

BASEMENT PLAN
(SHOWING STRUCTURE OVER)
(SCALE 1:75)

Provide double joists either side of dumb waiter to create opening.

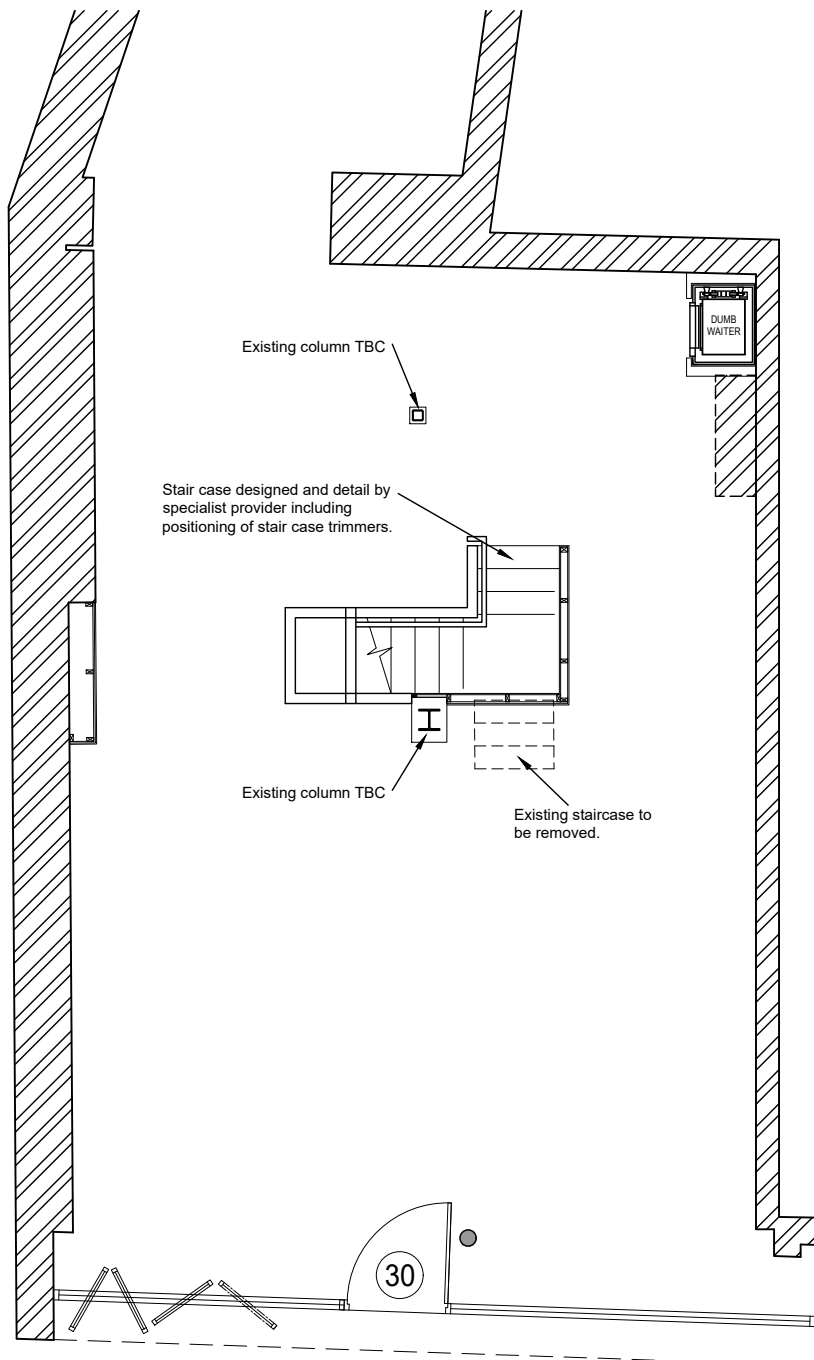
Detail 5

Timber Schedule:

DJ1 - 2No. 195x47mm C24
DJ2 - 2No. 195x47mm C24
DJ3 - 2No. 195x47mm C24

Bolt double 195x47mm C24 together at 400mm centres using M12 (8.8) threaded rod with 50mm² Ø outside washers both sides.

Timber Post to be fixed top and bottom using metal proprietary cleats.



GROUND FLOOR PLAN
(SHOWING STRUCTURE OVER)
(SCALE 1:75)

Assumed existing floor joists span

PROPPING NOTES
CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO PROP AND BRACE DURING CONSTRUCTION

1. HEALTH & SAFETY CONSULTANT SHOULD BE EMPLOYED. CONTRACTOR TO ISSUE METHOD STATEMENT (PRIOR TO COMMENCEMENT OF ALL WORK) FOR APPROVAL.
2. IF FINDINGS ON SITE DIFFER FROM WHAT IS SHOWN ON THIS DRAWING, CONTRACTOR TO CONSULT ENGINEER IMMEDIATELY.

STEELWORK NOTES

1. ALL STEELWORK TO BE GRADE S355.
2. ALL BOLTS TO BE GRADE 8.8 U.N.O
3. ALL STEELWORK TO BE SHOT BLASTED AND PRIMED WITH 75 MICRONS OF ZINC PHOSPHATE BEFORE DELIVERY TO SITE.
4. STEEL FABRICATOR TO SUBMIT FABRICATION DRAWINGS FOR CHECKING BEFORE FABRICATION BEGINS.
5. FOR ALL DIMENSIONS SEE ARCHITECTS DRAWINGS.
6. STANCHIONS TO BE MECHANICALLY FIXED TO MASONRY AT 450 c/c VERTICALLY, WITH ANCON PPB 150mm RESTRAINT FIXINGS WITH DEBONDED SLIEVE, OR EQUAL AND APPROVED.
7. STANCHIONS TO BE ENCASED IN CONCRETE UP TO GROUND FLOOR LEVEL.
8. FOR FIRE RATING OF STEELWORK SEE ARCHITECT'S DRAWINGS.

EXISTING WALLS AND FOUNDATIONS

1. COMPRESSIVE STRENGTH OF 3.5N/mm² HAS BEEN ASSUMED FOR EXISTING MASONRY, THIS SHOULD BE CONFIRMED BY MAIN CONTRACTOR PRIOR TO COMMENCING WORK.
2. M.C. TO EXCAVATE TRIAL AND PROVIDE DETAILS OF EXISTING FOUNDATIONS, AND EXISTING WALL, FLOOR AND ROOF CONSTRUCTION TO ENABLE ASSUMPTIONS TO BE CONFIRMED AND TO ENABLE VERIFICATION OF EXISTING FOUNDATIONS FOR SUITABILITY UNDER PROPOSED LOADINGS.
3. WE HAVE ASSUMED THAT EXISTING MASONRY IS IN GOOD STRUCTURAL CONDITION, THIS SHOULD BE CHECKED BY MC PRIOR TO EXECUTING WORKS.
4. PADSTONES AND SPREADERS ARE TO BE MORTAR BEDDED ONTO EXISTING WALLS

STRIP FOUNDATION NOTES

1. FOUNDATION CONCRETE TO BE C35.
2. FOUNDATIONS TO BE LOCATED ON FIRM BEARING TO THE SATISFACTION OF LOCAL AUTHORITY.
3. DEPTH OF FOUNDATIONS TO BE IN ACCORDANCE WITH NHBC STANDARDS CHAPTER 4.2.
4. DEPTH OF FOUNDATION TO BE MIN. AT ADJACENT PIPE/ MANHOLE INVERT LEVEL TO THE SATISFACTION OF LOCAL AUTHORITY.
5. MC TO REPORT ANY CLASH WITH CLEARANCE ZONE TO THAMES WATER PUBLIC SEWER.
6. FOUNDATIONS TO EXTEND A MINIMUM OF 300MM BELOW ANY TRACE OF TREE OR SHRUB ROOTS OR LAYER OF DESICCATED CLAY.
7. PROVIDE TREE SURVEY AND SOIL REPORT IF FOUNDATION DEPTH SPECIFICATION IS REQUIRED.
8. SBP OF 100 kN/m² ASSUMED, ANY VARIATION IN THIS SHOULD BE REPORTED TO THIS OFFICE PRIOR TO LAYING FOUNDATIONS.
9. VERTICAL FACES OF EXCAVATIONS TO BE PROPERLY SUPPORTED TO AVOID COLLAPSING.

STRUCTURAL TIMBER

1. ALL STRUCTURAL TIMBER TO BE MINIMUM C16 GRADE U.N.O
2. STRUCTURAL STUD TO BE CONSTRUCTED OF 100 x 50mm C24 STUDS AT 400mm c/c HORIZONTALLY NOGGED AT 600mm c/c. SHEETED WITH 12mm PLY ON ONE SIDE. PLY TO BE SCREWED TO STUDS AT 300mm c/c WITH 50 x 3.5mm SCREWS.
3. FIX DOUBLE SOLE AND HEAD PLATE TO STRUCTURAL STUD WALLS

Note that we did not check existing foundations or masonry, we have assumed that the relatively small additional loading can be accommodated by the existing structure, Main Contractor to check condition of existing walls and foundation prior to construction. If in doubt please contact this office.

Existing lintels to be checked for suitability under new loading

MC TO INVESTIGATE AND REPAIR ALL CRACKS AND DEFECTS PRIOR TO CARRYING OUT WORKS.

No. REVISION

Date

Do not scale from drawings. The contractor is responsible for checking all dimensions on site prior to commencement of work or manufacture. Any errors being reported as soon as possible Contractor responsible for security, stability and safety of the building during works.

Inspect adjoining properties prior to commencement of work & record any defects to owner. All work carried out to satisfaction of local authority and in accordance with current Building Regulations, as such additional building works may be required

We advise that it is your responsibility to ensure that a 'Party Wall Agreement' is in place, if it is required.

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Scale 1:75

A3

18
OCT
2021

30 Hampstead High Street, NW3 1QA.
Structural alterations. Plans and Details.

Projects No: 10455/000

Drawing No: SME-300 Rev 0

Designed
SH

Drawn
SH

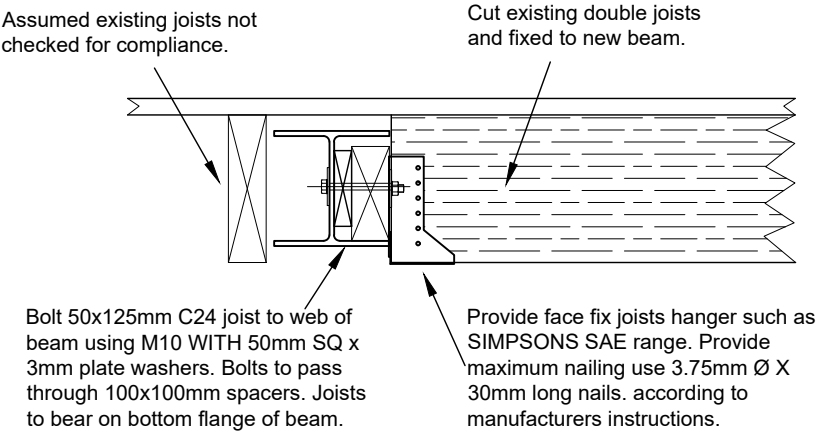
Checked

Approved

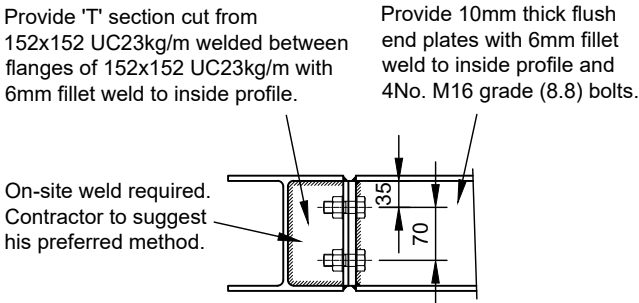


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All steel work levels to be confirmed by architect and builder on site. Splice detail available on request.

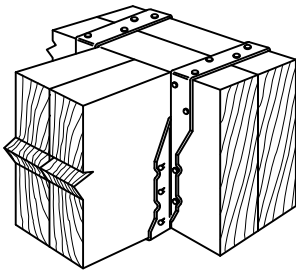


DETAIL 1
(DETAIL 2 & 3 SIMILAR)
(SCALE 1:10)

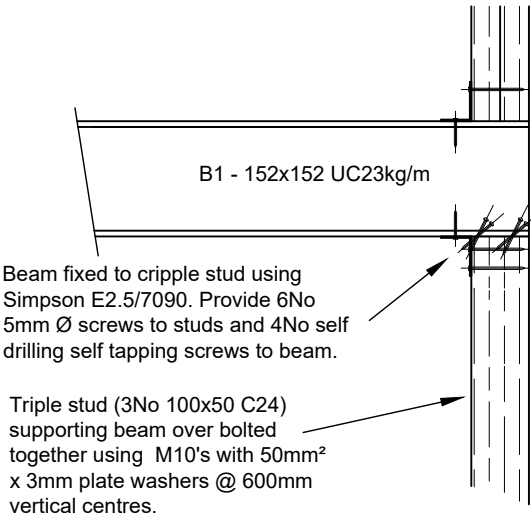


DETAIL 4
(SCALE 1:10)

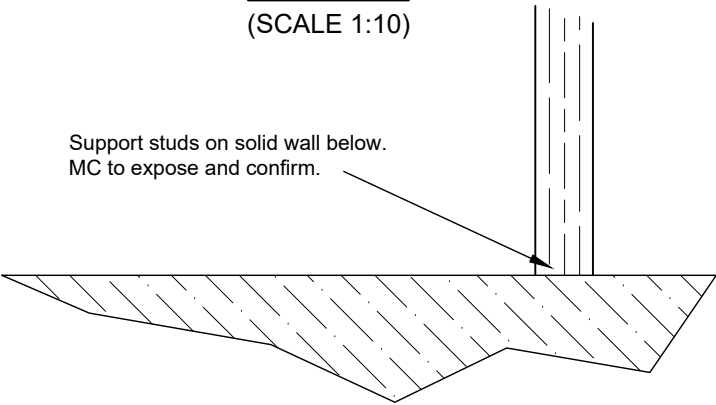
TYPICAL JOIST HANGER DETAIL.



Provide joist hangers such as simpson JHA range. install following manufacturers instructions for maximum nailing.



DETAIL 5
(SCALE 1:10)



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Projects No: 10455/001 Drawing No: SME-301 Rev 0

Designed SH Drawn SH Checked Approved

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