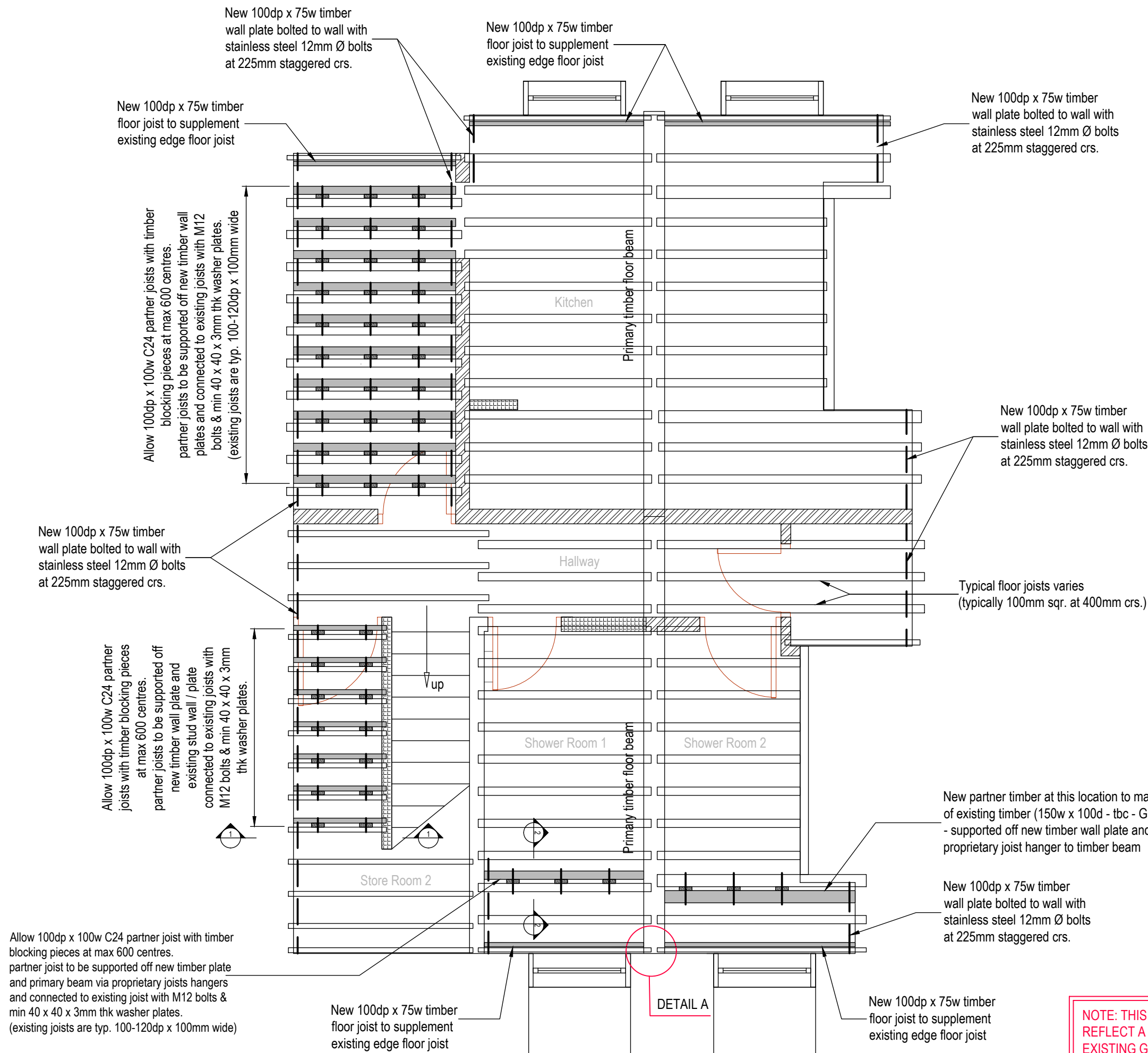
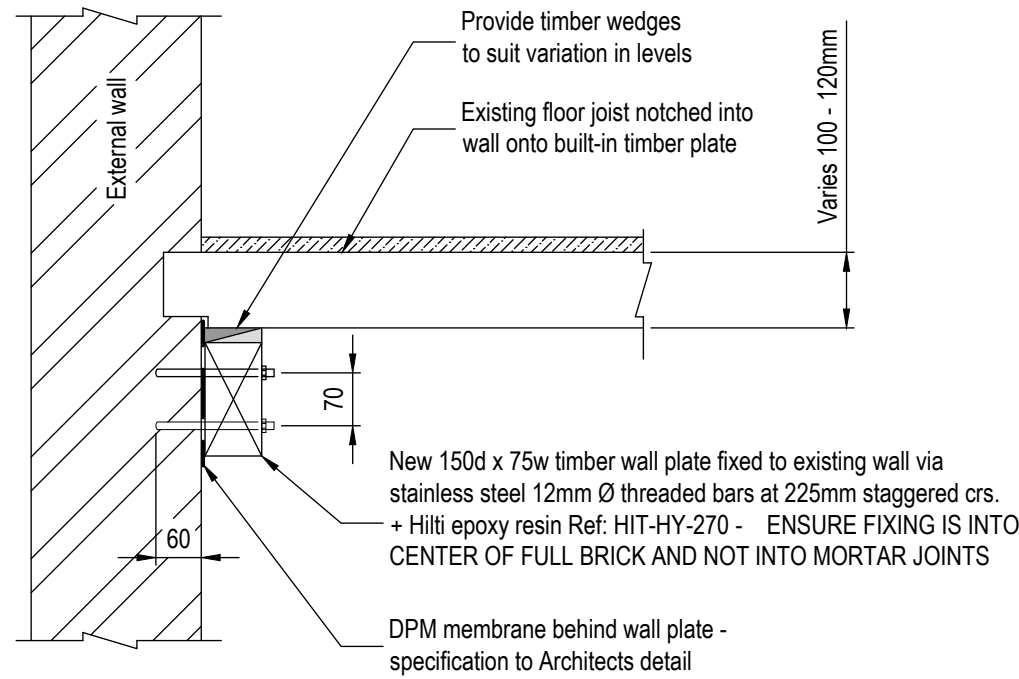
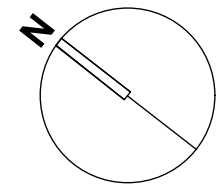




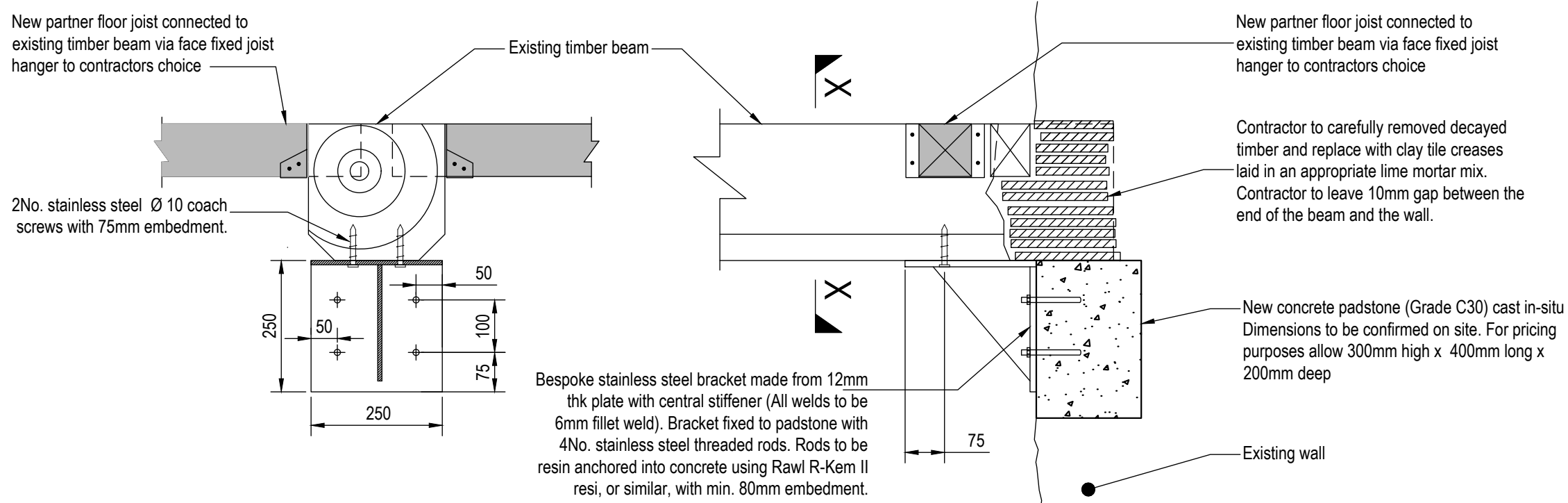
BASEMENT PLAN
(SHOWING TIMBER GROUND FLOOR OVER)

1:50



NEW TIMBER
WALL PLATE (TYP.)

1:10

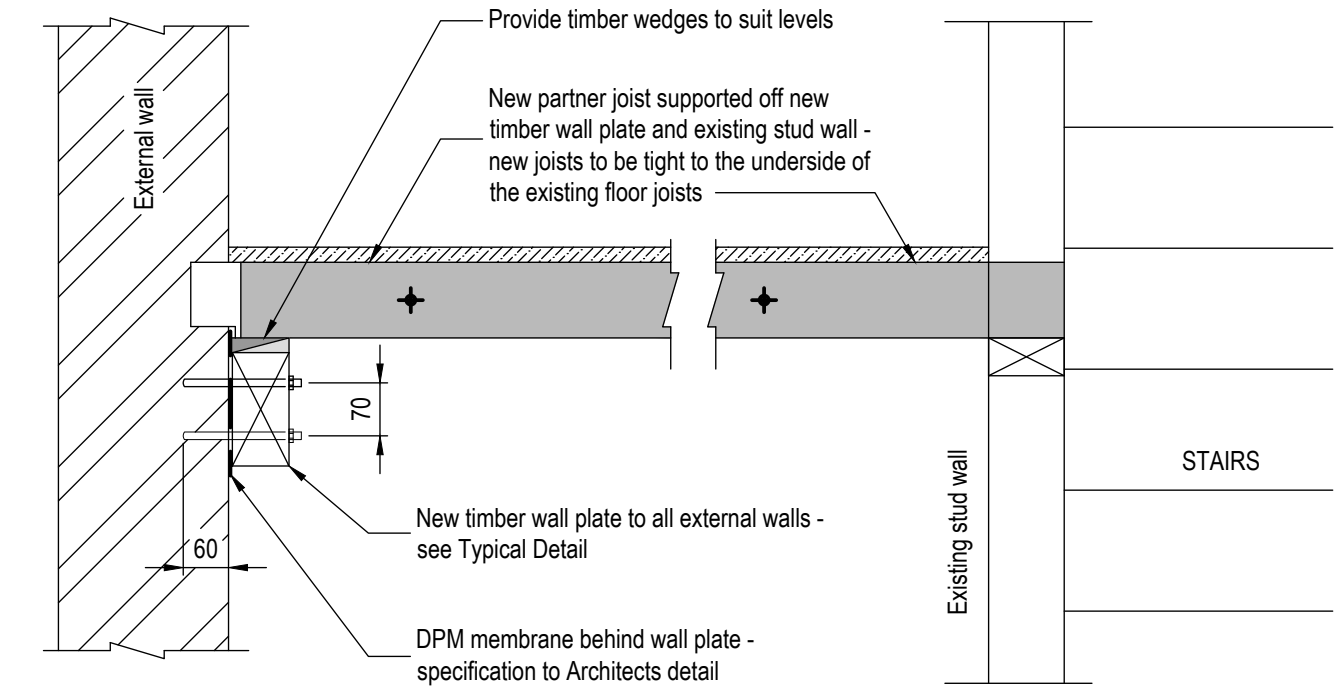
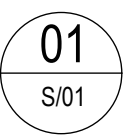


DETAIL A
SECTION X - X

1:10

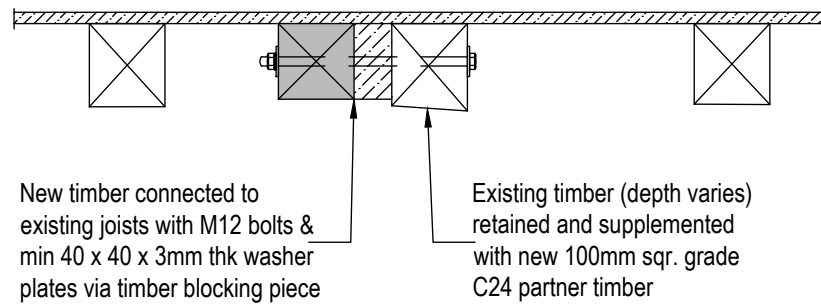
DETAIL A
SECTION

1:10



SECTION 1 - 1

1:10



SECTION 2 - 2

1:10

CONTRACTOR TO:

1. PROVIDE APPROPRIATE TEMPORARY SUPPORT TO TIMBER BEAM & EXTERNAL WALL (DETAIL A) AS APPROPRIATE.
2. CAREFULLY CUT BACK ENDS OF EXISTING BEAM (DETAIL A). REMOVE DEBRIS FROM HOUSING IN WALL.
3. INSTALL NEW CONCRETE PADSTONE AND BESPOKE STAINLESS STEEL BRACKET
4. INFILL VOIDS WITH SUITABLE PACKING MATERIAL (SUCH AS CLAY TILES / CUT BRICKS LAID IN AN APPROPRIATE LIME MORTAR MIX
5. FIX NEW 150dp x 75w C24 TIMBER PLATE TO EXTERNAL WALLS
6. INSTALL PARTNER JOISTS + BLOCKING PIECES AS SHOWN ON FLOOR PLAN

IMPORTANT

1. This drawing is to be checked on site by the contractor prior to the commencement of the works. Any discrepancy must be reported to the Engineer.
2. No deviation may be made from the contents of this drawing without prior permission from the Engineer.
3. This drawing is to be removed from currency immediately a revised edition has been issued.
4. All rights described in chapter IV of the Copyright Design Acts 1988 have been generally asserted.

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. FIGURED DIMENSIONS ONLY SHALL BE USED. ANY DISCREPANCIES SHALL BE REPORTED TO CHA FOR CLARIFICATION. IF IN DOUBT ASK.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICES ENGINEERS AND STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS.
3. DIMENSIONS DENOTED (T.B.C.) ARE TO BE CONFIRMED BY THE ARCHITECT U.N.O.
4. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
5. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
6. ALL DIMENSION ARE TO BE CONFIRMED ON SITE BY CONTRACTOR BEFORE COMMENCEMENT OF WORKS ANY DEVIATIONS FOUND ARE TO BE REPORTED TO THE ENGINEER / ARCHITECT.
7. ALL DIMENSIONS TAKEN FROM EXISTING STRUCTURE ARE TO BE CHECKED PRIOR TO WORK COMMENCING.
8.  NO. IN TRIANGLE DENOTES SECTION NO.
 NO. IN SEMI CIRCLE DENOTES DRAWING NO.
9. ALL WATERPROOFING TO BE TO ARCHITECTS DETAILS.

STRUCTURAL TIMBER NOTES

1. ALL STRUCTURAL TIMBER AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 5268.
2. ALL STRUCTURAL TIMBER BE GRADE C24 TO BS 5268 OR BS EN 338 : 1995 UNLESS NOTED OTHERWISE.
3. ALL TIMBER SIZES SHOWN ARE BASIC SAWN SECTION SIZES.
4. ALL FIXINGS TO BE GALVANISED MILD STEEL BY "EXPAMET" OR "SIMPSON STRONGTIE" OR SIMILAR APPROVED TO BS EN 10142.
5. ALL NOGGINS TO BE SOLID TIMBER OF THE SAME SECTION SIZE AS THE JOIST OR STUD SUPPORTED NAILED AND FIXED IN PLACE.
6. ALL SOFTWOOD TIMBER TO BE TREATED WITH AN APPROPRIATE PRESERVATIVE (CLASS 2 TO BS EN 335)
7. ALL TIMBER CONNECTIONS BETWEEN JOISTS TO BE BOLTED WITH 1 No. 12mm Ø BOLT AND WASHER PLATE UNLESS NOTED OTHERWISE.
8. TIMBER STORAGE: KEEP DRY. UNDER COVER, CLEAR OF THE GROUND AND WITH GOOD VENTILATION.

STAINLESS STEEL NOTES

1. STAINLESS STEEL SECTIONS AND PLATES TO BS EN 10 088, GRADE 1.4301 (304L).
2. FABRICATION OF STEEL MEMBERS: WELDING TO BE METAL ARC METHOD TO BS EN 1011-2. HOLES AND CUTS: ACCURATE & NEAT. WELDED JOINTS: FULLY FUSED WITH MECHANICAL PROPERTIES NOT LESS THAN THOSE OF PARENT METAL. SITE WELDING NOT PERMITTED.
3. STAINLESS STEEL BOLT ASSEMBLIES
BOLTS: TO BS EN 150 3506-1.
DESIGNATION: A2, OR EQUIVALENT THREADED BAR.
NUTS AND WASHERS: MATERIALS, GRADES AND FINISHES TO SUIT BOLTS. NUTS TO BE SQUARE TO DIN 934
WASHER SIZE - IN CONTACT WITH TIMBER: SQUARE: SIDES 3 TIMES BOLT DIAMETER; THICKNESS: 0.2 TIMES BOLT DIAMETER UNLESS NOTED OTHERWISE.
IN CONTACT WITH STEEL SECTION / PLATE: SQUARE: SIDES 3 TIMES BOLT DIAMETER; THICKNESS: 0.2 TIMES BOLT DIAMETER UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO PREPARE PLY TEMPLATES FOR ALL PROPOSED NEW STRAPS / CONNECTION PLATES TO ENSURE NEW METAL WORK SUITS SITE DIMENSIONS / CONDITIONS AND THAT NEW FIXINGS ARE MADE INTO GOOD / SOUND TIMBER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUCH DIMENSIONS WITHOUT EXCEPTION
5. ALL DIMENSIONS TAKEN FROM EXISTING STRUCTURE ARE TO BE CHECKED PRIOR TO WORK COMMENCING.
6. ALL HOLE DIAMETERS FOR ORDINARY BOLTS SHALL BE 2mm GREATER THAN THE BOLT DIAMETER.

P1	FIRST ISSUE	02/06/2026
Rev.	Description	Date
Drawing Status	PRELIMINARY	
Title	BASEMENT PLAN SHOWING REMEDIAL / STRENGTHENING DETAILS TO TIMBER GROUND FLOOR	
Project	86 London Street, Reading, Berkshire RG1 4SJ	Clive Hudson Associates Consulting Structural & Civil Engineers Chiltern Chambers, 37 St Peters Avenue, Caversham, Reading, Berks RG4 7DH Tel: 0118 9461164 email: info@clivehudson.co.uk
Client	KALPANA CHHETRI	Date June 2026
Drawn	BD	Scales 1:50, 1:20 (A1)
Proj No.	267052-01-P1	