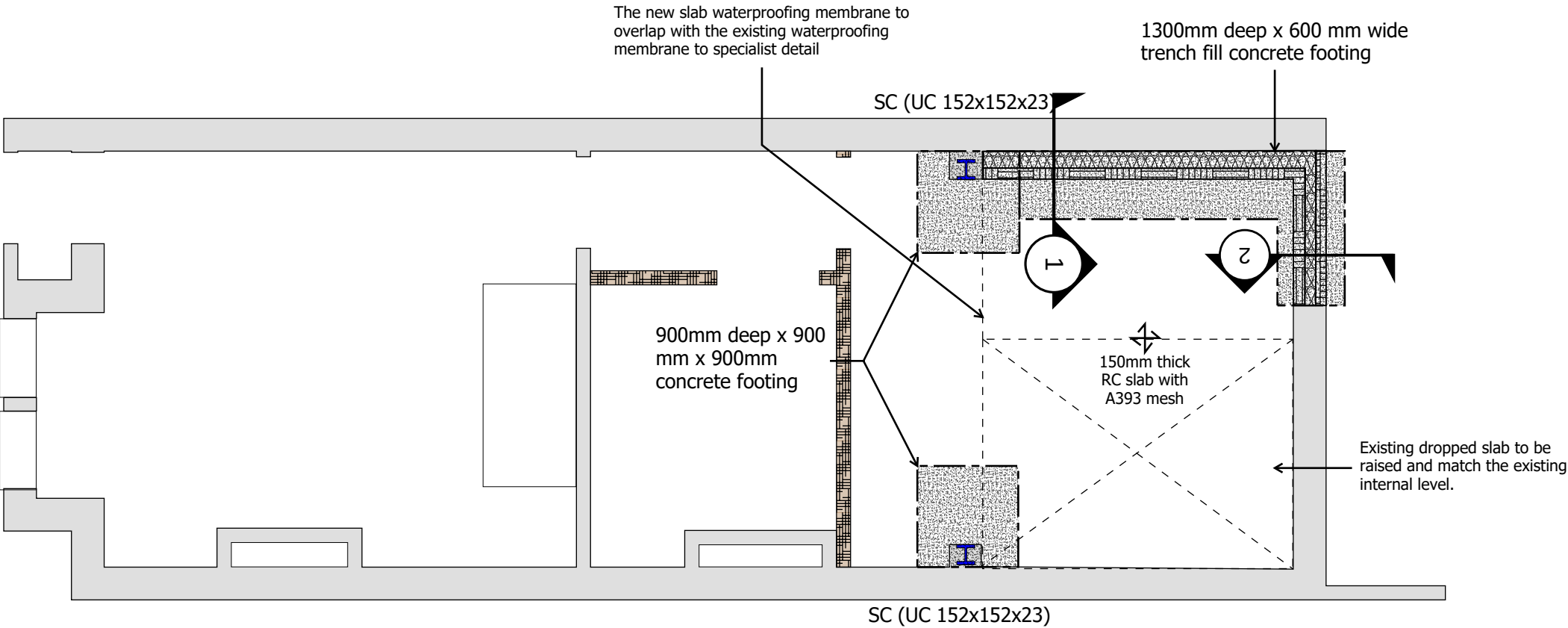


GENERAL NOTES:

1. This drawing is to be read in conjunction with all relevant Architects and Engineer's drawings and the Specification.
2. All workmanship and materials are to comply with the Specification, Building Regulations, relevant British Standard and manufacturers recommendations.
3. This drawing is not to be scaled. All dimensions are in mm unless noted otherwise.
4. All structural steelwork shall be Grade S275 unless otherwise noted.
5. For fire protection to steelwork refer to the Architects' drawings.
6. Bolts for connection of structural steel members are to be zinc plated Grade 8.8. Provide a minimum of two bolts at all steel to steel connections.
7. The Contractor shall design all connections to the ultimate loads and moments noted on the drawings.
8. All external beams to be galvanized.
9. For positions of horizontal and vertical brick/block movement joints (MJ) refer to Architects' drawings. (6.0m for brickwork / 12.0m for blockwork)
10. Joints are to be filled and sealed to Architects' details. All internal blockwork movement joints to have Ancon de-bonding ties @ 450mm c/c vertically.
11. Brickwork to be 20N/mm².
12. Blockwork to be 7N/mm².
13. Cavity wall ties shall be Ancon stainless steel ties spaced @ 450mm c/c vertically and 900mm c/c horizontally staggered. Ties around openings spaced @ 225mm c/c and not more than 225mm from face of opening.
14. Blockwork mortar to be Type iii.
15. Floors have been designed for the following characteristic super imposed loadings:-

Ground Floor:1.5 + 1 = 2.5 kN/m2

The Contractor is to ensure that floors are not overloaded during construction.
16. Foundations have been designed for an allowable ground bearing pressure of 100 kN/m2 TBC by Building Control Officer. If soft spots are encountered at formation level these are to be reported to the Structural Engineer. Soft spots at formation level are to be removed and backfilled with plain concrete.
17. All formation levels are to be inspected by the Building Control Inspector, allow for removal of last 150mm of soil at the time of inspection. Provide the Structural Engineer with 24 hours notice when formations are ready for inspection.
18. Excavated material unsuitable for reuse as granular fill is to be removed from site to tip.
19. Ensure that all excavations are kept free of standing water during construction.
20. Unless noted otherwise all foundations to be placed centrally to walls.
21. Foundation depths to be increased adjacent to drain runs to the satisfaction of the Engineer.
22. Concrete Grade designated mixes: Grade C28/35
23. 100mm minimum bearing required to all new lintels UNO.
24. Existing wall mortar (compressive strength) has been assumed to be 3.5N/mm². TBC by Building Control Officer.
25. Contractor not to proceed with any construction works on site prior to receiving a full set of construction drawings from the Structural Engineer.

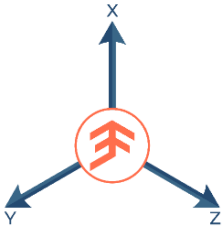


Foundation Plan

Key

- New concrete foundation
- Concrete block wall
- Insulation
- Existing structure

REV	DATE	DESCRIPTION	BY	CHECKED
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PROJECT	20 Ringdale Road - N22 7TE	TITLE	Structural plans
DATE	13/06/2023	SCALE	1:50
CAD FILENAME		STATUS	For construction
DRAWN	H	CHECKED	E
PROJECT No.	020306	DRAWING No.	SK001
REV	C01		

NOTES:

1. This drawing is to be read in conjunction with all relevant Architects and Engineer's drawings and the Specification.
2. All workmanship and materials are to comply with the Specification, Building Regulations, relevant British Standard and manufacturers recommendations.
3. This drawing is not to be scaled. All dimensions are in mm unless noted otherwise.

REFURBISHMENT WORKS NOTES

1. Prior to commencement of work the Contractor shall carry out a site survey to enable the preparation of the Contractors designed temporary works proposals and also to enable fabrication of the steelwork.
2. The Contractor shall submit to the Structural Engineer method statements and temporary works proposals prior to commencement.

TEMPORARY WORKS

1. All temporary works to be designed by the contractor.

CDM

DEMOLITION:

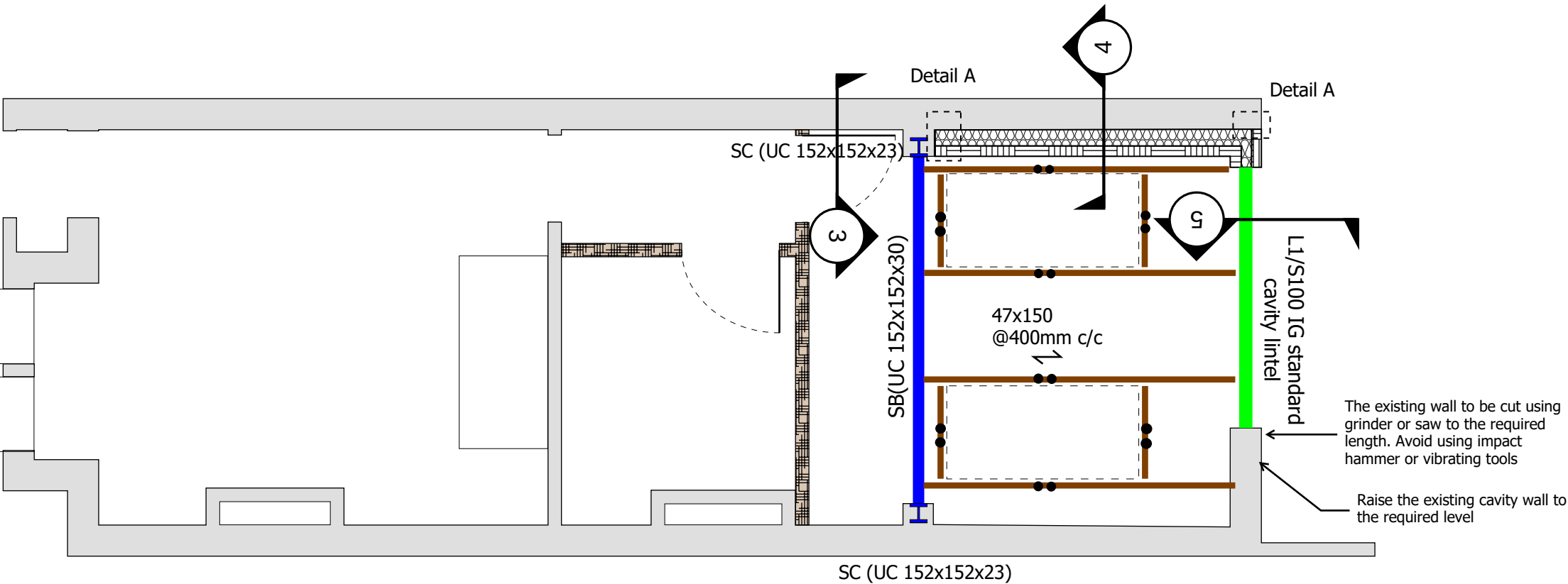
Contractor to identify existing services prior to any demolition works. Risks of falling debris and collapse. Contractor to produce a detailed method statement prior to start of such works for approval.

WORKING AT HEIGHT:

Contractor to fully brief his workforce of risks associated with working at heights. Contractor to provide detailed method statements for transportation, handling crainage of long members of steels.

PARTY WALL ACT ETC:

THE BUILDING OWNER MUST NOTIFY HIS NEIGHBOURS AND AGREE THE TERMS OF A PARTY WALL AWARD BEFORE STARTING ANY WORK. BUILD A FREESTANDING WALL OR THE WALL OF A BUILDING ASTRIDE A BOUNDARY WITH A NEIGHBOURING PROPERTY AND / OR EXCAVATE WITHIN 3.0M OF A NEIGHBOURING BUILDING OR STRUCTURE.

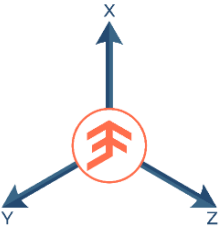


Ground Floor high level Plan

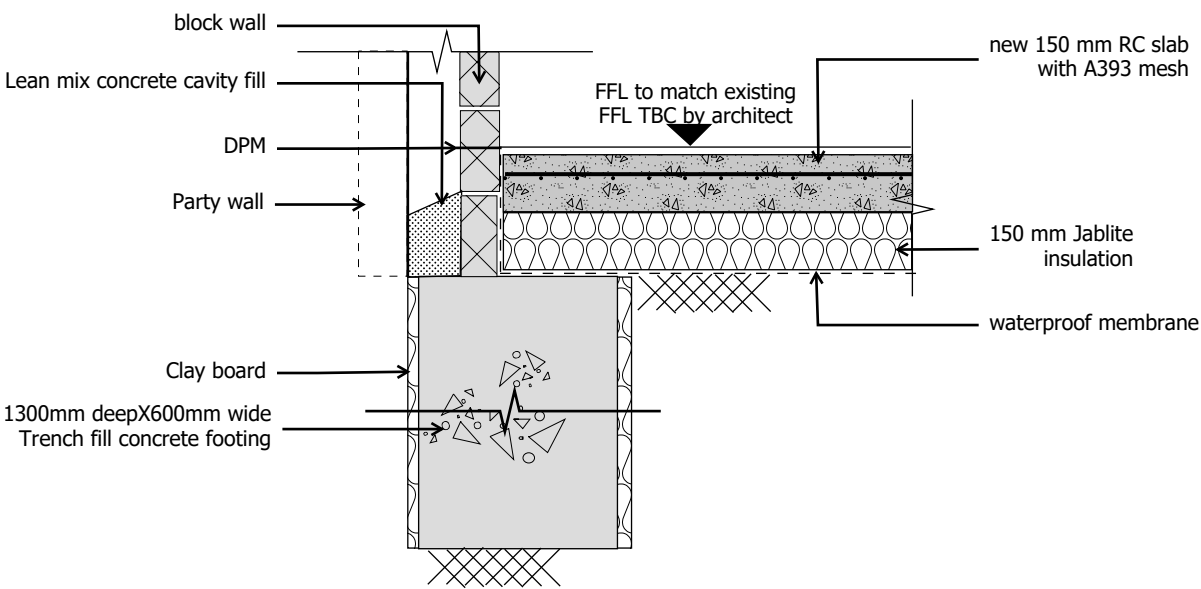
Key

- Existing structure
- Concrete block wall
- Insulation
- Timber stud partition
- New steel beam (SB)
- Lintel (L) with minimum 100mm bearing
- Timber joist direction
- Double timber joist (TB)

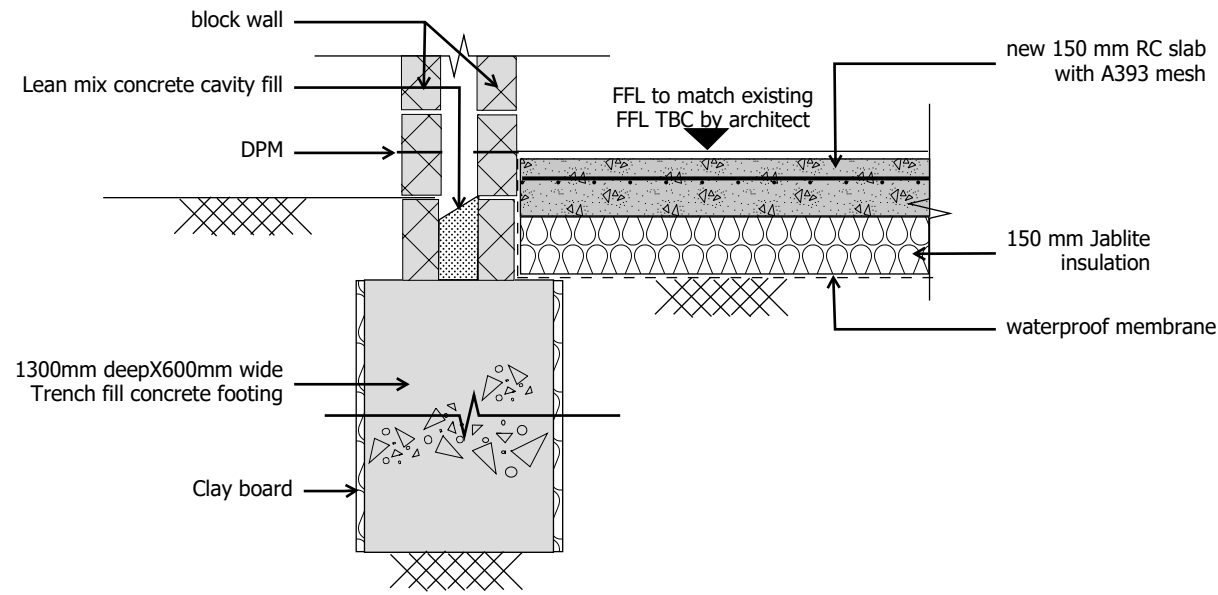
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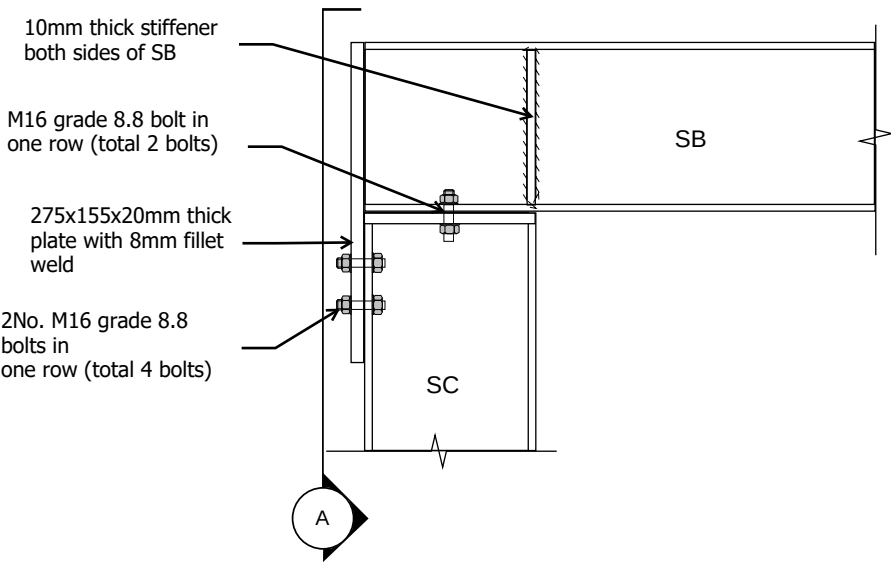
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DATE13/06/2023	SCALE1:50	CAD FILENAME	STATUSFor construction
DRAWN H	CHECKED E	PROJECT No. 020306	DRAWING No. SK002
		REV	



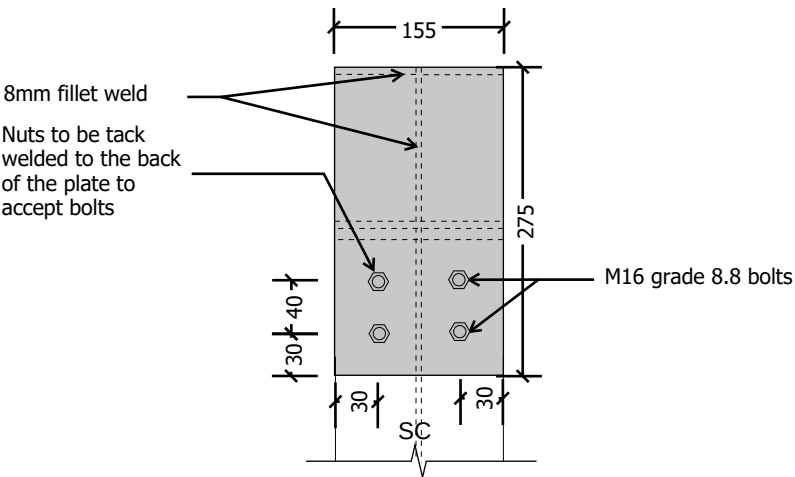
Section 1-1



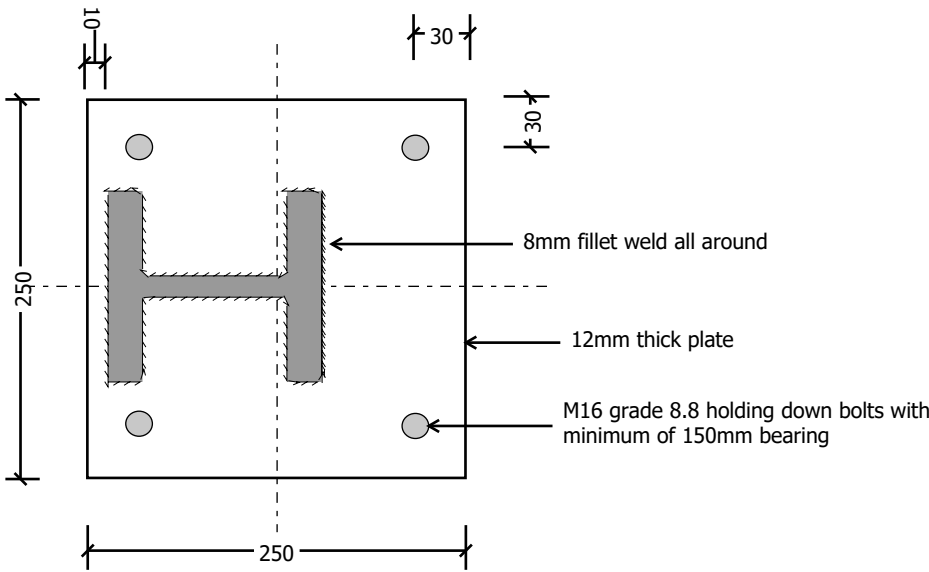
Section 2-2



Section 3-3
Portal frame top detail

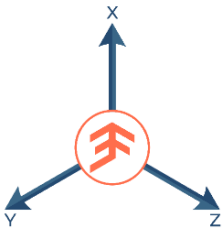


Section A-A
Column top detail

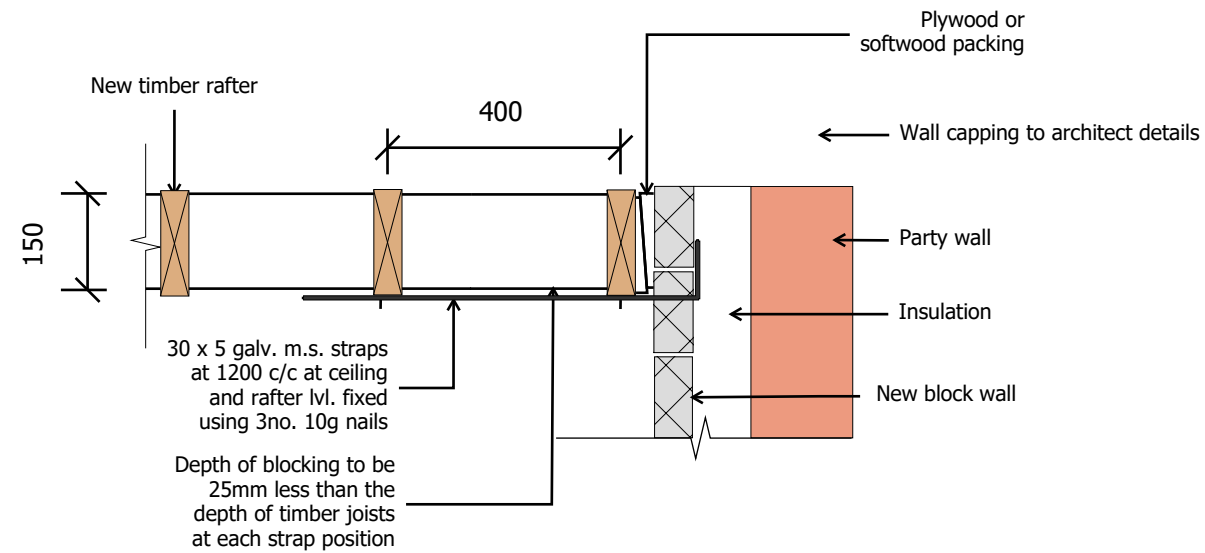


Column base plate detail

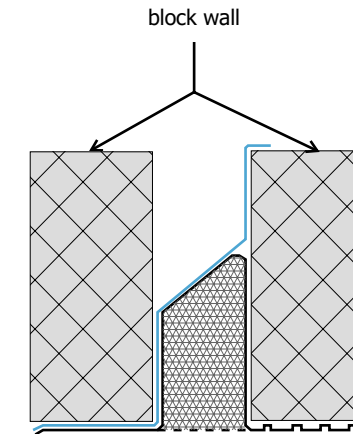
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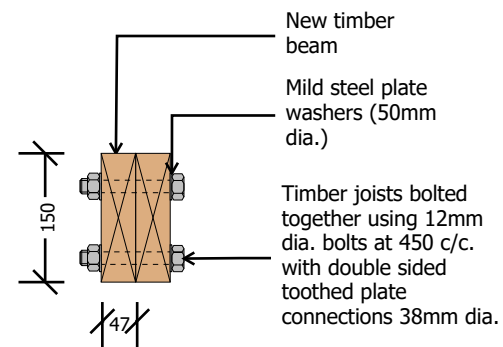
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DATE	13/06/2023	SCALE	NTS
CAD FILENAME		STATUS	For construction
DRAWN	H	CHECKED	E
PROJECT No.	020306	DRAWING No.	SK003
REV	C01		



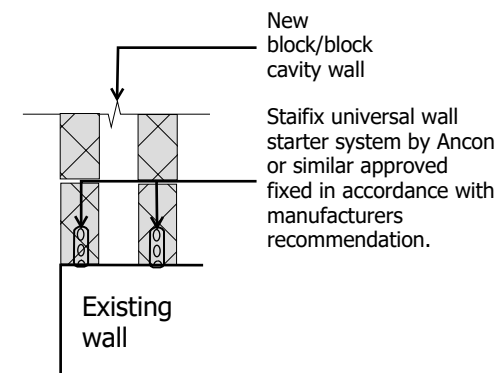
Section 4-4
Typical edge strap detail -
Proposed cavity wall



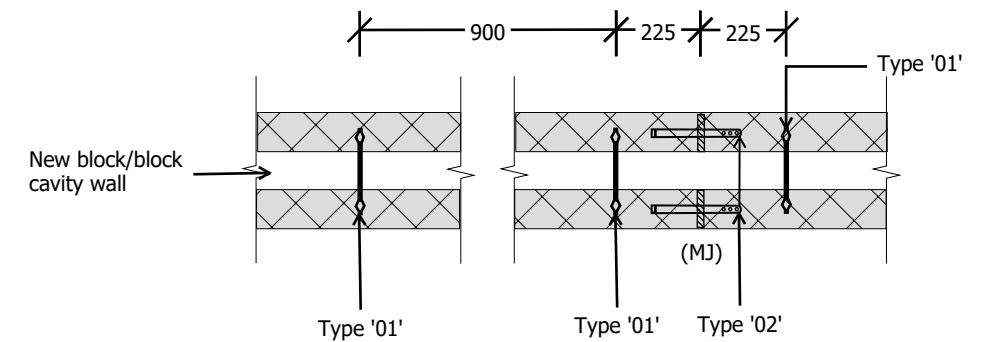
Section 5-5
Standard cavity lintel



Typical doubled-up timber joist detail



Detail A



Typical cavity wall tie detail

