

PROPOSED GROUND FLOOR PLAN

SCALE: 1:50

LEGEND:

EXISTING WALL	FJ	DENOTES FLOOR JOISTS
NEW BRICKWORK AS NOTED	CJ	DENOTES CEILING JOISTS
NEW LOAD BEARING STUDWORK: 50x100 C24 STUDS @ 400 c/s. DOUBLED UNDER POINT LOADS AND EACH SIDE OF OPENINGS.	RJ	DENOTES ROOF JOISTS
NEW NON LOAD BEARING PARTITION	R	DENOTES RAFTERS
LOAD BEARING WALL UNDER	NG	DENOTES LINE OF SOLID TIMBER NOGGINGS INSERTED BETWEEN JOISTS
WALL TO BE DEMOLISHED	PS1	NEW MASS CONCRETE PADSTONE 450g x 100 x 225 dp
DENOTES STEEL BEAM UNDER	PS2	NEW MASS CONCRETE PADSTONE 600g x 100 x 225 dp
LINE OF HERRING BONE STRUTTING or LINE OF SOLID TIMBER NOGGINGS INSERTED BETWEEN JOISTS	LNT	DENOTES NEW LINTEL(s) OVER
DJ or DR	MSJ	MASONRY SUPPORT JOIST HANGERS
NEW DOUBLE JOISTS or RAFTERS BOLTED TOGETHER WITH M10 (8.8) BOLTS @ 450 c/s. + 50@ DOUBLE SIDED TOOTH CONNECTORS + 50x50x5 WASHERS EACH SIDE. (50mm EDGE DISTANCE + 2no. BOLTS AT EACH END)	lower case text	denotes existing structure/construction
TJ or TR	UPPER CASE TEXT	DENOTES PROPOSED STRUCTURAL WORKS

NOTE 'A'

FLOOR FINISHES, INSULATIONS, DPM & ETC... TO ARCHITECT'S SPECIFICATIONS AND DETAILS

NOTE 'B'

INSERT DOUBLE JOISTS OR SOLID TIMBER NOGGINGS UNDER NON LOAD BEARING STUD WALL (TYPICAL).

NOTE 'C'

ALL NON LOAD BEARING STUD WALLS SHOWN INDICATIVELY. FOR SETTING OUT REFER TO ARCHITECT'S DETAILS

NOTE 'D'

150mm END BEARING FOR ALL LINTELS U.N.O.

NOTE 'E' - TEMPORARY WORKS

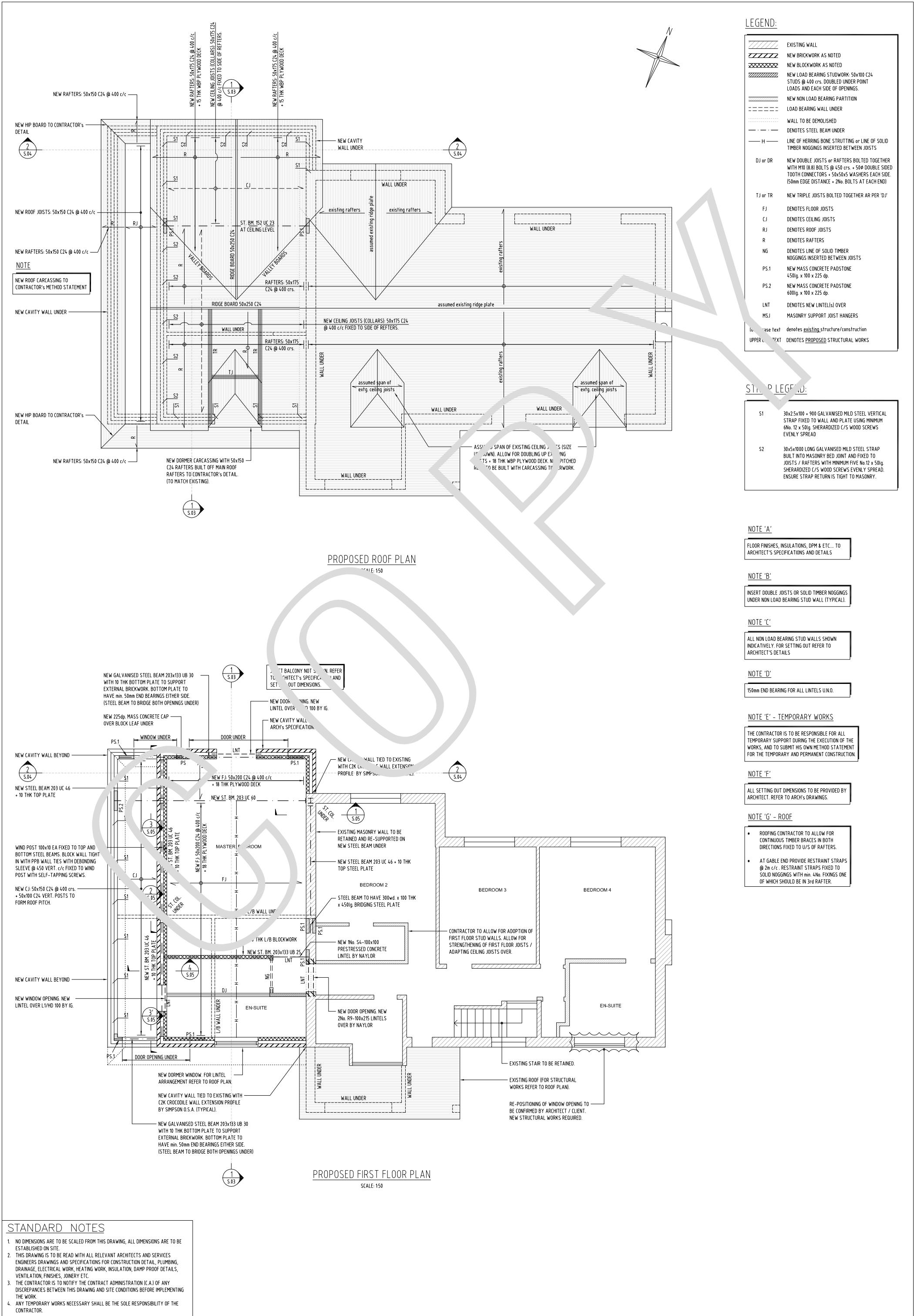
THE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT DURING THE EXECUTION OF THE WORKS, AND TO SUBMIT HIS OWN METHOD STATEMENT FOR THE TEMPORARY AND PERMANENT CONSTRUCTION.

NOTE 'F'

ALL SETTING OUT DIMENSIONS TO BE PROVIDED BY ARCHITECT. REFER TO ARCHITECT'S DRAWINGS.

STANDARD NOTES

- NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING, ALL DIMENSIONS ARE TO BE ESTABLISHED ON SITE.
- THIS DRAWING IS TO BE READ WITH ALL RELEVANT ARCHITECTS AND SERVICES ENGINEERS DRAWINGS AND SPECIFICATIONS FOR CONSTRUCTION DETAIL, PLUMBING, DRAINAGE, ELECTRICAL WORK, HEATING WORK, INSULATION, DAMP PROOF DETAILS, VENTILATION, FINISHES, JOINERY ETC.
- THE CONTRACTOR IS TO NOTIFY THE CONTRACT ADMINISTRATION (CA) OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND SITE CONDITIONS BEFORE IMPLEMENTING THE WORK.
- ANY TEMPORARY WORKS NECESSARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONCRETE GRADE DESIGNATED MIXES:
PLAIN CONCRETE BACKFILLING AND BLINDING CONCRETE = GEN 3 FOUNDATIONS / SLABS - R30
- ALL EXTERNAL STEELWORK TO BE GALVANISED.
- FOR FIRE PROTECTION REFER TO THE ARCHITECTS' DRAWINGS.
- FOR POSITIONS OF HORIZONTAL AND VERTICAL BRICK/BLOCK MOVEMENT JOINTS REFER TO ARCHITECTS' DRAWINGS.
- JOINTS ARE TO BE FILLED AND SEALED TO ARCHITECTS' DETAILS. ALL INTERNAL BLOCKWORK MOVEMENT JOINTS TO HAVE ANCON DEBONDING TIES @ 450mm c/c VERTICALLY.
- BRICKWORK TO BE 20N/mm².
- BLOCKWORK TO BE 17N/mm².
- CAVITY WALL TIES SHALL BE ANCON STAINLESS STEEL ST1 TIES SPACED @ 450mm c/c VERTICALLY AND 900mm c/c HORIZONTALLY. STAGGER TIES AROUND OPENINGS SPACED @ 225mm c/c AND NOT MORE THAN 225mm FROM FACE OF OPENING.
- WHERE APPLICABLE BLOCK/BRICKWORK TO HAVE ANCON IHR/SAH HEAD RESTRAINTS @ 900mm c/c HORIZONTALLY.
- MORTAR TO BE TYPE ii.
- ENSURE THAT ALL EXCAVATIONS ARE KEPT FREE OF STANDING WATER DURING CONSTRUCTION.
- ALL STRUCTURAL STEELWORK SHALL BE GRADE S275 UNLESS OTHERWISE NOTED.
- BOLTS FOR CONNECTION OF STRUCTURAL STEEL MEMBERS ARE TO BE ZINC PLATED GRADE 8.8. PROVIDE A MINIMUM OF TWO BOLTS AT ALL STEEL TO STEEL CONNECTIONS.
- ALL DPM REQUIREMENTS TO ARCHITECTS DETAILS.



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3. THE CONTRACTOR IS TO NOTIFY THE CONTRACT ADMINISTRATION (C.A.) OF ANY DISCREPANCIES BETWEEN THIS DRAWING AND SITE CONDITIONS BEFORE IMPLEMENTING THE WORK.
4. ANY TEMPORARY WORKS NECESSARY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

