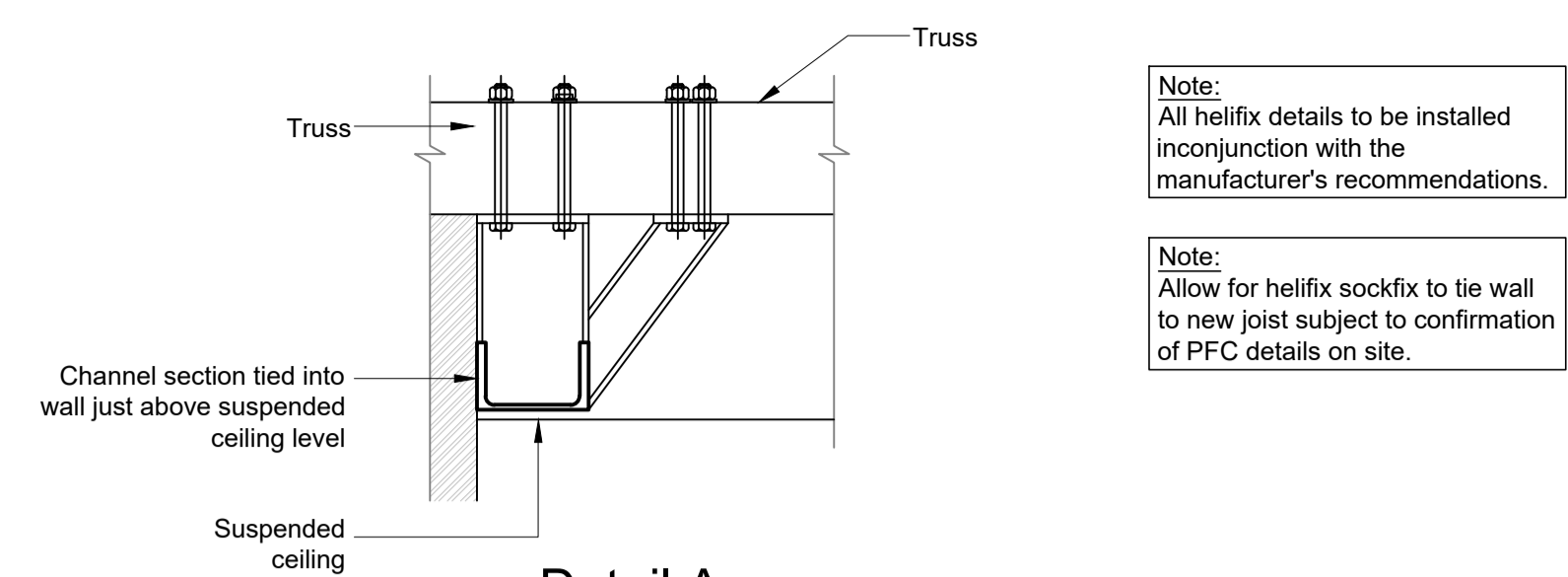
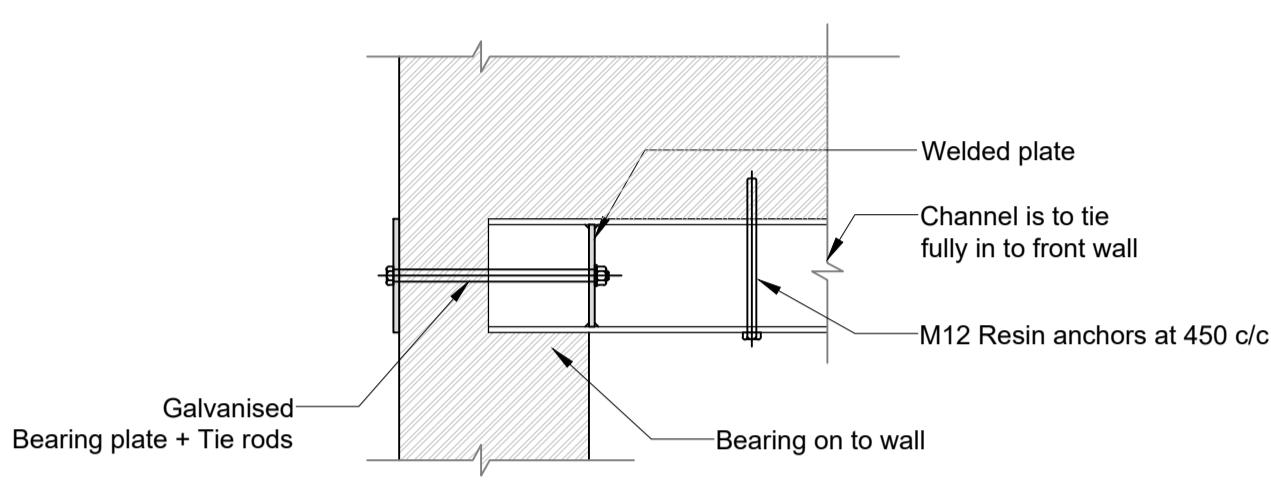


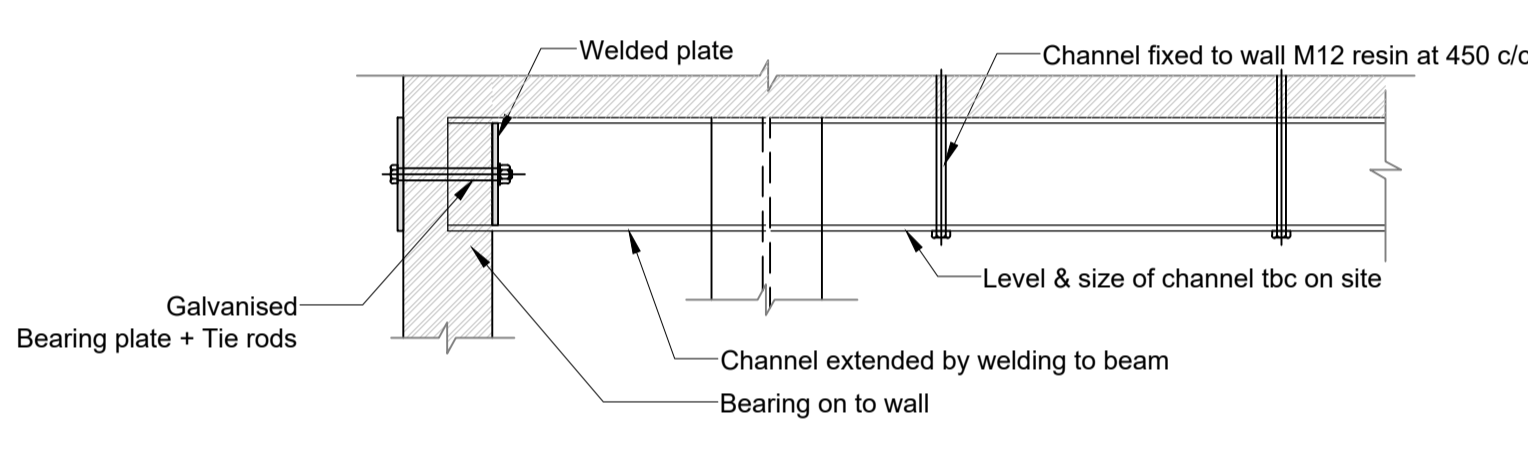
Ground Floor Plan
Showing Over Strengthening
(1:50)



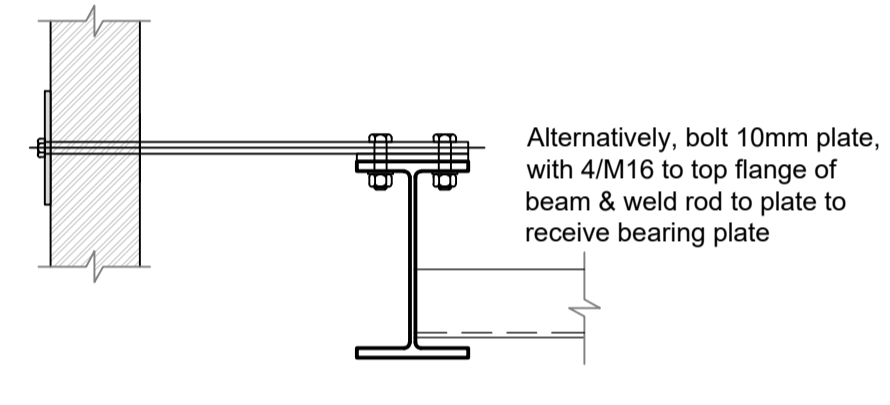
Detail A
(REPLACEMENT CHANNEL DETAIL)
(1:10)



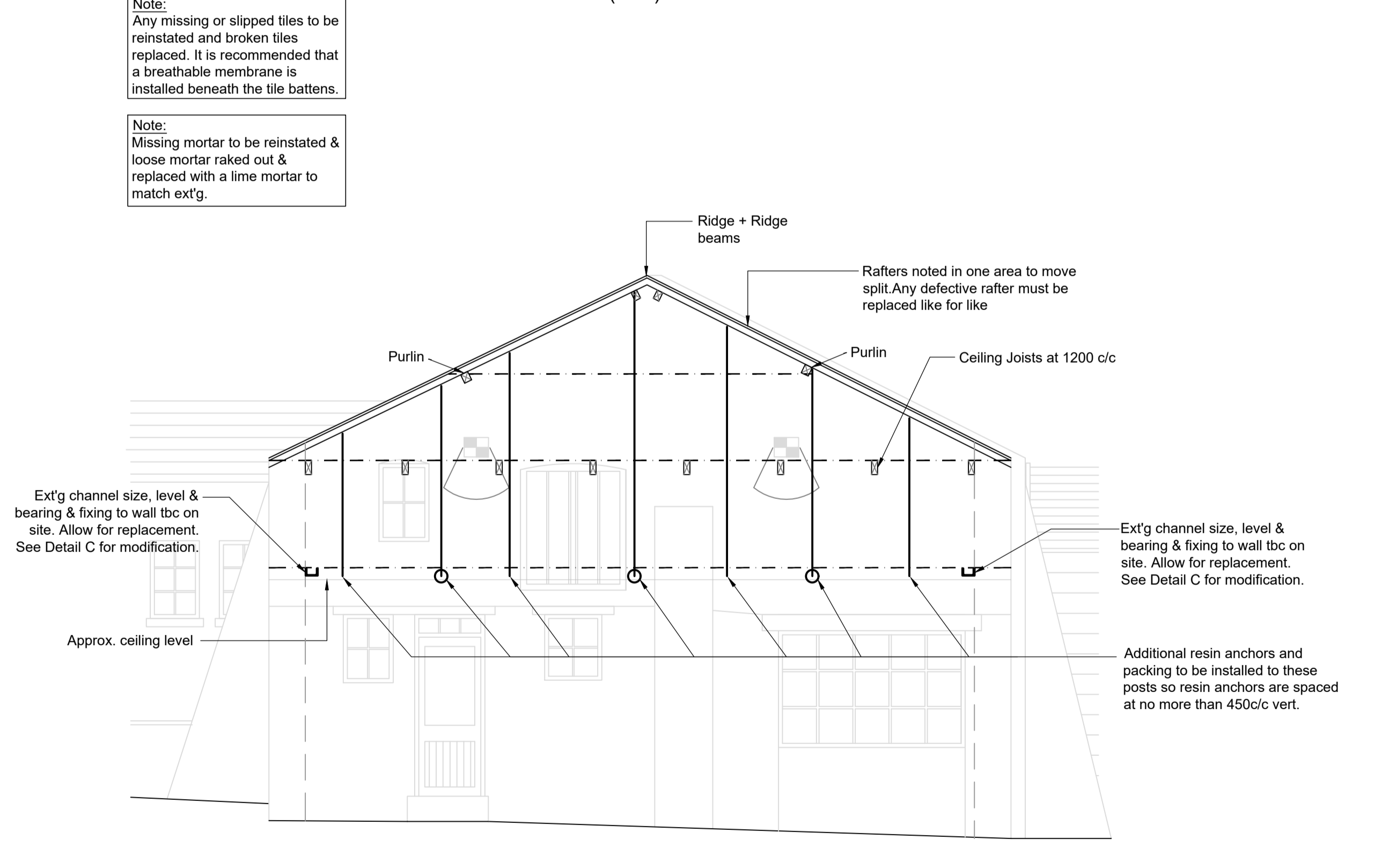
Detail B (Plan)
(REPLACEMENT CHANNEL DETAIL)
(1:10)



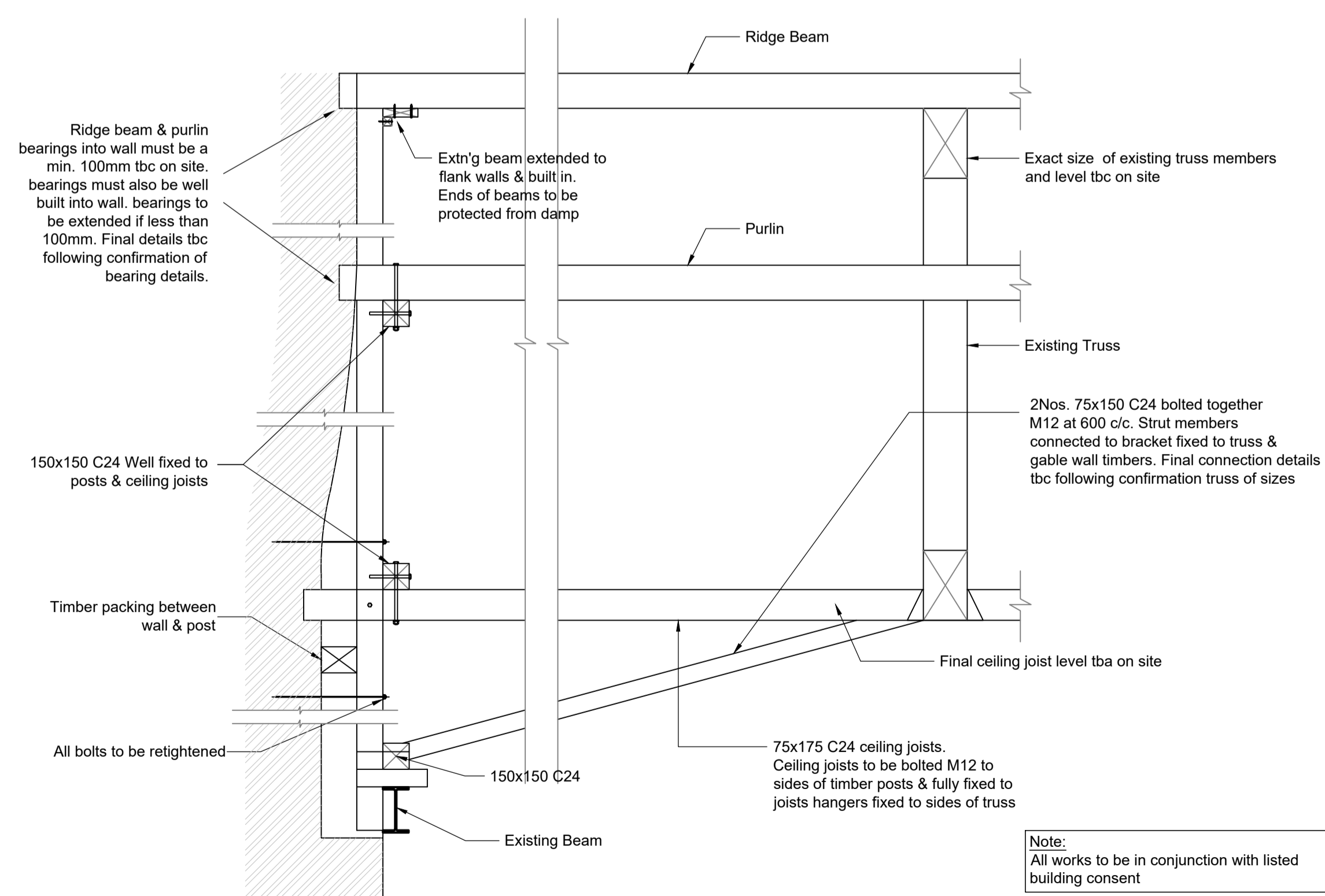
Detail C (Plan)
(END MODIFICATION DETAIL)
(1:10)



Section
(DETAIL C ALTERNATIVE)
(1:10)



Elevation Section
(1:50)



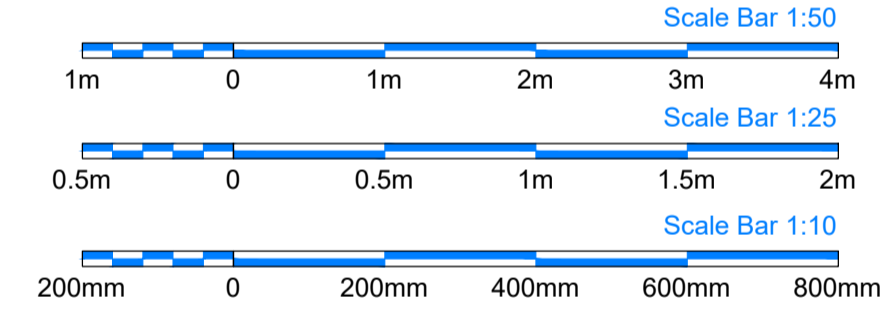
Section 1-1
(1:25)

- MASONRY**
1. Loadbearing brickwork to have minimum crushing strength of 27.0 N/mm² in 1:1:6 mortar (Class III).
 2. Loadbearing blockwork to have minimum crushing strength of 7.0 N/mm² in 1:1:6 mortar (Class II) U.N.O. Masonry below ground to be sulphate and frost resistant.
 3. Masonry sleeper walls supporting ground floor to be constructed using one of the following:-
a) Brick inner skin to cavity wall and 215mm brick for internal cross walls.
b) 7.00 N/mm², 100mm blockwork inner skin to cavity wall and twin 100mm (tied) or solid internal cross walls formed using 100mm blocks laid flat. The Contractor is to obtain the Engineers approval to their preferred method of construction prior to commencement.
 4. In all cases where new openings are being formed in the existing structure the Contractor is to allow for the local for actual details.
 5. The positions of services, plant or apparatus where shown on this drawing are indicative and reference should be made to the Specialist Consultants drawings for actual details.
 6. The Contractor must check and verify all dimensions before commencing work and report any discrepancies to the Architect and Engineers.
 7. The Contractor must take all necessary precautions to establish the location of buried services and obstructions prior to commencing excavations. All proprietary materials are to be installed in accordance with the manufacturers specification and recommendations.

- GENERAL**
1. Do not scale this drawing. Use figured dimensions only. Any dimensions taken from CAD files are to be verified against figured dimensions or by BGC.
 2. This drawing must be read in conjunction with all relevant Architects, Engineers, Specialist Manufacturers and Contractors drawings and Specifications.
 3. Any differences arising between these documents and/or variations between drawings and site conditions are to be referred to the Architect and Engineers.
 4. All work is to be carried out in accordance with Health & Safety Regulations and to the full approval of the Planning Supervisor.
 5. The Contractor must check and verify all dimensions before commencing work and report any discrepancies to the Architect and Engineers.
 6. The positions of services, plant or apparatus where shown on this drawing are indicative and reference should be made to the Specialist Consultants drawings for actual details.
 7. The Contractor to take all necessary precautions to establish the location of buried services and obstructions prior to commencing excavations. All proprietary materials are to be installed in accordance with the manufacturers specification and recommendations.
- FOUNDATIONS & EXCAVATIONS**
1. The Contractor must satisfy the Engineer and Local Authority that the ground at foundation level has an allowable bearing pressure of not less than 100 kN/m². Foundations will be taken down to virgin ground as directed by Building Control or Engineer, but not less

5. Timber truss design, manufacture and erection is to be in accordance with BS5268 Part 3 and conform to the requirements of the Building Regulations.
 6. Unless noted otherwise every bay of continuous roof is to be individually braced.
 7. Masonry wall restraints are to be fixed in accordance with BS5268.
 8. Trusses are to be fixed to wall plates using galvanized mild steel truss clips.
- STAIRS & BALUSTRADES**
1. Stairs are to be designed and supplied by a Specialist Manufacturer, in accordance with the Architects' details using the following loadings:
a) Vertical imposed load to stairs and landings of 4.00 kN/m²
b) Horizontal imposed load to balustrades of 1.50 kN/m run
 2. The method of fixing all new stairs and balustrades to the main structure to be agreed with the Engineer prior to construction.
 3. Details of the stairs and balustrades to be submitted to the Engineer for comment prior to fabrication.

- TIMBER**
1. All timber to be min strength C24 and tanalised as a min treatment against infestation and rot.
 2. Timber strutting is to be provided at mid span for spans of over 2m to 4.5m. At spans of over 4.5 m 2 rows of strutting to be provided at equal spacing.
 3. Timber embedded into external walls to be provided with protective caps.
 4. Where timbers are notched for services the notch is not



- Note:**
Areas where masonry has been eroded away due to masonry bee attack should be repaired as required
- Note:**
Damp issues & possible leaking radiator pipes over dining area to be addressed. Gaps & missing tiles over this area to be addressed

- Existing 70x175 vertical timbers to be retained in place with additional packing and bolting to external wall. Existing bolts to be retightened & packed as required
- New horizontal timber beams to be fixed securely to timber vertical
- Connection point for diagonal struts

INITIAL		07.12.23
Rev.	Revision Description	Date
 Baxter Glaysher Consulting Civil and Structural Engineers 33-35 Bell Street Reigate Surrey RH2 7AW Tel.: 01737 240241 Email: contact@bg-consulting.co.uk		
Client		
MICHELLS & BUTLERS		
Project		
The Britannia Inn Headington		
Drawing Title		
Proposed Strengthening Works		
Drawn	Checked	Approved
DC/TDA	JW	JW
Date	Scale	Contract / Drawing No.
07.12.23	as shown	223043 D01
Baxter Glaysher Consulting Ltd		
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