

Joy BAR  
4 BOLTON ROAD  
EASTBOURNE  
BN21 3JX

**KEY TO PLAN**

- EXISTING WALLS
- - - EXISTING WALLS REMOVED
- ▨ NEW BLOCK WALLS
- ▩ NEW BRICK WALLS
- ▧ NEW STUD WALLS
- ▬ STEEL BEAMS OVER
- - - EXISTING STRUCTURE OVER

**NOTES:**

EXISTING WALL TO BE REMOVED IS LONGER THAN TO BE FULLY DESIGNED TEMPORARY WORKS TO BE INSTALLED PRIOR TO DEMOLITION OF WALL.

CONTRACTOR TO FORCE DOWN DEFLECTION WITH BRASS PRIOR TO DRY PACKING TO MINIMIZE CRACKING IN EXISTING WALL ABOVE.

NEW STEEL BEAM TO BE SET AS HIGH AS POSSIBLE AND TIED TO EXISTING 1/4 FLOOR JOISTS WITH GALV STEEL STRAPS.

EXISTING WALL TO BE BUILT IN BUNGALOWS, SO CONTRACTOR TO TAKE CARE WHEN TAKING DOWN EXISTING STRUCTURE.

**NOTES:**

All dimensions must be checked on site and not based from this drawing.

This drawing is to be used in conjunction with all other relevant drawings and specifications.

All work to be carried out in accordance with the relevant Codes of Practice and British Standards.

All masonry to be 1116 (normal/brickwork) unless noted otherwise.

All blockwork to be grade S275 unless noted otherwise.

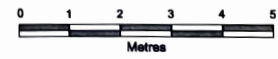
Roofs to be finished with lead unless and depending on necessary.

All walls to be built to be 100mm minimum flat work.

All windows to be shut during the 28, 28 and 28 days with the wall of 280 minimum and 280 minimum of 28 days.

All masonry to be checked to provide 1 hour fire resistance.

04,01 PLAN - GROUND FLOOR



PRELIMINARY

No.	Revis.	Revision details	Date

**h2o**  
CIVIL AND STRUCTURAL CONSULTING ENGINEERS

8a, St. Peter's Lane,  
North Laine, Little Wymondley,  
East Sussex TN39 5DF  
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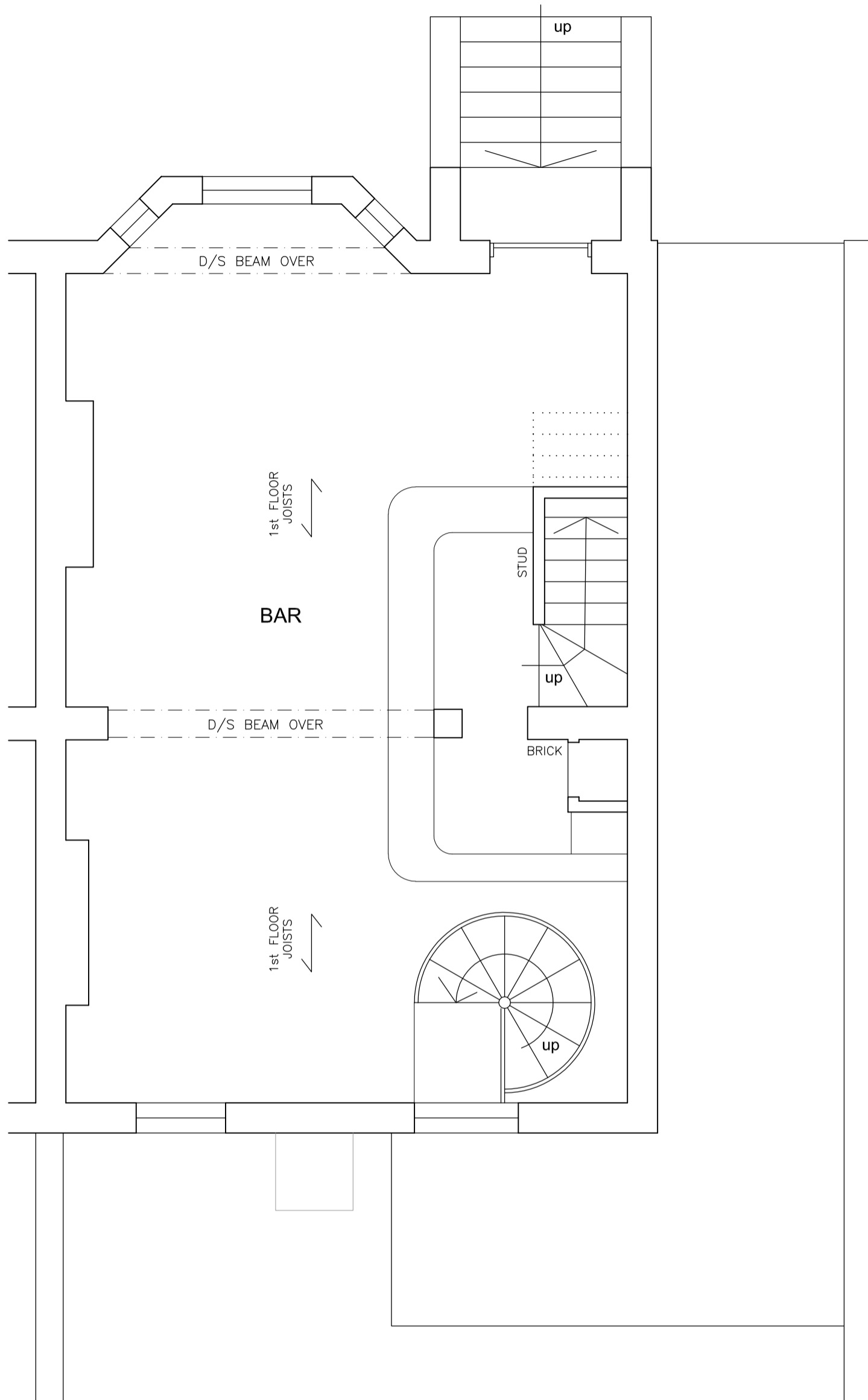
Client  
**JOY BAR**

Project  
**JOY BAR  
4 BOLTON ROAD  
EASTBOURNE  
EAST SUSSEX**

Drawing Title  
**PROPOSED  
GROUND FLOOR  
PLAN**

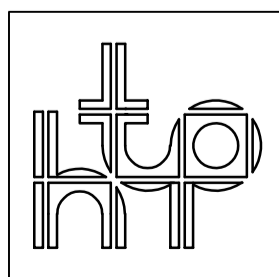
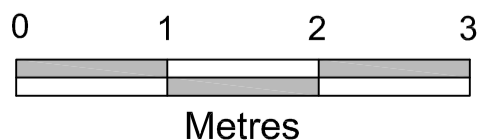
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Date: 10-03-23	Drawn by: RDK
Des. No: 22309 - 04	Rev:



02,01 PLAN – FIRST FLOOR

PRELIMINARY

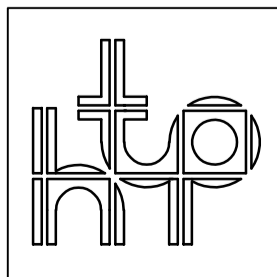
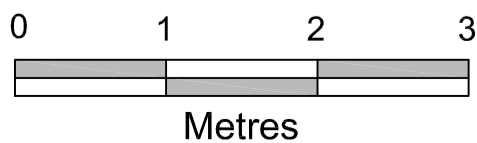


CONSULTING CIVIL & STRUCTURAL ENGINEERS		Date. 07-03-23
The Barn, Keens Lodge, Worth Lane, Little Horsted TN22 5TT 01825 750440		Made by. RGK Checked.
Project: JOY BAR, EASTBOURNE		Scale. 1:50
Drawing: EXISTING FIRST FLOOR PLAN		Drg No. 22309-02



03,01 PLAN – SECOND FLOOR

PRELIMINARY



CONSULTING CIVIL & STRUCTURAL ENGINEERS The Barn, Keens Lodge, Worth Lane, Little Horsted TN22 5TT 01825 750440		Date.	07-03-23
		Made by. Checked.	RGK
Project:		JOY BAR, EASTBOURNE	
Drawing:		EXISTING SECOND FLOOR PLAN	
		Scale.	1:50
		Drg No.	22309-03