROTTEN OR SUPPORT REMOVED. TILES TO BE REUSED.

ALLOW FOR 2NO. NEW 203x46 UC LIFTING BEAMS, BEARING ON PADSTONES ON NON-HISTORICAL EXISTING BLOCKWORK. NO OTHER WORKS TO SHAFTS NEEDED.

Job BLOOMSBURY SQUARE

Date 17/04/15

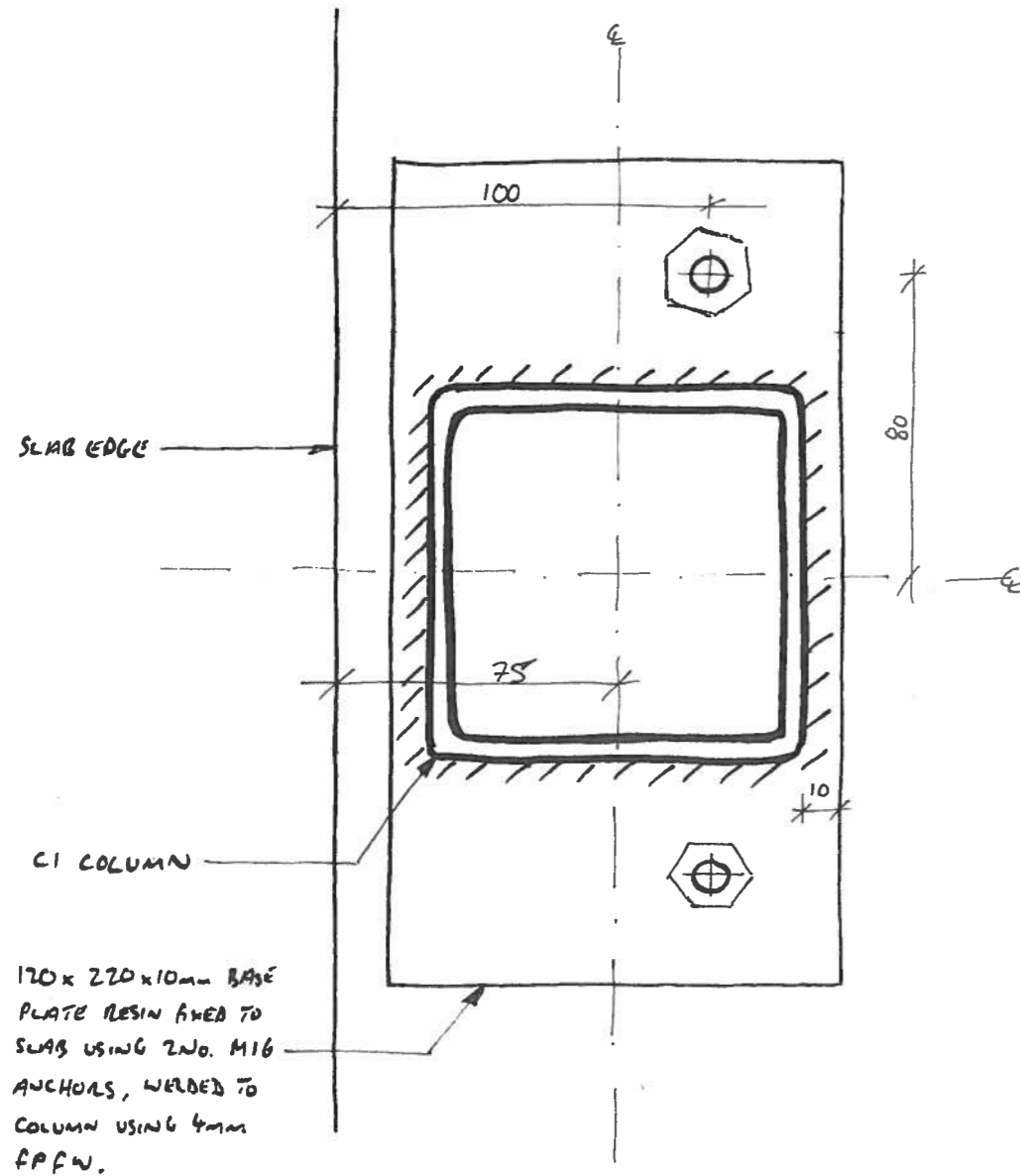
Title PROPOSED ROOF PLAN

Eng. JM

Job No. 1245

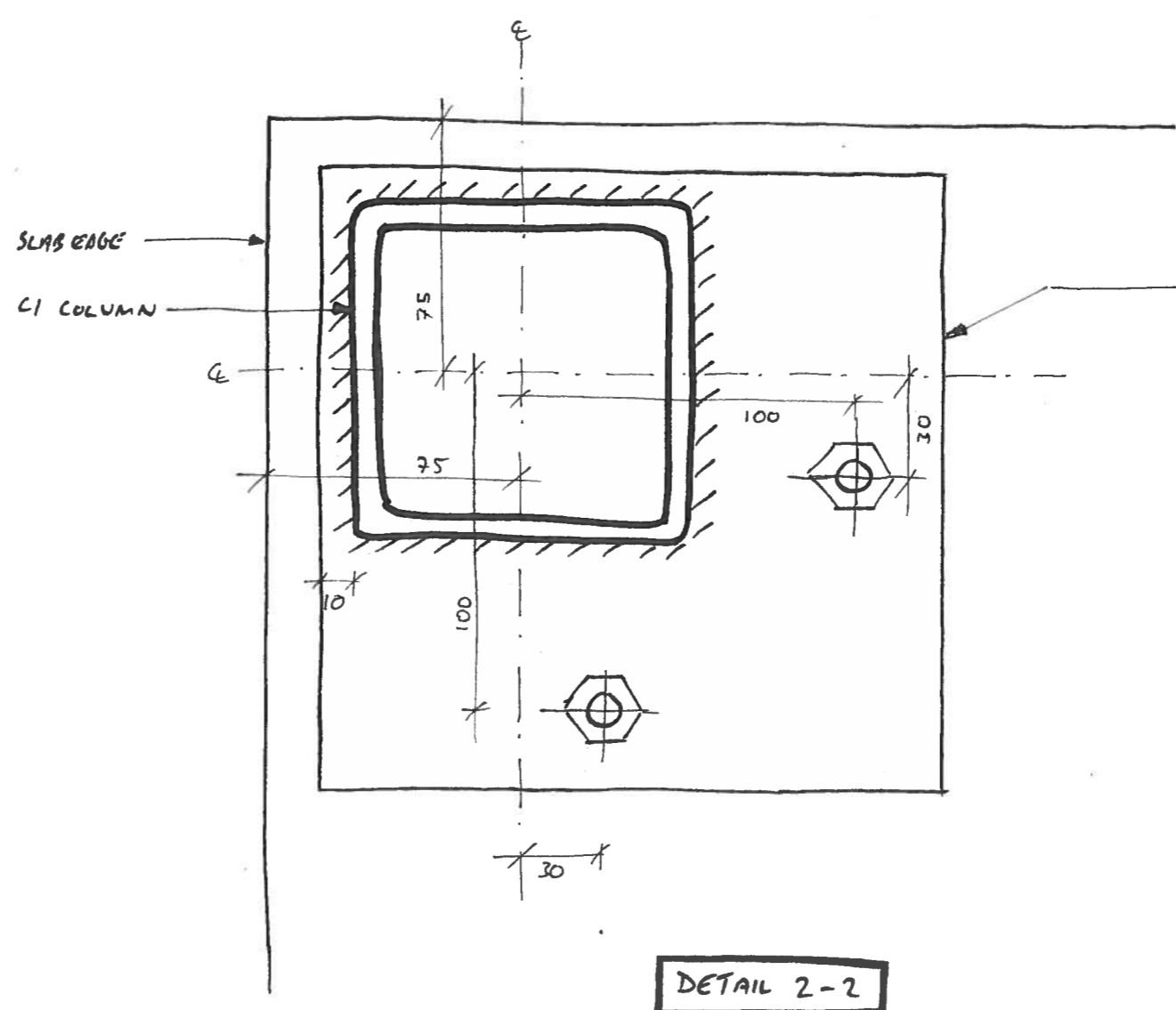
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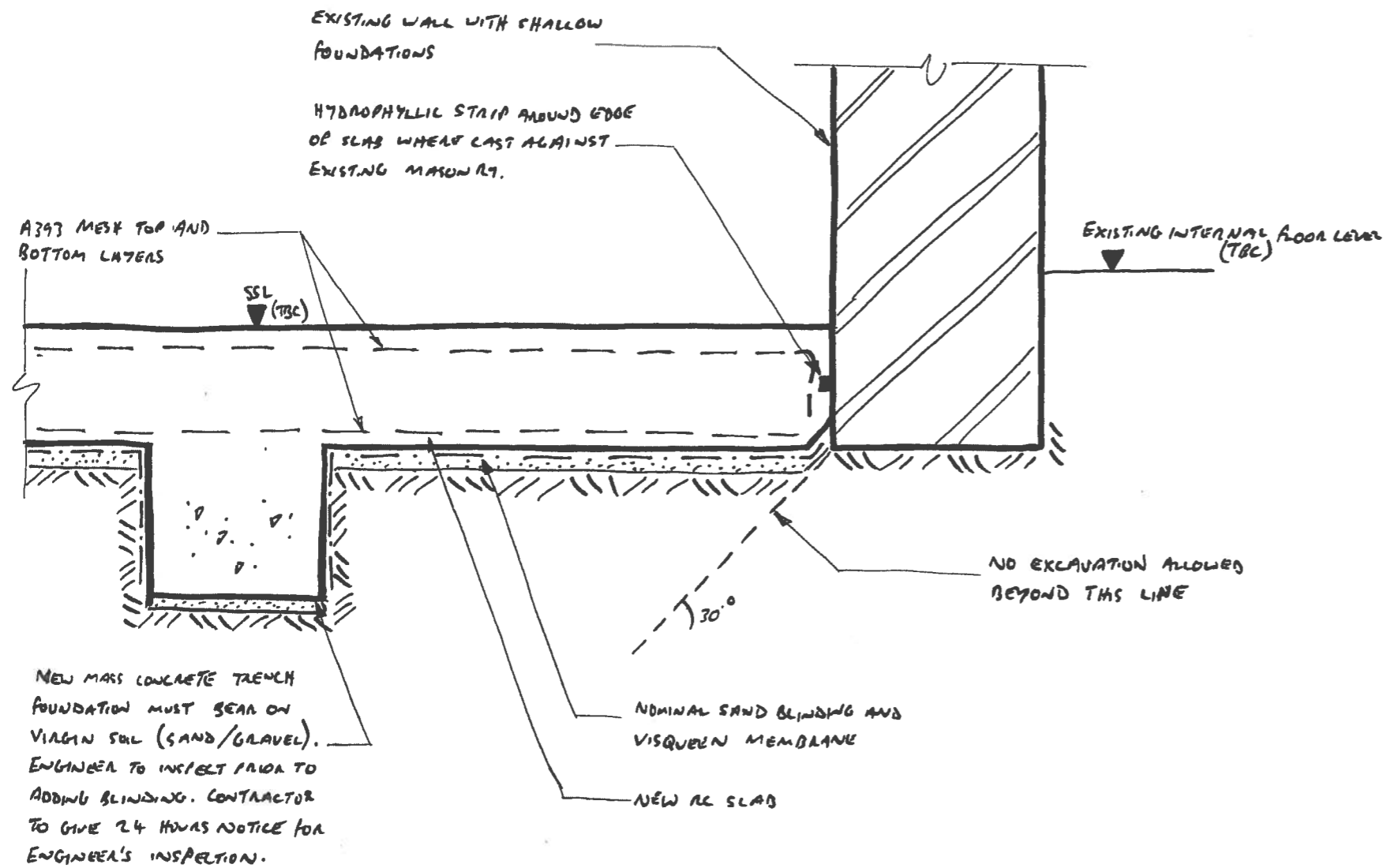
**DETAIL 1-1**

120 x 220 x 10mm BASE  
PLATE RESIN FIXED TO  
SLAB USING 2 NO. M16  
ANCHORS, WELDED TO  
COLUMN USING 4mm  
F.F.W.

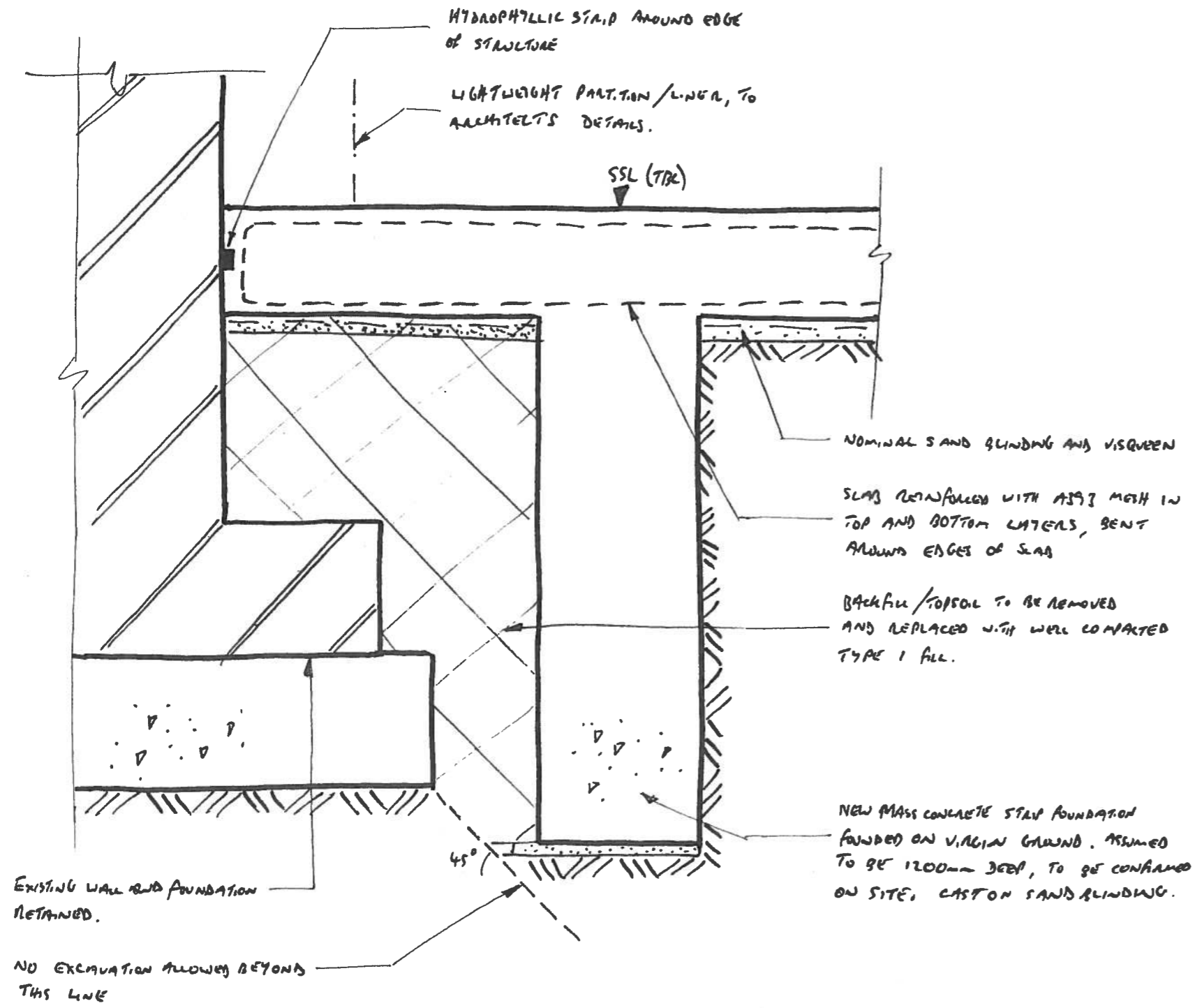


**DETAIL 2-2**

185 x 185 x 10mm THICK BASEPLATE  
RESIN FIXED TO SLAB USING 2 NO.  
M16 ANCHORS, WELDED TO COLUMN  
USING 4mm F.F.W.

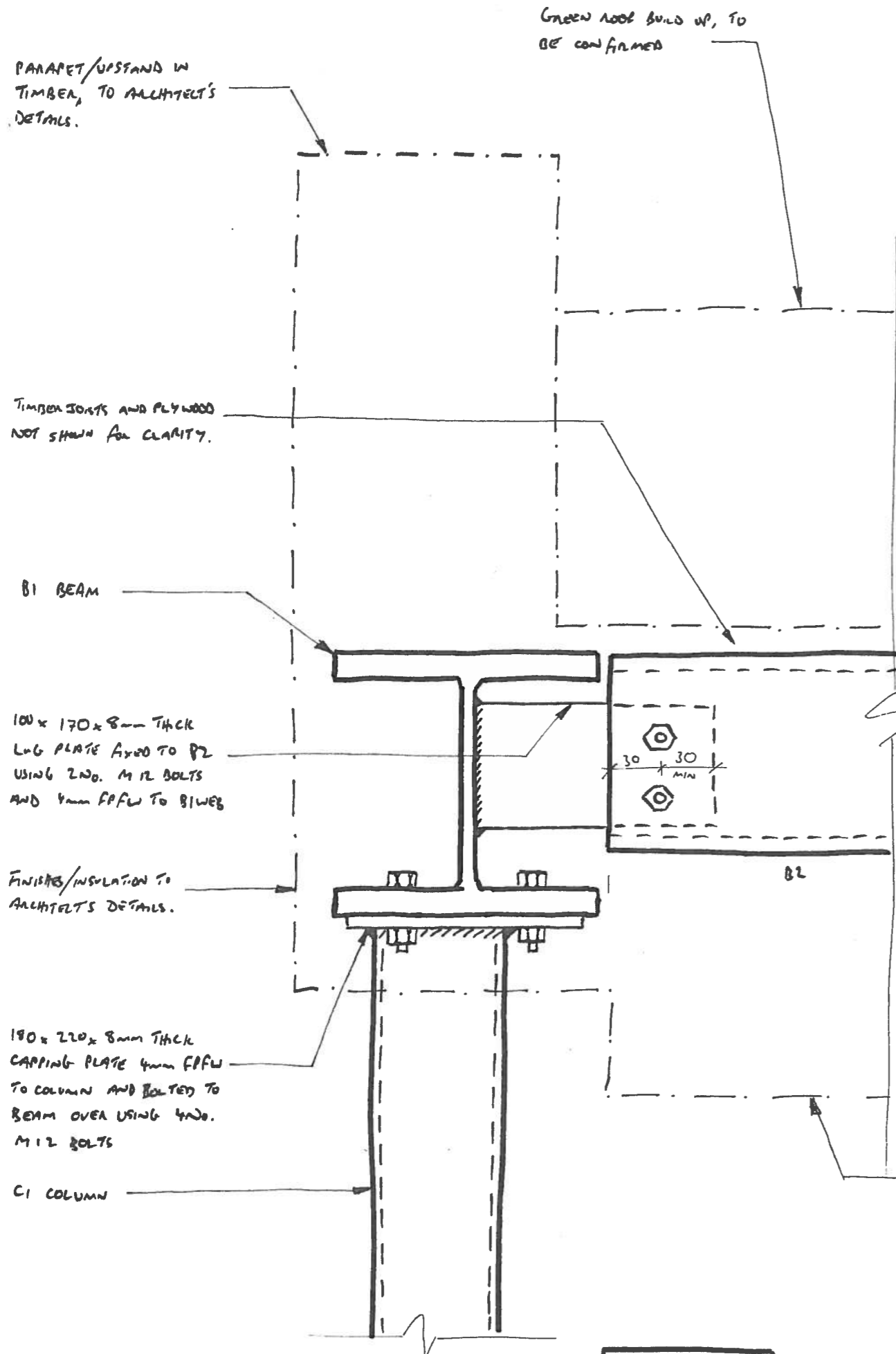


DETAIL 3-3



DETAIL 4-4





PARAPET/UPSTAND IN  
TIMBER, TO ARCHITECT'S  
DETAILS.

GREEN ROOF BUILD UP, TO  
BE CONFIRMED

TIMBER JOISTS AND PLYWOOD  
NOT SHOWN FOR CLARITY.

B1 BEAM

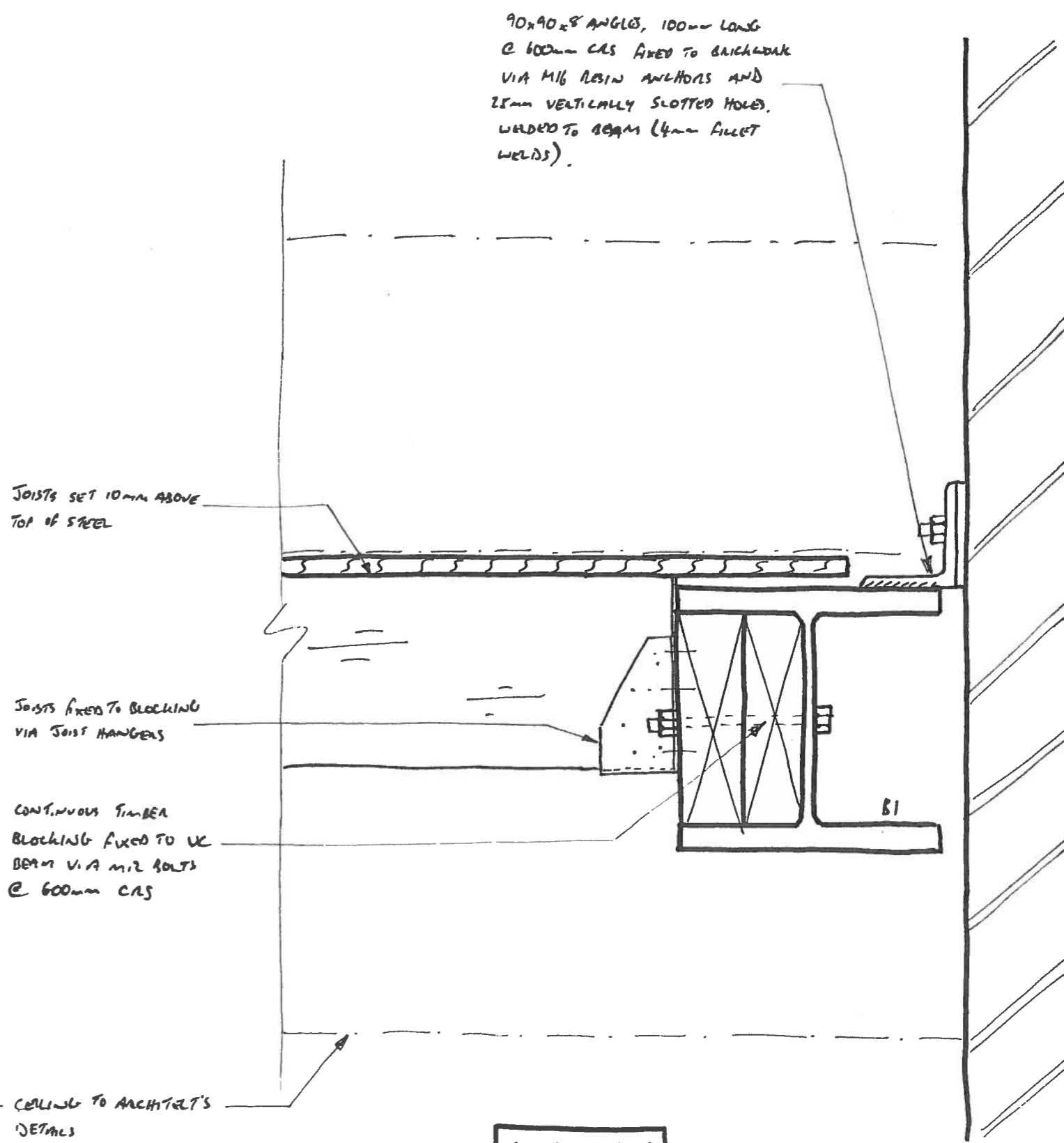
100 x 170 x 8mm THICK  
LAG PLATE FIXED TO B2  
USING 2 No. M12 BOLTS  
AND 4mm FFW TO B1 WEB

FINISHES/INSULATION TO  
ARCHITECT'S DETAILS.

180 x 220 x 8mm THICK  
CAPPING PLATE 4mm FFW  
TO COLUMN AND BOLTED TO  
BEAM OVER USING 4 No.  
M12 BOLTS

C1 COLUMN

**DETAIL 5-5**



90x90x8 ANGLES, 100mm LONG  
@ 600mm CAS FIXED TO BACKLAP  
VIA M16 RESIN ANCHORS AND  
25mm VERTICALLY SLOTTED HOLES.  
WELDED TO BEAM (4mm FILLET  
WELDS).

JOISTS SET 10mm ABOVE  
TOP OF STEEL

JOISTS FIXED TO BLOCKING  
VIA JOIST HANGERS

CONTINUOUS TIMBER  
BLOCKING FIXED TO UK  
BEAM VIA M12 BOLTS  
@ 600mm CAS

CILING TO ARCHITECT'S  
DETAILS

**DETAIL 6-6**

GLAZED AND  
TIMBER ELEMENTS NOT  
SHOWN FOR CLARITY

GADGET LAYER BEHIND

150x150x8mm ENDPLATE  
4mm FILLET WELDED TO  
WEB OF PFC

ENDPLATE FIXED TO EXISTING MASONRY WALL  
USING 2 No. M12 RESIN ANCHORS.  
ANCHORS TO GO INTO LENTICES OF BRICKS.  
HOLES IN ENDPLATE TO BE DRILLED ON SITE  
TO ENSURE THIS HAPPENS.

B2 BEAM

DETAIL 7-7

ROOFLIGHT TO ARCHITECT'S  
DETAILS

EXISTING MASONRY WALL

GADGET LAYER

B3 ANGLE FIXED TO WALL VIA  
M12 RESIN ANCHORS @  
600mm CAS

DETAIL 8-8

GREEN ROOF BUILDUP,  
TO BE CONFIRMED

PANAPET TO ARCHITECT'S  
DETAILS.

PLY DECK SCREWED INTO  
TOPS OF JOISTS

B2 BEAM FIXED TO B1 VIA  
LUG PLATE AS PER OTHER  
DETAIL.

BLOCKING BOLTED TO PFC  
@ 600mm CAS (SHOWN  
DOTTED).

END JOIST SCREWED INTO  
BLOCKING

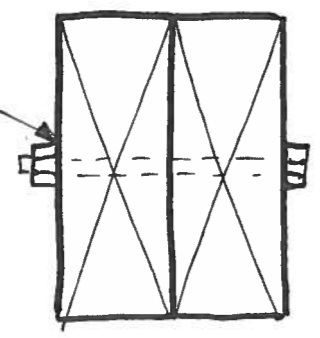
B1

\* 30 40

C1 COLUMN FIXED TO BEAM  
VIA 8mm CAPPING PLATE  
(150x150mm) AND 2 No  
M12 BOLTS

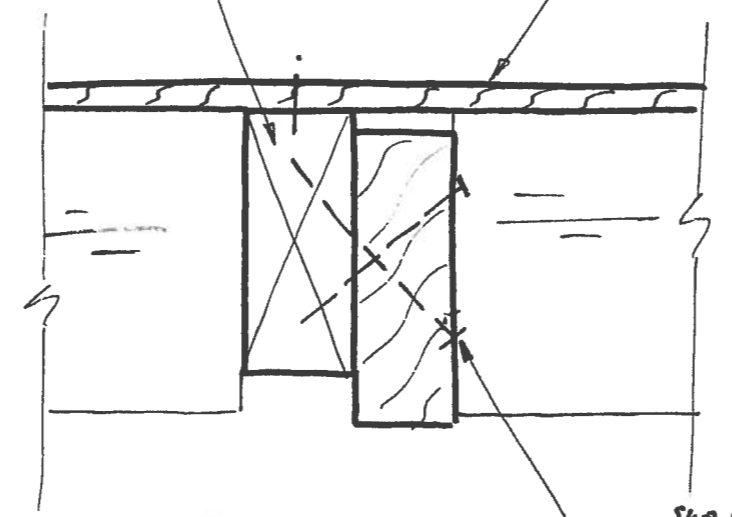
DETAIL 9-9

DOUBLE JOISTS BOLTED TOGETHER USING M12 BOLTS @ 600mm CAS.



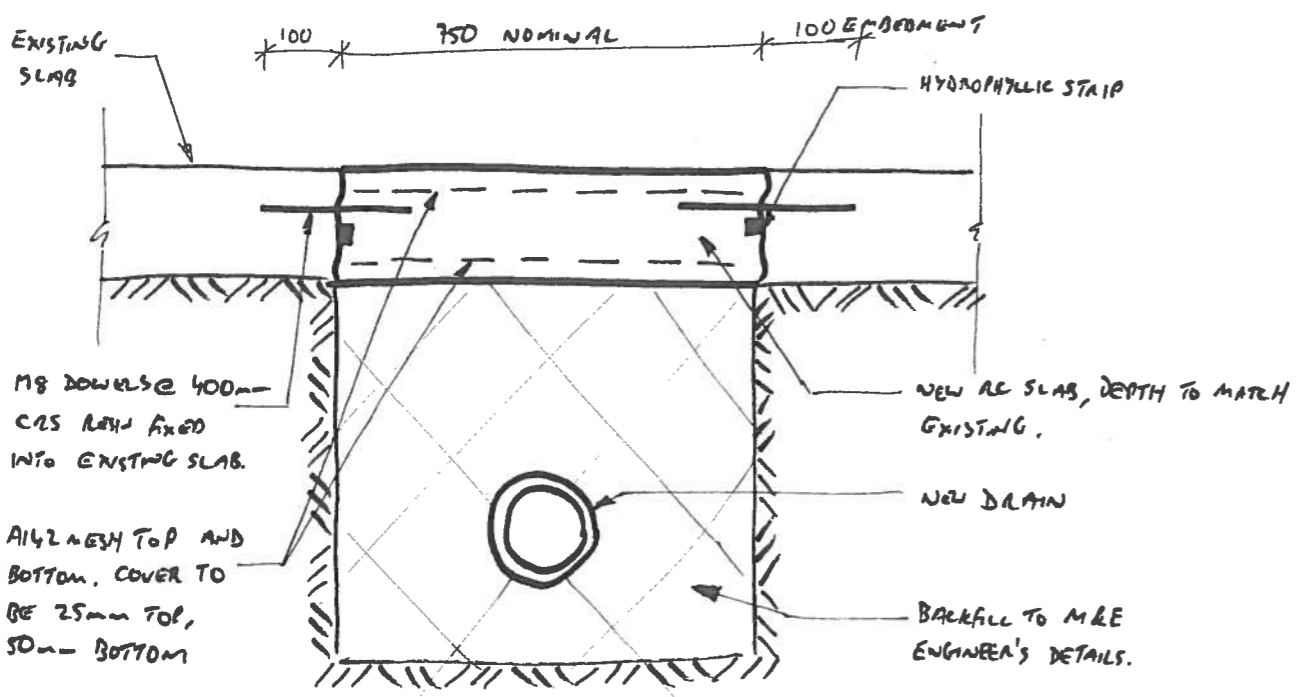
TYPICAL DOUBLE JOIST TRIMMER

NEW JOISTS ADDED NEXT TO EXISTING  
NEW PLY DECK SCREWED TO FACE OF JOISTS

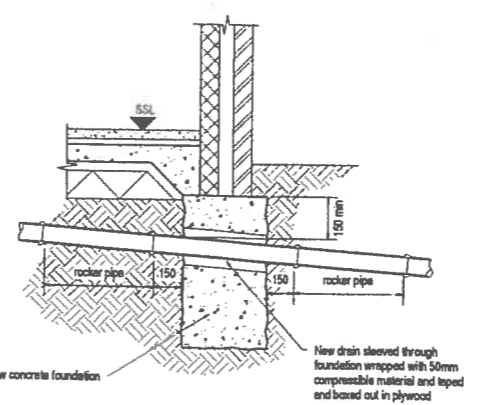


TYPICAL JOIST STRENGTHENING

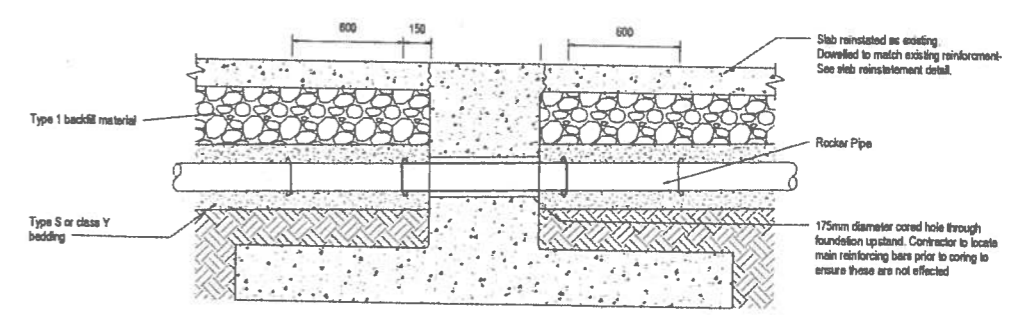
SCREW NAILING @ 400 CAS



TYPICAL SLAB REPAIR DETAIL FOR NEW DRAIN RUN



TYPICAL DRAIN CAST INTO NEW FOUNDATION



TYPICAL NEW DRAIN CLASH WITH EXISTING FOUNDATION (BRICK OR CONCRETE)

NOTE: ENGINEER TO BE NOTIFIED IMMEDIATELY OF EXISTING SLAB REINFORCEMENT. NEW REINFORCEMENT MAY CHANGE SUBJECT TO FINDINGS.  
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Job BLOOMSBURY SQUARE Date 20/4/15  
Title TYPICAL DETAILS SHEET 6 Eng. JM  
Job No. 1245 Sheet 16 Rev. C2

