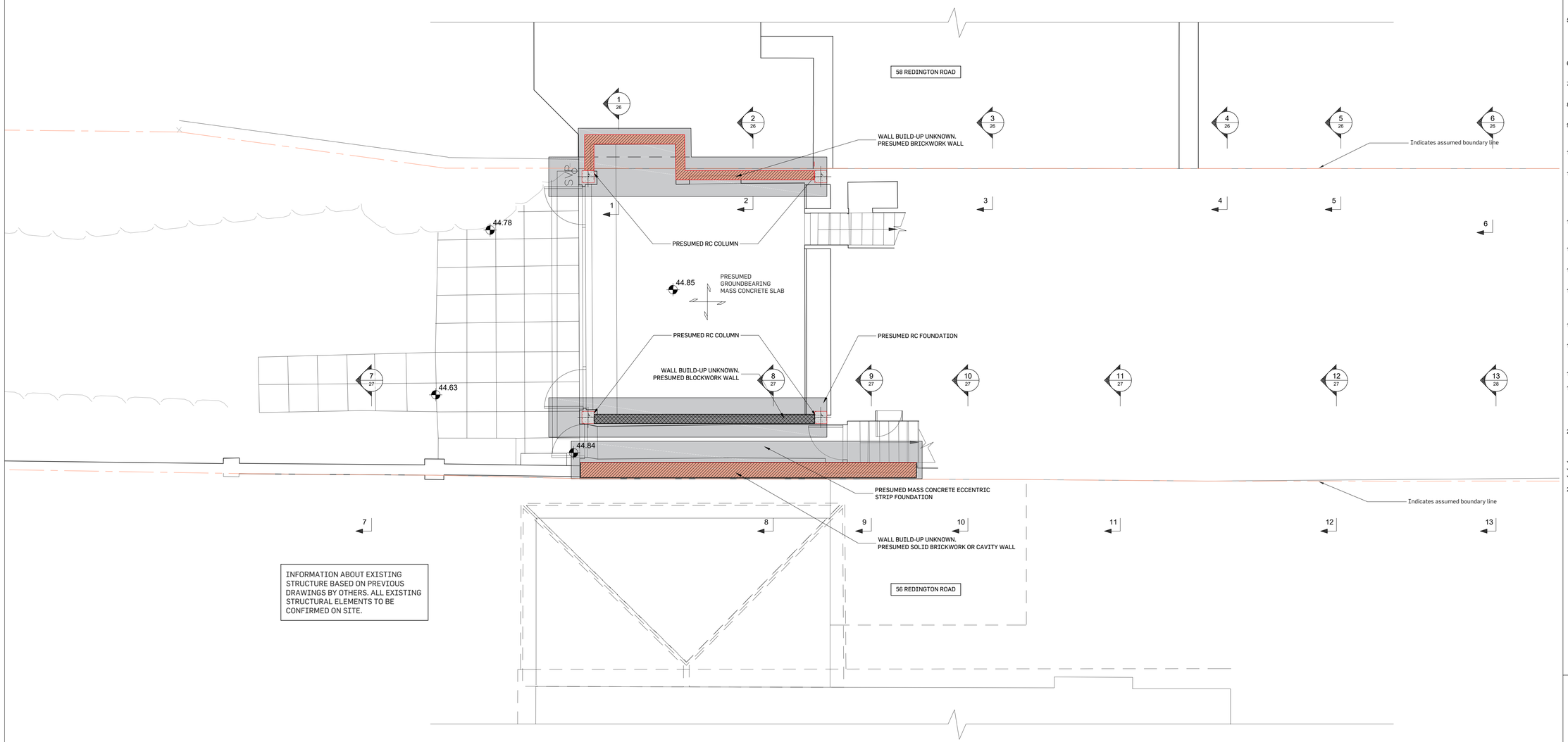
Appendix A

Existing Plans and Sections



INFORMATION ABOUT EXISTING STRUCTURE BASED ON PREVIOUS DRAWINGS BY OTHERS. ALL EXISTING STRUCTURAL ELEMENTS TO BE CONFIRMED ON SITE.

EXISTING GARDEN FLOOR LAYOUT

SCALE 1:50

0 1 2 3 4 5

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard $SA2\frac{1}{2}$ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

Project
58A REDINGTON ROAD
LONDON
NW3

Title
EXISTING GARDEN FLOOR LAYOUT

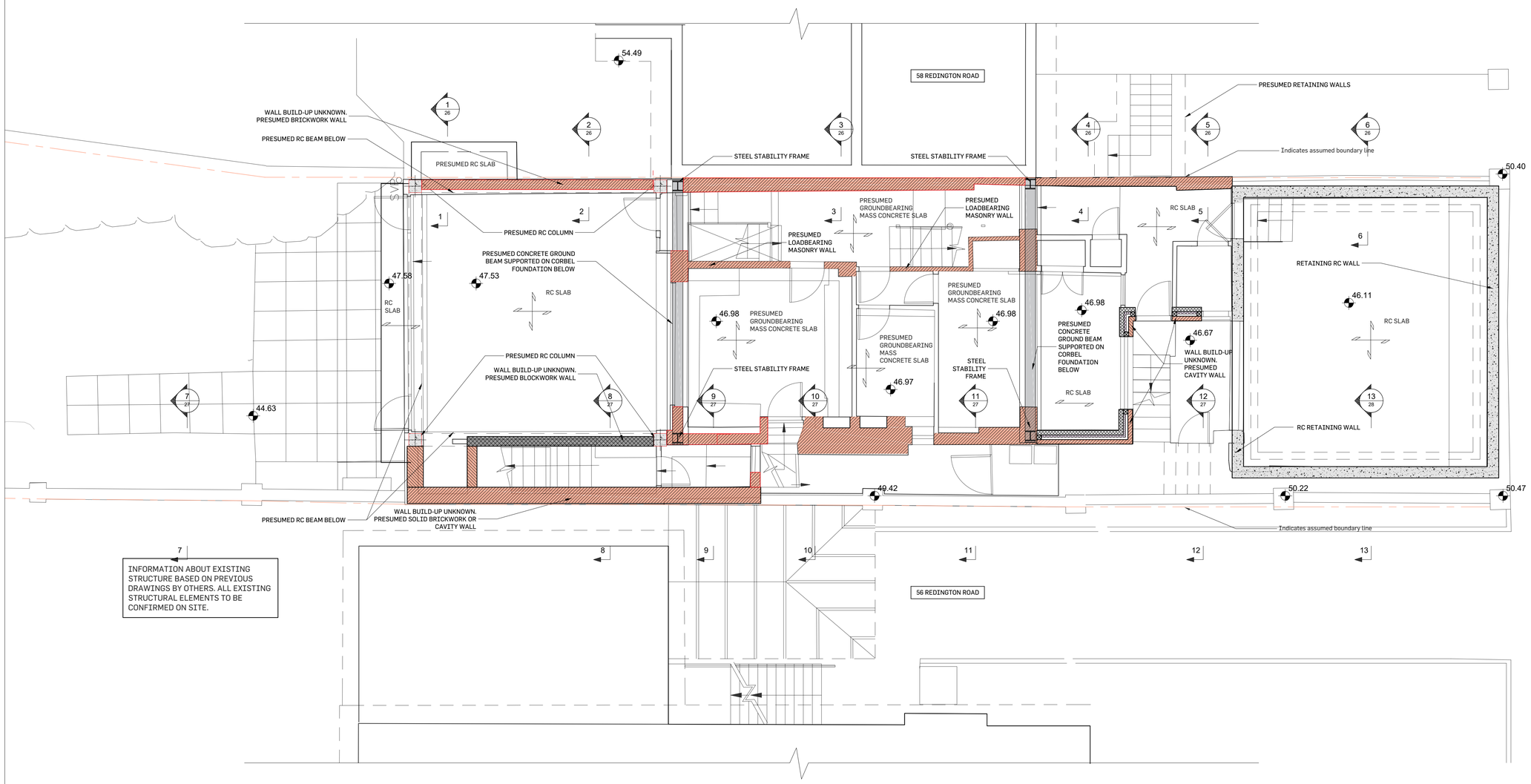
C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
55-57 Felsham Road
Putney
London SW15 1AZ.
+44 (0)20 8785 4499
elitedesigners.co.uk

Scales (A1)	AS SHOWN	
Drawn	OT	06/09/2018
Ch'd(Eng.)	BH	06/09/2018
Approved	BH	06/09/2018

Drg. No. 2018-059- 20

Rev. B



INFORMATION ABOUT EXISTING STRUCTURE BASED ON PREVIOUS DRAWINGS BY OTHERS. ALL EXISTING STRUCTURAL ELEMENTS TO BE CONFIRMED ON SITE.

EXISTING LOWER GROUND FLOOR LAYOUT

SCALE 1:50

0 1 2 3 4 5

LOWER GROUND PLAN – EXIST.

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard SA2½ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

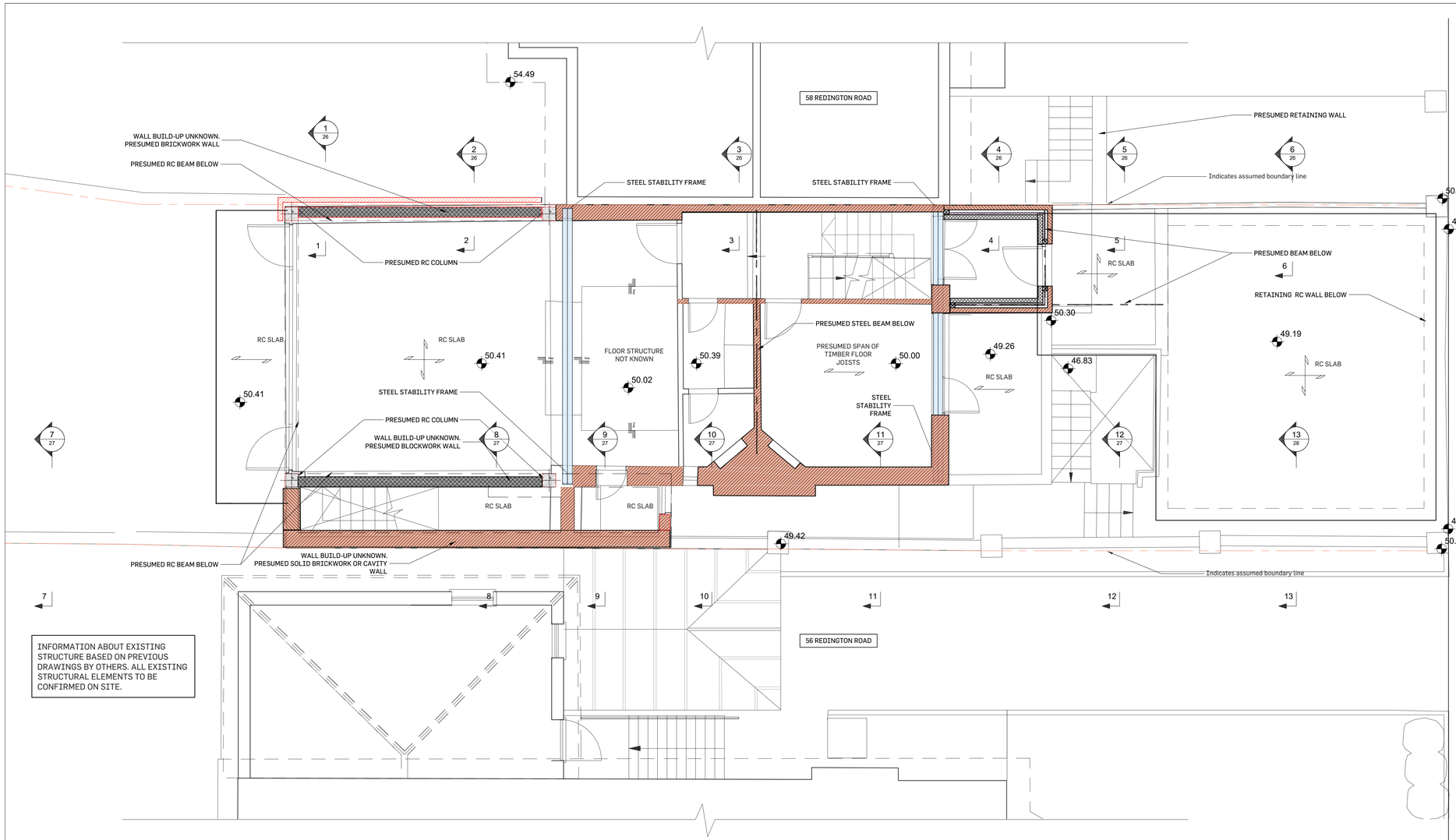
Project
58A REDINGTON ROAD
LONDON
NW3

Title
EXISTING LOWER GROUND FLOOR LAYOUT

C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4499
elitedesigners.co.uk

Scales (A1)	AS SHOWN		Drg. No.	Rev.
Drawn	OT	06/09/2018	2018-059- 21	B
Ch'd(Eng.)	BH	06/09/2018		
Approved	BH	06/09/2018		



INFORMATION ABOUT EXISTING STRUCTURE BASED ON PREVIOUS DRAWINGS BY OTHERS. ALL EXISTING STRUCTURAL ELEMENTS TO BE CONFIRMED ON SITE.

EXISTING UPPER GROUND FLOOR LAYOUT

SCALE 1:50

0 1 2 3 4 5

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard SA2½ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

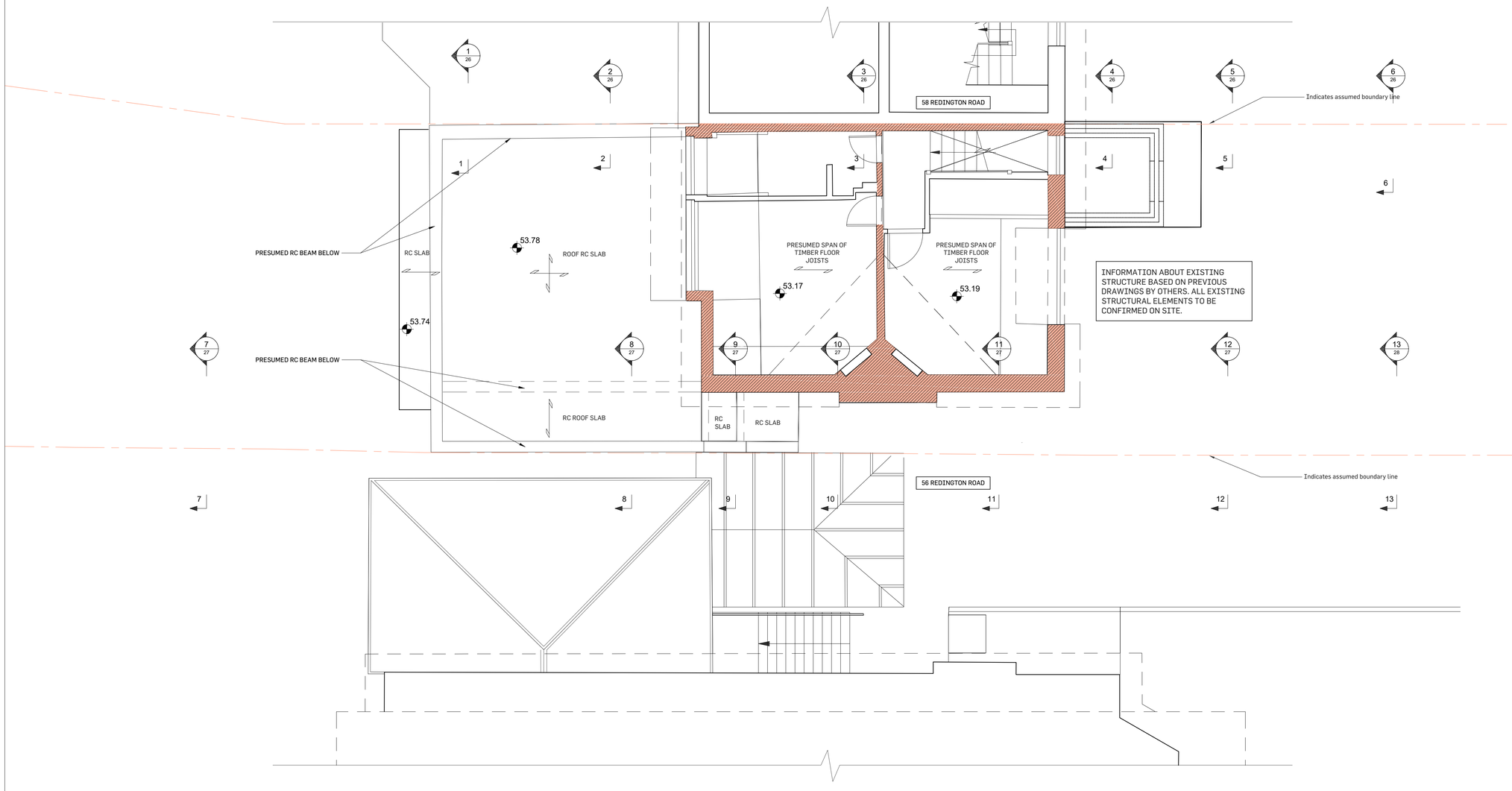
Project
58A REDINGTON ROAD
LONDON
NW3

Title
EXISTING UPPER GROUND FLOOR LAYOUT

C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4495
elitedesigners.co.uk

Scales (A1)	AS SHOWN	Drg. No.	Rev.
Drawn	OT 06/09/2018	2018-059- 22	B
Ch'd(Eng.)	BH 06/09/2018		
Approved	BH 06/09/2018		



EXISTING FIRST FLOOR LAYOUT

SCALE 1:50

0 1 2 3 4 5

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard $SA2\frac{1}{2}$ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

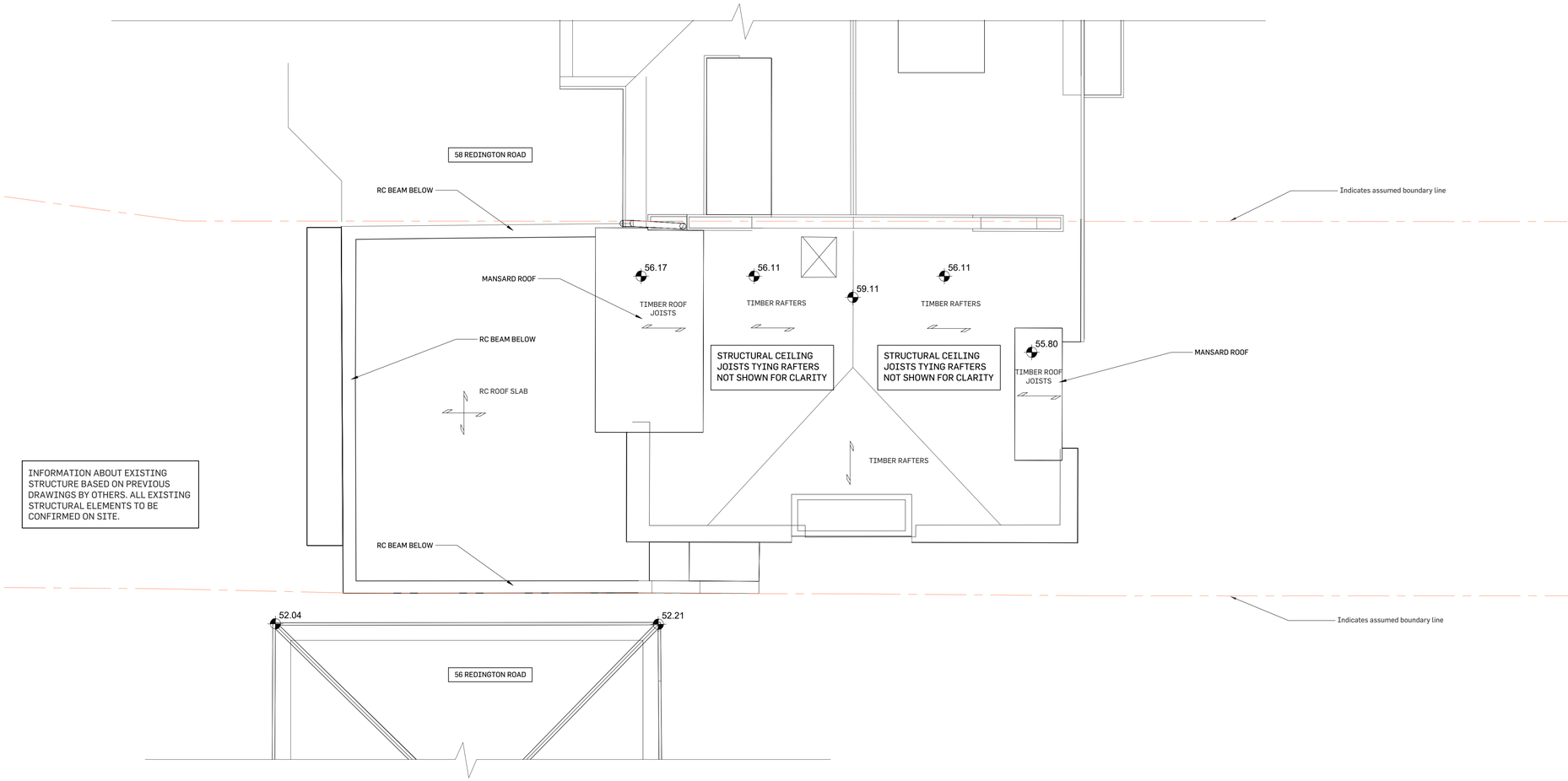
Project
58A REDINGTON ROAD
LONDON
NW3

Title
EXISTING FIRST FLOOR LAYOUT

C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4499
elitedesigners.co.uk

Scales (A1)	AS SHOWN	Drg. No.	Rev.
Drawn	OT 06/09/2018	2018-059- 23	B
Ch'd(Eng.)	BH 06/09/2018		
Approved	BH 06/09/2018		



INFORMATION ABOUT EXISTING STRUCTURE BASED ON PREVIOUS DRAWINGS BY OTHERS. ALL EXISTING STRUCTURAL ELEMENTS TO BE CONFIRMED ON SITE.

EXISTING ROOF LAYOUT

SCALE 1:50

0 1 2 3 4 5

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard SA2½ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

Project
58A REDINGTON ROAD
LONDON
NW3

Title
EXISTING ATTIC LAYOUT

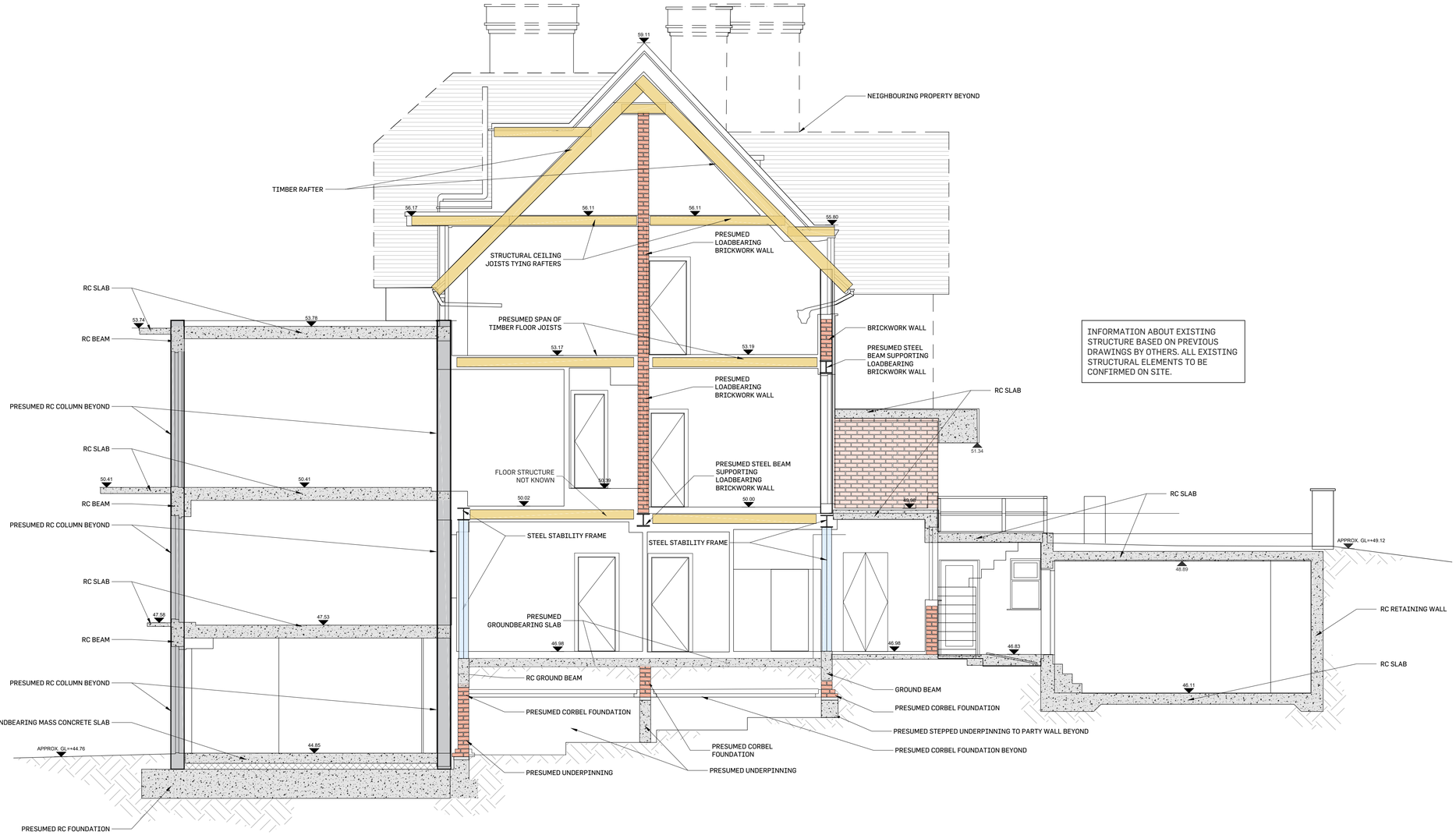
C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4499
elitedesigners.co.uk

Scales (A1)	AS SHOWN	
Drawn	OT	06/09/2018
Ch'd(Eng.)	BH	06/09/2018
Approved	BH	06/09/2018

Drg. No. 2018-059- 24

Rev. B



INFORMATION ABOUT EXISTING STRUCTURE BASED ON PREVIOUS DRAWINGS BY OTHERS. ALL EXISTING STRUCTURAL ELEMENTS TO BE CONFIRMED ON SITE.

EXISTING SECTION A-A

SCALE 1:50

0 1 2 3 4 5

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard SA2½ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

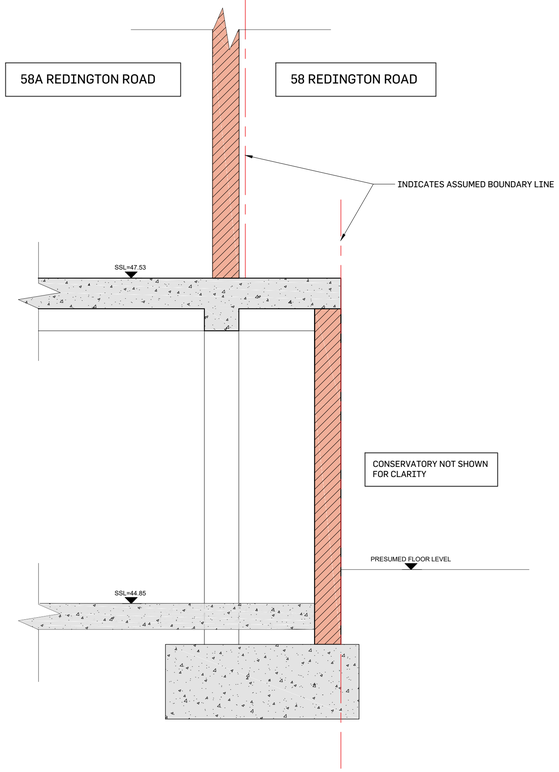
Project
58A REDINGTON ROAD
LONDON
NW3

Title
EXISTING SECTION A-A

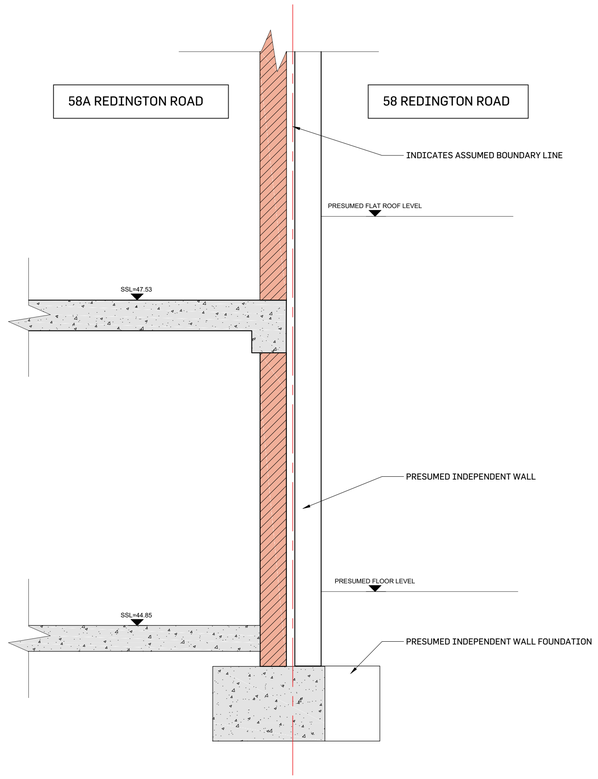
C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4499
elitedesigners.co.uk

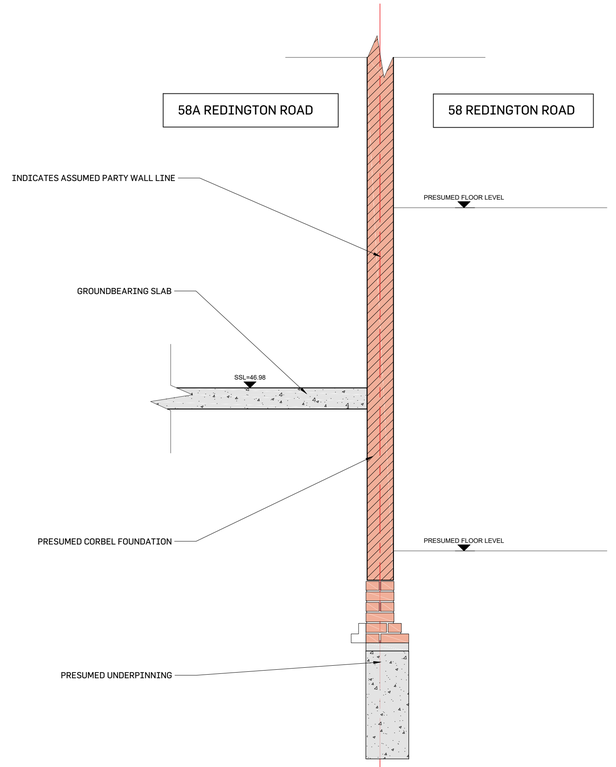
Scales (A1)	AS SHOWN	Drg. No.	Rev.
Drawn OT	06/09/2018	2018-059- 25	B
Ch'd(Eng.) BH	06/09/2018		
Approved BH	06/09/2018		



2 21 SECTION 2
Scale: 1:25



3 21 SECTION 3
Scale: 1:25

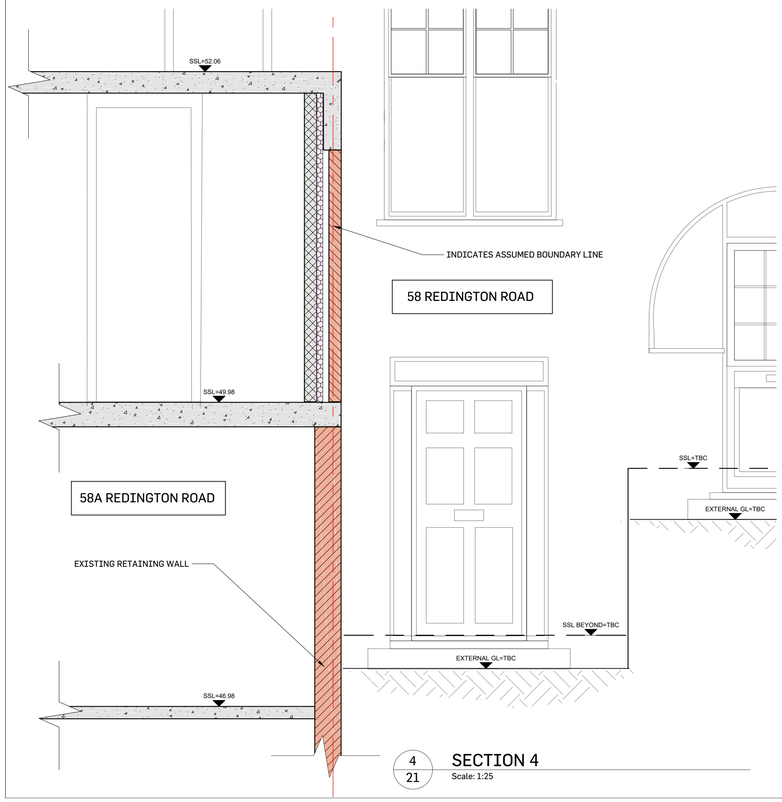


Notes:

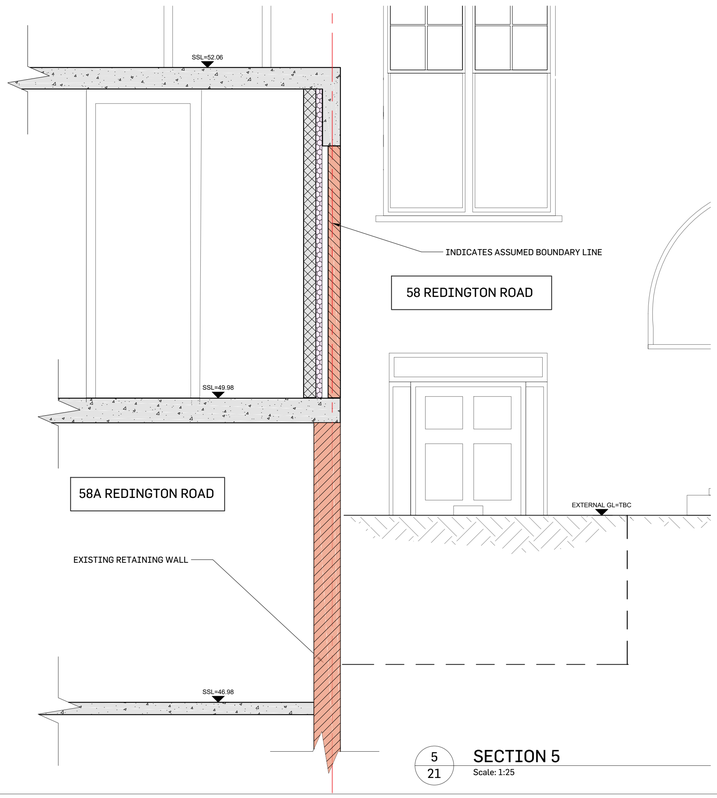
1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard SA2½ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

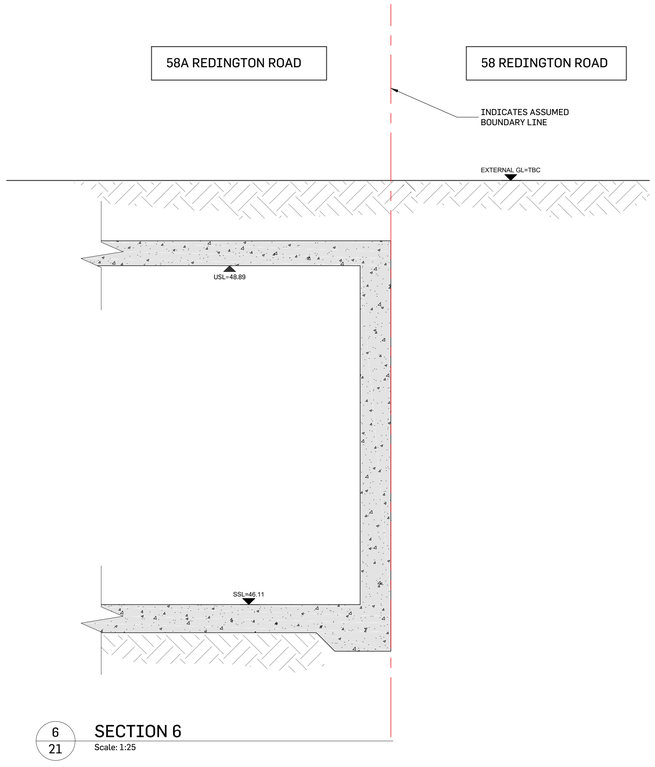
21. All beam end reactions shown are unfactored unless noted otherwise.



4 21 SECTION 4
Scale: 1:25



5 21 SECTION 5
Scale: 1:25



6 21 SECTION 6
Scale: 1:25

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

Project
58A REDINGTON ROAD
LONDON
NW3

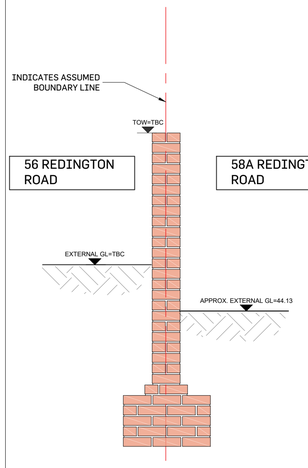
Title
PARTY WALL DETAILS
AS EXISTING SECTIONS
SHEET 1 OF 3

C/A
MR DANIEL BELOV

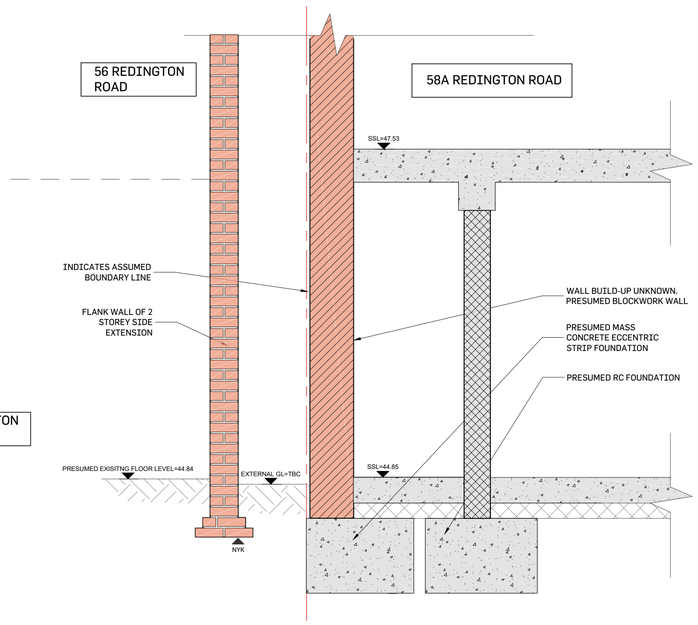
Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4499
elitedesigners.co.uk

Scales (A1)	AS SHOWN	
Drawn	OT	06/09/2018
Ch'd(Eng.)	BH	06/09/2018
Approved	BH	06/09/2018

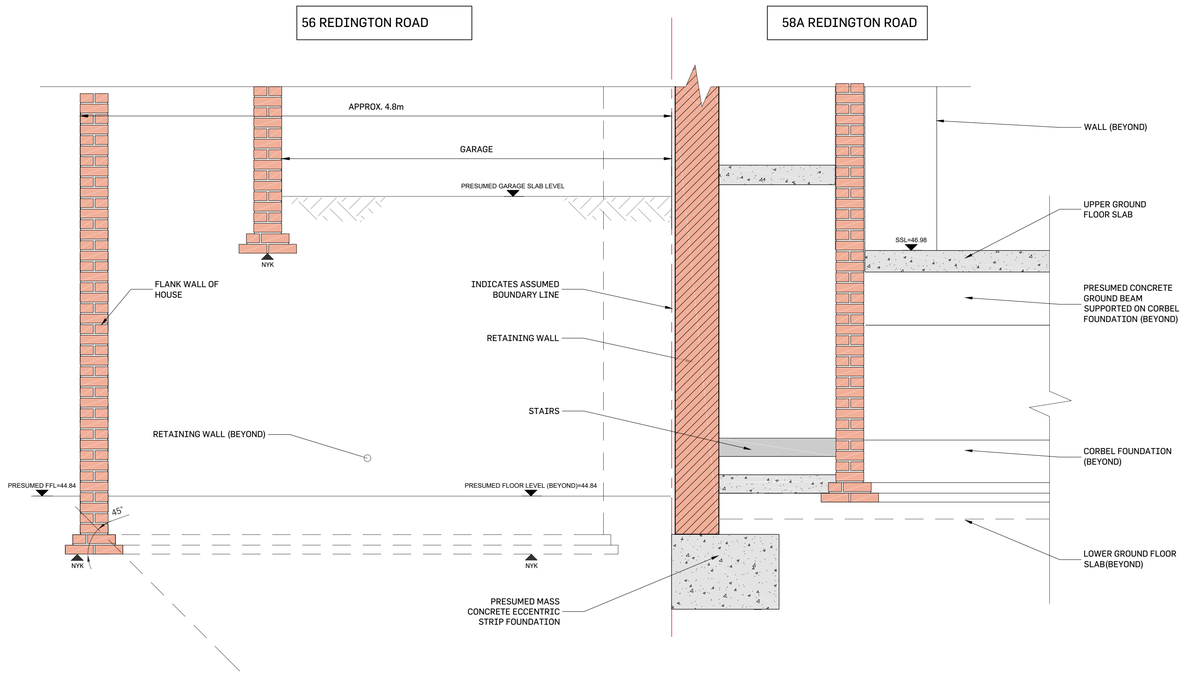
Drg No. 2018-059- 26
Rev. B



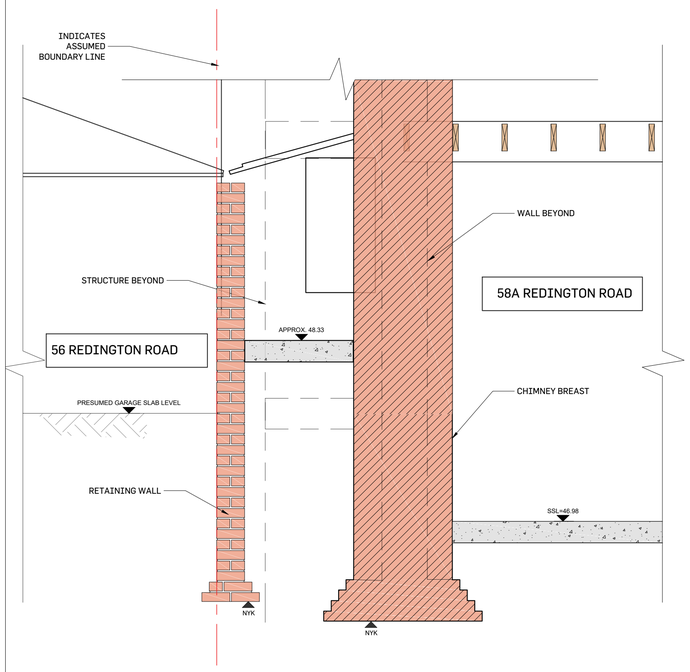
7 / 21 SECTION 7
Scale: 1:25



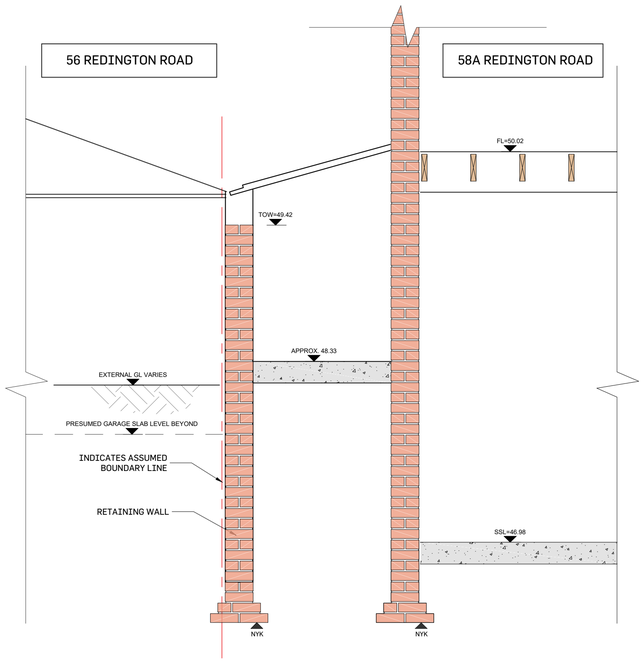
8 / 21 SECTION 8
Scale: 1:25



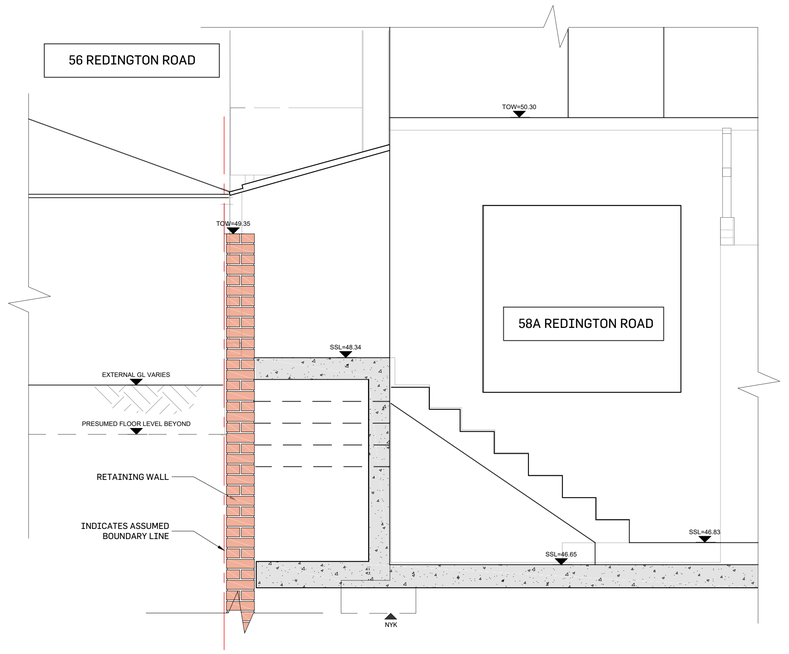
9 / 21 SECTION 9
Scale: 1:25



10 / 21 SECTION 10
Scale: 1:25



11 / 21 SECTION 11
Scale: 1:25



12 / 21 SECTION 12
Scale: 1:25

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard SA2½ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

Project
58A REDINGTON ROAD
LONDON
NW3

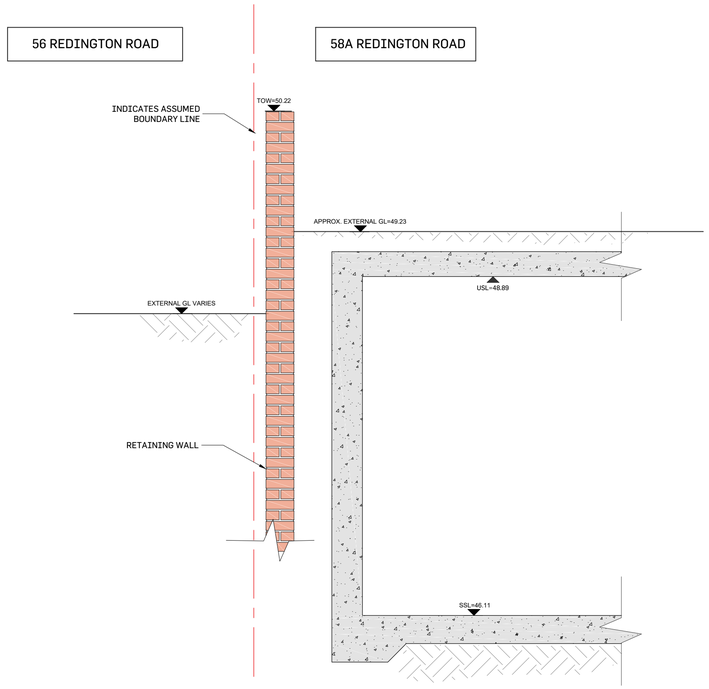
Title
PARTY WALL DETAILS
AS EXISTING SECTIONS
SHEET 2 OF 3

C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4499
elitedesigners.co.uk

Scales (A1)	AS SHOWN	
Drawn	OT	06/09/2018
Ch'd(Eng.)	BH	06/09/2018
Approved	BH	06/09/2018

Drg. No. 2018-059- 27
Rev. B



13
21

SECTION 13

Scale: 1:25

0 0.25 0.5 1 2 3 4 5

Notes:

1. This drawing is to be read in conjunction with all relevant architects, engineers & specialist sub-contractors drawings and the specification.
2. Any discrepancies between the site conditions and these drawings to be reported to Elite Designers. Dimensions must not be scaled and should be checked on site.
3. All dimensions are in millimetres, levels are in metres a.o.d. (above ordnance datum).
4. Foundations have been designed on a safe increase in bearing pressure of 150kN/m² bearing 200mm into sandy gravel strata.
5. All new steelwork to be grade S355 and be supplied to site blast cleaned to Swedish standard SA2½ painted with high build zinc phosphate alkyd primer to 80 microns after fabrication. Any mechanical damage to coating to be touched up on site in accordance with the specification.
6. All new steel beams to have a minimum of 100mm bearing either end.
7. Lengths of all members are to be verified on site by the Contractor.
8. Catnic type lintels to have a minimum bearing of 150mm either end.
9. All temporary works to ensure the structural stability of all elements in the temporary state during construction are to be the responsibility of the contractor.
10. Cover to reinforcement to be 25mm to all bars unless noted otherwise.
11. Checking the location of the existing services in relation to the elements of the new construction works is the responsibility of the principal contractor. Any discrepancy between the existing services and the new construction works should be reported to Elite Designers before the commencement of the works.
12. The principal contractor is to provide all necessary flexible sleeves or lintels where drainage pipes pass through walls or foundations.
13. The principal contractor is to ensure that at all times the excavations shall remain free from standing water.
14. Movement joints to be positioned @ 6m c/c in blockwork and @ 12m c/c in brickwork.
15. Movement joints to be 15mm hydrocell or similar joint filler with a 15x15mm two part polysulphate sealant. (colour and fire resistance of sealant to be advised by architect).
16. All load bearing blockwork below DPC to be 7N/mm² dense concrete block.
17. Provide Ancon ST1 wall ties in accordance with DD140 @ 450 c/c vertically and @ 900 c/c horizontally, staggered u.n.o.
18. All bolts to be Grade 8.8 M20 unless noted otherwise.
19. All insulation details have been produced to comply with relevant regulations where possible. However, the responsibility for checking the compliance and execution of insulation details lies with the main contractor.
20. Floor joists spanning in excess of 2.5m should be strutted by one or more rows of solid or herringbone strutting as follows:

Joists <2.5m - None required
Joists 2.5 - 4.5m - One row required
Joists >4.5m - Two rows required

21. All beam end reactions shown are unfactored unless noted otherwise.

FOR PLANNING

Rev.	Date	Description	by	ch'd	app
B	17/09/18	ISSUED FOR INFORMATION	OT	BH	BH
A	06/09/18	ISSUED FOR COMMENTS	OT	BH	BH

Project
58A REDINGTON ROAD
LONDON
NW3

Title
PARTY WALL DETAILS
AS EXISTING SECTIONS
SHEET 3 OF 3

C/A
MR DANIEL BELOV

Elite Designers Structural Engineers
3 Princeton Court
53-55 Felsham Road
Putney
London SW15 1AZ
+44 (0)20 8785 4490
elitedesigners.co.uk

Scales (A1)	AS SHOWN	
Drawn	OT	06/09/2018
Ch'd(Eng.)	BH	06/09/2018
Approved	BH	06/09/2018

Drg. No. 2018-059- 28
Rev. A