Structural Drawings

For

10, Downside Crescent

Belsize Park

London NW3

rodriguesassociates

1 Amwell Street London EC1R 1UL

tel: (+44) 020 7837 1133 www.rodriguesassociates.com November 2018

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

2.500m ON PLANS.

ON SECTIONS. 2.500m

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

- 6. FOR ALL WATERPROOFING DETAILS SEE ARCHITECT'S DRAWINGS
- 7. 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.
- 8. THE WORKS CONTRACTOR IS TO PROVIDE ANY TEMPORARY BRACING NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.
- 9. 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:

- a) BS 6399: PART 1: 1996: CODE OF PRACTICE FOR DEAD AND IMPOSED LOADS.
 b) BS 6399: PART 2: 1995: CODE OF PRACTICE FOR WIND LOADS.
 c) BS 6399: PART 3: 1988: CODE OF PRACTICE FOR IMPOSED ROOF LOADS.
 d) BS 8004: 1986: CODE OF PRACTICE FOR FOUNDATIONS.

ENGINEER'S DRAWINGS AND SPECIFICATIONS. 2. ALL BRICKWORK SHALL COMPLY WITH BS 5628.

- 10. 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.
- 11. ALL WORKS SHALL COMPLY WITH BUILDING REGULATIONS AND OTHER RELEVANT STATUTORY NOTICES E.G. HEALTH AND SAFETY BYLAWS, COSHH ETC

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S SERVICES

3. ALL BRICKS SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 20N/mm²

4. BLOCKWORK SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 7N/mm2

7. FISSURED BRICKS OR BRICKS WITH VOIDS SHALL NOT BE USED

5. MORTAR SHALL BE A CLASS (ii) CEMENT: LIME PUTTY: SAND MIX (1:½:4), UNLESS INDICATED OTHERWISE.

6. ALL VERTICAL JOINTS SHALL BE COMPLETELY FILLED. BRICKS SHALL BE LAID FROG UP. THE VOIDS IN PERFORATED BRICKS SHALL BE FILLED.

8. HORIZONTAL CHASES ARE PROHIBITED. VERTICAL CHASES AND BUILDERSWORK HOLES SHALL BE AGREED WITH THE ARCHITECT.

9. WALL TIES TO BE ANCON ST1 TYPE 1 TIE AT 450mm VERTICALLY AND 900mm HORIZONTALLY UNLESS OTHERWISE STATED

- 1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- 2. ALL CONCRETE SHALL COMPLY WITH BS 5328 "CONCRETE" AND BS 8110 "STRUCTURAL USE OF CONCRETE".
- 3. 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.
- 4. COVER TO REINFORCEMENT IS TO BE AS SHOWN ON THE DRAWINGS.
- 5. THE CONCRETE FINISHES ARE TO BE:

- SURFACES OF ALL SLABS ALL FORMED SURFACES
- n THICK BLINDING CONCRETE IS TO BE PLACED UNDER ALL REINFORCED CONCRETE ACT WITH THE GROUND. CONCRETE TO BE GRADE C20P.
- 7. 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
- 8. 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
- 9. NO HOLES IN REINFORCED CONCRETE ARE TO BE FORMED OR CUT WITHOUT THE
- 10. 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 200m².
- 11. WATER BARS SHALL BE USED AT ALL CONSTRUCTION JOINTS AND PENETRATIONS. PUDDLE FLANGES SHALL BE USED ON PIPEWORK PASSING THROUGH RC WALLS OR SLABS.
- 12. 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

- 1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DRAWINGS AND SPECIFICATION.
- 2. ALL TIMBER-WORK SHALL COMPLY WITH BS 5268.
- a) ROOF JOISTS SHALL BE GRADE C24. EVIDENCE OF GRADING SHALL BE PROVIDED BEFORE WORK COMMENCES.
 b) BLOCKING AND BATTENS SHALL BE GRADE C16 SOFTWOOD.
 c) THE SIZES SHOWN ON THE DRAWINGS ARE FINISHED SIZES.

- d) PLYWOOD FOR THE ROOF DIAPHRAGM SHALL BE AS FOLLOWS:
- (i) TYPE CANADIAN DOUGLAS FIR (ii) GRADE SELECT UNSANDED (iii) NOMINAL THICKNESS 18.5mm (iv) NUMBER OF PILES 5

- THE BOARDING PATTERN IS AS SHOWN ON THE DRAWINGS. NOTE THAT THE PLYWOOD IS USED FOR STABILITY OF THE ROOF.
- HOTE THAT THE FETHOUS IS USED FOR STABILITY OF THE ROUT.

 (b) IN JOINT ZONES WANES, SHAKES AND KNOTS ARE NOT PERMITTED.

 (f) TIMBER TO BE CAREFULLY CUT AND PLANED TO ENSURE TIGHT FIT AND CONTINUOUS BEARING AGAINST METALWORK.
- g)ALL GAPS BETWEEN TIMBER AND METALWORK TO BE RESIN-GROUTED, TO THE APPROVAL OF THE ENGINEER.
- 4. ALL CONNECTORS, BOLTS, NAILS ETC. SHALL BE GALVANISED TO BS 729.
- 5. ADHESIVE SHALL BE TO BS1204: PART 1: 1970, TYPE WBF
- 6. 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

- 1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DRAWINGS AND SPECIFICATIONS.
- 3. UNLESS OTHERWISE STIPULATED STRUCTURAL STEELWORK SHALL CONFIRM TO BS EN: WELDABLE STRUCTURAL STEELS.
- 4. ALL STEEL SHALL BE GRADE \$335. STEEL GRADE SHALL CONFIRM WITH TABLE 4 OF BS 5950.
- 5. UNLESS NOTED OTHERWISE ALL BUTT WELDS SHALL BE FULL PENETRATION.
- 6. UNLESS NOTED OTHERWISE ALL FILLET WELDS SHALL BE FULL PROFILE WITH A MINIMUM LEG LENGTH OF $6 \mathrm{mm}.$
- 7. UNLESS NOTED OTHERWISE ALL ORDINARY BOLT ASSEMBLIES SHALL BE GRADE 8.8.
- 8. UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE M16
- 9. 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.
- 10. 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.

- 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.
- 4. SEE ARCH'S SPECIFICATION FOR DETAILS ON COLOUR AND TEXTURE.
- $\mbox{\ensuremath{\ensuremath{\mathcal{Y}}}}$ 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

EXISTING CONCRETE

- THE TEMPORARY WORKS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TEMPORARY WORKS DESIGNER.
- 2. 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.
- 3. 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.
- 4. ANY REPLACEMENT OF FLOORS OR ROOFS SHOULD BE DONE INCREMENTALLY SO AS TO NOT COMPROMISE THE STABILTY OF THE EXISTING STRUCTURE.

CDM STATEMENT

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DRAWING STATUS

SCHEME DRAFT

CLIENT ASIF NOOR & SABINA KHAN 10 DOWNSIDE CRESCENT, LONDON - NW3 2AF DRAWING TITLE

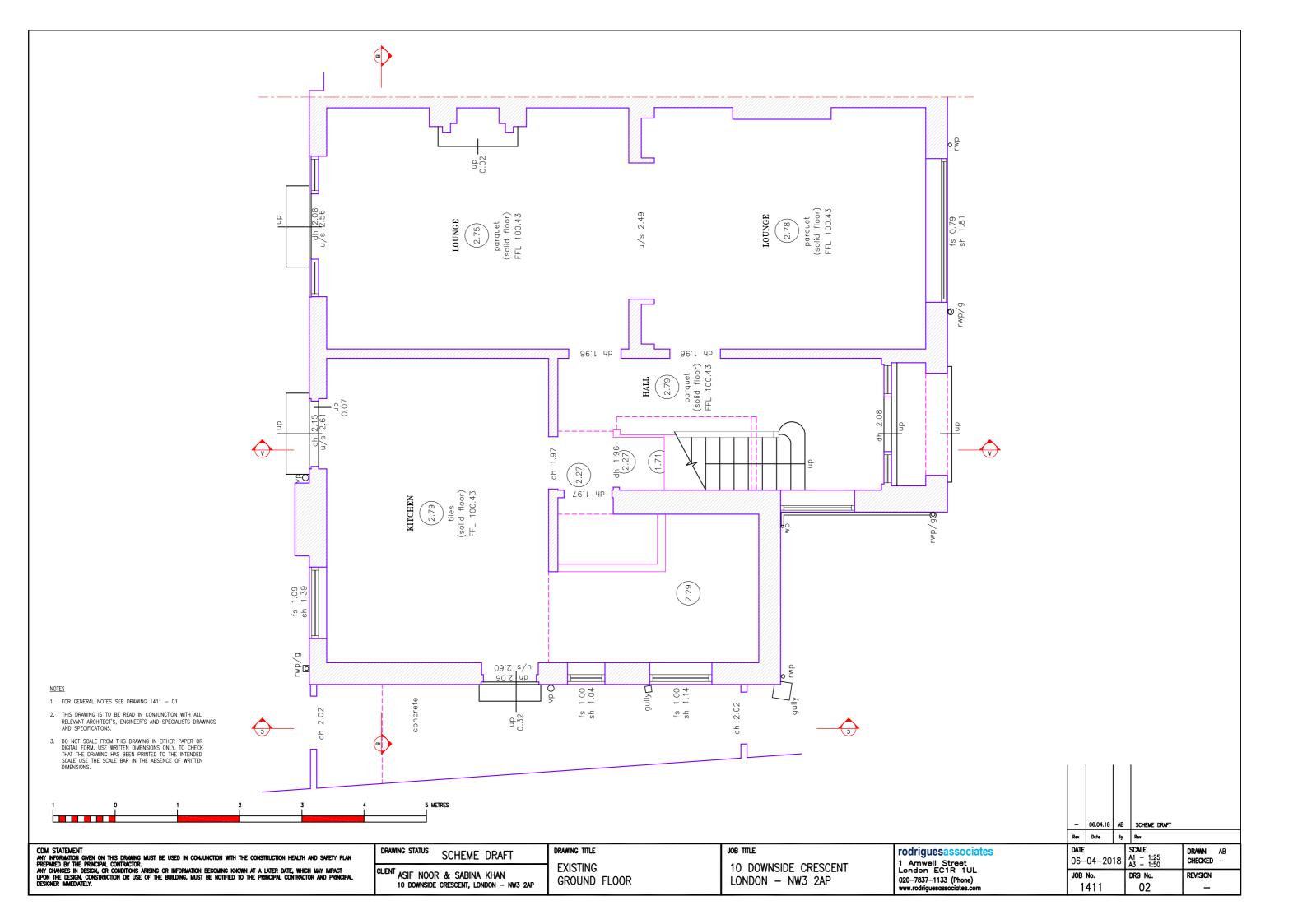
GENERAL NOTES

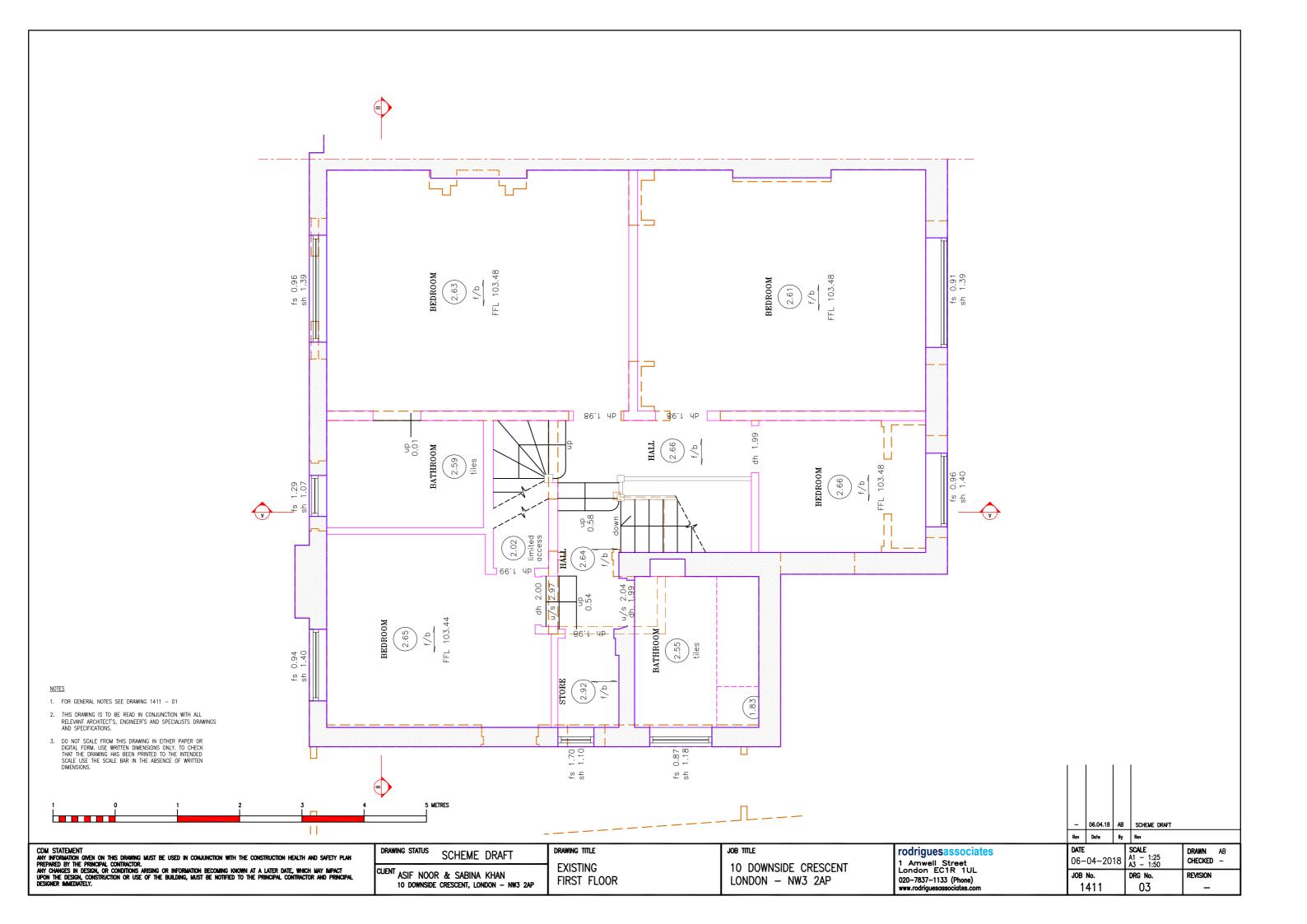
10 DOWNSIDE CRESCENT LONDON - NW3 2AP

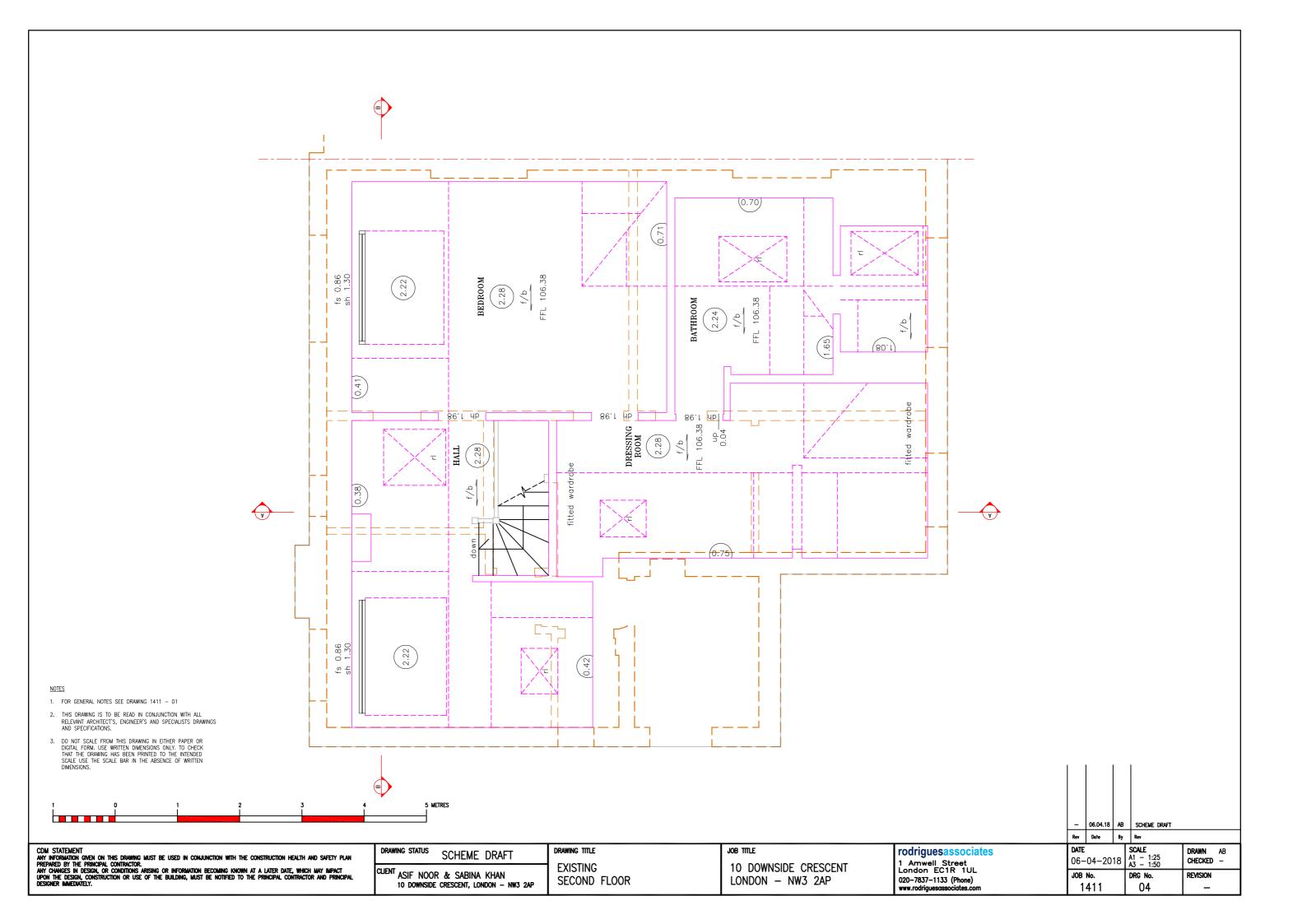
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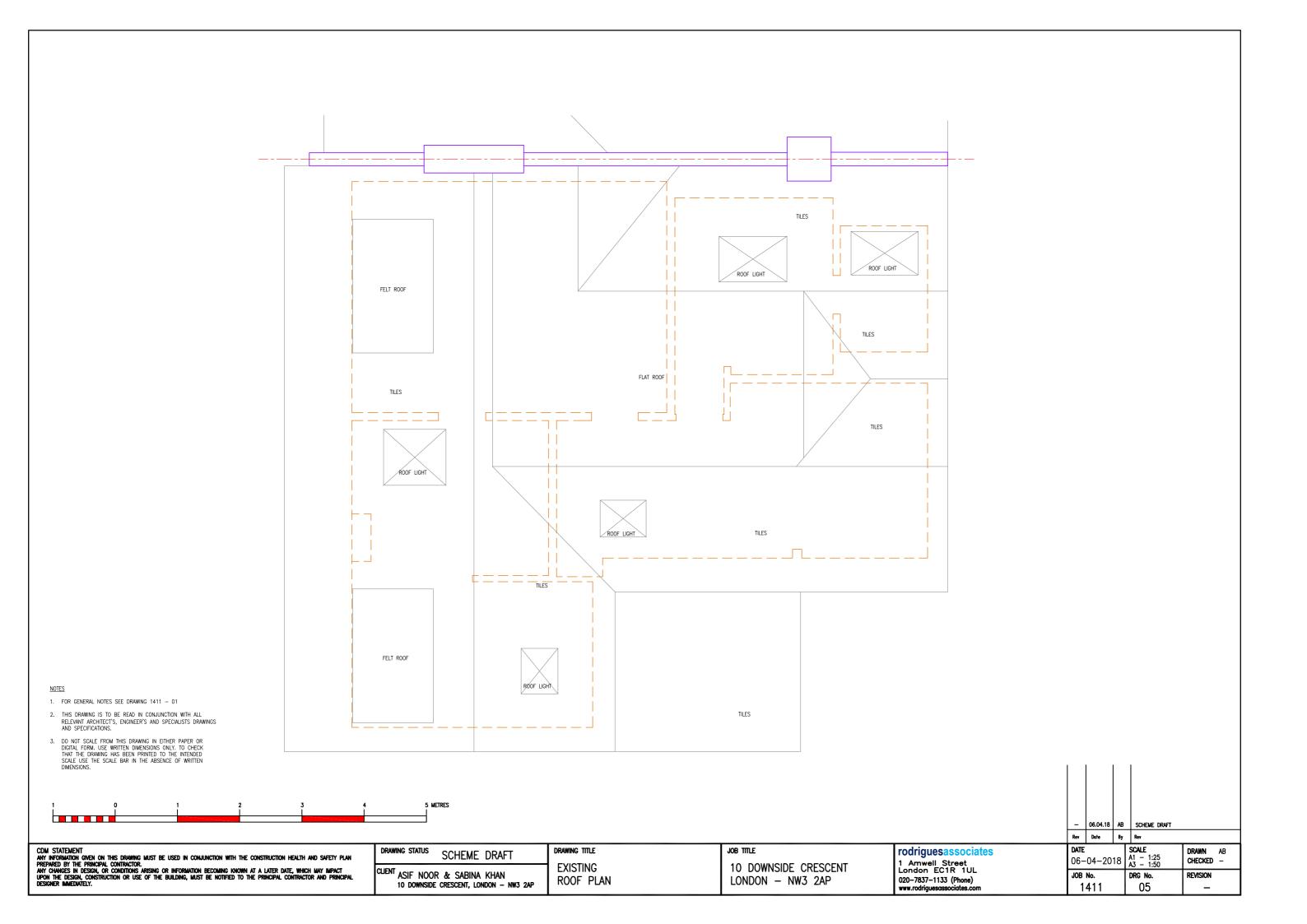
1 Amwell Street London EC1R 1UL 020-7837-1133 (Phone)

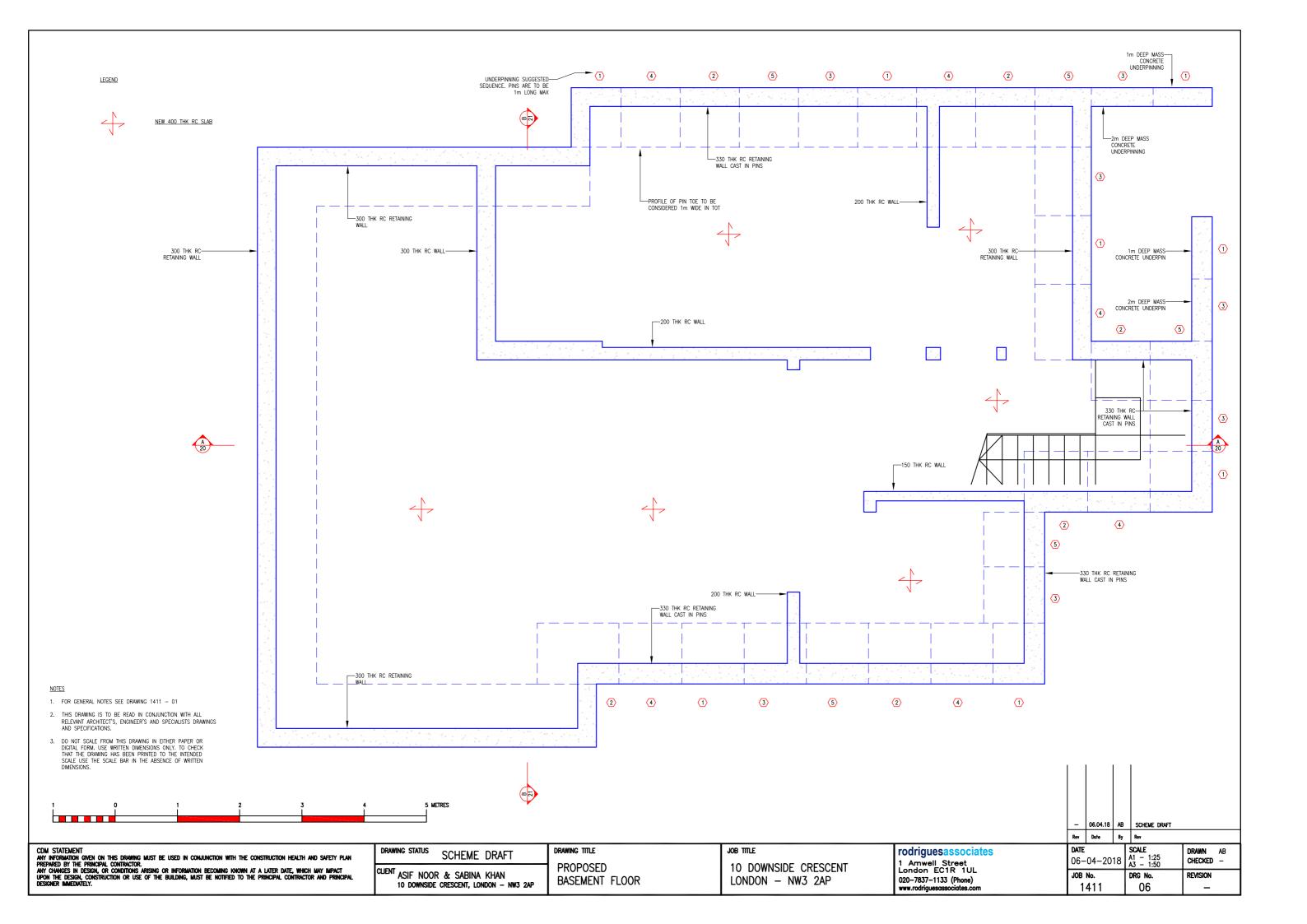
06.04.18 AB SCHEME DRAFT By Rev Rev Date DATE SCALE DRAWN 06-04-2018 CHECKED JOB No. REVISION DRG No. 1411 01

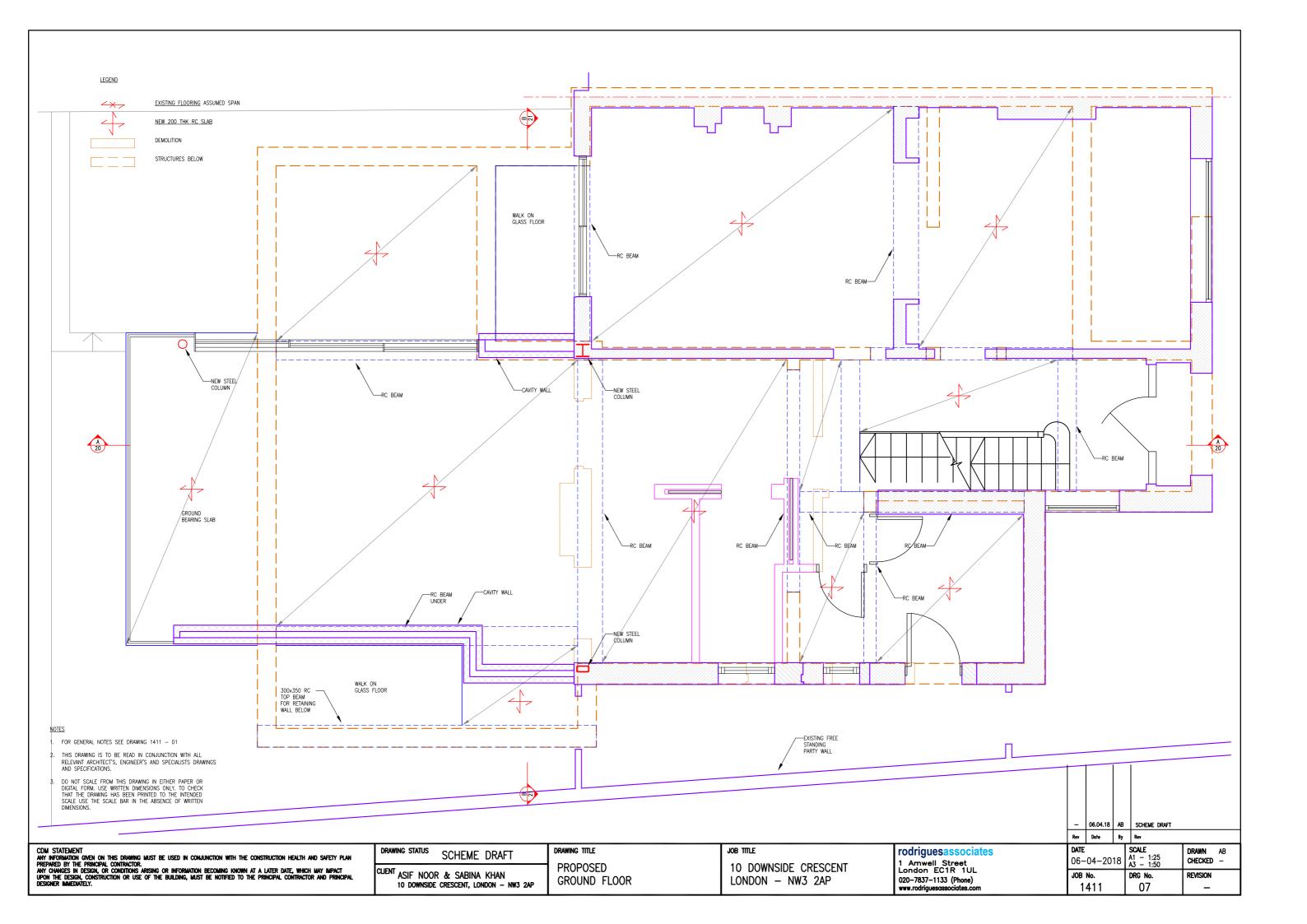


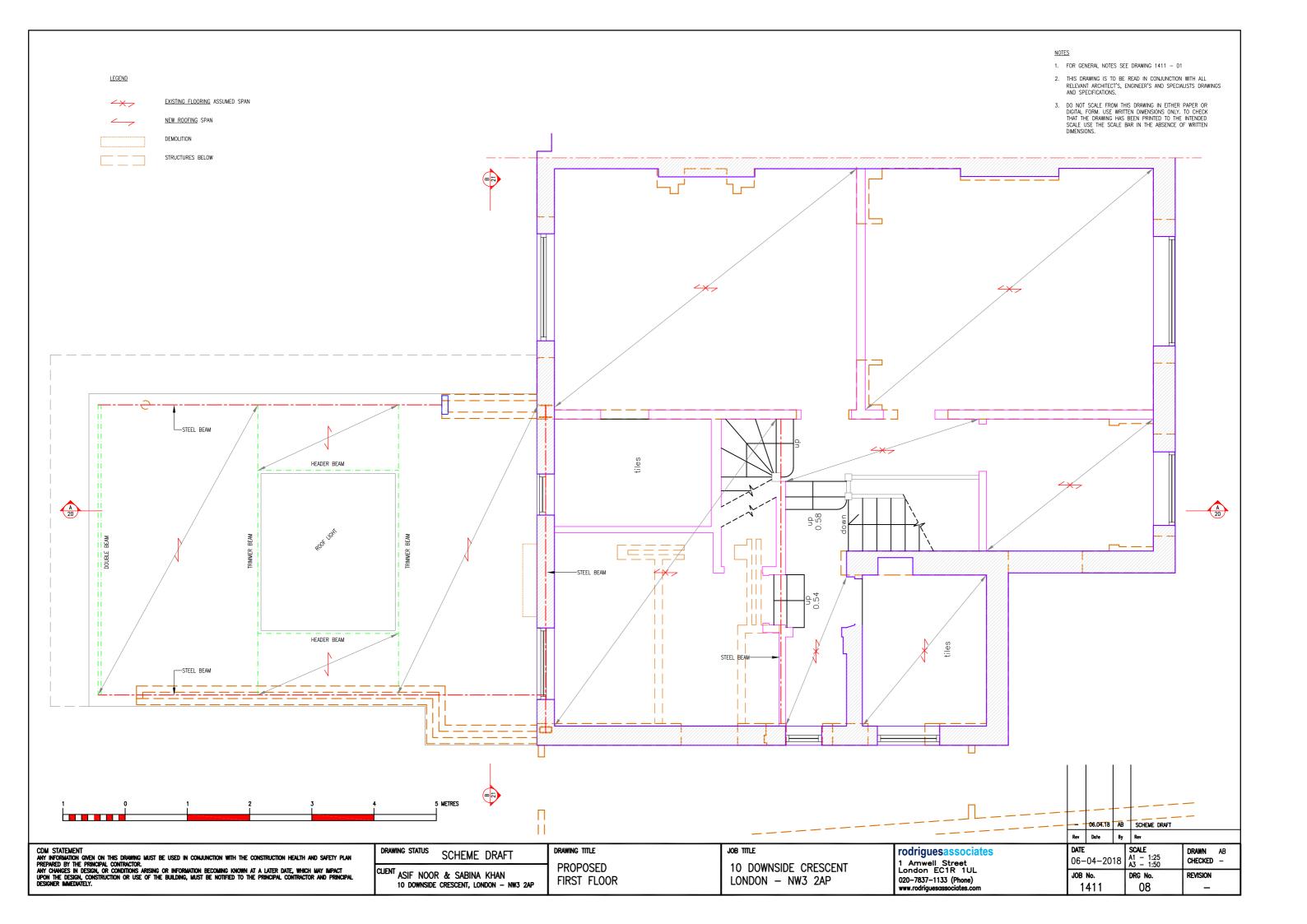




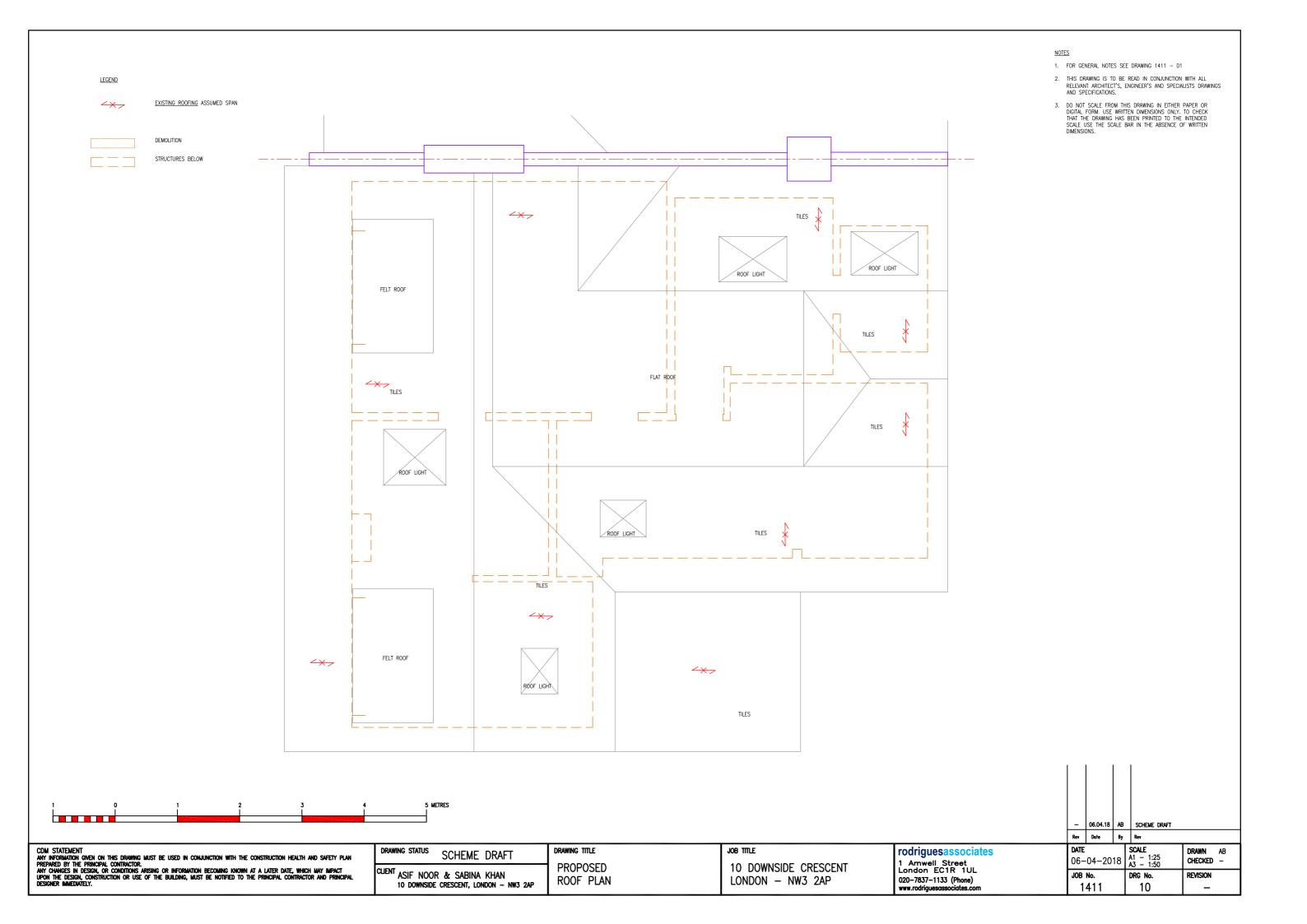








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06-04-2018 A1 - 1:25
A3 - 1:50 CDM STATEMENT
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DESIGNER IMMEDIATELY. DATE DRAWING STATUS DRAWING TITLE rodriguesassociates DRAWN SCHEME DRAFT CHECKED -1 Amwell Street London EC1R 1UL PROPOSED 10 DOWNSIDE CRESCENT CLIENT ASIF NOOR & SABINA KHAN
10 DOWNSIDE CRESCENT, LONDON - NW3 2AP JOB No. REVISION DRG No. 020-7837-1133 (Phone) www.rodriguesassociates.com SECOND FLOOR LONDON - NW3 2AP 1411 09



TIMBER RAFTERS 75mm DRY-PACK MAX EXISTING TIMBER JOISTS TO BE CUT BACK AND MAINTAINED TRIMMER BEAM STEEL BEAM STEEL COLUMN -200mm THK RC SLAB -EXISTING CORBELLED FOUNDATION TO BE DEMOLISHED -RC BEAM RC DOWNSTAND 300mm THK RC-RETAINING WALL TO BE CAST IN PINS 150mm -HARDCORE —300mm THK RC RETAINING WALL -HYDROPHILIC STRIP IN CONSTRUCTION JOINT -400mm THK RC SLAB 50mm SAND BLINDING 150mm HARDCORE -CONCRETE PIN TOE UNDERPINNING EXERCISE IN 1m LENGTHS

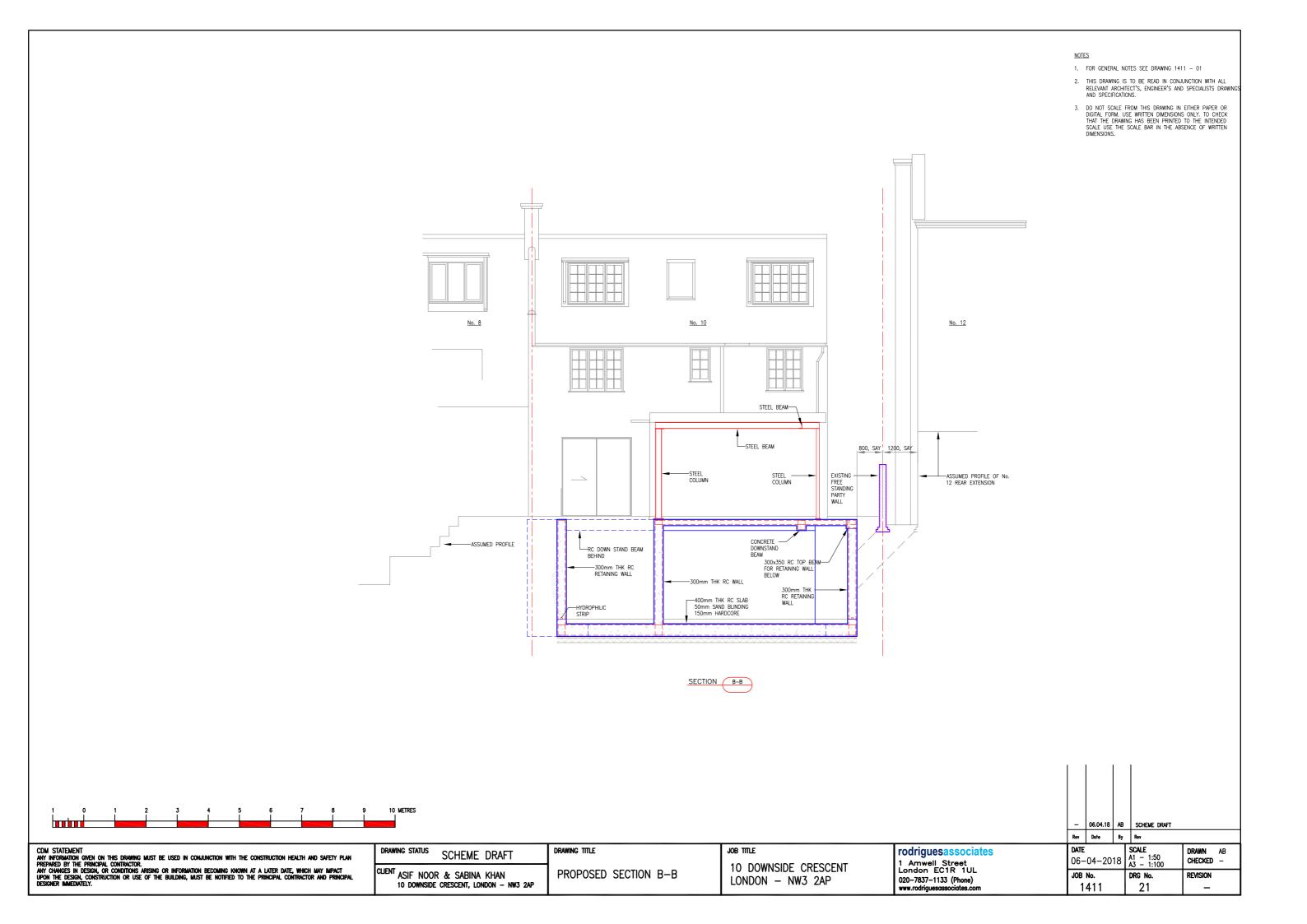
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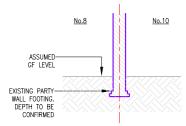
SECTION A-A

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STACE 1

- EXISTING CONDITION SET UP MONITORING POINTS & TAKE TWO SETS OF READING;

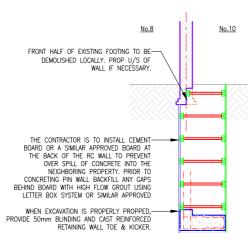


- STAGE 2

 EXCAVATE WORKING BAY & PINS;

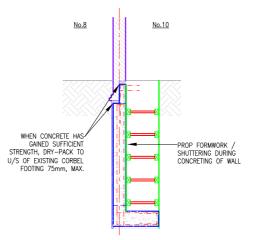
 IN SEQUENCE PROP EXCAVATION & REMOVE ANY LOOSE MATERIAL FROM THE UNDERSIDE OF THE EXISTING FOUNDATION, PLACING PROPS IF NECESSARY.

 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.



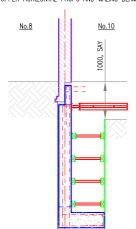
- STAGE 3

 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



- STAGE 4

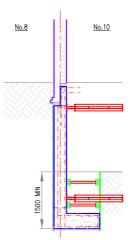
 CAST BASEMENT PERIMETER WALLS REPEATING STAGE 1 TO 3 IN SEQUENCE AS SPECIFIED ON PLAN;
 CAST OTHER RETAINING WALLS OUTSIDE OF MAIN BUILDING FOOTPRINT AREA;
 ONCE ALL OF THE PINS HAVE BEEN CAST AND MAIN BUILDING INTERNAL WALLS TEMPORARY SUPPORTED, LOCALLY REDUCE CENTRAL MOUND LEVEL FOR INSTALLATION OF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



- STAGE 5

 REDUCE SOIL LEVEL AND DIG LOCAL TRENCHES TO ALLOW INSTALLATION OF LOWER WAILING BEAMS AND HORIZONTAL PROPS;

 ONCE LOWER LEVEL OF PROPS HAS BEEN INSTALLED EXCAVATE TO FORMATION LEVEL OF BASEMENT



- STAGE 6

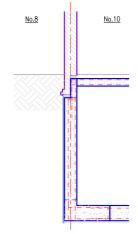
 BUND FORMATION LEVEL, PLACE REINFORCEMENT AND CAST BASE SLAB;

 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



JOB TITLE

rodriguesassociates 1 Amwell Street London EC1R 1UL

06.04.18 AB SCHEME DRAFT Rev Date By Rev DATE SCALE DRAWN ΑB 06-04-2018 CHECKED JOB No. DRG No. REVISION 31 1411

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DRAWING STATUS SCHEME DRAFT CLIENT ASIF NOOR & SABINA KHAN

10 DOWNSIDE CRESCENT, LONDON - NW3 2AP

SUGGESTED UNDERPINNING **METHODOLOGY**

DRAWING TITLE

10 DOWNSIDE CRESCENT LONDON - NW3 2AP

020-7837-1133 (Phone) www.rodriguesassociates.com

NOTES

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY WORKS. AND RESPONSIBLE FOR STABILITY OF STRUCTURES DURING CONSTRUCTION AND WORKS.

AND SPECIFICATIONS.

