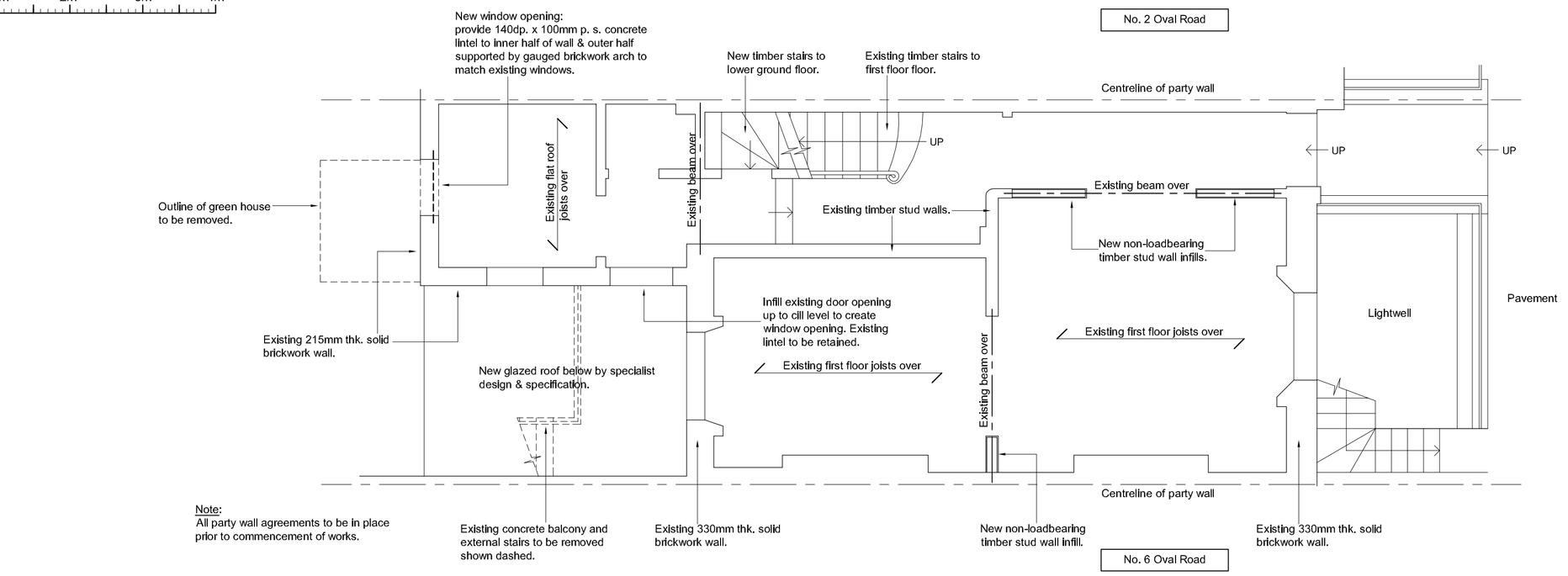
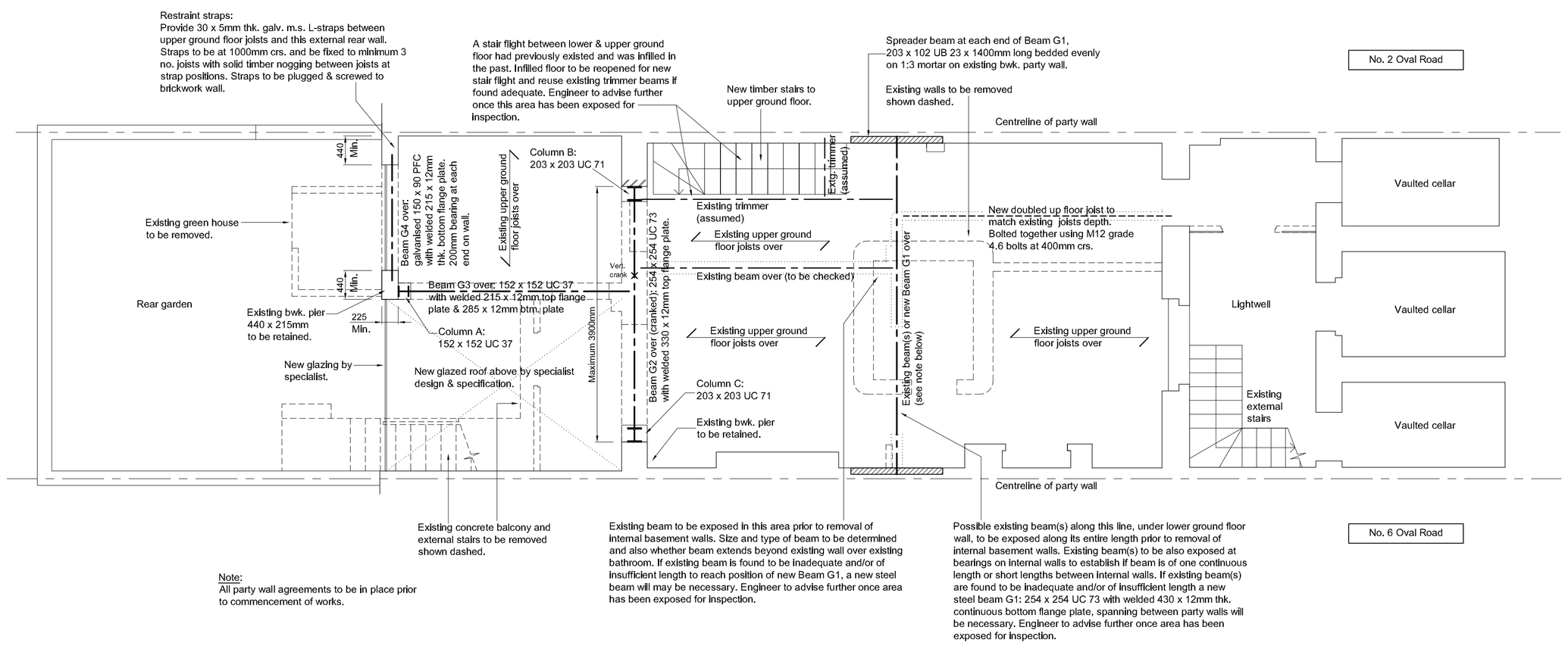
0 1m 2m 3m 4m

Scale 1:50



UPPER GROUND FLOOR PLAN (1:50)

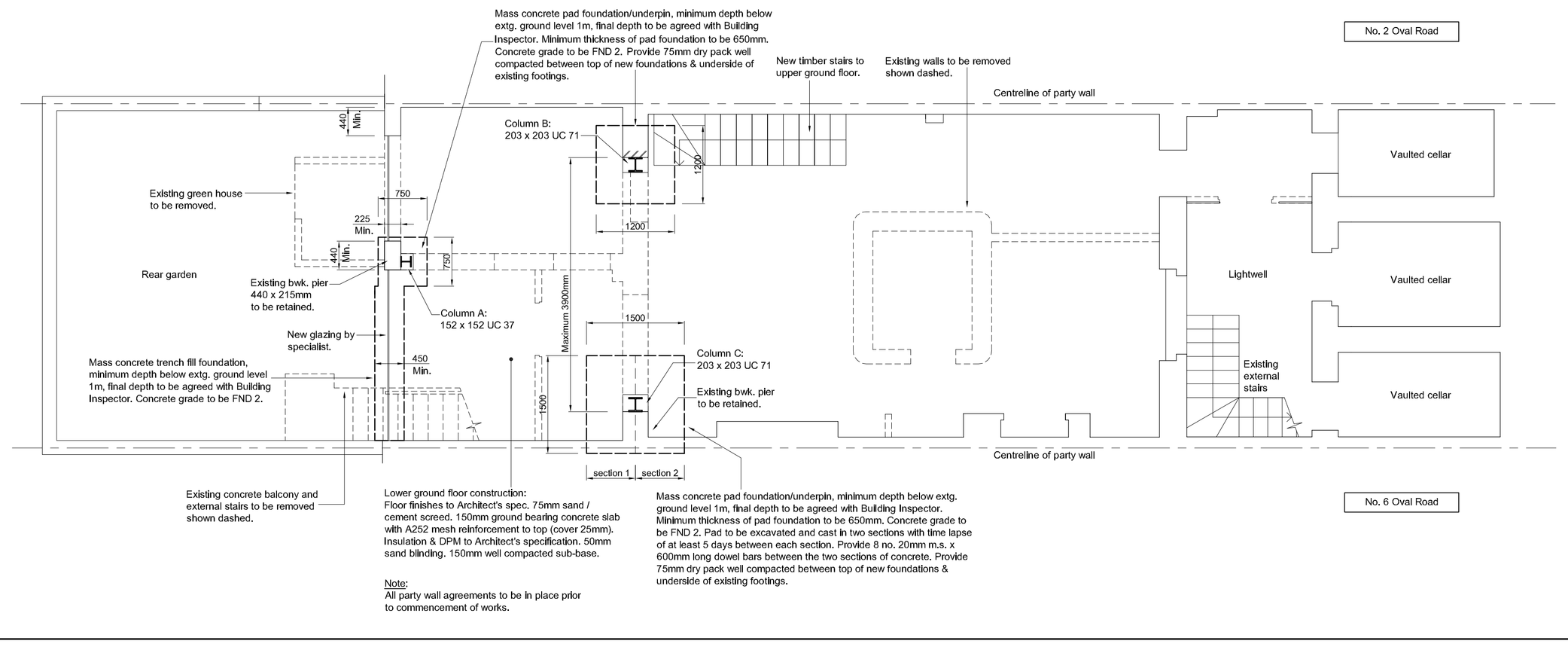
showing first floor structure over



LOWER GROUND FLOOR PLAN (1:50)

showing upper ground floor structure over

If splice connections are required to any steel beams by Contractor to ease installation, Engineer to be informed and details to be provided by Engineer prior to fabrication.



LOWER GROUND FLOOR PLAN (1:50)

showing foundations

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4. If variations to information given is required Engineer to be consulted.
5. The contractor is to be responsible for the correct setting out of all work on site.
6. The contractor is to be responsible for all temporary works and the general safety and stability of the building during removal of all existing structural elements.
7. The contractor is to be responsible for checking all dimensions on site before final fabrication of steelwork.
8. All steelwork to be grade S275 and receive 2 no. coats zinc phosphate primer, unless noted otherwise.
9. All bolts to be grade 8.8
10. Minimum strength of brickwork / blockwork: Bwk - 20.0 N/mm², Blk - 7.3 N/mm² and as indicated on drawings. Mortar to be grade (iii) to BS 5628 except in walls below DPC to be grade (i).
11. All timber to be minimum grade C16 (unless noted otherwise) to BS 5268 and preservative treated.
12. All timber steel fixings e.g. hangers, straps, brackets, nails and screws etc. to be galvanised.
13. All proprietary lintels to be used in accordance with manufacturers recommendations.
14. All work undertaken prior to Building Regulation approval is the responsibility of contractor.
15. All design, materials, construction and workmanship to be in accordance with the requirements of the appropriate British Standards and/or Code of Practice .

REV.	DESCRIPTION	DATE
	REVISIONS	

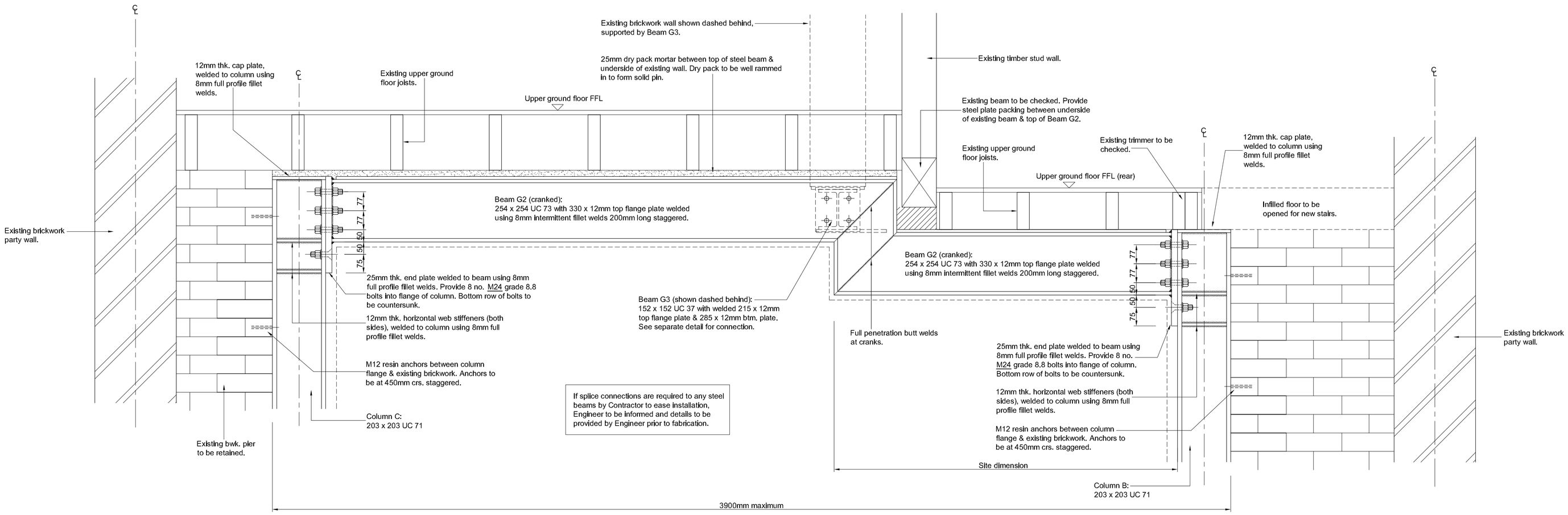
COPP WILSON PETTITT MOORE
Consulting Civil & Structural Engineers
First Floor, Unit 7, Brook Business Centre
Cowley Mill Road, Uxbridge, Middlesex UB8 2FX
Tel: 01895 231000
Fax: 01895 230044

CLIENT: CALLENDER HOWORTH

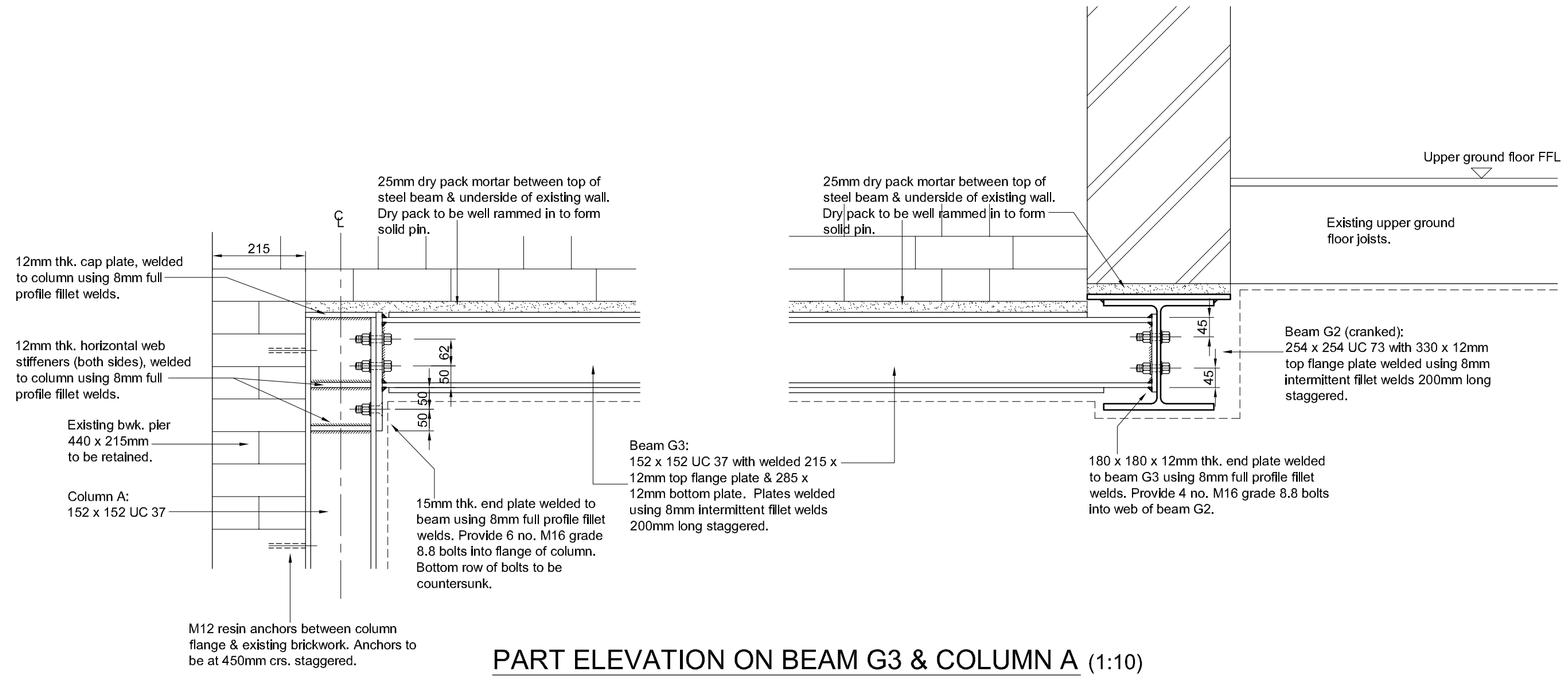
PROJECT: 4 OVAL ROAD, LONDON NW1 7EB

DRWG: LOWER GROUND FLOOR ALTERATIONS STRUCTURAL DETAILS (sheet 1 of 2)

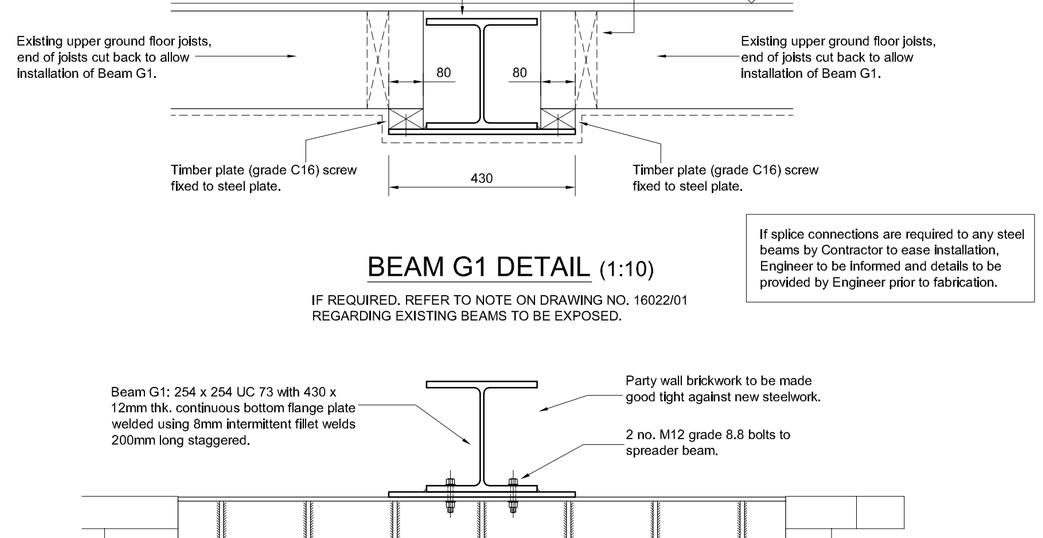
SCALE:	DATE:	DRWG. NO:	REV.:
at shown at A1	FEB. 2016	16022 / 01	



PART ELEVATION ON BEAM G2 & COLUMNS B/C (1:10)



PART ELEVATION ON BEAM G3 & COLUMN A (1:10)



BEAM G1 DETAIL (1:10)

IF REQUIRED, REFER TO NOTE ON DRAWING NO. 16022/01 REGARDING EXISTING BEAMS TO BE EXPOSED.

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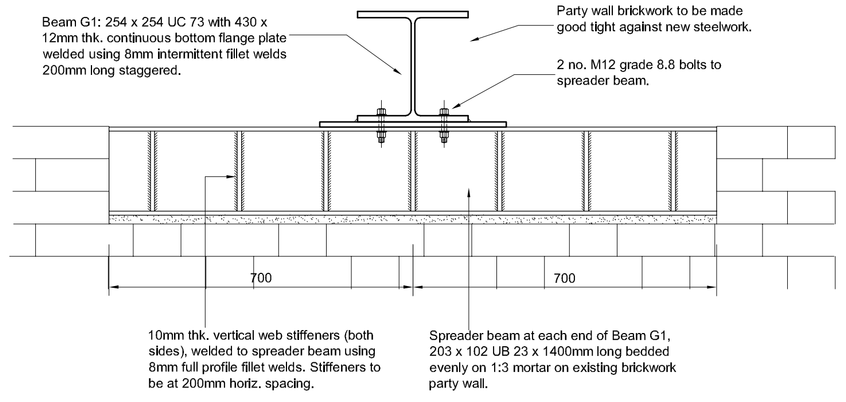
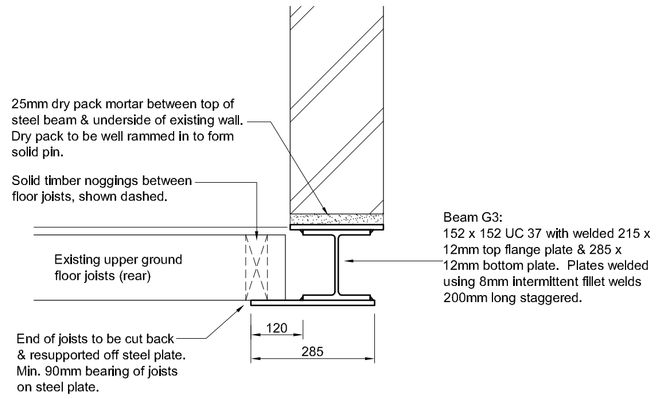
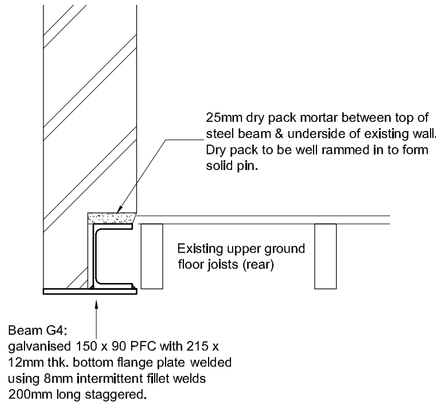


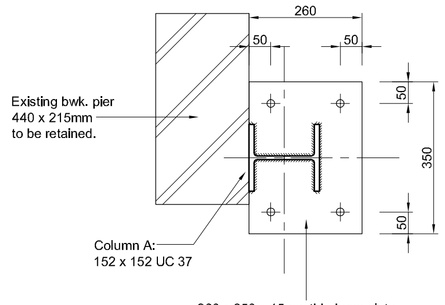
DETAIL OF SPREADER BEAM AT ENDS OF BEAM G1 (1:10)



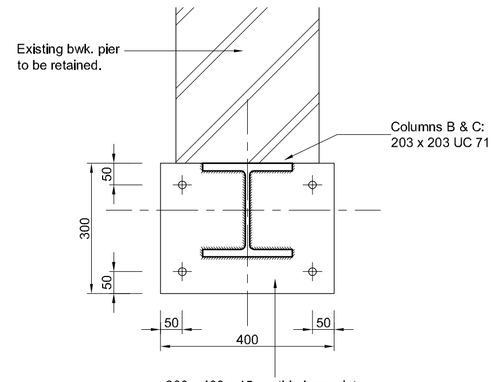
BEAM G3 DETAIL (1:10)



BEAM G4 DETAIL (1:10)



BASE PLATE PLAN FOR COLUMN A (1:10)



BASE PLATE PLAN FOR COLUMNS B & C (1:10)

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CLIENT: CALLENDER HOWORTH

PROJECT: 4 OVAL ROAD, LONDON NW1 7EB

DRWG: LOWER GROUND FLOOR ALTERATIONS STRUCTURAL DETAILS (sheet 2 of 2)

SCALE:	DATE:	DRWG. NO:	REV.:
at shown at A1	FEB. 2016	16022 / 02	

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Uxbridge
Middlesex UB8 2FX

Telephone 01895 231000
Fax 01895 230044

GENERAL SPECIFICATION

Project: **4 Oval Road, London NW1 7EB**

Job No.: **16022** Date: **Feb. 2016**

DEFINITIONS

In this specification the term 'the engineer' signifies Copp Wilson Pettitt Moore Ltd., or their duly appointed and authorised representatives.

TECHNICAL PUBLICATIONS

All references in this specification to British Standard Codes of Practice or other authoritative technical publications shall relate to the latest edition of these publications, including any published amendments or additions.

GENERAL

The work shall be carried out in accordance with the requirements of "The Building Regulations" and any local byelaws including any published amendments.

The engineer reserves the right to reject any work or material which in his opinion does not comply with the specification or the drawings, such rejected work shall be removed from the site and replaced at the expense of the contractor.

Any temporary structure, tying or anchor bolts required to withstand the stresses of erection and the carrying of plant is to be included by the contractor.

The contractor should have visited the site and acquainted himself with the conditions affecting the erection of the work and no additional payment will be made to cover want of knowledge in this respect.

The contractor may propose substitute sections or alternative details to accord with his standard practice, but shall be required to satisfy the engineer as to the suitability of any proposed amendments.

The contractor shall make his own survey of the site and shall be responsible for obtaining all dimensions and levels necessary for the proper fabrication of the structure. He shall check the levels and positions of foundations, walls and any other such work by others, which may affect the structure, before proceeding with the part, affected.

The contractor shall be responsible for every piece being made to the correct form and size notwithstanding any inspection by the engineer or approval by the engineer of any of the contractors working drawings.

The contractor is to make all the necessary working drawings and these are to be submitted to the engineer in duplicate and approved by him before fabrication is commenced.

No amendments or alterations to the specification or details as supplied shall be permitted without the express permission of the engineer, in writing.

The contractor shall ensure the safety and stability of the existing structure at all times and shall use all necessary propping, needling and shoring at his discretion to undertake the works.

STRUCTURAL CONCRETE

All structural concrete is to comply with BS 8110.

STRUCTURAL STEELWORK

Structural steelwork generally is to be grade 43 complying with BS 5950, and to receive 2 no. coats of zinc phosphate primer. Where galvanising is indicated, the steel is to be hot dip galvanised in accordance with BS 729. All steelwork to receive fire protection to satisfy current Building Regulations.

STRUCTURAL TIMBER

Structural timber is to comply with BS 5268 and unless specified otherwise on the drawings is to be of minimum strength grade C16.

FIXINGS

With the exception of holding down bolts to steel beams or columns, all masonry fixings shall be stainless steel, unless specified otherwise on the drawings.

Holding down bolts to steel beams or columns shall be Indented Foundation bolts. The bolts shall be of the dimensions specified on the drawings or where HD bolt dimensions are not specified on the drawings, the bolts shall be M16 and of minimum length 115mm.

Bolts to be minimum grade 8.8 in close tolerance holes.

NEW OPENINGS IN EXISTING MASONRY WALLS

Unless specified on the drawings, 1:3 cement mortar, mixed fairly dry, shall be well rammed in above new beam/lintel to provide solid pin under the existing masonry. The gap provided for this purpose shall be as indicated on the drawings/sketches, or a minimum of 30mm.

EXISTING FOUNDATIONS

Existing foundations to be checked and analysed for adequacy under additional / redistributed loading. Engineer to be advised of prevailing ground conditions, and nature, form and depth of existing foundations.