

**Structural Drawings**

**For**

**10, Downside Crescent**

**Belsize Park**

**London NW3**

**rodriguesassociates**

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London

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May 2018



**GENERAL NOTES**

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECT'S DRAWINGS AND SERVICES ENGINEER'S DRAWINGS.
- FOR SETTING OUT REFER TO ARCHITECT'S DRAWINGS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- DO NOT SCALE FROM THE DRAWINGS OR THE COMPUTER DIGITAL DATA. ONLY FIGURED DIMENSIONS TO BE USED.
- STRUCTURAL LEVELS ARE IN METRES AND RELATED TO ORDANCE DATUM (OD). THEY ARE SHOWN THUS:

2.500m ON PLANS.  
 2.500m ON SECTIONS.

STRUCTURAL SLAB LEVEL (SSL) IS THE TOP SURFACE LEVEL OF THE CONCRETE SLAB IMMEDIATELY ADJACENT TO A COLUMN POSITION.

- FOR ALL WATERPROOFING DETAILS SEE ARCHITECT'S DRAWINGS.
- HOLES OF MAXIMUM DIMENSION LESS THAN 150mm ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. FOR DETAILS OF SUCH HOLES REFER TO RELEVANT ARCHITECT'S DRAWINGS AND SERVICES BUILDERS-WORK DRAWINGS.
- THE WORKS CONTRACTOR IS TO PROVIDE ANY TEMPORARY BRACING NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.
- THE WORKS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING CODES. THIS LIST IS NOT EXHAUSTIVE AND IS ONLY INTENDED TO LIST THE PRINCIPAL CODES USED:
  - BS 6399 : PART 1 : 1996 : CODE OF PRACTICE FOR DEAD AND IMPOSED LOADS.
  - BS 6399 : PART 2 : 1995 : CODE OF PRACTICE FOR WIND LOADS.
  - BS 6399 : PART 3 : 1988 : CODE OF PRACTICE FOR IMPOSED ROOF LOADS.
  - BS 8004 : 1986 : CODE OF PRACTICE FOR FOUNDATIONS.
- THE WORKS HAVE BEEN DESIGNED FOR THE FINISH STATE. THE SUPERIMPOSED LOADS INDICATED IN THE CALCULATIONS HAVE BEEN USED IN THE DESIGN AND WILL BE MADE AVAILABLE ON REQUEST.
- ALL WORKS SHALL COMPLY WITH BUILDING REGULATIONS AND OTHER RELEVANT STATUTORY NOTICES E.G. HEALTH AND SAFETY BYLAWS, COSHH ETC

**NOTES FOR MASONRY**

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S SERVICES ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- ALL BRICKWORK SHALL COMPLY WITH BS 5628.
- ALL BRICKS SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 20N/mm<sup>2</sup>.
- BLOCKWORK SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 7N/mm<sup>2</sup>.
- MORTAR SHALL BE A CLASS (ii) CEMENT: LIME PUTTY: SAND MIX (1:½:4), UNLESS INDICATED OTHERWISE.
- ALL VERTICAL JOINTS SHALL BE COMPLETELY FILLED. BRICKS SHALL BE LAID FROG UP. THE VOIDS IN PERFORATED BRICKS SHALL BE FILLED.
- FISSURED BRICKS OR BRICKS WITH VOIDS SHALL NOT BE USED.
- HORIZONTAL CHASES ARE PROHIBITED. VERTICAL CHASES AND BUILDERSWORK HOLES SHALL BE AGREED WITH THE ARCHITECT.
- WALL TIES TO BE ANCON ST1 TYPE 1 TIE AT 450mm VERTICALLY AND 900mm HORIZONTALLY UNLESS OTHERWISE STATED

**TEMPORARY WORKS**

- THE TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TEMPORARY WORKS DESIGNER.
- THE CONTRACTOR SHALL ENSURE THAT DURING PARTIAL REMOVAL OR DEMOLITION OF PARTS OF THE BUILDING, THE STABILITY OF THE REMAINING PARTS OF THE BUILDING ARE NOT COMPROMISED.
- THE CONTRACTOR SHALL SUBMIT DESIGN RISK ASSESSMENTS FOR ALL TEMPORARY WORKS AND METHOD STATEMENTS IN ACCORDANCE WITH CDM (2015) PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ANY REPLACEMENT OF FLOORS OR ROOFS SHOULD BE DONE INCREMENTALLY SO AS TO NOT COMPROMISE THE STABILITY OF THE EXISTING STRUCTURE.

**NOTES FOR CONCRETE**

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- ALL CONCRETE SHALL COMPLY WITH BS 5328 "CONCRETE" AND BS 8110 "STRUCTURAL USE OF CONCRETE".
- THE STRUCTURAL CONCRETE IS TO BE GRADE C40. MASS CONCRETE SHALL BE GRADE C20P. IF AN ALTERNATIVE SOURCE OR GRADE IS PROPOSED, THE MIX SHALL BE SUBJECT TO APPROVAL AS DESCRIBED IN BS 5328 AND BS 8110.
- COVER TO REINFORCEMENT IS TO BE AS SHOWN ON THE DRAWINGS.
- THE CONCRETE FINISHES ARE TO BE:  
 FINISH LOCATION  
 3U SURFACES OF ALL SLABS  
 A ALL FORMED SURFACES
- 50mm THICK BLINDING CONCRETE IS TO BE PLACED UNDER ALL REINFORCED CONCRETE IN CONTACT WITH THE GROUND. CONCRETE TO BE GRADE C20P.
- REINFORCEMENT SHALL COMPLY WITH BS 4449 OR BS 4483 AS RELEVANT. THE CONTRACTOR SHALL PREPARE BENDING SCHEDULES BASED ON THE R.C. DETAILS SHOWN ON THE DRAWINGS.
- OPENINGS SHOWN ON THE ENGINEER'S DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR WITH THE RELEVANT SERVICES BUILDERSWORK DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE DRAWN TO THE ATTENTION OF THE ARCHITECT.
- NO HOLES IN REINFORCED CONCRETE ARE TO BE FORMED OR CUT WITHOUT THE ENGINEER'S PRIOR AGREEMENT.
- THE POSITIONS AND DETAILS OF ALL CONSTRUCTION JOINTS ARE TO BE AGREED WITH THE ENGINEER BEFORE WORK COMMENCES. MAXIMUM LENGTH OF WALL SHALL BE 10m. MAXIMUM AREA OF SLAB SHALL BE 200m<sup>2</sup>.
- WATER BARS SHALL BE USED AT ALL CONSTRUCTION JOINTS AND PENETRATIONS. PUDDLE FLANGES SHALL BE USED ON PIPEWORK PASSING THROUGH RC WALLS OR SLABS.
- SERVICEABILITY CRITERIA SHOWN BELOW HAVE BEEN ADOPTED IN DESIGN IN ACCORDANCE WITH BS 8110. CONTRACTOR TO ENSURE ALL SUPPORTED FINISHES ALLOW FOR THESE DEFLECTIONS. PREDEFLECTION MAY BE REQUIRED FOR SIGNIFICANT PERMANENT LOADS.  
 BEAMS – SPAN/250  
 CANTILEVERS – LENGTH/125  
 COLUMNS – HEIGHT/300


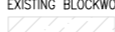
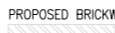
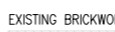

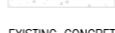
**NOTES FOR TIMBER**

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DRAWINGS AND SPECIFICATION.
- ALL TIMBER-WORK SHALL COMPLY WITH BS 5268.
- FLAT ROOF AREA:
  - ROOF JOISTS SHALL BE GRADE C24. EVIDENCE OF GRADING SHALL BE PROVIDED BEFORE WORK COMMENCES.
  - BLOCKING AND BATTENS SHALL BE GRADE C16 SOFTWOOD.
  - THE SIZES SHOWN ON THE DRAWINGS ARE FINISHED SIZES.
  - PLYWOOD FOR THE ROOF DIAPHRAGM SHALL BE AS FOLLOWS:
    - TYPE – CANADIAN DOUGLAS FIR
    - GRADE – SELECT UNSANDED
    - NOMINAL THICKNESS – 18.5mm
    - NUMBER OF PILES – 5
 THE BOARDING PATTERN IS AS SHOWN ON THE DRAWINGS. NOTE THAT THE PLYWOOD IS USED FOR STABILITY OF THE ROOF.
  - IN JOINT ZONES WANES, SHAKES AND KNOTS ARE NOT PERMITTED.
  - TIMBER TO BE CAREFULLY CUT AND PLANED TO ENSURE TIGHT FIT AND CONTINUOUS BEARING AGAINST METALWORK.
  - ALL GAPS BETWEEN TIMBER AND METALWORK TO BE RESIN-GROUTED, TO THE APPROVAL OF THE ENGINEER.
- ALL CONNECTORS, BOLTS, NAILS ETC. SHALL BE GALVANISED TO BS 729.
- ADHESIVE SHALL BE TO BS1204: PART 1: 1970, TYPE WBP
- ALL TIMBER TO BE TREATED IN ACCORDANCE WITH THE BRITISH WOOD PRESERVATIVE AND DAMP-PROOFING ASSOCIATION COMMODITY SPECIFICATION C8 FOR 40 YEARS DESIRED SERVICE LIFE.

**NOTES FOR STRUCTURAL STEELWORK**

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- ALL STEELWORK SHALL COMPLY WITH BS 5950.
- UNLESS OTHERWISE STIPULATED STRUCTURAL STEELWORK SHALL CONFIRM TO BS EN: WELDABLE STRUCTURAL STEELS.
- ALL STEEL SHALL BE GRADE S335. STEEL GRADE SHALL CONFIRM WITH TABLE 4 OF BS 5950.
- UNLESS NOTED OTHERWISE ALL BUTT WELDS SHALL BE FULL PENETRATION.
- UNLESS NOTED OTHERWISE ALL FILLET WELDS SHALL BE FULL PROFILE WITH A MINIMUM LEG LENGTH OF 6mm.
- UNLESS NOTED OTHERWISE ALL ORDINARY BOLT ASSEMBLIES SHALL BE GRADE 8.8.
- UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE M16.
- UNLESS NOTED OTHERWISE ALL HOLDING DOWN BOLT SHALL BE M16 GRADE 8.8 ANCHORED A MINIMUM OF 200mm DEPTH INTO THE SUPPORTING CONCRETE WITH A 100 X 100 X 8 THICK WASHER PLATE AT THE EMBEDDED HEAD OF THE BOLT.
- THE CLEARANCE OF BASE PLATES FROM SUPPORTING CONCRETE SHALL BE A MINIMUM OF 20mm AND ON COMPLETION OF ERECTION THIS SHALL BE GROUTED SOLID UNDER THE FULL AREA OF THE BASE PLATE WITH 1:2 SAND: CEMENT GROUT.
- CORROSION PROTECTION:
  - SURFACE PROTECTION – BLAST CLEAN TO SA 2.5 QUALITY BS 7079.
  - PREFABRICATOR PRIMER – EPOXY ZINC PHOSPHATE HB: 50 MICRONS (DFT).
  - FINISHING COAT – SEE ARCH'S SPEC.
  - SEE ARCH'S SPECIFICATION FOR DETAILS ON COLOUR AND TEXTURE.
- FIRE PROTECTION.  
 ½ HOUR ONE LAYER OF PLASTERBOARD AND SKIM COAT INTUMESCENT PAINT TO MANUFACTURER'S SPECIFICATION.  
 1 HOUR TWO LAYERS OF PLASTERBOARD WITH JOINTS STAGGERED AND SKIM COAT INTUMESCENT PAINT TO MANUFACTURER'S SPECIFICATION.

**LEGEND**

- PROPOSED BLOCKWORK 
- EXISTING BLOCKWORK 
- PROPOSED BRICKWORK 
- EXISTING BRICKWORK 
- PROPOSED CONCRETE 
- EXISTING CONCRETE 

Rev	Date	By	Rev
–	06.04.18	AB	SCHEME DRAFT
DATE	SCALE	DRAWN	AB
06-04-2018	A1 - 1:25 A3 - 1:50	CHECKED	–
JOB No.	DRG No.	REVISION	
1411	01	–	

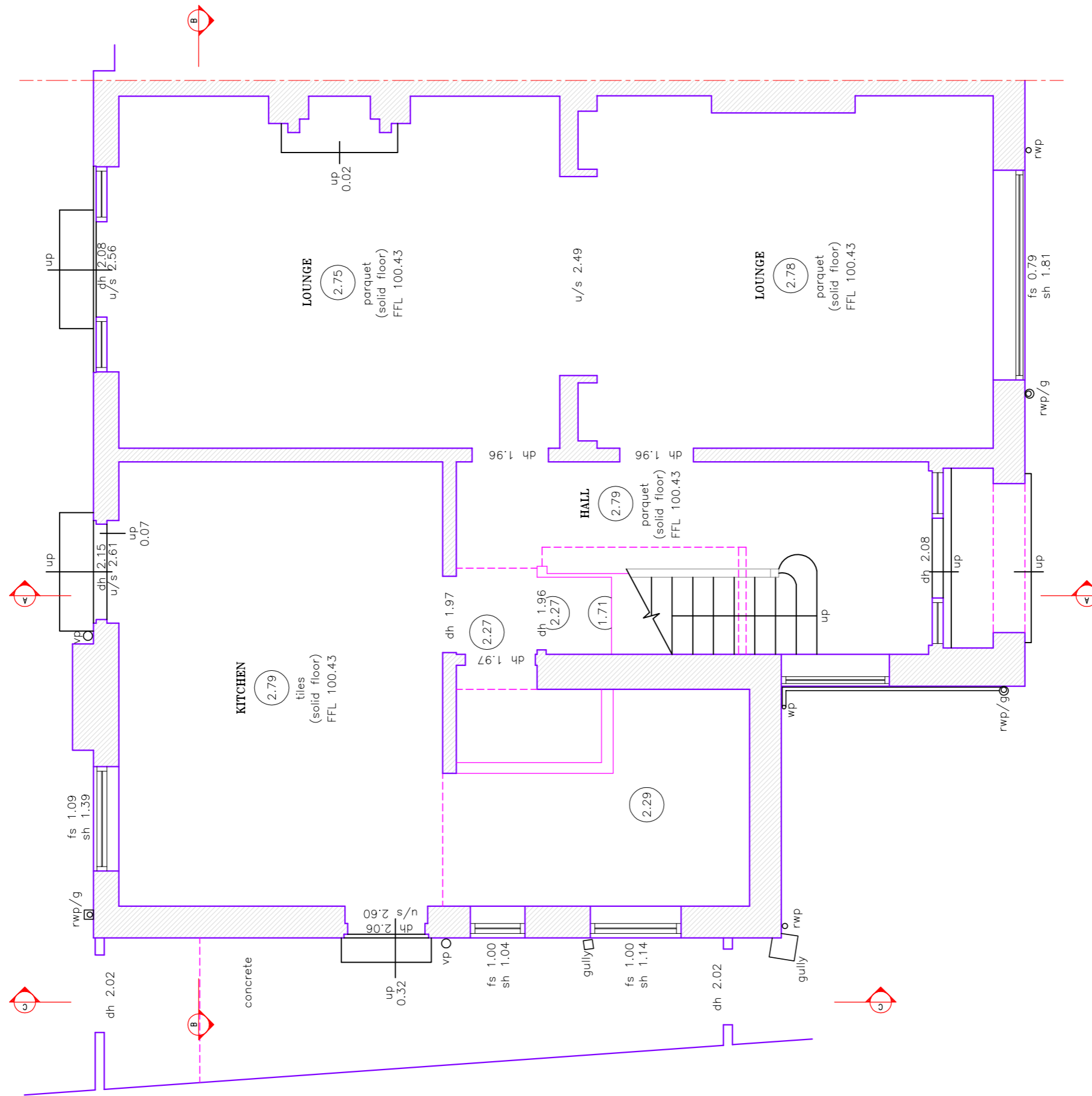
**CDM STATEMENT**  
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DRAWING STATUS **SCHEME DRAFT**  
 CLIENT **ASIF NOOR & SABINA KHAN**  
 10 DOWNSIDE CRESCENT, LONDON – NW3 2AP

DRAWING TITLE **GENERAL NOTES**

JOB TITLE **10 DOWNSIDE CRESCENT**  
**LONDON – NW3 2AP**

**rodriguesassociates**  
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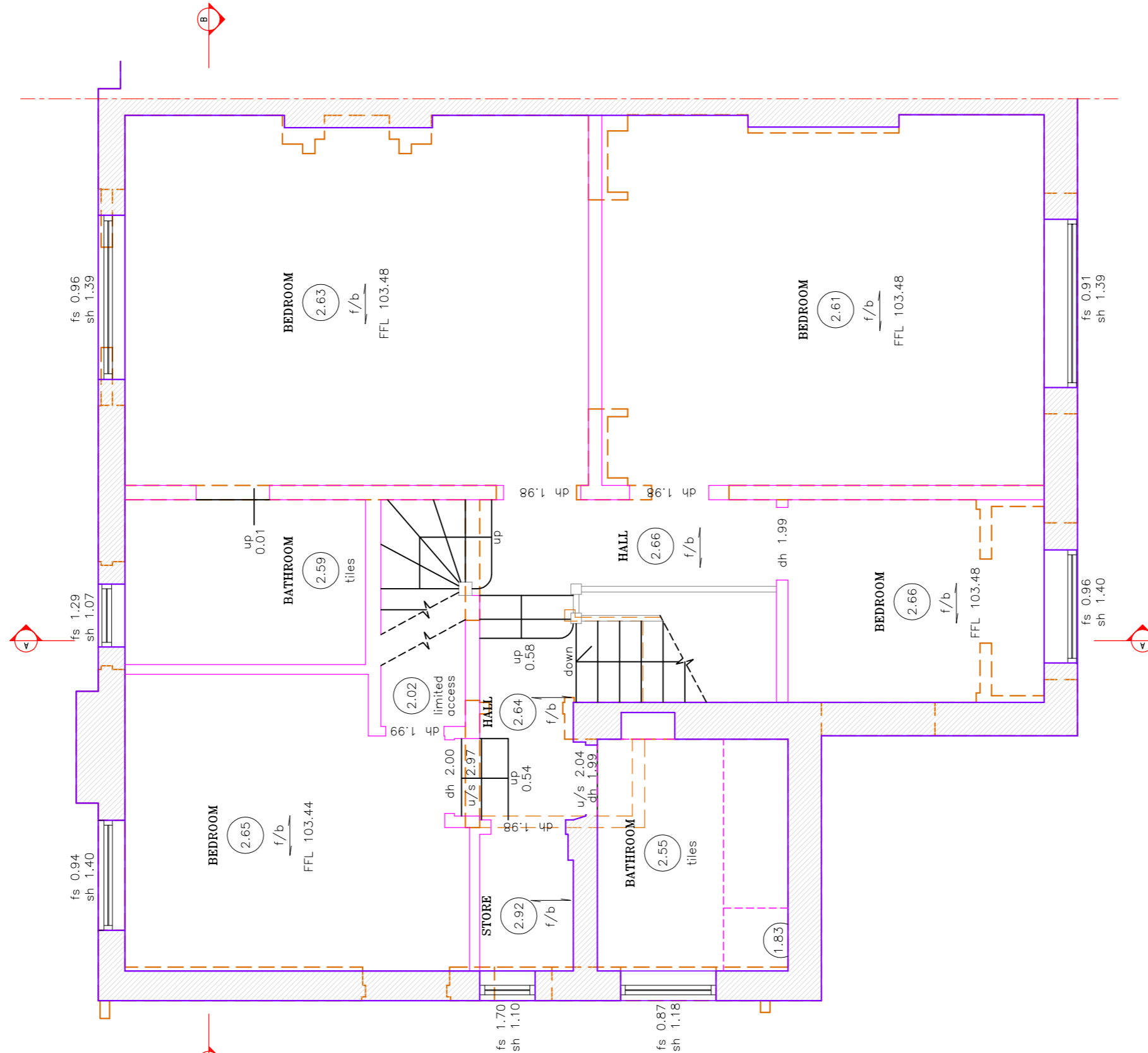
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 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP

**DRAWING TITLE** EXISTING GROUND FLOOR

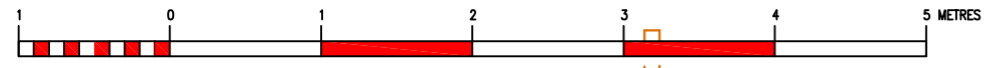
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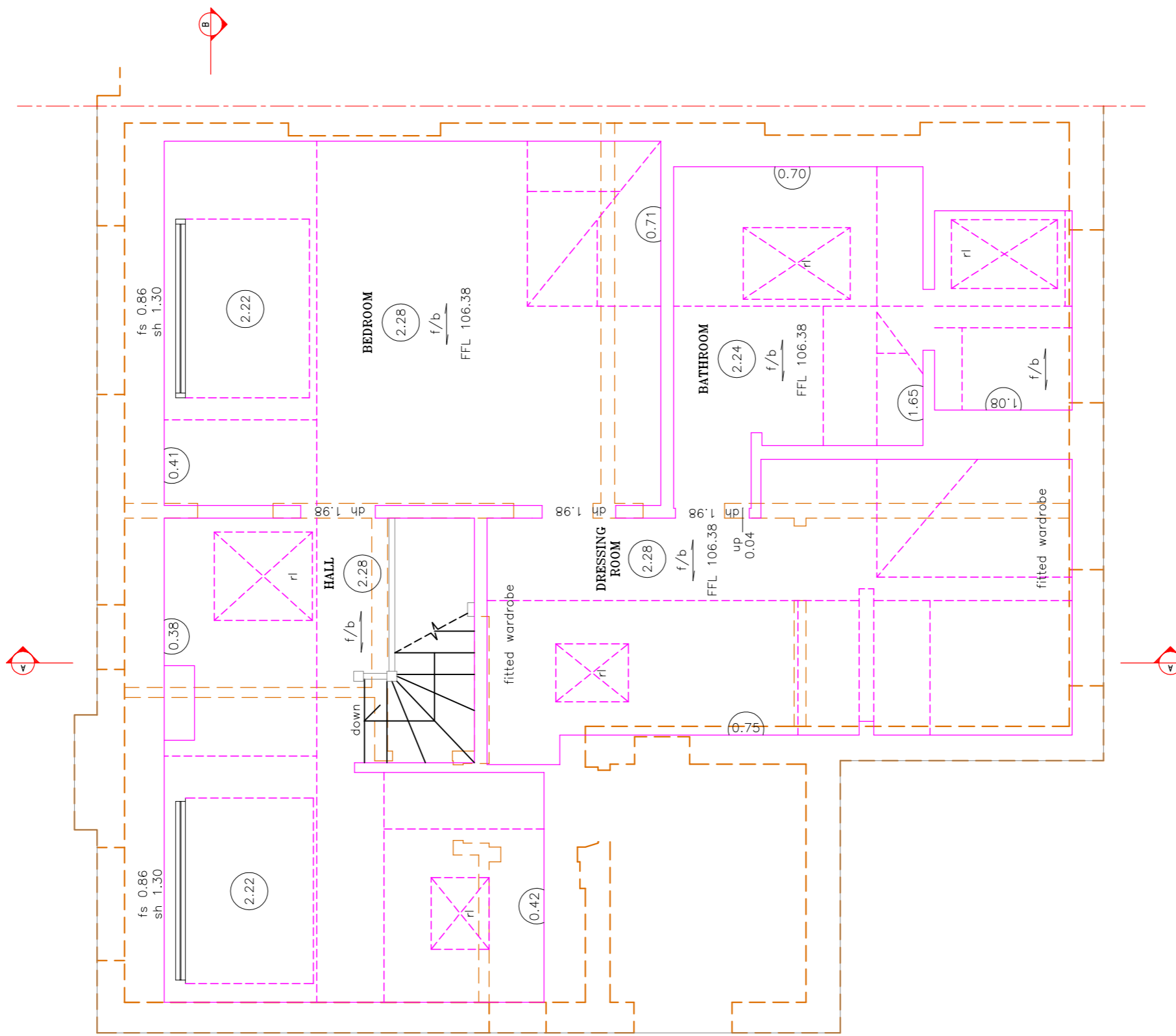
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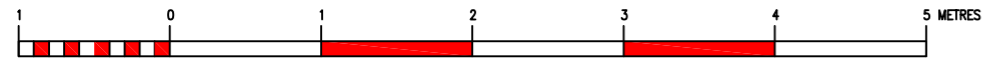
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	<b>CLIENT</b> ASIF NOOR & SABINA KHAN 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP	<b>DATE</b> 1411	<b>DRG No.</b> 03	<b>REVISION</b> -			



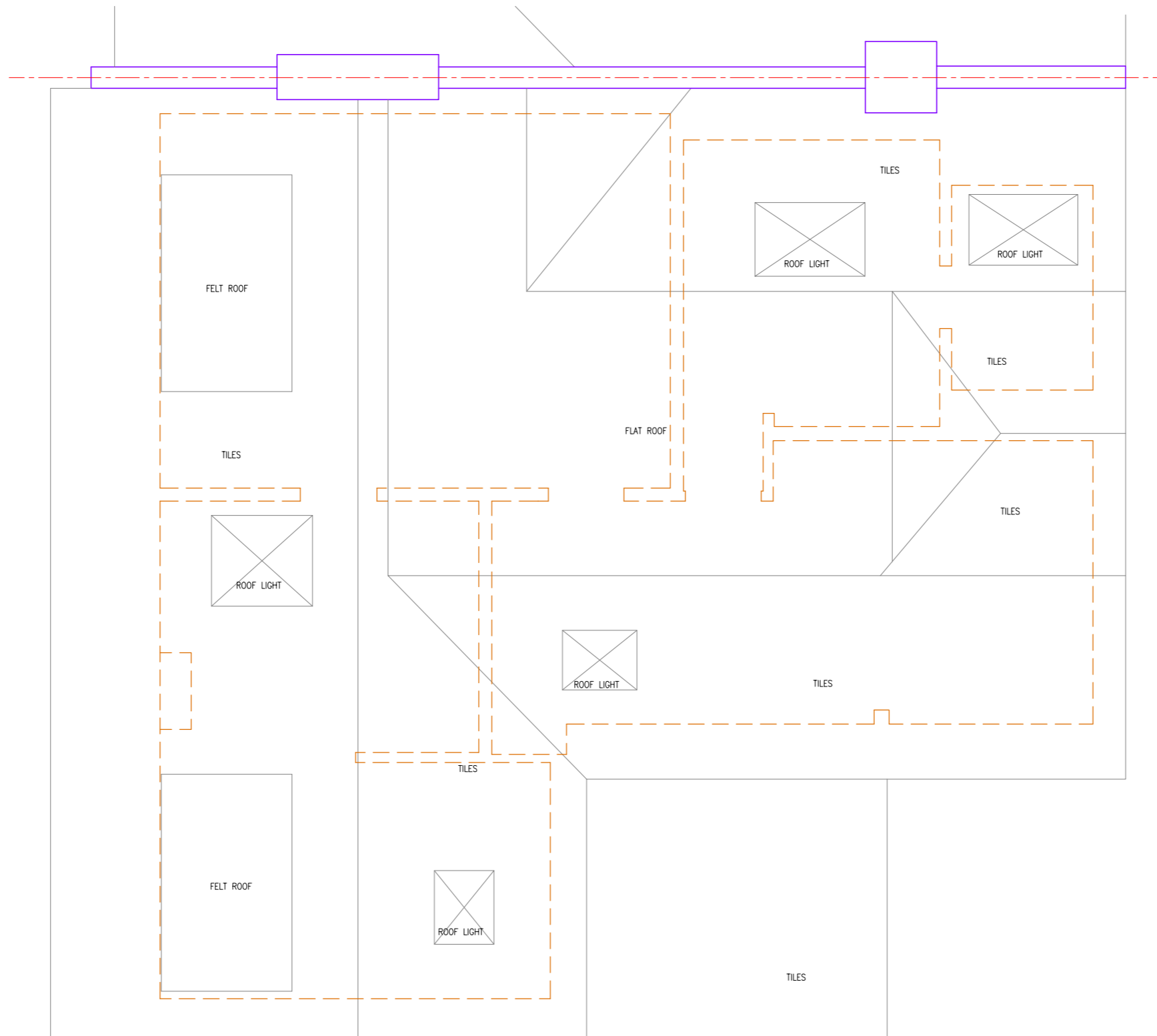
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	<b>CLIENT</b> ASIF NOOR & SABINA KHAN 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP					<b>JOB No.</b> 1411	<b>DRG No.</b> 04



**NOTES**

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**DRAWING TITLE**  
 EXISTING ROOF PLAN

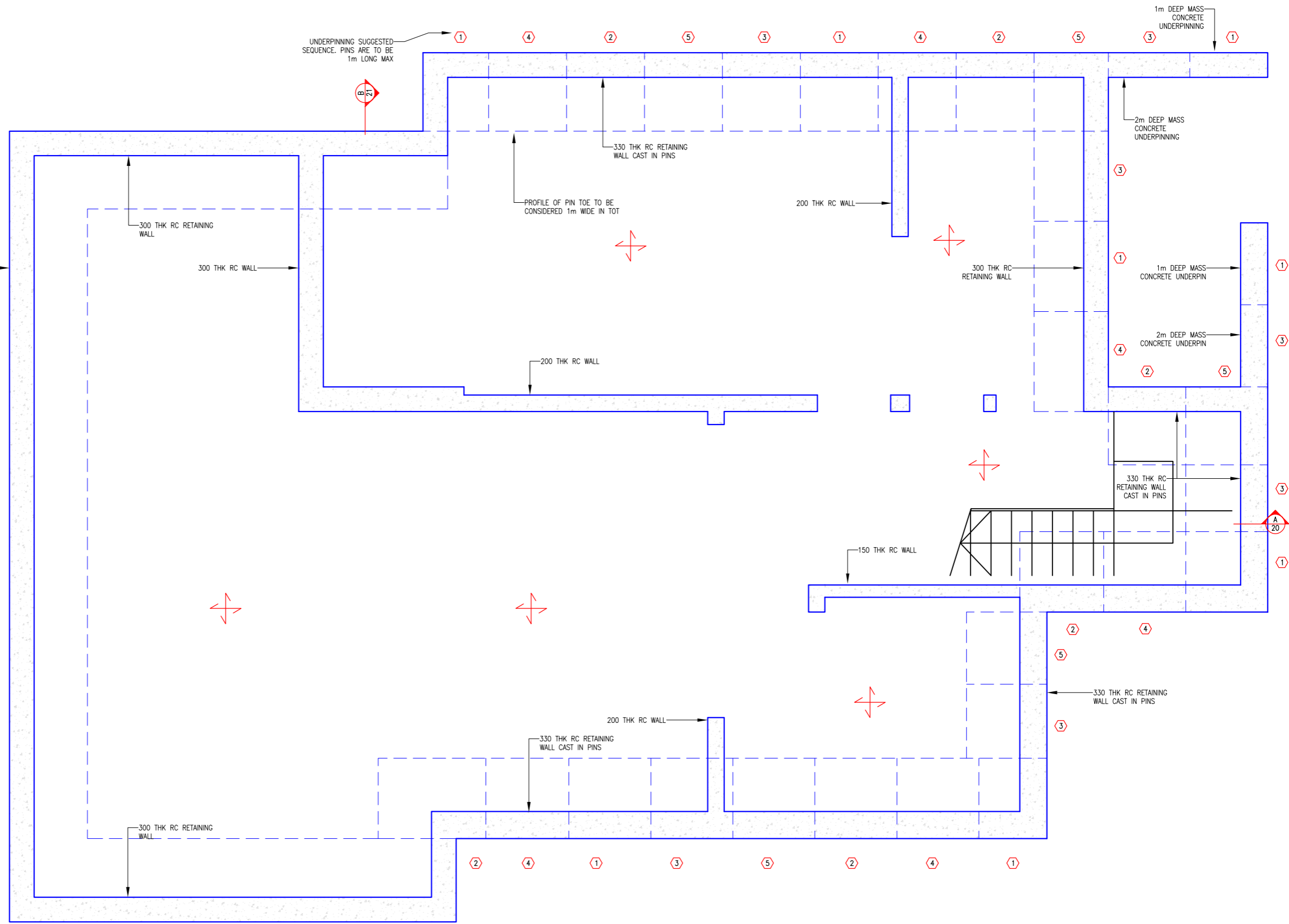
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LEGEND

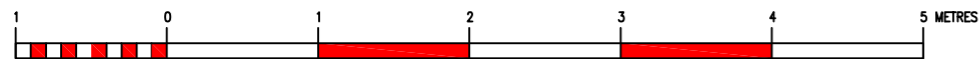
NEW 400 THK RC SLAB

UNDERPINNING SUGGESTED SEQUENCE. PINS ARE TO BE 1m LONG MAX



NOTES

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**CLIENT** ASIF NOOR & SABINA KHAN  
 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP

**DRAWING TITLE**  
 PROPOSED BASEMENT FLOOR





**JOB TITLE**  
 10 DOWNSIDE CRESCENT  
 LONDON - NW3 2AP

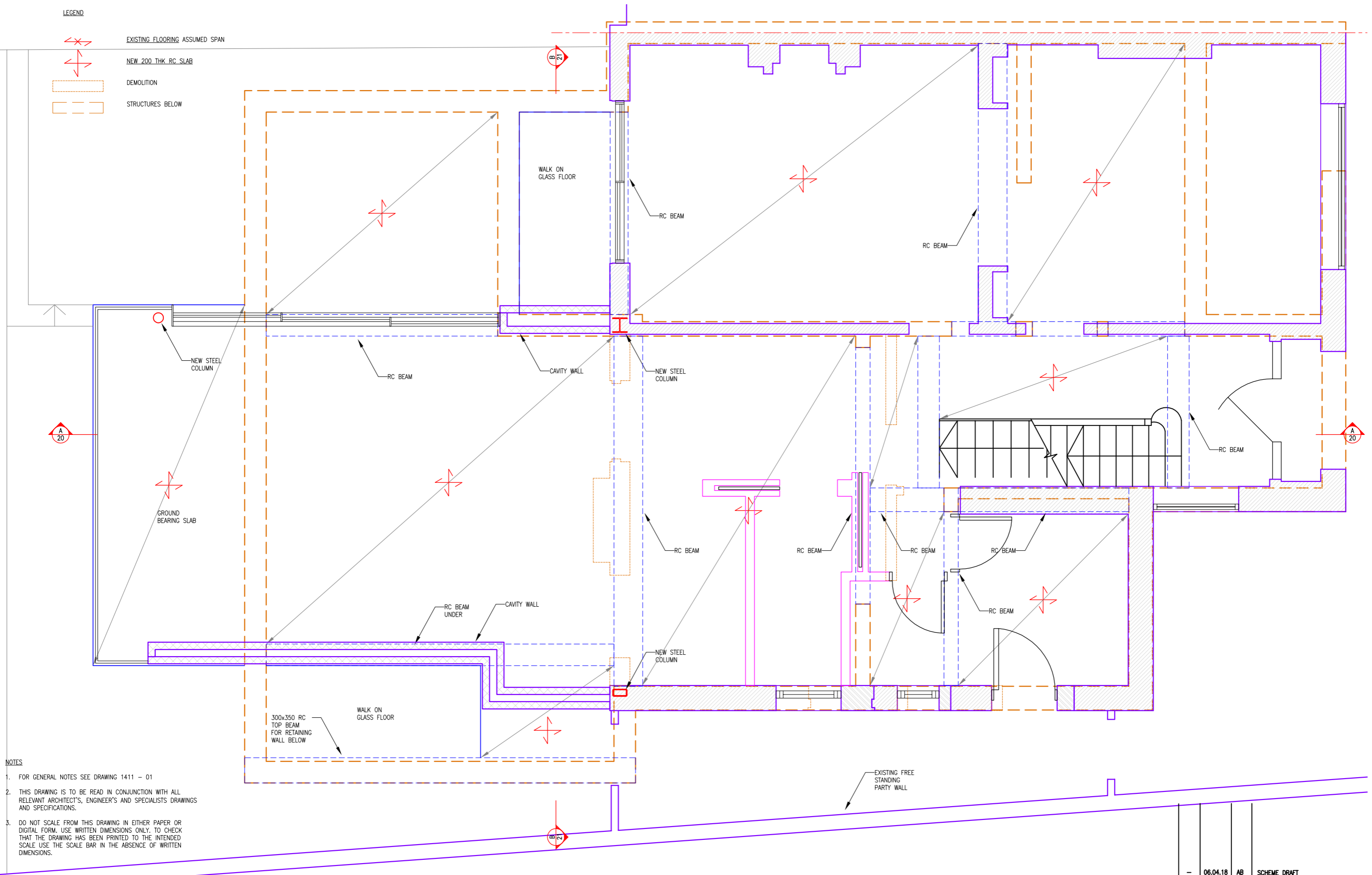
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<b>JOB No.</b> 1411	<b>DRG No.</b> 06	<b>CHECKED</b> -	<b>REVISION</b> -



LEGEND

-  EXISTING FLOORING ASSUMED SPAN
-  NEW 200 THK RC SLAB
-  DEMOLITION
-  STRUCTURES BELOW



- NOTES
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**DRAWING TITLE**  
 PROPOSED GROUND FLOOR

**JOB TITLE**  
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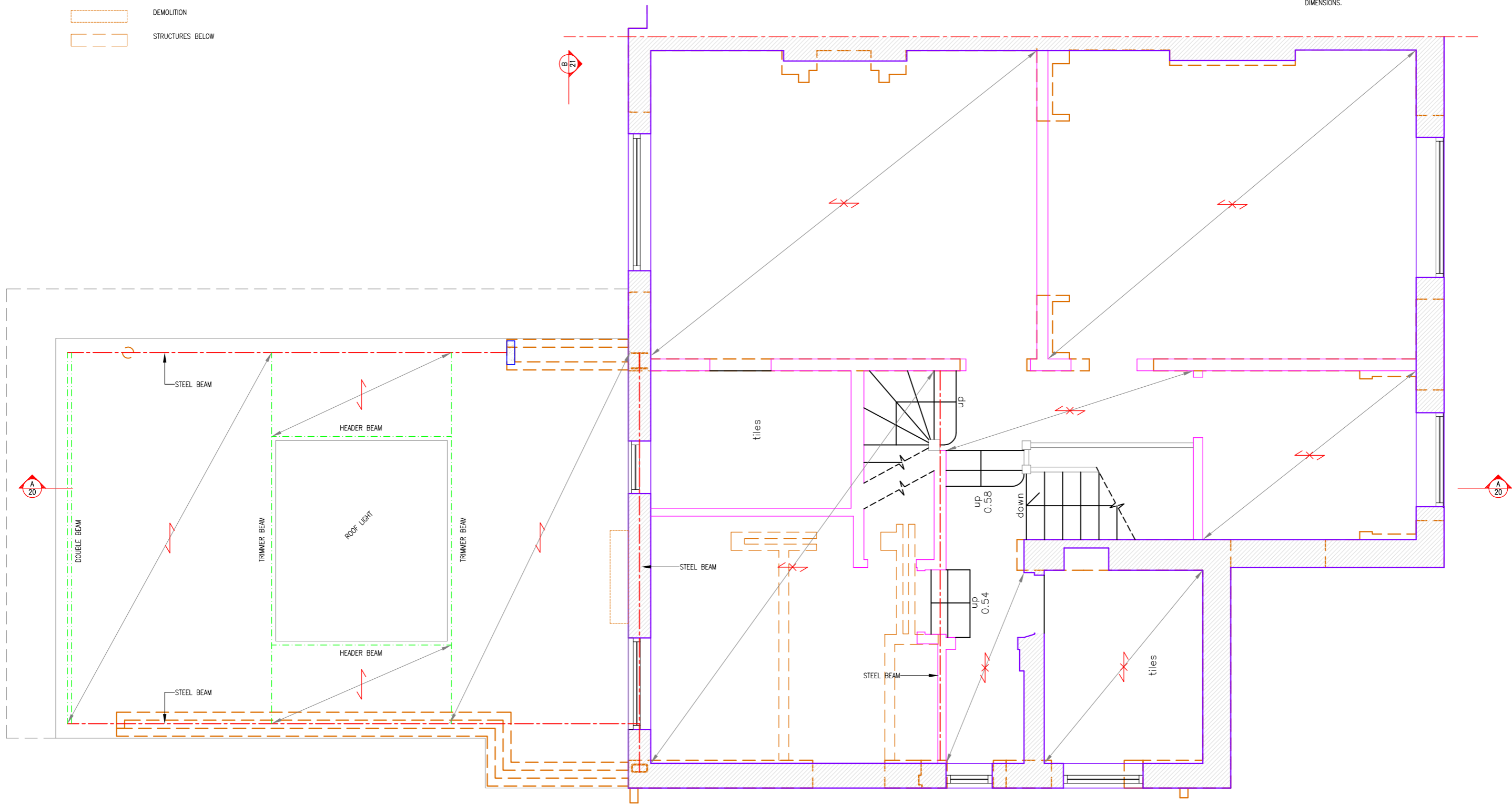
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LEGEND

- EXISTING FLOORING ASSUMED SPAN
- NEW ROOFING SPAN
- DEMOLITION
- STRUCTURES BELOW



Rev	Date	By	Rev
06.04.18		AB	SCHEME DRAFT

**CDM STATEMENT**  
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**DRAWING STATUS** SCHEME DRAFT  
**CLIENT** ASIF NOOR & SABINA KHAN  
 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP




**DRAWING TITLE** PROPOSED FIRST FLOOR

**JOB TITLE** 10 DOWNSIDE CRESCENT  
 LONDON - NW3 2AP

**rodriguesassociates**  
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 London EC1R 1UL  
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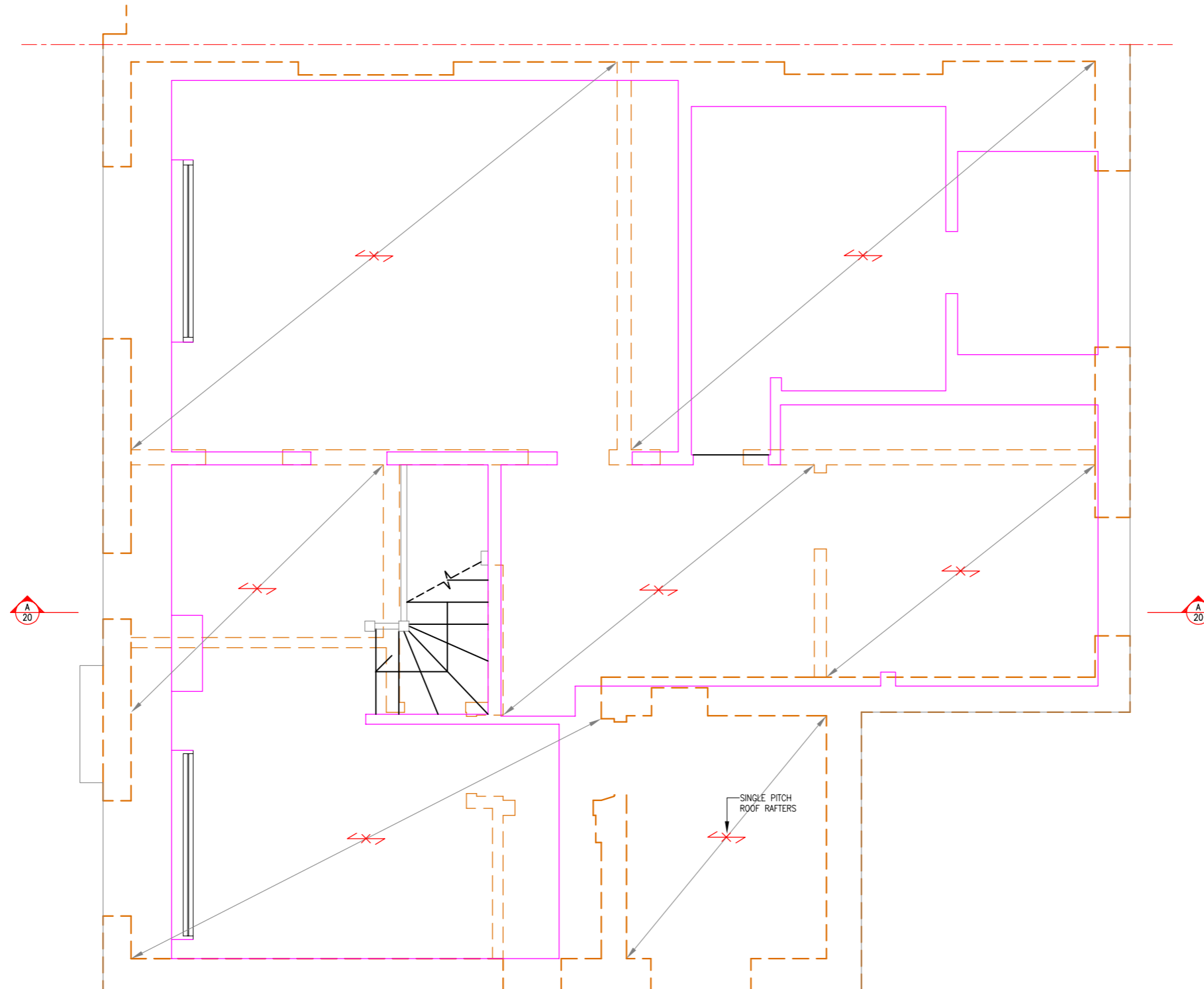
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06-04-2018	A1 - 1:25 A3 - 1:50	CHECKED	-
JOB No.	DRG No.	REVISION	
1411	08	-	

**LEGEND**

-  EXISTING FLOORING ASSUMED SPAN
-  DEMOLITION
-  STRUCTURES BELOW

**NOTES**

1. FOR GENERAL NOTES SEE DRAWING 1411 - 01
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JOB No.	DRG No.	REVISION	
1411	09	-	

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**DRAWING STATUS** SCHEME DRAFT  
**CLIENT** ASIF NOOR & SABINA KHAN  
 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP

**DRAWING TITLE**  
 PROPOSED SECOND FLOOR

**JOB TITLE**  
 10 DOWNSIDE CRESCENT  
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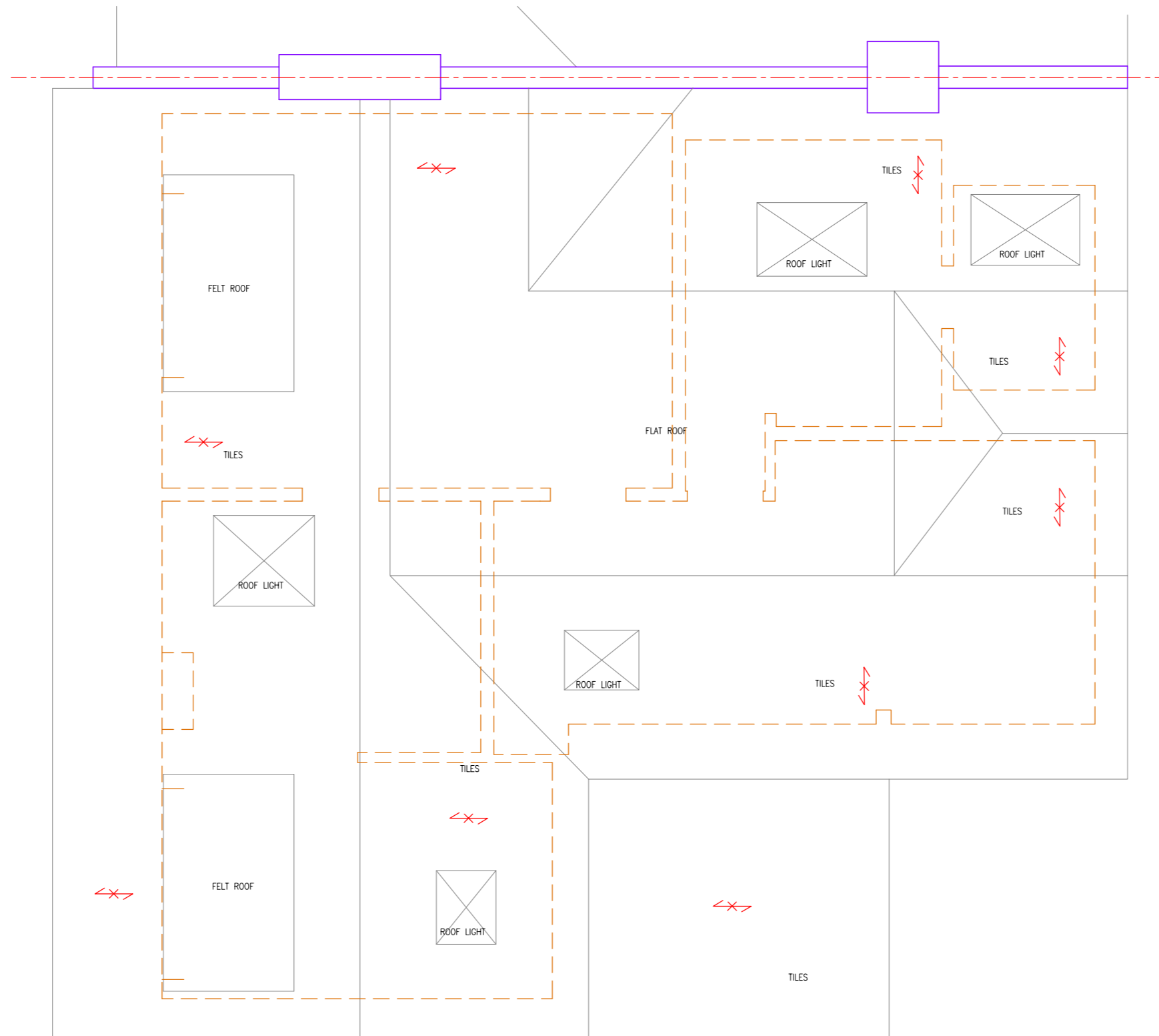
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**LEGEND**

-  EXISTING ROOFING ASSUMED SPAN
-  DEMOLITION
-  STRUCTURES BELOW

**NOTES**

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JOB No.	DRG No.	REVISION	
1411	10	-	

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**CLIENT** ASIF NOOR & SABINA KHAN  
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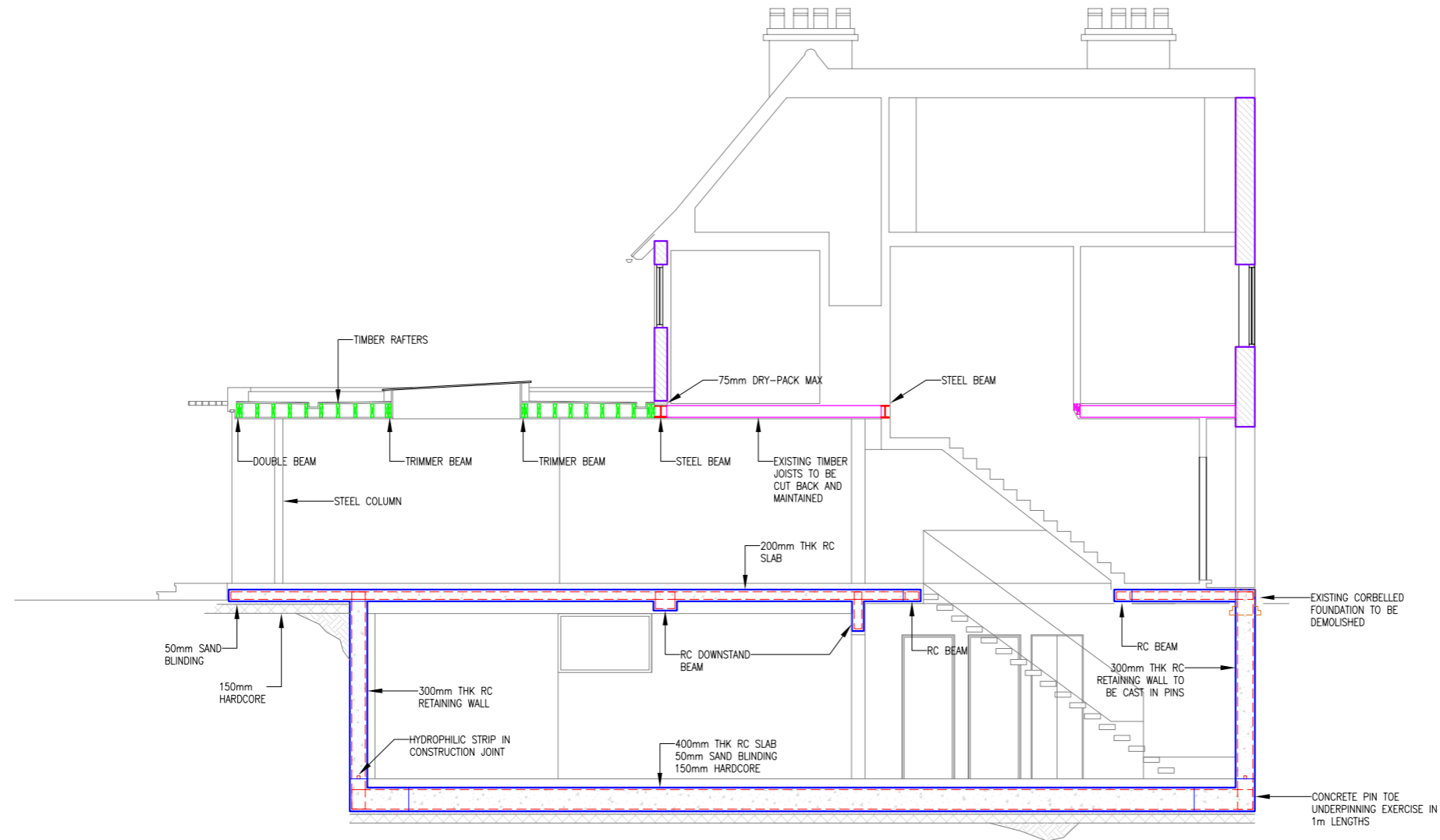
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**JOB TITLE**  
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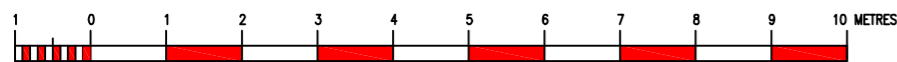
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SECTION A-A



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1411	20	-	

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**DRAWING STATUS** SCHEME DRAFT  
**CLIENT** ASIF NOOR & SABINA KHAN  
 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP

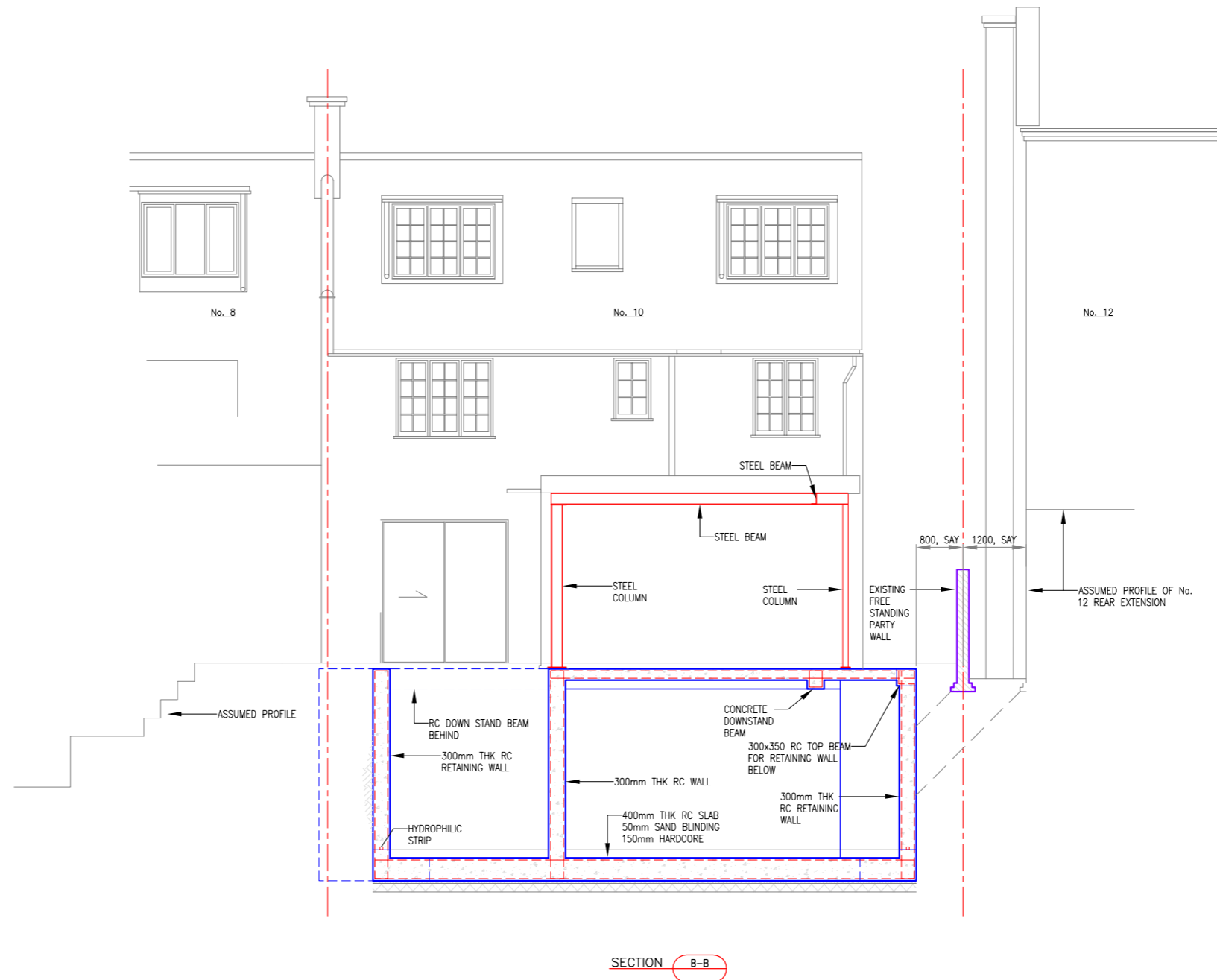
**DRAWING TITLE** PROPOSED SECTION A-A

**JOB TITLE**  
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1411	21	-	

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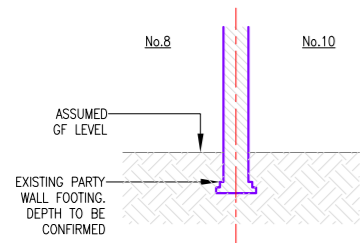
**DRAWING STATUS** SCHEME DRAFT  
**CLIENT** ASIF NOOR & SABINA KHAN  
 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP

**DRAWING TITLE** PROPOSED SECTION B-B

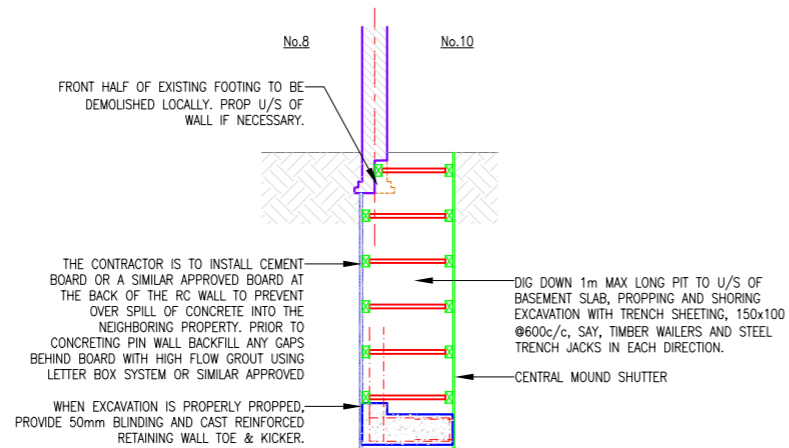
**JOB TITLE** 10 DOWNSIDE CRESCENT  
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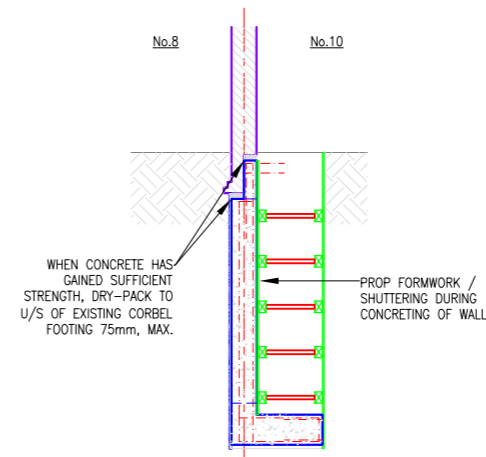
- STAGE 1**
- EXISTING CONDITION SET UP MONITORING POINTS & TAKE TWO SETS OF READING;



- STAGE 2**
- EXCAVATE WORKING BAY & PINS;
  - IN SEQUENCE PROP EXCAVATION & REMOVE ANY LOOSE MATERIAL FROM THE UNDERSIDE OF THE EXISTING FOUNDATION, PLACING PROPS IF NECESSARY;
  - CAREFULLY CUT BACK CORBEL AND PORTION OF EXISTING PARTY WALLS BASE WITH SMALL HAND TOOLS TO ALLOW FUTURE CONNECTION OF RETAINING WALL WITH GROUND FLOOR SLAB.



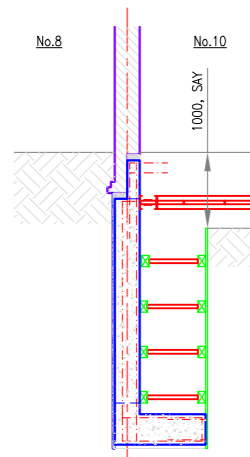
- STAGE 3**
- INSTALL COUPLERS IN HORIZONTAL REINFORCEMENT FOR CONNECTION WITH ADJACENT BAY;
  - INSTALL FORMWORK FOR WALL AND PLACE CONCRETE;
  - DRY PACK VOID BETWEEN NEW CONCRETE PIN & UNDERSIDE OF EXISTING FOUNDATION;
  - LEAVE EXCAVATION FULLY SHORED



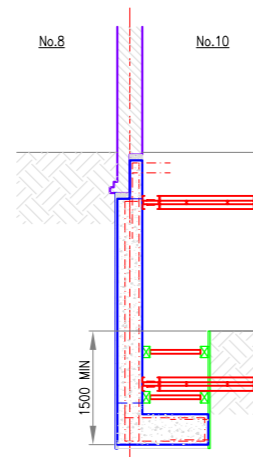
**NOTES**

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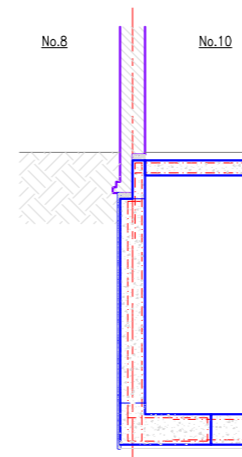
- STAGE 4**
- CAST BASEMENT PERIMETER WALLS REPEATING STAGE 1 TO 3 IN SEQUENCE AS SPECIFIED ON PLAN;
  - CAST OTHER RETAINING WALLS OUTSIDE OF MAIN BUILDING FOOTPRINT AREA;
  - ONCE ALL OF THE PINS HAVE BEEN CAST AND MAIN BUILDING INTERNAL WALLS TEMPORARILY SUPPORTED, LOCALLY REDUCE CENTRAL MOUND LEVEL FOR INSTALLATION OF UPPER HORIZONTAL PROPS AND WALING BEAMS;



- STAGE 5**
- REDUCE SOIL LEVEL AND DIG LOCAL TRENCHES TO ALLOW INSTALLATION OF LOWER WALING BEAMS AND HORIZONTAL PROPS;
  - ONCE LOWER LEVEL OF PROPS HAS BEEN INSTALLED EXCAVATE TO FORMATION LEVEL OF BASEMENT



- STAGE 6**
- BLIND FORMATION LEVEL, PLACE REINFORCEMENT AND CAST BASE SLAB;
  - ONCE BASEMENT SLAB HAS GAINED SUFFICIENT STRENGTH REMOVE LOWER LEVEL OF PROPS, CAST BASEMENT INTERNAL WALLS
  - ONCE BASEMENT WALLS HAVE GAINED SUFFICIENT STRENGTH CAST LOWER GROUND FLOOR SLAB AND BUILD-UP SUPER STRUCTURE ABOVE



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1411	31	-	

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**DRAWING STATUS** SCHEME DRAFT  
**CLIENT** ASIF NOOR & SABINA KHAN  
 10 DOWNSIDE CRESCENT, LONDON - NW3 2AP

**DRAWING TITLE** SUGGESTED UNDERPINNING METHODOLOGY

**JOB TITLE** 10 DOWNSIDE CRESCENT LONDON - NW3 2AP

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