Structural Scheme Design Drawings

for

155 Drummond Street

London NW1

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London
EC1R 1UL
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February 2019

rodriguesassociates

DRAWING REGISTER + RECORD

1 Amwell Street , London, EC1R 1UL

JOB NO	**863**	JOB NAME		**155 Drummand Street**									
REF		ISSUE CODE			ISSUE DATES								
SHEET		FOR INFORMATION ONLY	I	CODE	I	T	I	I	I	I	I	P
TYPE	**Structural**	TENDER DOCUMENT	T	DAY	01	14	23	19	03	04	01	24
		CONSTRUCTION ISSUE	C	MONTH	09	09	01	11	12	12	02	02
		RECORD COPY	R	YEAR	17	17	18	18	18	18	19	19
		CONTRACT ISSUE	Co									

DRAWING NO (SERIES)		TITLE	SCALE	SIZE	REVISION							
NOTES	01	General Notes and Specifications	NTS	A1		/					C	C
PLANS	02	Existing Basement	1:25	A1	A	B					C	C
	03	Existing Ground Floor	1:25	A1	A	B					C	C
	04	Existing Mezzanine	1:25	A1							C	C
	05	Existing First Floor	1:25	A1							/	/
	06	Existing Second Floor	1:25	A1							/	/
	07	Existing Third Floor	1:25	A1							/	/
	08	Existing Roof	1:25	A1							/	/
	09	Proposed Basement	1:25	A1	A	B	C	D		E	F	G
	10	Proposed Ground Floor	1:25	A1	A	B	C	D		E	F	G
	11	Proposed Mezzanine	1:25	A1						A	B	C
	12	Proposed First Floor	1:25	A1					A	B	C	D
	13	Proposed Second Floor	1:25	A1					A		B	C
	14	Proposed Third Floor	1:25	A1					A		B	C
	15	Proposed Fourth Floor	1:25	A1					A		B	C
	16	Proposed Fifth Floor	1:25	A1					A		B	C
	17	Proposed Sixth Floor	1:25	A1					A		B	C
	18	Proposed Seventh Floor	1:25	A1					A		B	C
	19	Proposed Roof	1:25	A1					A		B	B
SECTION	20	Section A-A	1:25	A1	A	B						
	21	Section B-B	1:25	A1	A	B						
	22	Section C-C	1:25	A1	A	B						
	30	Detail Sheet 1	1:5	A1	A	B						
	31	Detail Sheet 2	1:5	A1		A						
	32	Detail Sheet 3	1:5	A1		A						

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CLIENT								/
ARCHITECT	/	/	/	/	/	/	/	/
QUANTITY SURVEYOR								
CONTRACTORS								
CONTRACTOR								
PLANNING SUPERVISOR								
SERVICES ENGINEER								
FIRE ENGINEER								
BUILDING CONTROL								
LANDSCAPE ARCHITECT								
PARTY WALL SURVEYOR								
FORMAT	pdf	pdf	pdf	pdf	pdf	pdf	pdf	pdf
RECORD COPY	pdf	pdf	pdf	pdf	pdf	pdf	pdf	pdf
ISSUED BY	IG	IG	MR	MR	MR	IG	MR	MR

For and on behalf of
RODRIGUES ASSOCIATES

Existing Plans

GENERAL NOTES

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.

2.500m ON SECTIONS.

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.

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

NOTES FOR EARTHWORKS

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

2. ALL EARTHWORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH HEALTH AND SAFETY REGULATIONS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS.

3. EXCAVATED SPOIL SHALL BE DISPOSED OF OFF–SITE TO RELEVANT TIPS.

4. THE CONTRACTOR SHALL KEEP THE SITE, ALL FORMATIONS AND ALL EXCAVATIONS FREE OF WATER. WATER SHALL BE DISPOSED OF VIA SETTLING TANKS AND SILT TRAPS TO AGREED POINTS.

5. THE MINIMUM GROUND BEARING PRESSURE REQUIRED IS 100kN/m². THE FOUNDING LEVEL SHALL BE APPROVED BY THE BCO. OVER–EXCAVATION TO A SUITABLE BEARING SHALL BE BACKFILLED WITH C20P CONCRETE.

6. FORMATIONS AND BEARINGS SHALL BE CLEAN AND FREE FROM DEBRIS, ROOTS, AND ANY ORGANIC MATERIAL PRIOR TO CONCRETING OR FILLING. ANY OVER–EXCAVATION TO REMOVE ROOTS AND ORGANIC MATERIAL TO BE BACKFILLED WITH C20P CONCRETE.

7. HARDCORE SHALL CONSIST OF TYPE 1 OR TYPE 2 MATERIAL OR BROKEN BRICK FREE FROM PLASTER, DUST, LOAM, WOOD, RUBBISH OR ORGANIC MATERIALS. ALL PIECES SHALL BE LESS THAN 225mm IN ANY DIRECTION. COMPACTION SHALL BE CARRIED OUT USING APPROPRIATE EQUIPMENT.

8. ALL ROOTS TO BE CUT BACK TO 150mm FROM EDGE OF FOUNDATIONS.

9. FILL BEHIND EXTERNAL RETAINING WALLS TO BE FREE DRAINING MATERIAL AS DESCRIBED IN NOTE 7 ABOVE.

10. THE CONTRACTOR SHALL UNDERTAKE A C.A.T SCAN SURVEY TO ENSURE THAT EXISTING SERVICES AND DRAINAGE ARE NOT AFFECTED BY THE PROPOSED WORKS.

NOTES FOR MASONRY

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

2. ALL BRICKWORK SHALL COMPLY WITH BS 5628.

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

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

5. MORTAR SHALL BE CLASS (iii) / M4 CEMENT: LIME: SAND MIX (1:1:6), 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.

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

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

NOTES FOR CONCRETE

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 C30. 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:

FINISH	LOCATION
3U	SURFACES OF ALL SLABS
A	ALL FORMED SURFACES

6. 50mm THICK BLINDING CONCRETE IS TO BE PLACED UNDER ALL REINFORCED CONCRETE IN CONTACT 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 THE DRAWINGS.

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 ARCHITECT.

9. NO HOLES IN REINFORCED CONCRETE ARE TO BE FORMED OR CUT WITHOUT THE ENGINEER'S PRIOR AGREEMENT.

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

NOTES FOR CONCRETE FOR WATERPROOFING

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 C30. CONCRETE TO INCORPORATE CEMENTAID CONCRETE TO INCORPORATE CEMENTAID SUPERPLASTET AND EVERDURE CALTITE, DOSED IN ACCORDANCE WITH THE MANUFACTURER'S DETAILED SPECIFICATION. THE CONCRETE SHALL HAVE AS CORRECTED 30 MINUTE WATER ABSORPTION OF NOT GREATER THAN 1% AS MEASURED IN ACCORDANCE WITH BS1881: PART 122:1983. FOR FURTHER INFORMATION OR ADVISE, CONTACT CEMENTAID ON 01293 47878, info@cementaid.co.uk. 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:

FINISH	LOCATION
3U	SURFACES OF ALL SLABS
A	ALL FORMED SURFACES BELOW SOIL LEVEL
C	ALL EXPOSED SURFACED TO BE FINE FINISHED

6. 50mm THICK BLINDING CONCRETE IS TO BE PLACED UNDER ALL REINFORCED CONCRETE IN CONTACT 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 THE DRAWINGS.

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 ARCHITECT.

9. NO HOLES IN REINFORCED CONCRETE ARE TO BE FORMED OR CUT WITHOUT THE ENGINEER'S PRIOR AGREEMENT.

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. THE CONTRACTOR IS TO CONTACT CEMENTAID TO ARRANGE A PRE–START SITE MEETING AND A FINAL INSPECTION (PRIOR TO COVERING UP THE CALTITE CONCRETE WITH ANY INTERNAL FINISHES/SCREEDS ETC). THIS IS IN ADDITION TO ALL DAILY CALTITE CONCRETE POUR MONITORING BY CEMENTAID PERSONNEL.

12. ALL CALTITE CONCRETE TO CALTITE CONCRETE CONSTRUCTION JOINTS TO BE AS PER CEMENTAID SPECIFICATION.

13. REFER TO CEMENTAID LTD'S GUIDANCE SHEET – FINISHES AND ANCHORS RE SUBSEQUENT TRADES.

NOTES FOR STRUCTURAL STEELWORK

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

2. THE DESIGN, FABRICATION & ERECTION OF THE STRUCTURAL STEELWORK IS TO BE IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS

BS 5950 : PART 1 : 2000 : STRUCTURAL USE OF STEELWORK IN BUILDINGS.
NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION –THE LATEST EDITION.

ALL CLAUSES, INCLUDING APPENDICES ARE DEEMED TO BE PART OF THIS SPECIFICATION.

3. FABRICATION DRAWINGS SHALL BE SUBMITTED FOR APPROVAL 14 DAYS PRIOR TO COMMENCEMENT OF FABRICATION, UNLESS AGREED OTHERWISE. IF FABRICATION DRAWINGS ARE NOT TO BE SUBMITTED THE FABRICATOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE ARCHITECT'S AND ENGINEER'S DRAWINGS. ANY DISCREPANCY SHALL BE NOTIFIED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR, AND PRIOR TO COMMENCEMENT OF FABRICATION.

4. ALL STEELWORK SHALL COMPLY WITH BS 5950, BS 4–1, BS EN 10210–2.

5. ALL ROLLED STEEL SHALL BE GRADE S355 UNLESS NOTED OTHERWISE, STEEL GRADE SHALL CONFORM WITH TABLE 4 OF BS 5950 OR BS EN 10210.
ALL HOLLOW SECTION STEELWORK TO BE CELSIUS 355 TO BS EN 10210–1.

6. UNLESS NOTED OTHERWISE ALL BUTT WELDS SHALL BE FULL PENETRATION.

7. UNLESS NOTED OTHERWISE ALL FILLET WELDS SHALL BE FULL PROFILE WITH A MINIMUM LEG LENGTH OF 6mm.

8. UNLESS NOTED OTHERWISE ALL ORDINARY BOLT ASSEMBLIES SHALL BE M16 GRADE 8.8.

9. UNLESS NOTED OTHERWISE ALL HOLDING DOWN BOLTS SHALL BE M16 GRADE 8.8 ANCHORED A MINIMUM OF 200mm DEPTH INTO THE SUPPORTING CONCRETE WITH A 100x100x8 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.

11. CORROSION PROTECTION FOR INTERNAL STEELWORK:

a) SURFACE PROTECTION – BLAST CLEAN TO SA 2.5 QUALITY BS EN ISO 8501–1.
b) PREFABRICATOR PRIMER – EPOXY ZINC PHOSPHATE HB: 50 MICRONS (DFT).
c) FINISHING COAT – SEE ARCH'S SPEC.
d) SEE ARCH'S SPECIFICATION FOR DETAILS ON COLOUR AND TEXTURE.

12. CORROSION PROTECTION FOR EXTERNAL STEELWORK TO BE HOT DIP GALVANIZED.

13. FIRE PROTECTION TO BE SPECIFIED BY THE ARCHITECT AND TO BE ACHIEVED AS FOLLOWS

½ HOUR ONE LAYER OF PLASTERBOARD AND SKIM COAT OR INTUMESCENT PAINT TO MANUFACTURER'S SPECIFICATION.

1 HOUR TWO LAYERS OF PLASTERBOARD WITH JOINTS STAGGERED AND SKIM COAT OR INTUMESCENT PAINT TO MANUFACTURER'S SPECIFICATION.

14. SERVICEABILITY CRITERIA SHOWN BELOW HAVE BEEN ADOPTED IN DESIGN IN ACCORDANCE WITH BS 5950. CONTRACTOR TO ENSURE ALL SUPPORTED FINISHES ALLOW FOR THESE DEFLECTIONS. PREDEFLECTION MAY BE REQUIRED FOR SIGNIFICANT PERMANENT LOADS.

BEAMS – SPAN/360
CANTILEVERS – LENGTH/180
COLUMNS – HEIGHT/300

15. THE FABRICATED STEELWORK FOR THE PROJECT MUST BE CE MARKED IN ACCORDANCE WITH THE CONSTRUCTION PRODUCTS REGULATION. THE PROJECT IS EXECUTION CLASS 2 AND THE STEELWORK FABRICATOR MUST THEREFORE BE CERTIFIED FOR EXECUTION CLASS 2 OR 3 WORK. THEY MUST PROVIDE THE FOLLOWING THREE DOCUMENTS TO PROVE COMPLIANCE
i) FACTORY PRODUCTION CONTROL CERTIFICATE
ii) WELDING CERTIFICATE
iii) DECLARATION OF PERFORMANCE

NOTES ON UNDERPINNING

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH RELEVANT ARCHITECT'S DRAWINGS AND SPECIFICATIONS.

2. PINS TO BE MAXIMUM 1.0m AND LENGTH TO MATCH ADJACENT UNDERPINNING AND CAST IN SEQUENCE TO BE AGREED WITH THE ENGINEER PRIOR TO COMMENCEMENT OF THE WORKS.

3. SHEAR KEYS AND DOWEL BARS (MIN. 4No. 16ø x 800mm LONG BARS) TO BE INSERTED IN THE CONSTRUCTION JOINTS BETWEEN PINS.

4. MINIMUM 75mm DRY–PACK MORTAR, 1:3 EXPANDING CEMENT:SAND TO BE RAMMED INTO GAP BETWEEN EXISTING FOUNDATIONS AND NEW CONCRETE AFTER THE CONCRETE HAS GAINED FULL STRENGTH.

5. PINS TO BE EXCAVATED IN SEQUENCE SUCH THAT NO PINS ARE EXCAVATED WITHIN TWO METRES OF A JUST CAST PIN.

6. CONCRETE TO BE MIN. C32/40 GRADE

7. THE CONTRACTOR SHALL SUBMIT A METHOD STATEMENT WITH DIAGRAMS INDICATING THE CONSTRUCTION SEQUENCE AND TEMPORARY WORKS TO CONSTRUCT THE UNDERPINNING, WITH A PROGRAMME INDICATING WHEN THE PINS ARE TO BE CONSTRUCTED.

LEGEND

PROPOSED BLOCKWORK

EXISTING BLOCKWORK

PROPOSED BRICKWORK

EXISTING BRICKWORK

PROPOSED CONCRETE

EXISTING CONCRETE

Rev	Date	By	Rev
C	23.01.18	MR	ISSUED FOR INFORMATION
B	08.09.17	MR	TENDER ISSUE
A	01.09.17	MR	SCHEME

CDM STATEMENT
ANY INFORMATION GIVEN ON THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE CONSTRUCTION HEALTH AND SAFETY PLAN PREPARED BY THE PRINCIPAL CONTRACTOR.
ANY CHANGES IN DESIGN, OR CONDITIONS ARISING OR INFORMATION BECOMING KNOWN AT A LATER DATE, WHICH MAY IMPACT UPON THE DESIGN, CONSTRUCTION OR USE OF THE BUILDING, MUST BE NOTIFIED TO THE PRINCIPAL CONTRACTOR AND PRINCIPAL DESIGNER IMMEDIATELY.

DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ–COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: GENERAL NOTES & SPECIFICATIONS

JOB TITLE: 155 DRUMMOND STREET LONDON NW1 2FB

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DATE: 08–09–2017
SCALE: NA
DRAWN IG
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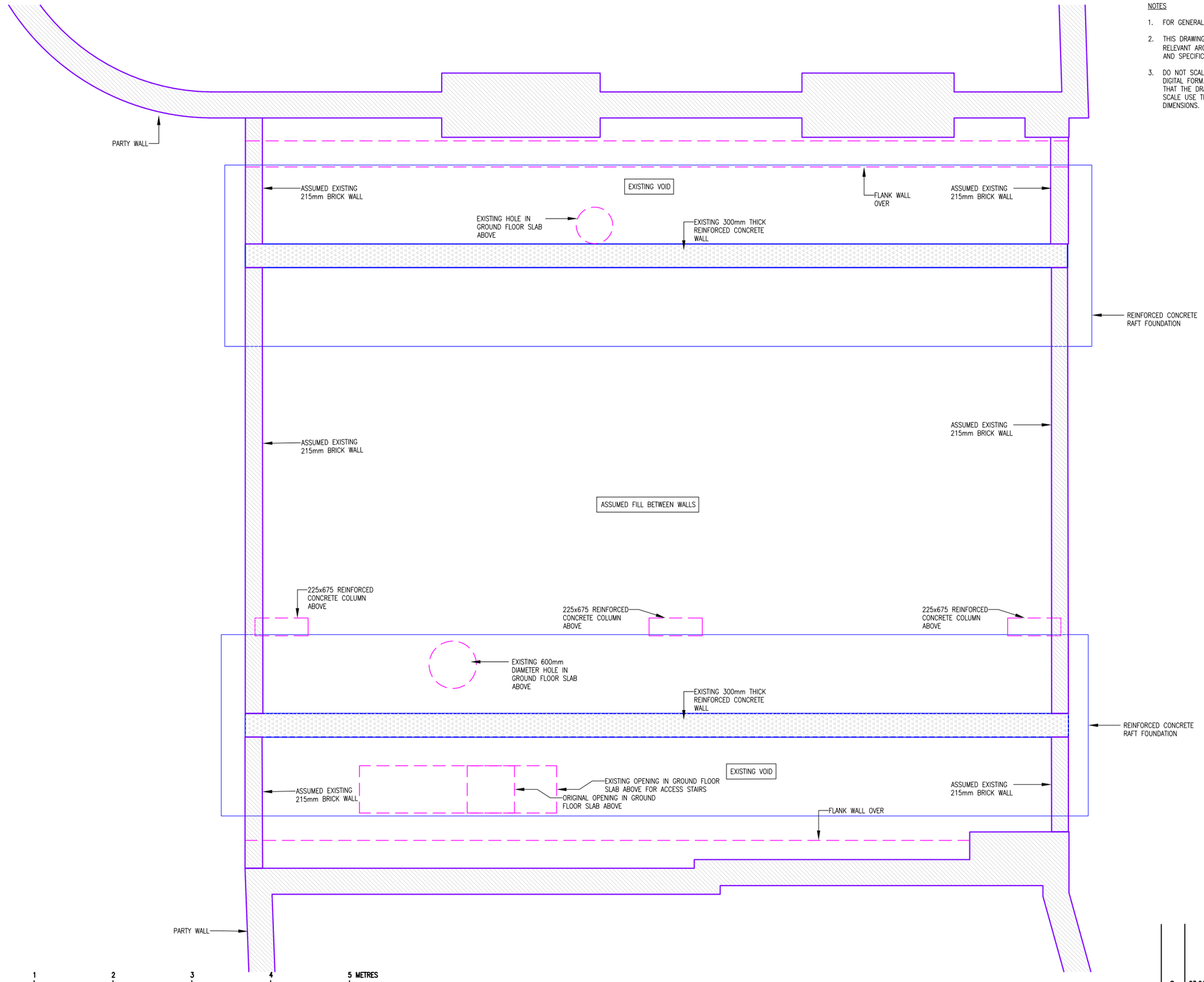
JOB No.: 863
DRG No.: 01
REVISION: C



NOTES

1. FOR GENERAL NOTES SEE DRAWING 863 – 01
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, ENGINEER'S AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
3. DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY. TO CHECK THAT THE DRAWING HAS BEEN PRINTED TO THE INTENDED SCALE USE THE SCALE BAR IN THE ABSENCE OF WRITTEN DIMENSIONS.

Rev	Date	By	
C	23.01.18	MR	ISSUED FOR INFORMATION
B	08.09.17	MR	TENDER ISSUE
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: EXISTING BASEMENT PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
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JOB No.: 863
DRG No.: 02
REVISION: C

NOTES

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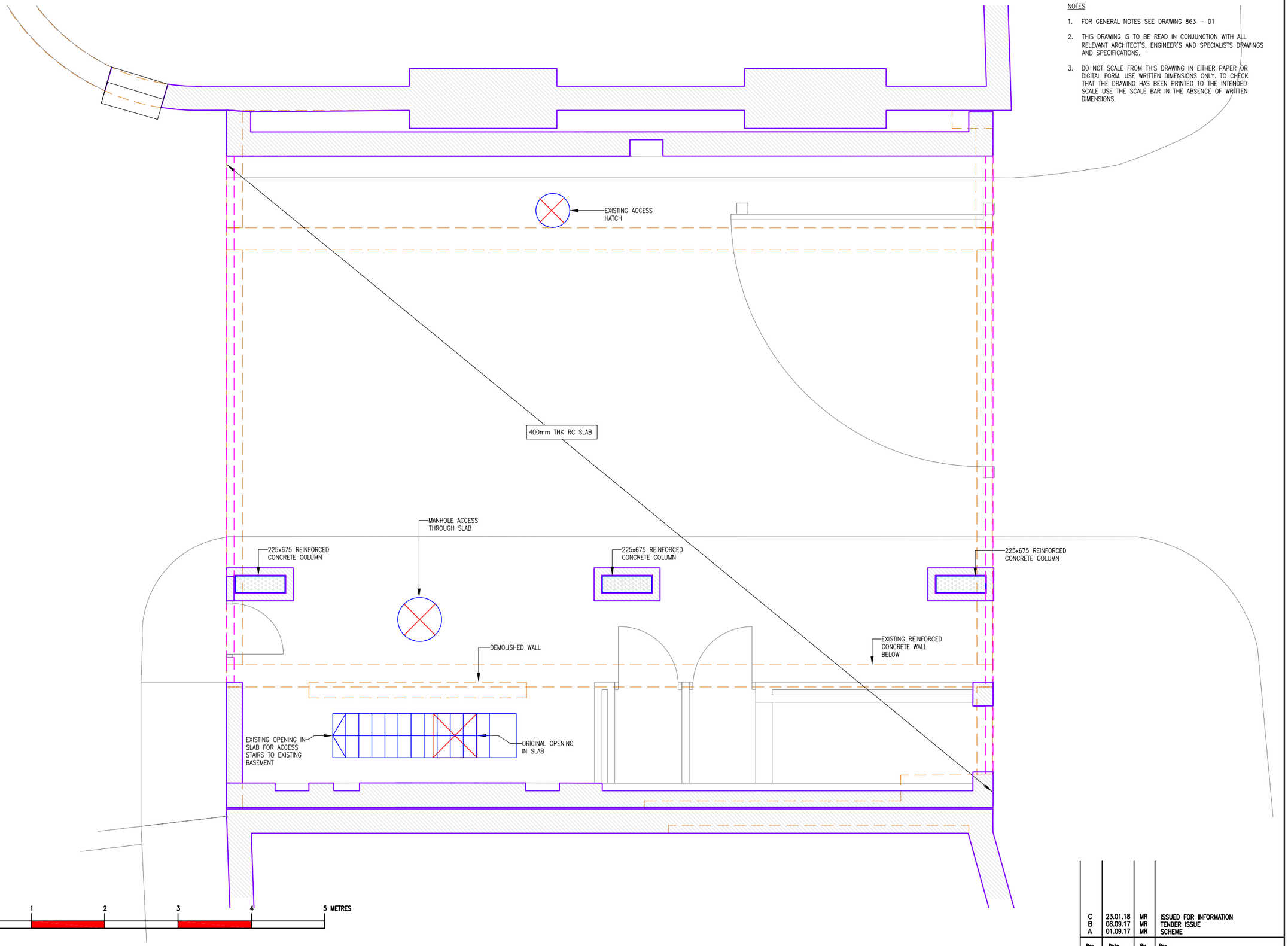

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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: EXISTING GROUND FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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020-7837-1133 (Phone)
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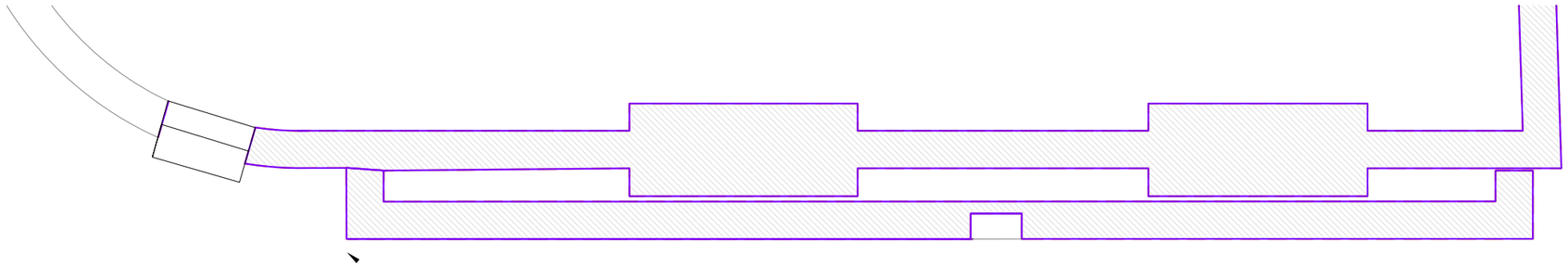
DATE	SCALE	DRAWN
08-09-2017	A1 – 1:25 A3 – 1:50	IG
JOB No.	DRG No.	CHECKED
863	03	MR
		REVISION C



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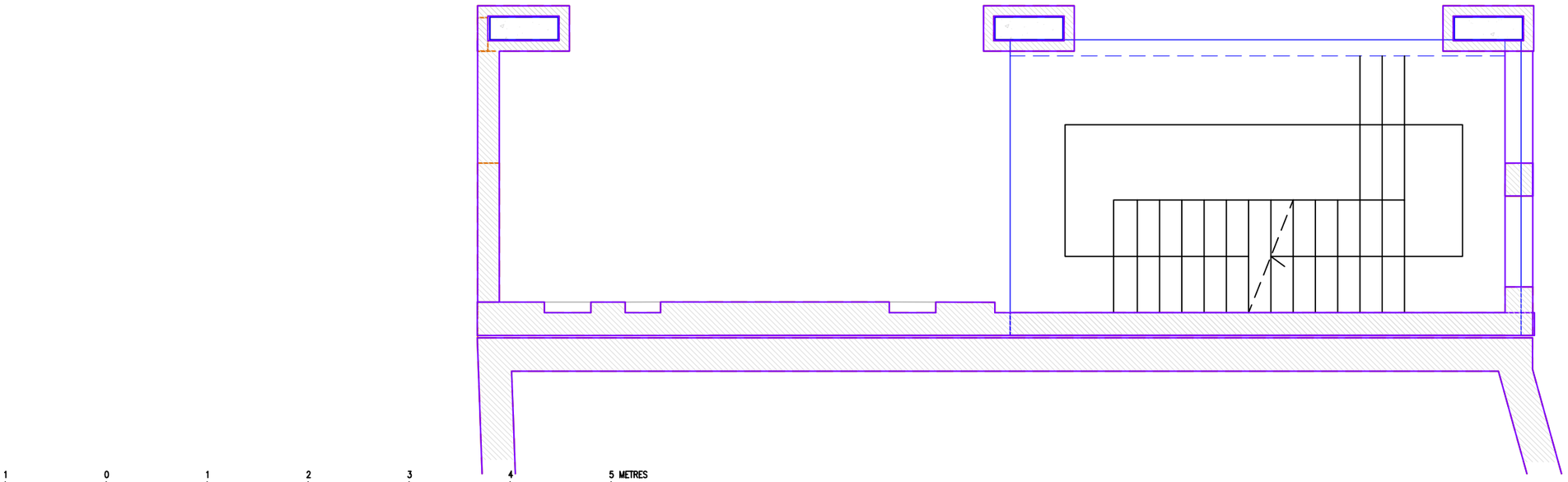

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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: EXISTING MEZZANINE LEVEL PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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DATE: 08-09-2017
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REVISION: C

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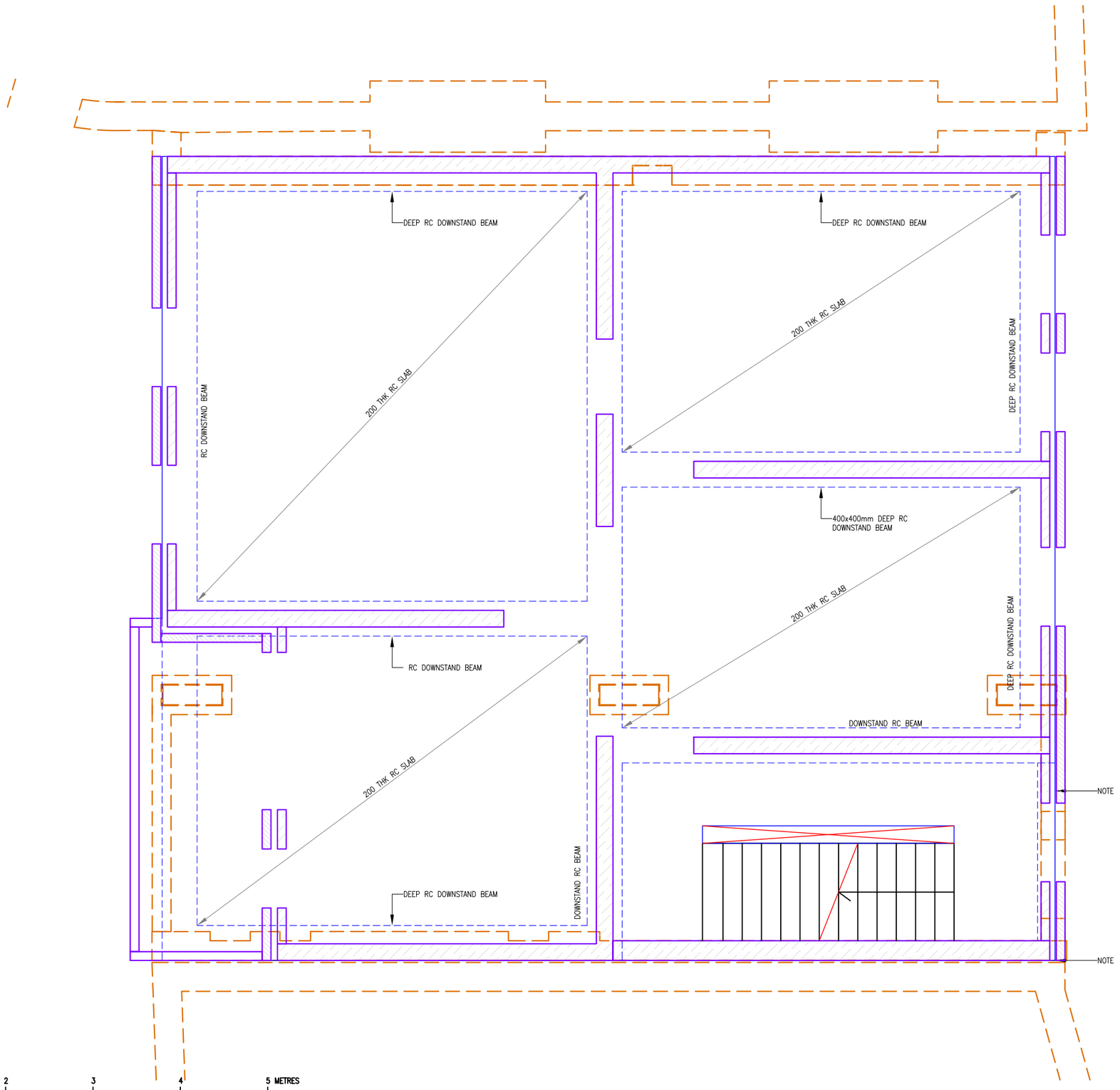

1 0 1 2 3 4 5 METRES

Rev	Date	By	Rev
–	01.02.19	AB	ISSUED FOR INFORMATION

CDM STATEMENT
ANY INFORMATION GIVEN ON THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE CONSTRUCTION HEALTH AND SAFETY PLAN PREPARED BY THE PRINCIPAL CONTRACTOR.
ANY CHANGES IN DESIGN, OR CONDITIONS ARISING OR INFORMATION BECOMING KNOWN AT A LATER DATE, WHICH MAY IMPACT UPON THE DESIGN, CONSTRUCTION OR USE OF THE BUILDING, MUST BE NOTIFIED TO THE PRINCIPAL CONTRACTOR AND PRINCIPAL DESIGNER IMMEDIATELY.

DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: EXISTING FIRST FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

rodriguesassociates
1 Amwell Street
London EC1R 1UL
020-7837-1133 (Phone)
www.rodriguesassociates.com

DATE	SCALE	DRAWN / CHECKED
01-02-2019	A1 – 1:25 A3 – 1:50	AB –
JOB No. 863	DRG No. 05	REVISION –

NOTES

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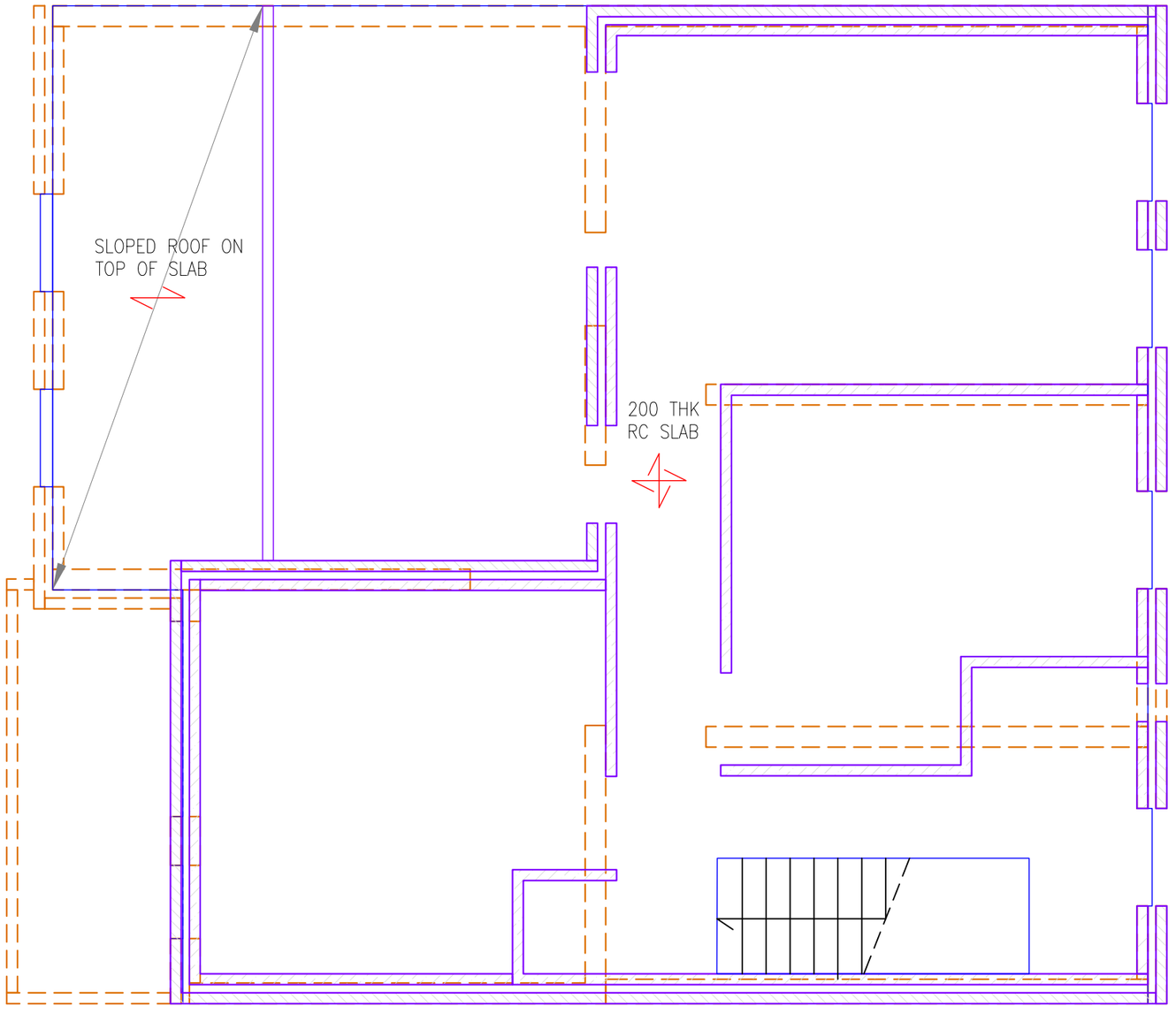

1 0 1 2 3 4 5 METRES

Rev	Date	By	
–	01.02.19	AB	ISSUED FOR INFORMATION

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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: EXISTING SECOND FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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1 Arnwell Street
London EC1R 1UL
020-7837-1133 (Phone)
www.rodriguesassociates.com

DATE	SCALE	DRAWN / CHECKED
01-02-2019	A1 – 1:25 A3 – 1:50	DRAWN AB CHECKED –
JOB No. 863	DRG No. 06	REVISION –

NOTES

1. FOR GENERAL NOTES SEE DRAWING 863 – 01
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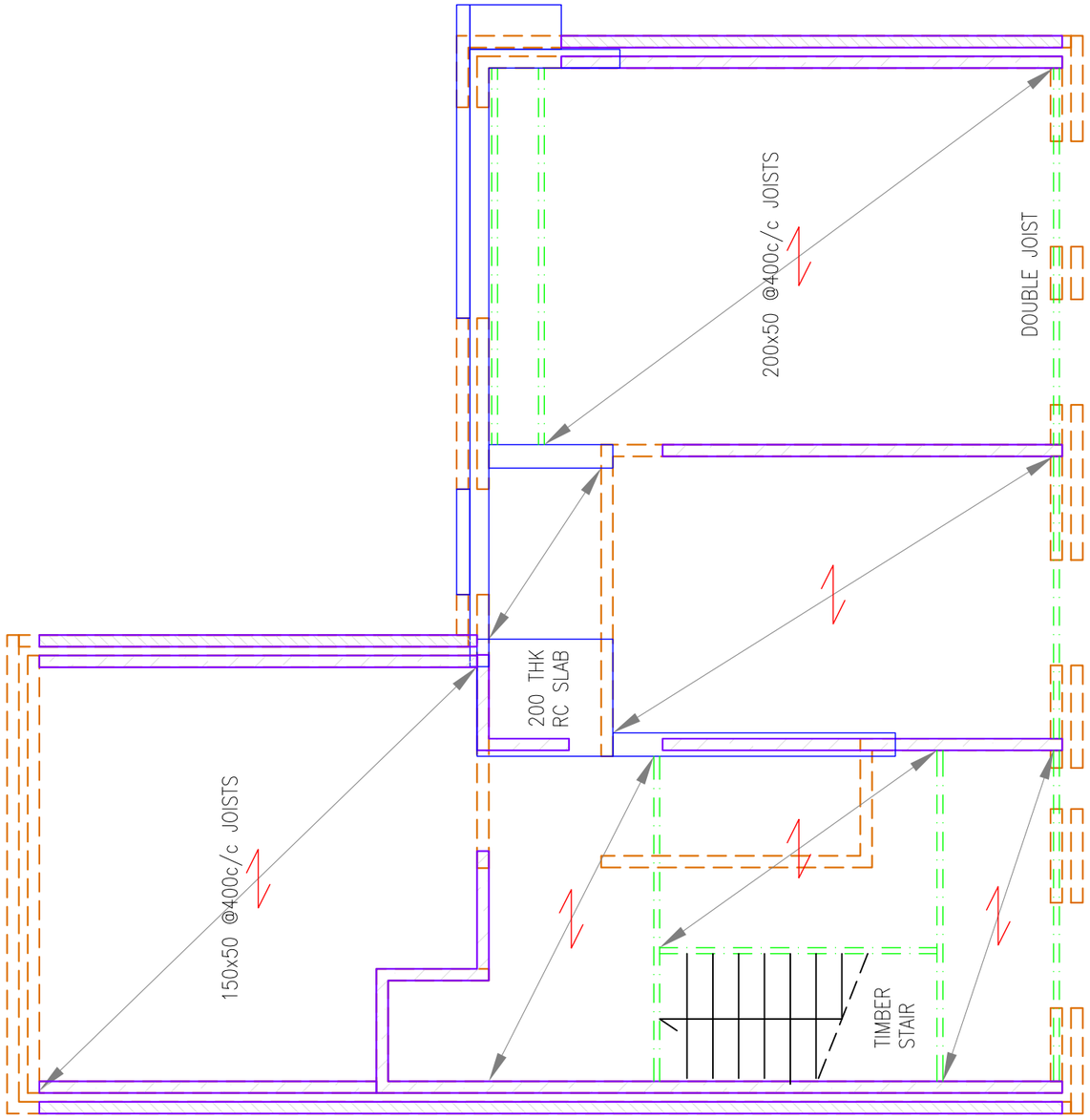

1 0 1 2 3 4 5 METRES

Rev	Date	By	
–	01.02.19	AB	ISSUED FOR INFORMATION

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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ–COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: EXISTING THIRD FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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1 Amwell Street
London EC1R 1UL
020–7837–1133 (Phone)
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DATE: 01–02–2019
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: AB
CHECKED: –
JOB No.: 863
DRG No.: 07
REVISION: –

NOTES

1. FOR GENERAL NOTES SEE DRAWING 863 – 01
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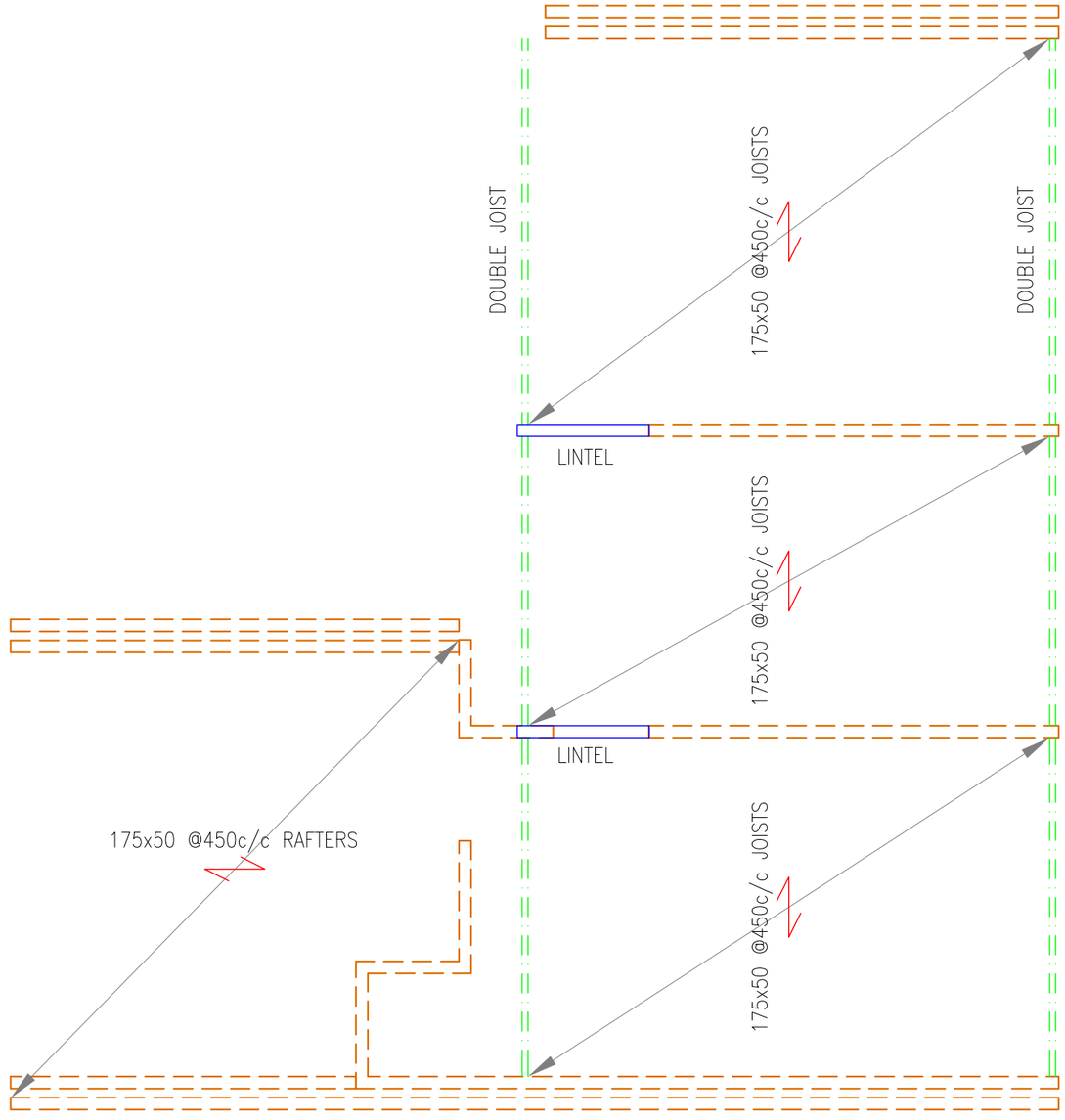

1 0 1 2 3 4 5 METRES

Rev	Date	By	Rev
–	01.02.19	AB	ISSUED FOR INFORMATION

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: EXISTING ROOF PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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020-7837-1133 (Phone)
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DATE	SCALE	DRAWN / CHECKED
01-02-2019	A1 – 1:25 A3 – 1:50	DRAWN AB CHECKED –

JOB No.	DRG No.	REVISION
863	08	–

Proposed Plans

NOTES

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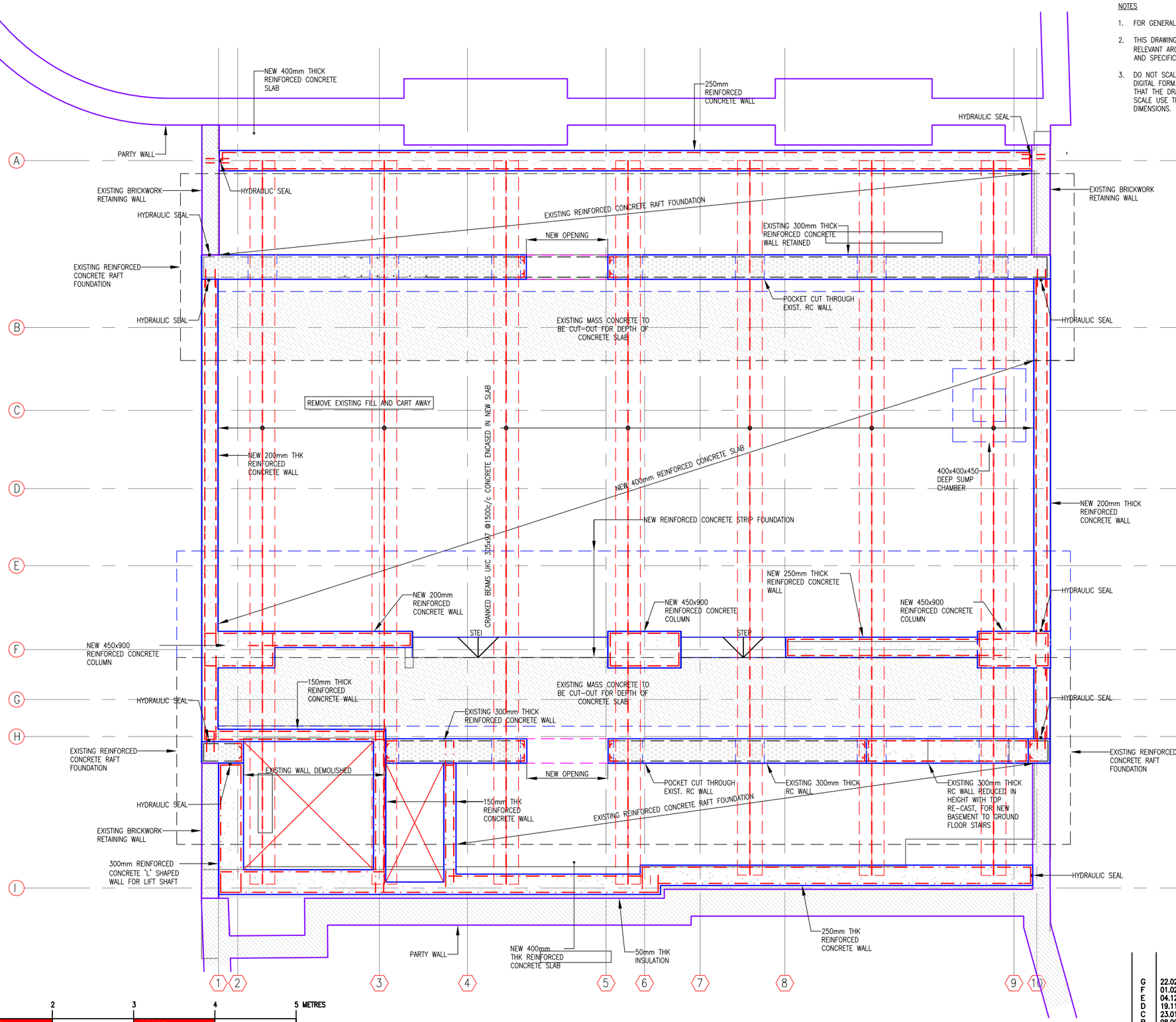

Rev	Date	By	
G	22.02.19	LB	PLANNING ISSUE
F	01.02.19	AB	MINOR AMENDMENTS
E	04.12.18	IG	SCHEME REVISED
D	19.11.18	MR	DRAFT FOR PLANNING
C	23.01.18	MR	ISSUED FOR INFORMATION
B	08.09.17	MR	TENDER ISSUE
A	01.09.17	MR	SCHEME

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED LOWER GROUND/ BASEMENT FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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London EC1R 1UL
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DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: AB
JOB No.: 863
DRG No.: 09
REVISION: G

NOTES

1. FOR GENERAL NOTES SEE DRAWING 863 – 01
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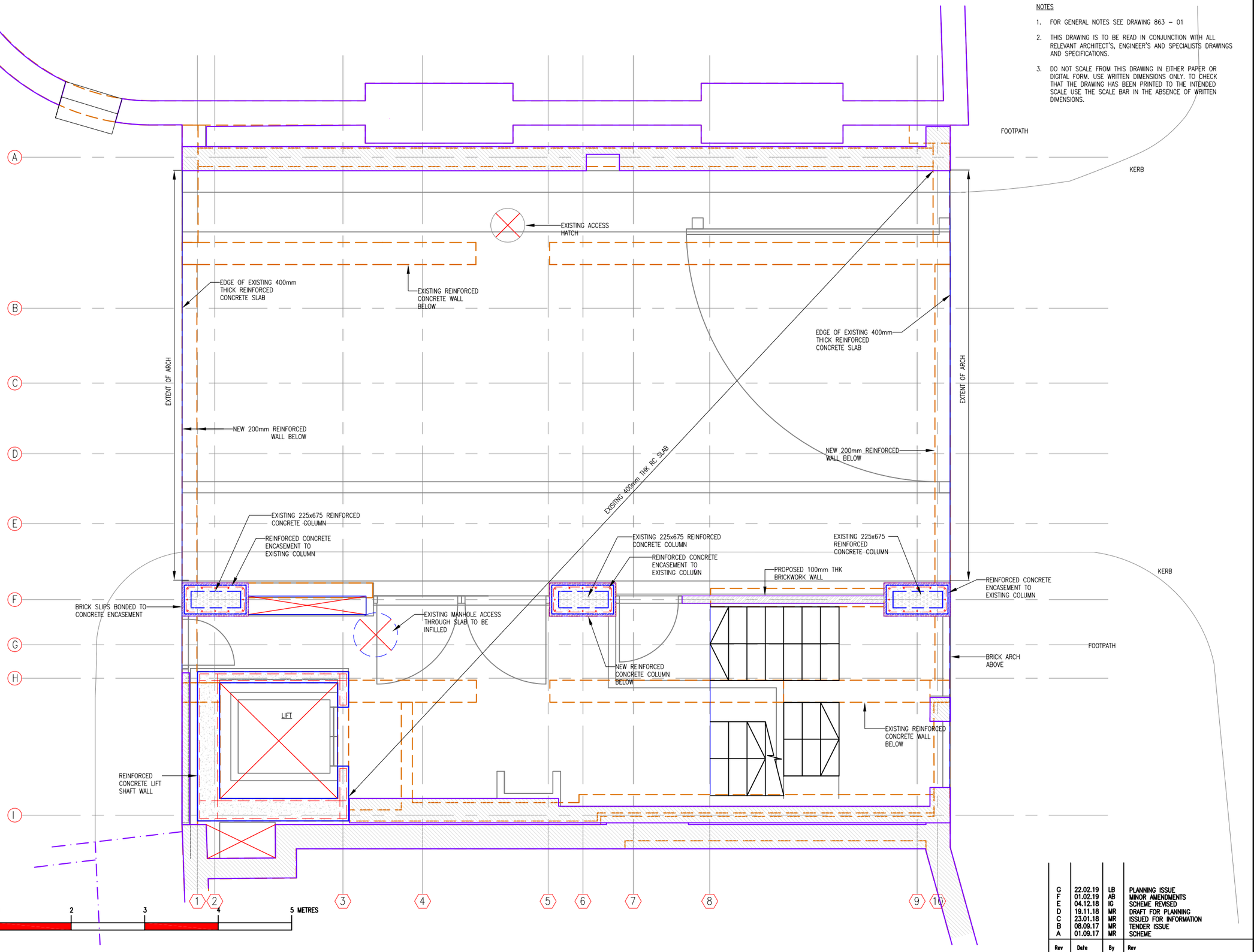

Rev	Date	By	
G	22.02.19	LB	PLANNING ISSUE
F	01.02.19	AB	MINOR AMENDMENTS
E	04.12.18	IG	SCHEME REVISED
D	19.11.18	MR	DRAFT FOR PLANNING
C	23.01.18	MR	ISSUED FOR INFORMATION
B	08.09.17	MR	TENDER ISSUE
A	01.09.17	MR	SCHEME

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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020-7837-1133 (Phone)
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DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: AB
JOB No.: 863
DRG No.: 10
REVISION: G

NOTES

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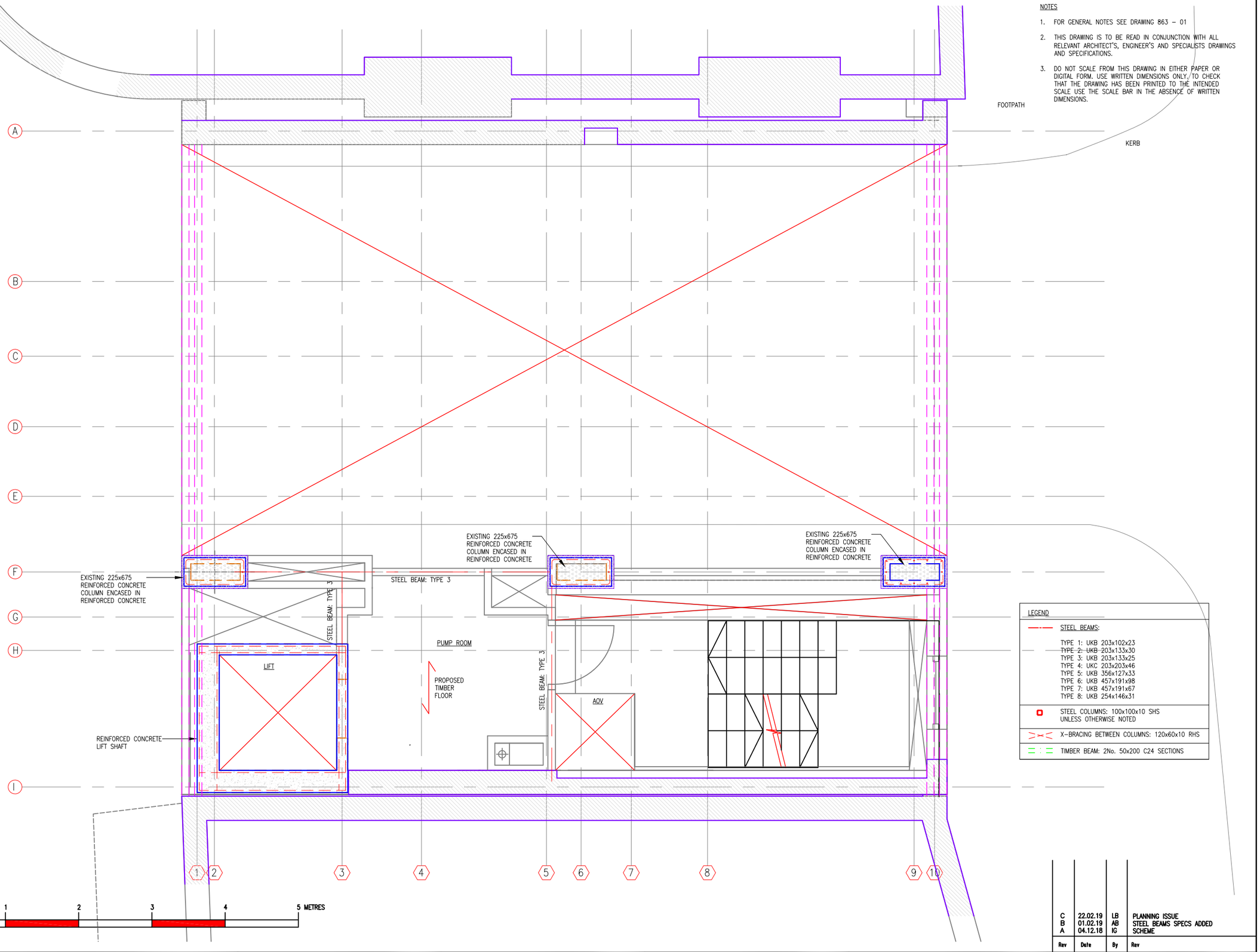

LEGEND

STEEL BEAMS:

TYPE 1: UKB 203x102x23
TYPE 2: UKB 203x133x30
TYPE 3: UKB 203x133x25
TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
TYPE 6: UKB 457x191x98
TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

Rev	Date	By	
C	22.02.19	LB	PLANNING ISSUE
B	01.02.19	AB	STEEL BEAMS SPECS ADDED
A	04.12.18	IG	SCHEME

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED MEZZANINE PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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1 Arnwell Street
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020-7837-1133 (Phone)
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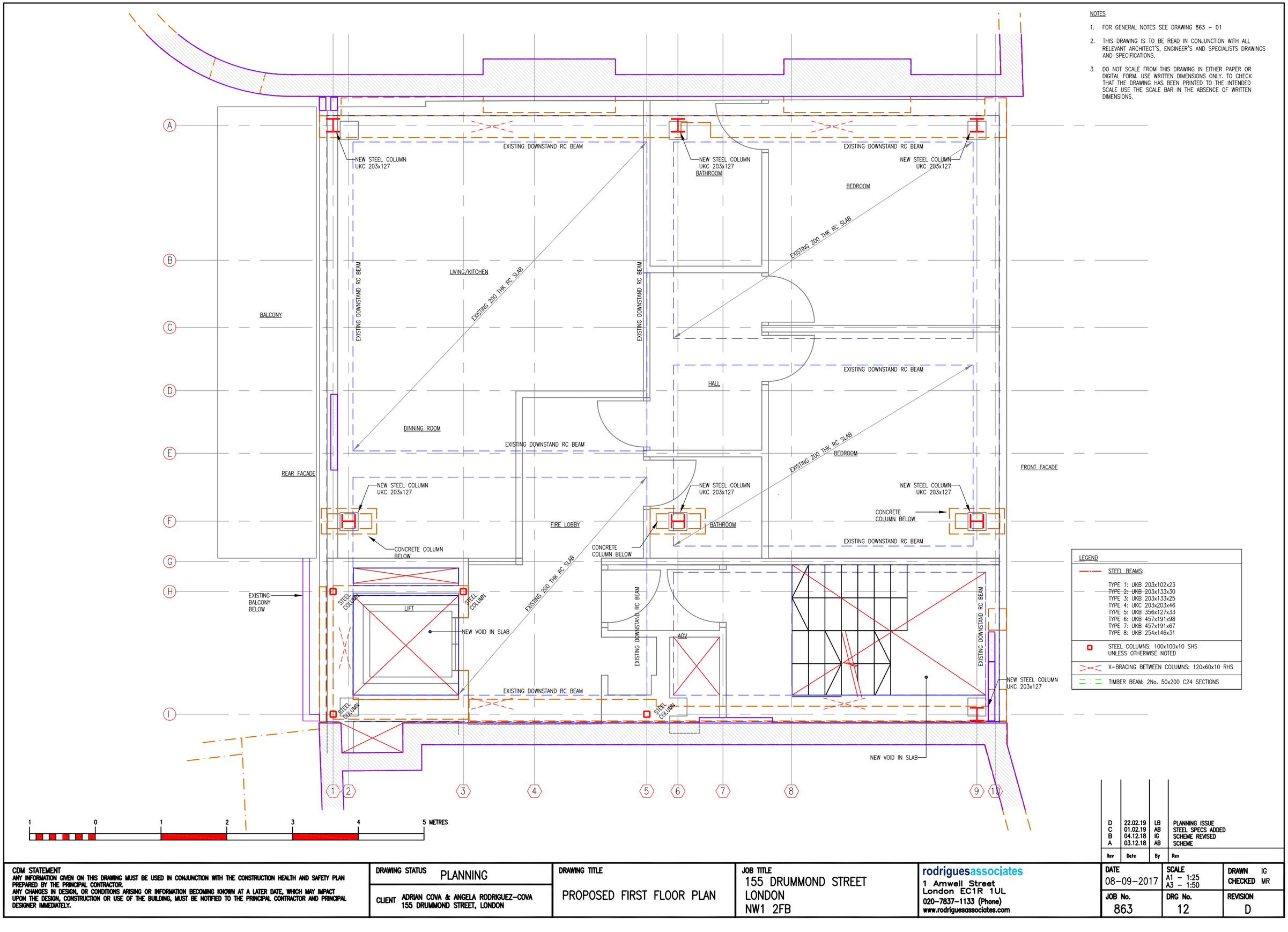
DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: AB
JOB No.: 863
DRG No.: 11
REVISION: C



NOTES

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LEGEND

STEEL BEAMS:

TYPE 1: UKB 203x102x23
TYPE 2: UKB 203x133x30
TYPE 3: UKB 203x133x25
TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
TYPE 6: UKB 457x191x98
TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

Rev	Date	By	
D	22.02.19	LB	PLANNING ISSUE
C	01.02.19	AB	STEEL SPECS ADDED
B	04.12.18	IG	SCHEME REVISED
A	03.12.18	AB	SCHEME

DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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1 Arnwell Street
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020-7837-1133 (Phone)
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DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: MR
JOB No.: 863
DRG No.: 12
REVISION: D

NOTES

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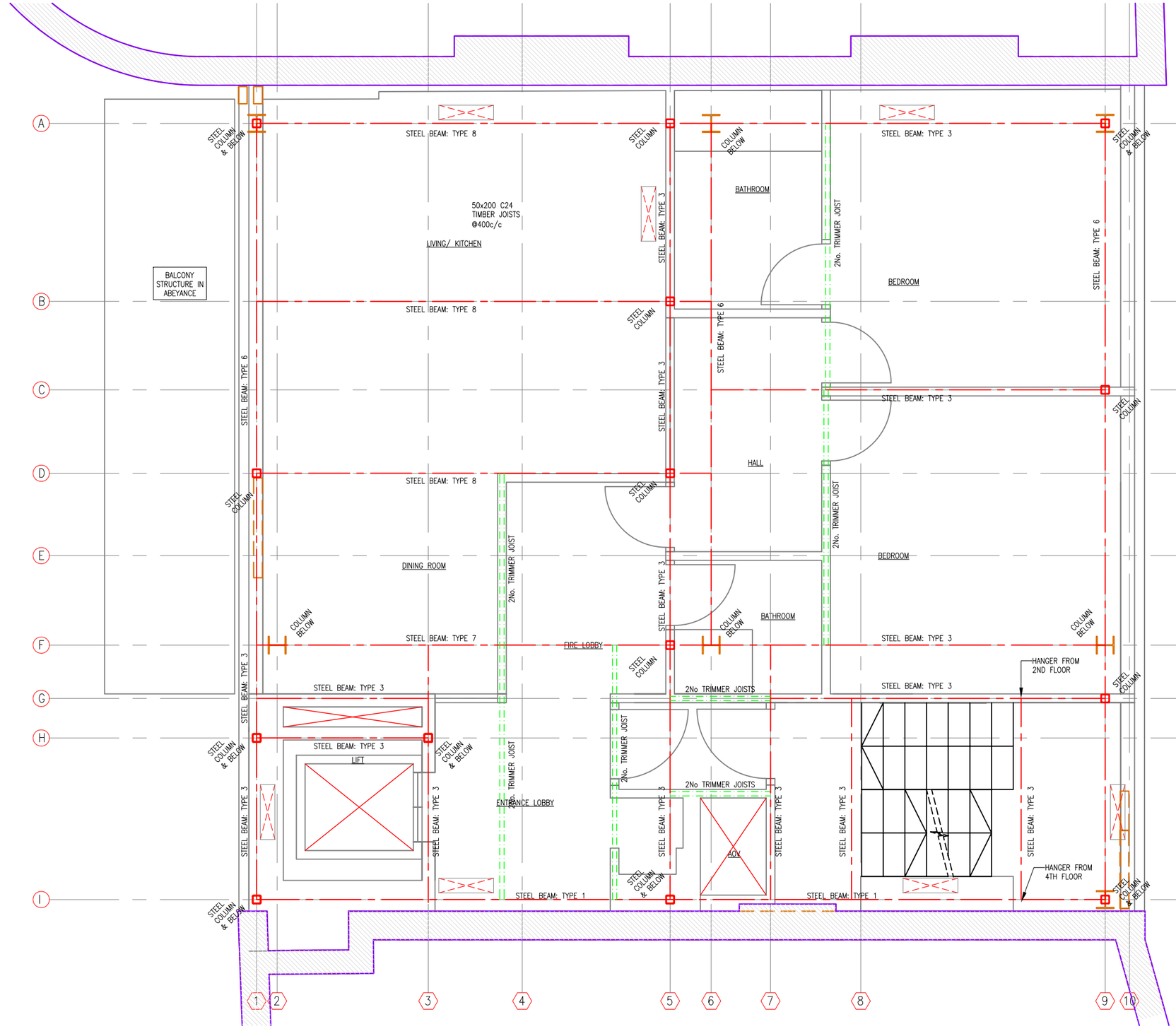

LEGEND

STEEL BEAMS:

TYPE 1: UKB 203x102x23
TYPE 2: UKB 203x133x30
TYPE 3: UKB 203x133x25
TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
TYPE 6: UKB 457x191x98
TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

1 0 1 2 3 4 5 METRES

Rev	Date	By	Rev
C	22.02.19	LB	PLANNING ISSUE
B	01.02.19	AB	STEEL SPECS ADDED
A	03.12.18	AB	SCHEME

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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020-7837-1133 (Phone)
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DATE	SCALE	DRAWN
08-09-2017	A1 – 1:25 A3 – 1:50	IG
JOB No.	DRG No.	CHECKED
863	13	MR
		REVISION C

NOTES

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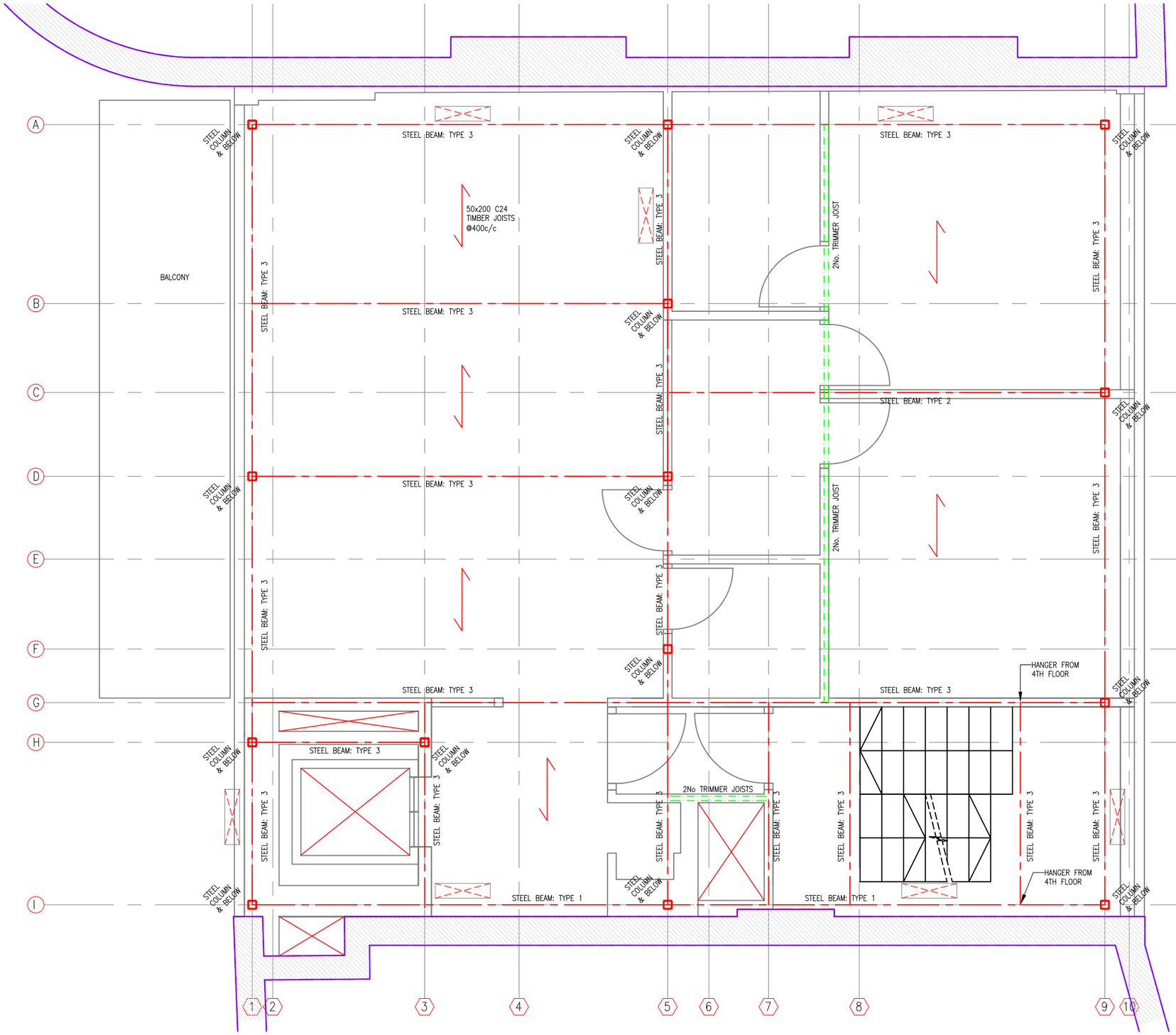

LEGEND

STEEL BEAMS:

TYPE 1: UKB 203x102x23
TYPE 2: UKB 203x133x30
TYPE 3: UKB 203x133x25
TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
TYPE 6: UKB 457x191x98
TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

1 0 1 2 3 4 5 METRES

Rev	Date	By	
C	22.02.19	LB	PLANNING ISSUE
B	01.02.19	AB	STEEL SPECS ADDED
A	03.12.18	AB	SCHEME

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED THIRD FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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1 Amwell Street
London EC1R 1UL
020-7837-1133 (Phone)
www.rodriguesassociates.com

DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: MR
JOB No.: 863
DRG No.: 14
REVISION: C

NOTES

1. FOR GENERAL NOTES SEE DRAWING 863 – 01
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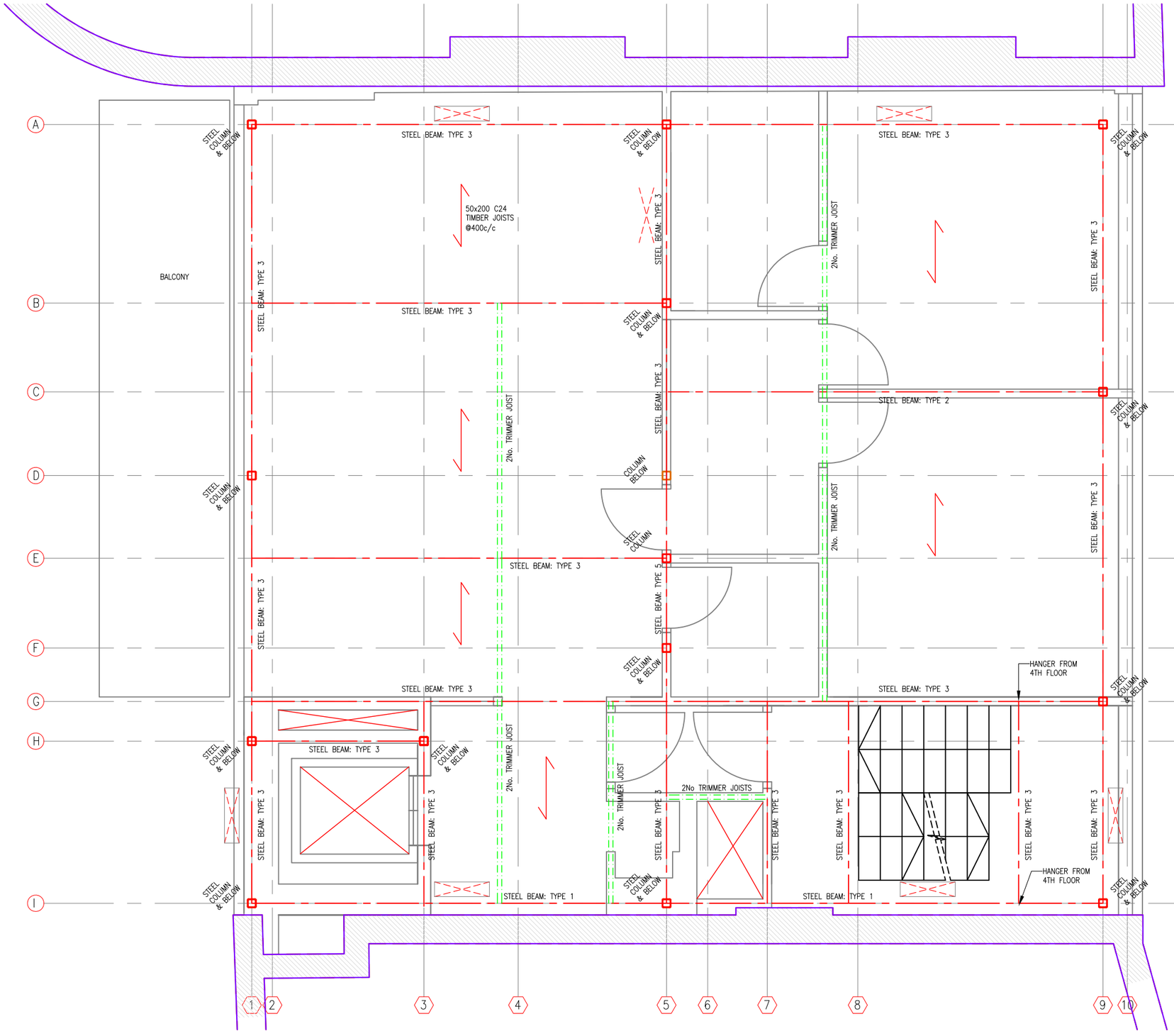

LEGEND

STEEL BEAMS:

TYPE 1: UKB 203x102x23
TYPE 2: UKB 203x133x30
TYPE 3: UKB 203x133x25
TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
TYPE 6: UKB 457x191x98
TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

1 0 1 2 3 4 5 METRES

Rev	Date	By	
C	22.02.19	LB	PLANNING ISSUE
B	01.02.19	AB	STEEL SPECS ADDED
A	03.12.18	AB	SCHEME

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED FOURTH FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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1 Arnwell Street
London EC1R 1UL
020-7837-1133 (Phone)
www.rodriguesassociates.com

DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: MR
JOB No.: 863
DRG No.: 15
REVISION: C

NOTES

1. FOR GENERAL NOTES SEE DRAWING 863 – 01
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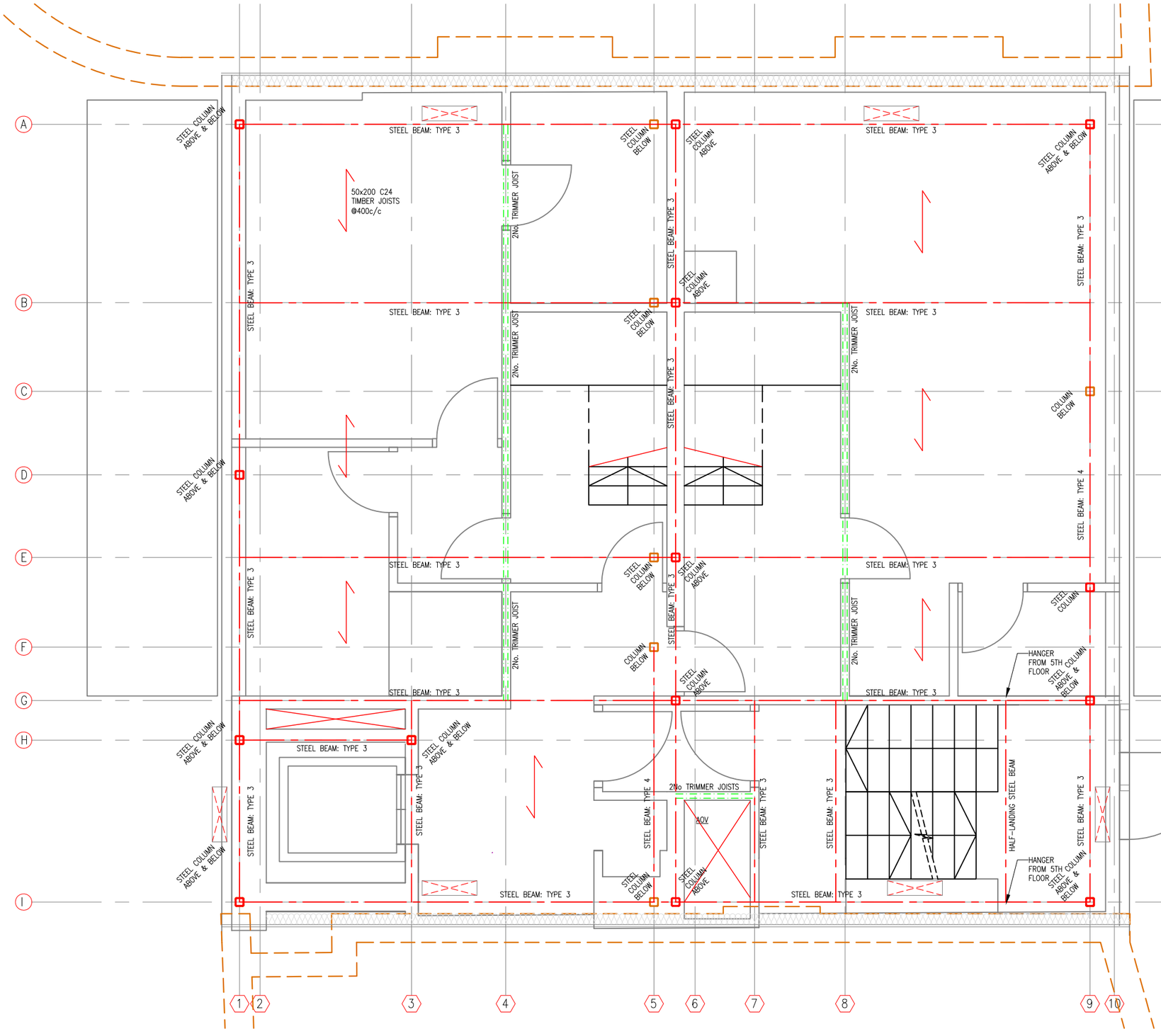

LEGEND

STEEL BEAMS:

TYPE 1: UKB 203x102x23
TYPE 2: UKB 203x133x30
TYPE 3: UKB 203x133x25
TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
TYPE 6: UKB 457x191x98
TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

1 0 1 2 3 4 5 METRES

Rev	Date	By	
C	22.02.19	LB	PLANNING ISSUE
B	01.02.19	AB	STEEL SPECS ADDED
A	03.12.18	AB	SCHEME

CDM STATEMENT
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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED FIFTH FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

rodriguesassociates
1 Amwell Street
London EC1R 1UL
020-7837-1133 (Phone)
www.rodriguesassociates.com

DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: MR
JOB No.: 863
DRG No.: 16
REVISION: C

NOTES

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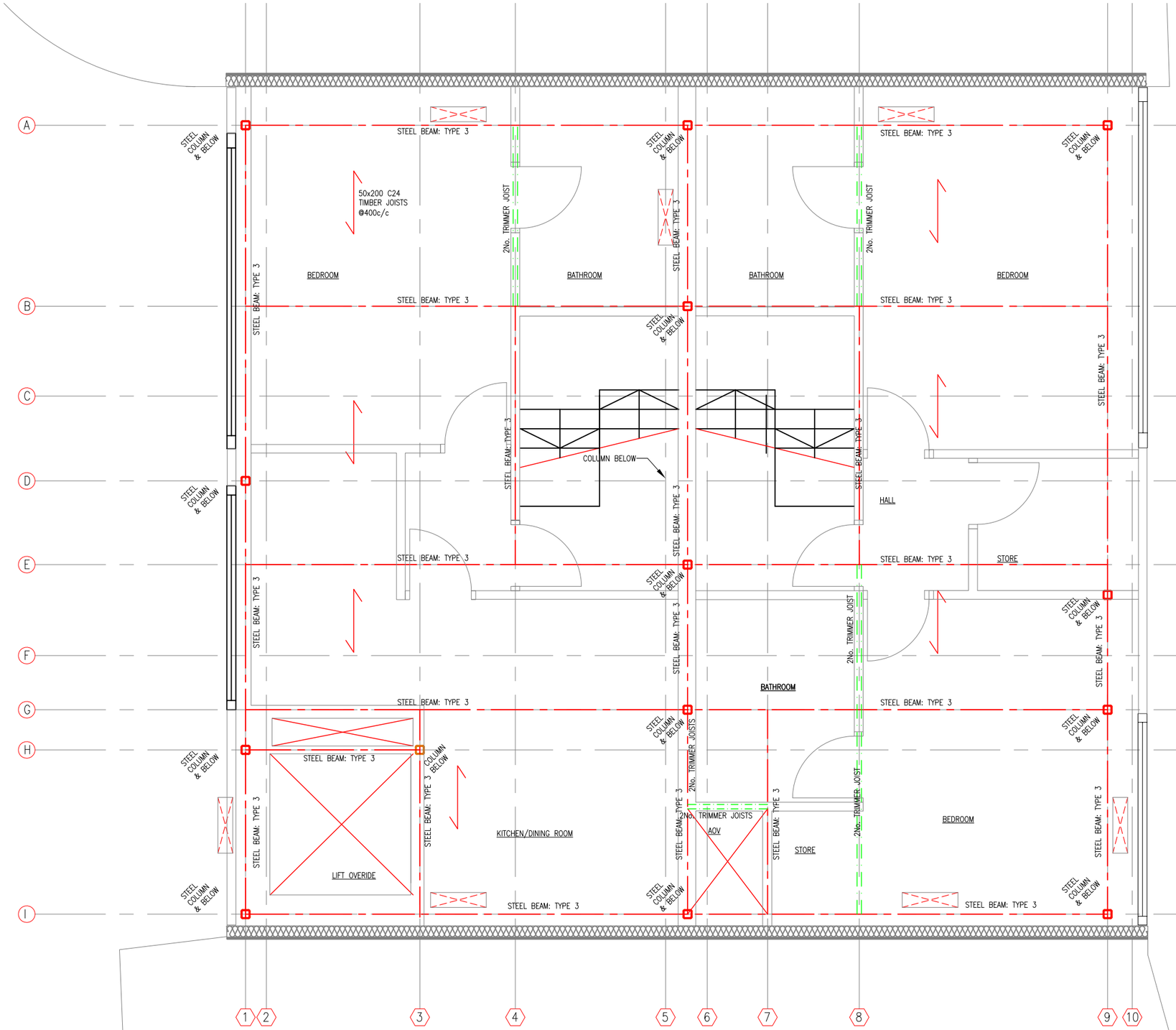

LEGEND

STEEL BEAMS:

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TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
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TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED SIXTH FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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1 Amwell Street
London EC1R 1UL
020-7837-1133 (Phone)
www.rodriguesassociates.com

DATE: 08-09-2017
SCALE: A1 – 1:25, A3 – 1:50
DRAWN: IG
CHECKED: MR
JOB No.: 863
DRG No.: 17
REVISION: C

NOTES

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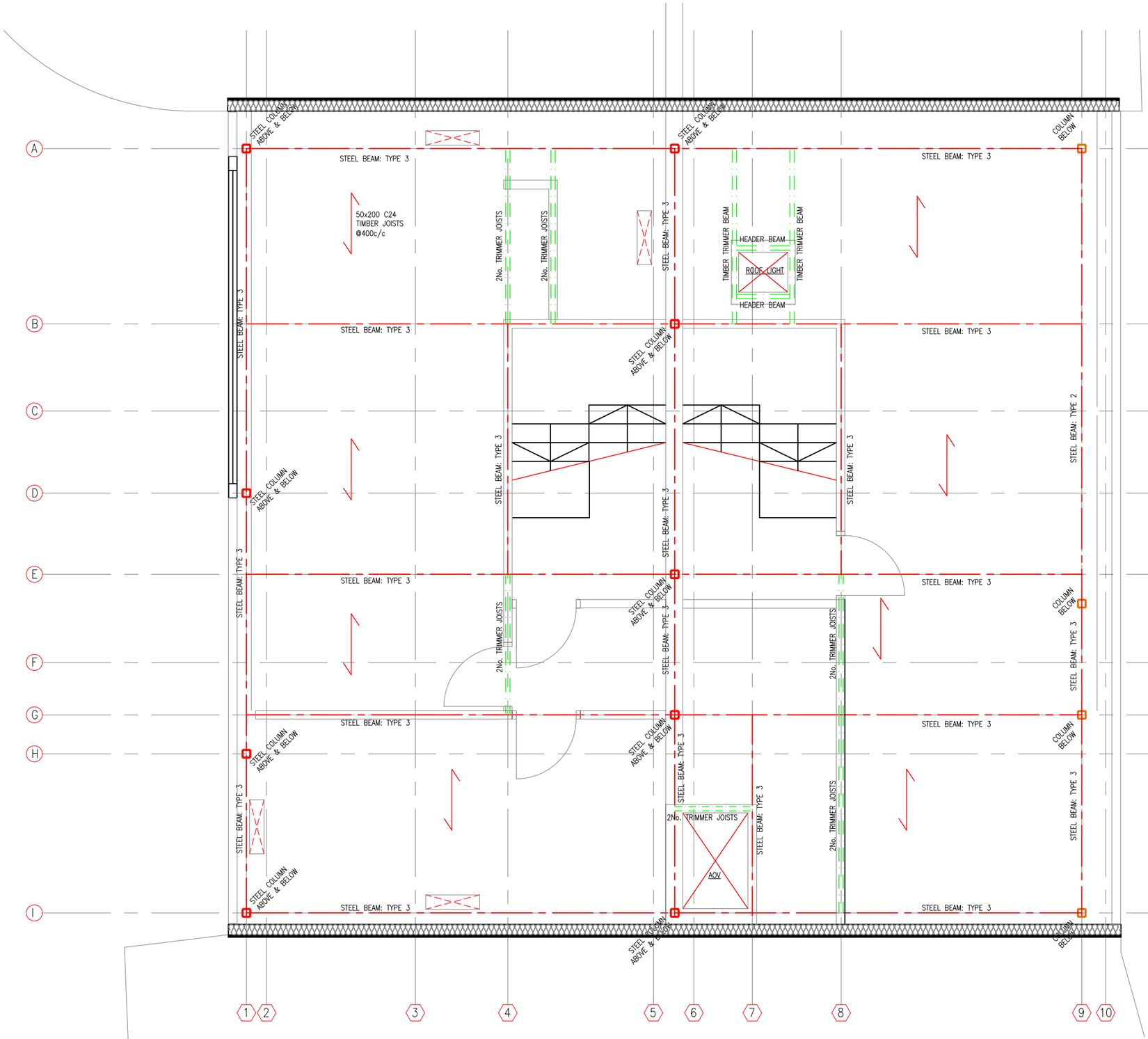

LEGEND

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TYPE 4: UKC 203x203x46
TYPE 5: UKB 356x127x33
TYPE 6: UKB 457x191x98
TYPE 7: UKB 457x191x67
TYPE 8: UKB 254x146x31

STEEL COLUMNS: 100x100x10 SHS UNLESS OTHERWISE NOTED

X-BRACING BETWEEN COLUMNS: 120x60x10 RHS

TIMBER BEAM: 2No. 50x200 C24 SECTIONS

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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED SEVENTH FLOOR PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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DATE: 08-09-2017
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CHECKED: MR
JOB No.: 863
DRG No.: 18
REVISION: C

NOTES

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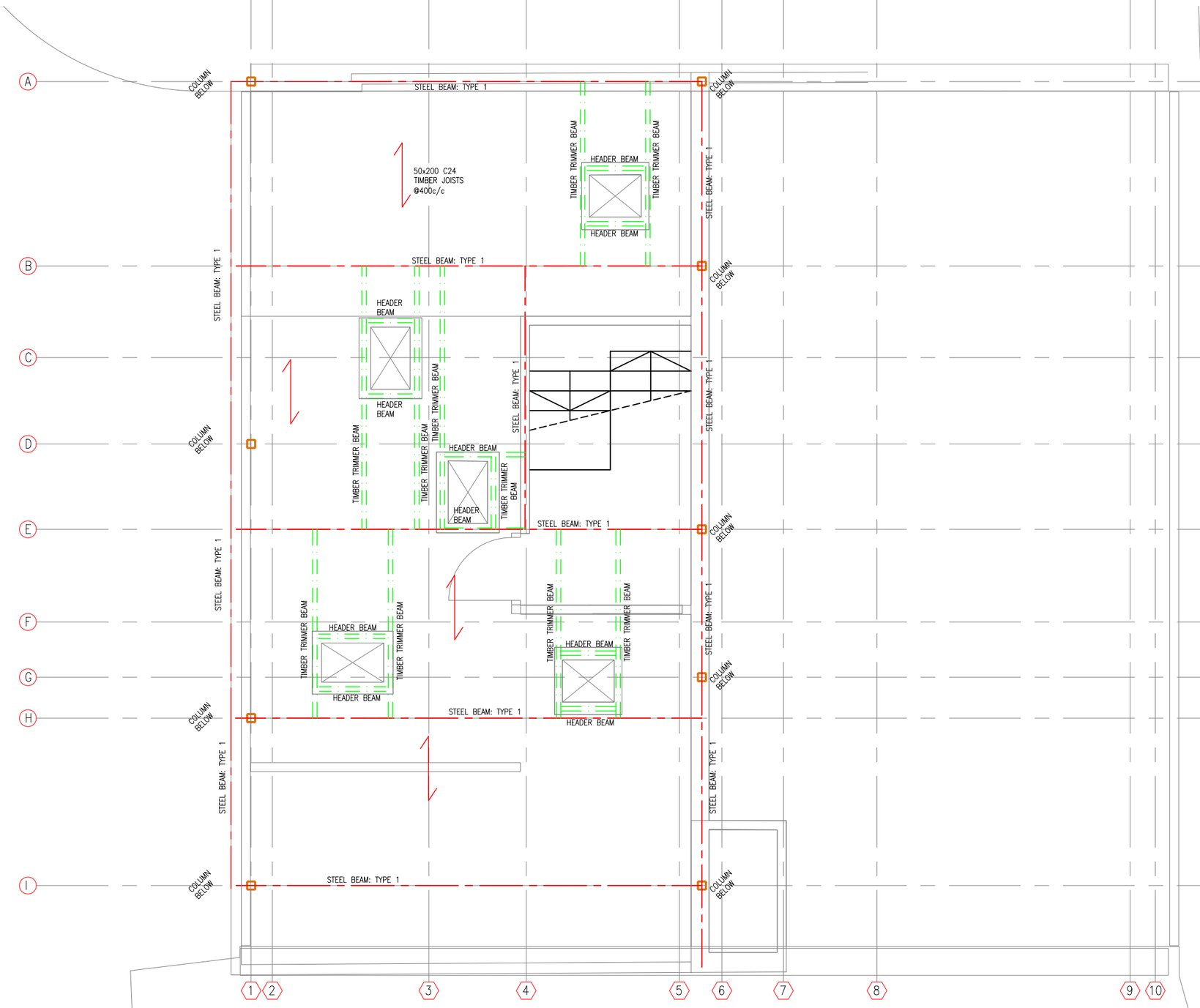

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DRAWING STATUS: PLANNING

CLIENT: ADRIAN COVA & ANGELA RODRIGUEZ-COVA
155 DRUMMOND STREET, LONDON

DRAWING TITLE: PROPOSED ROOF PLAN

JOB TITLE: 155 DRUMMOND STREET
LONDON
NW1 2FB

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