



GROUND FLOOR PLAN SHOWING
GROUND STRUCTURE OVER
STRUCTURE OVER

PRELIMINARY
SUBJECT TO LOCAL
AUTHORITY APPROVAL

PODSTONE SCHEDULE

1. 1No. Engineering brick set in 1:3 mortar
2. 300 x 100 x 150dp Grade C20P mass concrete
3. 450 x 100 x 225 dp Grade C20P mass concrete
4. 550 x 100 x 215dp pre-cast Inlet (Supreme R22A or similar)
5. 225 x 225 x 150 dp Grade C20P mass concrete

ROOF BEAM SCHEDULE

- 1.1 1No. Galv. C7714 Insulated galvanised Inlet - minimum bearing = 150mm each end. Assumed 225mm solid masonry - contractor to confirm prior to ordering materials
- 1.2 1No. 100 x 65dp pre-stressed concrete Inlet (Supreme P100 or similar approved) - minimum bearing = 150mm each end. Assumed 225mm solid masonry - contractor to confirm prior to ordering materials
- RB1 2No. 50 x 150 Grade C24 trimmers - M12 bolts @ 400c
- RB2 2No. 50 x 150 Grade C24 trimmers - M12 bolts @ 400c
- RB3 1No. 152 x 152 UC 23kg/m - web drilled centrally 14mm dia. holes @ 400c. Allow for provision of 10mm thick galvanised steel plate over top flange. Bolts to be supported wall welded on both sides @ 100mm min
- RB4 1No. 152 x 152 UC 23kg/m - web drilled centrally 14mm dia. holes @ 400c. Allow for provision of 10mm thick galvanised steel plate over top flange. Bolts to be supported wall welded on both sides @ 100mm min
- RB5 1No. 152 x 152 UC 23kg/m
- RB6 1No. 178 x 102 UB 19kg/m
- RB7 1No. 178 x 102 UB 19kg/m
- GL1 1No. Galv. C690 /100 Insulated galvanised Inlet - minimum bearing = 150mm each end
- GL2 1No. Galv. C990 /100 Insulated galvanised Inlet - minimum bearing = 150mm each end
- GL3 2No. 100 x 85 pre-cast concrete Inlets (Supreme P100 or similar approved) - minimum bearing = 150mm each end
- GL4 1No. 100 x 85 pre-cast concrete Inlet (Supreme P100 or similar approved) - minimum bearing = 150mm each end
- C1 to C3 1No. 203 x 203 UC 46kg/m - Contractor to verify assumed 225mm masonry above prior to ordering materials
- E1 to E2 Existing beam to be confirmed on site at commencement of works and prior to ordering materials

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PRELIMINARY

NOTES

1. This drawing is to be read in conjunction with architects' drawings which should be used to verify layout, setting out, measures etc. Any discrepancies are to be brought to the attention of the Architect prior to commencement of works.
2. All materials to be supplied with the Architect. The contractor shall be responsible for ensuring that sufficient quantities are provided throughout the construction period.
3. The Contractor is entirely responsible for establishing the stability and integrity of all existing buildings and structures within and adjacent to the works, and of all works from the date of possession of the site in place.
4. The Contractor shall design, install and maintain all necessary temporary works and shall advise the Architect of the design and details of the works, and of the proposed temporary supports and sequence of construction.
5. The Contractor shall prevent completion of any completed or partially completed elements. Details of design loads may be obtained from the architect.
6. All articles, materials and goods shall be new and of good quality, suitable for the required purpose and shall conform to the appropriate British Standard where such exists.
7. The Contractor is to inform the Architect if the existing fabric is opened up and found to be inadequate. The adequacy of existing loadbearing walls and partitions is to be verified before works start.
8. The Contractor is to be notified immediately if bearing stratum is clay.
9. Foundations are to be 150mm into firm clay/gravel with minimum capacity 100kN/m². Employ 100mm clipboard to NHER guidelines if bearing stratum is clay.
10. If the Building Inspector requests amendments to the foundations or if conditions differ from those noted above, the Architect is to be notified immediately. The Contractor shall not proceed without instructions from the Architect. See Architect's details for all damp proof barrier specifications.
11. Timber
12. Timber shall comply with the following BS4471, BS4978 & BS5268 Parts 2 & 5
- 12.2 New timber shall be softwood grade C24 unless noted otherwise.
- 12.3 All timber is to be treated or similarly approved.
- 12.4 Floor/roof joist span directions and pitch are as shown on drawings. Noggins required at sittings & mid-span, for spans over 4.0m, provide noggins @ one third & two thirds of span. Noggins also required at restraint joist positions.
- 12.5 Double up joists under cantilever of partitions or as indicated on drawings.
- 12.6 All multiple joists to be bolted using M10 bolts @ 600c
- 12.7 All partitions to be timber stud unless noted otherwise.
- 12.8 All metal fixings to be by BIF or similar approved and fixed in accordance with manufacturers' instructions unless noted otherwise. All nails are to be square headed into pre-drilled holes. All timber/wood connections to be minimum twice skew nailed using 10 x 9 saw galvanised wire nails.
13. Brick and blockwork
- 13.1 All loadbearing to be in accordance with BS5628 and for non-loadbearing masonry, BS5620. For specification - see Architect's specification.
- 13.2 Beams are to be set centrally on full width of podstone.
- 13.3 Mortar levelling beds for beams to be 1:3 mortar.
- 13.4 New walls to be tied to existing using stainless steel profile (Frixix or similar) fixed to manufacturers' instructions with proprietary sealing strip to outer edge
14. Steelwork
- 14.1 Steel grade to be S275 to BS EN 10025 (formerly 43A). Steel sections to be S24 & BS4848. Bolts & washers to BS4190/4320. Workshop & fabrication to BS5950. All steelwork to be provided with EN 10004 3.1 Certification.
- 14.2 All structural steelwork is to be mechanically wire brushed and primed with 2No. coats of red oxide paint prior to installation unless noted otherwise.
- 14.3 All bolts to be M16 Grade 8.8 (though drilled holes; flame cutting not permitted) and welds to be 6mm continuous fillet (all welding to be of off site) unless noted otherwise.
- 14.4 Fire resistance to all steelwork to be provided by 2No. layers 12.7mm plasterboard with staggered joints topped & skim coated or as agreed with Building Control Officer or as shown on drawings.
15. Concrete
- 15.1 All concrete work to be in accordance with BS8110 and BS5328:Parts 1, 2 & 4
- 15.2 Concrete podstones and beam end surrounds to be as follows: min. 20mm max. 900. Size 20mm max. 900. Size 20mm. Min. cement content 330 kg/m³
- 15.3 Dry pack to be 1:3 cement sharp sand
- Architectural
16. Party Walls: All subject to adjoining owners approval. The Party Wall Act 1996 to be observed.



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Kirsty & Jon Ions

PROJECT
157 Anson Road
London, NW2 4AP

TITLE
Rear Extension & General Alterations
Grid Floor Structural Details

| DRAWN | AUTHORISED | SCALE | PROJECT NO. |
|-------|------------|--------|-------------|
| CW | | 50 | 2016215A |
| SPACE | STORAGE | DATE | DRAWING NO. |
| 1 | | May 16 | 01 |
| | | | REV |