

**LOWER GROUND
FLOOR PLAN**

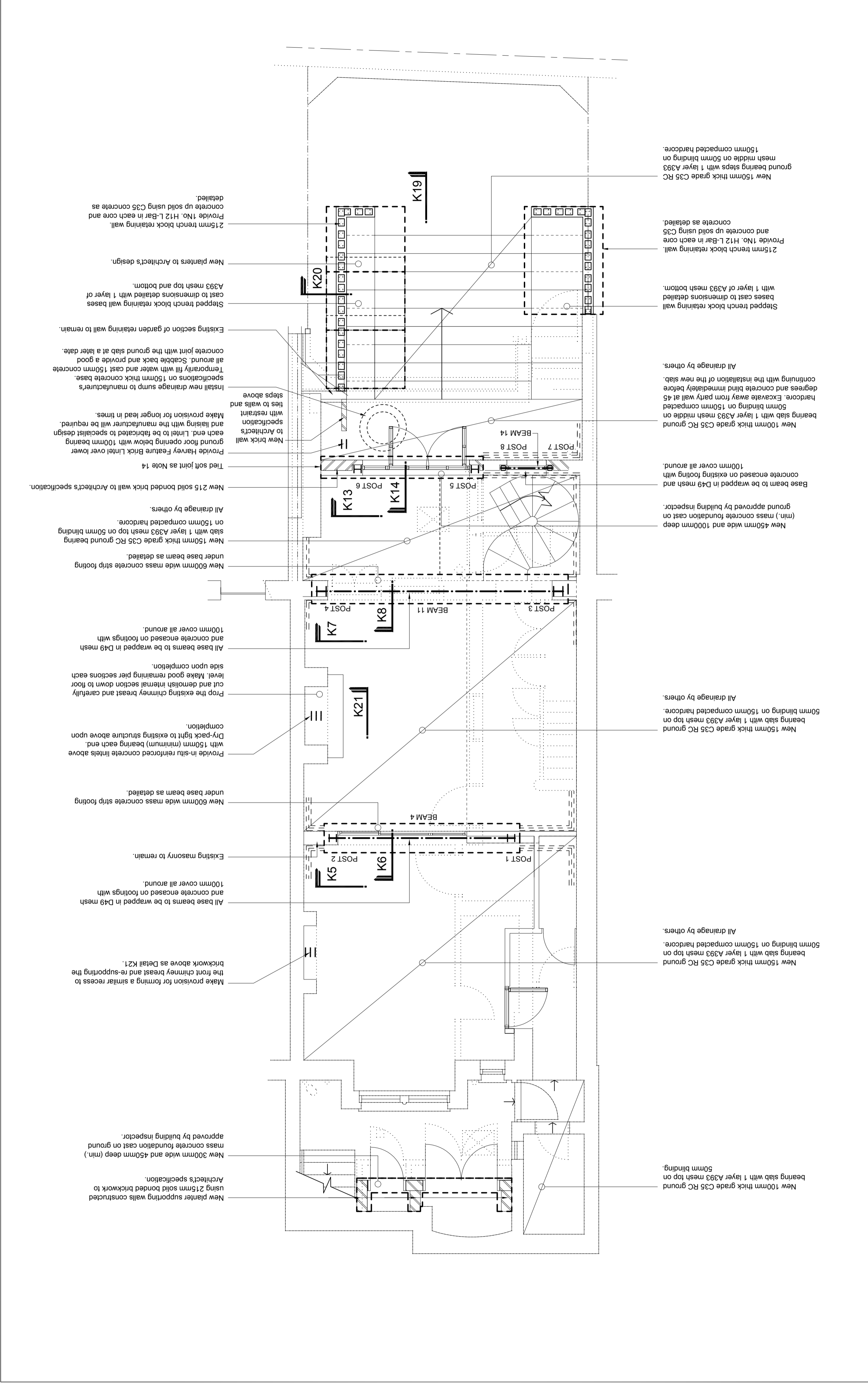
Rev	Date	Detail
B	19.05.17	AMENDED AS REQUESTED
A	10.04.17	ISSUED FOR BUILDING REGS
	09.02.17	PRELIMINARY FOR COMMENT

Obtaining all statutory permissions relating to this work is the responsibility of the Client.

Scale 1:50 @ A2

ABBREVIATIONS

T	Top
B	Bottom
GMS	galvanised mild steel
TFC	tooth plate connectors
LB	load bearing
c/c	centre to centre
extg	existing



New 100mm thick grade C35 RC ground bearing slab with 1 layer A393 mesh top on 50mm blinding.

All drainage by others.

New 150mm thick grade C35 RC ground bearing slab with 1 layer A393 mesh top on 50mm blinding on 150mm compacted hardcore.

All drainage by others.

100mm cover all around.

and concrete encased on footings with 100mm cover all around.

All base beams to be wrapped in D49 mesh and concrete encased on footings with 100mm cover all around.

Existing masonry to remain.

New 600mm wide mass concrete strip footing under base beam as detailed.

Provide in-situ reinforced concrete lintels above with 150mm (minimum) bearing each end. Dry-pack tight to existing structure above upon completion.

Prop the existing chimney breast and carefully cut and demolish internal section down to floor level. Make good remaining pier sections each side upon completion.

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Prop the existing chimney breast and carefully cut and demolish internal section down to floor level. Make good remaining pier sections each side upon completion.

All base beams to be wrapped in D49 mesh and concrete encased on footings with 100mm cover all around.

and concrete encased on footings with 100mm cover all around.

All drainage by others.

New 215 solid bonded brick wall to Architects' specification. Tied soft joint as Note 14.

New brick wall Provide Harvey Feature Brick Lintel over lower ground floor opening below with 100mm bearing each end. Lintel to be fabricated to specialist design and lasing with the manufacturer will be required. Make provision for longer lead in times. Ties to walls and steps above

Install new drainage sump to manufacturers' specifications on 150mm thick concrete base. Temporarily fill with water and cast 150mm concrete all around. Scabbe back and provide a good concrete joint with the ground slab at a later date.

Existing section of garden retaining wall to remain.

Stepped trench block retaining wall bases cast to dimensions detailed with 1 layer of A393 mesh top and bottom.

New planters to Architects' design.

215mm trench block retaining wall. Provide 1No. H12 L-Bar in each core and concrete up solid using C35 concrete as detailed.

New 150mm thick grade C35 RC ground bearing steps with 1 layer A393 mesh middle on 50mm blinding on 150mm compacted hardcore.

Provide 1No. H12 L-Bar in each core and concrete up solid using C35 concrete as detailed.

215mm trench block retaining wall. Provide 1No. H12 L-Bar in each core and concrete up solid using C35 concrete as detailed.

New 150mm thick grade C35 RC ground bearing steps with 1 layer A393 mesh middle on 50mm blinding on 150mm compacted hardcore. Excavate away from party wall at 45 degrees and concrete blind immediately before continuing with the installation of the new slab.

All drainage by others.

New 100mm thick grade C35 RC ground bearing slab with 1 layer A393 mesh top on 50mm blinding on 150mm compacted hardcore. Encase in existing footing with concrete encased on existing footing with 100mm cover all around.

Base beam to be wrapped in D49 mesh and concrete encased on existing footing with 100mm cover all around.

New 450mm wide and 1000mm deep (min.) mass concrete foundation cast on ground approved by building inspector.

New 150mm thick grade C35 RC ground bearing slab with 1 layer A393 mesh top on 50mm blinding on 150mm compacted hardcore.

All drainage by others.

New 150mm thick grade C35 RC ground bearing slab with 1 layer A393 mesh top on 50mm blinding on 150mm compacted hardcore.

All drainage by others.

New 100mm thick grade C35 RC ground bearing slab with 1 layer A393 mesh top on 50mm blinding.

New 300mm wide and 450mm deep (min.) mass concrete foundation cast on ground approved by building inspector.

Architect's specification.

New planter supporting walls constructed using 215mm solid bonded brickwork to Architects' specification.