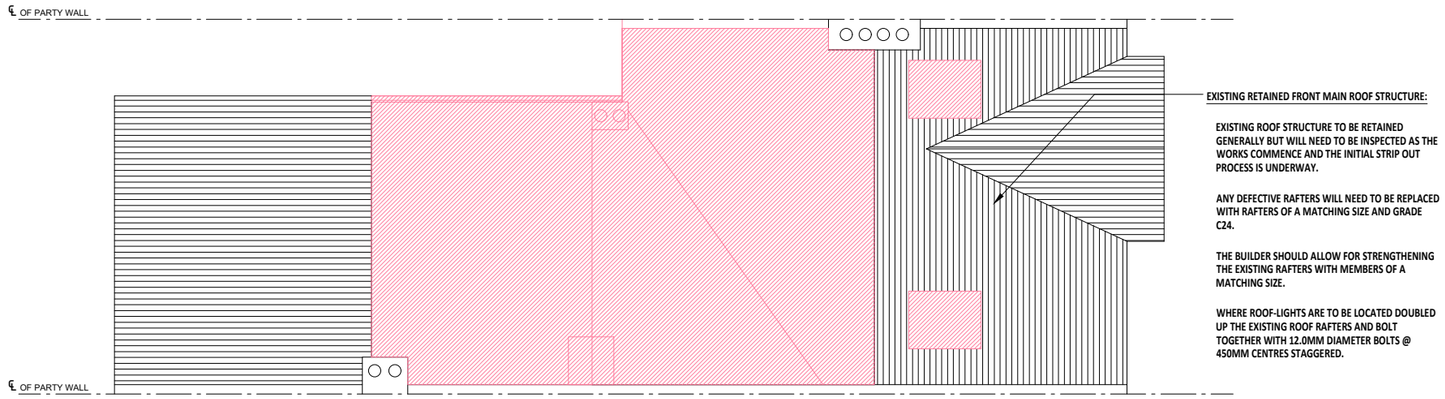
SCALE BAR FOR 1:100

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m



EXISTING RETAINED FRONT MAIN ROOF STRUCTURE:

EXISTING ROOF STRUCTURE TO BE RETAINED GENERALLY BUT WILL NEED TO BE INSPECTED AS THE WORKS COMMENCE AND THE INITIAL STRIP OUT PROCESS IS UNDERWAY.

ANY DEFECTIVE RAFTERS WILL NEED TO BE REPLACED WITH RAFTERS OF A MATCHING SIZE AND GRADE C24.

THE BUILDER SHOULD ALLOW FOR STRENGTHENING THE EXISTING RAFTERS WITH MEMBERS OF A MATCHING SIZE.

WHERE ROOF-LIGHTS ARE TO BE LOCATED DOUBLED UP THE EXISTING ROOF RAFTERS AND BOLT TOGETHER WITH 12.0MM DIAMETER BOLTS @ 450MM CENTRES STAGGERED.

ROOF PLAN (existing)

DEMOLITION PLAN

Scale 1:100

NOTE:
ENSURE ALL WORKS ARE CARRIED OUT WITHIN THE PRESCRIBED HOURS OF WORKING PROCEDURES AND THAT ALL TOOLS USED ARE OF A NON PERCUSSIVE TYPE WHERE POSSIBLE.

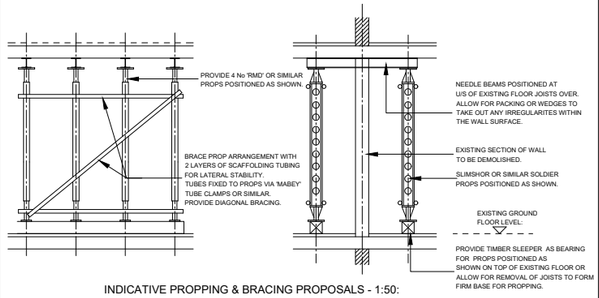
DEMOLITION NOTES:
1. DEMOLITION CONTRACTOR TO CONFIRM ALL FLOOR SPANS AND FLOOR CONSTRUCTION PRIOR TO ANY DEMOLITION TAKING PLACE.
2. DEMOLITION CONTRACTOR TO CONFIRM ALL WALL CONSTRUCTION PRIOR TO ANY DEMOLITION TAKING PLACE.
3. DEMOLITION CONTRACTOR TO SUBMIT METHOD STATEMENTS TO ENGINEER FOR REVIEW AND COMMENT PRIOR TO ANY WORKS BEING CARRIED OUT.

DEMOLITION NOTE **:

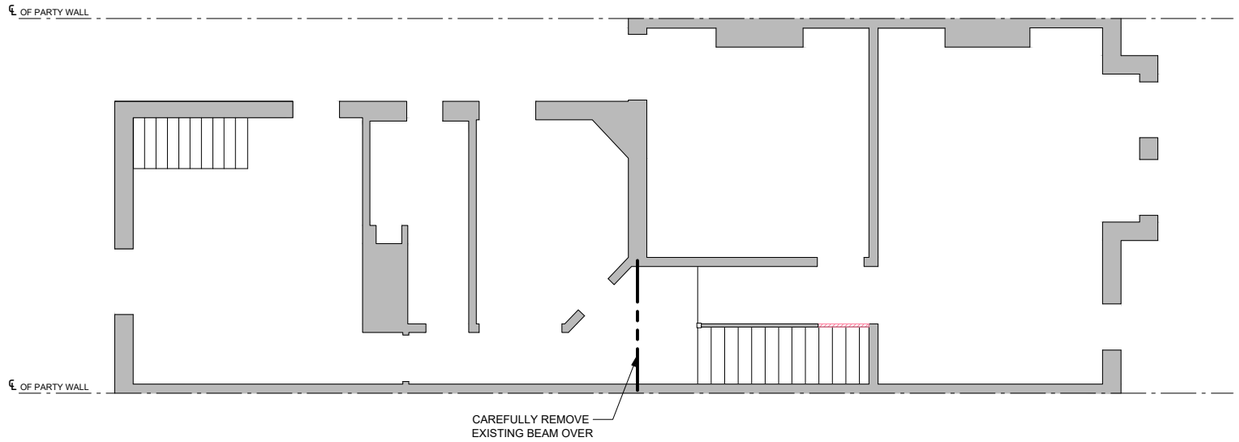
PROPOSED NEW OPENINGS THROUGH EXISTING WALLS AT FLOOR LEVEL WILL REQUIRE THE FOLLOWING TEMPORARY WORKS:

ALSO REFER TO MAIN DEMOLITION NOTES:

1. THE EXISTING WALL AT FIRST FLOOR LEVEL OVER WILL NEED TO BE NEEDLED AND PROPPED PRIOR TO REMOVAL OF WALL AT GROUND FLOOR LEVEL.
2. A FIRM BASE WILL BE REQUIRED TO SUPPORT THE PROPS AT GROUND FLOOR LEVEL AND THIS MAY REQUIRE SECTIONS OF THE EXISTING GROUND FLOOR TO BE REMOVED TO FORM A FIRM BASE OR ALTERNATIVELY SPREADER BEAMS COULD BE USED.



INDICATIVE PROPPING & BRACING PROPOSALS - 1:50:



FIRST FLOOR (existing)

DEMOLITION PLAN

Scale 1:100

NOTES RELATING TO THIS DRAWING

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LEGEND:

RETAINED STRUCTURE

EXISTING STRUCTURE TO BE REMOVED

Rev.	Description	By	Chkd.	Date
P1	ISSUE FOR INORMATION	ID	ID	JUL 21

HOME TALES

Client:

Project:

Title: Existing Ground Floor and Roof Plan (demolition plan)

Drawing Status: PRELIMINARY ISSUE | Rev. P1

Drawn: ID | Date:

Chkd: ID | Scale: NOTED @ A3

Drawing No. DD/2021/256/01

SCALE BAR FOR 1:100

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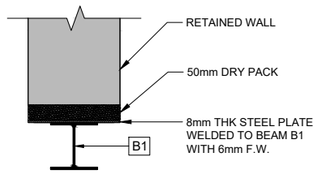
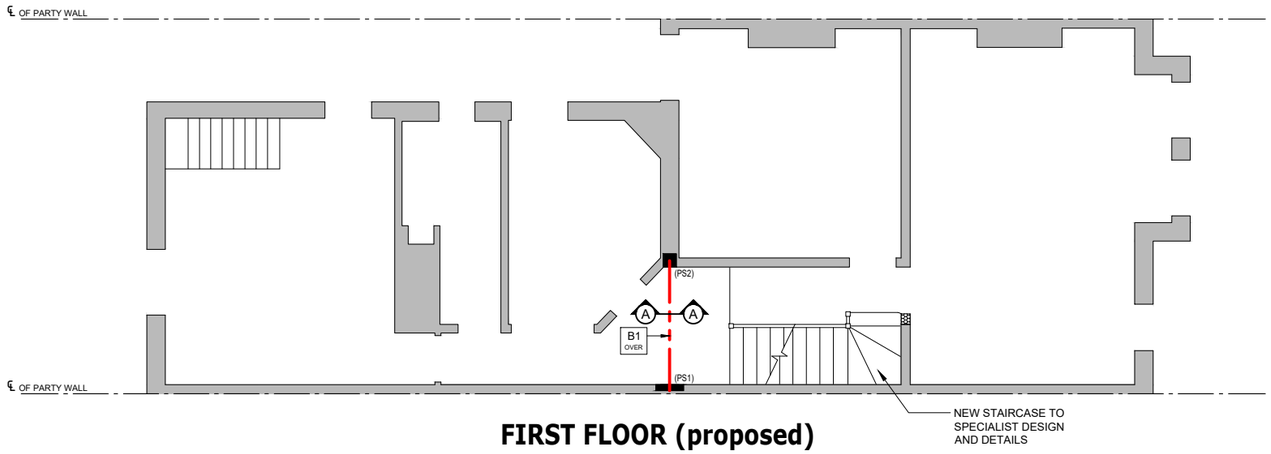


SECTION A-A
Scale 1:20



FIRST FLOOR (proposed)
Scale 1:100

BEAM SCHEDULE	
MARK	**BEAM SIZE**
B1	UC 152 x 152 x 23
B2	UC 203 x 203 x 46
B3	UC 203 x 203 x 46
NOTE	GRADE 275

POST SCHEDULE	
MARK	**POST SIZE**
P1	SHS 100 x 100 x 5.0
NOTE	GRADE 275

LEGEND:

(SS1) - 800 x 100 x 25.0 mm THICK STEEL SPREADER PLATE

(SS2) - 600 x 100 x 25.0 mm THICK STEEL SPREADER PLATE

(PS1) - 450 x 100 x 225 mm DEEP CONCRETE PAD STONE

(PS2) - 215 x 215 x 225 mm DEEP CONCRETE PAD STONE

(FJ1) - 50 x 200mm FLOOR JOISTS @ 400 mm CRS (GRADE C24)

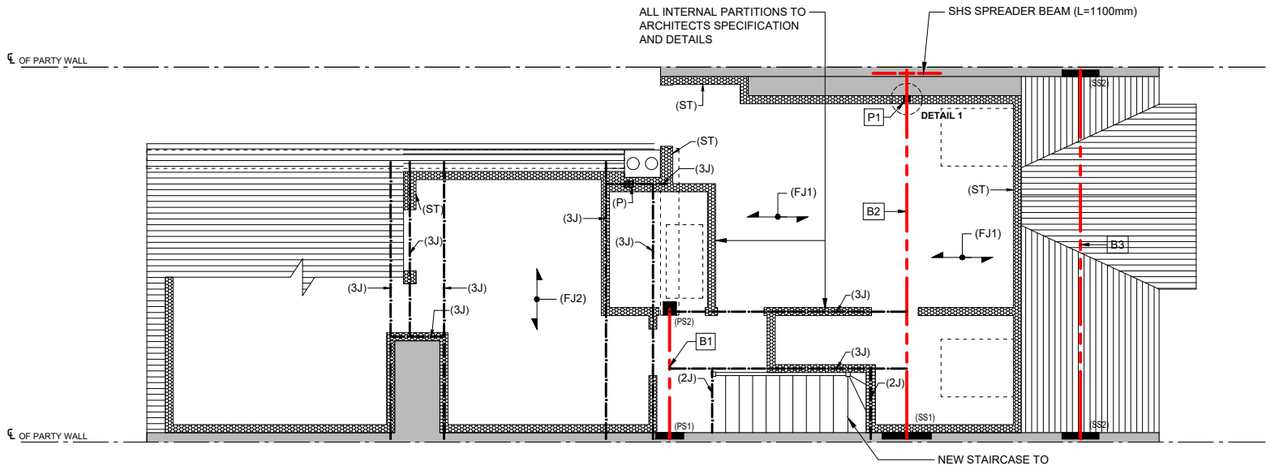
(FJ2) - 50 x 200mm FLOOR JOISTS @ 300 mm CRS (GRADE C24)

(3J) - 3/ 50 x 200 mm JOISTS (GRADE C24)

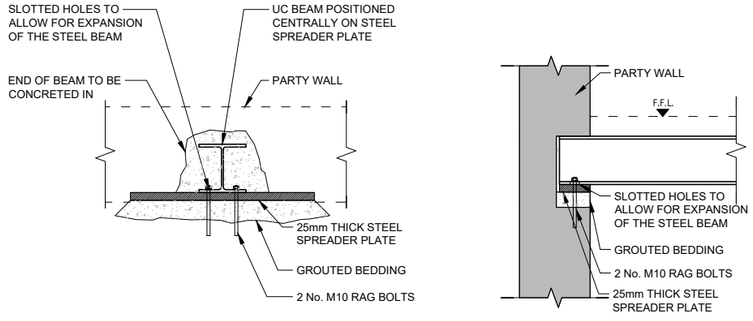
(2J) - 2/ 50 x 150 mm JOISTS (GRADE C24)

(ST) - 50 x 100 mm STUDS @ 400 mm CRS (GRADE C24). DOUBLE UP STUDS AT OPENINGS LOCATION WITH DOUBLE UP TIMBERS TO FORM LINTEL OVER

(P) - 150 x 100 mm TIMBER POST (GRADE C24)



LOFT PLAN (proposed)
Scale 1:100



TYPICAL UC BEAM BOLTED TO STEEL SPREADER PLATE DETAIL
Not in Scale

NOTES RELATING TO THIS DRAWING

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STEELWORK NOTES:

1. ALL STEELWORK SHALL CONFORM TO BS 5950.
2. ALL STEELWORK SHALL BE SHOT BLASTED TO SA 2.5 AND PRIMED WITH A ZINC PHOSPHATE PRIMER TO DFT OF 75 MICRONS.
3. ALL STEELWORK TO BE GRADE S275 - U.N.O.
4. ALL FIRE PROTECTION TO STEELWORK TO GIVE A MIN OF 1 HOURS PROTECTION.
5. STEEL BEAMS TO HAVE A MINIMUM END BEARING OF: 100mm WHERE SPAN OF BEAM IS PERPENDICULAR TO THE PARTY OR CAVITY WALL, 225 mm WHERE SPAN OF BEAM IS PARALLEL TO WALL, 150 mm IN OTHER CASES - UNLESS NOTED OTHERWISE.
6. PADSTONES TO HAVE A MINIMUM CLASS STRENGTH 37N/mm2.

TIMBER NOTES:

1. ALL TIMBER EXCEPT WHERE NOTED OTHERWISE SHALL BE MINIMUM GRADE C24 TO BS 5268 WITH SERVICE MOISTURE CONTENT NOT EXCEEDING 18%.
2. ALL TIMBER SHALL BE TREATED WITH AN ORGANIC SOLVENT
3. PRESERVATIVE BY DOUBLE VACUUM OR PRESSURE INJECTION PROCESS.
4. ALL TIMBER IN CONTACT WITH MASONRY EXTERNAL WALLS SHALL BE TREATED AS IN NOTE 2 ABOVE.
5. JOIST HANGERS BUILT INTO NEW BLOCKWORK SHALL BE EXPAMET OR SIMILAR TYPE HANGERS.
6. ALL JOIST HANGERS SHALL BE TO BS 6178.
7. ALL DOUBLED / TREBLE UP JOISTS SHALL BE BOLTED TOGETHER WITH M12Ø BOLTS IN 13mmØ HOLES WITH 51mm SQUARE DOUBLE SIDED TIMBER CONNECTORS AND 50x50x5 THK M.S. WASHERS TO ALL BOLT HEADS AND NUTS. BOLTS TO BE AT 450mm CENTRES STAGGERED TOP AND BOTTOM. PROVIDE 5D EDGE DISTANCE.
8. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH BS 5268.
9. ALL NAILS, SCREWS AND FASTENERS TO BE GALVANISED.
10. ANY IN-SITU TIMBER USED IN EXCESS OF 2.5 m SPAN ARE TO HAVE SOLID STRUTTING PROVIDED AT MID SPAN.
11. ALL TIMBER CONNECTIONS & TIMBER - WALL CONNECTIONS TO BE ACCORDING TO BS 8103.

LEGEND:

RETAINED STRUCTURE

NEW STUD WALL

Rev.	Description	By	Chkd.	Date
P2	ISSUE FOR INORMATION	ID	ID	AUG 21
P1	ISSUE FOR INORMATION	ID	ID	JUL 21

HOME TALES

Client:

Project:

Title: Proposed Ground Floor and Loft Plan

Drawing Status: PRELIMINARY ISSUE | Rev. P2

Drawn: ID | Date:

Chkd: ID | Scale: NOTED @ A3

Drawing No. DD/2021/256/02

SCALE BAR FOR 1:100

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m

NOTE:
CROSS SECTION B-B IS SHOWN ON DRAWING DD/2021/256/04

BEAM SCHEDULE

MARK	BEAM SIZE
B4	UC 152 x 152 x 30
B5	FLITCH BEAM REFER TO SECTION C-C
NOTE	GRADE 275

POST SCHEDULE

MARK	POST SIZE
P1	SHS 100 x 100 x 5.0
NOTE	GRADE 275

LEGEND:

(SS2) - 600 x 100 x 25.0 mm THICK STEEL SPREADER PLATE

(2R) - 2/ 50 x 150 mm RAFTERS (GRADE C24)

(RR) - 50 x 150 mm ROOF RAFTERS @ 400 mm CRS (GRADE C24)

(FRJ1) - 50 x 200 mm FLAT ROOF JOISTS @ 400 mm CRS (GRADE C24)

(FRJ2) - 50 x 200 mm FLAT ROOF JOISTS @ 300 mm CRS (GRADE C24)

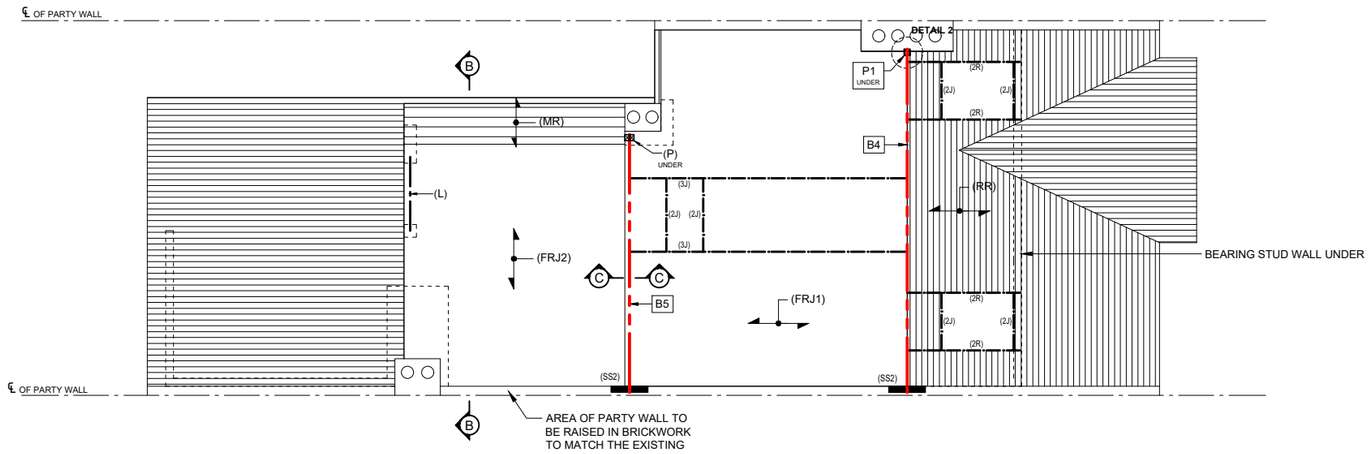
(3J) - 3/ 50 x 200 mm JOISTS (GRADE C24)

(2J) - 2/ 50 x 150 mm JOISTS (GRADE C24)

(MR) - 50 x 200 mm MANSARD RAFTERS @ 300 mm CRS (GRADE C24)

(L) - 2/ 50 x 150 mm JOISTS (GRADE C24) TO FORM LINTEL OVER

(P) - 150 x 100 mm TIMBER POST (GRADE C24)



ROOF PLAN (proposed)

Scale 1:100

FLITCH BEAM DETAILS:
PROVIDE 3 No 50 x 200 JOISTS + 2 No 8.0 mm x 195 mm DEEP STEEL PLATES TO FORM FLITCH BEAM. TIMBER TO BE GRADE C24.
STEELWORK TO BE GRADE S275.
MEMBERS BOLTED TOGETHER USING M12Ø BOLTS @ 450mm CRS STAGGERED.

SECTION C-C

Scale 1:20

NOTES RELATING TO THIS DRAWING

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2. ALL STEELWORK SHALL BE SHOT BLASTED TO SA 2.5 AND PRIMED WITH A ZINC PHOSPHATE PRIMER TO DFT OF 75 MICRONS.
3. ALL STEELWORK TO BE GRADE S275 - U.N.O.
4. ALL FIRE PROTECTION TO STEELWORK TO GIVE A MIN OF 1 HOURS PROTECTION.
5. STEEL BEAMS TO HAVE A MINIMUM END BEARING OF: 100mm WHERE SPAN OF BEAM IS PERPENDICULAR TO THE PARTY OR CAVITY WALL, 225 mm WHERE SPAN OF BEAM IS PARALLEL TO WALL, 150 mm IN OTHER CASES - UNLESS NOTED OTHERWISE.
6. PADSTONES TO HAVE A MINIMUM CLASS STRENGTH 37N/mm2.

TIMBER NOTES:

1. ALL TIMBER EXCEPT WHERE NOTED OTHERWISE SHALL BE MINIMUM GRADE C24 TO BS 5268 WITH SERVICE MOISTURE CONTENT NOT EXCEEDING 18%.
2. ALL TIMBER SHALL BE TREATED WITH AN ORGANIC SOLVENT
3. PRESERVATIVE BY DOUBLE VACUUM OR PRESSURE INJECTION PROCESS.
4. ALL TIMBER IN CONTACT WITH MASONRY EXTERNAL WALLS SHALL BE TREATED AS IN NOTE 2 ABOVE.
5. JOIST HANGERS BUILT INTO NEW BLOCKWORK SHALL BE EXPAMET OR SIMILAR TYPE HANGERS.
6. ALL JOIST HANGERS SHALL BE TO BS 6178.
7. ALL DOUBLED / TREBLE UP JOISTS SHALL BE BOLTED TOGETHER WITH M12Ø BOLTS IN 13mmØ HOLES WITH 51mm SQUARE DOUBLE SIDED TIMBER CONNECTORS AND 50x50x5 THK M.S. WASHERS TO ALL BOLT HEADS AND NUTS. BOLTS TO BE AT 450mm CENTRES STAGGERED TOP AND BOTTOM. PROVIDE 5D EDGE DISTANCE.
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9. ALL NAILS, SCREWS AND FASTENERS TO BE GALVANISED.
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11. ALL TIMBER CONNECTIONS & TIMBER - WALL CONNECTIONS TO BE ACCORDING TO BS 8103.

LEGEND:

RETAINED STRUCTURE

Rev.	Description	By	Chkd.	Date
P1	ISSUE FOR INORMATION	ID	ID	JUL 21

HOME TALES

Client:

Project:

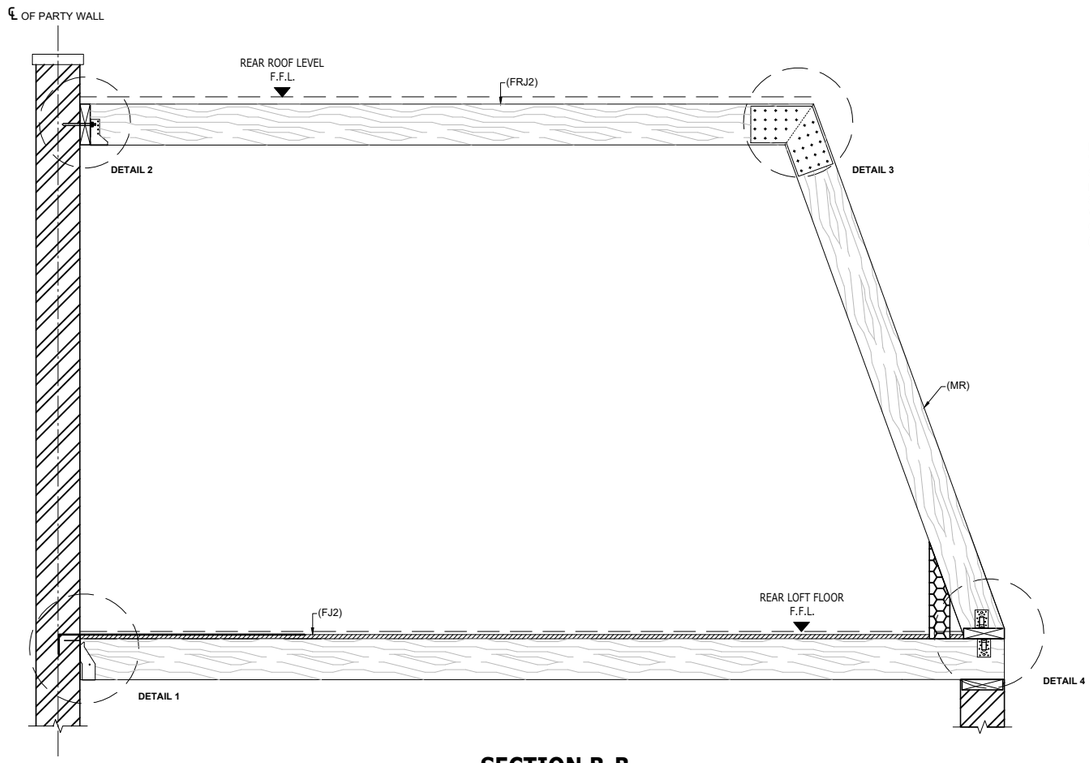
Title: Proposed Roof Plan

Drawing Status: PRELIMINARY ISSUE | Rev. P1

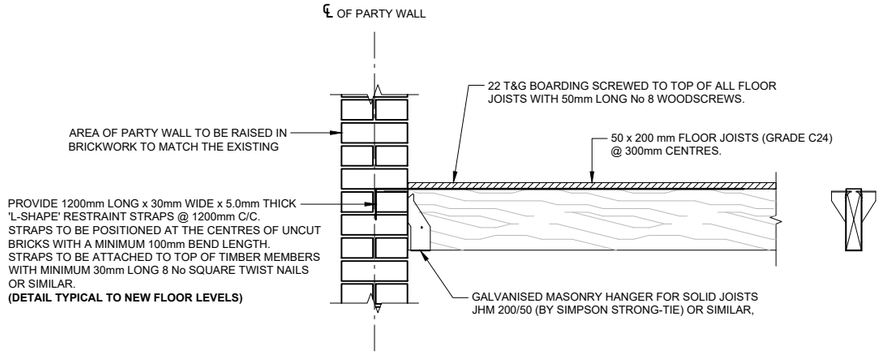
Drawn: ID | Date:

Chkd: ID | Scale: NOTED @ A3

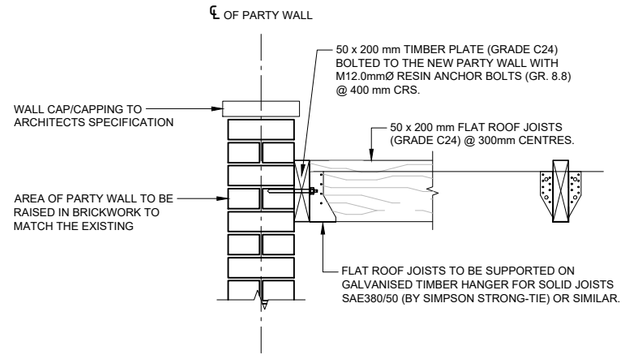
Drawing No. DD/2021/256/03



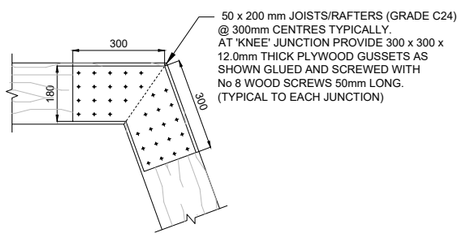
SECTION B-B
REAR POD SINGLE TIMBER FRAME
Scale 1:30



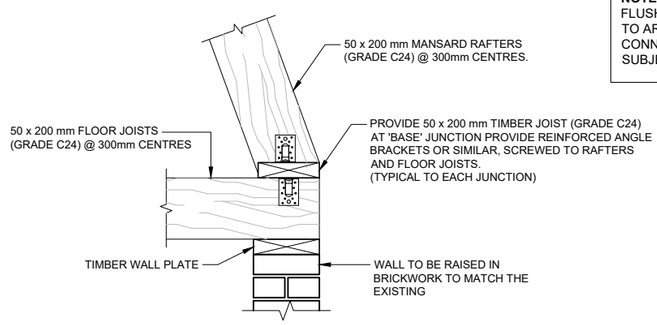
DETAIL 1
FLOOR JOIST SUPPORT DETAIL (PARALLEL TO JOISTS)
Scale 1:20



DETAIL 2
FLAT ROOF JOIST SUPPORT DETAIL
Scale 1:20



DETAIL 3
SINGLE JOIST/RAFTER CONNECTION
Scale 1:20



DETAIL 4
TRIPLE JOIST/RAFTER CONNECTION
Scale 1:20

NOTE:
FLUSH OR OVERHANGED EAVES DESIGN TO ARCHITECTS SPECIFICATION. CONNECTION DESIGN AND SPECIFICATION SUBJECT TO CHANGE BY THE BUILDER.

LEGEND:

(FJ2) - 50 x 200mm FLOOR JOISTS @ 300 mm CRS (GRADE C24)

(FRJ2) - 50 x 200 mm FLAT ROOF JOISTS @ 300 mm CRS (GRADE C24)

(MR) - 50 x 200 mm MANSARD RAFTERS @ 300 mm CRS (GRADE C24)

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LEGEND:

RETAINED STRUCTURE

Rev.	Description	By	Chkd.	Date
P1	ISSUE FOR INORMATION	ID	ID	JUL 21

HOME TALES

Client:

Project:

Title: Cross Section B-B
Rear Pod Timber Frame

Drawing Status: PRELIMINARY ISSUE | Rev. P1

Drawn: ID | Date:

Chkd: ID | Scale: NOTED @ A3

Drawing No. DD/2021/256/04