

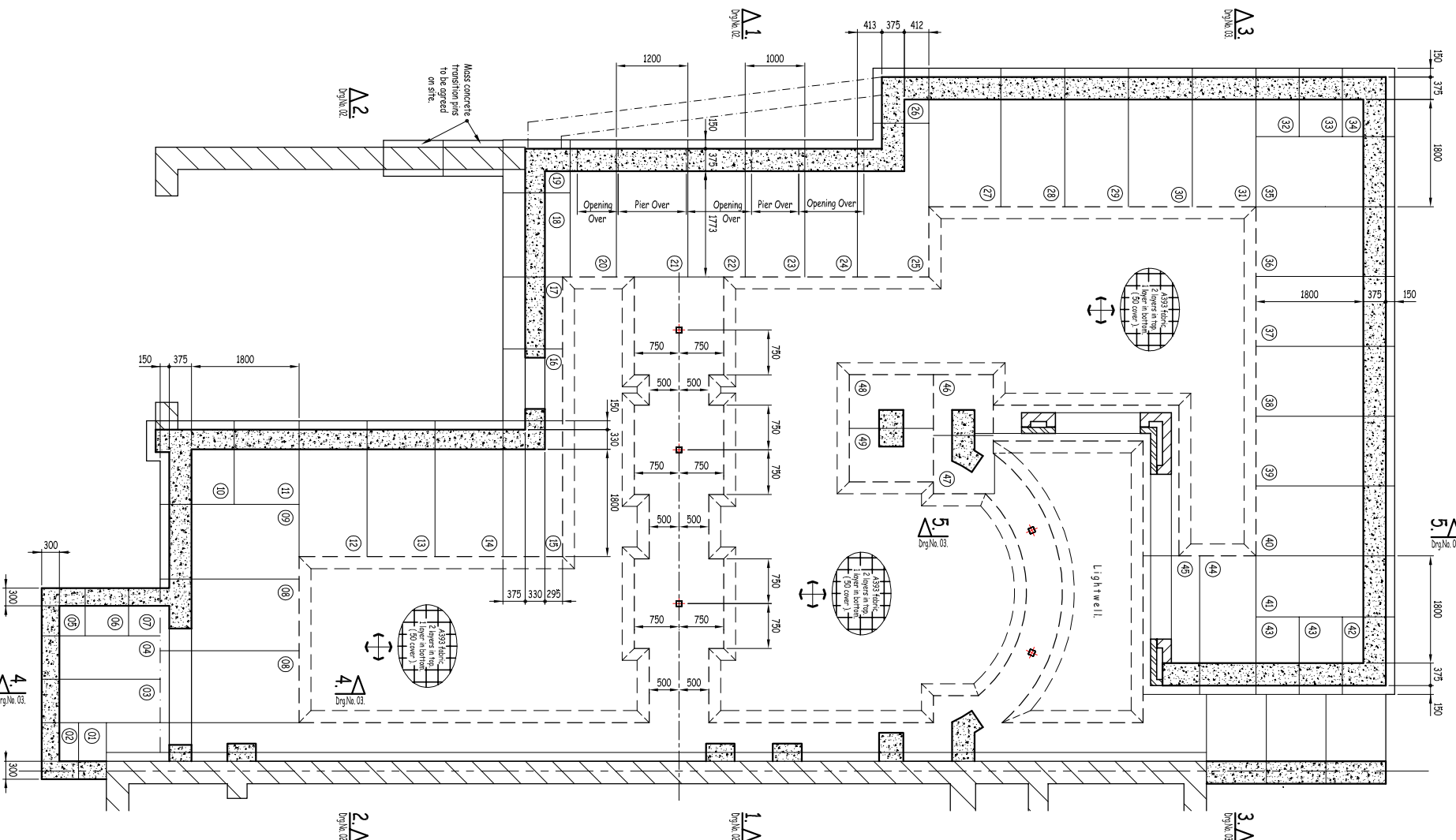
APPENDIX 1

STRUCTURAL DRAWINGS

1:50



1:50



Lower Ground Floor Plan Showing Proposed Underpinning.

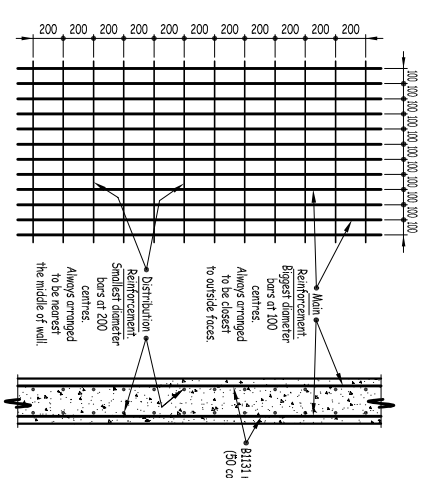
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N.B. Sub Floor Drainage Layout and Details for Drained Cavity by Others.

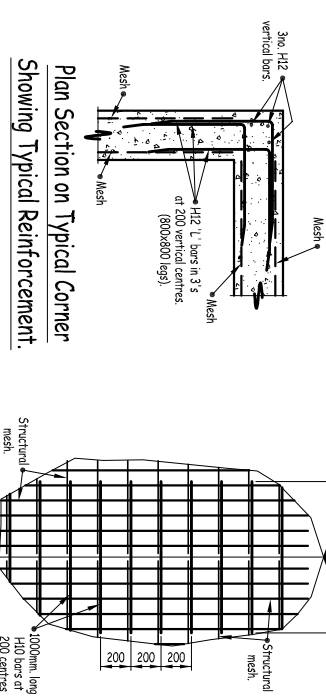
Reinforcement Note
 Wall and Foundation reinforcement shall be continuous. If loose bars are used to provide continuity then the area of reinforcement specified. Legs shall be not less than 45 times the lesser bar diameter.

Underpinning Notes

- U1. The underpin numbering for identification purposes only.
- U2. The sequence of underpinning is to be agreed on site, with the District Surveyor and should follow the traditional 1, 4, 2, 3, 3 pattern.
- U3. Bar of all sizes the minimum requirements for the legs between the construction of adjacent pins must be adhered to.
- U4. Underpinning to be a maximum length of 1200mm.
- U5. Provide corner bars in underpinning stems, to ensure mesh reinforcement is held in place, during concreting.
- U6. All reinforced concrete cast on the ground shall be placed on 50mm. of concrete blinding in a nominal 18 mix unless otherwise noted.
- U7. Foundations have been designed to resist a net bearing pressure of 120kN/m² or depths shown. The bearing stress shall be approved by the Local Authority's Building Inspector, before laying blinding, or casting foundations. Any additional excavation shall be replaced with a nominal 18 mix concrete. Bar in the event of extensive additional excavation being required. The Engineer must be informed immediately and fresh instructions obtained.
- U8. Concrete mix for foundations shall be a C35/40 mix with a minimum Ordinary Portland cement of 320kg/m³ and a maximum water/cement ratio of 0.50. Concrete shall be left, for at least 48 hours before dry packing.
- U9. Concrete cover to the reinforcement shall be as detailed on the drawings but never less than 35mm.
- U10. The minimum depth of the underpinning, (measured from the underside of the existing footing, to the underside of the new), shall be 300mm, and shall be formed on a stron, capable of sustaining a permissible net ground pressure of 120kN/m², on London Clay.
- U11. The underside of the existing wall or foundation shall be trimmed and cleaned of all mud and debris, before dry packing. The dry pack shall be a 1:3 mix and well rammed in horizontal layers, not exceeding 75mm thick. Dry packing shall be left, 24 hours before works are commenced on adjacent underpins.
- U12. The central area of excavation shall not be covered out until the perimeter underpinning has been completed.
- U13. If necessary backfilling behind retaining walls shall be a 1:20 mix, using Ordinary Portland Cement.



Important Note with Reference to the Fixing of Structural Mesh in Walls.
 i.e. Mesh Prefixed with the letter 'B' e.g. B131 or B785 etc.



Tension Lap Lengths for Reinforcement
 10mm. Ø = 450mm.
 12mm. Ø = 540mm.
 16mm. Ø = 720mm.
 20mm. Ø = 950mm.

Reinforcement Note
 Wall and Foundation reinforcement shall be continuous. If loose bars are used to provide continuity then the area of reinforcement specified. Legs shall be not less than 45 times the lesser bar diameter.

Notes

1. This drawing remains the copyright of Vincent and Rymill and is not to be copied, altered or changed without permission.
2. All dimensions are in millimetres unless otherwise noted.
3. Do not scale off this drawing.
4. All temporary works shall be the responsibility of the main contractor. But should advice be given by the Engineer. No responsibility will be accepted, unless the advice is confirmed in writing, by the Contractor, prior to the works being carried out.
5. The Contractor shall be responsible for the stability of the existing structure and earthworks on the site, as well as the adjoining sites. The Contractor must take all necessary precautions to safeguard this.
6. Adequate shoring shall be installed during the works, to ensure the stability of the structure. Such shoring is to be adequately founded.
7. Any deviation from the details shown, must be notified to the Engineer, by the Contractor, in writing, before being carried out.
8. The Local Authority's Building Inspector and the Engineer are to be informed, by the Contractor, in writing, at least 48 hours prior to the works starting, on site. Their agreement must be, obtained, before work, can commence.
9. All new steelwork to be grade 275. To be cleaned or works to S4.2.5 and primed with High Build zinc phosphate primer to 75 microns minimum dft. Primer to be touched up on site where damaged by transit or erection.
10. All beams to beam connections shall be double angle cleated using 90x90x12RSA's. All cleats to be drilled with 4no. 22Ø holes, for 4no. 20Ø grade 8.8 black bolts.
11. All unless noted otherwise.
12. For fire protection to steelwork see Architects details.
13. All concrete padstones to be in 10mm. maximum aggregate size 1:3 mix (cement:aggregate:fines).
14. All new structural timber shall be grade C16, (or C24) to B.S. 4978, unless otherwise note. The timber, including cut ends, notches etc. will also, be treated, with an approved timber preservative.
15. Brickwork shall be constructed, using bricks, with a minimum crushing strength, of 30.0N/mm².
16. Blockwork shall be constructed, using blocks with a minimum crushing strength of 7.0N/mm².
17. All unless noted otherwise.
18. All masonry shall be laid in Class (i) mortar.

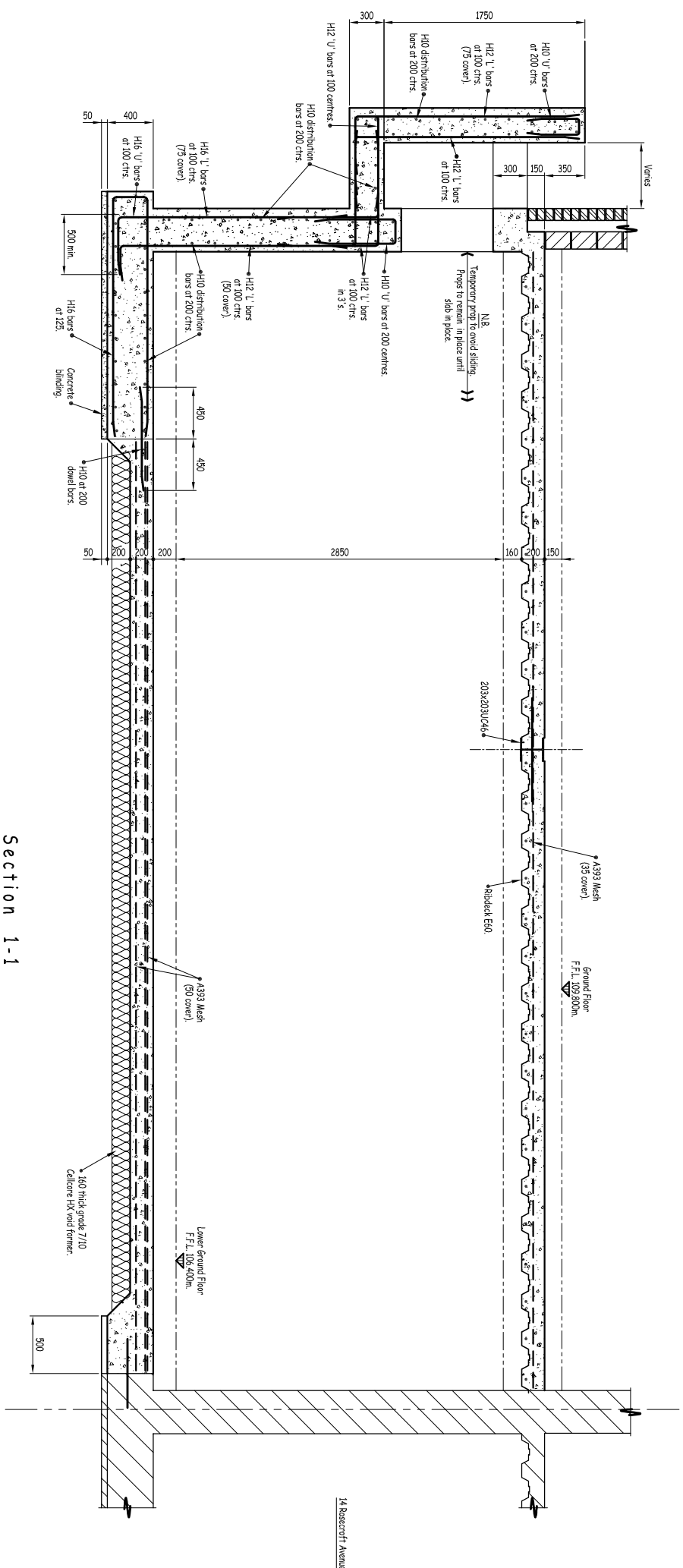
Rev	Details	05.11.18
A	Lightwell revised to Architects latest drawings	

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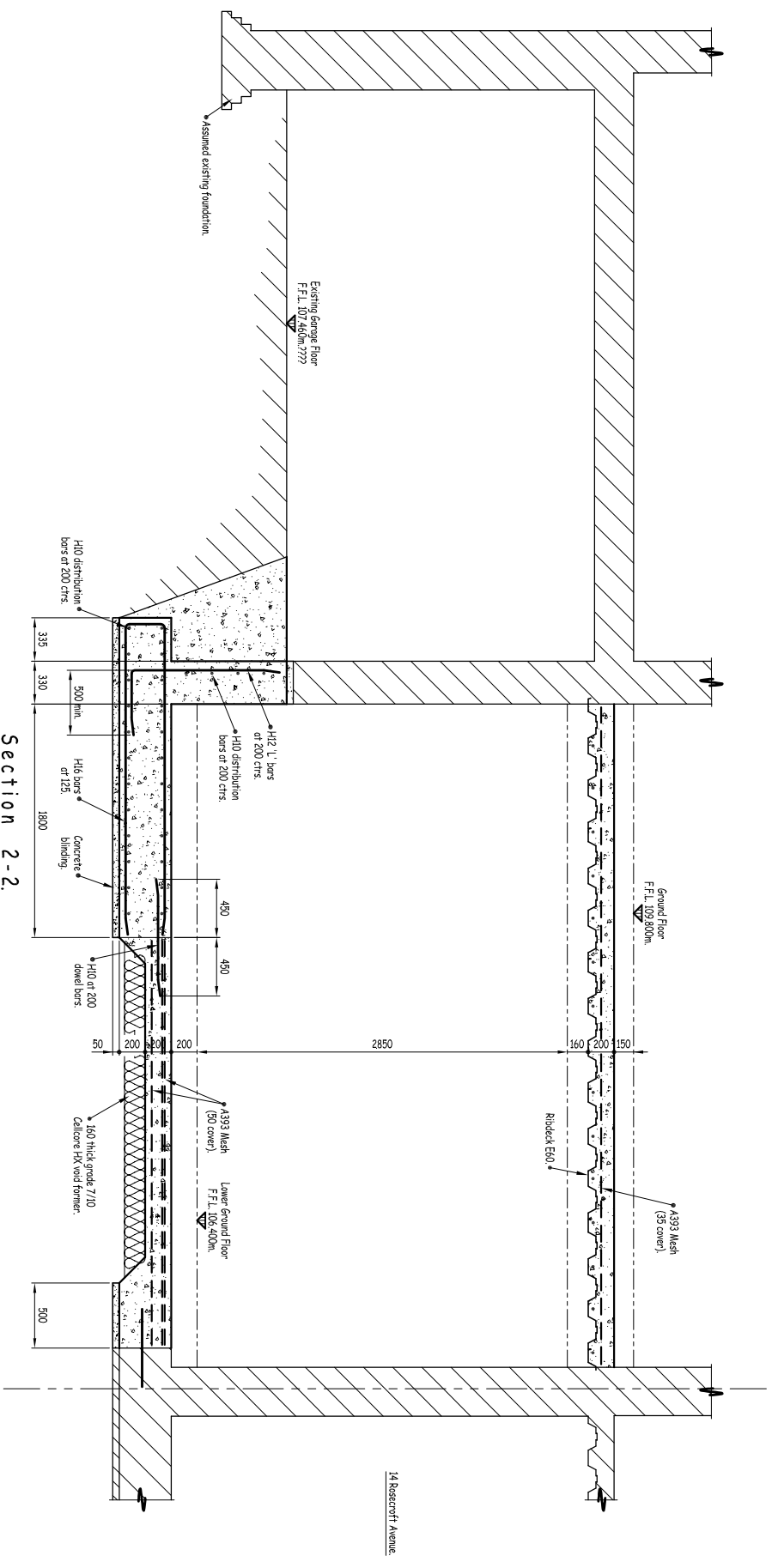
**16 Rosecroft Avenue,
 London NW3 7QB**

**Proposed Lower Ground Floor Plan
 Showing Underpinning**

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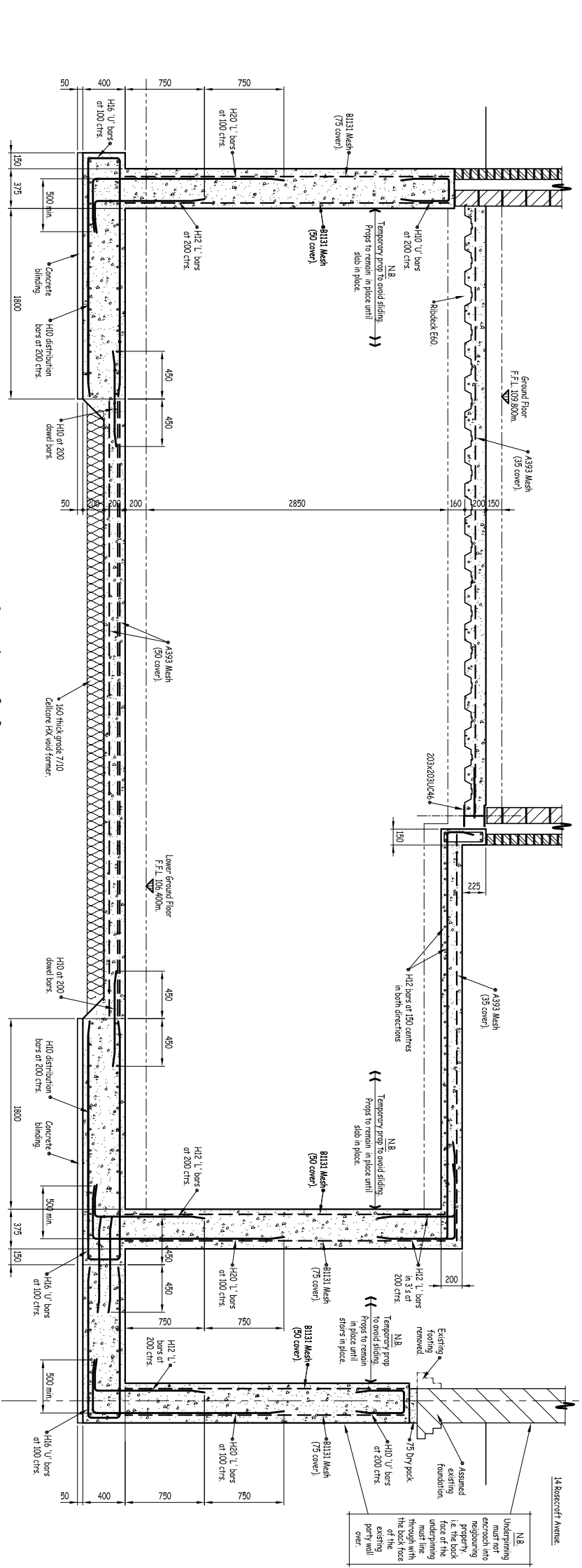


Section 1-1
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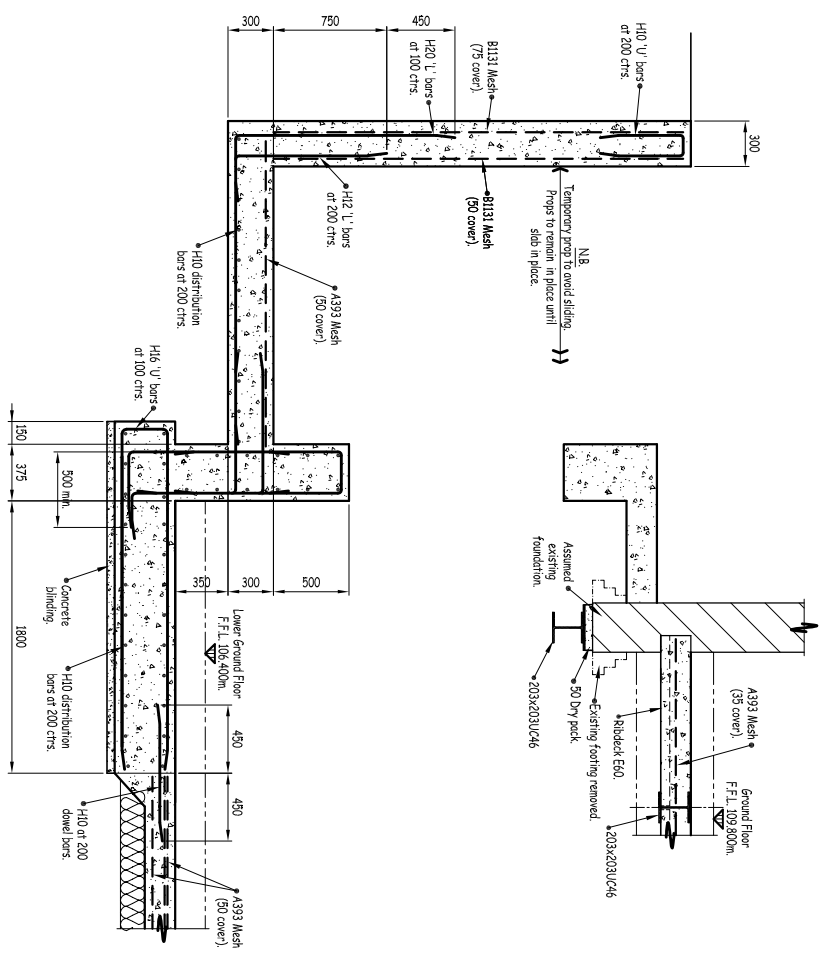


Section 2-2
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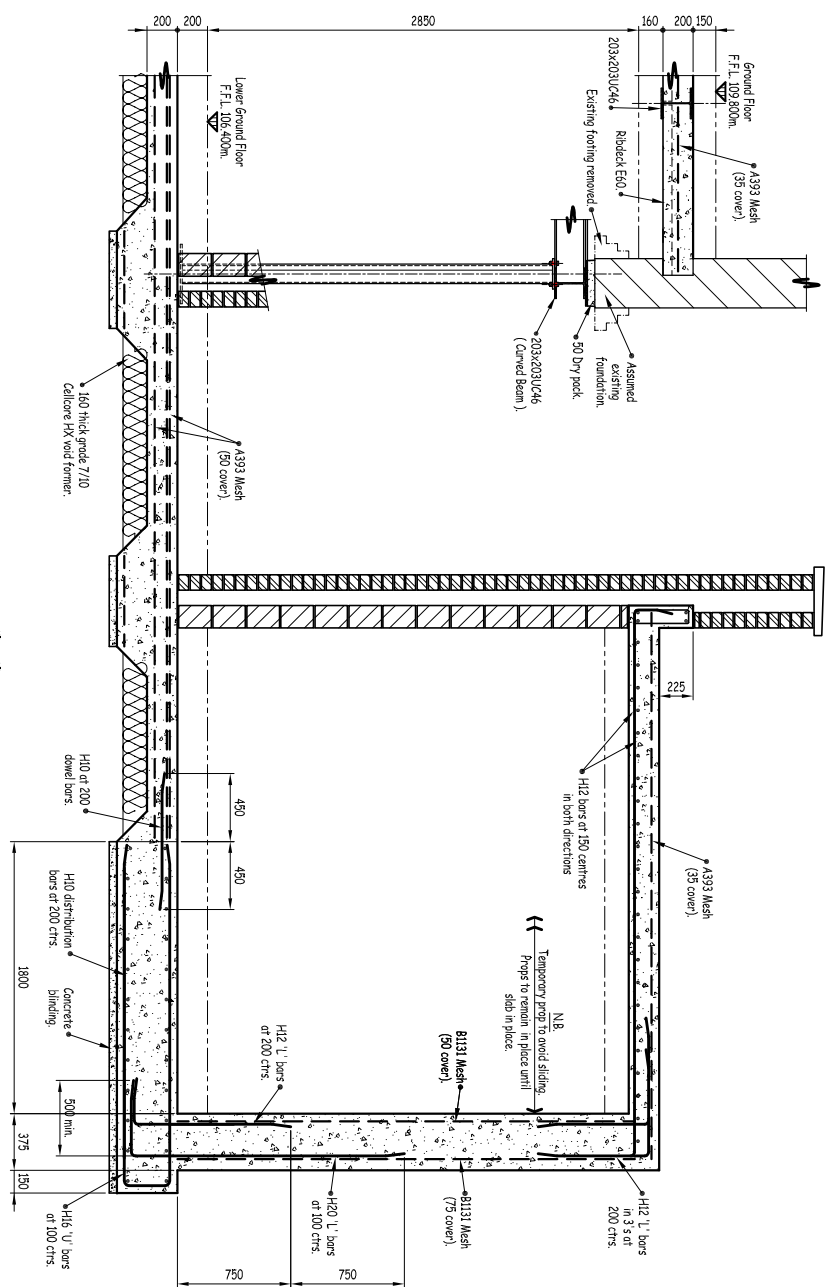
<p>V & R VINCENT & RYMILL</p> <p>Consulting Civil & Structural Engineers Lakeside Country Club, Wharf Road, Fintley Green, Camberley, Surrey, GU16 6PT Telephone: 01252 834242 Fax: 01252 839889 vincent@vincenrymill.co.uk</p>		<p>16 Rosecroft Avenue, London NW3 7QB</p>
<p>Job No 18E03</p>	<p>Date July 2018</p>	<p>Scale of A1 1:25</p>
<p>Rev A</p>	<p>Draw No 02</p>	<p>Date 05.11.18</p>
<p>Section 1-1: Lightwell revised to Architects' latest drawings</p>		



Section 3-3.
(Scale 1:25 of A1)



Section 4-4.
(Scale 1:25 of A1)



Section 5-5.
(Scale 1:25 of A1)

Notes

N.B. Underpinning must not encroach into neighbouring property, i.e. the back face of the underpinning through with the back face of the existing party wall over.

Rev	Details	Date

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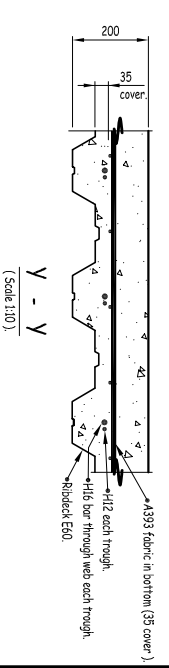
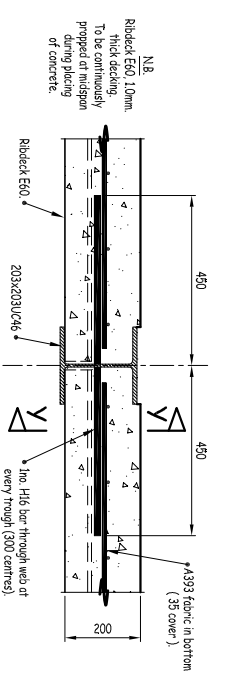
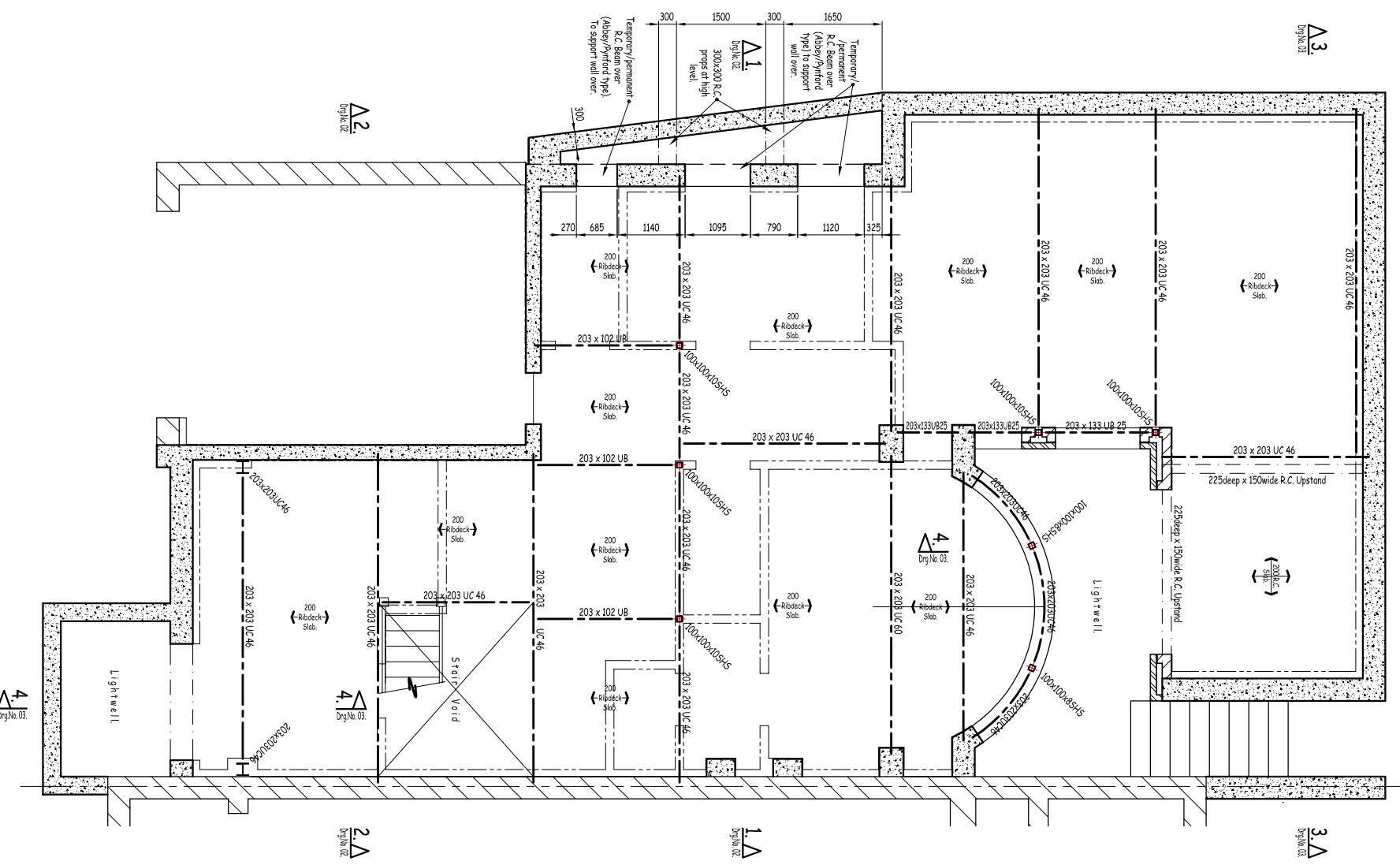
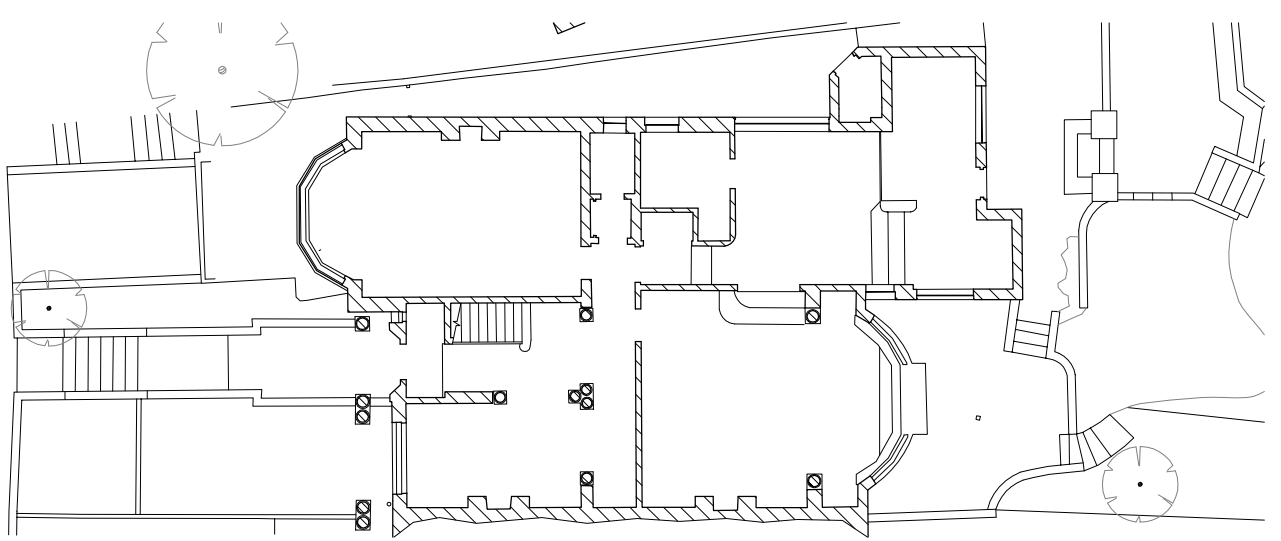
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Lower Ground Floor and Ground Floor
 Sections - Sheet 2 of 2

Scale of A1	Date	Job No	Disc No	Rev
1:25	July 2018	18E03	03	



Note
New Ground Floor level is indicative only and is subject to investigation of existing super structure, after a soft strip out has taken place.



Notes

Revised	Details	05.11.18
A	Lightwell revised to Architect's latest drawings.	

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Lower Ground Floor Plan Showing Ground Floor Structure

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