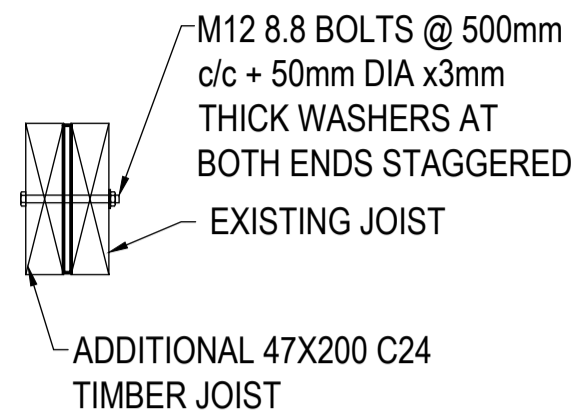


GENERAL NOTES



TYPICAL DETAIL FOR EX4

Scale 1:10

NOTE:  
DRAWING TO BE READ IN ACCORDANCE WITH SPECIFICATION AND ARCHITECTS DRAWINGS

KEY:

- FJ1 → NEW FLOOR JOISTS TO INFILL THE STAIRCASE VOID - SIZE AS PER EXISTING LANDING TIMBER (MIN. 47x150 C24 @ 400 c/c)
- EX → EXISTING FLOOR JOISTS SPAN OVER
- EX1 → FLOOR JOISTS OVER ARE SLIGHTLY OVER SPANNED BUT ARE TO REMAIN UNALTERED STRUCTURALLY
- EX2 → INSERT EITHER 180x90x26 PFC OR 200x75x23 PFC ALONGSIDE EXISTING FLOOR JOISTS FOR FULL WIDTH. PFC'S TO BE BOLTED @ 500mm CENTRES TO EXISTING FLOOR JOISTS.
- EX3 → ADD 195x10 FLITCH PLATE TO THE SIDE OF EACH JOIST @ SECOND FLOOR. PLATE TO BE BOLTED @ 500mm c/c MAX WITH M12 8.8 GRADE BOLTS. AND 50mm DIAMETER x 3mm THICK WASHERS ON BOTH SIDES.
- EX4 → ADD 195x10 FLITCH PLATE AND MIN 200x50 C24 TIMBER JOISTS TO THE SIDE OF EACH JOIST @ GROUND FLOOR. PLATE TO BE BOLTED @ 500mm c/c MAX WITH M12 8.8 GRADE BOLTS. AND 50mm DIAMETER x 3mm THICK WASHERS ON BOTH SIDES.
- NEW LOADBEARING TIMBER STUD WALL TO BE BUILT OFF DOUBLED UP JOIST USING 100x50 VERTICAL STUDS AT MIN 400mm c/c (OR TO MATCH EXISTING JOISTS CENTRES IF SMALLER). 100x50 HEAD AND SOLE PLATE AND SIMILAR HORIZONTAL NOGGINS AT ¼ POINTS VERTICALLY.
- RED DOTTED LINE INDICATES WALL TO BE SHEATHED WITH 12mm WBC SPRUCE PLYWOOD. GENERALLY ON INTERNAL FACES TO MINIMIZE IMPACT ON LISTED STRUCTURE BUT MAY STILL REQUIRE LBC. JOINTS TO BE STAGGERED. NAILED AND SCREWED IN ACCORDANCE WITH SPECIFICATION.
- ST → HORIZONTAL STRAPPING TO BE INSERTED BETWEEN NEW PLYWOOD AND EXTERNAL BRICK WALL.
- FLOOR AREA TO BE BOARDED WITH 12mm MARINE GRADED PLYWOOD. PLY MAY REQUIRE LBC. PLY CAN BE INSTALLED IN PLACE OF, ON TOP OR UNDER EXISTING BOARDING BUT MUST NOT BE CUT FOR SERVICE OPENINGS. JOINTS TO BE STAGGERED. NAILED AND SCREWED IN ACCORDANCE WITH SPECIFICATION.

GENERAL NOTES:

STABILITY & TEMPORARY WORKS

- 1.) THE PRINCIPAL CONTRACTOR IS TO PROVIDE AND FIX SUITABLE BRACING AND PROPPING FOR ALL ELEMENTS IN THE TEMPORARY CONDITION DURING THE WORKS, SUCH AS TO ENSURE STRUCTURAL STABILITY AT ALL TIMES.

MASONRY

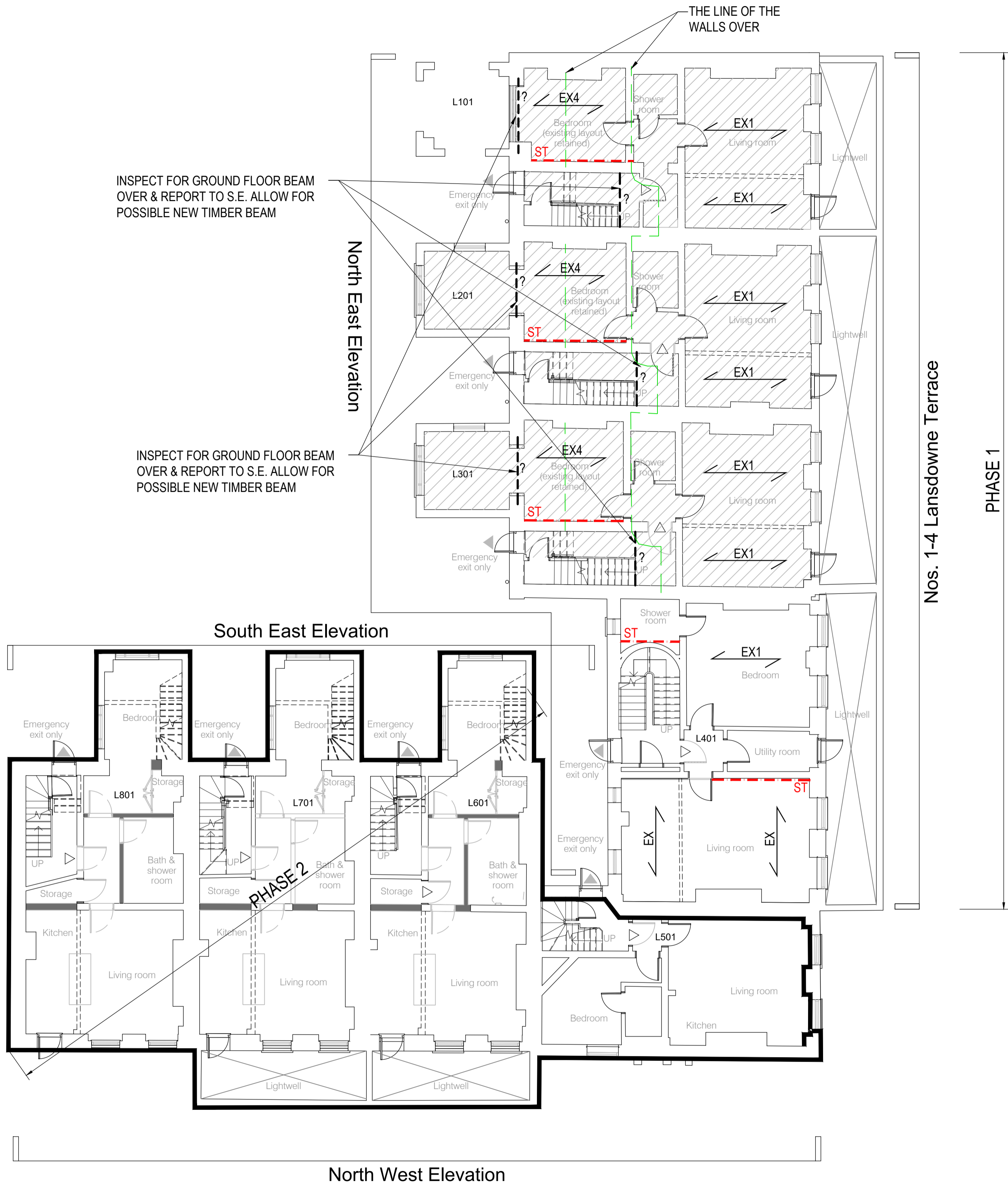
- UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS, ALL NEW LOADBEARING MASONRY IS TO HAVE MINIMUM CHARACTERISTIC STRENGTH OF 7.3N/mm<sup>2</sup> FOR BLOCKWORK AND 20N/mm<sup>2</sup> FOR BRICKWORK
- MORTAR TO BE GENERALLY A LIME MORTAR IN ACCORDANCE WITH AKSWARD SPECIFICATION Z21X.
- WHERE ANY BRICKWORK NEEDS TO BE REBUILT, DO NOT EXCEED LIFTS OF 1.5m PER DAY.
- PROVIDE PROPS TO PARTS OF WALL WITH UNCURED MORTAR.

STEEL

- ALL STEELWORK TO BE GRADE S355 UNLESS SPECIFIED OTHERWISE BY AKSWARD.
- ALL NEW STEEL BEAMS CAN BE SPLICED TO SUIT CONTRACTORS' REQUIREMENTS. LENGTH OF EACH PIECE AND LOCATION OF SPLICE TO BE AGREED, AKSWARD ENGINEER'S PREFERENCE IS AT THIRD POINTS.
- ALL NEW STEEL BEAMS TO BE INSTALLED STRICTLY IN ACCORDANCE WITH SK51.
- INTERNAL STEELWORK TO BE COATED WITH 80 MICRONS ZINC PHOSPHATE EPOXY PRIMER. PREPARATION: BLAST CLEAN TO BS EN ISO 8501-1. PREP' GRADE Sa 2.5 FOLLOWED BY MECHANICAL CLEANING.

TIMBER

- ALL NEW TIMBER MEMBERS ARE TO BE MINIMUM GRADE C16 TO BS 5268 UNO. TIMBER TO BE PRESSURE IMPREGNATED WITH PRESERVATIVE AND CUT ENDS BRUSH TREATED.
- LATERAL RESISTANT STRAPS FOR FLOORS, ROOFS AND WALLS ARE TO BE MINIMUM 900mm LONG 30 x 5mm GALVANISED MS STRAPS AT 1500mm CENTRES WITH 100mm BOB END. STRAPS PERPENDICULAR TO JOISTS TO BE SCREWED TO TOPS OF THREE JOISTS OVER SOLID BLOCKING INFILL. STRAPS PARALLEL TO JOISTS ARE TO BE LET-IN TO THE TOP OF THE JOISTS AND SCREWED IN PLACE.
- JOISTS ARE TO BE DOUBLED UP BELOW BATHS AND STUDWORK PARTITION WALLS.
- PROVIDE STRUTTING TO FLOOR JOISTS- ONE ROW IN THE MID-SPAN FOR 2.5 TO 4.5m SPAN AND TWO ROWS IN THE THIRDS OF SPAN FOR SPANS ABOVE 4.5m.



	Proposed Wall
	Proposed Floor
	Demolition
	Flat Entrance

PROPOSED LOWER GROUND FLOOR PLAN  
SHOWING STRUCTURE ABOVE

Scale 1:100

P01	Preliminary Issue	WS	CS	22.07.22
Rev.	Amendment	Dm	Chkd	Date

Dwg Status	Preliminary	Suitability
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**AKSWard<sup>2</sup>**  
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☒ Hitchin  
☐ Oxford  
☐ Southampton  
☐ Birmingham

Client **University of London  
International Hall ,Bloomsbury**

Project **Nos. 1-4 Lansdowne Terrace  
Nos. 5-8 Guilford Street**

Title **Proposed Lower Ground Floor  
Showing Structure Above**

Reviewed Scheme Date

Reviewed Final Date

Scales at A1 As indicated Project No. A204016

Project Ref.	Originator	Zone	Level	Type	Role	Dwg No.	Rev.
UOLIH	AKSW	XX	00	DR	S	30 001	P01