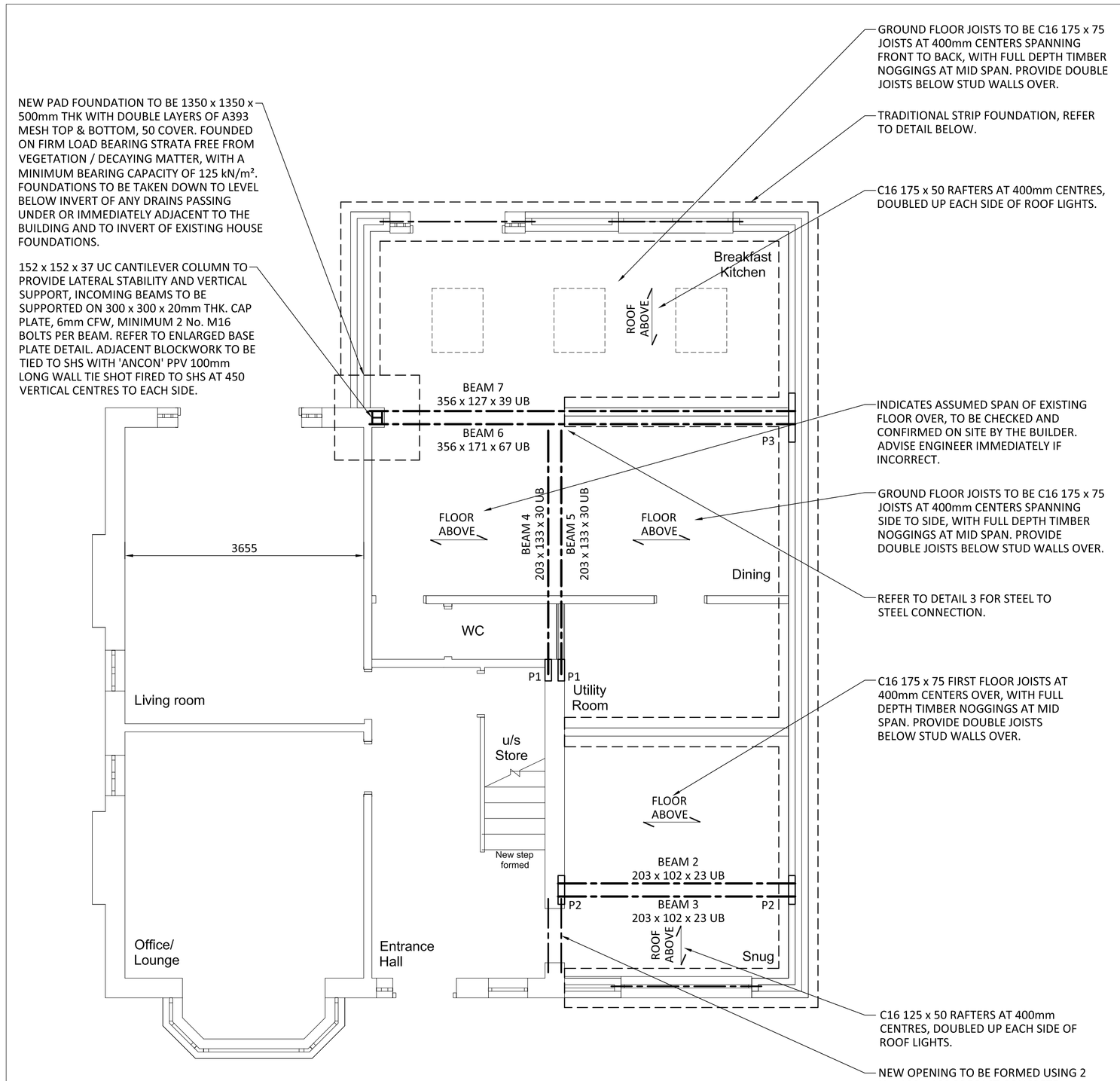
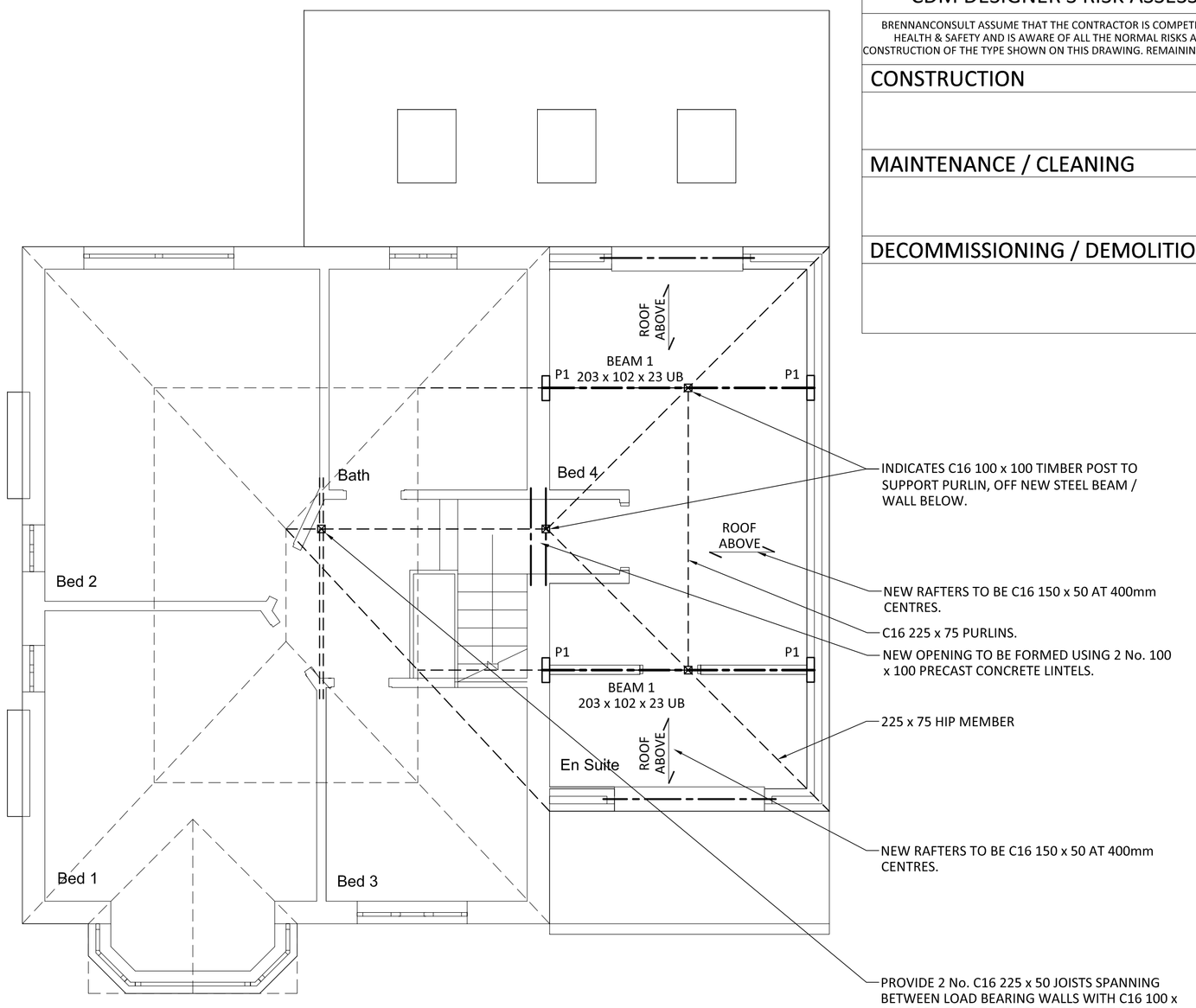


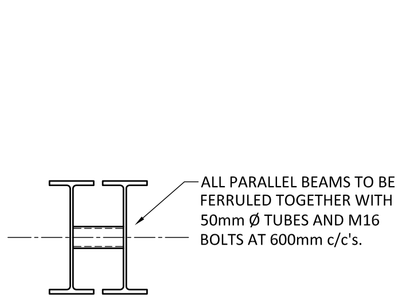
GROUND FLOOR PLAN - SHOWING STRUCTURE ABOVE

SCALE 1:50



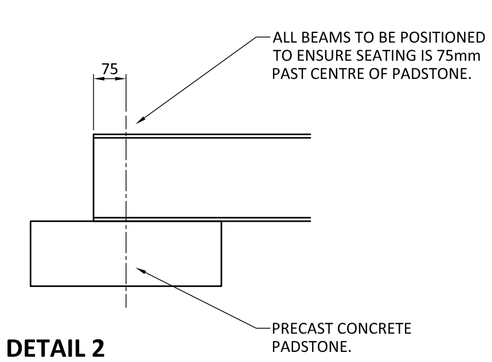
FIRST FLOOR PLAN - SHOWING STRUCTURE ABOVE

SCALE 1:50



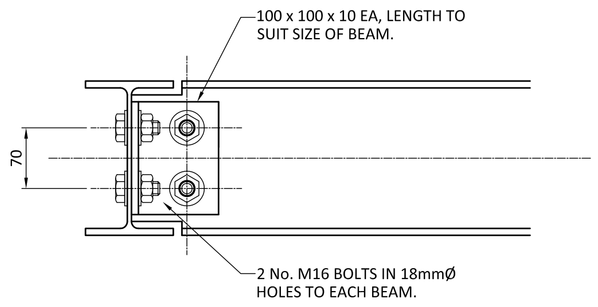
DETAIL 1

SCALE 1:10



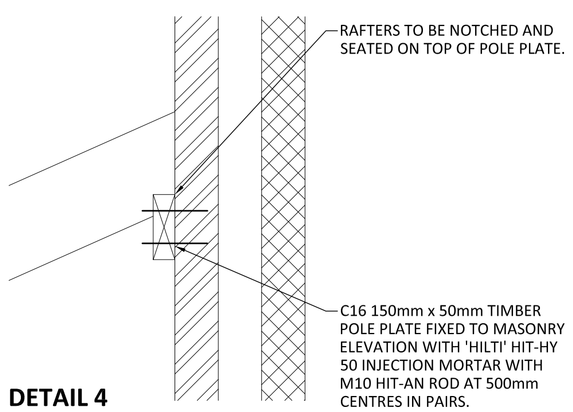
DETAIL 2

SCALE 1:10



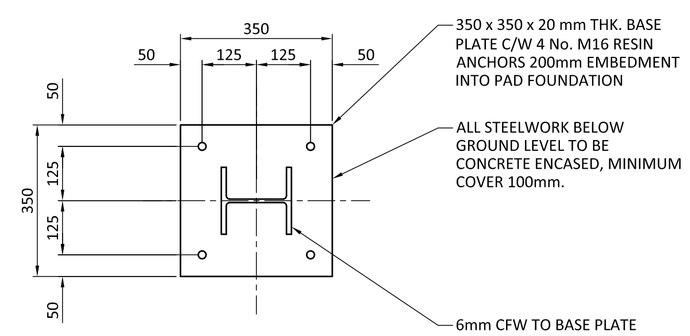
DETAIL 3

SCALE 1:5



DETAIL 4

SCALE 1:10



TYPICAL SHS COLUMN BASEPLATE DETAIL

SCALE 1:10

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TIMBER NOTES

1. WHERE JOISTS ARE TO BE BOLTED TOGETHER USE M12 BOLTS @ 450 CRS WITH 40 SQUARE x 3mm THICK WASHERS UNDER ALL BOLT HEADS & NUTS.
2. JOISTS TO BE DOUBLED UNDER NEW STUD WALLS & BATHROOMS ABOVE.
3. BUILDER TO ENSURE ALL EXISTING TIMBER ELEMENTS ARE FREE FOR DEFECT, DECAY AND ROT INFESTATION, IF NOT REPLACED AFFECTED MEMBERS.

CDM DESIGNER'S RISK ASSESSMENT

BRENNANCONSULT ASSUME THAT THE CONTRACTOR IS COMPETENT IN MATTERS OF HEALTH & SAFETY AND IS AWARE OF ALL THE NORMAL RISKS ASSOCIATED WITH CONSTRUCTION OF THE TYPE SHOWN ON THIS DRAWING. REMAINING UNUSUAL RISKS ARE:-

CONSTRUCTION	CHK'D.
	CB
MAINTENANCE / CLEANING	
	CB
DECOMMISSIONING / DEMOLITION	
	CB

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED DRAWINGS. ANY DISCREPANCY TO BE RAISED PRIOR TO CONSTRUCTION. ANY CONSTRUCTION WORKS WHICH COMMENCE BEFORE THESE DRAWINGS ARE APPROVED ARE AT THE RISK OF THE BUILDING CONTRACTOR.
2. ALL DIMENSIONS ARE IN MILLIMETERS (mm). DO NOT SCALE FROM THIS DRAWING, WORK TO STATED DIMENSIONS ONLY.
3. BUILDING CONTRACTOR TO ENSURE ALL WORKS COMPLY WITH THE CURRENT EDITION OF THE BUILDING REGULATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH APPROVED DOCUMENT REGULATION 7.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, FABRICATION, ERECTION AND REMOVAL OF ALL TEMPORARY WORKS AND SHALL PROVIDE ALL TEMPORARY BRACING AS NECESSARY TO MAINTAIN STRUCTURAL STABILITY DURING CONSTRUCTION.
5. IF THE CONTRACTOR CONSIDERS THAT HE DOES NOT HAVE SUFFICIENT INFORMATION TO SAFELY COMPLETE THE WORKS DETAILED ON THIS DRAWING, HE SHOULD CONTACT THE ENGINEER.
6. ALL PARTY WALL ACT MATTERS TO BE DEALT WITH BY THE ARCHITECT.
7. THE EXISTING STRUCTURE ABOVE THE LOCATION OF THE NEW STEEL BEAMS IS LIABLE TO CRACK AS A RESULT OF THE TEMPORARY PROPPING AND THE INSTALLATION OF THE NEW BEAMS. THIS MOVEMENT IS SUPERFICIAL THEREFORE BUILDER TO ALLOW FOR FILLING CRACKS AND REDECORATION.
8. THE STRUCTURAL SOLUTION INDICATED ON THIS DRAWING MAY NEED TO BE ADJUSTED SLIGHTLY TO SUIT SITE CONDITIONS OR RESTRICTIONS WHICH WERE NOT APPARENT AT THE TIME WHEN PREPARING THE DESIGN. HIDDEN RESTRICTIONS MAY ALSO BE PRESENT ONCE PLASTER FINISHES HAVE BEEN REMOVED. THE BUILDER SHOULD REVIEW THESE PROPOSALS ONCE THE EXISTING STRUCTURE IS FULLY EXPOSED AN ADVISE ON ANY DISCREPANCIES WHICH NEED ADDRESSING.

FOUNDATION NOTES

1. PRIOR TO THE PLACEMENT OF CONCRETE THE FOUNDATION FORMATION LEVEL SHALL BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR. THE EXISTING FOUNDATIONS / BEARING STRATA SHALL ALSO BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR TO CONFIRM THEY ARE ADEQUATE TO SUPPORT THE NEW LOADS.
2. FOUNDATION TYPE AND SIZE DETAILED ON THESE DRAWINGS ARE A MINIMUM REQUIREMENT AND MAY NEED TO CHANGE / INCREASE ONCE GROUND CONDITIONS HAVE BEEN IDENTIFIED.
3. NEW CONCRETE FOUNDATIONS TO BE DESIGNATED MIX 'FND2' TO BS 8500-1 2002.
4. WHEN BUILDING NEAR TREES IN CLAY GROUND CONDITIONS, REFER TO THE 'NHBC' GUIDANCE NOTES AS THE FOUNDING LEVEL WILL OFTEN BE DEEPER. CONTACT ENGINEER IF GROUND CONDITIONS ARE CLAY.
5. ALL SOFT SPOTS TO BE REMOVED AND REPLACED WITH LEAN MIX CONCRETE.

MASONRY NOTES

1. ALL NEW BLOCKWORK TO BE 7 N.
2. ENSURE ALL EXISTING MASONRY SUPPORTING NEW PADSTONES IS IN GOOD CONDITION, IF NOT REBUILD LOCALLY FROM CLASS A ENGINEERING BRICKS FULLY BONDED INTO EXISTING WALLS.

STEELWORK NOTES

1. ALL STEELWORK TO BE GRADE S275 JR AND ALL HOLLOW SECTIONS S355 J2H.
2. STEELWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONNECTION DESIGN.
3. THE STEELWORK CONTRACTOR SHALL UNDERTAKE A DETAILED SURVEY OF THE EXISTING STRUCTURE TO DETERMINE ALL SETTING OUT AND DIMENSIONAL INFORMATION REQUIRED FOR FABRICATION.
4. SLATE PIN AND DRY PACK ALL NEW BEAMS TO ENSURE FULL LOAD TRANSFER ONTO NEW MEMBERS.

PADSTONE & LINTEL SCHEDULE

1. ALL PADSTONES TO BE REINFORCED PRECAST CONCRETE, TO THE FOLLOWING SCHEDULE: -

   P1 330 x 100 x 150 DEEP
   P2 440 x 100 x 150 DEEP
   P3 750 x 100 x 215 DEEP

2. ALL INTERNAL LINTELS TO BE 140 x 100 PRECAST CONCRETE.
3. ALL EXTERNAL CAVITY WALL LINTELS TO BE STANDARD DUTY 'IG' LINTELS UNO.

REV	REVISION DESCRIPTION	BY	DATE	CHECKED
A	ISSUED FOR BUILDING REGULATION APPROVAL	WSS	01.10.17	CB
O	ISSUED FOR BUILDING REGULATION APPROVAL	WSS	01.10.17	CB

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PROPOSED EXTENSION & INTERNAL ALTERATIONS
FLOOR PLANS & DETAILS

Status
BUILDING REGULATIONS

Project No.	Series Code	Drawing No.	Revision
1966		001	A

Scale	Size	Drawn	Date	Checked	Passed
1:50	A1	WSS	SEPT 17	CB	CB