GENERAL:

1. These notes are intended for the purpose of confirming compliance with building regulations and are to be read in conjunction with the drawings and the structural engineer's design information.
2. Full building regulation approval should be obtained prior to the commencement of works on site. any works carried out prior to approval are undertaken at the client's / contractor's own risk.
3. The works are to be carried out to the approval and satisfaction of the building control officer.
4. All drawings, details, calculations and details from any other specialist work referred to in this specification to be forwarded to local authority building control officer or approved inspector before commencement of relevant work.
5. Contractors to be fully aware of all the requirements to satisfy the planning conditions prior to commencement.
6. All party wall act requirements to be complied with. the owner(s) to serve all necessary notices on relevant adjoining/adjacent owners and to appoint a party wall surveyor if required.
7. Contractor to comply with all relevant legislation such as construction design and management (cdm 2015).
8. Any deviation from the design assumptions is to be reported to the architect/engineer prior to commencement of works.
9. All workmanship and materials to be in accordance with building regulations, nhbc standard and relevant code of practice and british standards.
10. The temporary stability of the structure during all stages of the construction work is the responsibility of the contractor.

DRAWINGS

1. Do not scale from the drawings, any dimensions shown are indicative only and are subject to verification on site. the contractor is to check and coordinate all dimensions on site during the course of the works. this drawing is to be read in conjunction with all other architectural plans, structural calculations and specifications.
2. Ensure that all drawings are approved for use by the planning department and building control.

CONSTRUCTION, DESIGN AND MANAGEMENT (CDM):

1. The client is reminded of his/her obligations under the construction, design and management (cdm regulations 2015).
2. The client is responsible for the works and that the principal designer and the principal contractor carry out their duties under the regulations.
3. Neither acting as the principal designer nor principal contractor.

STRUCTURAL NOTES:

1. All drawings, images and specifications are the intellectual property of the full moral rights under the copyright designs, and patents act 1988.
2. Provide the structural detail of the connections.steel fabricator should submit the shop drawings of steel connections.

CONCRETE:

1. All soft spots in the bearing ground surface shall be block filled with either binding concrete or well graded, well compacted granular fill.
2. Concrete for reinforced and unreinforced bases is to have a minimum cylindrical strength of 20n/mm^2 and a maximum of 20mm aggregate.
3. Construction joints for unreinforced strip foundations may be formed with reinforcing bars (size, length and number to be advised by the engineer) or expanded metal lath for the full size for the full width and depth of the joint.
4. All reinforcement to be deformed type 2 in accordance with bs en 10080 with a minimum lap length is to be a minimum of 40 times bar diameter.

TIMBER:

1. All structural timber is to be class c24 unless noted otherwise on the drawing and to be suitably treated against decay and insect attack.
2. Where timbers are cut, exposed ends are to be re-treated with preservative prior to installation.
3. All fixings to be galvanized, sherardized or electro zinc plated.
4. The back plate of the joist hangers must be flush to the surface of masonry block onto which the hangers have been placed, internal stud partitions to be bolted to inside face of external wall with mid resin anchors at 600 mm centres.
5. All notches should be pre-drilled with a 3mm dia. drill to reduce the risk of over-cutting and splitting etc.
6. Provide 30mm x 5mm galvanized mild steel restraint straps at 1200mm c/c for walls running parallel to the span and every third joist/ rafter for walls running perpendicular to the span, fixed as per manufacturers recommendations.

STEEL

1. Detailing and fabrication of all steelwork and connections is the responsibility of the steelwork sub-contractor and all design, detailing and fabrication of all steelwork in accordance with ec 3.
2. Steelwork to be thoroughly wire brushed and painted with two coats of zinc phosphate primer. all damaged areas of painted are to be touched up after erection of the steelwork.
3. All steelwork to be grade s275r to bs en 10025 unless noted otherwise.
4. 30-minute fire protection should be provided to the steels unless noted otherwise by the architect.

LINTELS:

1. Unless noted otherwise, all standard manufacturers' lintels over new door and window openings are to be used.
2. All existing lintels taking additional loading to be exposed to check for adequacy.
3. Provide stop ends and weep holes and lintels to be insulated to prevent cold bridge.

HSFG BOLTS:

1. If high strength friction grip bolts are used, at the time of assembly, surfaces in contact must be free of paint or any other applied finish such as oil, dirt, loose rust, loose scale, burrs or any other defect which would prevent solid seating of the parts or would interfere with the development of friction between them.
2. Holes shall be drilled or punched to the required tolerances and clearances given in euro code 3: design of steel structures part 1-8 design of joints and burrs removed.
3. Holes in separate plies of a joint shall be correctly aligned so that the bolts may be freely placed in position without being driven.
4. All bolts shall be fitted with washers of the correct taper and they shall be correctly aligned to afford a nut and bolt seating square to the bolt axis.
5. Only load indicating bolts or washers shall be used in connections using high strength friction grip bolts which shall be used in accordance with bs4604: 1970.
6. All bolts shall be of adequate length to provide a minimum of one clear thread past the nut and no bolt thread shall cross a shear plane between connected members.

MORTAR:

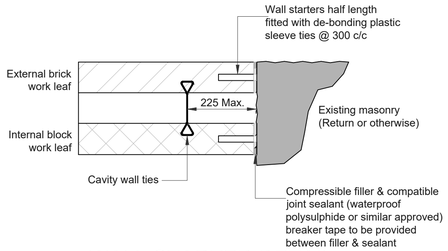
1. Mortar for blockwork below d.p.c to be 1:4 mix cement/sand with an approved plasticiser additive and mortar for blockwork above d.p.c to be 1:1:6 cement/lime/sand with no plasticiser.

FOUNDATIONS:

1. Site should be free from vegetable matters, contaminants on or in the ground and ground water.
2. All new foundations to be founded onto approved bearing strata with a minimum ground bearing capacity of 100kn/m2. recommended minimum depth is 1.0m deep x 0.6m wide and shall be below any tree roots or drainage where required.
3. Founding levels to be approved by local authority building control officer prior to casting of concrete.
4. Concrete mix for the foundations shall be 1 (cement): 1 1/2" (sand or light aggregate): 3 (coarse aggregate) with minimum grade c25 concrete.
5. Soil investigation needs to be done by the contractor; however, we assumed minimum ground bearing pressure is 100 kN/m^2 .
6. Construction joints for unreinforced strip foundations may be formed with reinforcing bars (size, length and number to be advised by the engineer) or expanded metal lath for the full size for the full width and depth of the joint.

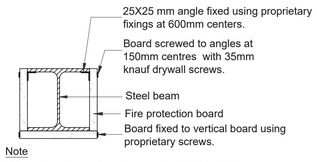
GROUND FLOOR SLAB:

1. Ground levels may vary across site and are to be assessed on site prior to starting the works.
2. Ground floor slab details as per specified by the engineer on construction drawings.



WALL STARTER DETAIL

Scale 1:10

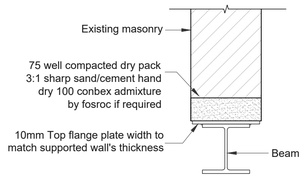


Note

100 mm board cut offs to be fitted behind butt joints and fixed with proprietary screws at 100mm centres.

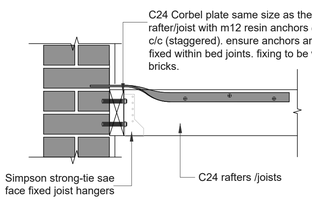
TYPICAL FIRE PROTECTION DETAIL OF STEEL BEAM

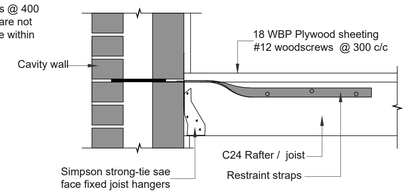
Scale 1:10



MASONRY SUPPORT DETAIL

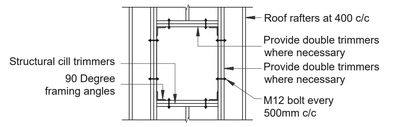
Scale 1:10





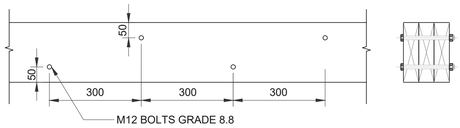
JOIST TO WALL CONNECTION DETAIL

Scale 1:10



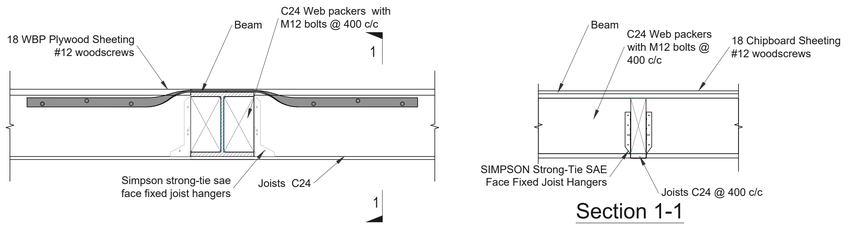
TYPICAL DETAIL - VELUX WINDOW

Scale - NTS



DOUBLE/ TRIPLE JOISTS CONNECTION DETAIL

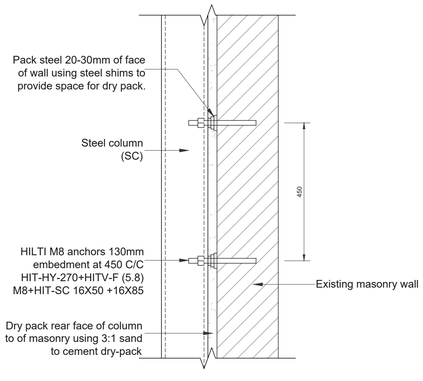
Scale 1:10



Section 1-1

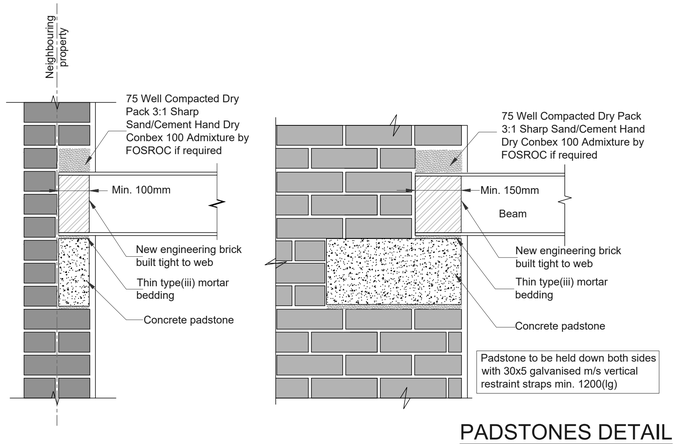
JOISTS CONNECTION DETAIL

Scale 1:10



COLUMN (UC) TO WALL CONNECTION DETAIL

Scale 1:10



PADSTONES DETAIL

Scale 1:10

For Tender

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5. Prior to works commence contractor to confirm assumed joists spans.
6. Temporary works to contractor's design.

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Rev	Date	Drawn	Description		
3	12/10/2024	SM	CLOUDED AREAS AND NEW DETAILS		
2	09/09/2024	DD	UPDATED TO COMMENTS		
1	19/08/2024	DD	FOR COMMENT		

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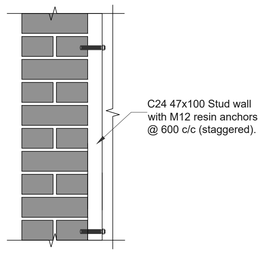
STANDARD DETAILS
(SHEET 01 OF 02)

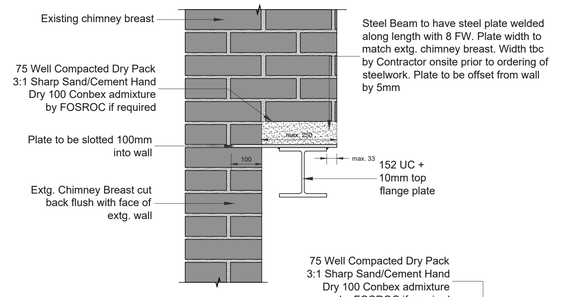
Drawing Number: 24-145/LS/01

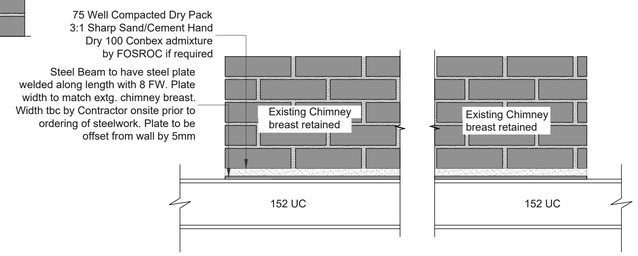
Scale at A1: 1:10



TIMBER STUD WALL TO MASONRY WALL CONNECTION DETAIL

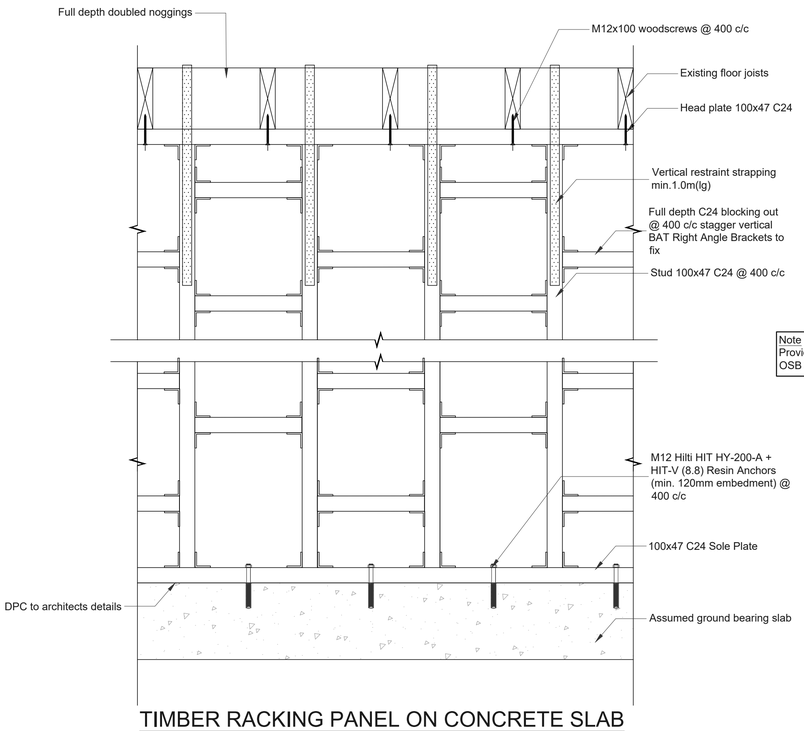
Scale 1:10





CHIMNEY SUPPORT DETAILS

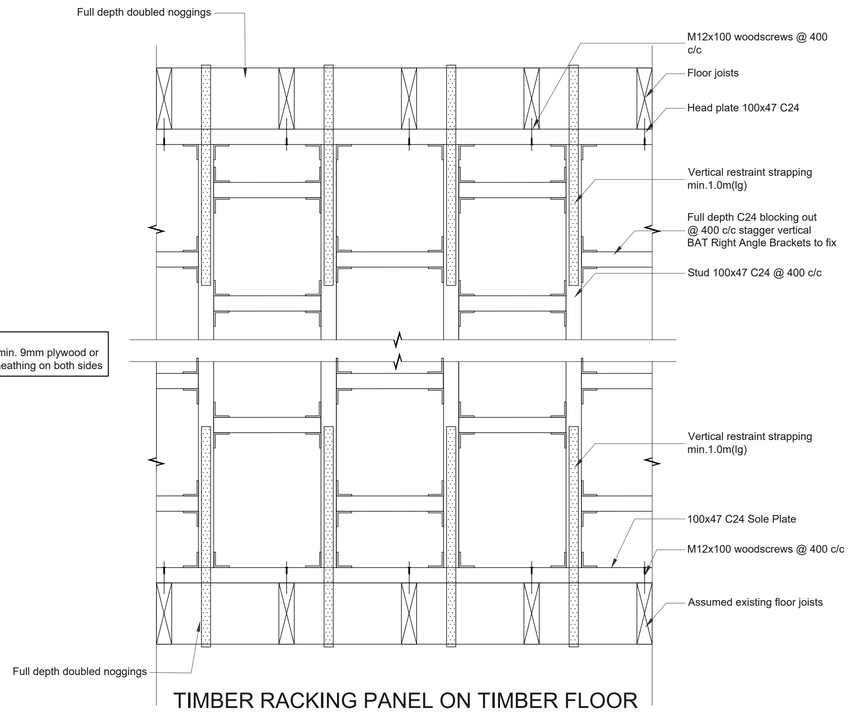
SCale 1:10



TIMBER RACKING PANEL ON CONCRETE SLAB (FROM LOWER GROUND FLOOR TO GROUND FLOOR)

Scale 1:10

Note
Provide min. 9mm plywood or
OSB 3 sheathing on both sides



TIMBER RACKING PANEL ON TIMBER FLOOR (FROM GROUND FLOOR TO SECOND FLOOR)

Scale 1:10

1. Do not scale this drawing.
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3	12/10/2024	SM	CLOUDED AREAS AND NEW DETAILS
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1	19/08/2024	DD	FOR COMMENT

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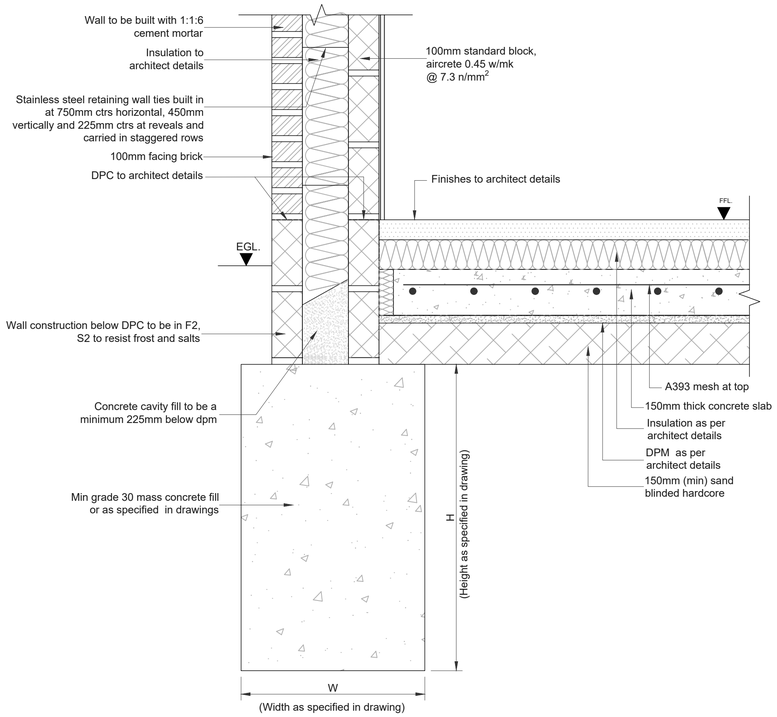
STANDARD DETAILS
(SHEET 02 OF 02)

For Tender

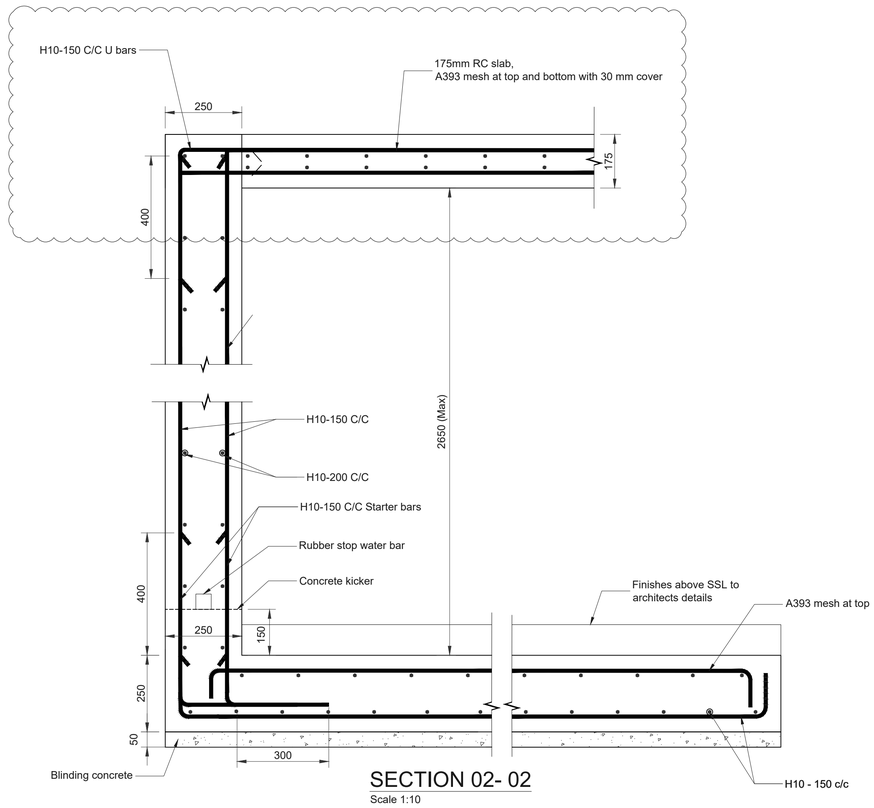
Drawing Number: 24-145/LS/02

Scale at A1: 1:10



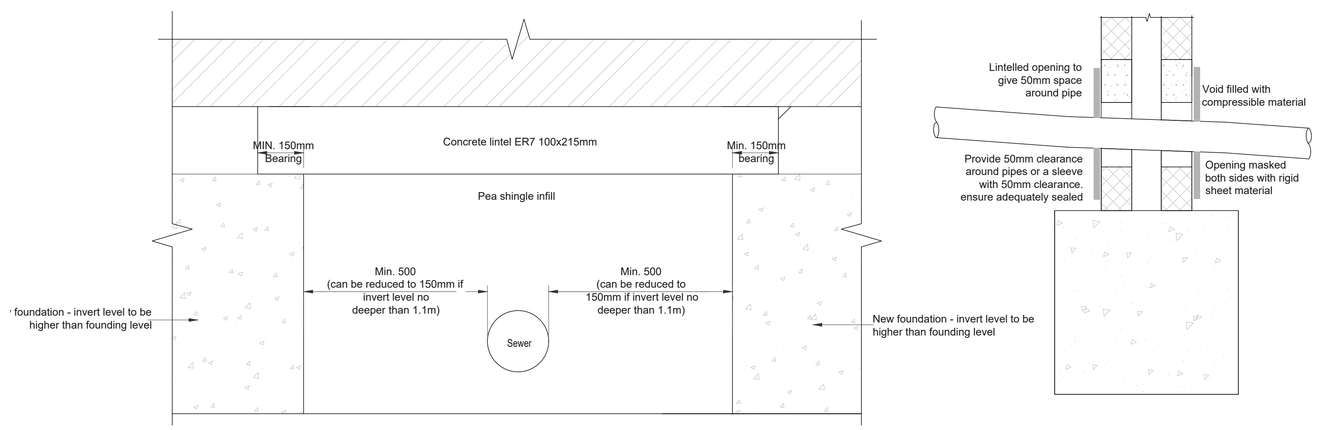
SECTION 01- 01

Scale 1:10



SECTION 02- 02

Scale 1:10



BUILD OVER AGREEMENT DETAIL

Scale 1:10

0 0.5 1.0
Metres
@A1
SCALE = 1:10

For Tender

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2. Any discrepancies between the drawing and any written specification to be verified.
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4. All dimensions are in millimeters unless noted otherwise.
5. Prior to works commence contractor to confirm assumed joists spans.
6. Temporary works to contractor's design.

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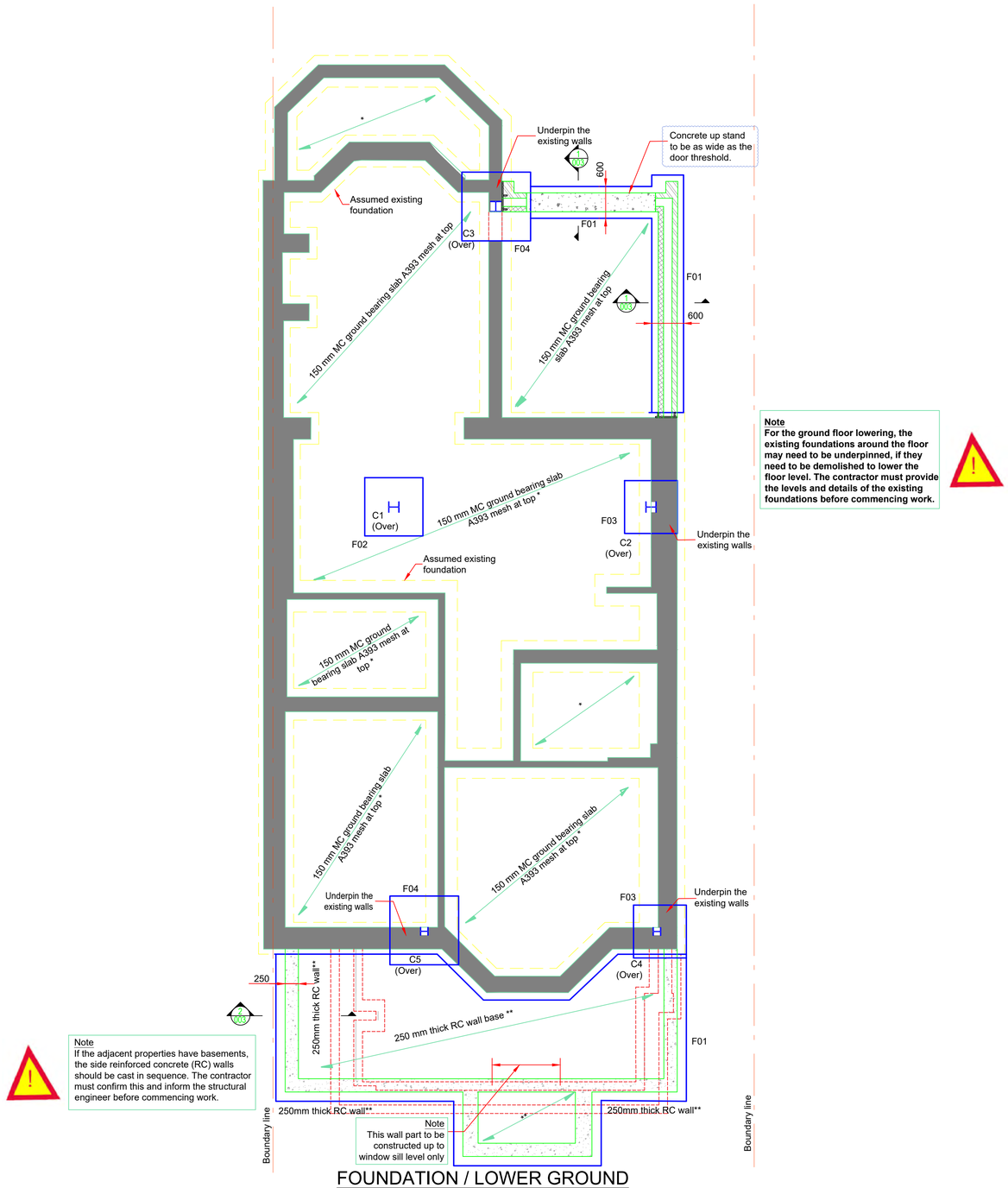
FOUNDATION DETAILS

Drawing Number: 24-145/LS/03

Scale at A1: 1:10



Note
For the ground floor lowering, the existing foundations around the floor may need to be underpinned, if they need to be demolished to lower the floor level. The contractor must provide the levels and details of the existing foundations before commencing work.

Note
If the adjacent properties have basements, the side reinforced concrete (RC) walls should be cast in sequence. The contractor must confirm this and inform the structural engineer before commencing work.

FOUNDATION / LOWER GROUND FLOOR STRUCTURE PLAN

Scale 1:50

0 2.5 5.0
Metres
@A1
SCALE = 1:50

Foundation Schedule		
REF	TYPE	COMMENTS
F01	600mm wide x 600mm deep	trench fill foundation, founding depth min. 1000mm BGL
F02	1100mm square pad footing	600mm deep min.1000 BGL, no reinforcement required
F03	1000mm square pad footing	600mm deep min.1000 BGL, no reinforcement required
F04	1300mm square pad footing	600mm deep min.1000 BGL, no reinforcement required

Foundation level for all foundations not to be less than existing foundation level & not less than existing invert level.

According to BGS data and the nearest boreholes, this area is composed by clay. the foundation depth is determined under the assumption that no nearby trees will impact the existing foundation depths. If there are trees within 15 m of the proposed foundations, the contractor should inform sparrow before commencing excavations. the contractor is required to provide tree details, including tree type, height, and distance from the foundations. if there are nearby trees, foundation depths needs to be redesigned, taking into account the impact of the tree.

The depth of the foundation to be confimed on-site in consultation with the building inspector. at a minimum, the base of the footing should be formed at a depth of 1000mm below natural ground level.

Steel Members Schedule		
Ref	Size	Grade
B1*	2/254 x 254 x89 kg/m UC	S275
B2	254 x 254 x107 kg/m UC	S275
B2A	2/254 x 254 x167 kg/m UC	S275
B3	254 x 254 x73 kg/m UC	S275
B3A	254 x 254 x73 kg/m UC	S275
B4*	203 x 203 x 60 kg/m UC	S275
B5*	203 x 203 x 46 kg/m UC	S275
B6	254 x 254 x 73 kg/m UC	S275
B7	254 x 254 x 89 kg/m UC	S275
B8	203 x 102 x 23 kg/m UB	S275
B8A	203 x 102 x 23 kg/m UB	S275
B8B	203 x 102 x 23 kg/m UB	S275
B9*	152 x 152 x 30 kg/m UC	S275
B10*	~~152 x 152 x 30 kg/m UC~~	S275
B11*	152 x 152 x 30 kg/m UC	S275
B12	203 x 102 x 23 kg/m UB	S275
B12A	203 x 102 x 23 kg/m UB	S275
B13*	~~203 x 203 x 46 kg/m UC~~	S275
B14*	~~152 x 152 x 23 kg/m UC~~	S275
B15*	~~152 x 152 x 23 kg/m UC~~	S275
B16	~~203 x 133 x 30 kg/m UB~~	S275
C1	203 x 203 x 46 kg/m UC	S275
C2	203 x 203 x 46 kg/m UC	S275
C3	203 x 203 x 46 kg/m UC	S275
C4	152 x 152 x 37 kg/m UC	S275
C5	152 x 152 x 37 kg/m UC	S275
C6	~~100 x 100 x 10 SHS~~	S275

* Beam to have 10mm top flange plate (width of plate to match thickness of wall, 6mm intermittent fillet weld 100-200 to beam) to support wall above.

For Tender

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2. Any discrepancies between the drawing and any written specification to be verified.
3. Boundary lines and boundary line measurements are approximate and need to be confirmed.
4. All dimensions are in millimeters unless noted otherwise.
5. [illegible]
6. Temporary works to contractor's design.

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FOR COMMENT

KEY

- Existing masonry walls
- Brick work
- Block work
- Concrete walls
- To be demolished
- Steel members
- Lintels
- Timber members
- Flat roof joist span direction
- Floor joist span direction
- Rafter span direction
- Existing floor joist span direction
- AS.EX.J - Assumed existing joists
- MJ - Movement joint

Rev	Date	Drawn	Description
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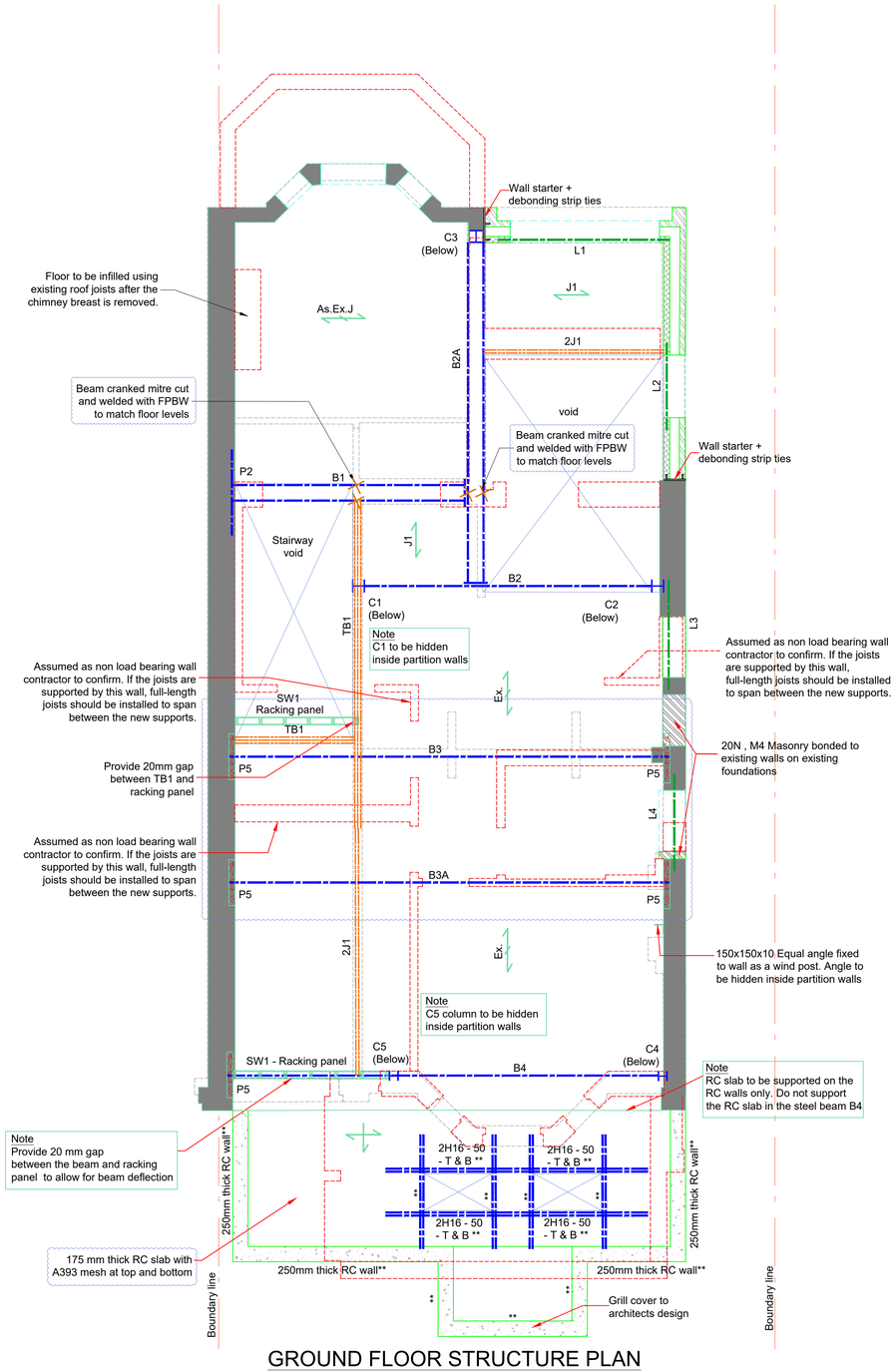
FOUNDATION / LOWER GROUND FLOOR STRUCTURE PLAN

Drawing Number: 24-145/LS/04

Scale at A1: 1:50



GROUND FLOOR STRUCTURE PLAN (LOWER GROUND FLOOR STRUCTURE OVER)

Scale 1:50

0 2.5 5.0
Metres
@A1
SCALE = 1:50

Padstone & Spreader Schedule	
Ref	Description
P1	330 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P2	1400mm long 200 PFC spreader (S275)
P3	178 x 102 x 19 kg/m UB spreader (S275)
P4	330 (l) x 200 (w) x 215 (d) MC padstone (20N min concrete)
P5	750 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P6	900 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P7	660 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P8	440 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P9	900 mm long 178x102x19 UB spreader (S275)
Pad stone to be held down both sides with 30x5 galvanized m/s vertical restraint straps min. 1200(lg)	

Lintel Schedule		
Ref	Description	Manufacturer
L1	Curved lintel to manufacturer design	
L2	CG 150 /100	Catnic lintel
L3	CN71A	Catnic lintel
L4	178 x 102 x 19 kg/m UB + 10 mm thick bottom plate	S275
L5	Curved lintel to manufacturer design	
L6	CG 150 /100	Catnic lintel
L7	2/S4 100x100	Naylor lintel
L8	Curved lintel to manufacturer design	Catnic lintel
L9	Curved lintel to manufacturer design	Catnic lintel
L10	2/150x47	C24
L11	2/150x47	C24
L12	CN71A	Catnic lintel

1. All proprietary lintels to bear min 150mm onto walls. lintels to be propped during construction phase by contractor in accordance with manufacturer's recommendation.
2. Lintel specification is subject to the width of the wall

Steel Members Schedule		
Ref	Size	Grade
B1*	2/254 x 254 x89 kg/m UC	S275
B2	254 x 254 x107 kg/m UC	S275
B2A	2/254 x 254 x167 kg/m UC	S275
B3	254 x 254 x73 kg/m UC	S275
B3A	254 x 254 x73 kg/m UC	S275
B4*	203 x 203 x 60 kg/m UC	S275
B5*	203 x 203 x 46 kg/m UC	S275
B6	254 x 254 x 73 kg/m UC	S275
B7	254 x 254 x 89 kg/m UC	S275
B8	203 x 102 x 23 kg/m UB	S275
B8A	203 x 102 x 23 kg/m UB	S275
B8B	203 x 102 x 23 kg/m UB	S275
B9*	152 x 152 x 30 kg/m UC	S275
B10*	~~152 x 152 x 30 kg/m UC~~	S275
B11*	152 x 152 x 30 kg/m UC	S275
B12	203 x 102 x 23 kg/m UB	S275
B12A	203 x 102 x 23 kg/m UB	S275
B13*	~~203 x 203 x 46 kg/m UC~~	S275
B14*	~~152 x 152 x 23 kg/m UC~~	S275
B15*	~~152 x 152 x 23 kg/m UC~~	S275
B16	~~203 x 133 x 30 kg/m UB~~	S275
C1	203 x 203 x 46 kg/m UC	S275
C2	203 x 203 x 46 kg/m UC	S275
C3	203 x 203 x 46 kg/m UC	S275
C4	152 x 152 x 37 kg/m UC	S275
C5	152 x 152 x 37 kg/m UC	S275
C6	~~100 x 100 x 10 SHS~~	S275

* Beam to have 10mm top flange plate (width of plate to match thickness of wall, 6mm intermittent fillet weld 100-200 to beam) to support wall above.

Timber Members Schedule		
Ref	Description	Grade
FJ1	150x47 @ 400 C/C	C24
J1	200x47 @ 400 C/C	C24
J2	200x47 @ 300 C/C	C24
R1	175x47 @ 300 C/C	C24
FB1	3/150x47 + 2/150x12	C24 / S275
FB2	2/200x47 + 200x12	C24 / S275
TB1	3/200 x 47	C24 / S275
TB2	2/150 x 47	C24 / S275
TP1	100 x 100	C24
TP2	150 x 150	C24
SW1	100x47 @ 400 c/c (Non load bearing timber racking panel)	C24
SW2	100x47 @ 400 c/c	C24

NOTE:
- Min 18mm decking to be nailed into top of all joists and rafters @ 300mm c/c
- Noggins to be provided at supports and midspan of rafters.
- Floors,roof and studs to be strapped to walls at max 1200mm c/c - refer to details
- Timber hangers for rafters to be simpson strongtie proprietrary as shown indicativley in the structural details.
- Double joists or double noggins under all new non-loadbearing stud walls and new baths.

For Tender

1. Do not scale this drawing.
2. Any discrepancies between the drawing and any written specification to be verified.
3. Boundary lines and boundary line measurements are approximate and need to be confirmed.
4. All dimensions are in millimeters unless noted otherwise.
6. Temporary works to contractor's design.

Lance Structures Disclaimer

Although significant care has been exercised to produce surveys that satisfy survey accuracy standards, these surveys are only as accurate as the source data from which they were compiled. Although all reasonable steps have been taken to locate all features visible at the time of the survey, there is no guarantee that all will be shown on the drawing, as some above ground features may have obstructed the survey. Wherever possible, areas unable to be surveyed will be labeled as "Restricted Access".

The Company shall not be liable for any inaccuracy of the data provided beyond the specified scale or accuracy, or for any matters resulting from their use for purposes other than that stated in the Contract's Terms and Conditions. No liability shall attach to the Surveyor in respect of any consequential loss or damages suffered by the Client.

FOR COMMENT

KEY

- Existing masonry walls
- Brick work
- Block work
- Concrete walls
- To be demolished
- Steel members
- Lintels
- Timber members
- Flat roof joist span direction
- Floor joist span direction
- Rafter span direction
- Existing floor joist span direction
- AS.EX.J - Assumed existing joists
- MJ - Movement joint

Rev	Date	Drawn	Description
3	12/10/2024	SM	CLOUDED AREAS AND NEW DETAILS
2	09/09/2024	DD	UPDATED TO COMMENTS
1	19/08/2024	DD	FOR COMMENT

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Client

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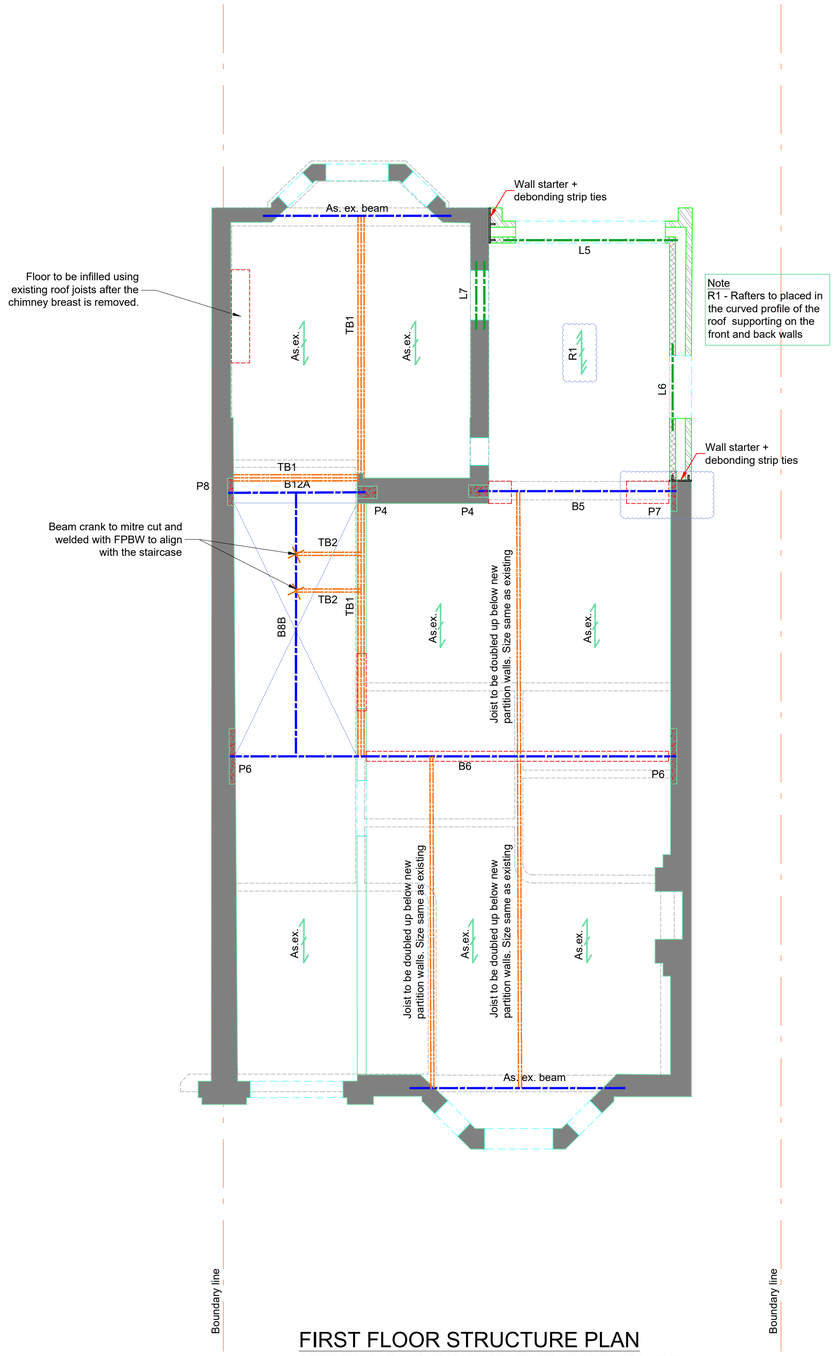
Title

GROUND FLOOR STRUCTURE PLAN

Drawing Number: 24-145/LS/05

Scale at A1: 1:50



FIRST FLOOR STRUCTURE PLAN (GROUND FLOOR STRUCTURE OVER)

Scale 1:50

0 2.5 5.0
Metres
@A1
SCALE = 1:50

Padstone & Spreader Schedule

Ref	Description
P1	330 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P2	1400mm long 200 PFC spreader (S275)
P3	178 x 102 x 19 kg/m UB spreader (S275)
P4	330 (l) x 200 (w) x 215 (d) MC padstone (20N min concrete)
P5	750 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P6	900 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P7	660 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P8	440 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P9	900 mm long 178x102x19 UB spreader (S275)

Pad stone to be held down both sides with 30x5 galvanized m/s vertical restraint straps min. 1200(lg)

Lintel Schedule

Ref	Description	Manufacturer
L1	Curved lintel to manufacturer design	
L2	CG 150 /100	Catnic lintel
L3	CN71A	Catnic lintel
L4	178 x 102 x 19 kg/m UB + 10 mm thick bottom plate	S275
L5	Curved lintel to manufacturer design	
L6	CG 150 /100	Catnic lintel
L7	2/S4 100x100	Naylor lintel
L8	Curved lintel to manufacturer design	Catnic lintel
L9	Curved lintel to manufacturer design	Catnic lintel
L10	2/150x47	C24
L11	2/150x47	C24
L12	CN71A	Catnic lintel

1. All proprietary lintels to bear min 150mm onto walls. lintels to be propped during construction phase by contractor in accordance with manufacturer's recommendation.
2. Lintel specification is subject to the width of the wall

Steel Members Schedule

Ref	Size	Grade
B1*	2/254 x 254 x89 kg/m UC	S275
B2	254 x 254 x107 kg/m UC	S275
B2A	2/254 x 254 x167 kg/m UC	S275
B3	254 x 254 x73 kg/m UC	S275
B3A	254 x 254 x73 kg/m UC	S275
B4*	203 x 203 x 60 kg/m UC	S275
B5*	203 x 203 x 46 kg/m UC	S275
B6	254 x 254 x 73 kg/m UC	S275
B7	254 x 254 x 89 kg/m UC	S275
B8	203 x 102 x 23 kg/m UB	S275
B8A	203 x 102 x 23 kg/m UB	S275
B8B	203 x 102 x 23 kg/m UB	S275
B9*	152 x 152 x 30 kg/m UC	S275
B10*	~~152 x 152 x 30 kg/m UC~~	S275
B11*	152 x 152 x 30 kg/m UC	S275
B12	203 x 102 x 23 kg/m UB	S275
B12A	203 x 102 x 23 kg/m UB	S275
B13*	~~203 x 203 x 46 kg/m UC~~	S275
B14*	~~152 x 152 x 23 kg/m UC~~	S275
B15*	~~152 x 152 x 23 kg/m UC~~	S275
B16	~~203 x 133 x 30 kg/m UB~~	S275
C1	203 x 203 x 46 kg/m UC	S275
C2	203 x 203 x 46 kg/m UC	S275
C3	203 x 203 x 46 kg/m UC	S275
C4	152 x 152 x 37 kg/m UC	S275
C5	152 x 152 x 37 kg/m UC	S275
C6	~~100 x 100 x 10 SHS~~	S275

* Beam to have 10mm top flange plate (width of plate to match thickness of wall, 6mm intermittent fillet weld 100-200 to beam) to support wall above.

Timber Members Schedule

Ref	Description	Grade
FJ1	150x47 @ 400 C/C	C24
J1	200x47 @ 400 C/C	C24
J2	200x47 @ 300 C/C	C24
R1	175x47 @ 300 C/C	C24
FB1	3/150x47 + 2/150x12	C24 / S275
FB2	2/200x47 + 200x12	C24 / S275
TB1	3/200 x 47	C24 / S275
TB2	2/150 x 47	C24 / S275
TP1	100 x 100	C24
TP2	150 x 150	C24
SW1	100x47 @ 400 c/c (Non load bearing timber racking panel)	C24
SW2	100x47 @ 400 c/c	C24

NOTE:
- Min 18mm decking to be nailed into top of all joists and rafters @ 300mm c/c
- Noggins to be provided at supports and midspan of rafters.
- Floors,roof and studs to be strapped to walls at max 1200mm c/c - refer to details
- Timber hangers for rafters to be simpson strongtie proprietrary as shown indicativley in the structural details.
- Double joists or double noggins under all new non-loadbearing stud walls and new baths.

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2. Any discrepancies between the drawing and any written specification to be verified.
3. Boundary lines and boundary line measurements are approximate and need to be confirmed.
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6. Temporary works to contractor's design.

FOR COMMENT

KEY

- Existing masonry walls
- Brick work
- Block work
- Concrete walls
- To be demolished
- Steel members
- Lintels
- Timber members
- Flat roof joist span direction
- Floor joist span direction
- Rafter span direction
- Existing floor joist span direction
- AS.EX.J - Assumed existing joists
- MJ - Movement joint

Rev	Date	Drawn	Description		
3	12/10/2024	SM	CLOUDED AREAS AND NEW DETAILS		
2	09/09/2024	DD	UPDATED TO COMMENTS		
1	19/08/2024	DD	FOR COMMENT		

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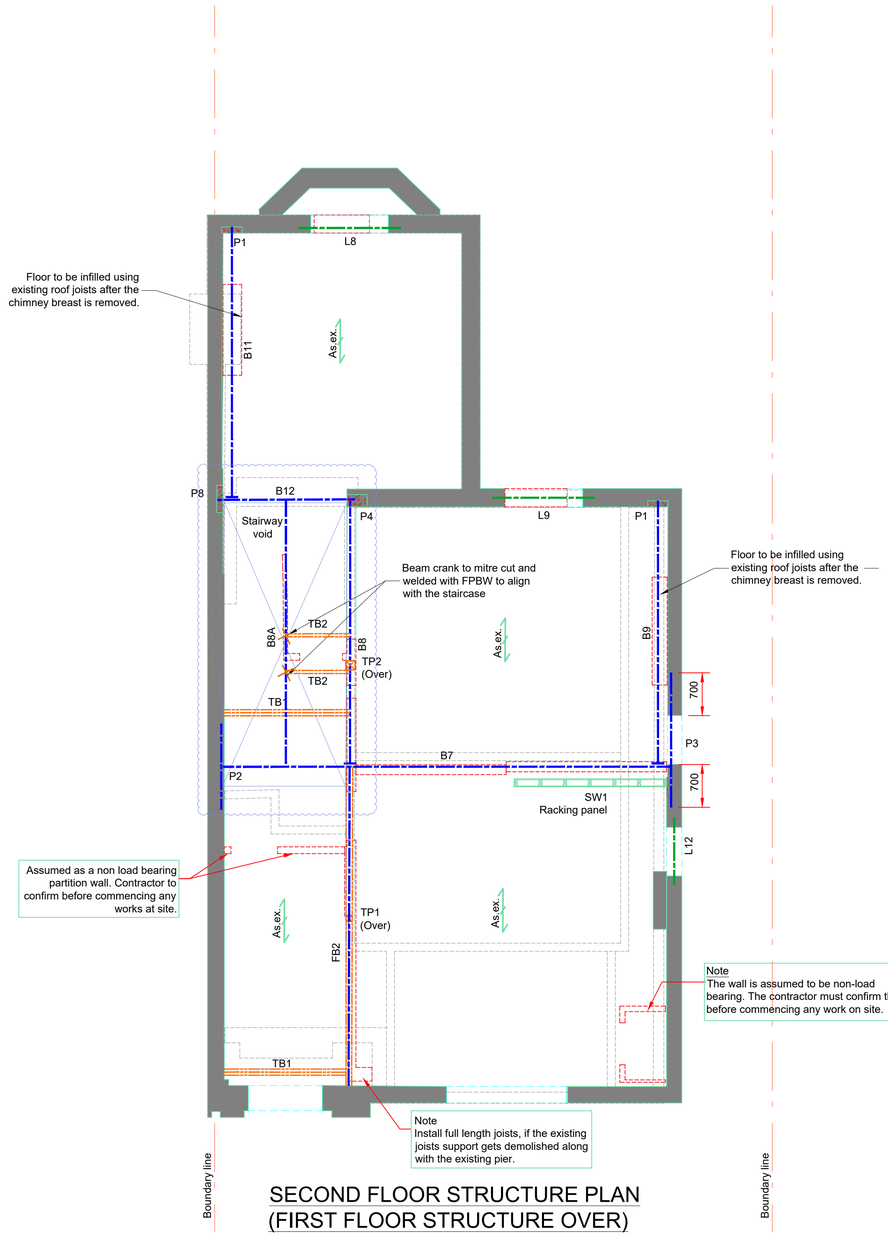
FIRST FLOOR STRUCTURE PLAN

For Tender

Drawing Number	Scale at A1
24-145/LS/06	1:50



SECOND FLOOR STRUCTURE PLAN (FIRST FLOOR STRUCTURE OVER)

Scale 1:50

0 2.5 5.0
Metres
@A1
SCALE = 1:50

Padstone & Spreader Schedule	
Ref	Description
P1	330 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P2	1400mm long 200 PFC spreader (S275)
P3	178 x 102 x 19 kg/m UB spreader (S275)
P4	330 (l) x 200 (w) x 215 (d) MC padstone (20N min concrete)
P5	750 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P6	900 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P7	660 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P8	440 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P9	900 mm long 178x102x19 UB spreader (S275)
Pad stone to be held down both sides with 30x5 galvanized m/s vertical restraint straps min. 1200(lg)	

Lintel Schedule		
Ref	Description	Manufacturer
L1	Curved lintel to manufacturer design	
L2	CG 150 /100	Catnic lintel
L3	CN71A	Catnic lintel
L4	178 x 102 x 19 kg/m UB + 10 mm thick bottom plate	S275
L5	Curved lintel to manufacturer design	
L6	CG 150 /100	Catnic lintel
L7	2/S4 100x100	Naylor lintel
L8	Curved lintel to manufacturer design	Catnic lintel
L9	Curved lintel to manufacturer design	Catnic lintel
L10	2/150x47	C24
L11	2/150x47	C24
L12	CN71A	Catnic lintel

1. All proprietary lintels to bear min 150mm onto walls. lintels to be propped during construction phase by contractor in accordance with manufacturer's recommendation.
2. Lintel specification is subject to the width of the wall

Steel Members Schedule		
Ref	Size	Grade
B1*	2/254 x 254 x89 kg/m UC	S275
B2	254 x 254 x107 kg/m UC	S275
B2A	2/254 x 254 x167 kg/m UC	S275
B3	254 x 254 x73 kg/m UC	S275
B3A	254 x 254 x73 kg/m UC	S275
B4*	203 x 203 x 60 kg/m UC	S275
B5*	203 x 203 x 46 kg/m UC	S275
B6	254 x 254 x 73 kg/m UC	S275
B7	254 x 254 x 89 kg/m UC	S275
B8	203 x 102 x 23 kg/m UB	S275
B8A	203 x 102 x 23 kg/m UB	S275
B8B	203 x 102 x 23 kg/m UB	S275
B9*	152 x 152 x 30 kg/m UC	S275
B10*	~~152 x 152 x 30 kg/m UC~~	S275
B11*	152 x 152 x 30 kg/m UC	S275
B12	203 x 102 x 23 kg/m UB	S275
B12A	203 x 102 x 23 kg/m UB	S275
B13*	~~203 x 203 x 46 kg/m UC~~	S275
B14*	~~152 x 152 x 23 kg/m UC~~	S275
B15*	~~152 x 152 x 23 kg/m UC~~	S275
B16	~~203 x 133 x 30 kg/m UB~~	S275
C1	203 x 203 x 46 kg/m UC	S275
C2	203 x 203 x 46 kg/m UC	S275
C3	203 x 203 x 46 kg/m UC	S275
C4	152 x 152 x 37 kg/m UC	S275
C5	152 x 152 x 37 kg/m UC	S275
C6	~~100 x 100 x 10 SHS~~	S275

* Beam to have 10mm top flange plate (width of plate to match thickness of wall, 6mm intermittent fillet weld 100-200 to beam) to support wall above.

Timber Members Schedule		
Ref	Description	Grade
FJ1	150x47 @ 400 C/C	C24
J1	200x47 @ 400 C/C	C24
J2	200x47 @ 300 C/C	C24
R1	175x47 @ 300 C/C	C24
FB1	3/150x47 + 2/150x12	C24 / S275
FB2	2/200x47 + 200x12	C24 / S275
TB1	3/200 x 47	C24 / S275
TB2	2/150 x 47	C24 / S275
TP1	100 x 100	C24
TP2	150 x 150	C24
SW1	100x47 @ 400 c/c (Non load bearing timber racking panel)	C24
SW2	100x47 @ 400 c/c	C24

NOTE:
- Min 18mm decking to be nailed into top of all joists and rafters @ 300mm c/c
- Noggins to be provided at supports and midspan of rafters.
- Floors,roof and studs to be strapped to walls at max 1200mm c/c - refer to details
- Timber hangers for rafters to be simpson strongtie proprietrary as shown indicativley in the structural details.
- Double joists or double noggins under all new non-loadbearing stud walls and new baths.

For Tender

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2. Any discrepancies between the drawing and any written specification to be verified.
3. Boundary lines and boundary line measurements are approximate and need to be confirmed.
4. All dimensions are in millimeters unless noted otherwise.
5. [illegible]
6. Temporary works to contractor's design.

FOR COMMENT

KEY

- Existing masonry walls
- Brick work
- Block work
- Concrete walls
- To be demolished
- Steel members
- Lintels
- Timber members
- Flat roof joist span direction
- Floor joist span direction
- Rafter span direction
- Existing floor joist span direction
- AS.EX.J - Assumed existing joists
- MJ - Movement joint

Rev	Date	Drawn	Description
3	12/10/2024	SM	CLOUDED AREAS AND NEW DETAILS
2	09/09/2024	DD	UPDATED TO COMMENTS
1	19/08/2024	DD	FOR COMMENT

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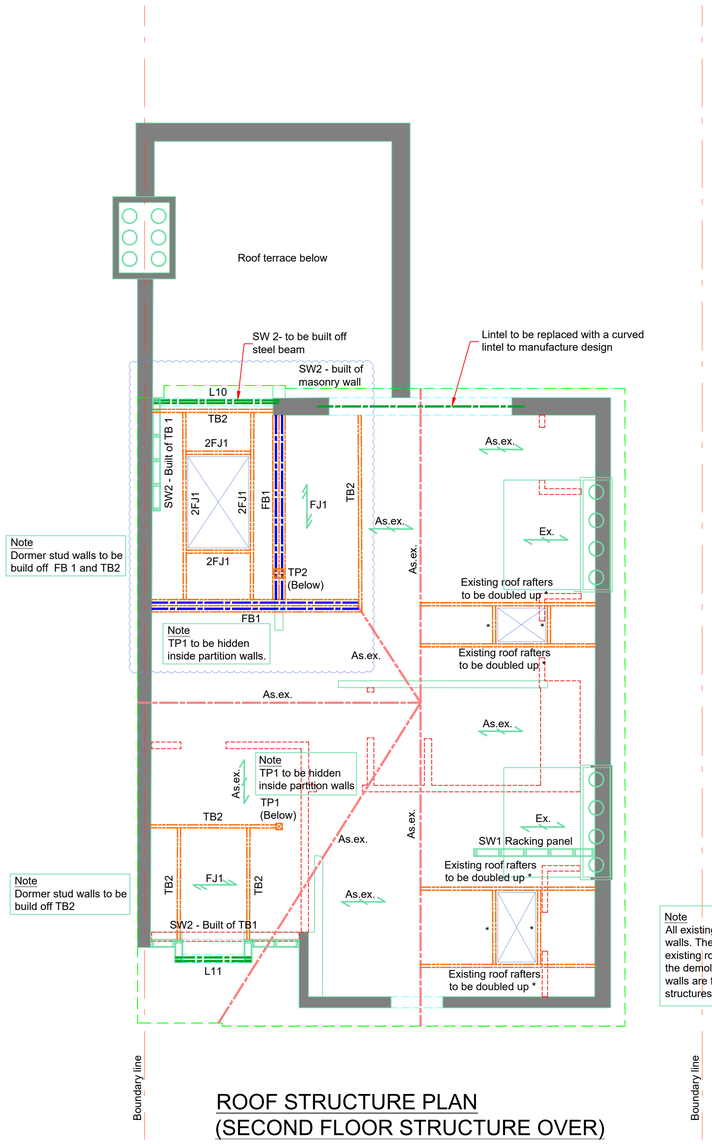
Title

SECOND FLOOR STRUCTURE PLAN

Drawing Number	Scale at A1
24-145/LS/07	1:50



ROOF STRUCTURE PLAN
(SECOND FLOOR STRUCTURE OVER)

Scale 1:50

0 2.5 5.0
Metres
@A1
SCALE = 1:50

Padstone & Spreader Schedule

Ref	Description
P1	330 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P2	1400mm long 200 PFC spreader (S275)
P3	178 x 102 x 19 kg/m UB spreader (S275)
P4	330 (l) x 200 (w) x 215 (d) MC padstone (20N min concrete)
P5	750 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P6	900 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P7	660 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P8	440 (l) x 100 (w) x 215 (d) MC padstone (20N min concrete)
P9	900 mm long 178x102x19 UB spreader (S275)

Pad stone to be held down both sides with 30x5 galvanized m/s vertical restraint straps min. 1200(lg)

Lintel Schedule

Ref	Description	Manufacturer
L1	Curved lintel to manufacturer design	
L2	CG 150 /100	Catnic lintel
L3	CN71A	Catnic lintel
L4	178 x 102 x 19 kg/m UB + 10 mm thick bottom plate	S275
L5	Curved lintel to manufacturer design	
L6	CG 150 /100	Catnic lintel
L7	2/S4 100x100	Naylor lintel
L8	Curved lintel to manufacturer design	Catnic lintel
L9	Curved lintel to manufacturer design	Catnic lintel
L10	2/150x47	C24
L11	2/150x47	C24
L12	CN71A	Catnic lintel

1. All proprietary lintels to bear min 150mm onto walls. lintels to be propped during construction phase by contractor in accordance with manufacturer's recommendation.
2. Lintel specification is subject to the width of the wall

Note
All existing internal walls are assumed to be partition walls. The contractor must provide details of the existing roof support system after stripping out, before the demolition of any internal walls. If these internal walls are found to support the roof, new support structures needed to be designed and provided.

Steel Members Schedule

Ref	Size	Grade
B1*	2/254 x 254 x89 kg/m UC	S275
B2	254 x 254 x107 kg/m UC	S275
B2A	2/254 x 254 x167 kg/m UC	S275
B3	254 x 254 x73 kg/m UC	S275
B3A	254 x 254 x73 kg/m UC	S275
B4*	203 x 203 x 60 kg/m UC	S275
B5*	203 x 203 x 46 kg/m UC	S275
B6	254 x 254 x 73 kg/m UC	S275
B7	254 x 254 x 89 kg/m UC	S275
B8	203 x 102 x 23 kg/m UB	S275
B8A	203 x 102 x 23 kg/m UB	S275
B8B	203 x 102 x 23 kg/m UB	S275
B9*	152 x 152 x 30 kg/m UC	S275
~~B10*~~	~~152 x 152 x 30 kg/m UC~~	S275
B11*	152 x 152 x 30 kg/m UC	S275
B12	203 x 102 x 23 kg/m UB	S275
B12A	203 x 102 x 23 kg/m UB	S275
~~B13*~~	~~203 x 203 x 46 kg/m UC~~	S275
~~B14*~~	~~152 x 152 x 23 kg/m UC~~	S275
~~B15*~~	~~152 x 152 x 23 kg/m UC~~	S275
~~B16~~	~~203 x 133 x 30 kg/m UB~~	S275
C1	203 x 203 x 46 kg/m UC	S275
C2	203 x 203 x 46 kg/m UC	S275
C3	203 x 203 x 46 kg/m UC	S275
C4	152 x 152 x 37 kg/m UC	S275
C5	152 x 152 x 37 kg/m UC	S275
~~C6~~	~~100 x 100 x 10 SHS~~	S275

* Beam to have 10mm top flange plate (width of plate to match thickness of wall, 6mm intermittent fillet weld 100-200 to beam) to support wall above.

Timber Members Schedule

Ref	Description	Grade
FJ1	150x47 @ 400 C/C	C24
J1	200x47 @ 400 C/C	C24
J2	200x47 @ 300 C/C	C24
R1	175x47 @ 300 C/C	C24
FB1	3/150x47 + 2/150x12	C24 / S275
FB2	2/200x47 + 200x12	C24 / S275
TB1	3/200 x 47	C24 / S275
TB2	2/150 x 47	C24 / S275
TP1	100 x 100	C24
TP2	150 x 150	C24
SW1	100x47 @ 400 c/c (Non load bearing timber racking panel)	C24
SW2	100x47 @ 400 c/c	C24

NOTE:
- Min 18mm decking to be nailed into top of all joists and rafters @ 300mm c/c
- Noggins to be provided at supports and midspan of rafters.
- Floors,roof and studs to be strapped to walls at max 1200mm c/c - refer to details
- Timber hangers for rafters to be simpson stronglie proprietrary as shown indicativley in the structural details.
- Double joists or double noggins under all new non-loadbearing stud walls and new baths.

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FOR COMMENT

KEY

- Existing masonry walls
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- Block work
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- Flat roof joist span direction
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- Rafter span direction
- Existing floor joist span direction
- AS.EX.J - Assumed existing joists
- MJ - Movement joint

Rev	Date	Drawn	Description
3	12/10/2024	SM	CLOUDED AREAS AND NEW DETAILS
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1	19/08/2024	DD	FOR COMMENT

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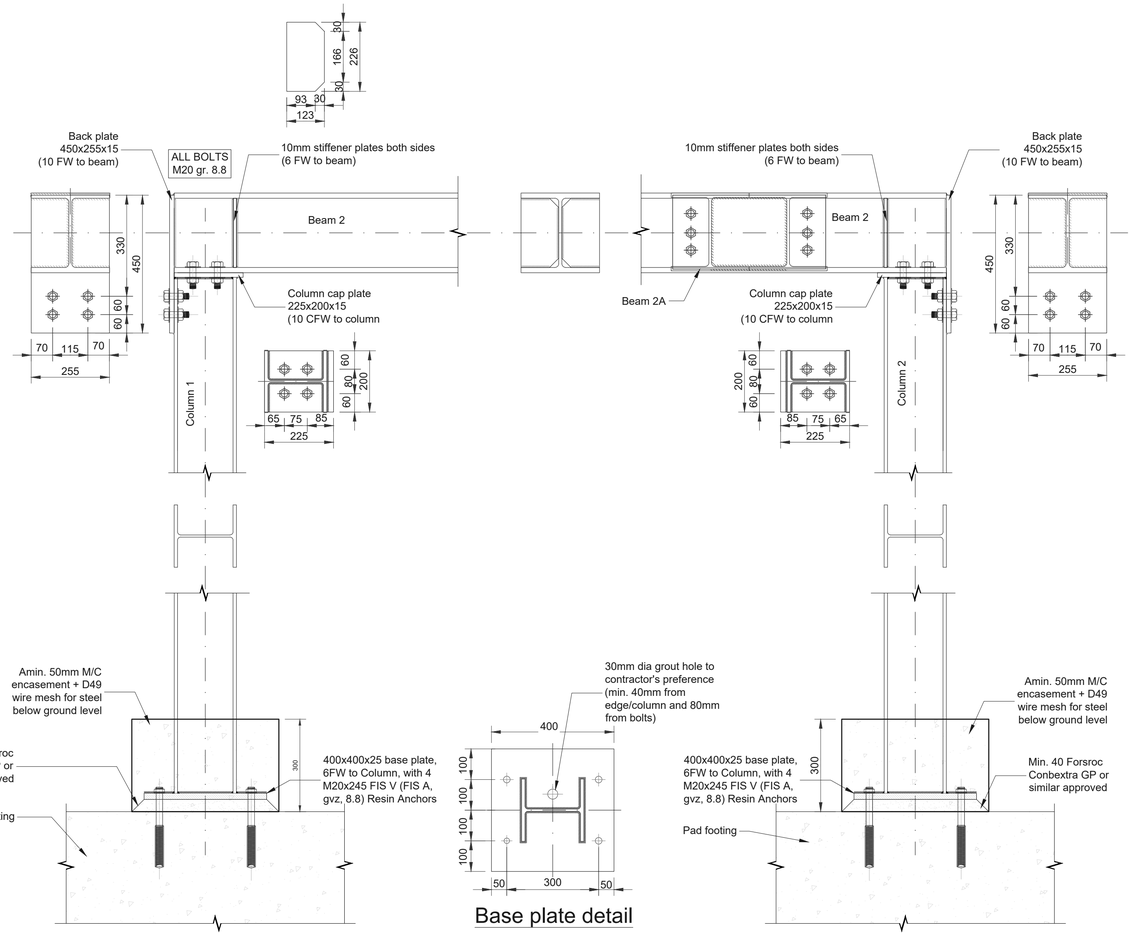
Title

ROOF FLOOR STRUCTURE PLAN

Drawing Number: 24-145/LS/08

Scale at A1: 1:50

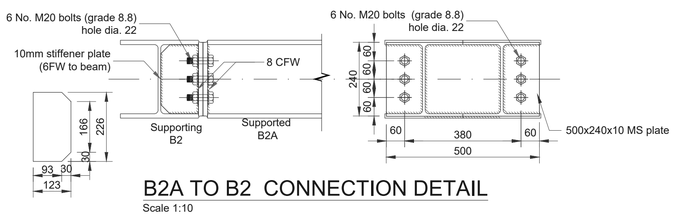
*** BOLTS TO BE COUNTERSUNK IF NEEDED ***



Base plate detail

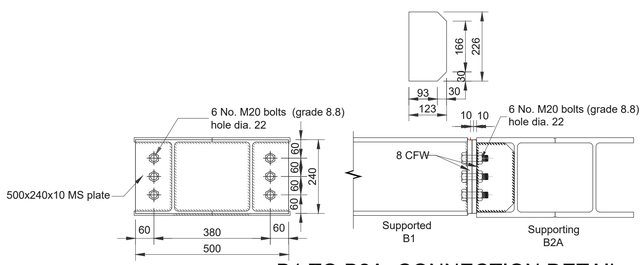
B2, B2A, C1 & C2 FRAME DETAIL

Scale 1:10



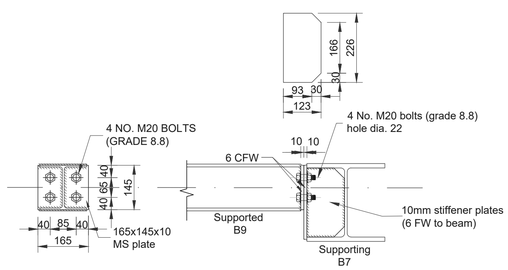
B2A TO B2 CONNECTION DETAIL

Scale 1:10



B1 TO B2A CONNECTION DETAIL

Scale 1:10



B9 TO B7 CONNECTION DETAIL

Scale 1:10

0 — 2.5 — 5.0
Metres
@A1
SCALE = 1:50

For Tender

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6. Temporary works to contractor's design.

KEY

	-	Existing masonry walls
	-	Brick work
	-	Block work
	-	Concrete walls
	-	To be demolished
	-	Steel members
	-	Lintels
	-	Timber members
	-	Flat roof joist span direction
	-	Floor joist span direction
	-	Rafter span direction
	-	Existing floor joist span direction
AS.EX.J	-	Assumed existing joists
MJ	-	Movement joint

Rev	Date	Drawn	Description
3	12/10/2024	SM	CLOUDED AREAS AND NEW DETAILS
2	09/09/2024	DD	UPDATED TO COMMENTS
1	19/08/2024	DD	FOR COMMENT

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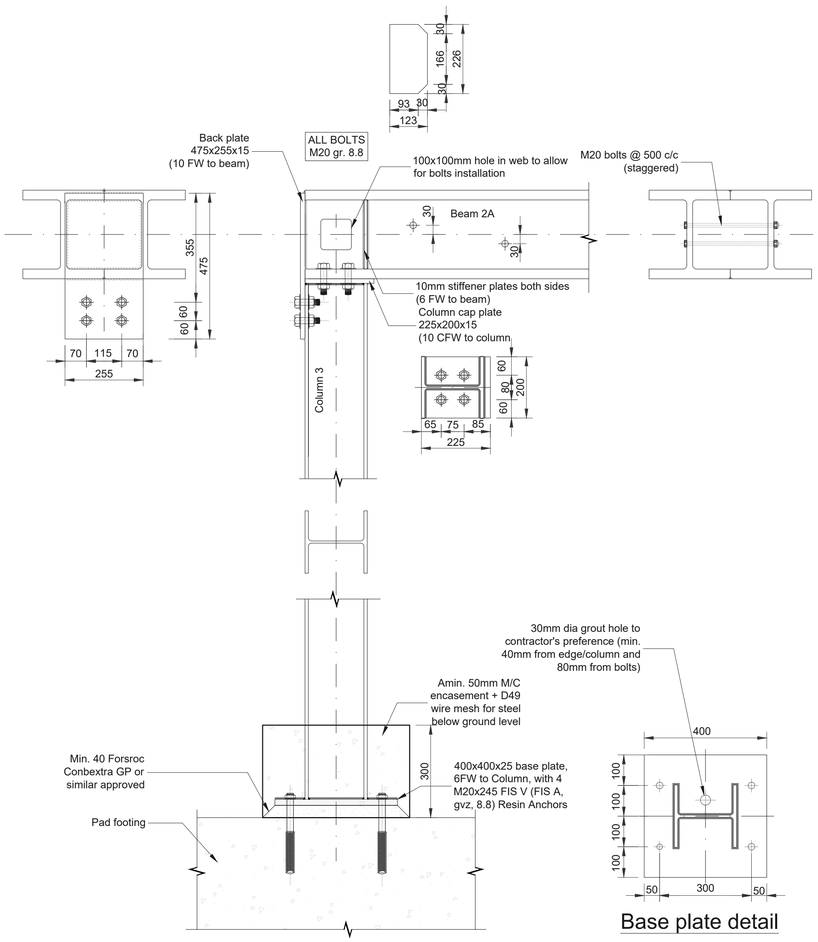
Title

STEEL DETAILS - PAGE 01 OF 03

Drawing Number: 24-145/LS/09

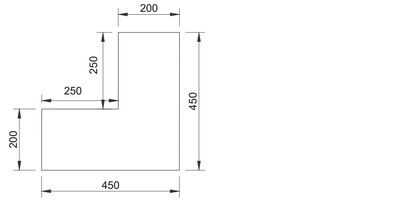
Scale at A1: 1:10

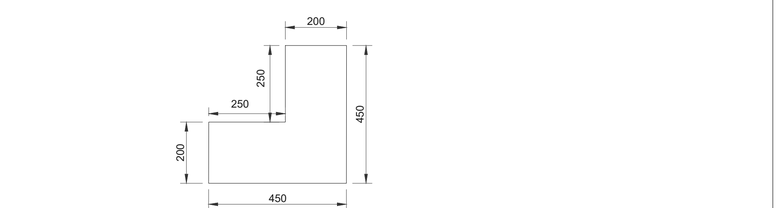
*** BOLTS TO BE COUNTERSUNK IF NEEDED ***



B2, B2A, C1 & C2 FRAME DETAIL

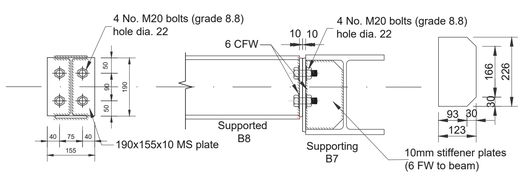
Scale 1:10





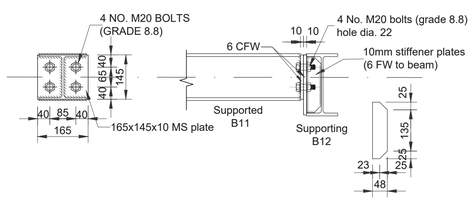
CRANKED B1 DETAIL

Scale 1:10



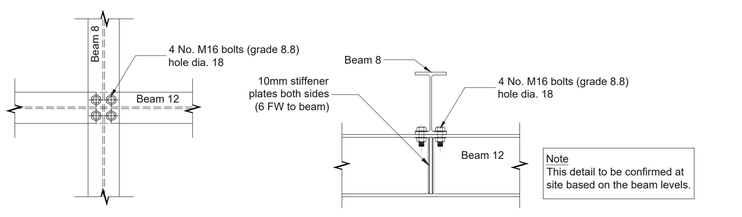
B8 TO B7 CONNECTION DETAIL

Scale 1:10



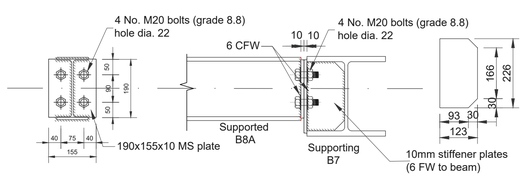
B11 TO B12 CONNECTION DETAIL

Scale 1:10



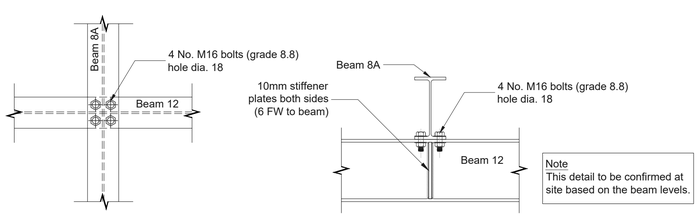
B8 TO B12 CONNECTION DETAIL

Scale 1:10



B8A TO B7 CONNECTION DETAIL

Scale 1:10



B8A TO B12 CONNECTION DETAIL

Scale 1:10

0 2.5 5.0
Metres

@A1
SCALE = 1:50

For Tender

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Lance Structures Disclaimer

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The Company shall not be liable for any inaccuracy of the data provided beyond the specified scale or accuracy, or for any matters resulting from their use for purposes other than that stated in the Contract's Terms and Conditions. No liability shall attach to the Surveyor in respect of any consequential loss or damages suffered by the Client.

KEY

- Existing masonry walls
- Brick work
- Block work
- Concrete walls
- To be demolished
- Steel members
- Lintels
- Timber members
- Flat roof joist span direction
- Floor joist span direction
- Rafter span direction
- Existing floor joist span direction
- AS.EX.J - Assumed existing joists
- MJ - Movement joint

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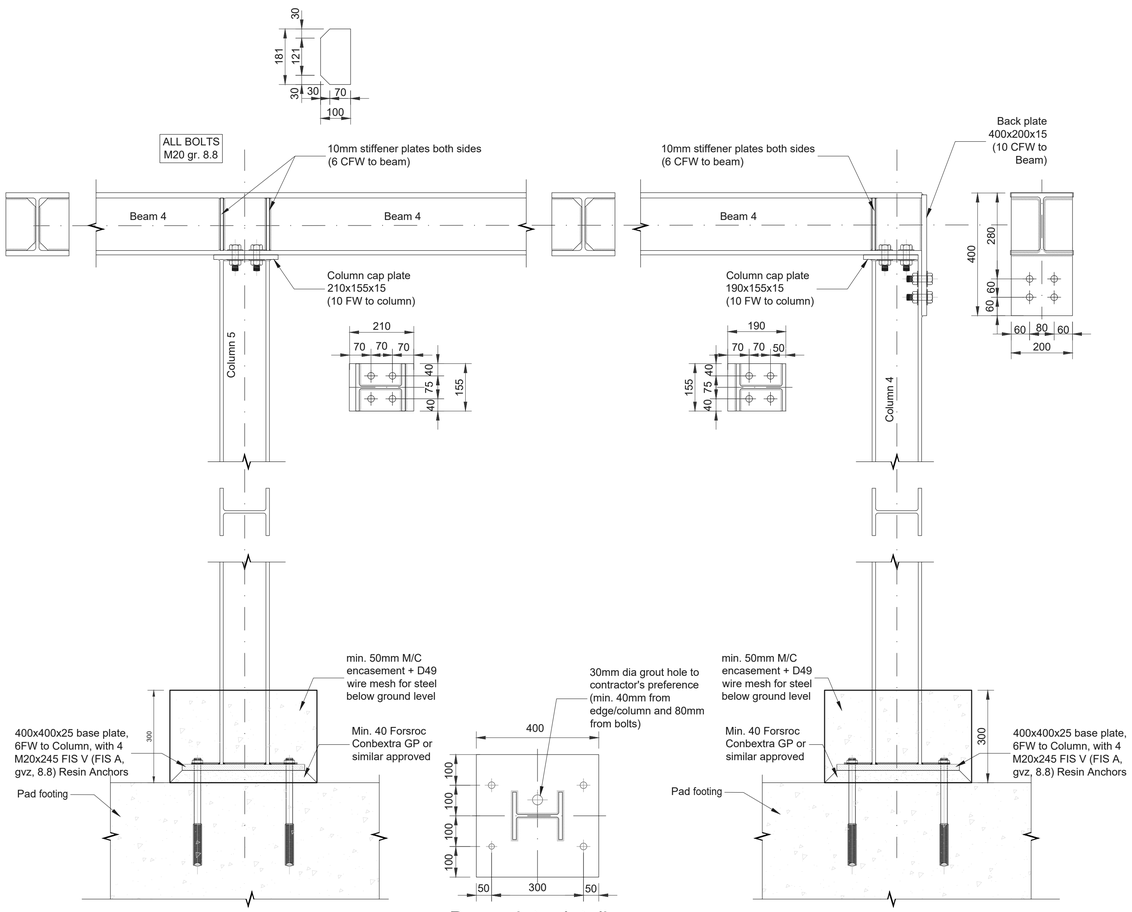
STEEL DETAILS - PAGE 02 OF 03

Drawing Number: 24-145/LS/10

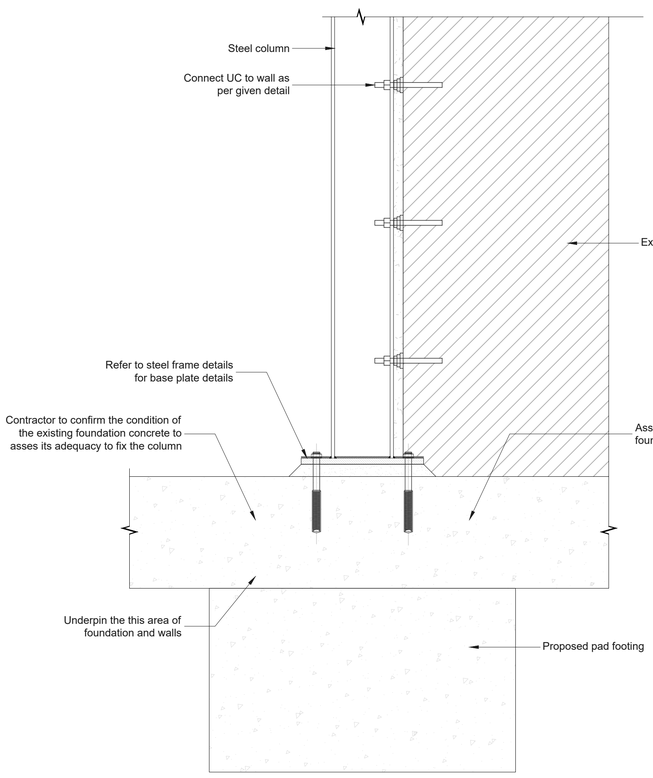
Scale at A1: 1:10

*** BOLTS TO BE COUNTERSUNK IF NEEDED ***



B4, C4 & C5 FRAME DETAIL

Scale 1:10



TYPICAL UNDERPINNING DETAIL IN NEW PAD FOOTING AREAS

Scale 1:10

0 2.5 5.0
Metres
@A1
SCALE = 1:50

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STEEL DETAILS - PAGE 03 OF 03

Drawing Number: 24-145/LS/11

Scale at A1: 1:10