

PROPOSED GROUND FLOOR PLAN
SCALE: 1:50

LEGEND:

	EXISTING WALL	FJ	DENOTES FLOOR JOISTS
	NEW BRICKWORK AS NOTED	CJ	DENOTES CEILING JOISTS
	NEW BLOCKWORK AS NOTED	RJ	DENOTES ROOF JOISTS
	NEW LOAD BEARING STUDWORK: 50x100 C24 STUDS @ 400 CRS. DOUBLED UNDER POINT LOADS AND EACH SIDE OF OPENINGS.	R	DENOTES RAFTERS
	NEW NON LOAD BEARING PARTITION	NG	DENOTES LINE OF SOLID TIMBER NOGGINGS INSERTED BETWEEN JOISTS
	LOAD BEARING WALL UNDER	PS.1	NEW MASS CONCRETE PADSTONE 450(g) x 100 x 225 dp.
	WALL TO BE DEMOLISHED	PS.2	NEW MASS CONCRETE PADSTONE 600(g) x 100 x 225 dp.
	DENOTES STEEL BEAM UNDER	LNT	DENOTES NEW LINTEL(S) OVER
	LINE OF HERRING BONE STRUTTING OR LINE OF SOLID TIMBER NOGGINGS INSERTED BETWEEN JOISTS	MSJ	MASONRY SUPPORT JOIST HANGERS
	DJ or DR	lower case text	denotes existing structure/construction
	NEW DOUBLE JOISTS or RAFTERS BOLTED TOGETHER WITH M10 (8.8) BOLTS @ 450 CRS. + 50x50x5 DOUBLE SIDED TOOTH CONNECTORS + 50x50x5 WASHERS EACH SIDE. (50mm EDGE DISTANCE + 2No. BOLTS AT EACH END)	UPPER CASE TEXT	DENOTES PROPOSED STRUCTURAL WORKS
	TJ or TR		
	NEW TRIPLE JOISTS BOLTED TOGETHER AS PER 'DJ'		

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 UNO.

NOTE 'E' - TEMPORARY WORKS

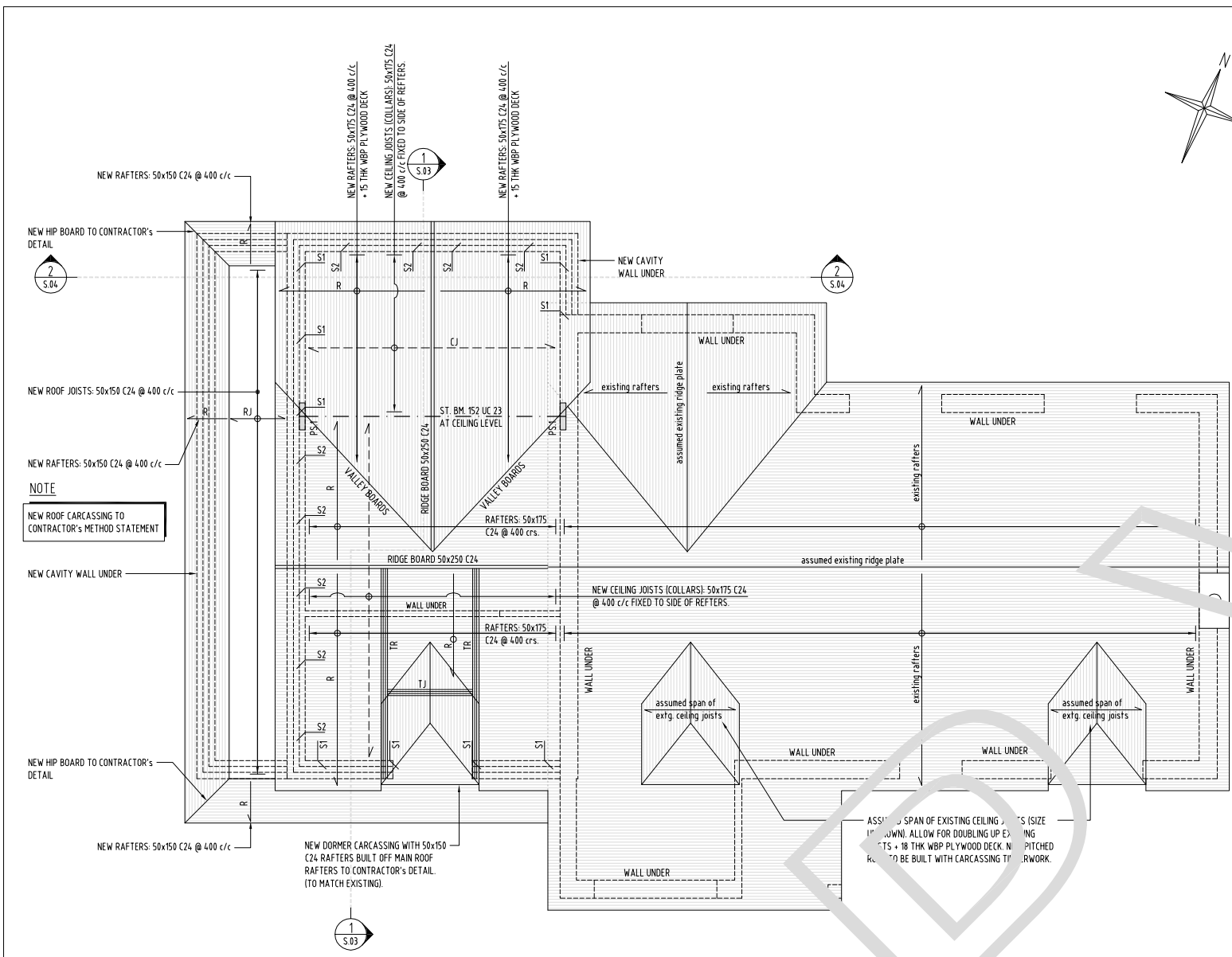
THE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL TEMPORARY SUPPORT DURING THE EXECUTION OF THE WORKS, AND TO SUBMIT HIS OWN METHOD STATEMENT FOR THE TEMPORARY AND PERMANENT CONSTRUCTION.

NOTE 'F'

ALL SETTING OUT DIMENSIONS TO BE PROVIDED BY ARCHITECT. REFER TO ARCH'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 (C.A.) 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 ARCHITECT'S DRAWINGS.
- FOR POSITIONS OF HORIZONTAL AND VERTICAL BRICK/BLOCK MOVEMENT JOINTS REFER TO ARCHITECT'S DRAWINGS.
- JOINTS ARE TO BE FILLED AND SEALED TO ARCHITECT'S DETAILS. ALL INTERNAL BLOCKWORK MOVEMENT JOINTS TO HAVE ANCON DEBONDING TIES @ 450mm c/c VERTICALLY.
- BRICKWORK TO BE 20N/mm².
- BLOCKWORK TO BE 7N/mm².
- CAVITY WALL TIES SHALL BE ANCON STAINLESS STEEL ST1 TIES SPACED @ 450mm c/c VERTICALLY AND 900mm c/c HORIZONTALLY STAGGERED TIES AROUND OPENINGS SPACED @ 225mm c/c AND NOT MORE THAN 225mm FROM FACE OF OPENING.
- WHERE APPLICABLE BLOCK/BRICKWORK TO HAVE ANCON HR/SAH HEAD RESTRAINTS @ 900mm c/c HORIZONTALLY.
- MORTAR TO BE TYPE III.
- 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.



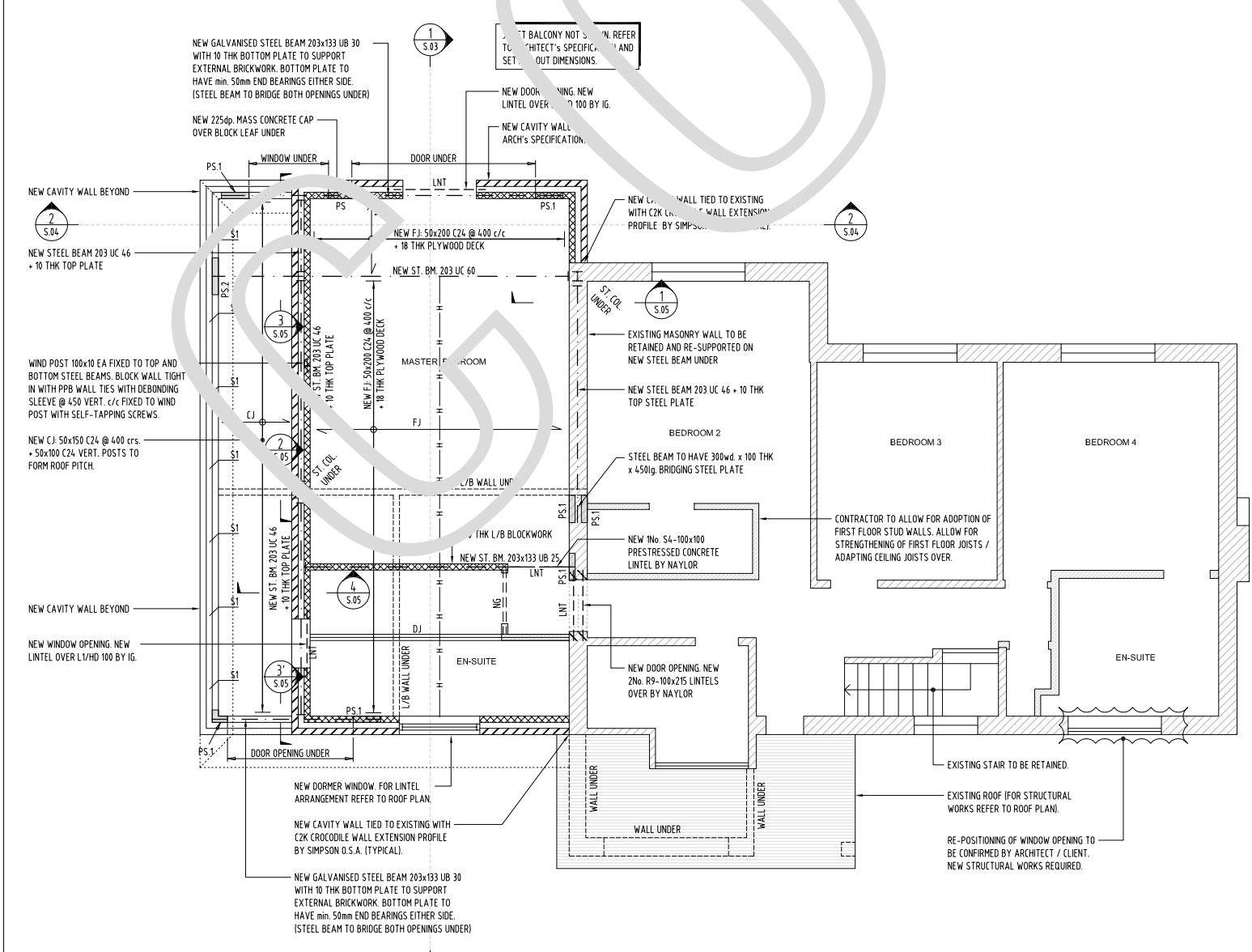
LEGEND:

[Hatched]	EXISTING WALL
[Hatched]	NEW BRICKWORK AS NOTED
[Hatched]	NEW BLOCKWORK AS NOTED
[Hatched]	NEW LOAD BEARING STUDWORK: 50x100 C24 STUDS @ 400 CRS. DOUBLED UNDER POINT LOADS AND EACH SIDE OF OPENINGS.
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[Hatched]	LOAD BEARING WALL UNDER
[Hatched]	WALL TO BE DEMOLISHED
[Hatched]	DENOTES STEEL BEAM UNDER
[Hatched]	LINE OF HERRING BONE STRUTTING or LINE OF SOLID TIMBER NOGGINGS INSERTED BETWEEN JOISTS
DJ or DR	NEW DOUBLE JOISTS or RAFTERS BOLTED TOGETHER WITH M10 (8.8) BOLTS @ 450 CRS. + 50# DOUBLE SIDED TOOTH CONNECTORS + 50x50x5 WASHERS EACH SIDE. (50mm EDGE DISTANCE + 2No. BOLTS AT EACH END)
TJ or TR	NEW TRIPLE JOISTS BOLTED TOGETHER AR PER 'DJ'
FJ	DENOTES FLOOR JOISTS
CJ	DENOTES CEILING JOISTS
RJ	DENOTES ROOF JOISTS
R	DENOTES RAFTERS
NG	DENOTES LINE OF SOLID TIMBER NOGGINGS INSERTED BETWEEN JOISTS
PS.1	NEW MASS CONCRETE PADSTONE 450lg. x 100 x 225 dp.
PS.2	NEW MASS CONCRETE PADSTONE 600lg. x 100 x 225 dp.
LNT	DENOTES NEW LINTEL(S) OVER
MSJ	MASONRY SUPPORT JOIST HANGERS
(Lower case text)	denotes existing structure/construction
(Upper case text)	denotes PROPOSED STRUCTURAL WORKS

STRAP LEGEND:

S1	30x2.5x100 + 900 GALVANISED MILD STEEL VERTICAL STRAP FIXED TO WALL AND PLATE USING MINIMUM 6No. 12 x 50lg. SHERARIZED C/S WOOD SCREWS EVENLY SPREAD
S2	30x5x1000 LONG GALVANISED MILD STEEL STRAP BUILT INTO MASONRY BED JOINT AND FIXED TO JOISTS / RAFTERS WITH MINIMUM FIVE No.12 x 50lg. SHERARIZED C/S WOOD SCREWS EVENLY SPREAD. ENSURE STRAP RETURN IS TIGHT TO MASONRY.

PROPOSED ROOF PLAN
SCALE: 1/50



PROPOSED FIRST FLOOR PLAN
SCALE: 1/50

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

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150mm END BEARING FOR ALL LINTELS UNO.

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 ARCH'S DRAWINGS.

NOTE 'G' - ROOF

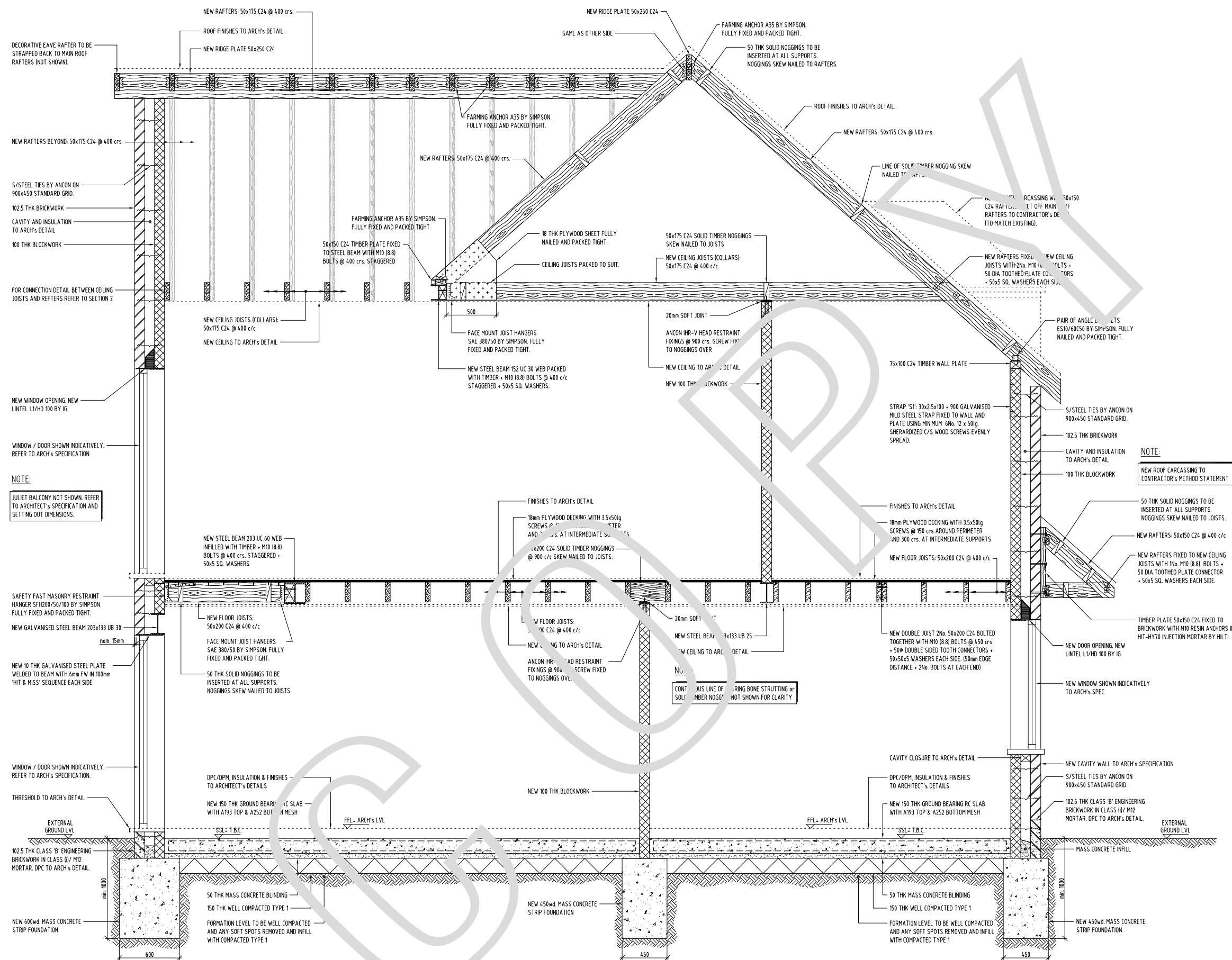
- ROOFING CONTRACTOR TO ALLOW FOR CONTINUOUS TIMBER BRACES IN BOTH DIRECTIONS FIXED TO U/S OF RAFTERS.
- AT GABLE END PROVIDE RESTRAINT STRAPS @ 2m c/c. RESTRAINT STRAPS FIXED TO SOLID NOGGINGS WITH min. 4No. FIXINGS ONE OF WHICH SHOULD BE IN 3rd RAFTER.

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NOTE:
JULIET BALCONY NOT SHOWN REFER TO ARCHITECT'S SPECIFICATION AND SETTING OUT DIMENSIONS.

NOTE:
NEW ROOF CARCASSING TO CONTRACTOR'S METHOD STATEMENT

NOTE:
CONTINUOUS LINE OF SOLID TIMBER NOGGING OR BONE STRUTTING NOT SHOWN FOR CLARITY

1 SECTION
S.01/2 SCALE 1:20

NOTE:

NEW ROOF CARCASSING TO CONTRACTOR'S METHOD STATEMENT

50 THK SOLID NOGGINGS TO BE INSERTED AT ALL SUPPORTS. NOGGINGS SKEW NAILED TO JOISTS.

NEW RAFTERS: 50x150 C24 @ 400 c/c

NEW RAFTERS FIXED TO NEW CEILING JOISTS WITH 2No. M10 (8.8) BOLTS + 50 DIA TOOTHED PLATE CONNECTOR + 50x5 SQ. WASHERS EACH SIDE.

PAIR OF ANGLE BRACKETS ES10/60C50 BY SIMPSON FULLY NAILED AND PACKED TIGHT.

STRAP 'ST': 30x2.5x100 + 900 GALVANISED MILD STEEL STRAP FIXED TO WALL AND PLATE USING MINIMUM 6No. 12 x 50g SHERARDIZED C/S WOOD SCREWS EVENLY SPREAD.

S/S STEEL TIES BY ANCON ON 900x450 STANDARD GRID.

102.5 THK BRICKWORK

CAVITY AND INSULATION TO ARCH'S DETAIL

100 THK BLOCKWORK

102.5 THK CLASS 'B' ENGINEERING BRICKWORK IN CLASS III/ M12 MORTAR. DPC TO ARCH'S DETAIL.

EXTERNAL GROUND LVL

NEW 450wd MASS CONCRETE STRIP FOUNDATION

ROOF FINISHES TO ARCH'S DETAIL

NEW ROOF JOISTS: 50x150 C24 @ 400 c/c

NEW RAFTERS: 50x175 C24 @ 400 crs.

PAIR OF ANGLE BRACKETS ES10/60C50 BY SIMPSON FULLY NAILED AND PACKED TIGHT.

NEW RAFTERS FIXED TO NEW CEILING JOISTS WITH 2No. M10 (8.8) BOLTS + 50 DIA TOOTHED PLATE CONNECTOR + 50x5 SQ. WASHERS EACH SIDE.

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S/S STEEL TIES BY ANCON ON 900x450 STANDARD GRID.

100 THK BLOCKWORK

CAVITY AND INSULATION TO ARCH'S DETAIL

102.5 THK BRICKWORK

MASONRY SUPPORT JOIST HANGER JHM150/50 BY SIMPSON FULLY FIXED AND PACKED TIGHT.

NEW 10 THK STEEL PLATE WELDED TO BEAM WITH 6mm FW IN 100mm 'HIT & MISS' SEQUENCE EACH SIDE

FINISHES TO ARCH'S DETAIL

18mm PLYWOOD SHEATHING TO ARCH'S DETAIL

NEW FLOOR JOISTS: 120x200 C24 @ 400 c/c

CEILING TO ARCH'S DETAIL

S/S STEEL TIES BY ANCON ON 900x450 STANDARD GRID.

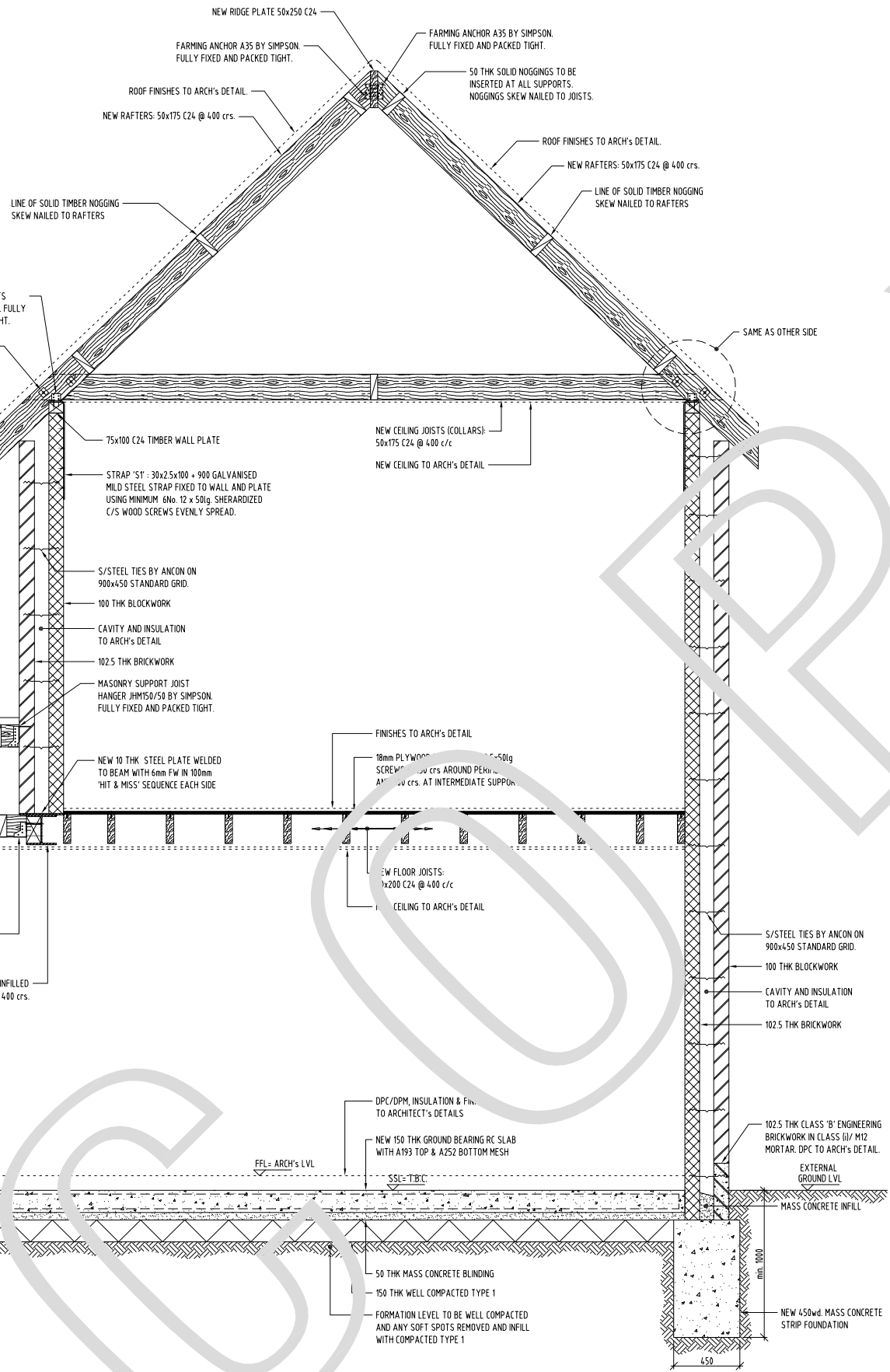
100 THK BLOCKWORK

CAVITY AND INSULATION TO ARCH'S DETAIL

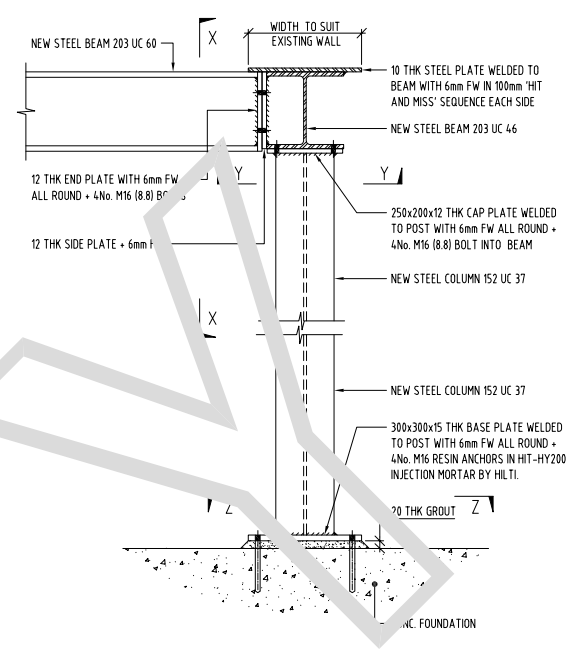
102.5 THK BRICKWORK

EXTERNAL GROUND LVL

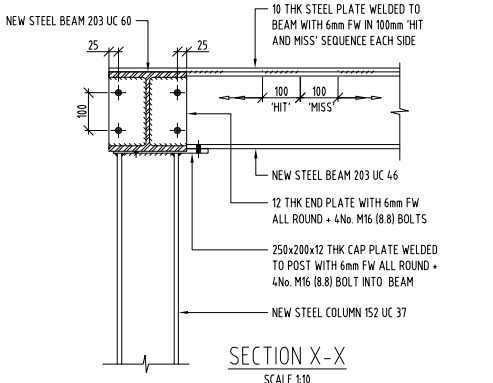
NEW 450wd MASS CONCRETE STRIP FOUNDATION



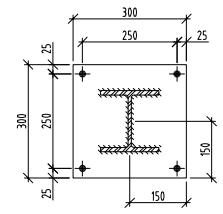
SECTION S.01.2 SCALE 1:20



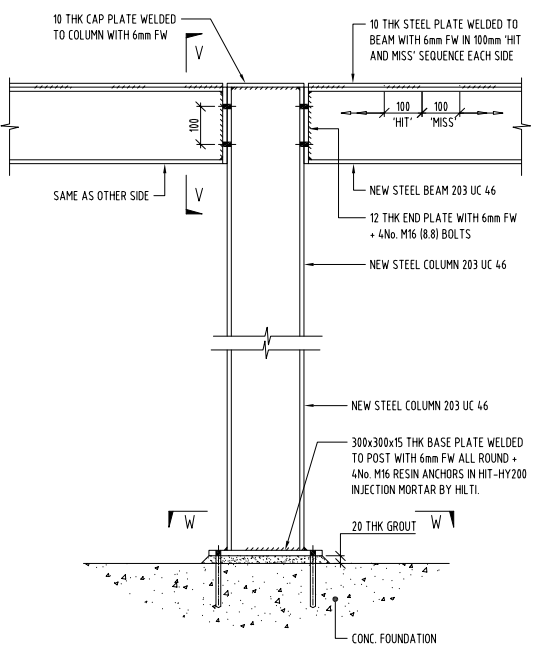
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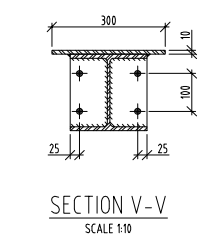
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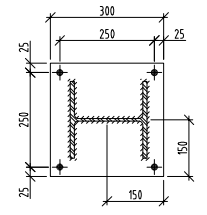
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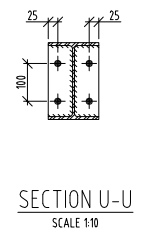
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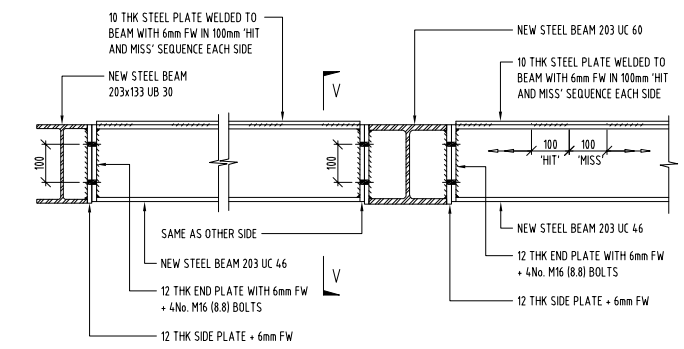
SECTION V-V SCALE 1:10



SECTION W-W SCALE 1:10

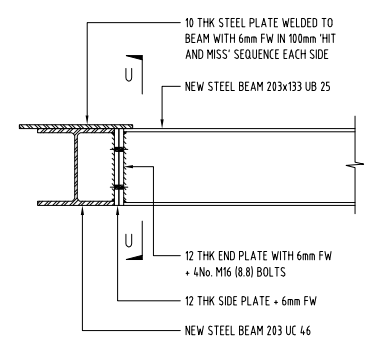


SECTION U-U SCALE 1:10



SECTION 3'-3' IS SIMILAR BUT HANDED

SECTION S.02 SCALE 1:10



SECTION S.02 SCALE 1:10