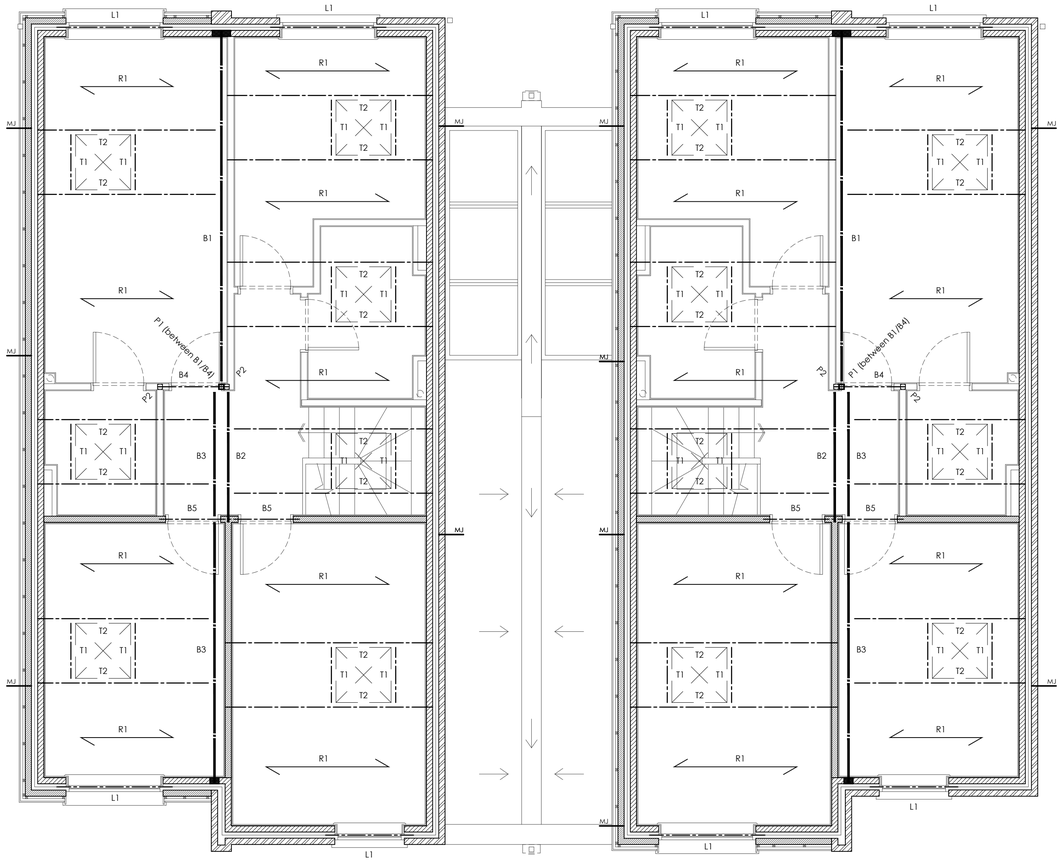
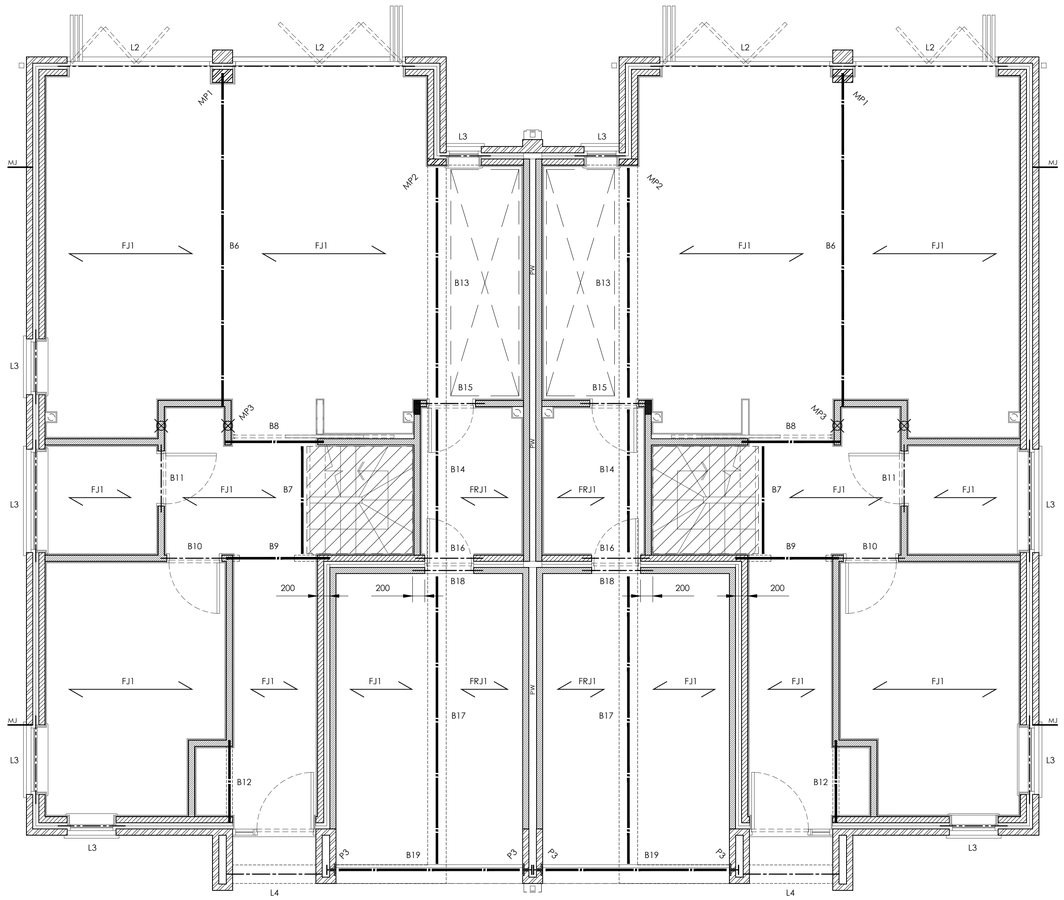


FIRST FLOOR PLAN SHOWING STRUCTURE OVER



GROUND FLOOR PLAN SHOWING STRUCTURE OVER

LEGEND

outer / inner — CAVITY WALL TYPE-01
outer leaf : 7.3 N/mm² dense concrete block in a 1:1:6 mortar
inner leaf : 3.6 N/mm² concrete blockwork in a 1:1:6 mortar

outer / inner — CAVITY WALL TYPE-02
outer leaf : facing brick to arch specification in a 1:1:6 mortar
inner leaf : 3.6 N/mm² concrete blockwork in a 1:1:6 mortar

outer / inner — CAVITY WALL TYPE-03
outer leaf : facing brick to arch specification in a 1:1:6 mortar
inner leaf : class B engineering brick in a 1:1/4:3 mortar

PW — CAVITY PARTY WALL TYPE-04
both leaves : 7.3 N/mm² dense concrete block in a 1:1:6 mortar

indicates 100mm internal load-bearing block wall constructed using 7.3 N/mm² blocks in a 1:1:6 mortar

MJ — indicates suggested movement joint location to be agreed with the architect. refer to general notes for setting out requirements

indicates span of proposed structure over

indicates post location over

hatch indicates void within floor to suit proposed staircase to be designed and supplied by specialist manufacturer

GENERAL NOTES:

- to be read in conjunction with relevant architects drawings and specification
- all setting out, finishes, dpc's, dpm's etc. to architects details
- fire, thermal and acoustic detailing to architects specification
- ensure proposed rafters are notched to provide horizontal bearings over timber wall plate, max notch to be 1/3rd of rafter depth
- all internal non-loadbearing partitions supported on timber floors to be lightweight stud work to architects details unless noted otherwise
- provide double joists well spiked together under stud walls parallel to span of floor joist
- where span of floor joists exceeds 2.5m provide herringbone strutting at centre span. where span of floor joists exceeds 4.5m provide 2 sets of herringbone strutting equally spaced
- floor joists to be supported on galvanised MS joists hangers from SIMPSON STRONGTIE or similar approved to suit location
- where timber joists/ rafters are supported off steel beams allow for fitting a 47mm C16 timber plate to top flange/ web, either shot fired or bolted using M10 bolts at 600mm centres
- staircases to be designed and supplied by specialist manufacturer
- where floor joists, flat roof joists, ceiling joists & rafters span parallel to external cavity/party walls provide 30 x 5 thk galv MS straps at 2.0m centres. straps to be turned over block work into cavity min 100mm and fixed back over min 3No. joists. ensure solid noggins are provided between joists and last joist is packed tight to inner leaf using 25mm timber packing pieces (where strapping to existing or solid walls strap to be fixed using M10 chemical anchor bolt)
- where joists/ rafters are supported off existing masonry walls provide 47mm C16 timber plate fixed to wall using M12 chemical anchor bolts at 400mm centres with timber supported on galv MS joist hangers well spiked to plate
- wall plates to be strapped to wall using 30 x 5 thk galv MS straps at 2.0m centres, strap to be turned over wall plate and well spiked. strap to be fixed down face of wall using min 5No. plugged screws
- inner leaf to cavity wall to be min 3.6N/mm² block work in a 1:1:6 mortar unless noted otherwise
- outer leaf to cavity wall to be to architects details
- cavity wall ties to be RT2 type from ANCON or similar approved at 450mm vertical centres and 750mm horizontal centres. centres to be decreased to 225mm around openings
- provide proprietary wall starters from ANCON or similar approved where proposed masonry abuts existing with joint sealed to architects details
- where steel posts abut masonry, provide SPV ties from ANCON or similar approved shot fired/ self tapping screwed to post at 225mm vertical centres, to be built into mortar joints
- for initial guidance movement joints within cavity walls constructed using clay brickwork outer leaf to be provided at 12.0m centres where length of wall exceeds 12.0m, with joints starting at max 6.0m from corner. final positions to be agreed with architect and masonry manufacturer
- for initial guidance movement joints within cavity walls constructed using dense concrete blockwork outer leaf to be provided at 6.0m centres where length of wall exceeds 6.0m, with joints starting at max 3.0m from corner. final positions to be agreed with architect and masonry manufacturer
- all handrails, guardrails and juliet balconies to be designed and supplied by specialist manufacturer to include all fixings back to structure, to be agreed with the engineer. contractor to ensure adequate time for engineer to modify structure to suit proposed system as necessary
- steelwork fabrication drawings to be produced by fabricator, ensure sufficient time (min 2 weeks) is allowed for checking by engineer/ architect prior to manufacture
- the contractor is responsible for all temporary works and for the stability of the works in progress including any necessary sacrificial jacks to take up beam deflections
- below dpc masonry to be min 7.3N/mm² dense concrete blockwork or FL quality brickwork in a 1:1/4:3 mortar

STRUCTURAL STEELWORK NOTES

1. all materials, fabrication, workmanship and erection of steelwork shall be in accordance with the national steelwork specification for building construction, 5th edition as published by the British Constructional Steelwork Association
2. steelwork connections shall comprise not less than 4No. M16 (grade 8.8) bolts for all other members, except where otherwise shown on the drawings. where connection loads are provided by the engineer, the steelwork contractor shall design connections which will be subject to comment by the engineer
3. steel beams shall at least have the minimum bearings on masonry walls as shown on the drawings. where no details of bearings are shown provide bearings to the full width of the supporting leaf, padstone or 100mm whichever is greater
4. steel columns shall be raised or lowered to the correct levels off foundations/masonry supports using sawn steel packs not less than 75mm square. allowance shall be made for nominal 25mm thickness of grout between column baseplates and foundations/masonry supports. grout shall take the form of neat cement slurry with a non shrink additive and should be just fluid enough to pour
5. site modifications to structural steelwork shall not be carried out unless prior approval has been obtained from the engineer
6. all structural steelwork shall be blast cleaned to BS 7079 : part A1, preparation grade SA21/2 and, except where specified as galvanised, shall be painted with a suitable good quality high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 75 microns. a pre-fabrication primer may be used at the fabricators discretion. the contractor shall ensure that the primer used is compatible with subsequent coatings specified by others. (e.g. intumescent paint)
7. steelwork specified as galvanised shall be blast cleaned as above & hot dip galvanised to BS 729 minimum coating thickness 85 microns
8. all steelwork below dpc level or built within the masonry wall cavity shall be site painted with a compatible high build epoxy zinc phosphate primer to provide a dry film thickness of not less than 125 microns in addition to 75 micron shop coat. to achieve an overall primer coating of 200 microns
9. steelwork encased in concrete shall remain unpainted (unless noted otherwise) and have minimum 100mm cover, concrete grade C25 or greater plus D49 wrapping mesh
10. steelwork contractor to co-ordinate with main contractor and cladding contractor to provide all necessary secondary steelwork, trimming etc. as required around all doors, windows and the like
11. steelwork contractor to co-ordinate with main contractor to provide adequate temporary bracing during the sequence of erection

Ings Engineering Limited

client
Mr A Neville

job
233 Harbour Way
Shoreham by Sea
BN43 5HZ

drawing number	revision
8278/ SK01	_

drawing title
Ground and First Floor Plans
Showing Structure Over

drawn by	checked by	issue status
ICR	JI	_

date	scale (printed at A1)
May 2020	1/ 50

1.0m 1/ 20
1.0m 1/ 50
1.0m 1/ 100

Do not scale off drawing
Check all dimensions on site before all work is commenced
All goods materials workmanship to conform with current building regulations BSS and COP's

ings engineering limited
spithurst hub spithurst road
barcombe east sussex BN8 5EE
01273 470066 info@ingsengineering.co.uk