

STEEL COLUMN SCHEDULE	
LABEL	STEEL SIZE
Co.1	152x152x37 UC
Co.2	100x100x8 SHS
Co.3	203x203x46 UC

STEEL BEAM SCHEDULE	
LABEL	STEEL SIZE
BF0.1	203x203x46 UC BOXFRAME BOTTOM BEAM. ENCASED IN CONCRETE.

BASEPLATE SCHEDULE	
LABEL	STEEL SIZE
Co.1	300x300x15
Co.2	300x300x12

NOTE: CONTRACTOR TO ALLOW FOR GALVANISING IF BEAMS ARE NOT FULLY WITHIN INSULATION LINE.

MASS CONCRETE STRIP FOUNDATIONS, WIDTH AS SHOWN, FOUNDED AT 1.5m BGL, STEPPED AS SHOWN, SUBJECT TO FINAL BUILDING CONTROL APPROVAL

STEP IN UNDERSIDE OF FOUNDATION, DIM AS SHOWN

MASS CONCRETE STRIP FOUNDATIONS, WIDTH AS SHOWN, FOUNDED AT 1.75m BGL, STEPPED AS SHOWN, SUBJECT TO FINAL BUILDING CONTROL APPROVAL

200 THICK REINFORCED CONCRETE SUSPENDED SLAB, H16 T&B AT 200. OVER CELLCORE HEAVE PROTECTION

RC CONCRETE PAD FOUNDATIONS, FOUNDED TO MATCH EXISTING FOUNDATION DEPTH, APPROXIMATELY 2m BGL. SUBJECT TO FINAL BUILDING CONTROL APPROVAL.

RC GROUND BEAM, 600x600, SPANNING BETWEEN STRIP FOUNDATIONS, TO MATCH EXISTING FOUNDATIONS. SUBJECT TO FINAL BUILDING CONTROL APPROVAL

BF0.1 GROUND BEAM WRAPPED IN D49 MESH AND ENCASED IN MIN. 75mm CONCRETE ALL ROUND. CANTILEVER OVER PAD FOUNDATION.

MASS CONCRETE STRIP FOUNDATIONS, WIDTH AS SHOWN, MIN. 1.5m BGL. SUBJECT TO FINAL BUILDING CONTROL APPROVAL

STEP IN TOP OF SLAB, DIM AS SHOWN

NEIGHBOUR'S GARAGE EXTENSION. CONSTRUCTION APPEARS TO BE RECENT. ASSUMED MINIMUM 500mm DEEP CONCRETE STRIP FOOTING

BRICK GARDEN WALL

150 THICK RC BASE, WITH MIN. 750 WIDE, 350 THICKENING, H16 AT 200 TOP AND BOTTOM, H10 AT 200 TRANSVERSE EACH FACE.

215 THICK REINFORCED HOLLOW BLOCK MASONRY, H12 VERTICAL BARS AT 450 CENTRES, H8 HORIZONTAL BARS PER COURSE

300 THICK RC RETAINING WALL, H16 AT 200 VERTICAL BARS EACH FACE, H10 AT 200 HORIZONTAL BARS EACH FACE. FORMED IN MAX 1m UNDERPIN HIT-AND-MISS SEQUENCE

AT LOW-LEVEL, NEW 250 THICK RC RETAINING WALL TO REPLACE EXISTING. H16 AT 200 VERTICAL BARS EACH FACE, H10 AT 200 HORIZONTAL BARS EACH FACE. FORMED IN MAX 1m UNDERPIN HIT-AND-MISS SEQUENCE

150 THICK REINFORCED CONCRETE GROUND BEARING SLAB WITH A252 MESH, 50 COVER. SLAB OVER 50 BLINDING, 150 WELL COMPACTED HARDWARE. SLAB NOT TO BE FOUNDED BELOW EXISTING FOUNDATIONS

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  - This drawing is to be read in conjunction with all other relevant drawings and specifications by all design disciplines. The contractor shall ensure copies of all such documents are obtained.

KEY:

MASONRY:

- EXISTING BRICKWORK WALL
- NEW BRICKWORK WALL
- NEW BLOCKWORK WALL
- LOAD BEARING WALL BELOW
- EXISTING WALL DEMOLISHED
- NON STRUCTURAL PARTITION

ALL CAVITY WALLS TIED WITH ANCON STAIFIX ST1 WALL TIES AT 2.5 TIES/m<sup>2</sup>, UNLESS NOTED OTHERWISE

TIE NEW WALLS TO EXISTING WALLS WITH ANCON WALL STARTER SYSTEM AT 225 VERTICAL CENTRES.

ALL COLUMNS/WINDPOSTS TIED TO MASONRY WITH ANCON SDV FRAME CRAMPS AT MIN. 450 VERTICAL CENTRES.

STEEL:  
ALL STEEL TO BE GRADE S355 UNLESS NOTED OTHERWISE.

ALL BEAMS BEARING INTO EXTERNAL WALLS TO BE PAINTED IN 2NO. COATS OF BITUMINOUS PAINT AND CONCRETED IN

FOUNDATIONS:  
FINAL FOUNDING DEPTH TO BCO APPROVAL. ALL FOUNDATIONS MIN. 500mm THICK UNLESS NOTED OTHERWISE.

GENERAL:

ALL FLOORS/ROOFS TO BE STRAPPED TO PERIMETER WALLS AND INTERNAL LOAD BEARING LINES, INCLUDING BEAMS. SEE GENERAL NOTES, S100, FOR STRAPPING AND BLOCKING REQUIREMENTS.

ANY NOTED EXISTING CONDITION BASED ON LOCALISED TRIAL PIT AND OPENING INVESTIGATIONS. SOME VARIATIONS MAY OCCUR.

ALL NOTED AND ASSUMED CONDITIONS TO BE CONFIRMED BY CONTRACTOR DURING STRIPOUT/DEMOLITION AND PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE NOTIFIED WITH ENGINEER IMMEDIATELY.

CDM RISK ITEM

Mark	Date	Description	By
P1	07/02/25	For Information	COS

**float**

hello@floatstructures.com +44 (0)203 397 0600

Project **41 Hollycroft Avenue, NW3**

Title **Foundation Plan**

Drawing No. **S198**

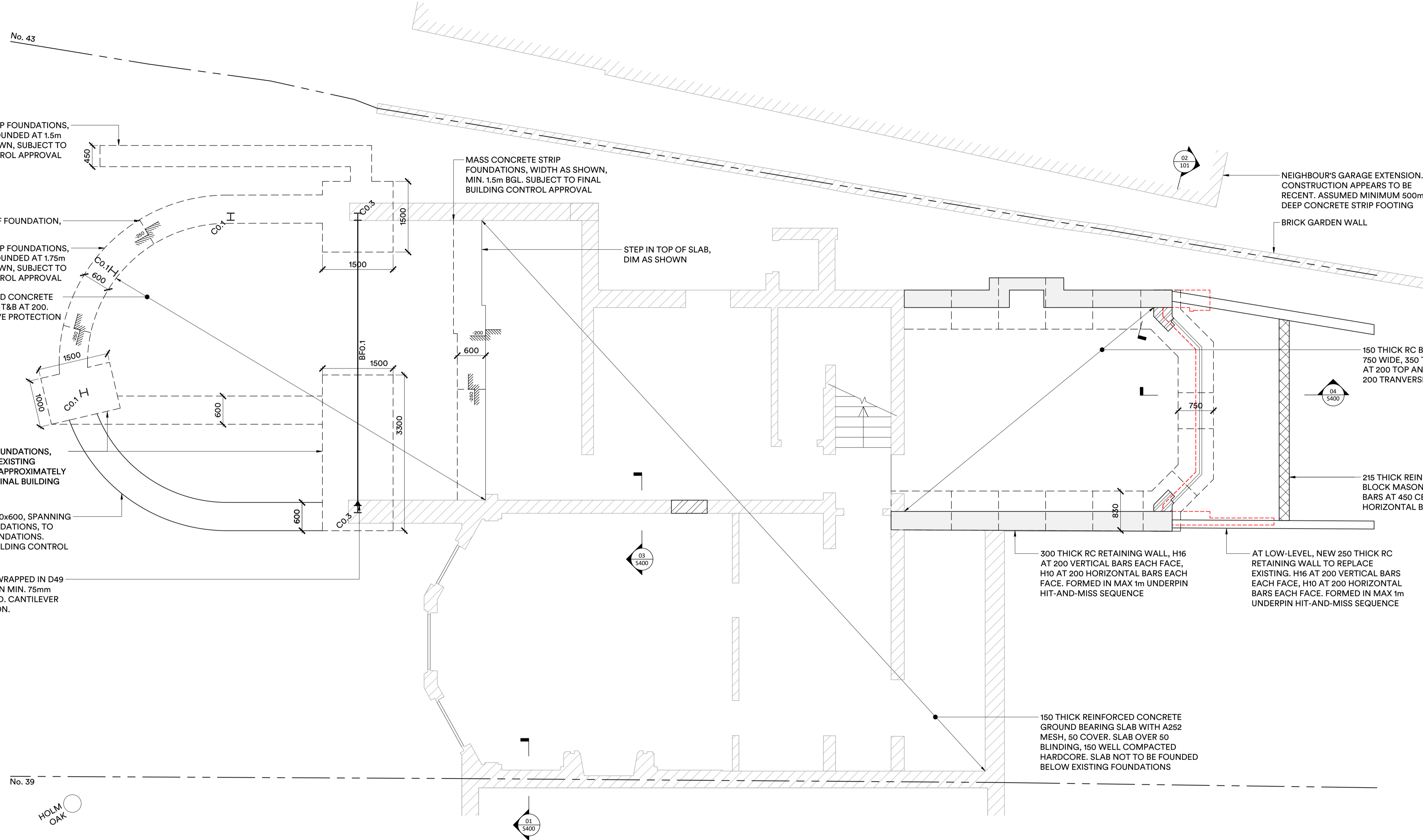
Status **For Information**

Design COS Scale **1:50@A1**

Drawn FWM First Issue **07/02/25**

Project No. **24-1058** Revision **P1**

**NOT FOR CONSTRUCTION**

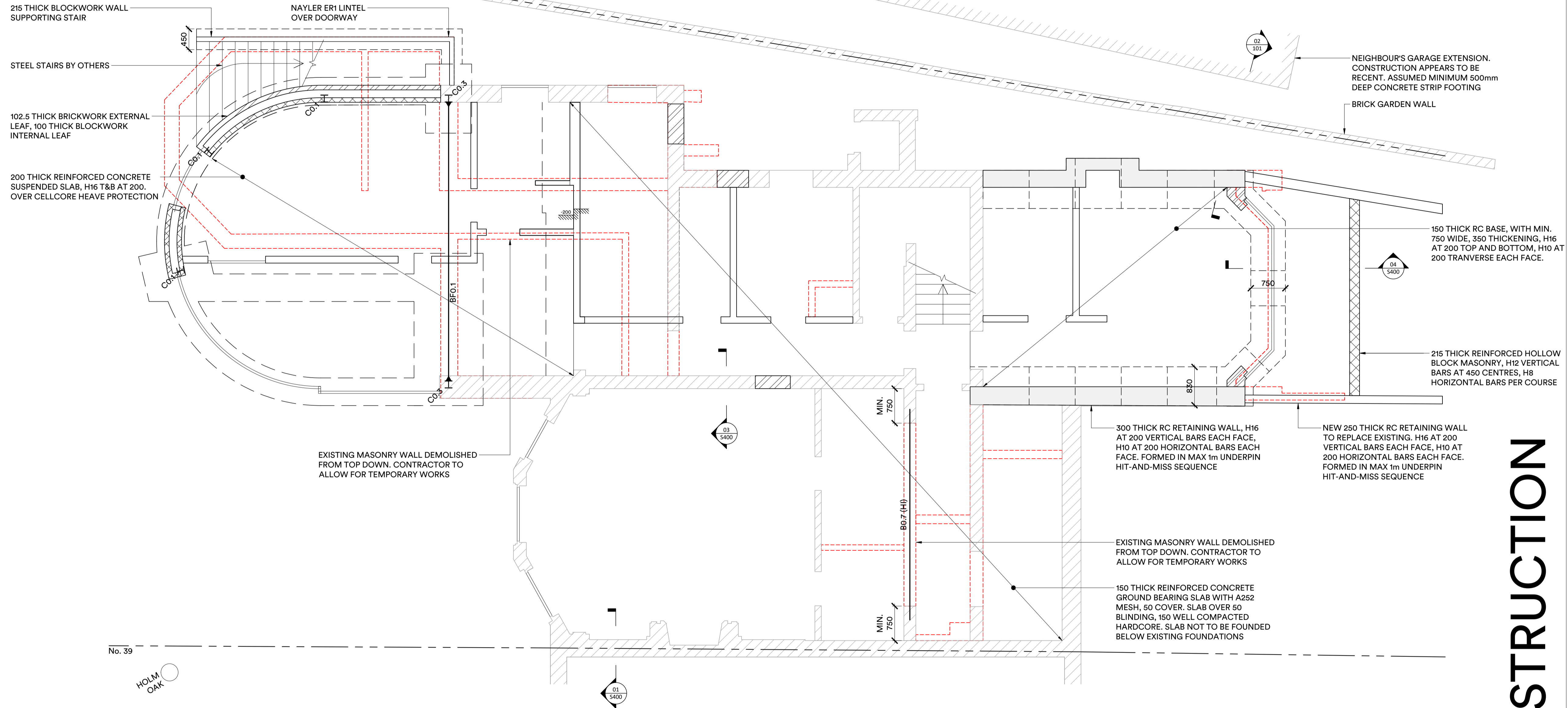


STEEL COLUMN SCHEDULE	
LABEL	STEEL SIZE
CO.1	152x152x37 UC
CO.2	100x100x8 SHS
CO.3	203x203x46 UC

STEEL BEAM SCHEDULE	
LABEL	STEEL SIZE
BF0.1	203x203x46 UC BOXFRAME BOTTOM BEAM. ENCASED IN CONCRETE.
B0.7	203x203x46 UC

BASEPLATE SCHEDULE	
LABEL	STEEL SIZE
CO.1	300x300x15
CO.2	300x300x12

NOTE: CONTRACTOR TO ALLOW FOR GALVANISING IF BEAMS ARE NOT FULLY WITHIN INSULATION LINE.



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KEY:

MASONRY:

- EXISTING BRICKWORK WALL
- NEW BRICKWORK WALL
- NEW BLOCKWORK WALL
- LOAD BEARING WALL BELOW
- EXISTING WALL DEMOLISHED
- NON STRUCTURAL PARTITION

ALL COLUMNS/WINDPOSTS TIED TO MASONRY WITH ANCON SDV FRAME CRAMPS AT MIN. 450 VERTICAL CENTRES.

STEEL:  
ALL STEEL TO BE GRADE S355 UNLESS NOTED OTHERWISE.

ALL BEAMS BEARING INTO EXTERNAL WALLS TO BE PAINTED IN 2NO. COATS OF BITUMINOUS PAINT AND CONCRETED IN

PADSTONES:  
ALL PADSTONES TO BE SUIT CONCRETE OR PRECAST CONCRETE TO SUIT MIN. DIMENSION SPECIFIED.

JOISTS:  
ALL NEW JOISTS GRADE 24 UNLESS NOTED OTHERWISE

12 THICK OSB/3 SCREWED OVER ROOF JOISTS, AT 300 CENTRES.  
18 THICK OSB/3 SCREWED OVER FLOORS JOISTS, AT 300 CENTRES.

D./T./: DOUBLED/TRIPLED JOISTS, BOLTED TOGETHER WITH M8 COACH BOLTS AT 500 CENTRES.

GENERAL:

ALL FLOORS/ROOFS TO BE STRAPPED TO PERIMETER WALLS AND INTERNAL LOAD BEARING LINES, INCLUDING BEAMS. SEE GENERAL NOTES, S100, FOR STRAPPING AND BLOCKING REQUIREMENTS.

ANY NOTED EXISTING CONDITION BASED ON LOCALISED TRIAL PIT AND OPENING INVESTIGATIONS. SOME VARIATIONS MAY OCCUR.

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CDM RISK ITEM

Mark	Date	Description	By
P1	07/02/25	For Information	COS

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Project **41 Hollycroft Avenue, NW3**

Title **Lower Ground Floor Plan**

Drawing No. **S199**

Status **For Information**

Design COS Scale 1:50@A1

Drawn FWM First Issue 07/02/25

Project No. **24-1058** Revision **P1**

**NOT FOR CONSTRUCTION**



STEEL BEAM SCHEDULE	
LABEL	STEEL SIZE
BF.1	254x254x132 UC BOXFRAME TOP BEAM, FULLY WELDED TO COLUMNS
BO.1	250x150x8 RHS (CURVED)
BO.2	300x200x16 RHS (CURVED)
BO.3	203x203x46 UC
BO.4	203x203x46 UC
BO.5	203x203x86 UC
BO.6	203x203x46 UC

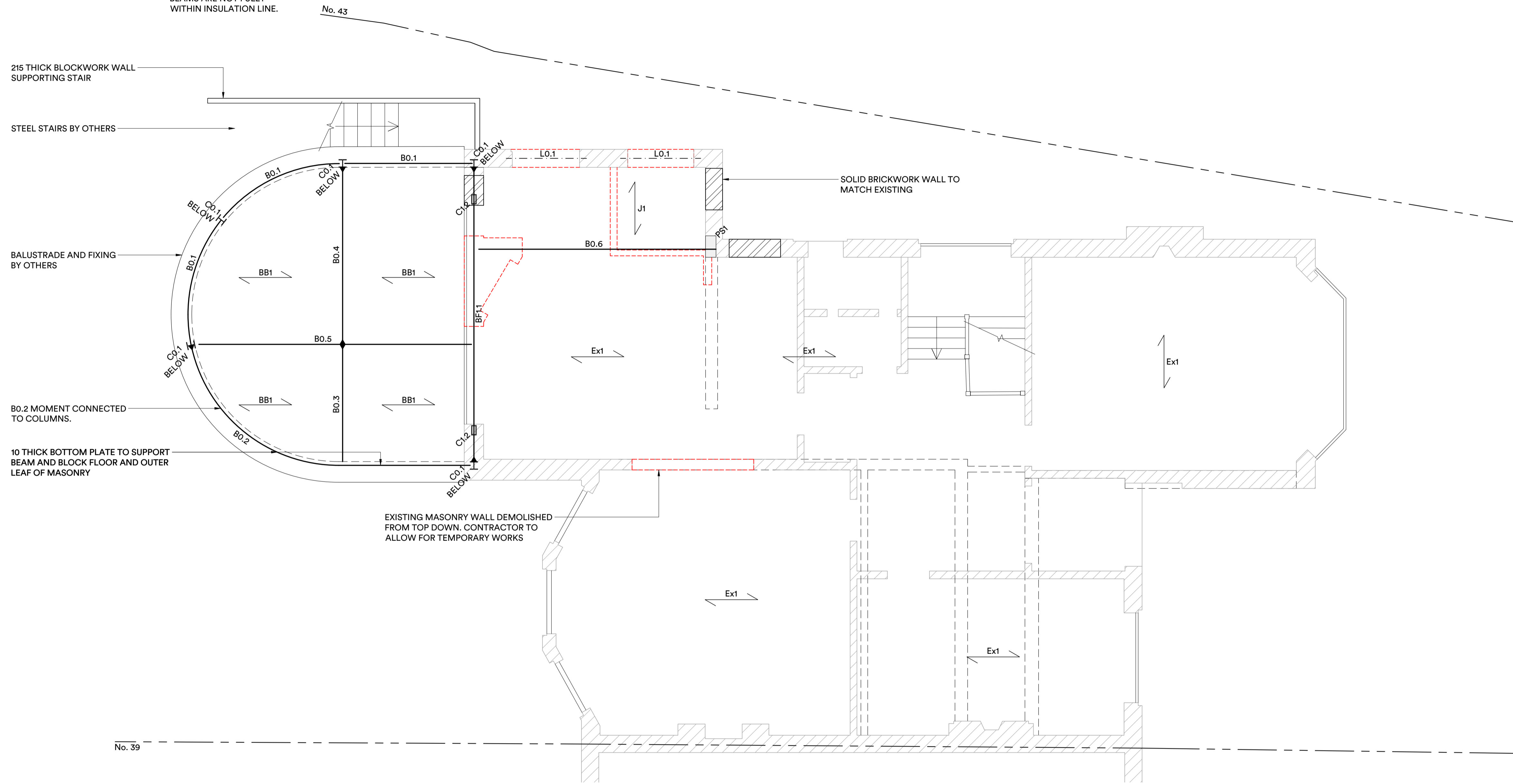
STEEL COLUMN SCHEDULE	
LABEL	STEEL SIZE
CO.1	152x152x37 UC
CO.2	100x100x8 SHS
CO.3	203x203x46 UC
C1.1	100x100x8 SHS
C1.2	200x100x12.5 RHS

NOTE: CONTRACTOR TO ALLOW FOR GALVANISING IF BEAMS ARE NOT FULLY WITHIN INSULATION LINE.

JOISTS SCHEDULE	
LABEL	JOIST SPEC.
Ex1	Existing Joists
J1	175x75 AT 400

BEAM & BLOCK SCHEDULE	
LABEL	DIMENSIONS
BB1	T155A BY MILBANK

LINTEL SCHEDULE	
LABEL	LINTEL SIZE
LO.1	CATNIC CN81B



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KEY:

MASONRY:

- EXISTING BRICKWORK WALL
- NEW BRICKWORK WALL
- NEW BLOCKWORK WALL
- LOAD BEARING WALL BELOW
- EXISTING WALL DEMOLISHED

ALL COLUMNS/WINDPOSTS TIED TO MASONRY WITH ANCON SDV FRAME CRAMPS AT MIN. 450 VERTICAL CENTRES.

STEEL:  
ALL STEEL TO BE GRADE S355 UNLESS NOTED OTHERWISE.

ALL BEAMS BEARING INTO EXTERNAL WALLS TO BE PAINTED IN 2NO. COATS OF BITUMINOUS PAINT AND CONCRETED IN

PADSTONES:  
ALL PADSTONES TO BE MASS CONCRETE OR PRECAST CONCRETE TO SUIT MIN. DIMENSION SPECIFIED.

JOISTS:  
ALL NEW JOISTS GRADE 24 UNLESS NOTED OTHERWISE

12 THICK OSB/3 SCREWED OVER ROOF JOISTS, AT 300 CENTRES.

18 THICK OSB/3 SCREWED OVER FLOORS JOISTS, AT 300 CENTRES.

DJ/TJ: DOUBLED/TRIPLED JOISTS, BOLTED TOGETHER WITH M8 COACH BOLTS AT 500 CENTRES.

GENERAL:

ALL FLOORS/ROOFS TO BE STRAPPED TO PERIMETER WALLS AND INTERNAL LOAD BEARING LINES, INCLUDING BEAMS. SEE GENERAL NOTES, S100, FOR STRAPPING AND BLOCKING REQUIREMENTS.

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CDM RISK ITEM

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P1	07/02/25	For Information	COS

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Project 41 Hollycroft Avenue, NW3

Title Ground Floor Plan

Drawing No. S200

Status For Information

Design COS Scale 1:50@A1

Drawn FWM First Issue 07/02/25

Project No. 24-1058 Revision P1

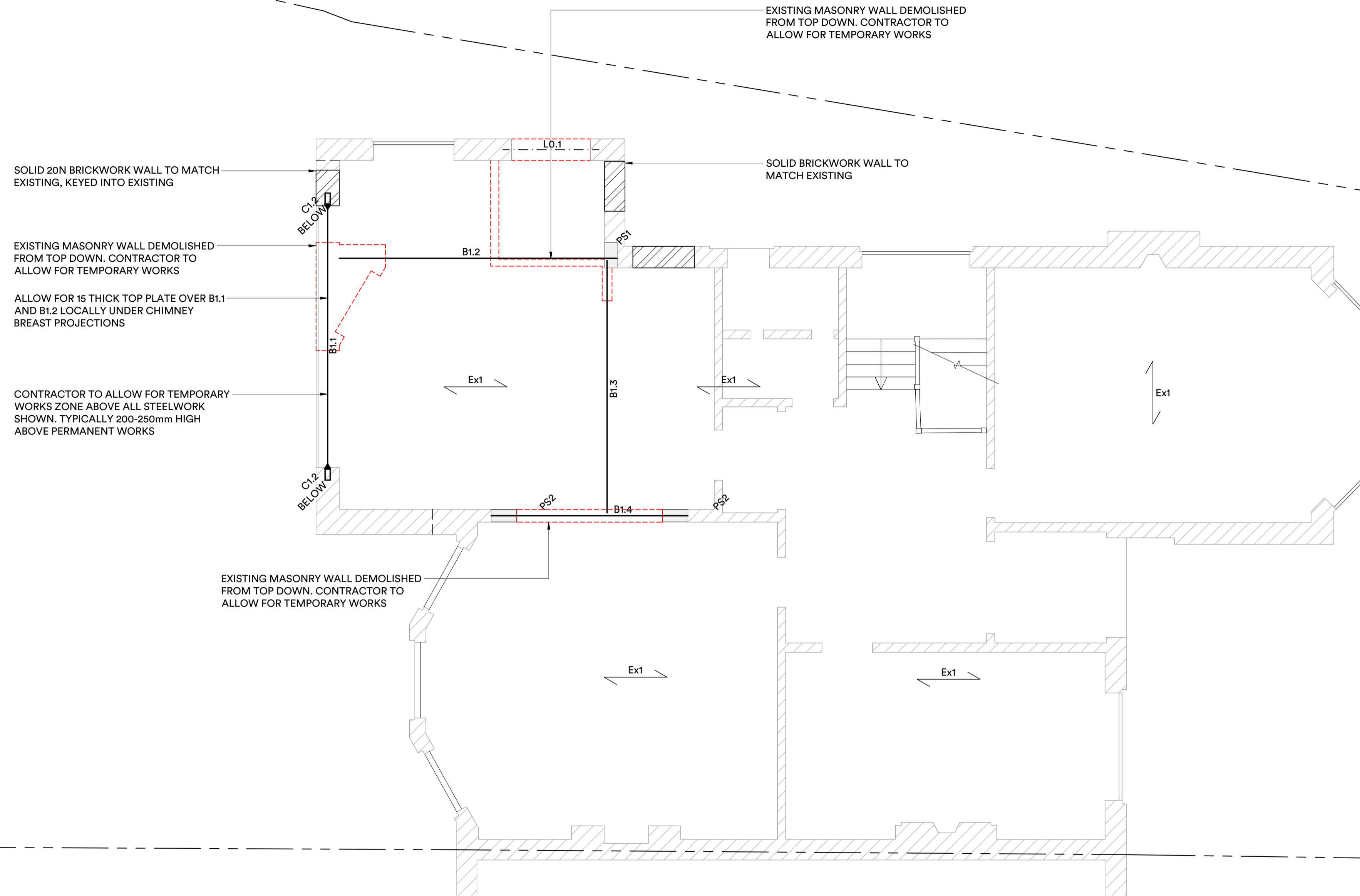
STEEL BEAM SCHEDULE	
LABEL	STEEL SIZE
B1.1	305x305x97 UC
B1.2	203x203x86 UC
B1.3	203x203x71 UC
B1.4	203x203x46 UC

STEEL COLUMN SCHEDULE	
LABEL	STEEL SIZE
C1.1	100x100x8 SHS
C1.2	200x100x12.5 RHS

PADSTONE SCHEDULE	
LABEL	DIMENSIONS
PS1	330x100x150
PS2	440x100x150

NOTE: CONTRACTOR TO ALLOW FOR GALVANISING IF BEAMS ARE NOT FULLY WITHIN INSULATION LINE.

No. 43



No. 39

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KEY:

MASONRY:

- EXISTING BRICKWORK WALL
- NEW BRICKWORK WALL
- NEW BLOCKWORK WALL
- LOAD BEARING WALL BELOW
- EXISTING WALL DEMOLISHED

ALL COLUMNS/WINDPOSTS TIED TO MASONRY WITH ANCON SDV FRAME CRAMPS AT MIN. 450 VERTICAL CENTRES.

STEEL:  
ALL STEEL TO BE GRADE S355 UNLESS NOTED OTHERWISE.

ALL BEAMS BEARING INTO EXTERNAL WALLS TO BE PAINTED IN 2NO. COATS OF BITUMINOUS PAINT AND CONCRETED IN

PADSTONES:  
ALL PADSTONES TO BE MASS CONCRETE OR PRECAST CONCRETE TO SUIT MIN. DIMENSION SPECIFIED.

JOISTS:  
ALL NEW JOISTS GRADE 24 UNLESS NOTED OTHERWISE

12 THICK OSB/3 SCREWED OVER ROOF JOISTS, AT 300 CENTRES.

18 THICK OSB/3 SCREWED OVER FLOORS JOISTS, AT 300 CENTRES.

DJ/TJ: DOUBLED/TRIPLED JOISTS, BOLTED TOGETHER WITH M8 COACH BOLTS AT 500 CENTRES.

GENERAL:

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CDM RISK ITEM

Mark	Date	Description	By
P1	07/02/25	For Information	COS

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Project 41 Hollycroft Avenue, NW3

Title Ground Floor Reflected Ceiling Plan

Drawing No. S201

Status For Information

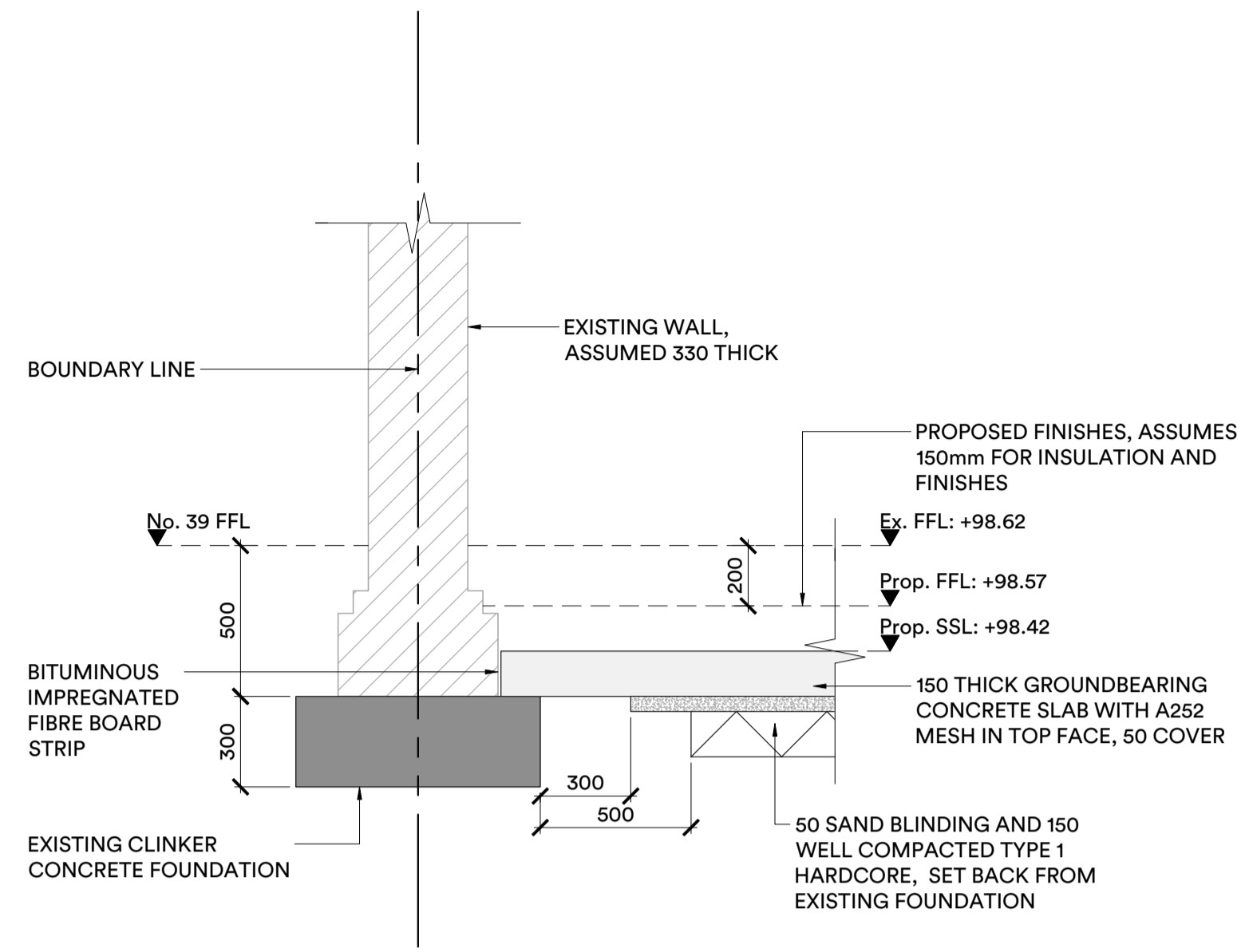
Design COS Scale 1:50@A1

Drawn FWM First Issue 07/02/25

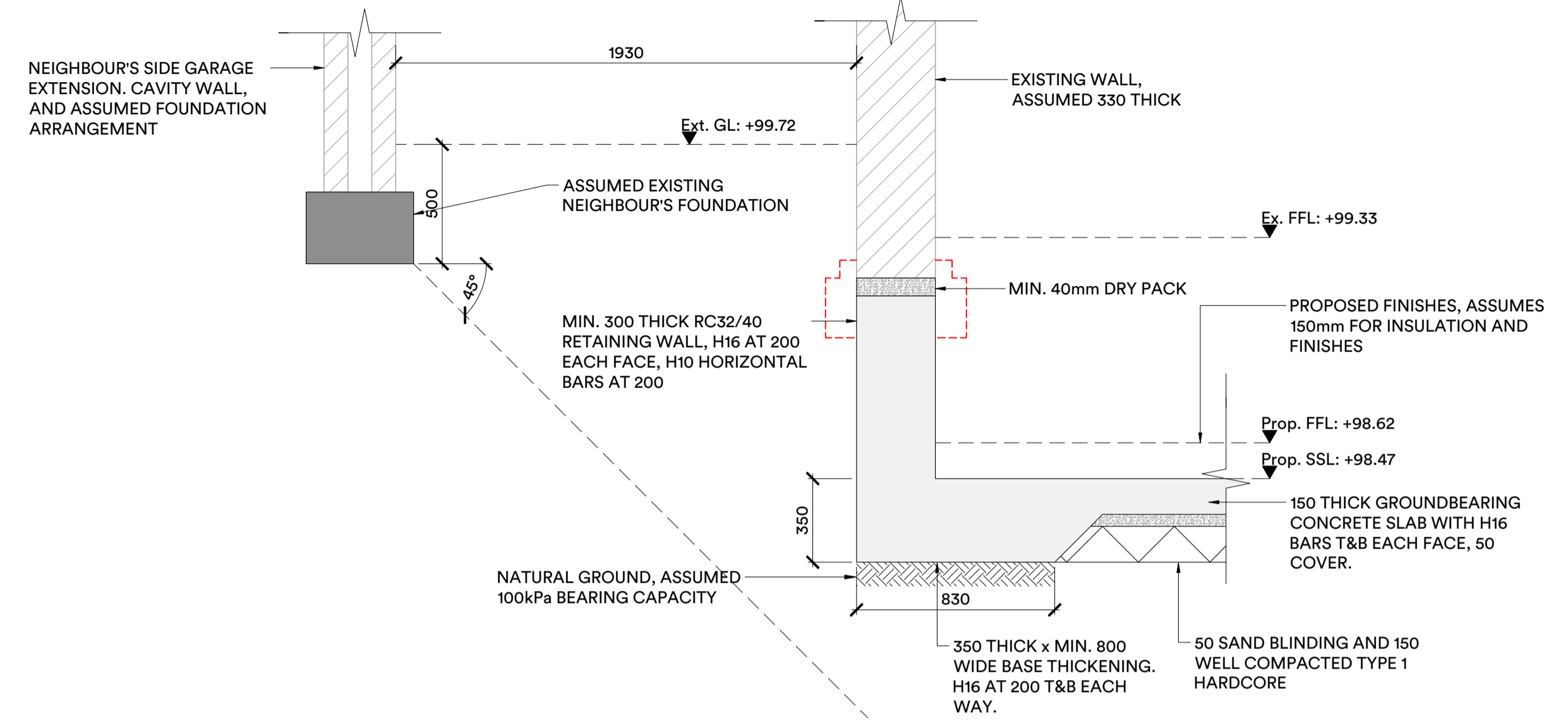
Project No. 24-1058 Revision P1

NOT FOR CONSTRUCTION

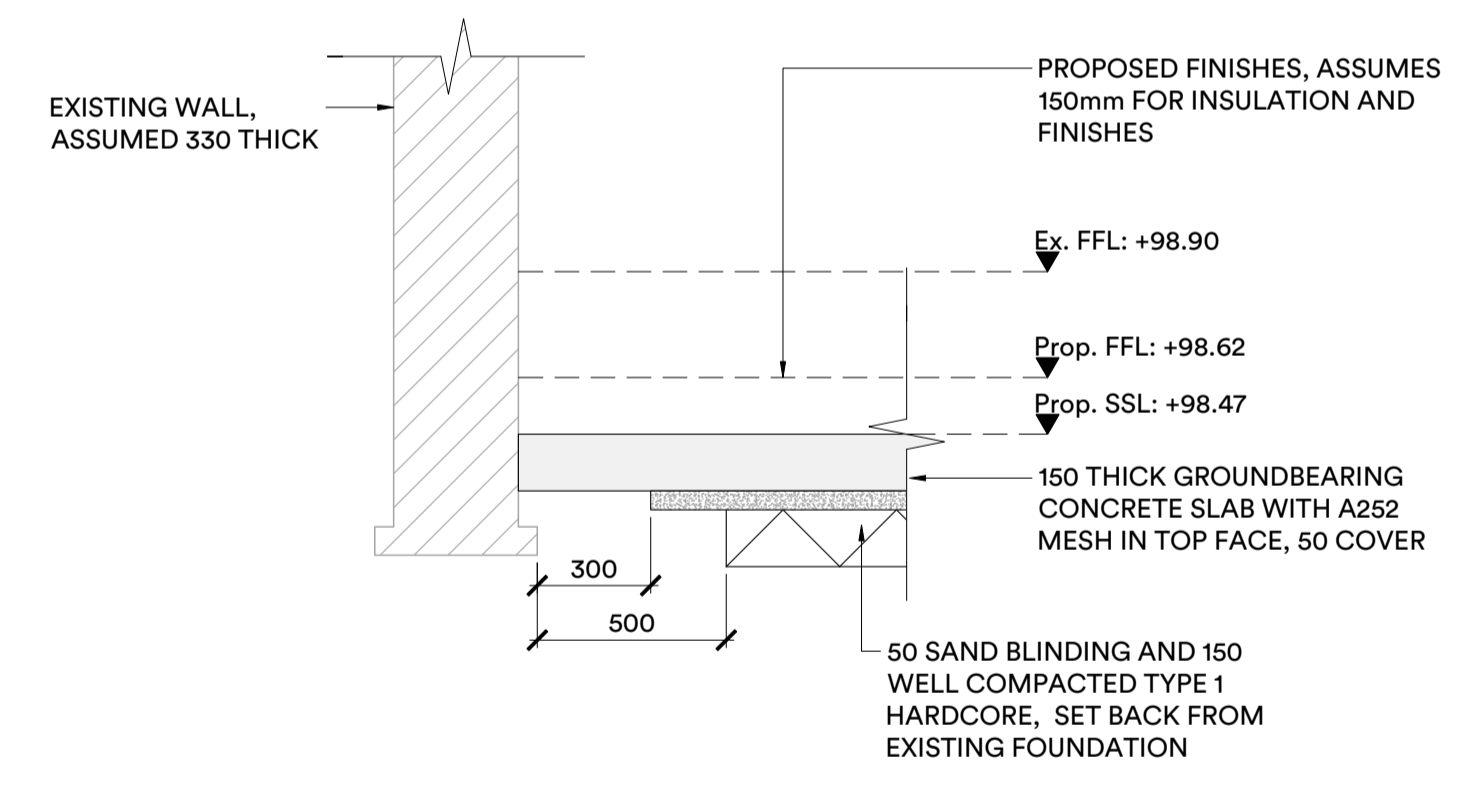
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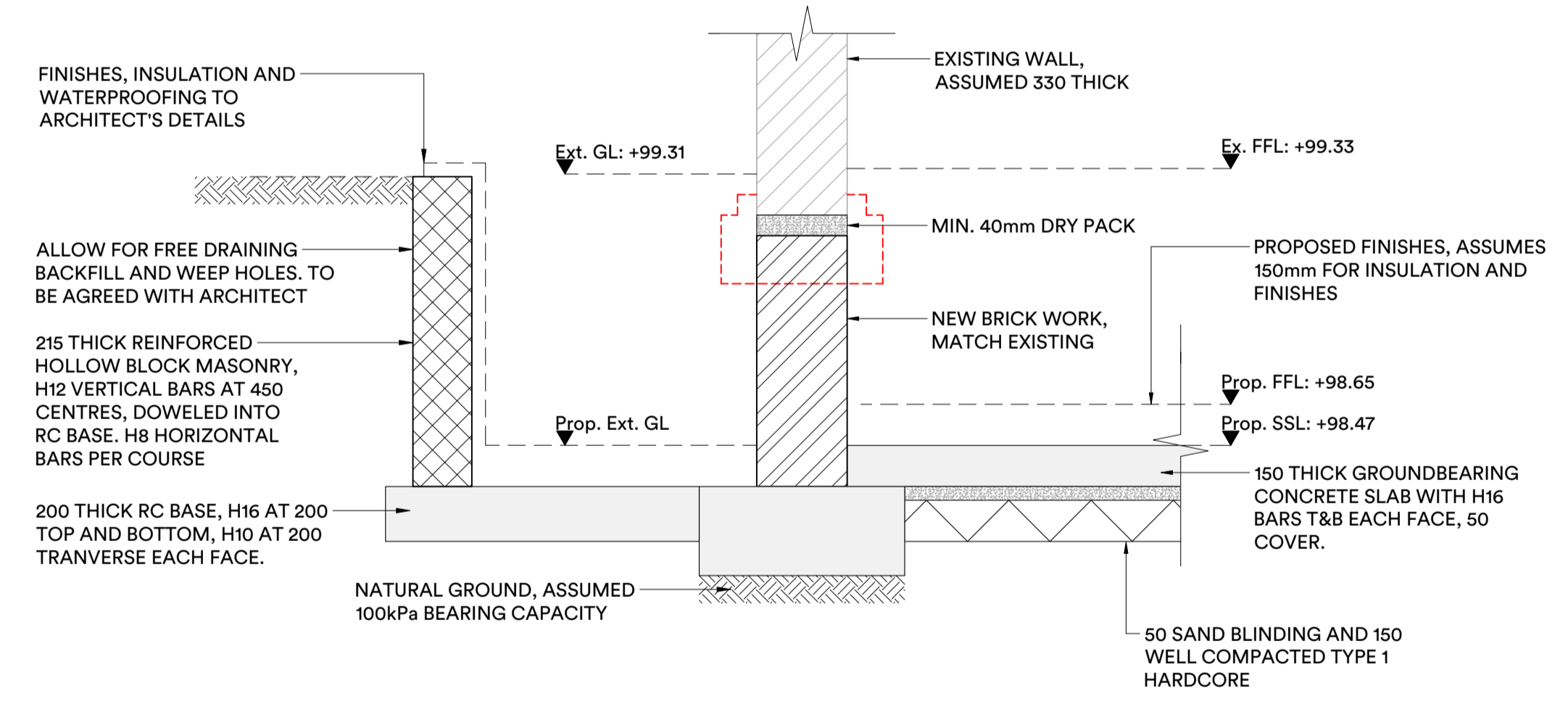
01  
S400  
1:20  
No. 39 PARTY WALL  
FOUNDATION DETAIL



02  
S400  
1:20  
UTILITY UNDERPIN  
FOUNDATION DETAIL



03  
S400  
1:20  
INTERNAL EXISTING  
FOUNDATION DETAIL



04  
S400  
1:20  
FRONT DRIVEWAY  
FOUNDATION DETAIL

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P1	07/02/25	For Information	COS

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Project 41 Hollycroft Avenue, NW3

Title Foundation Details

Drawing No. S400

Status For Information

Design COS Scale 1:10/20@A1

Drawn FWM First Issue 07/02/25

Project No. 24-1058 Revision P1