

PICTURE FRAME STEEL DETAIL

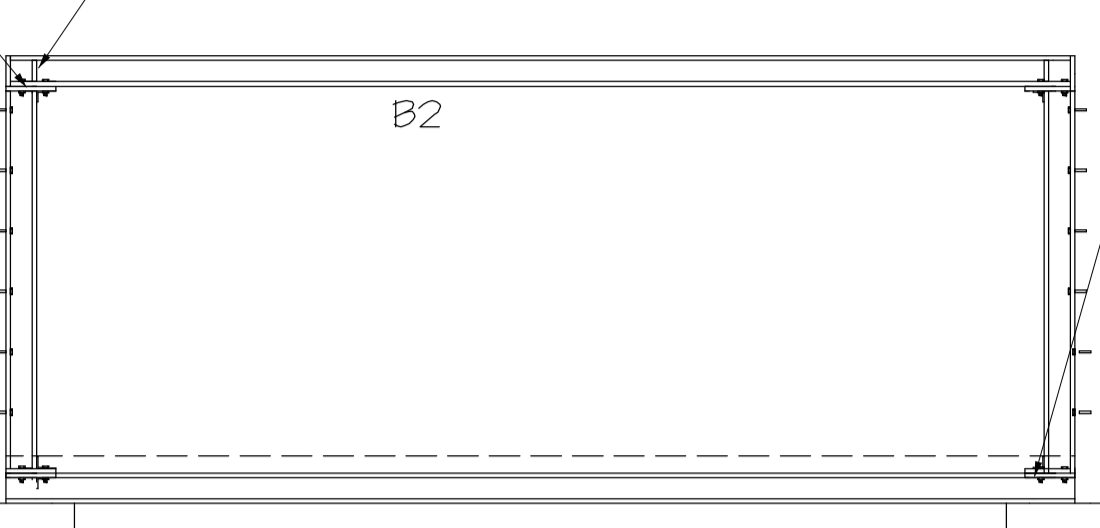
existing brickwork & concrete foundations to be exposed on site & replaced/upgraded if required by BCO

15mm thick M.S plates welded to top and bottom of the columns using 6mm full profile fillet weld and bolted to top and bottom members using 4no M20 Gr.8.8 bolts typical

90x12mm thick M.S plate welded between flanges of box frame members using 6mm fillet weld typical to all connectors for the frame

12mm thick stiffeners welded to base plate and side of column using 6mm fillet weld typical

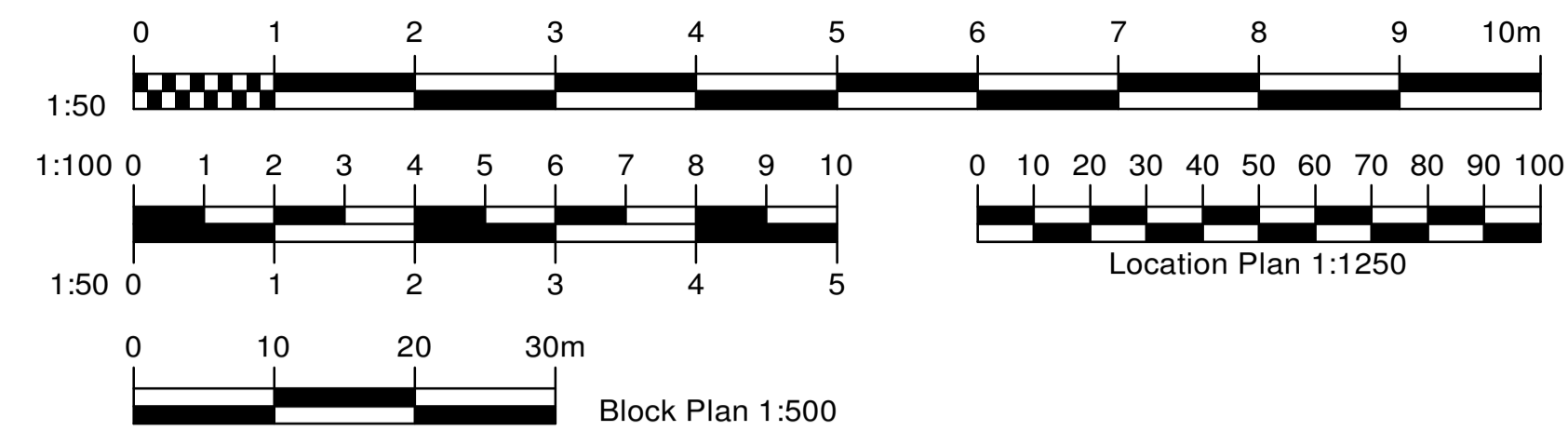
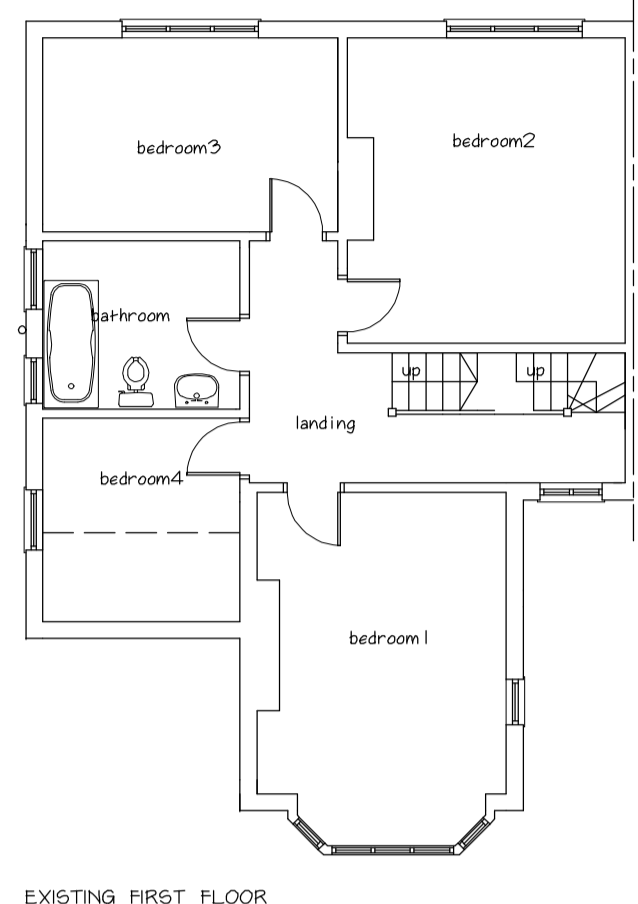
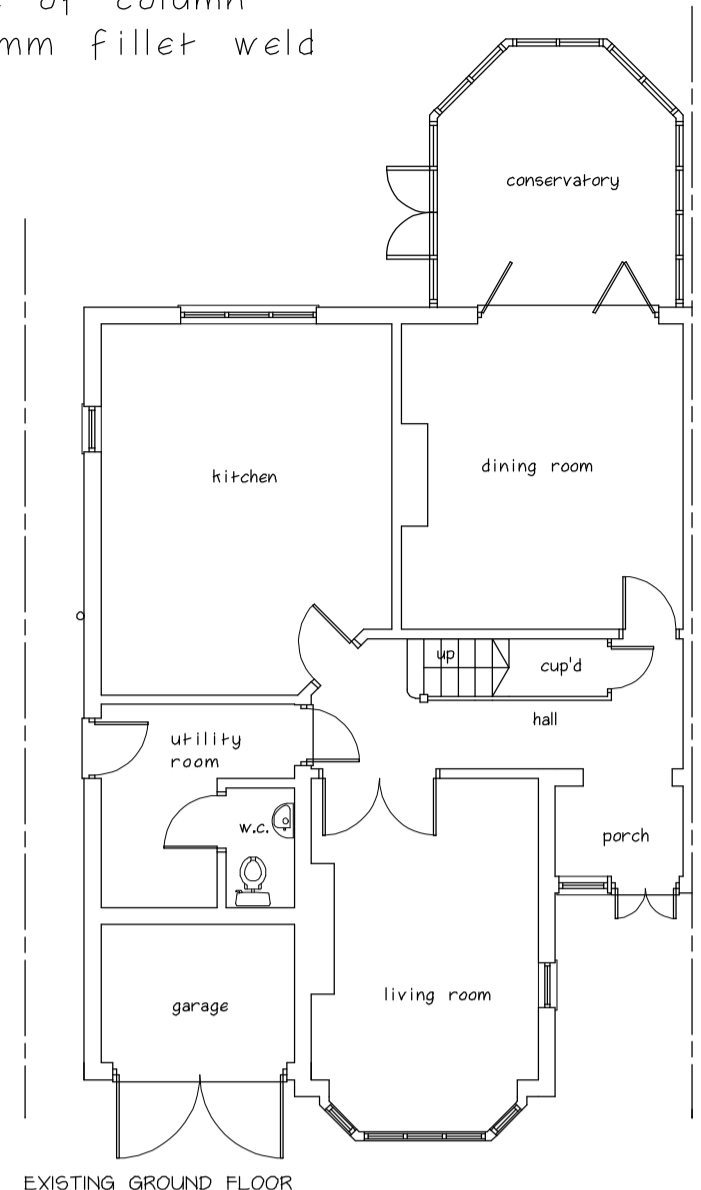
Columns fixed to new structure using 12mm dia. Expanding bolts/resin anchors 400mm c/c. Solid steel pack to be used between wall and stanchions at bolt location & dry pack to be rammed in hard along column height



sub strate on which base beam is founded to either original foundation of removed wall or leveled footing b/w with drypack sand/cement or new concrete base formed on suitable subsoil at depth to be agreed with BCO on site. Where existing foundation is not continuous provide new foundations to match existing as agreed with BCO on site

steel frame 305x305x97uc top and bottom with 305x305x97uc's to sides

corrosion protection to all steelwork below/in contact with the ground

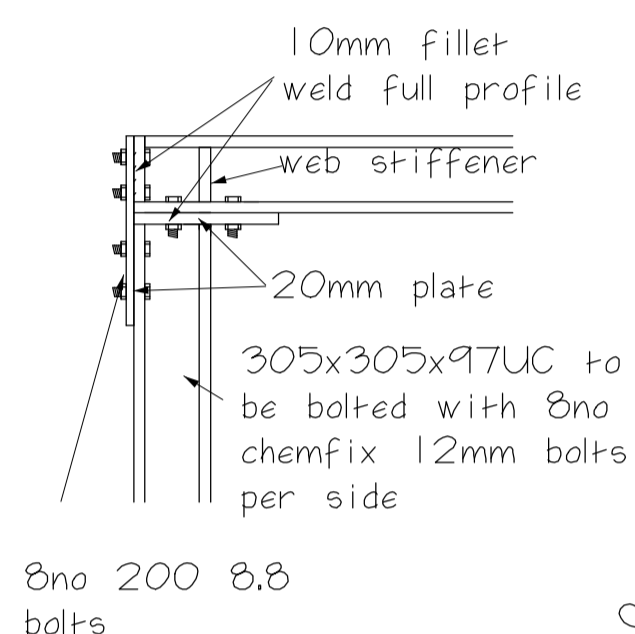


ALL EXTERNAL MATERIALS IE. ROOF & WALLS ARE TO MATCH EXISTING

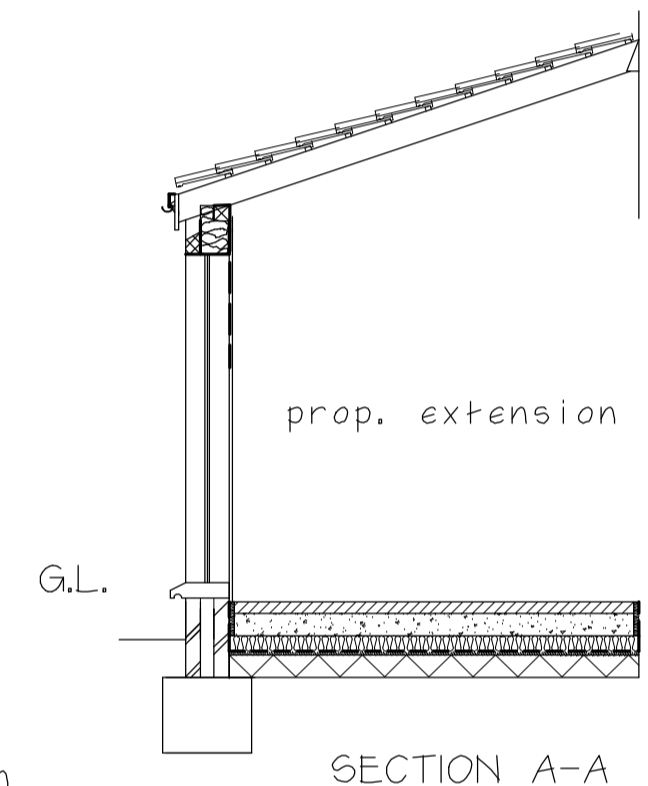
Rain water: Rain water to discharge via a B.I.G to soakaways constructed of hollow honeycomb & to be sited a minimum of 5M from the building/boundaries new soakaways to be constructed of adequate size and constructed in accordance with BRE 365. Percolation tests are required and results formulated to provided size(s), these shall be submitted/approved prior to construction by the building contractor. If the existing main roof if existing soakaway is discarded and to be subject to a satisfactory percolation test. If soakaway is not permitted, existing system is to be exposed on site and layout to be agreed with BCO on site

Prior to starting works contractor to check no loads are imposed on rear wall, from the loft conversion, if additional loads are imposed contractor to inform Plans Ink to re calculate for additional loads.

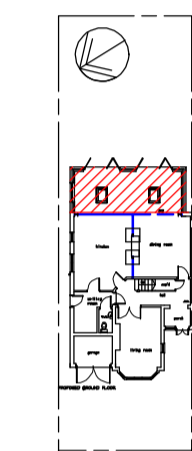
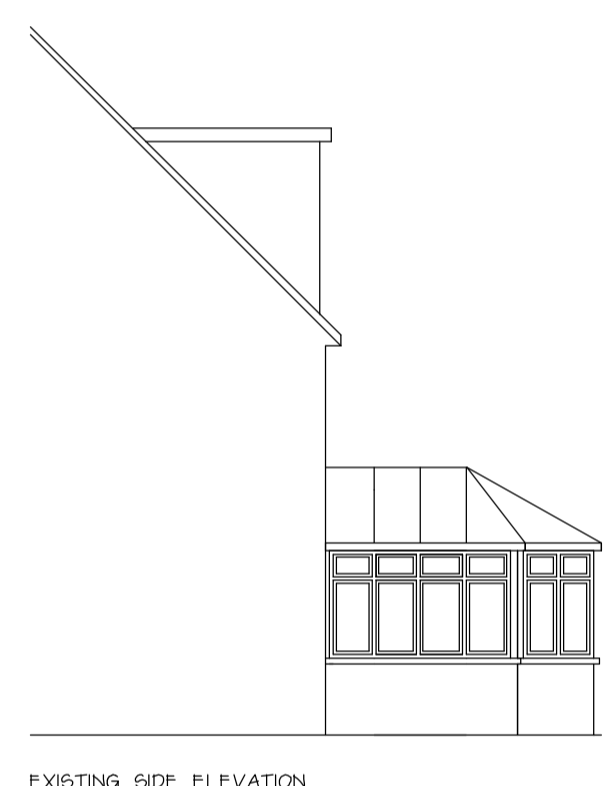
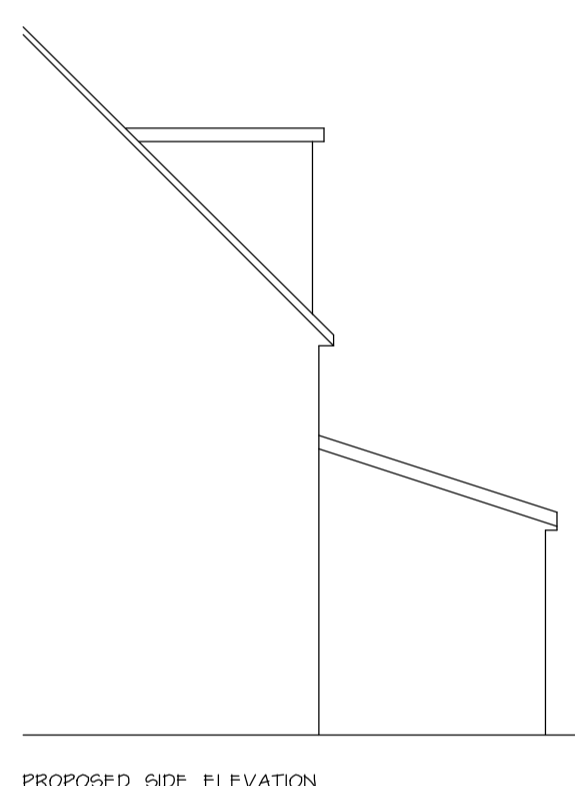
DETAILS TO ALL CORNERS



BASE BEAM DETAIL 1/10
base beam wrapped in D41 mesh & encased in 25N mm2 concrete with 50mm cover all round

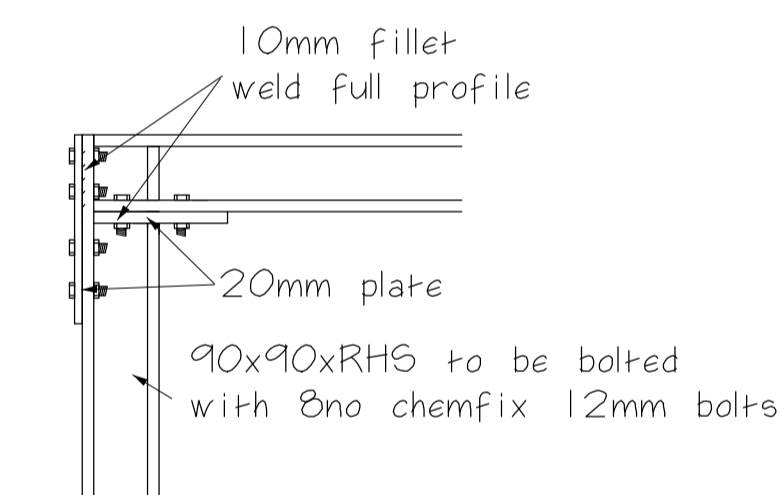


90x90x8mm steel column section 10mm thick and cleated top and bottom on 800mm x 800mm x 1.0m concrete foundations



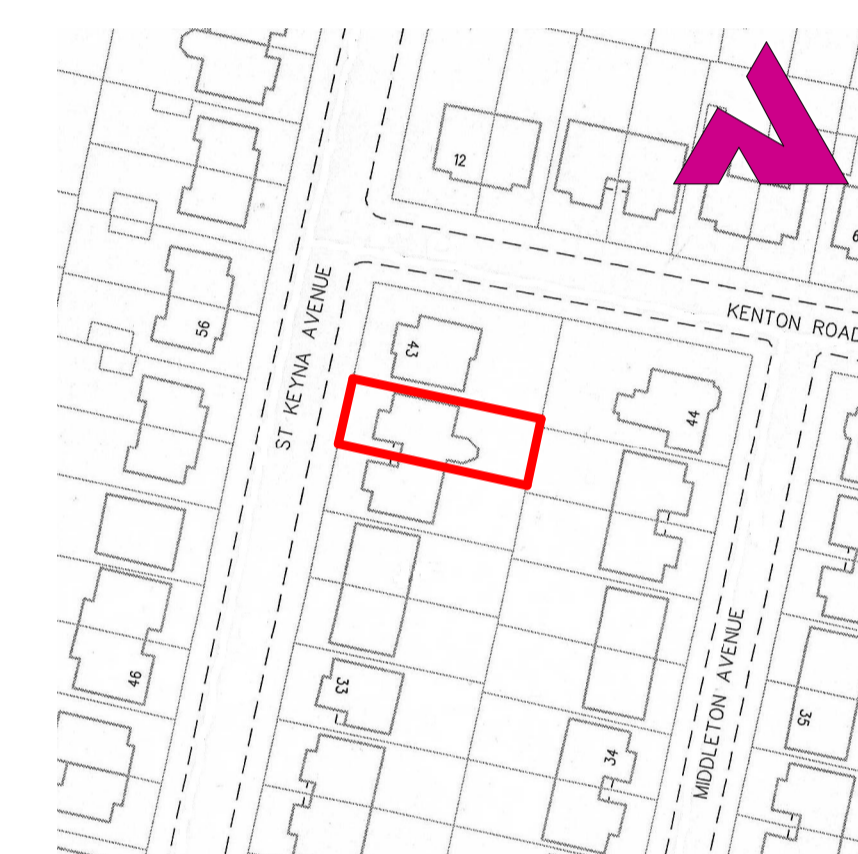
BLOCK PLAN Scale 1:500

INDICATIVE DETAILS FOR RHG POST SUPPORT



base of P1
4no 20mm anchor bolts into locally widened foundation. base plate as top plate

corrosion protection to all steelwork below/in contact with the ground



LOCATION 1/1250

Project Address:
**Proposed development at:
41 ST. KEYNA AVENUE
HOVE. BN3 4PN.**

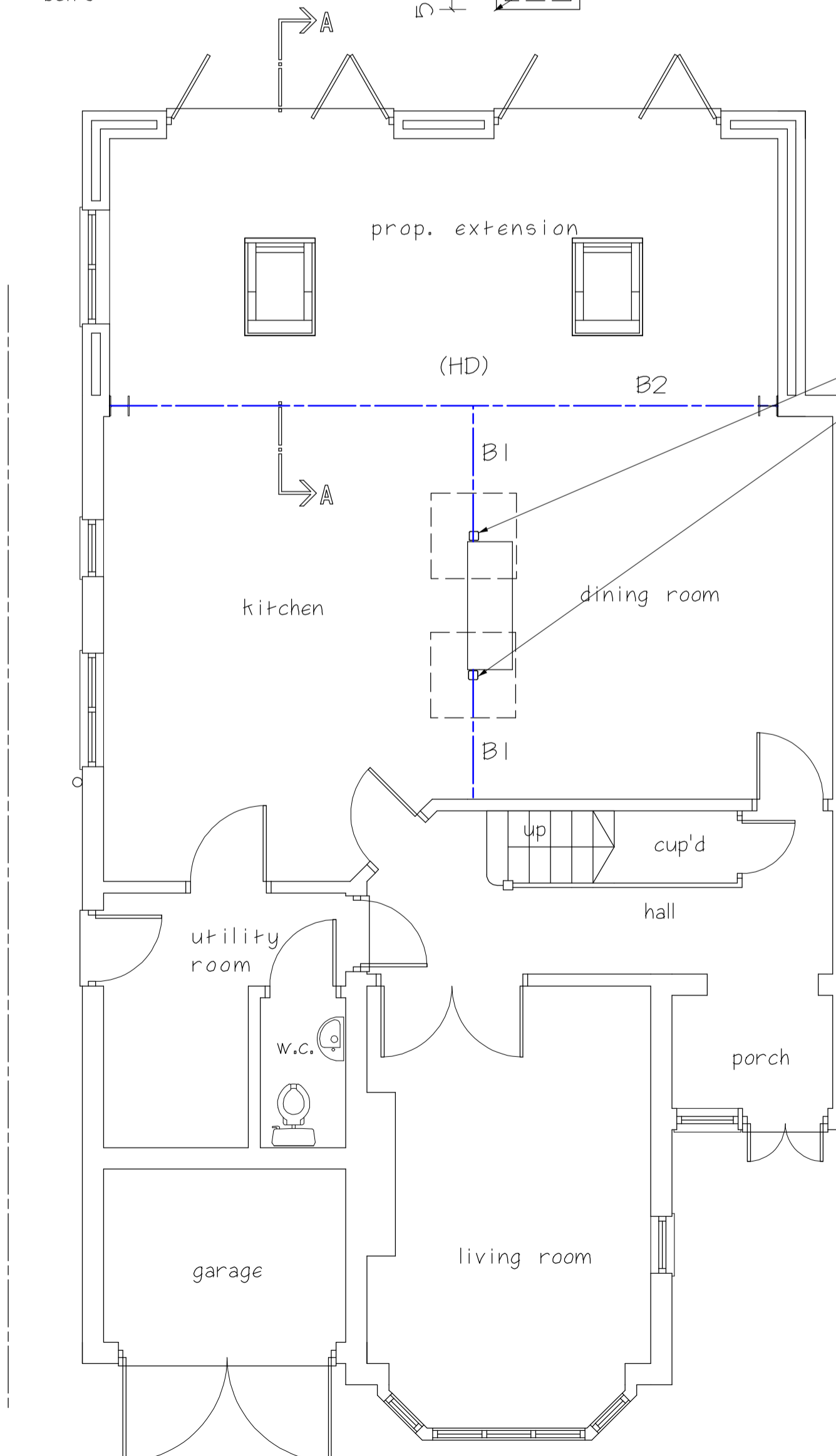
Drawing Title:
**Proposed extension/int. works
proposed/existing floor layouts
proposed/existing elevations**

Scale: 1:50, 1:100 @ A1 Date: February 2021

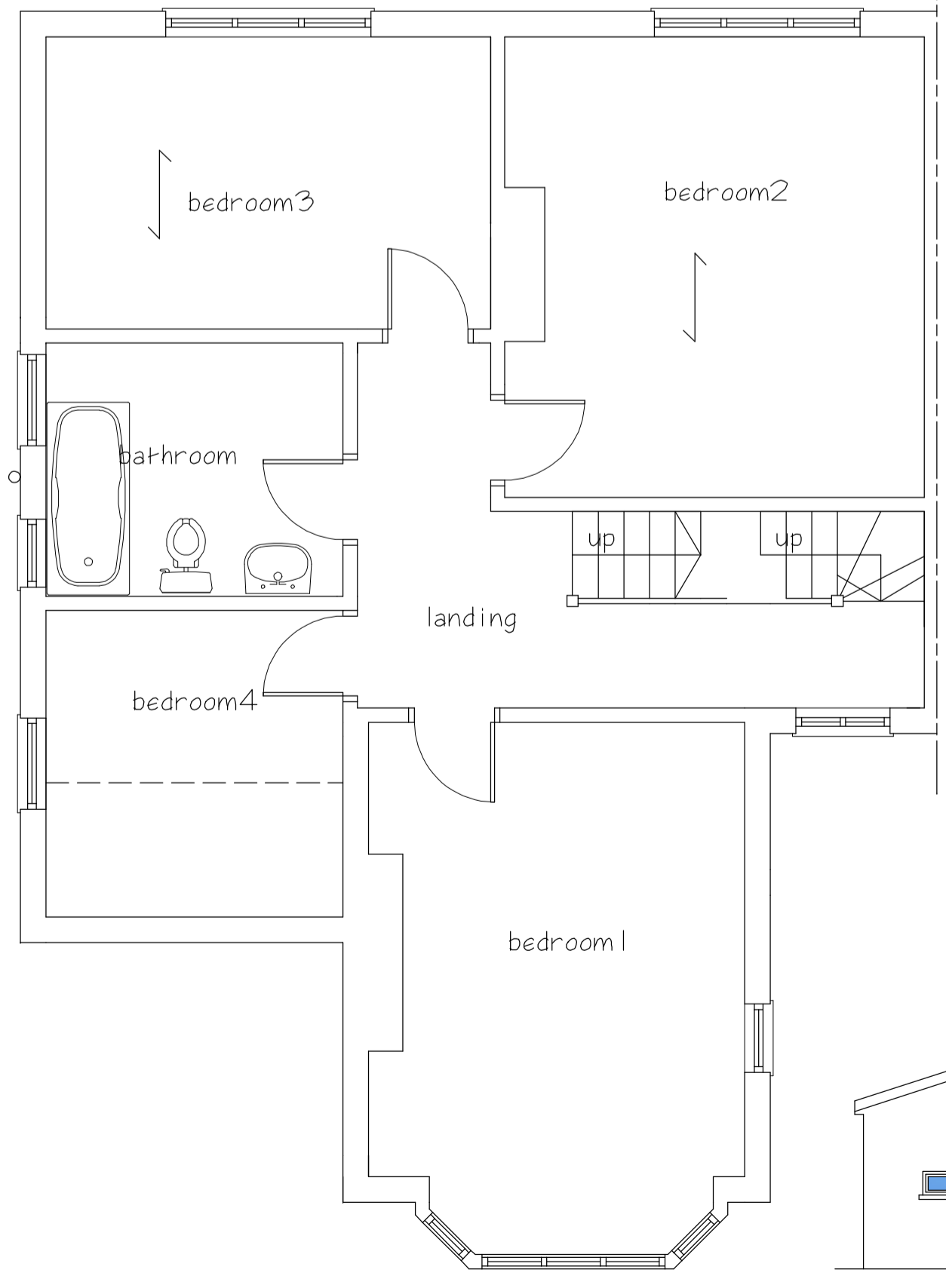
Drawing Number: **P/01** Revision:

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Drawing Status: Date:
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PROPOSED GROUND FLOOR



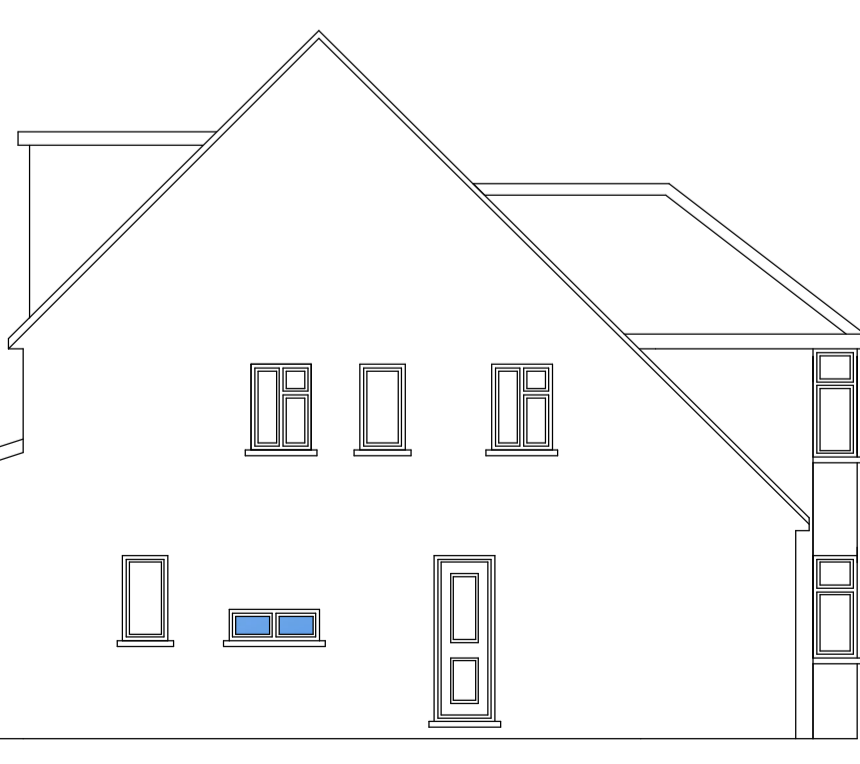
PROPOSED FIRST FLOOR



PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION