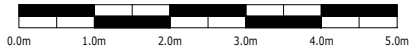
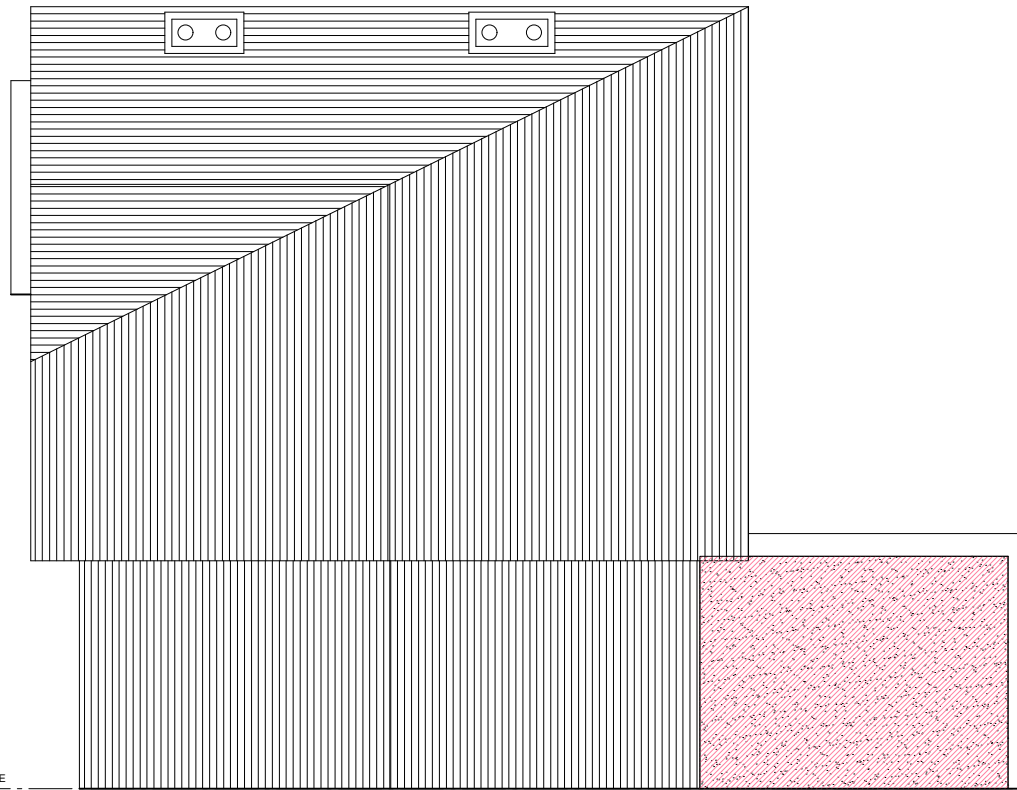


SCALE BAR FOR 1:100



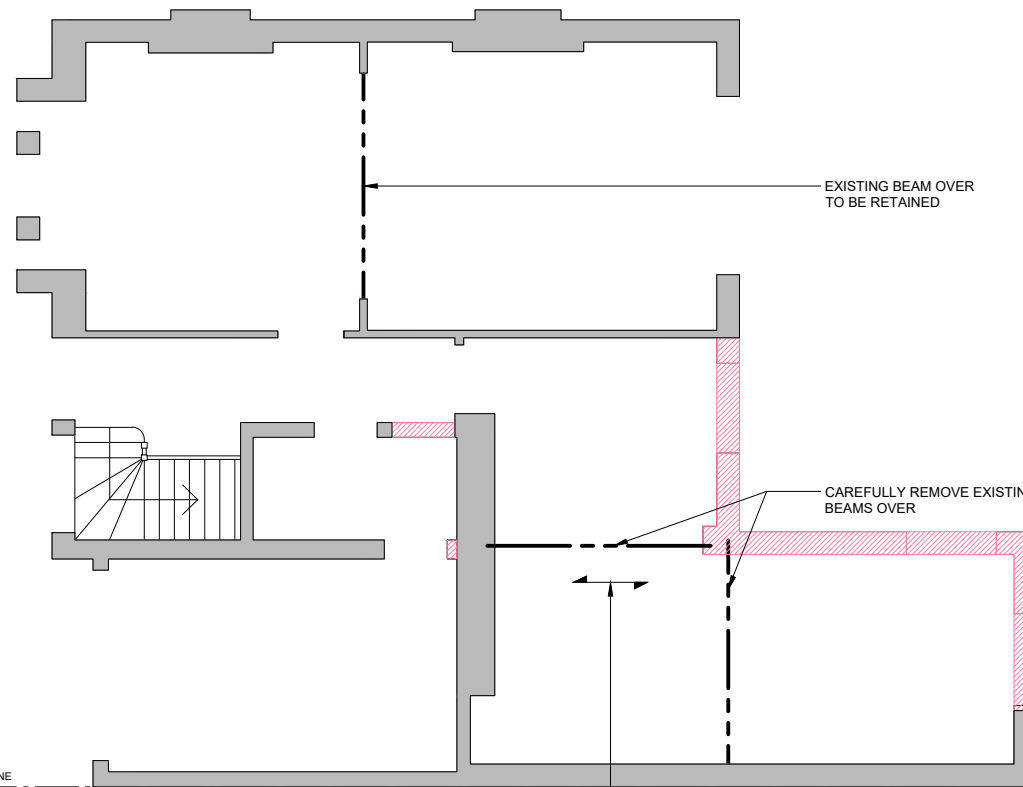
BOUNDARY LINE



ROOF PLAN (existing)

DEMOLITION PLAN
Scale 1:100

BOUNDARY LINE



GROUND FLOOR (existing)

DEMOLITION PLAN
Scale 1:100

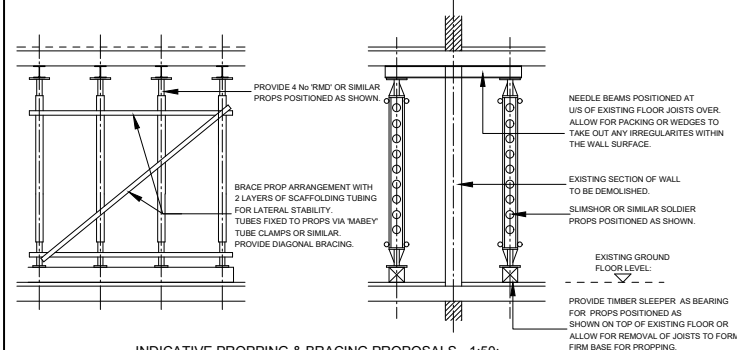
NOTE:
ENSURE ALL WORKS ARE CARRIED OUT WITHIN THE PRESCRIBED HOURS OF WORKING PROCEDURES AND THAT ALL TOOLS USED ARE OF A NON PERCUSSIVE TYPE WHERE POSSIBLE.

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 NEEDED 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:

NOTES RELATING TO THIS DRAWING

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LEGEND:

 RETAINED STRUCTURE
 EXISTING STRUCTURE TO BE REMOVED

P1	ISSUE FOR INFORMATION	ID	ID	
Rev.	Description	By	Chkd.	Date



HOME TALES

Client:

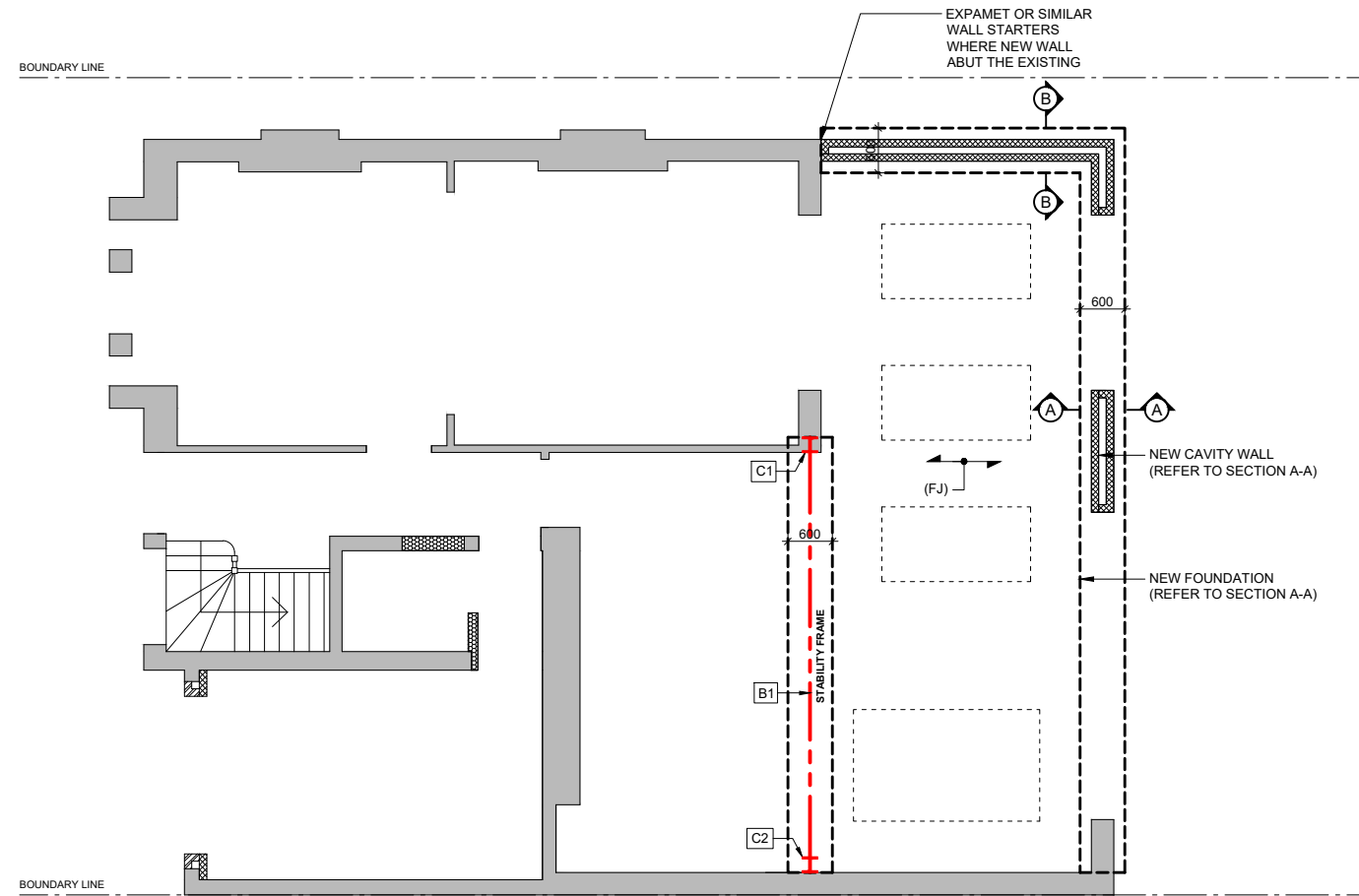
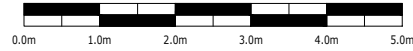
Project:

Title: Existing Ground Floor and Roof Plan

Drawing Status: PRELIMINARY ISSUE Rev. P1

Drawn: ID	Date:	Drawing No.
Chkd: ID	Scale: NOTED @ A3	DD/2021/260/01

SCALE BAR FOR 1:100



GROUND FLOOR (proposed)

Scale 1:100

NOTES RELATING TO THIS DRAWING

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FOUNDATION NOTES:

1. ALL FOUNDATIONS ARE SUBJECT TO SITE CONDITIONS AND MAY BE VARIED AS THE WORKS PROCEED
2. ALL FOUNDATIONS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY BUILDING INSPECTOR.
3. FOLLOWING APPROVAL OF THE FOUNDING SURFACE, THE EXCAVATION SHALL BE BOTTOMED OUT AS NECESSARY AND THE FOUNDATION OR 50mm THICK BLINDING CONCRETE CAST IMMEDIATELY. IF EVIDENCE OF ROOTS ARE FOUND WITHIN FOUNDING LEVEL, THE FOUNDATIONS WILL NEED TO BE DEEPEMED BY 500mm.

MASONRY NOTES:

1. BRICKWORK WHERE REQUIRED (UNLESS NOTED OTHERWISE) SHALL BE CONSTRUCTED IN COMMON BRICKWORK TO MATCH EXISTING WHERE POSSIBLE WITH MIN 30N/mm² CRUSHING STRENGTH IN M.D. (III) - 1:1.6.
2. BLOCKWORK TO BE CONSTRUCTED IN 7.0N/mm² BLOCKS IN MD (III) - 1:1.6.

CONCRETE NOTES:

1. CONCRETE GRADE FOR FOUNDATIONS, GROUND BEARING SLABS, BEAMS, COLUMNS, SUSPENDED SLABS IS TO BE C37 TO BS 5328.
2. BLINDING CONCRETE IS TO BE GRADE C20 TO BS 5328.
3. REINFORCEMENT IS TO BE LAPPED 40 x BAR DIAMETER U.N.O.
4. COVER IS TO BE 35mm OR 75mm FOR FACES IN CONTACT WITH SOIL.
5. REINFORCEMENT GRADE IS TO BE 500 HIGH YIELD.
6. MESH TO BS 4483.

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 PRESERVATIVE BY DOUBLE VACUUM OR PRESSURE INJECTION PROCESS.
3. ALL TIMBER IN CONTACT WITH MASONRY EXTERNAL WALLS SHALL BE TREATED AS IN NOTE 2 ABOVE.
4. JOIST HANGERS BUILT INTO NEW BLOCKWORK SHALL BE EXPANET OR SIMILAR TYPE HANGERS.
5. ALL JOIST HANGERS SHALL BE TO BS 6178.
6. ALL DOUBLED / TREBLE UP JOISTS SHALL BE BOLTED TOGETHER WITH M120 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 50 EDGE DISTANCE.
7. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH BS 5268.
8. ALL NAILS, SCREWS AND FASTENERS TO BE GALVANISED.
9. ANY IN-SITU TIMBER USED IN EXCESS OF 2.5 m SPAN ARE TO HAVE SOLID STRUTTING PROVIDED AT MID SPAN.
10. ALL TIMBER CONNECTIONS & TIMBER - WALL CONNECTIONS TO BE ACCORDING TO BS 8103.

LEGEND:

- RETAINED STRUCTURE
- NEW CAVITY WALL

P1	ISSUE FOR INFORMATION	ID	ID	
Rev.	Description	By	Chkd.	Date



HOME TALES

Client: Jane Nash

Project:

Title: Proposed Ground Floor Plan

Drawing Status: PRELIMINARY ISSUE

Rev. P1

Drawn: ID	Date:	Drawing No.
Chkd: ID	Scale: NOTED @ A3	DD/2021/260/02

LEGEND:

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

BEAM SCHEDULE

MARK	BEAM SIZE
B1	UC 305 x 305 x 97
NOTE	GRADE 275

COLUMN SCHEDULE

MARK	COLUMN SIZE
C1	UC 203 x 203 x 46
C2	UC 203 x 203 x 46
NOTE	GRADE S275

50 x 200 mm TIMBER PLATE (GRADE C24) BOLTED TO THE PROPOSED WALL

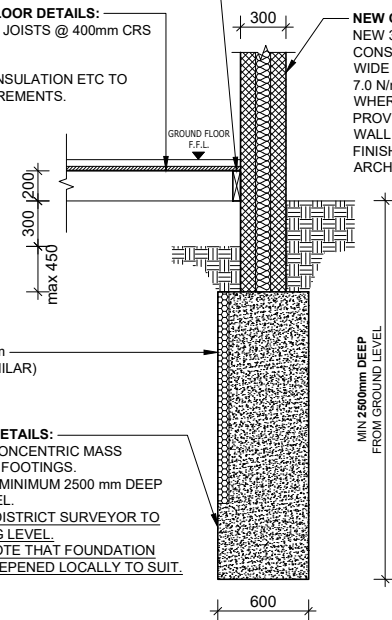
NEW SUSPENDED FLOOR DETAILS:
 - 50 x 200mm FLOOR JOISTS @ 400mm CRS (GRADE C24)

- FLOOR FINISHES, INSULATION ETC TO ARCHITECTS REQUIREMENTS.

NEW CAVITY WALL DETAILS:
 NEW 300 mm O/A WIDE CAVITY WALL CONSTRUCTED OUT OF 100 mm WIDE INTERNAL & EXTERNAL 7.0 N/mm² BLOCKWORK. WHERE WALL ABUTS THE EXISTING PROVIDE EXPANET OR SIMILAR WALL STARTERS. FINISHES & INSULATION ETC TO ARCHITECTS DETAILS.

HEAVEGUARD 75 mm (BY CORDEK OR SIMILAR)

NEW FOUNDATION DETAILS:
 NEW 600 mm WIDE CONCENTRIC MASS CONCRETE TRENCH FOOTINGS. FOUNDATION TO BE MINIMUM 2500 mm DEEP FROM GROUND LEVEL.
 NOTE - APPOINTED DISTRICT SURVEYOR TO APPROVE FOUNDING LEVEL. CONTRACTOR TO NOTE THAT FOUNDATION MAY NEED TO BE DEEPEMED LOCALLY TO SUIT.



SECTION A-A

Scale 1:50

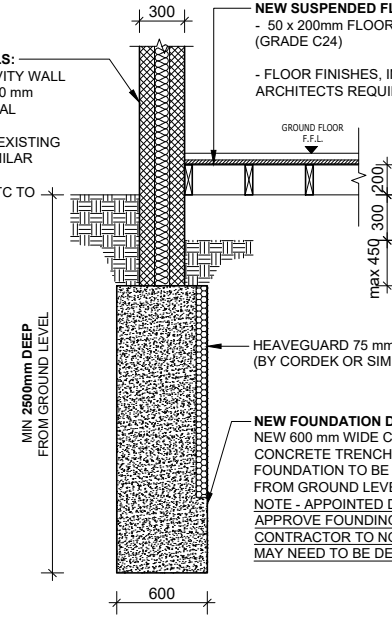
NEW CAVITY WALL DETAILS:
 NEW 300 mm O/A WIDE CAVITY WALL CONSTRUCTED OUT OF 100 mm WIDE INTERNAL & EXTERNAL 7.0 N/mm² BLOCKWORK. WHERE WALL ABUTS THE EXISTING PROVIDE EXPANET OR SIMILAR WALL STARTERS. FINISHES & INSULATION ETC TO ARCHITECTS DETAILS.

NEW SUSPENDED FLOOR DETAILS:
 - 50 x 200mm FLOOR JOISTS @ 400mm CRS (GRADE C24)

- FLOOR FINISHES, INSULATION ETC TO ARCHITECTS REQUIREMENTS.

HEAVEGUARD 75 mm (BY CORDEK OR SIMILAR)

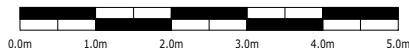
NEW FOUNDATION DETAILS:
 NEW 600 mm WIDE CONCENTRIC MASS CONCRETE TRENCH FOOTINGS. FOUNDATION TO BE MINIMUM 2500 mm DEEP FROM GROUND LEVEL.
 NOTE - APPOINTED DISTRICT SURVEYOR TO APPROVE FOUNDING LEVEL. CONTRACTOR TO NOTE THAT FOUNDATION MAY NEED TO BE DEEPEMED LOCALLY TO SUIT.



SECTION B-B

Scale 1:50

SCALE BAR FOR 1:100



LINTEL SCHEDULE

L1	CG90/100 CATNIC
L2	CX90/100 CATNIC

COLUMN SCHEDULE

MARK	COLUMN SIZE
C1	UC 203 x 203 x 46
C2	UC 203 x 203 x 46
NOTE	GRADE S275

BEAM SCHEDULE

MARK	BEAM SIZE
B2	UC 305 x 305 x 97
B3	UC 203 x 203 x 46
B4	UC 203 x 203 x 46
NOTE	GRADE 275

LEGEND:

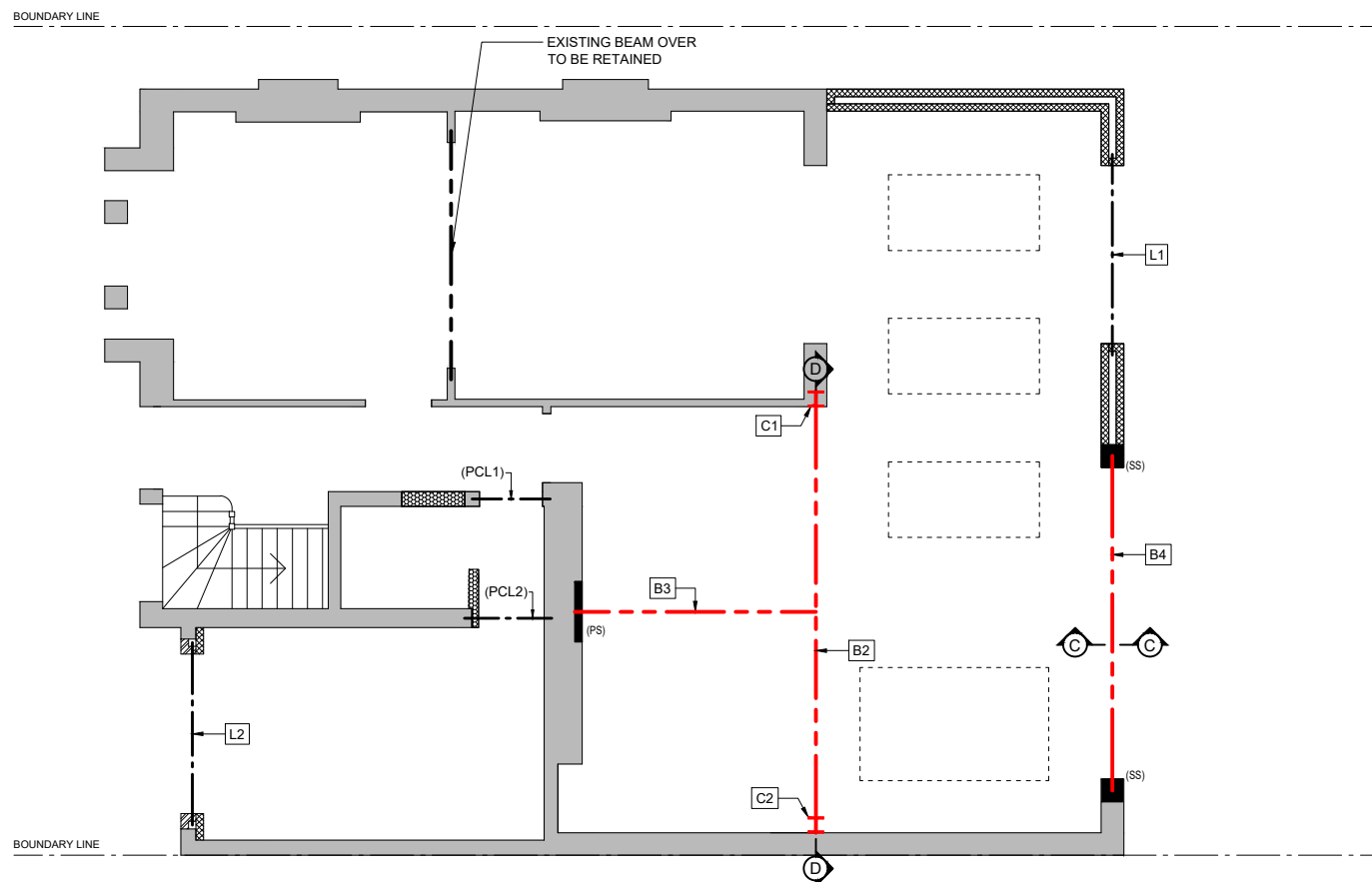
(SS) - 300 x 270 x 25.0 mm THICK STEEL SPREADER PLATE

(PS) - 800 x 100 x 225 mm DEEP CONCRETE PAD STONE

(PCL1) - 145 x 100 mm PRECAST CONCRETE LINTEL

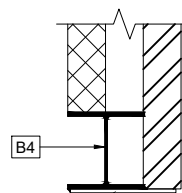
(PCL2) - 2/145 x 100 mm PRECAST CONCRETE LINTELS

NOTE:
CROSS SECTION D-D IS SHOWN ON DRAWING DD/2021/260/05



GROUND FLOOR (proposed)

SHOWING STRUCTURE OVER
Scale 1:100



280 x 8.0mm THK GALVANISED STEEL PLATE FULLY WELD TO BEAM B4 WITH 6mm F.W.

SECTION C-C

Scale 1:20

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 PRESERVATIVE BY DOUBLE VACUUM OR PRESSURE INJECTION PROCESS.
3. ALL TIMBER IN CONTACT WITH MASONRY EXTERNAL WALLS SHALL BE TREATED AS IN NOTE 2 ABOVE.
4. JOIST HANGERS BUILT INTO NEW BLOCKWORK SHALL BE EXPAMET OR SIMILAR TYPE HANGERS.
5. ALL JOIST HANGERS SHALL BE TO BS 6178.
6. ALL DOUBLED / TREBLE UP JOISTS SHALL BE BOLTED TOGETHER WITH M120 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 50 EDGE DISTANCE.
7. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH BS 5268.
8. ALL NAILS, SCREWS AND FASTENERS TO BE GALVANISED.
9. ANY IN-SITU TIMBER USED IN EXCESS OF 2.5 m SPAN ARE TO HAVE SOLID STRUTTING PROVIDED AT MID SPAN.
10. ALL TIMBER CONNECTIONS & TIMBER - WALL CONNECTIONS TO BE ACCORDING TO BS 8103.

LEGEND:

RETAINED STRUCTURE

Rev.	Description	By	Chkd.	Date
P1	ISSUE FOR INFORMATION	ID	ID	



HOME TALES

Client: Jane Nash

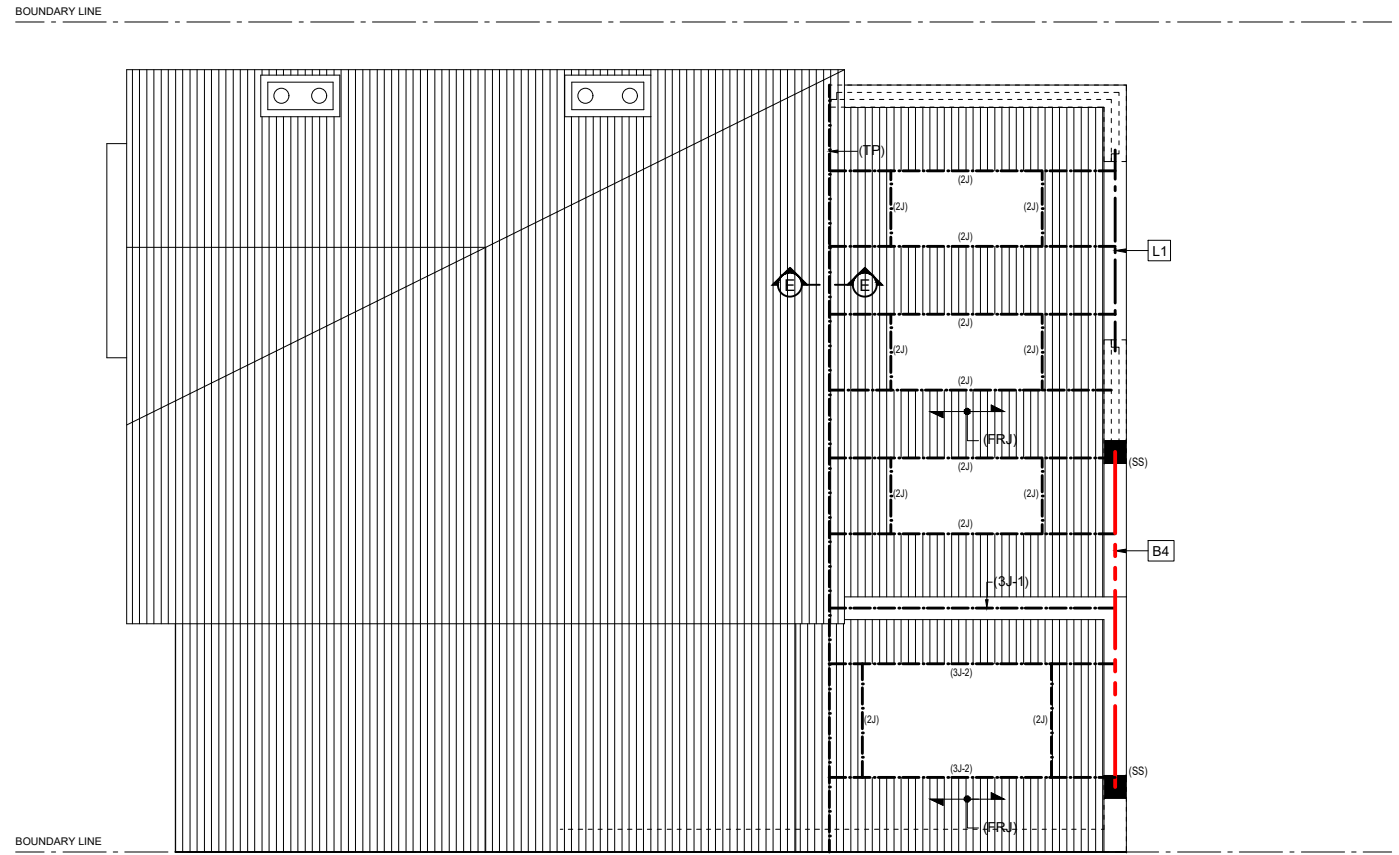
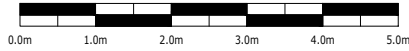
Project:

Title: Proposed Ground Floor Plan
(Showing structure over)

Drawing Status: PRELIMINARY ISSUE Rev. P1

Drawn: ID	Date:	Drawing No.
Chkd: ID	Scale: NOTED @ A3	DD/2021/260/03

SCALE BAR FOR 1:100



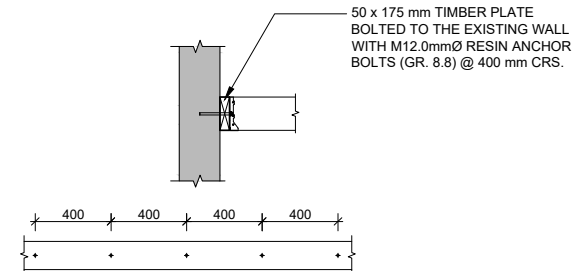
ROOF PLAN (proposed)
Scale 1:100

LINTEL SCHEDULE	
L1	CG90/100 CATNIC

BEAM SCHEDULE	
MARK	BEAM SIZE
B4	UC 203 x 203 x 46
NOTE	GRADE 275

LEGEND:

- (SS) - 300 x 270 x 25.0 mm THICK STEEL SPREADER PLATE
- (FRJ) - 50 x 175 mm FLAT ROOF JOISTS @ 400 mm CRS (GRADE C24)
- (3J-1) - 3/ 100 x 175 mm JOISTS (GRADE C24)
- (3J-2) - 3/ 50 x 175 mm JOISTS (GRADE C24)
- (2J) - 2/ 50 x 175 mm JOISTS (GRADE C24)
- (TP) - 50 x 175 mm TIMBER PLATE (GRADE C24) BOLTED TO EXISTING WALL



SECTION E-E
Scale 1:40

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LEGEND:
 RETAINED STRUCTURE

Rev.	Description	By	Chkd.	Date
P1	ISSUE FOR INFORMATION	ID	ID	



Client:

Project:

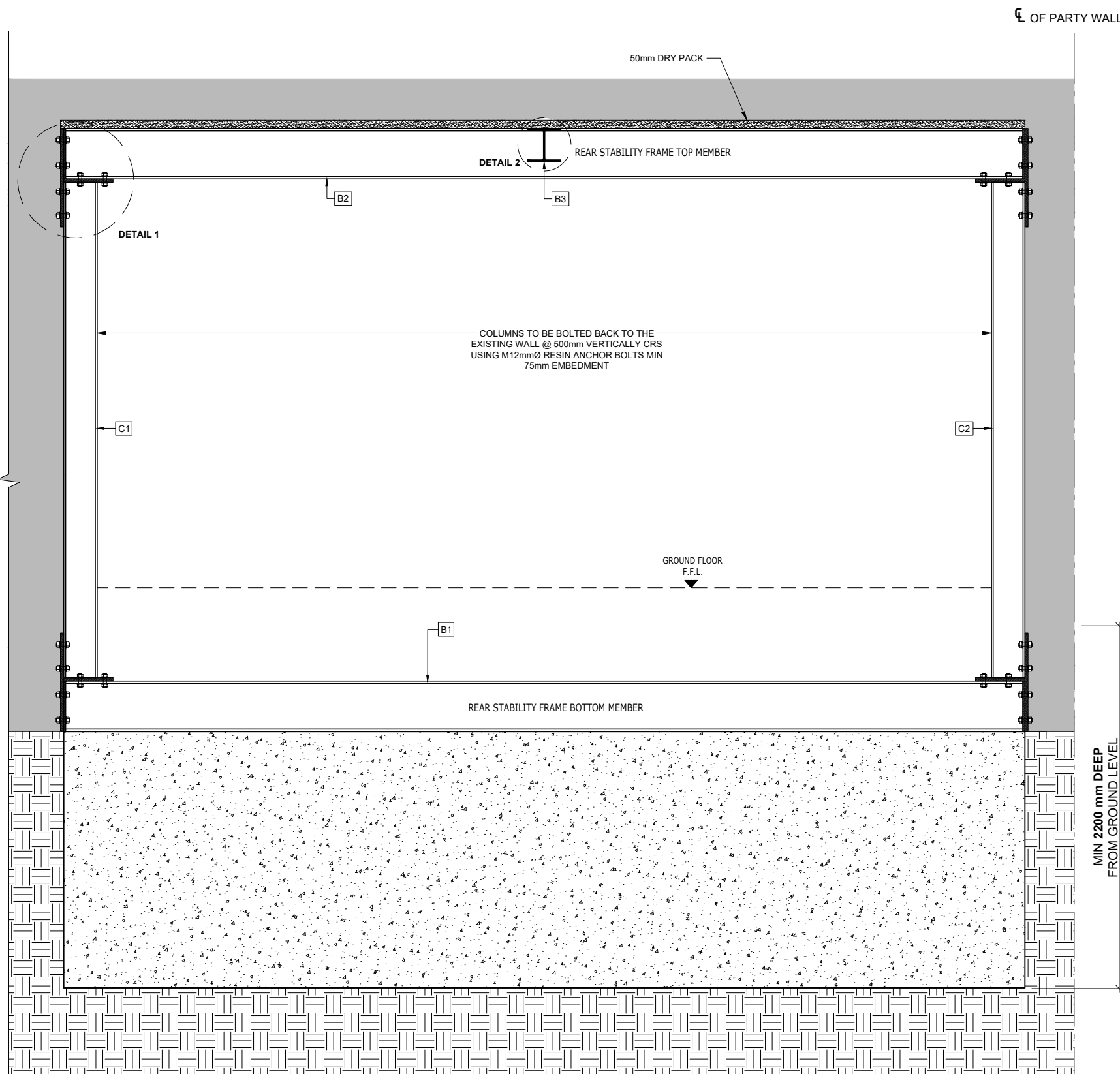
Title: Proposed Roof Plan

Drawing Status: PRELIMINARY ISSUE Rev. P1

Drawn: ID	Date:	Drawing No.
Chkd: ID	Scale: NOTED @ A3	DD/2021/260/04

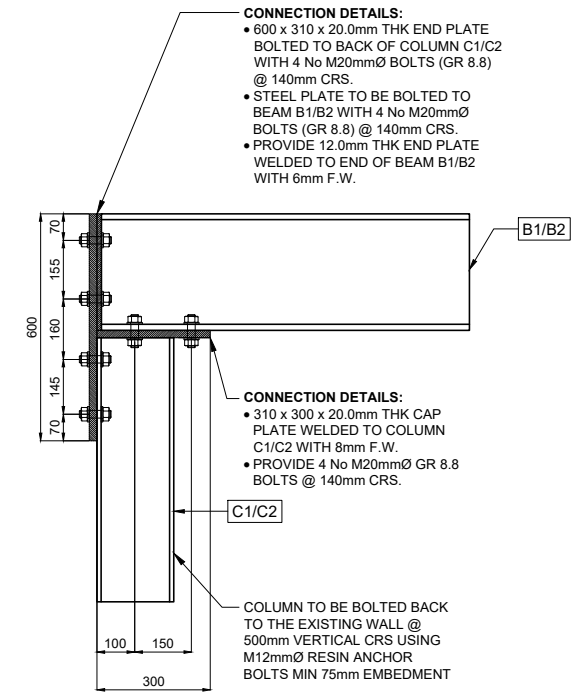
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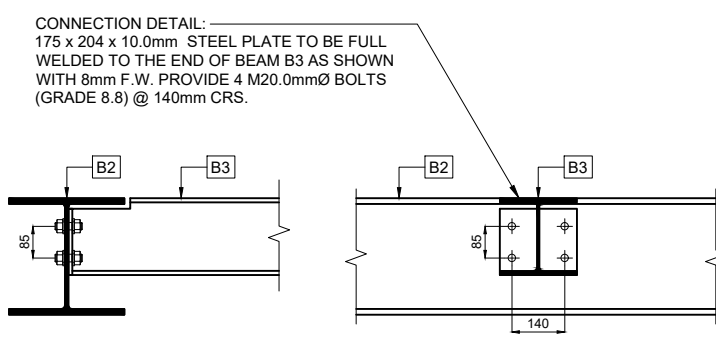


**CROSS SECTION D-D
 (STABILITY FRAME)
 Not in Scale**

REAR STABILITY FRAME:
 BOTTOM MEMBER TO BE WRAPPED IN D49 FABRIC PRIOR TO ENCASING. BOTTOM BEAM TO BE ENCASED IN CONCRETE WITH 75mm COVER TO ALL SIDES.
 PROVIDE 600mm WIDE x MIN 2200mm (FROM GROUND FINISH FLOOR LEVEL) DEEP MASS CONCRETE FOOTING BELOW THE BOTTOM FRAME MEMBER. (FINAL DEPTH TO BE AGREED ON SITE WITH D.S.).



**DETAIL 1
 TO ALL CORNERS
 Scale 1:20**



**DETAIL 2
 Scale 1:20**

LEGEND:
 RETAINED STRUCTURE

P1	ISSUE FOR INFORMATION	ID	ID	
Rev.	Description	By	Chkd.	Date



Client:
 Project:

Title: Cross Section D-D
 (Stability Frame)

Drawing Status: PRELIMINARY ISSUE Rev. P1

Drawn: ID	Date:	Drawing No.
Chkd: ID	Scale: NOTED @ A3	DD/2021/260/05