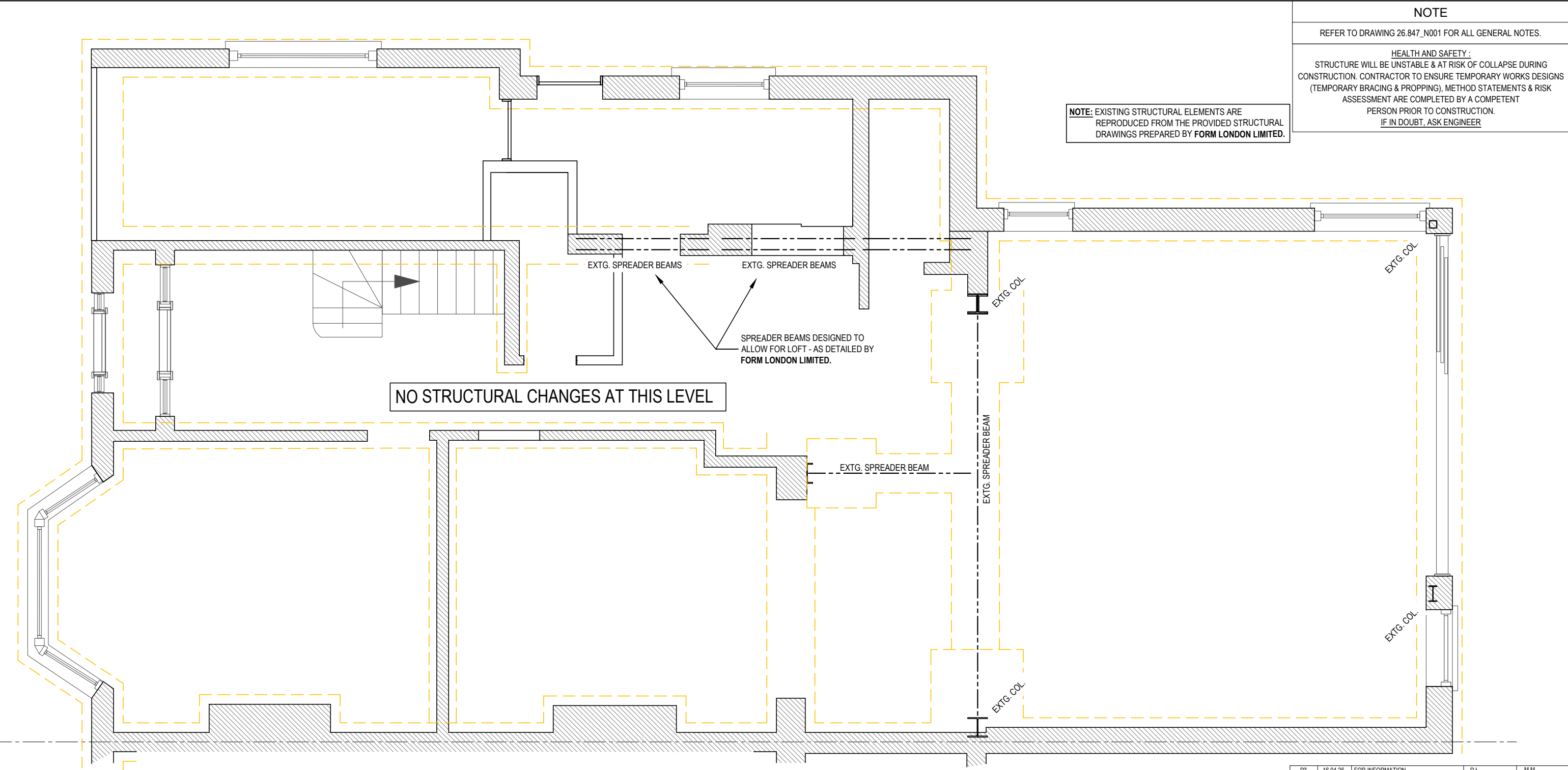




NOTE

REFER TO DRAWING 26.847_N001 FOR ALL GENERAL NOTES.

HEALTH AND SAFETY :
STRUCTURE WILL BE UNSTABLE & AT RISK OF COLLAPSE DURING CONSTRUCTION. CONTRACTOR TO ENSURE TEMPORARY WORKS DESIGNS (TEMPORARY BRACING & PROPPING), METHOD STATEMENTS & RISK ASSESSMENT ARE COMPLETED BY A COMPETENT PERSON PRIOR TO CONSTRUCTION.
IF IN DOUBT, ASK ENGINEER

GROUND FLOOR PLAN

SCALE 1:50 @ A3

LEGEND:

- STRUCTURE REMOVED
- STRUCTURE BELOW
- EXISTING MASONRY WALL
- EXISTING STUD WALL
- NEW STUD WALL
- NEW FOUNDATIONS
- NEW BRICK WALL
- NEW BLOCK WALL
- 20mm COMPRESSIBLE JOINT AND STANDARD STAINLESS STEEL MASONRY STARTER SYSTEM

TIMBER SCHEDULE

MARK	MEMBER SIZE
J1	175x50 C24 @ 400 c/c
J2	150x50 C24 @ 400 c/c
T1	2NO. 150x50 C24
T2	3NO. 100x50 C24

BEAM SCHEDULE

MARK	MEMBER SIZE
B1, B3a	3 No. 100x50 C24
B2, B4, B5	2 No. 150x50 C24
B3, B6, B7	3 No. 150x50 C24
B8	152x89x16 UB
B9, B11	203x203x46 UC
B10	203x203x52 UC
B12	203x102x23 UB
B13	4 No. 175x50 C24

NOTE: ALL TIMBER BEAMS MADE OF MULTIPLE ELEMENTS TO BE BOLTED TOGETHER USING M12 STAGGERED BOLTS AT MAX. 300 CENTRES.

SPREADER SCHEDULE

MARK	MEMBER SIZE
P1	600x100x300 DEEP CONC. PADSTONE OR 600x100x30 THK. STEEL PLATE
P2	450x100x215 DEEP CONC. PADSTONE OR 450x100x30 THK. STEEL PLATE
P3	300x100x215 DEEP CONC. PADSTONE

COLUMNS SCHEDULE

MARK	MEMBER SIZE
C1	3 No. 150x50 C24

GENERAL NOTES:

- ALL BEAMS TO HAVE MIN. 100MM BEARING U.N.O. ALL LINTELS TO HAVE MIN. 150 BEARING U.N.O.
- ALL NON-STRUCTURAL ITEMS SUCH AS: VENTILATION, INSULATION, SERVICES, DRAINAGE, WATERPROOFING, FIRE PROTECTION, DAMPPROOFING, FINISHES ETC; ARE TO BE OBTAINED FROM ARCHITECT.
- DO NOT SCALE FROM THIS DRAWING, WORK TO FIGURED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCIES AGREED PRIOR TO THE WORK COMMENCEMENT.
- USE STANDARD TYING STRAPS AT MIN. 1.2m CENTRES TO ALL NEW TIMBER JOISTS IN ACCORDANCE WITH PD 6697:2010.

P3	16.04.26	FOR INFORMATION	P.L.	M.M.
P2	17.03.26	FOR INFORMATION	P.L.	M.M.
P1	12.03.26	FOR INFORMATION	P.L.	M.M.
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
ISSUE STATUS		☒ PRELIMINARY (P1, P2, P3 etc.) ☐ TENDER (T1, T2, T3 etc.)	☐ PLANNING (PL1, PL2, PL3 etc.) ☐ CONSTRUCTION (0, 1, 2 etc.)	

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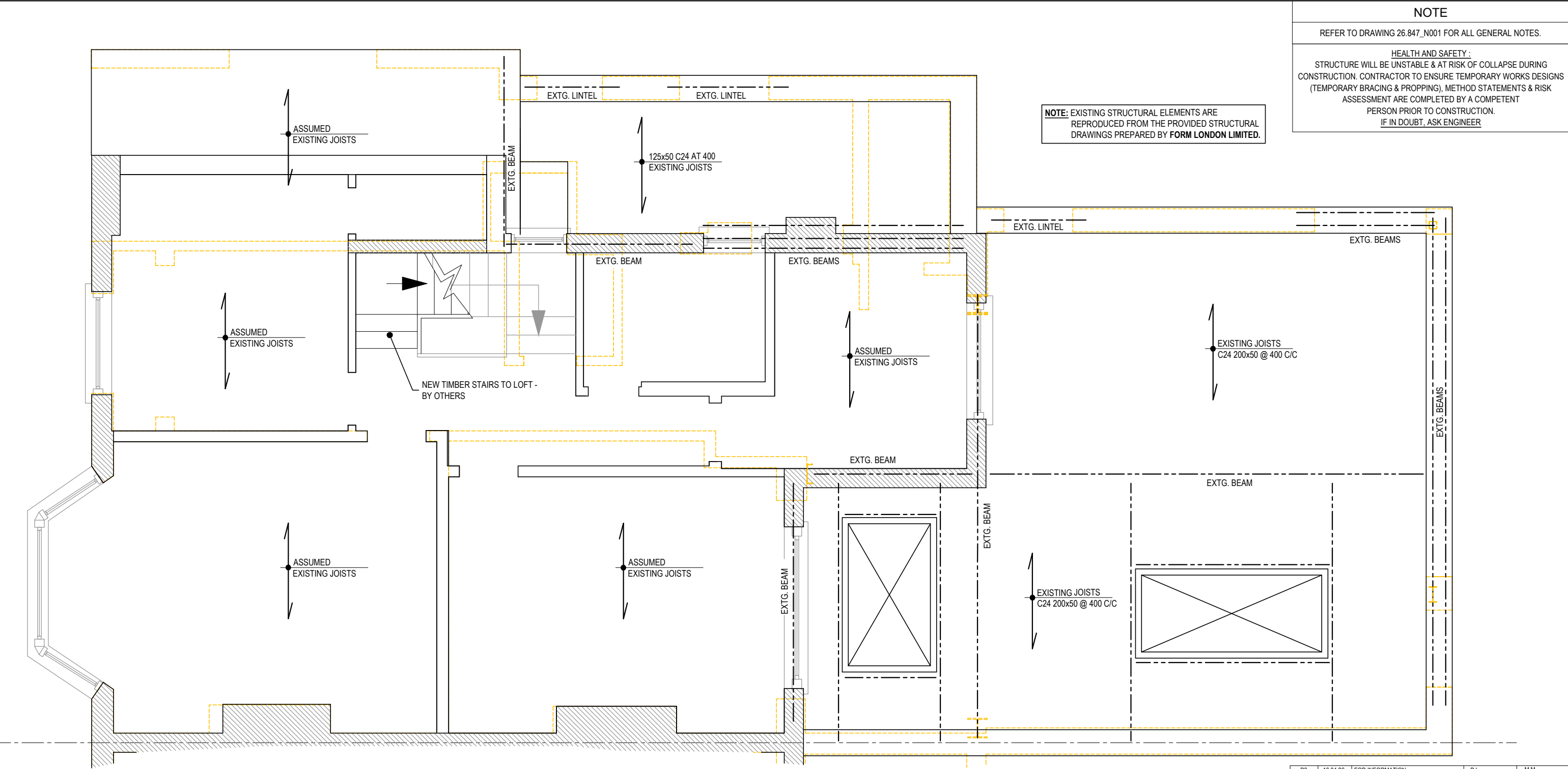
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PROJECT TITLE
**8 TWYFORD AVENUE,
LONDON, N2 9NF**

DRAWING TITLE

GROUND FLOOR PLAN

SCALE @ A3 1:50	JOB NO. 26.847	DRAWING NO. S001	ISSUE P3
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NOTE

REFER TO DRAWING 26.847_N001 FOR ALL GENERAL NOTES.

HEALTH AND SAFETY :
STRUCTURE WILL BE UNSTABLE & AT RISK OF COLLAPSE DURING CONSTRUCTION. CONTRACTOR TO ENSURE TEMPORARY WORKS DESIGNS (TEMPORARY BRACING & PROPPING), METHOD STATEMENTS & RISK ASSESSMENT ARE COMPLETED BY A COMPETENT PERSON PRIOR TO CONSTRUCTION.
IF IN DOUBT, ASK ENGINEER

NOTE: EXISTING STRUCTURAL ELEMENTS ARE REPRODUCED FROM THE PROVIDED STRUCTURAL DRAWINGS PREPARED BY **FORM LONDON LIMITED**.

FIRST FLOOR PLAN

SCALE 1:50 @ A3

LEGEND:	
	STRUCTURE REMOVED
	STRUCTURE BELOW
	EXISTING MASONRY WALL
	EXISTING STUD WALL
	NEW STUD WALL
	NEW FOUNDATIONS
	NEW BRICK WALL
	NEW BLOCK WALL
	20mm COMPRESSIBLE JOINT AND STANDARD STAINLESS STEEL MASONRY STARTER SYSTEM

TIMBER SCHEDULE	
MARK	MEMBER SIZE
J1	175x50 C24 @ 400 c/c
J2	150x50 C24 @ 400 c/c
T1	2NO. 150x50 C24
T2	3NO. 100x50 C24

BEAM SCHEDULE	
MARK	MEMBER SIZE
B1, B3a	3 No. 100x50 C24
B2, B4, B5	2 No. 150x50 C24
B3, B6, B7	3 No. 150x50 C24
B8	152x89x16 UB
B9, B11	203x203x46 UC
B10	203x203x52 UC
B12	203x102x23 UB
B13	4 No. 175x50 C24
NOTE: ALL TIMBER BEAMS MADE OF MULTIPLE ELEMENTS TO BE BOLTED TOGETHER USING M12 STAGGERED BOLTS AT MAX. 300 CENTRES.	

SPREADER SCHEDULE	
MARK	MEMBER SIZE
P1	600x100x300 DEEP CONC. PADSTONE OR 600x100x30 THK. STEEL PLATE
P2	450x100x215 DEEP CONC. PADSTONE OR 450x100x30 THK. STEEL PLATE
P3	300x100x215 DEEP CONC. PADSTONE

COLUMNS SCHEDULE	
MARK	MEMBER SIZE
C1	3 No. 150x50 C24

- GENERAL NOTES:**
- ALL BEAMS TO HAVE MIN. 100MM BEARING U.N.O. ALL LINTELS TO HAVE MIN. 150 BEARING U.N.O.
 - ALL NON-STRUCTURAL ITEMS SUCH AS: VENTILATION, INSULATION, SERVICES, DRAINAGE, WATERPROOFING, FIRE PROTECTION, DAMPPROOFING, FINISHES ETC; ARE TO BE OBTAINED FROM ARCHITECT.
 - DO NOT SCALE FROM THIS DRAWING, WORK TO FIGURED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCIES AGREED PRIOR TO THE WORK COMMENCEMENT.
 - USE STANDARD TYING STRAPS AT MIN. 1.2m CENTRES TO ALL NEW TIMBER JOISTS IN ACCORDANCE WITH PD 6697:2010.

P3	16.04.26	FOR INFORMATION	P.L.	M.M.
P2	17.03.26	FOR INFORMATION	P.L.	M.M.
P1	12.03.26	FOR INFORMATION	P.L.	M.M.
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
ISSUE STATUS		☒ PRELIMINARY (P1, P2, P3 etc.)	☐ PLANNING (PL1, PL2, PL3 etc.)	
		☐ TENDER (T1, T2, T3 etc.)	☐ CONSTRUCTION (0, 1, 2 etc.)	

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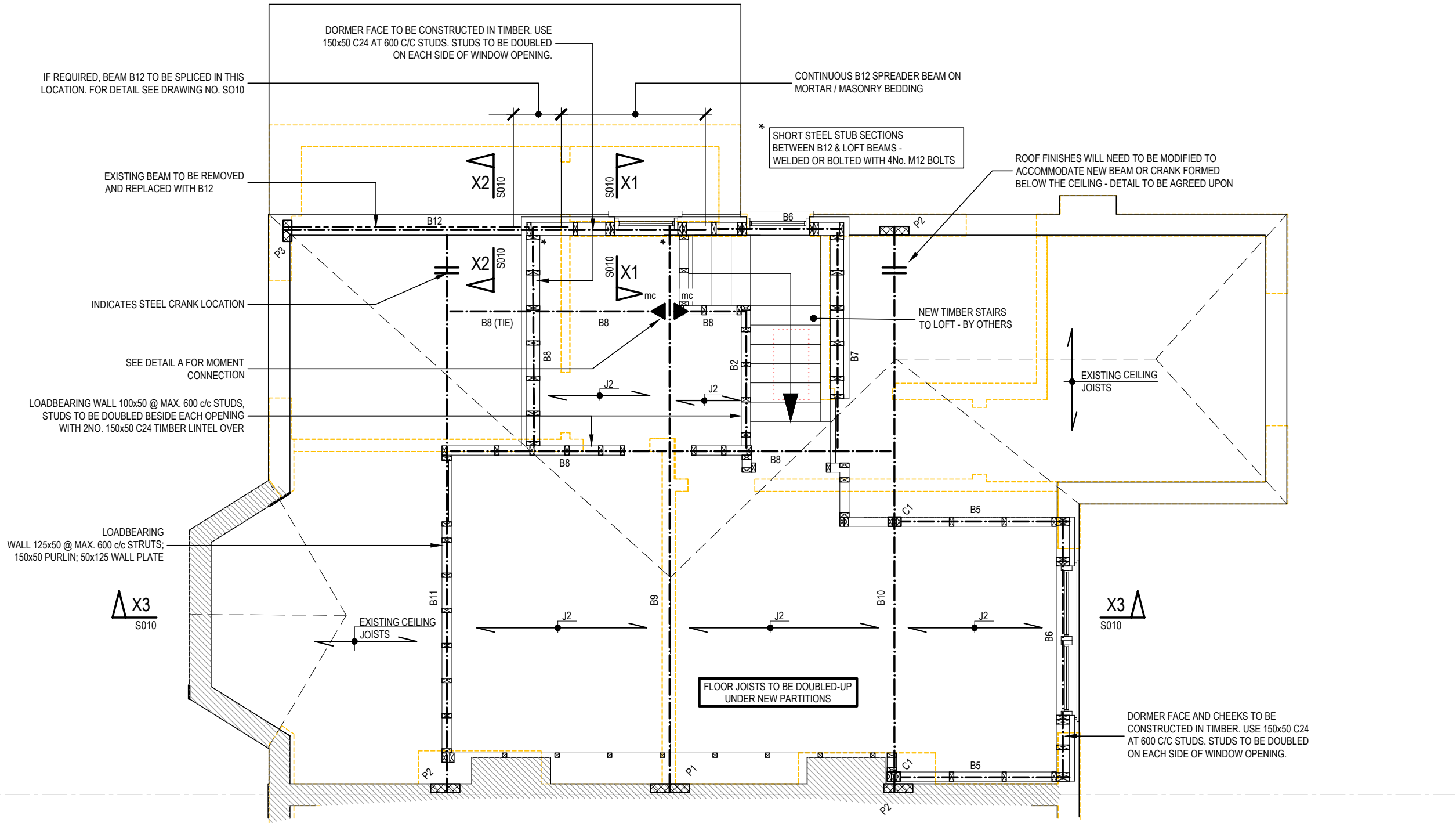
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PROJECT TITLE	
8 TWYFORD AVENUE, LONDON, N2 9NF	
DRAWING TITLE	
1ST FLOOR PLAN	
SCALE @ A3	JOB NO.
1:50	26.847
DRAWING NO.	ISSUE
S002	P3

NOTE

REFER TO DRAWING 26.847_N001 FOR ALL GENERAL NOTES.

HEALTH AND SAFETY :
STRUCTURE WILL BE UNSTABLE & AT RISK OF COLLAPSE DURING CONSTRUCTION. CONTRACTOR TO ENSURE TEMPORARY WORKS DESIGNS (TEMPORARY BRACING & PROPPING), METHOD STATEMENTS & RISK ASSESSMENT ARE COMPLETED BY A COMPETENT PERSON PRIOR TO CONSTRUCTION.
IF IN DOUBT, ASK ENGINEER



IMPORTANT: BEAMS AND SPREADERS BUILT IN PARTY WALLS ARE NOT TO PROJECT BEYOND THE WALL CENTERLINE - TYPICALLY 105mm FROM THE FACE OF WALL.

GENERAL NOTES:

- ALL BEAMS TO HAVE MIN. 100MM BEARING U.N.O. ALL LINTELS TO HAVE MIN. 150 BEARING U.N.O.
- ALL NON-STRUCTURAL ITEMS SUCH AS: VENTILATION, INSULATION, SERVICES, DRAINAGE, WATERPROOFING, FIRE PROTECTION, DAMPPROOFING, FINISHES ETC; ARE TO BE OBTAINED FROM ARCHITECT.
- DO NOT SCALE FROM THIS DRAWING, WORK TO FIGURED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCIES AGREED PRIOR TO THE WORK COMMENCEMENT.
- USE STANDARD TYING STRAPS AT MIN. 1.2m CENTRES TO ALL NEW TIMBER JOISTS IN ACCORDANCE WITH PD 6697:2010.

LOFT PLAN

SCALE 1:50 @ A3

LEGEND:

- STRUCTURE REMOVED
- STRUCTURE BELOW
- EXISTING MASONRY WALL
- EXISTING STUD WALL
- NEW STUD WALL
- NEW FOUNDATIONS
- NEW BRICK WALL
- NEW BLOCK WALL
- 20mm COMPRESSIBLE JOINT AND STANDARD STAINLESS STEEL MASONRY STARTER SYSTEM

TIMBER SCHEDULE

MARK	MEMBER SIZE
J1	175x50 C24 @ 400 c/c
J2	150x50 C24 @ 400 c/c
T1	2NO. 150x50 C24
T2	3NO. 100x50 C24

BEAM SCHEDULE

MARK	MEMBER SIZE
B1, B3a	3 No. 100x50 C24
B2, B4, B5	2 No. 150x50 C24
B3, B6, B7	3 No. 150x50 C24
B8	152x89x16 UB
B9, B11	203x203x46 UC
B10	203x203x52 UC
B12	203x102x23 UB
B13	4 No. 175x50 C24

NOTE: ALL TIMBER BEAMS MADE OF MULTIPLE ELEMENTS TO BE BOLTED TOGETHER USING M12 STAGGERED BOLTS AT MAX. 300 CENTRES.

SPREADER SCHEDULE

MARK	MEMBER SIZE
P1	600x100x300 DEEP CONC. PADSTONE OR 600x100x30 THK. STEEL PLATE
P2	450x100x215 DEEP CONC. PADSTONE OR 450x100x30 THK. STEEL PLATE
P3	300x100x215 DEEP CONC. PADSTONE

COLUMNS SCHEDULE

MARK	MEMBER SIZE
C1	3 No. 150x50 C24

P3	16.04.26	FOR INFORMATION	P.L.	M.M.
P2	17.03.26	FOR INFORMATION	P.L.	M.M.
P1	12.03.26	FOR INFORMATION	P.L.	M.M.
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
ISSUE STATUS		☒ PRELIMINARY (P1, P2, P3 etc.)	☐ PLANNING (PL1, PL2, PL3 etc.)	
		☐ TENDER (T1, T2, T3 etc.)	☐ CONSTRUCTION (0, 1, 2 etc.)	

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PROJECT TITLE
**8 TWYFORD AVENUE,
LONDON, N2 9NF**

DRAWING TITLE

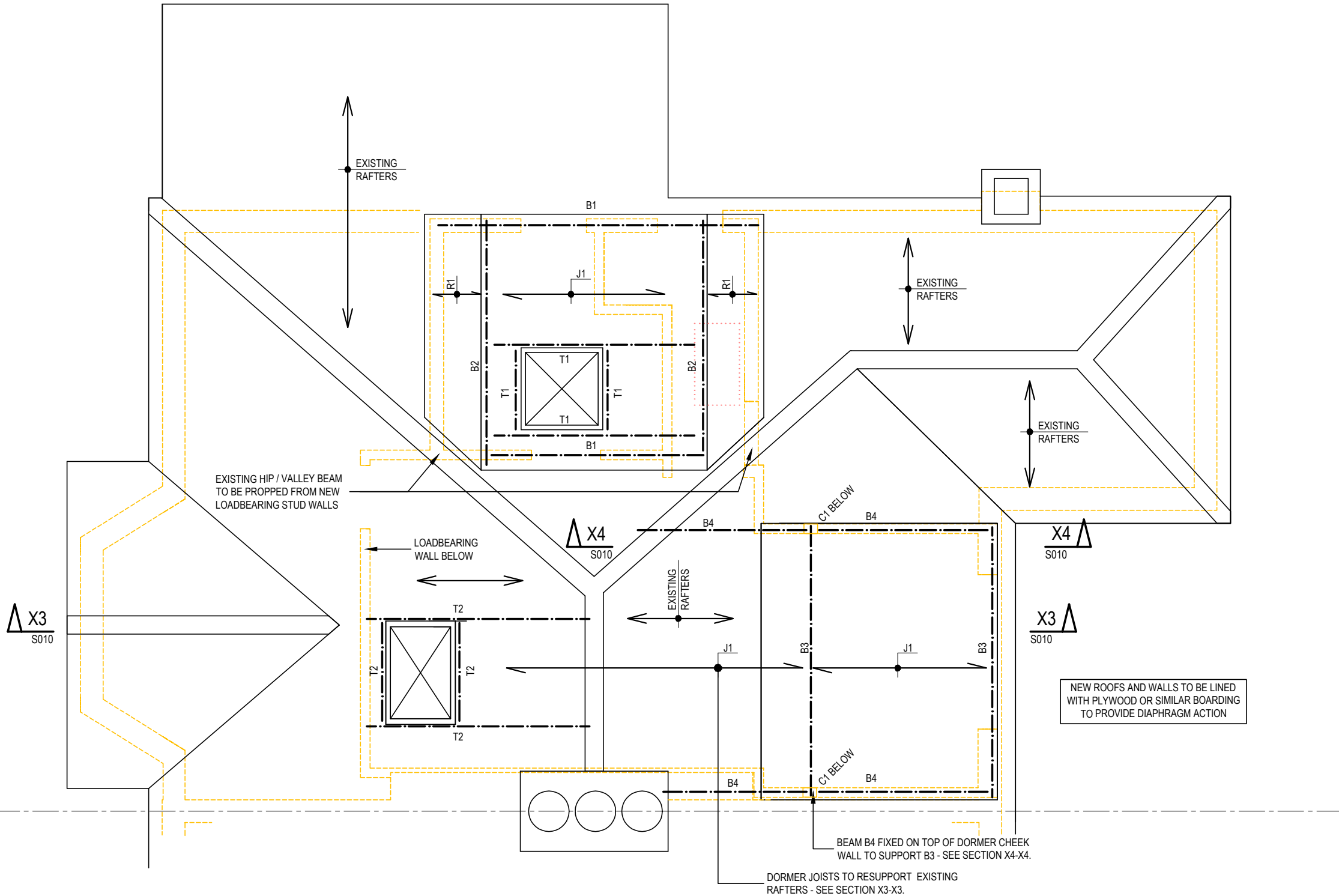
LOFT FLOOR PLAN

SCALE @ A3 1:50	JOB NO. 26.847	DRAWING NO. S003	ISSUE P2
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NOTE

REFER TO DRAWING 26.847_N001 FOR ALL GENERAL NOTES.

HEALTH AND SAFETY :
STRUCTURE WILL BE UNSTABLE & AT RISK OF COLLAPSE DURING CONSTRUCTION. CONTRACTOR TO ENSURE TEMPORARY WORKS DESIGNS (TEMPORARY BRACING & PROPPING), METHOD STATEMENTS & RISK ASSESSMENT ARE COMPLETED BY A COMPETENT PERSON PRIOR TO CONSTRUCTION.
IF IN DOUBT, ASK ENGINEER



NEW ROOFS AND WALLS TO BE LINED WITH PLYWOOD OR SIMILAR BOARDING TO PROVIDE DIAPHRAGM ACTION

- GENERAL NOTES:**
- ALL BEAMS TO HAVE MIN. 100MM BEARING U.N.O. ALL LINTELS TO HAVE MIN. 150 BEARING U.N.O.
 - ALL NON-STRUCTURAL ITEMS SUCH AS: VENTILATION, INSULATION, SERVICES, DRAINAGE, WATERPROOFING, FIRE PROTECTION, DAMPPROOFING, FINISHES ETC; ARE TO BE OBTAINED FROM ARCHITECT.
 - DO NOT SCALE FROM THIS DRAWING, WORK TO FIGURED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCIES AGREED PRIOR TO THE WORK COMMENCEMENT.
 - USE STANDARD TYING STRAPS AT MIN. 1.2m CENTRES TO ALL NEW TIMBER JOISTS IN ACCORDANCE WITH PD 6697:2010.

P3	16.04.26	FOR INFORMATION	P.L.	M.M.
P2	17.03.26	FOR INFORMATION	P.L.	M.M.
P1	12.03.26	FOR INFORMATION	P.L.	M.M.
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
ISSUE STATUS	☒ PRELIMINARY (P1, P2, P3 etc.)		☐ PLANNING (PL1, PL2, PL3 etc.)	
	☐ TENDER (T1, T2, T3 etc.)		☐ CONSTRUCTION (0, 1, 2 etc.)	

ROOF FLOOR PLAN

SCALE 1:50 @ A3

LEGEND:

- STRUCTURE REMOVED
- STRUCTURE BELOW
- EXISTING MASONRY WALL
- EXISTING STUD WALL
- NEW STUD WALL
- NEW FOUNDATIONS
- NEW BRICK WALL
- NEW BLOCK WALL
- 20mm COMPRESSIBLE JOINT AND STANDARD STAINLESS STEEL MASONRY STARTER SYSTEM

TIMBER SCHEDULE

MARK	MEMBER SIZE
J1	175x50 C24 @ 400 c/c
J2	150x50 C24 @ 400 c/c
T1	2NO. 150x50 C24
T2	3NO. 100x50 C24

BEAM SCHEDULE

MARK	MEMBER SIZE
B1, B3a	3 No. 100x50 C24
B2, B4, B5	2 No. 150x50 C24
B3, B6, B7	3 No. 150x50 C24
B8	152x89x16 UB
B9, B11	203x203x46 UC
B10	203x203x52 UC
B12	203x102x23 UB
B13	4 No. 175x50 C24

NOTE: ALL TIMBER BEAMS MADE OF MULTIPLE ELEMENTS TO BE BOLTED TOGETHER USING M12 STAGGERED BOLTS AT MAX. 300 CENTRES.

SPREADER SCHEDULE

MARK	MEMBER SIZE
P1	600x100x300 DEEP CONC. PADSTONE OR 600x100x30 THK. STEEL PLATE
P2	450x100x215 DEEP CONC. PADSTONE OR 450x100x30 THK. STEEL PLATE
P3	300x100x215 DEEP CONC. PADSTONE

COLUMNS SCHEDULE

MARK	MEMBER SIZE
C1	3 No. 150x50 C24

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PROJECT TITLE
**8 TWYFORD AVENUE,
LONDON, N2 9NF**

DRAWING TITLE

ROOF PLAN

SCALE @ A3 1:50	JOB NO. 26.847	DRAWING NO. S004	ISSUE P3
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GENERAL NOTES

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTURAL AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
2. ARCHITECTS AND SPECIALISTS DRAWINGS SHOULD BE REFERRED TO FOR VERIFICATION OF ALL SETTING OUT DIMENSIONS AND FOR LOCATION OF ANY SERVICES.
3. SETTING OUT COORDINATES TO BE PROVIDED BY THE ARCHITECT.
4. STRUCTURAL ARRANGEMENTS SHOWN ARE TYPICAL AND LOCATIONS OF EXISTING STRUCTURAL ELEMENTS MAY VARY FROM THOSE INDICATED. WHERE SUCH VARIATIONS REQUIRE ALTERATIONS TO THE NEW STRUCTURE, THE ENGINEER MUST BE CONSULTED.
5. ALL LEVELS ARE IN METRES ABOVE ORDINANCE DATUM. ALL DIMENSIONS ARE IN mm, UNLESS NOTED OTHERWISE.
6. DO NOT SCALE FROM THE DRAWINGS. WORK TO FIGURES/DIMENSIONS ONLY. ANY DISCREPANCIES IN DIMENSIONS ARE TO BE REFERRED TO THE ENGINEER BEFORE WORK COMMENCES.
7. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO PREPARING ANY WORKING DRAWINGS OR COMMENCING ON SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE BUILDING/STRUCTURE/EXCAVATIONS ETC. DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY DESIGN CALCULATIONS AND DRAWINGS FOR ALL TEMPORARY STRUCTURES AND WHERE NECESSARY DETAILED MEMBER CHECKS. ALL ELEMENTS RELATING TO TEMPORARY WORKS ARE TO BE REMOVED FROM SITE ON COMPLETION OF THE PERMANENT WORKS
9. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN SUCH A WAY THAT ALL CURRENT HEALTH AND SAFETY REQUIREMENTS ARE SATISFIED.
10. ALL WORK BY THE CONTRACTOR MUST BE CARRIED OUT IN COMPLIANCE WITH THE REQUIREMENTS OF THE RELEVANT STATUTORY AUTHORITIES AND REGULATIONS.
11. THE CONTRACTOR MUST IDENTIFY ANY DISCREPANCIES BETWEEN THE ARCHITECTS AND ENGINEERS DRAWINGS. ANY DISCREPANCIES DISCOVERED SHALL BE REFERRED TO THE ARCHITECT FOR DETERMINATION OVER WHICH WILL TAKE PRECEDENCE.

CONCRETE GENERAL

1. THE SUPPLY AND INSTALLATION OF ALL CONCRETE WORKS SHALL BE IN ACCORDANCE WITH BS8110:1997
2. ALL MASS CONCRETE FOUNDATIONS ARE TO BE MINIMUM STRENGTH CLASS RC 15. U.N.O.
3. ALL REINFORCED CONCRETE FOUNDATIONS ARE TO BE MINIMUM STRENGTH CLASS RC 32/40. U.N.O.
4. COVER TO REINFORCEMENT TO BE 40mm, U.N.O.
5. ALL MASS CONCRETE FOUNDATIONS TO BE CAST IN ONE CONTINUOUS POUR, UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR IS TO INSTALL THE CAST-IN HOLDING BOLTS FOR THE COLUMNS IN TUBES ETC, IN ACCORDANCE WITH THE FABRICATORS DRAWINGS.
7. ALL REINFORCEMENT TO BE INSTALLED AND FIXED IN ACCORDANCE WITH BS 8666: 2005
8. MINIMUM BAR LAP LENGTH TO BE 41Ø FOR GOOD BONDING CONDITIONS AND 5Ø FOR POOR BONDING CONDITIONS U.N.O.
9. THE CONTRACTOR IS TO PROVIDE PROPRIETARY CHAIR BARS AND SPACERS TO ADEQUATELY SUPPORT AND MAINTAIN COVER TO REINFORCEMENT THROUGH OUT CONSTRUCTION.

REINFORCEMENT

1. THE DRAWING IS TO READ IN CONJUNCTION WITH THE GENERAL ARRANGEMENT DRAWINGS.
2. ALL REINFORCEMENT TO BE INSTALLED AND FIXED IN ACCORDANCE WITH BS 8666:2005.
3. THE CONTRACTOR IS TO PROVIDE PROPRIETARY CHAIR BARS AND SPACERS TO ADEQUATELY SUPPORT AND MAINTAIN COVER TO REINFORCEMENT **THROUGH OUT CONSTRUCTION.**

STEELWORK GENERAL

1. ALL STEELWORK (EXCEPT HOLLOW SECTIONS) TO BE GRADE S275JR TO BS EN10025-2:2003 (INCLUDING LATEST AMENDMENTS). ALL HOLLOW SECTIONS TO BE GRADE S355J2H TO BS EN10210-1:2006 (INCLUDING LATEST AMENDMENTS) UNLESS NOTED OTHERWISE.
2. ALL BOLT ASSEMBLIES TO BE GRADE 8.8 GALVANIZED.
3. ALL CONNECTIONS TO HAVE MIN. 2 No. M16 BOLTS U.N.O.
4. ALL WELDS TO BE MIN. 6mm CONTINUOUS FILLET WELD. U.N.O.
5. ALL CONNECTIONS TO BE DESIGNED BY THE FABRICATOR AND SHOP DRAWINGS ARE TO BE SUBMITTED TO MDM LTD. FOR COMMENT. 2 No. COPIES TO BE MADE AVAILABLE 10 WORKING DAYS PRIOR TO COMMENCING FABRICATION. 1 COPY WILL BE RETURNED WITH COMMENTS.
6. ALL STEELWORK TO BE SHOT BLASTED TO BS7079-A1 WITH PREPARATION GRADE SA 2.5 AND GIVEN 1 COAT OF A ZINC PHOSPHATE PRIMER TO A DFT OF 80 MICRONS. WHERE APPLICABLE TOP FLANGES OF BEAMS TO RECEIVE SHEAR STUDS SHALL BE LEFT UNPAINTED.
7. HOT ROLLED STEELWORK DESIGNATED TO BE GALVANISED SHALL BE HOT DIP GALVANISED IN ACCORDANCE WITH BS EN ISO 1461, WITH A MINIMUM MEAN COATING TO BE 85 MICRONS.
8. ALL STEELWORK TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE NATIONAL STRUCTURAL STEELWORK SPECIFICATION FOR BUILDING CONSTRUCTION, 5th EDITION (BCSA & SCI PUBLICATION No. 20302)
9. FABRICATOR TO SUPPLY ALL HOLDING DOWN BOLTS, TUBES, ANCHOR PLATES AND SHIM PLATES FOR LEVELING COLUMNS. BASEPLATES ARE TO BE FULLY GROUTED USING AN APPROVED NON-SHRINK GROUT BY THE CONTRACTOR AFTER THE STEELWORK HAS BEEN PLUMBED, LINED AND LEVELED AND ALL CONNECTIONS HAVE BEEN CHECKED FOR TIGHTNESS.
10. STEEL POSITION TO BE AGREED WITH ARCHITECT AND CLIENT.
11. TEMPORARY STABILITY OF THE STRUCTURAL FRAME, DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE FABRICATOR, AND SHALL BE MAINTAINED AT ALL TIMES BY THE USE OF TEMPORARY BRACING, SCAFFOLDING, PROPS AND STAYS AS NECESSARY UNTIL ERECTION IS COMPLETE.
12. NO ON SITE CUTTING/WELDING OF STEELWORK SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
13. ALL STEELWORK TO BE BURIED BELOW GROUND LEVEL SHALL BE ENCASED IN CONCRETE WITH A MINIMUM CONCRETE COVER OF 100mm.
14. ALL STEELWORK BUILT INTO PERIMETER WALLS OR POTENTIALLY DAMP LOCATIONS SHALL BE COATED ADDITIONALLY WITH 2 COATS OF BITUMINOUS PAINT.
15. REFER TO THE ARCHITECTURAL DRAWINGS AND SPECIFICATION FOR THE FIRE PROTECTION REQUIREMENTS.

STRUCTURAL TIMBER

1. ALL STRUCTURAL TIMBER SHALL BE PLAIN SAWN AND IN ACCORDANCE WITH BS5268: PART 2: 2002 AND BS EN338: 2003.
2. ALL STRUCTURAL TIMBER SHALL BE STRENGTH CLASS C24 MINIMUM U.N.O. IN ACCORDANCE WITH BS5268: PART 2: 2002 AND BS EN338: 2003.
3. STRUCTURAL TIMBER MEMBERS MAY ONLY BE DRILLED OR CUT FOR SERVICES WHERE SPECIFIED ON MDM LTD DRAWINGS. IN NO CIRCUMSTANCES SHALL THE TOP OR BOTTOM OF JOISTS BE CUT OR NOTCHED WITHOUT THE WRITTEN APPROVAL OF MDM LTD.
4. THE WORKMANSHIP SHALL NOT BE LESS THAN THAT SET OUT IN THE RELEVANT CLAUSES OF BS5268: PART 2: 2002
5. JOIST HANGERS ARE TO BE MADE FROM WELDED AND GALVANISED MILD STEEL STRAPS, FIXED AS SHOWN ON THE DRAWINGS IN THE POSITIONS INDICATED.
6. RESTRAINT STRAPS AND TYING DOWN STRAPS TO EXTERNAL WALLS ARE TO BE "EXPAMET" TYPE HD OR SIMILAR APPROVED GALVANISED MILD STEEL. STRAPS FIXED AS SHOWN ON THE DRAWINGS IN THE POSITIONS INDICATED AND IN ACCORDANCE WITH BS5628: PART 1: 2005 + PART 3: 2005 AND BS8103: PART 1: 1995
7. TIMBER TRUSSED RAFTERS TO BE DESIGNED BY THE CONTRACTOR TO THE LOADS GIVEN ON THE DRAWING AND TO BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH BS5268: PART 3: 2006.
8. GLULAM BEAMS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH BS EN 1194: 1999.
9. ALL TIMBER CONNECTIONS TO BE DESIGNED BY THE CONTRACTOR TO THE REACTIONS GIVEN ON THE DRAWINGS AND IN ACCORDANCE WITH BS5268: PART 2: 2002. DESIGN CALCULATIONS AND SHOP DRAWINGS TO BE SUBMITTED TO MDM LTD. FOR COMMENTS. 2 No. COPIES ARE TO BE MADE AVAILABLE 10 WORKING DAYS PRIOR TO COMMENCING SHOP WORKS. 1 COPY WILL BE RETURNED WITH COMMENTS.
10. ALL FLOOR JOISTS ARE TO HAVE FULL DEPTH SOLID STRUTTING AT SUPPORTS AND 1/3 POINTS U.N.O.

MASONRY

1. ALL MASONRY SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT PART OF BS EN 771 AND THE STRUCTURAL SPECIFICATION.
2. UNLESS NOTED OTHERWISE, WALL SETTING OUT AND THICKNESSES ARE TO BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS AND MUST BE READ IN CONJUNCTION WITH THE ARCHITECTS SPECIFICATION.
3. UNLESS NOTED OTHERWISE, ALL LOADBEARING BLOCKWORK WALLS AND PANELS REQUIRED TO TAKE HORIZONTAL LOADING ARE TO BE OF A MINIMUM COMPRESSIVE STRENGTH OF 7.3N/mm².
4. UNLESS NOTED OTHERWISE, ALL BLOCKWORK LIFT SHAFT WALLS ARE TO BE SOLID DENSE CONCRETE OF A MINIMUM DENSITY 1800 kg/m³. BLOCKS WITH A MINIMUM COMPRESSIVE STRENGTH OF 10.4N/mm² AND MUST BE IN ACCORDANCE WITH THE LIFT SUPPLIERS REQUIREMENTS.
5. UNLESS NOTED OTHERWISE, ALL BRICK WALLS ARE TO BE SOLID DENSE BRICKS OF A MINIMUM DENSITY 2000 kg/m³. BRICKS WITH A MINIMUM COMPRESSIVE STRENGTH OF 20N/mm² AND MORTAR STRENGTH OF 6N/mm².
6. UNLESS NOTED OTHERWISE, ALL NON-LOADBEARING BLOCKWORK WALLS ARE TO BE OF A MINIMUM DENSITY 500 kg/m³. BLOCKS WITH A MINIMUM COMPRESSIVE STRENGTH OF 3.6N/mm² AND BE PROVIDED WITH HEAD RESTRAINT IN ACCORDANCE WITH THE STRUCTURAL SPECIFICATION OR AS DETAILED ON THE DRAWINGS.
7. ALL WALLS BELOW GROUND LEVEL ARE TO BE FORMED USING TYPE HD, CATEGORY I ENGINEERING BRICKS. UNLESS NOTED OTHERWISE, ALL CAVITIES BELOW GROUND LEVEL ARE TO BE INFILLED WITH GEN 1 CONCRETE.
8. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH BS 5628: PART 3: 2005.
9. UNLESS NOTED OTHERWISE, MORTAR SHALL BE DESIGNATION 3 IN ACCORDANCE WITH THE STRUCTURAL SPECIFICATION AND BS 5628: PART 1: 2005.
10. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING TEMPORARY STABILITY TO NEW OR INCOMPLETE MASONRY PANELS BY EMPLOYING TEMPORARY SHORING ETC. TO ENSURE THAT THE WALLS ARE STABLE AND SO THAT THEY ARE NOT SUBJECTED TO HIGH WIND LOADS OR OTHER LOADS.
11. IN COLD WEATHER, CONTRACTOR IS TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT FROST DAMAGE TO FRESHLY LAID MASONRY BY PROVIDING INSULATED COVERS, ETC.
12. UNLESS NOTED OTHERWISE ON THE ENGINEERS OR ARCHITECTS DRAWINGS, MOVEMENT JOINTS SHALL BE PROVIDED AT A MAXIMUM OF 6m CENTRES.
13. CAVITY TIES TO BE AT MAXIMUM 900mm CENTRES HORIZONTALLY AND 450mm CENTRES VERTICALLY FOR CAVITIES UP TO 75mm. REDUCE HORIZONTAL SPACING TO 750mm FOR CAVITIES OVER 75mm. STAGGERED PATTERN TO BE ADOPTED. USE TWO-PART TIES FOR CAVITIES EXCEEDING 150mm WITH A MINIMUM EMBEDMENT OF 75mm. AT OPENINGS TIES TO BE AT 225mm CENTRES VERTICALLY. CAVITY TIES TO BE STAINLESS STEEL WITH A MINIMUM EMBEDMENT OF 50mm.
14. DEBONDING SLEEVES TO BE PROVIDED TO ALL WALL TIES SECURED TO COLUMNS AND RUNNING PARALLEL TO THE WALL WHICH IS TO BE RESTRAINED. USE 100mm LONG TIES WITH 120mm LONG DEBONDING SLEEVES.
15. TIES AT BLOCKWORK MOVEMENT JOINTS TO HAVE ONE END DEBONDED USING A DEBONDING SLEEVE. TIE TO BE AT LEAST 200 LONG SPACED AT 450mm VERTICAL CENTRES.
16. STAINLESS STEEL SLIDING HEAD RESTRAINT ANCHORS HAVING 600mm LONG STEM FIXED TO STEEL BEAM SOFFITS AT 600 CENTRES. THE STEM COULD BE FACE FIXED/TWISTED OR UNTWISTED TO SUIT INDIVIDUAL SITUATION WITH STAINLESS STEEL TIES ONE WAY OR TWO WAYS AT 225mm CENTRES. EACH SLIDING ANCHOR TO BE SECURED TO THE STEEL BEAM USING 1-M10 BOLT WITH ISOLATION WASHERS/BUSHES AS NECESSARY.
17. HEAD RESTRAINT ANGLES TO BE 70x70x6.0 GALVANISED MILD STEEL ANGLES. 450 LONG STAGGERED ON EITHER SIDE OF THE WALL. ANGLES TO BE SECURED TO SOFFIT OF CONCRETE FLOOR SLAB USING 2 No. M10 EXPANDING ANCHORS.
18. PRECAST CONCRETE LINTELS TO BE AS SUPPLIED BY NAYLOR OR SIMILAR APPROVED PRECAST CONCRETE SUPPLIER.

DEMOLITION

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEVELOPMENT OF ALL DEMOLITION SEQUENCES AND METHOD STATEMENTS.
2. FOR THE CONTRACTORS CHOSEN SEQUENCE OF DEMOLITION, THE FULL DETAILS AND METHOD STATEMENTS ARE TO BE SUBMITTED TO MDM LTD. 10 WORKING DAYS PRIOR TO THE START OF WORKS, TO ALLOW FOR COMMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, DETAIL AND INSTALLATION OF ALL TEMPORARY WORKS, TO THE STRUCTURAL PERFORMANCE REQUIREMENTS INDICATED ON DRAWINGS.
4. ALL TEMPORARY PROPPING SHOWN ON MDM LTD. DRAWINGS IS INDICATED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF ALL TEMPORARY WORKS. THE FINAL ARRANGEMENT OF TEMPORARY PROPPING SHALL BE SUBMITTED 10 WORKING DAYS PRIOR TO ERECTION FOR COMMENTS BY THE ENGINEER.
5. THE TEMPORARY PROPPING MUST REMAIN IN PLACE UNTIL THE PERMANENT STRUCTURE IS SUFFICIENTLY ADVANCED TO PROVIDE EFFECTIVE SUPPORT, THIS MUST BE AGREED WITH THE ENGINEER. UNTIL THEN THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE STABILITY OF ALL STRUCTURES TO BE LEFT IN PLACE.
6. THE CONTRACTOR SHALL ONLY DEMOLISH EXISTING STRUCTURE TO THE EXTENT INDICATED ON THE DRAWINGS. UNDER NO CIRCUMSTANCES SHALL ADDITIONAL STRUCTURE BE REMOVED WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER. WHEN SAW CUTTING EXISTING STRUCTURE FOR REMOVAL, DO NOT OVER CUT AT CORNERS.
7. NO DEMOLITION WORKS SHALL COMMENCE ON SITE UNTIL THE CONTRACTORS METHOD STATEMENT HAS BEEN COMMENTED ON BY THE ENGINEER AND THE PROJECT SUPERVISOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND LICENSES FOR CARRYING OUT THE WORK INCLUDING SCAFFOLD LICENSES ETC.
9. ANY LIMITS ON WORKING HOURS WITH RESPECT TO NOISE SHALL BE STRICTLY OBSERVED AND ARE SUBJECT TO THE LOCAL AUTHORITIES GUIDELINES.
10. ONLY AUTHORISED PERSONNEL ARE TO BE WITHIN THE VICINITY OF AREAS OF DEMOLITION. SUITABLE MEASURES SHALL BE TAKEN TO CLEARLY DEFINE, VISUALLY, THE AREAS TO BE SECURED USING BARRIERS, SIGNS, HAZARD TAPE ETC.
11. DEMOLITION SHALL COMMENCE AT THE UPPER LEVELS AND PROGRESS IN A SAFE CONTROLLED MANNER DOWN THROUGH THE BUILDING TO A SEQUENCE AGREED WITH THE ENGINEER.
12. DEMOLISHED MATERIAL SHALL BE PROMPTLY DISCHARGED FROM THE BUILDING VIA CHUTES INTO SKIPS FOR DISPOSAL. NO MATERIAL SHALL BE ALLOWED TO ACCUMULATE ON THE UPPER FLOORS OR STAIR FLIGHTS AND LANDINGS.
13. WHEN SAW CUTTING LARGE CONCRETE ELEMENTS, THE ITEM BEING REMOVED SHALL BE TEMPORARILY SUPPORTED UNTIL IT IS COMPLETELY SEVERED FROM THE MAIN STRUCTURE, AND SHALL THEN BE CAREFULLY LOWERED. IT IS NOT PERMITTED TO ALLOW LARGE ELEMENTS TO FREEFALL.

FOUNDATIONS & GROUND BEARING SLABS GENERAL

1. ALL FOUNDATIONS TO BE EXCAVATED TO FORMATIONS WITH A SAFE BEARING CAPACITY OF 100kN/m² UNLESS NOTED OTHERWISE. THE BUILDING CONTROL OFFICER MUST INSPECT THE FORMATION LEVEL OF ALL FOUNDATIONS.
2. IF SUITABLE BEARING STRATA IS NOT FOUND AT THE DEPTH/LEVEL INDICATED ON THE DRAWINGS, EXCAVATION SHALL BE TAKEN DEEPER AS DIRECTED BY THE ENGINEER.
3. ALL FOUNDATIONS TO BE FORMED UNLESS THE ENGINEER APPROVES USE OF THE SOIL AS SHUTTERING.
4. PRIOR TO COMMENCING ANY EXCAVATIONS ADJACENT TO EXISTING STRUCTURES, THE FORMATION LEVEL OF THE EXISTING FOUNDATIONS WILL NEED TO BE CONFIRMED.
5. ALL EXISTING DRAINAGE AND SERVICES SHALL BE EXPOSED LOCALLY TO NEW FOUNDATIONS TO VERIFY EXACT LOCATION AND DEPTH.
6. EXISTING FOUNDATIONS SHALL NOT BE UNDERMINED BY NEW EXCAVATION UNLESS PERMITTED BY THE ENGINEER.
7. ALL BASES TO BE SYMMETRICAL ABOUT COLUMNS UNLESS NOTED OTHERWISE.
8. ALL REINFORCED CONCRETE IN THE GROUND TO BE CAST UPON 50mm THICK GEN 1 BLINDING CONCRETE.
9. ALL BACKFILLING IS TO BE D.O.T. TYPE 1 FULLY COMPACTED IN 150 THICK LAYERS. RECOMPACTED CLAY AND OTHER DUG MATERIAL WILL NOT BE PERMITTED BELOW NEW GROUND SLABS.
10. DETAILS OF EXISTING FOUNDATIONS AND DRAINAGE INDICATED ON THE DRAWINGS ARE TAKEN FROM ORIGINAL CONSTRUCTION DRAWINGS. EXACT SIZE AND LOCATION ETC. TO BE CONFIRMED ON SITE BY TRIAL EXCAVATIONS.
11. THE SUPPLY AND INSTALLATION OF ALL CONCRETE WORKS SHALL BE IN ACCORDANCE WITH BS8110:1997
12. ALL MASS CONCRETE FOUNDATIONS ARE TO BE MINIMUM STRENGTH CLASS C25/30 AND COMPLY WITH ACEC CLASS AC-2 IN ACCORDANCE WITH BRE SPECIAL DIGEST 1.
13. ALL REINFORCED CONCRETE FOUNDATIONS ARE TO BE MINIMUM STRENGTH CLASS RC 32/40 AND COMPLY WITH ACEC CLASS AC-2 IN ACCORDANCE WITH BRE SPECIAL DIGEST 1.
14. COVER TO REINFORCEMENT TO BE 40mm, U.N.O.
15. FOUNDATION EXCAVATIONS SHALL NOT BE LEFT OPEN OVERNIGHT WITHOUT BLINDING. THE FORMATION EXCAVATIONS SOFTENED BY RAIN SHALL BE TAKEN DEEPER TO SUITABLE FOUNDING STRATA PRIOR TO CONCRETING.
16. ALL MASS CONCRETE FOUNDATIONS TO BE CAST IN ONE CONTINUOUS POUR, UNLESS NOTED OTHERWISE.
17. THE CONTRACTOR IS TO INSTALL THE CAST-IN HOLDING BOLTS FOR THE COLUMNS IN TUBES ETC, IN ACCORDANCE WITH THE FABRICATORS DRAWINGS.
18. CONTROL JOINTS TO BE SAW CUT 25x3mm THICK AT APPROX. 6.0m SPACINGS IN BOTH DIRECTIONS. THE FINAL JOINT LAYOUT IS TO BE AGREED WITH THE ENGINEER. THE CUTTING IS TO CARRIED OUT WITHIN 48 HOURS OF POURING THE CONCRETE SLAB.

P1	12.03.26	FOR INFORMATION	P.L.	M.M.
ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
ISSUE STATUS	☒ PRELIMINARY (P1, P2, P3 etc.)		☐ PLANNING (PL1, PL2, PL3 etc.)	
	☐ TENDER (T1, T2, T3 etc.)		☐ CONSTRUCTION (0, 1, 2 etc.)	

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CLIENT

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PROJECT TITLE

8 TWYFORD AVENUE,
LONDON, N2 9NF

DRAWING TITLE

GENERAL NOTES

SCALE @ A3

JOB NO.

DRAWING NO.

ISSUE

NTS

26.847

N001

P1