

FOR DETAILS OF CONNECTION OF STEEL POST TO TIMBER FLOOR BEAMS AT UPPER LEVELS, REFER TO ABA DRAWING 1730/20/35

MINIMUM COVER TO REINFORCEMENT 25MM ON ALL SIDES  
CONCRETE TO BE GRADE RC40 (40N/mm<sup>2</sup>)

LOADS  
TIMBER POST AND FOUNDATION DESIGNED TO SUPPORT IMPROVED DOMESTIC LOAD OF 1.5KN/m<sup>2</sup> (UP) ONLY AT FIRM FLOOR (INCLUDING THE ATTIC FLOOR IF THIS IS CONVERTED TO LIVING SPACE)

TIMBER POST TO BE SOFTWOOD, STRENGTH CLASS C16 AND MOISTURE CONTENT CLASS 1

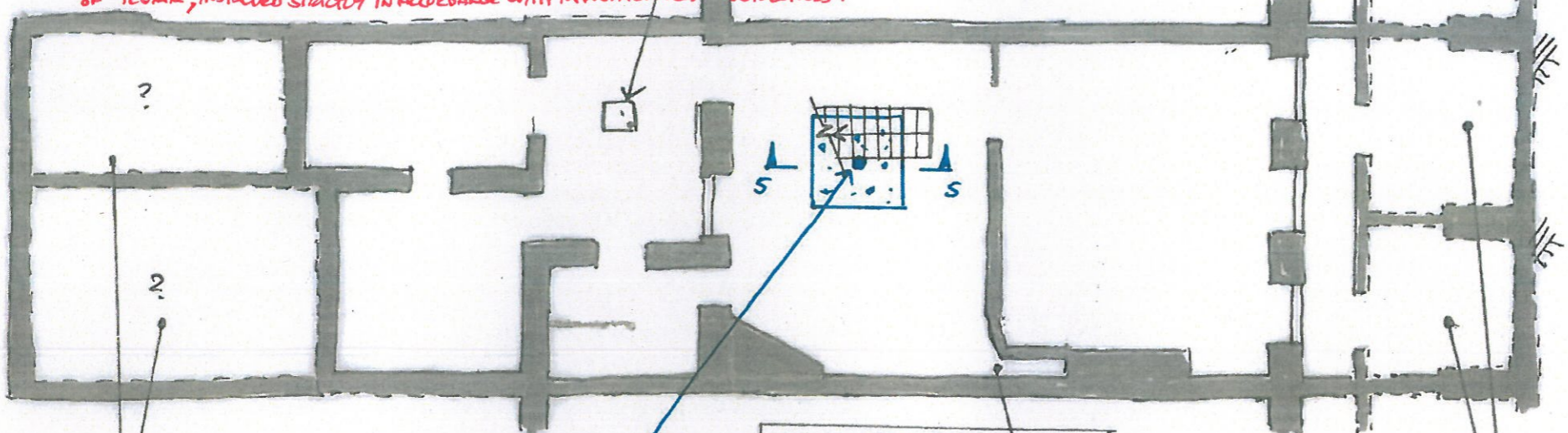
APPLIES TO NEW TIMBER POST OVER CENTRAL PARTITION WALL

END PLATE FULLY WELDED TO SHS WITH 6mm CONTINUOUS FIBRE WELD. FILL ANY UNUSED BOLT HOLES AND GAPS BETWEEN END PLATE AND FOUNDATION WITH GROUT (FOSSROC CONBEXTRA HF OR SIMILAR).

BOLT DOWN, 150mm SQUARE x 5mm THK HEAVY DUTY GALVANIZED POST SHOE INSTALLED TO MANUFACTURERS GUIDELINES  
OVERSIZED 15mm THK END PLATE WITH 4 NO M10 RESIN ANCHORS TO CONNECT POST TO FOUNDATION.  
ADDITIONAL BOLT HOLES SHOULD BE DRILLED IN THE BASE PLATE AND STAGGERED TO AVOID CLASHING WITH REINFORCEMENT IN THE FOUNDATION BASE. ANCHORS TO BE INSTALLED WITH RAWLPLUG R-KEM II AND HAVE MIN EMBEDMENT OF 120mm, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS GUIDELINES.

PIER SUPPORTING ALL OVER. STRUCTURE NOT EXPOSED

N° 27 GREAT JAMES STREET



N° 29 GREAT JAMES STREET

**BASEMENT PLAN**

NEW C1 TIMBER POST - SEE DETAIL 5-5 ABOVE

VOID IN WALL

ASSUMED COAL VAULTS (SHOWN INDICATIVELY)

EXISTING STRUCTURE DRAWINGS FROM N° 28-29 GREAT JAMES STREET INDICATE MASONRY VAULTS MAY EXTEND TOWARDS THE REAR BOUNDARY WALL

BOLTS AND STEELWORK TO BE INSTALLED IN ACCORDANCE WITH BS5950

ALL STEELWORK TO BE GRADE S275

**CORROSION PROTECTION**

**INTERNAL STEELWORK**

- WORKS COATINGS:
- 1) EPOXY ZINC PHOSPHATE PRIMER: NOMINAL DRY FILM THICKNESS: 75 MICRONS
  - 2) EPOXY ZINC PHOSPHATE PRIMER: NOMINAL DRY FILM THICKNESS: 75 MICRONS

**STEELWORK IN CONTACT WITH GROUND OR EXTERNAL WALLS**

- WORKS COATINGS:
- 1) TWO COATS EPOXY ZINC PHOSPHATE PRIMER. NOMINAL DRY FILM THICKNESS: 150 MICRONS.
  - 2) EPOXY MIO. NOMINAL DRY FILM THICKNESS: 450 MICRONS

ABA MAKE-UP OF NEW FOUNDATION TO NEW TIMBER POST (C1) REVA STEEL  
RD 01.05.15  
08.09.15

- notes
1. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERING AND ARCHITECTS DRAWINGS.
  2. THE CONTRACTOR IS TO SATISFY HIMSELF AS TO THE EXTENT AND LOCATION OF ALL EXISTING SERVICES BEFORE COMMENCING. THE CONTRACTOR SHALL REPAIR ANY SERVICES THAT HE DAMAGES AT HIS OWN EXPENSE.
  3. THE CONTRACTOR SHALL ENSURE THE STABILITY OF THE BUILDING AT ALL STAGES OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ANY TEMPORARY WORKS.

14.4.15	ISSUED FOR INFORMATION	JH
10/2/15	ISSUED FOR INFORMATION	PR

Job  
**28 GREAT JAMES ST, WC1**

Site  
EXISTING STRUCTURE  
BASEMENT PLAN

drawn  
RD  
date  
Jan '15

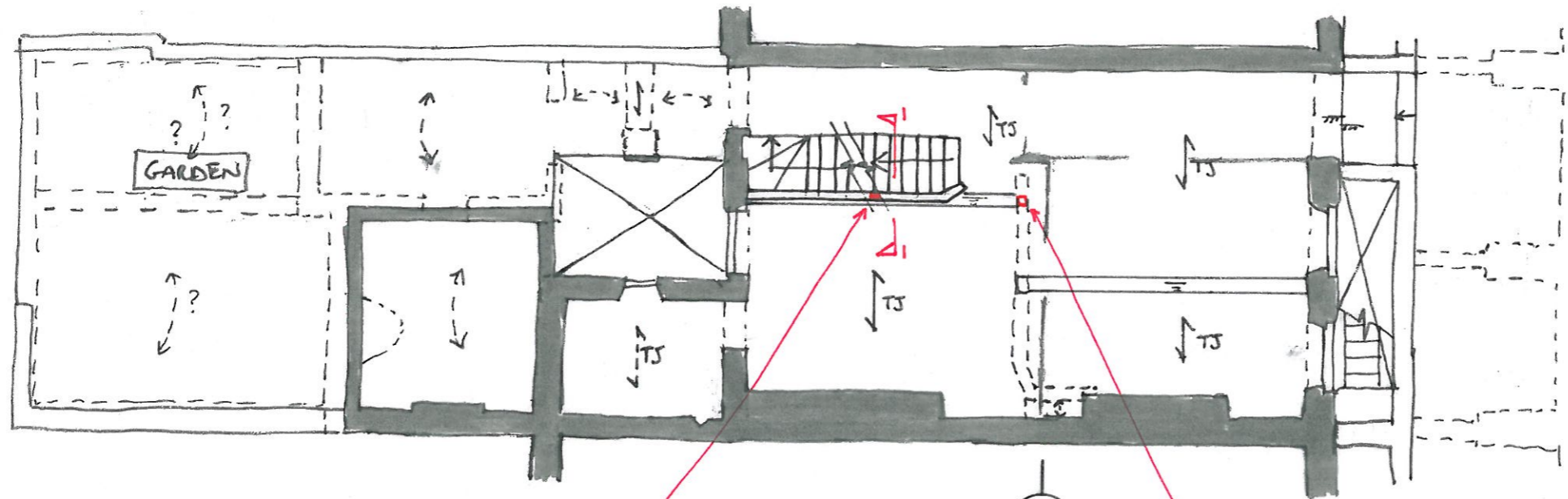
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PR  
scale (original - A3)  
1:100

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orig. no. <b>1730/20/10</b>	REV. -
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FOR DETAIL 1-1, REFER  
TO DRAWING 1730/20/38



NEW 125x200 mm C16  
TIMBER POST

NEW 80x80x3 SHS  
STEEL POST

**GROUND FLOOR PLAN**

**ABA MARK-UP**

KEY PLAN OF DETAIL  
OF CONNECTION FOR  
NEW TIMBER POST

TJ 29/3/16

notes

**KEY**

- EXISTING MASONRY
- ASSUMED DIRECTION OF SPAN OF EXISTING TIMBER JOISTS
- DIRECTION OF SPAN OF EXISTING TIMBER JOISTS
- MASONRY VAULT BELOW

A	14.4.15	HATCHING REMOVED	JH
-	10/2/15	ISSUED FOR INFORMATION	PR

job  
**28 GREAT JAMES ST,  
WC1**

title  
EXISTING STRUCTURE  
GROUND FLOOR PLAN

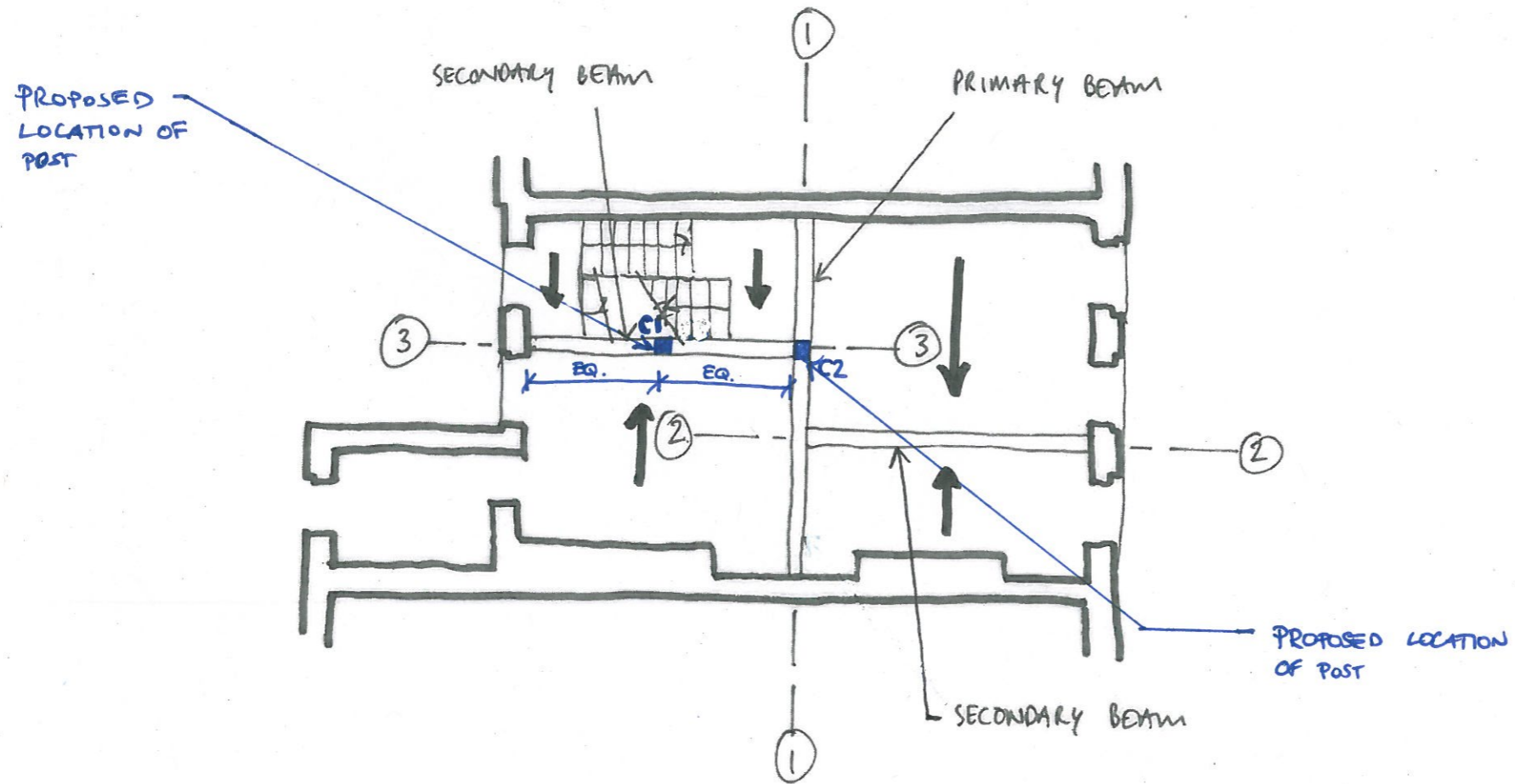
drawn RD	checked PR
date JAN '15	scale (original - A3) 1:100

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drg. no. <b>1730/20/11</b>	rev. <b>A</b>
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TYPICAL UPPER FLOOR PLAN

notes

**KEY**

① = GRIDLINE, AS REFERRED TO IN REPORT

→ = SLOPE OF FLOOR AS OBSERVED ON SITE.

21.4.15 ISSUED FOR INFORMATION RD

job  
28 GREAT JAMES ST,  
WC1

title  
PROPOSED LOCATION OF  
NEW POSTS TO SUPPORT EXISTING  
FLOORS AT EACH LEVEL

drawn JH checked  
date APRIL '15 scale (original - A3) 1:100

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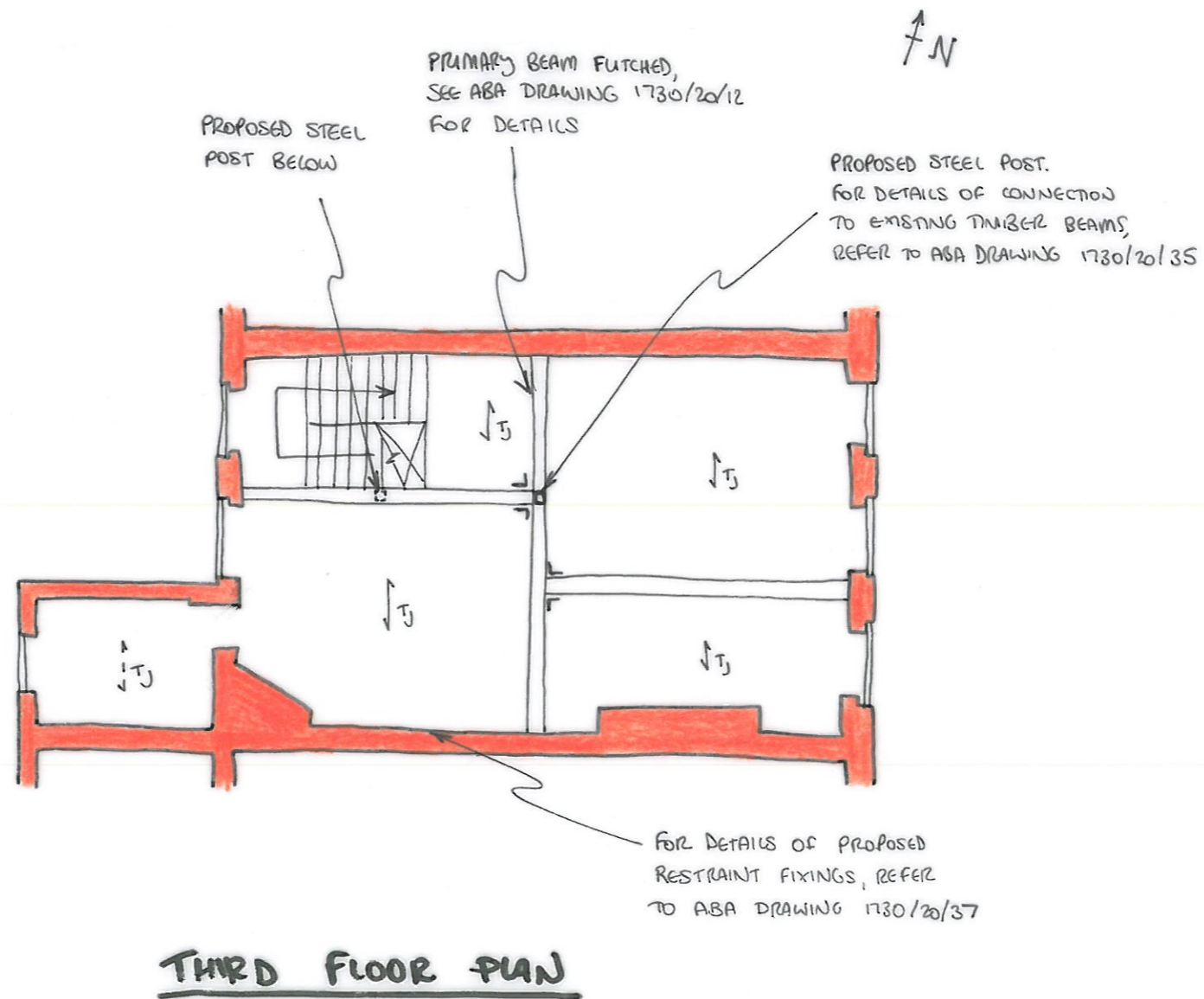
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drg. no. 1730/20/SK05 rev. -

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND ENGINEER'S DRAWINGS AND THE SPECIFICATION.
2. DO NOT SCALE FROM THIS DRAWING



- 05/02/16 ISSUED FOR COMMENT TJ

job  
**28 GREAT JAMES ST,  
WCI**

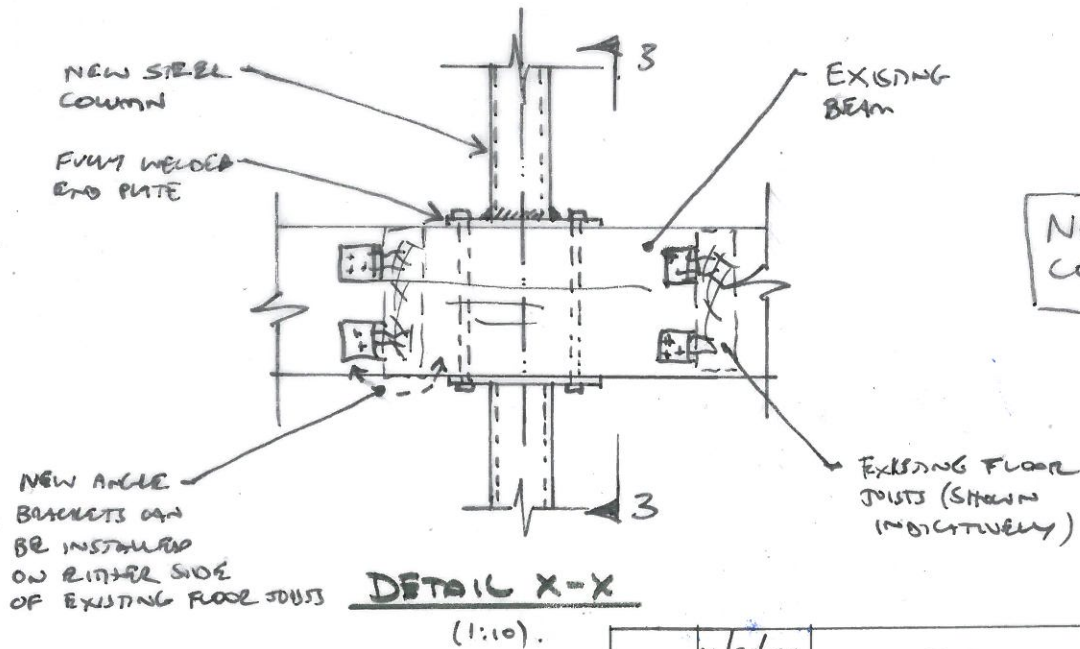
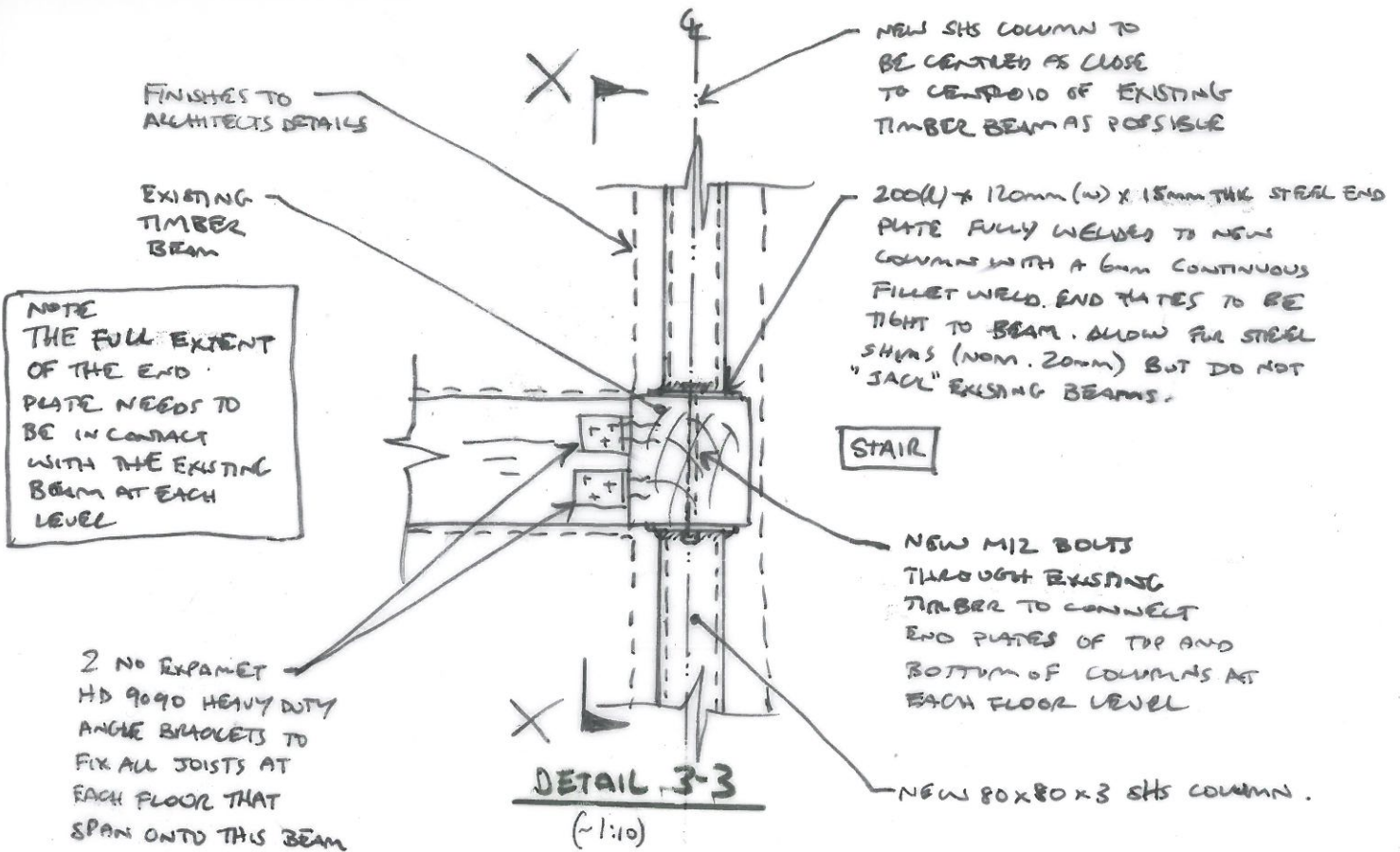
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PROPOSED STRUCTURE  
THIRD FLOOR PLAN

drawn TJ	checked RD
date FEB '16	scale (original - A3) 1:100

**Alan Baxter**

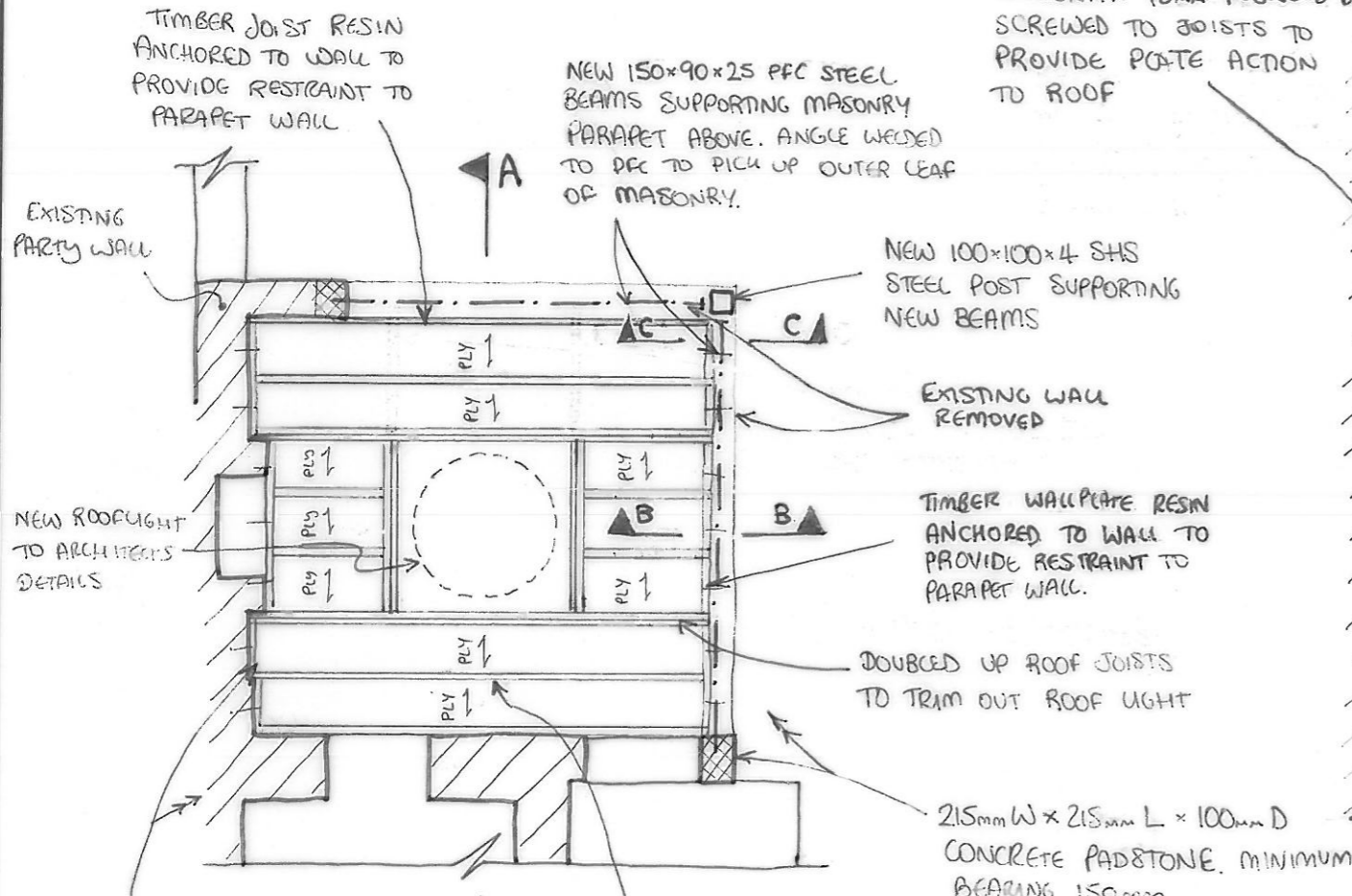
75 Cowcross Street London EC1M 6EL  
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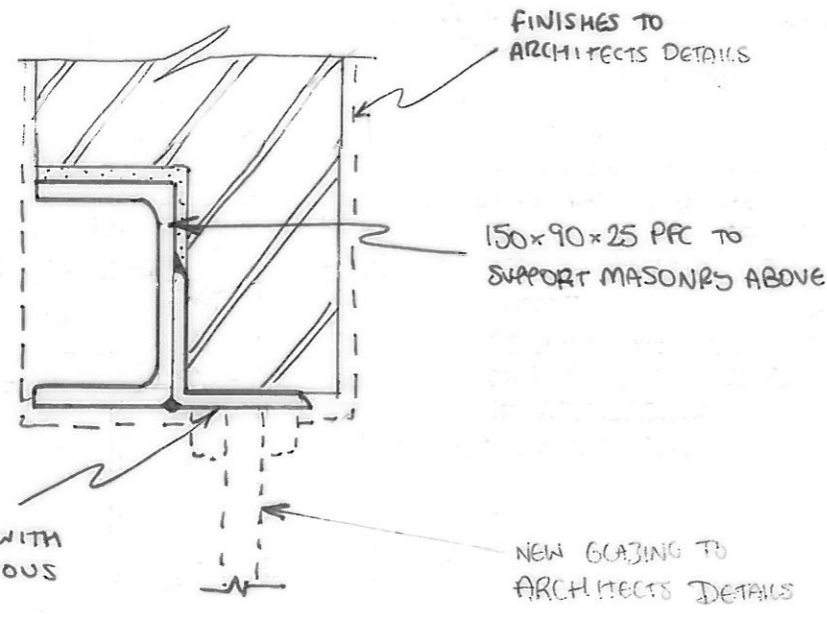


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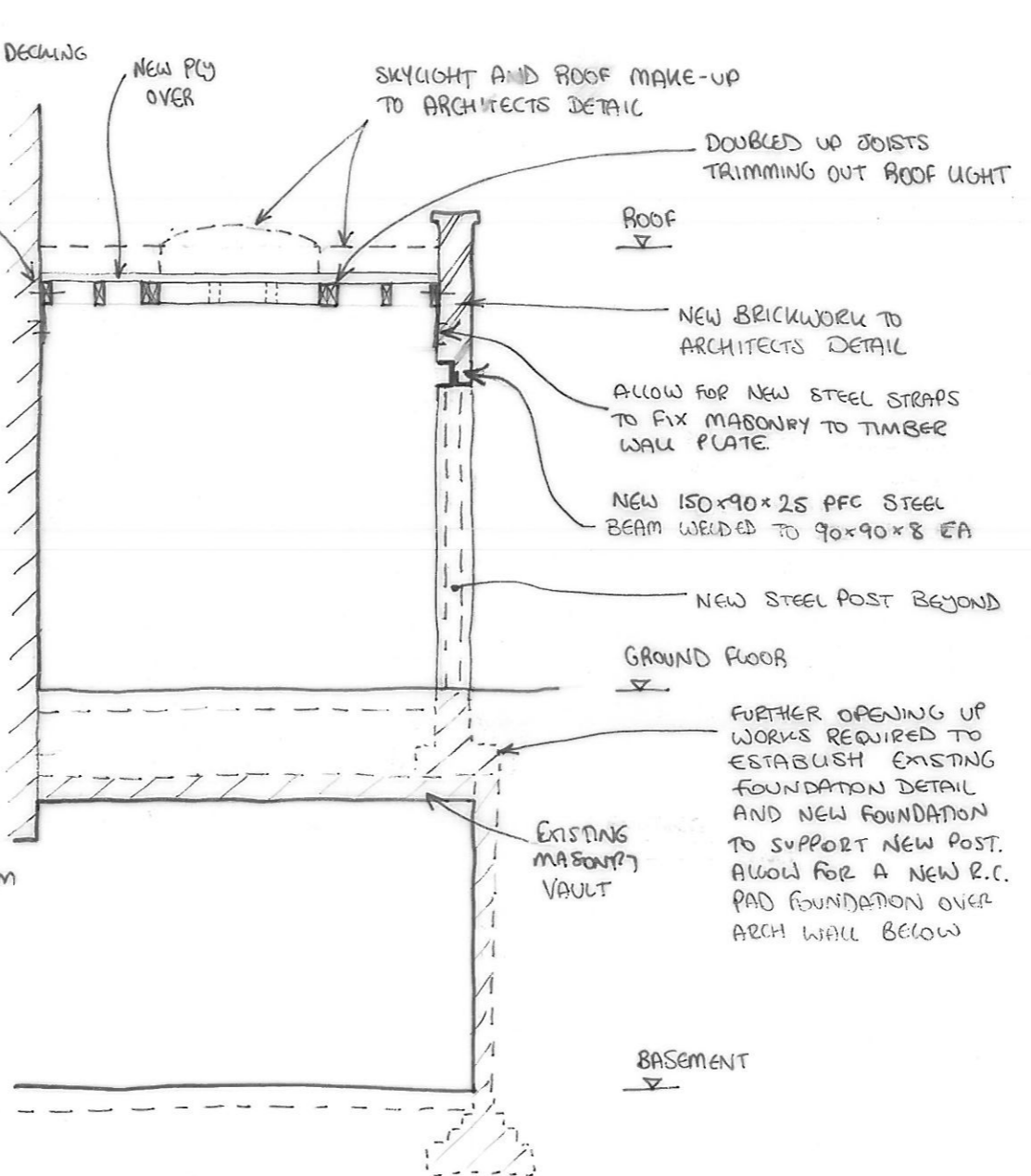
date Aug '15	drawn R	checked Ala	scale (original - A4) AS SHOWN	Alan Baxter 75 Cowcross Street London EC1M 6EL tel 020 7250 1555 email aba@alanbaxter.co.uk www.alanbaxter.co.uk
job 28 GREAT JAMES ST, WC1	dwg. PROPOSED DETAIL 3-3 NEW STEEL POST TO TIMBER BEAM CONNECTION.	drg. no. 1730/20/35	rev. -	



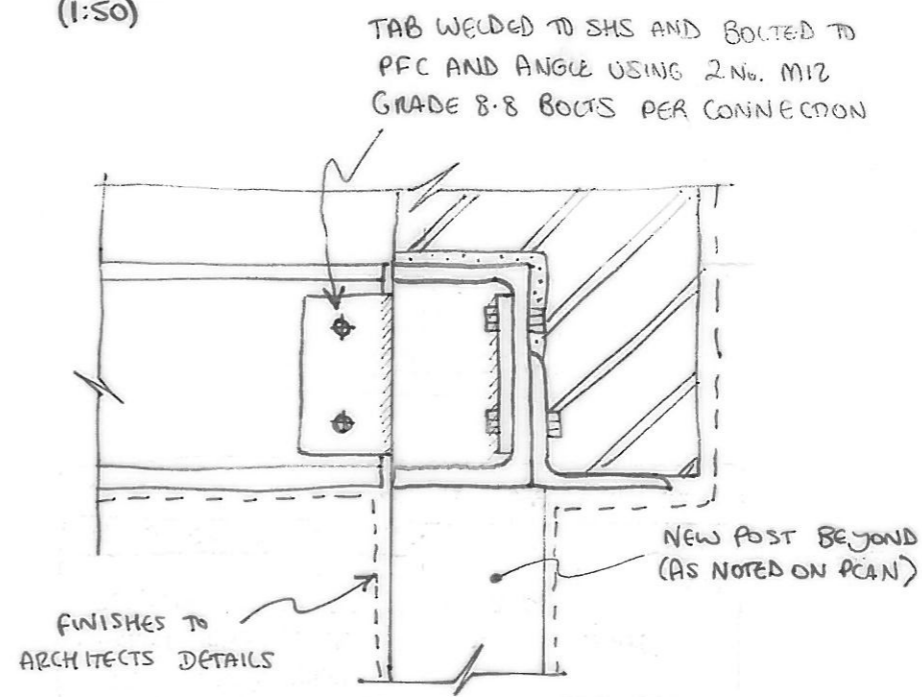
**ROOF PLAN**  
(1:50)



**SECTION B-B**  
(1:5)



**SECTION A-A**  
(1:50)



**SECTION C-C**  
(1:5)

TIMBER WALL PLATE RESIN ANCHORED TO MASONRY WALL WITH M12 ANCHORS @ 400mm CENTRES INSTALLED WITH RAWLPUG R-KEM II RESIN WITH A MINIMUM EMBEDMENT OF 80mm, INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS GUIDELINES. JOISTS SUPPORTED OFF WALL PLATE USING JOIST HANGERS.

- notes
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS AND THE SPECIFICATION.
  2. FOR GENERAL NOTES, REFER TO 1730/20/SK 41

**NOT FOR CONSTRUCTION**

**CORROSION PROTECTION TO THE STEELWORK IN EXTERNAL ELEVATION**

- STEELWORK TO BE GALVANISED
- APPLY TWO COATS OF BITUMINOUS PAINT (MIN 400µm THICK)

ROOF DESIGNED FOR SNOW AND ACCESS ONLY.  
UNFACTORED IMPOSED LOAD = 0.75kN/m<sup>2</sup>

A	04/12/15	ISSUED FOR TENDER	TJ
-	12/11/15	ISSUED FOR COMMENT	TJ

job  
28 GREAT JAMES STREET

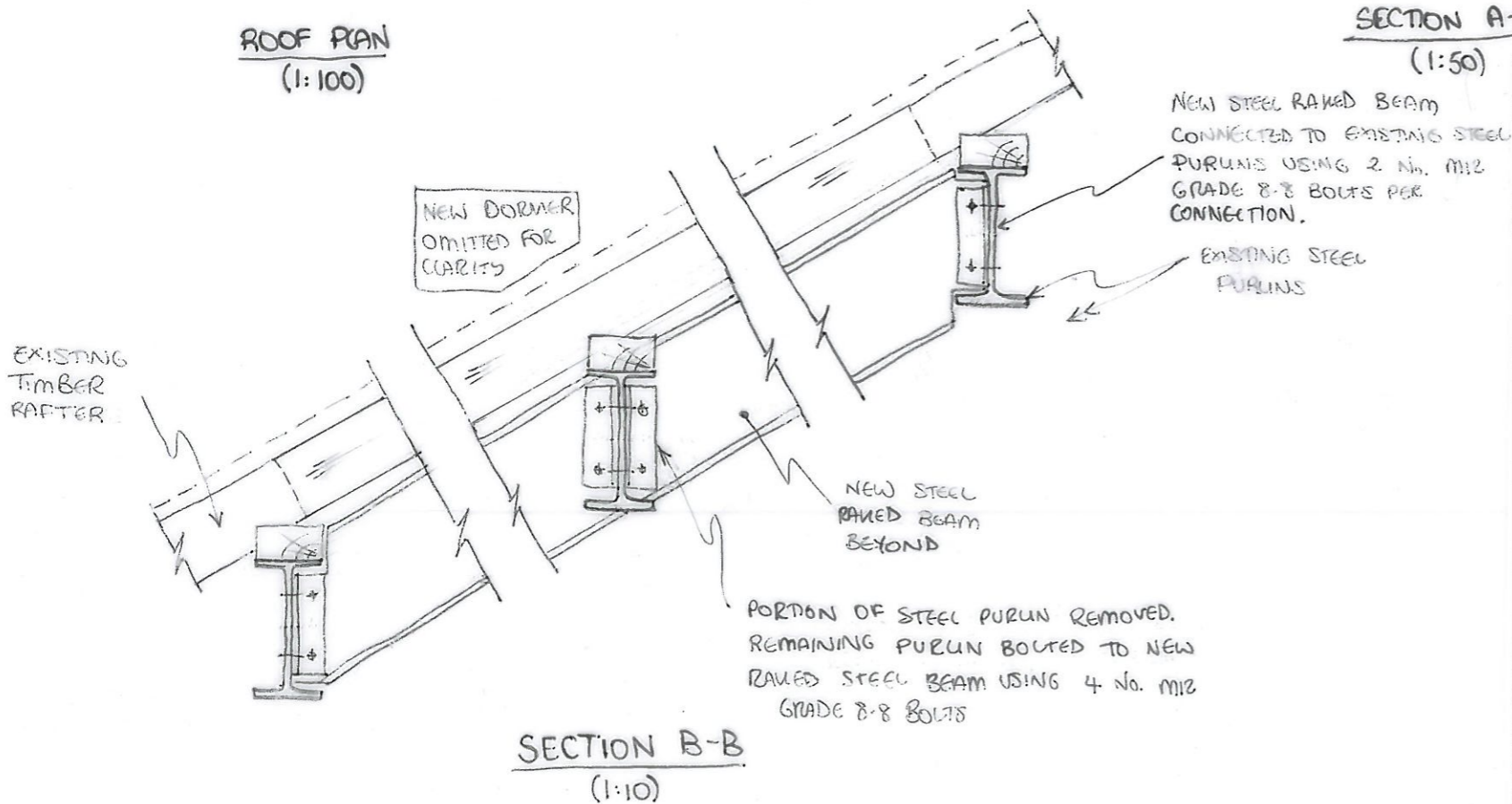
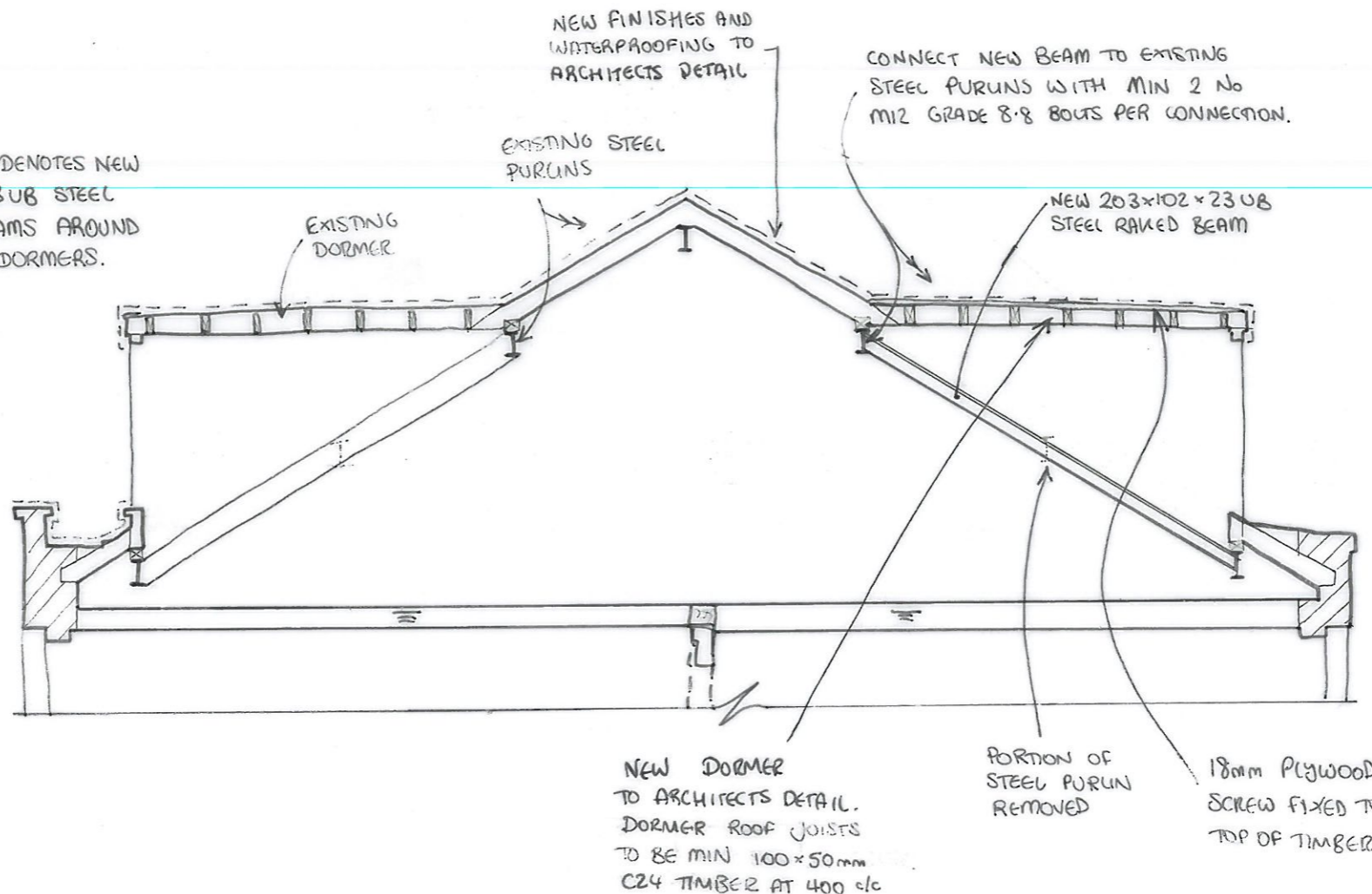
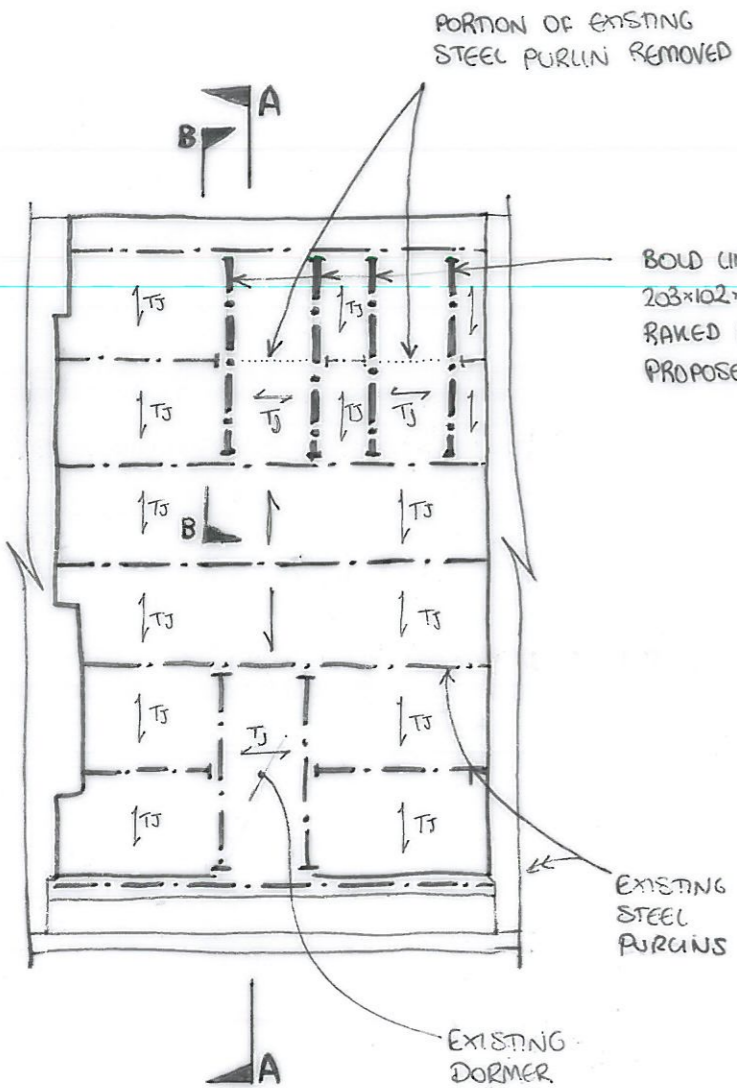
title  
PROPOSED STRUCTURE FOR GARDEN ROOM

drawn TJ checked RD  
date Oct '15 scale (original - A3) AS SHOWN

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dig. no.	1730/20/SK40	rev.	A
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ADDITIONAL NOTES

1. CONCRETE TO NEW FOUNDATIONS TO BE A 1:2:4, BY VOLUME, SULPHATE-RESISTING PORTLAND CEMENT (SRPC42.5):SAND:AGGREGATE MIX. DO NOT USE MARINE AGGREGATES.
2. CONCRETE FOR PADSTONES, LINTELS ETC TO BE 1:1½:3 BY VOLUME, PORTLAND CEMENT (PC 42.5):SAND:AGGREGATE MIX. DO NOT USE MARINE AGGREGATES.
3. NEW BRICKWORK BELOW DPC TO BE IN FROST RESISTANT CLAY BRICK OF MINIMUM 20N/mm² STRENGTH SET IN 1:3 SULPHATE-RESISTING PORTLAND CEMENT (SRPC 42.5):SAND MORTAR.
4. NEW BRICKWORK ABOVE DPC TO BE OF MINIMUM 20N/mm² STRENGTH CLAY BRICKS SET IN 1:1:6 MORTAR. PORTLAND CEMENT (PC 42.5):LIME:SAND MORTAR.
5. BRICKWORK AND BLOCKWORK TO BE LAID PROPERLY BONDED AS AGREED WITH THE ARCHITECT AND FULLY TOOTHED INTO EXISTING WORK. ALL WORK TO COMPLY WITH BS 5628: PART 1 AND BS 5628: PART 3.
6. NEW TIMBER AS PER THE TIMBER SPECIFICATION.
7. NEW STEELWORK IN THE WORKS TO BE GRADE S275 TO BS EN 10 025. MATERIAL AND WORKMANSHIP TO BS 5950: PART 2.
8. STEELWORK IN EXTERNAL ELEVATION TO BE GALVANISED AND PAINTED WITH TWO COATS OF BITUMINOUS PAINT (MIN 400mm THICK)
9. THE CONTRACTOR SHALL ENSURE THAT THE STABILITY OF THE BUILDING AND ADJOINING PREMISES IS MAINTAINED AT ALL STAGES OF CONSTRUCTION. HE SHALL DESIGN, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORK, AND PROGRAMME THE WORKS ACCORDINGLY.

notes

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS AND THE TIMBER SPECIFICATION
2. THE INFORMATION ON THIS DRAWING IS BASED ON:
  - A. THOMAS MOSS SURVEY DRAWINGS (2013)
  - B. CHRIS DYSON ARCHITECTURE DRAWINGS (2015)

NOT FOR CONSTRUCTION

A	04/12/15	ISSUED FOR TENDER	TJ
-	12/11/15	ISSUED FOR COMMENT	TJ

job  
28 GREAT JAMES STREET

title  
PROPOSED ROOF STEELWORK (LAYOUT)

drawn TJ	checked RD
date OCT '15	scale (original - A3) AS SHOWN

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