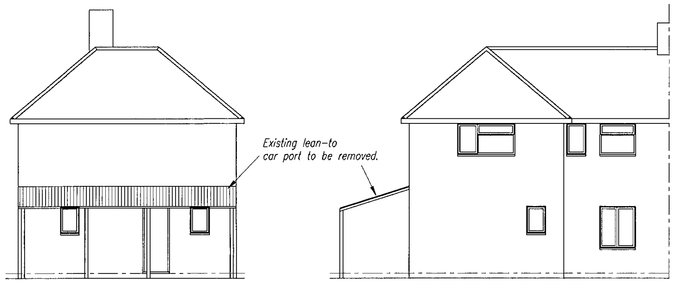
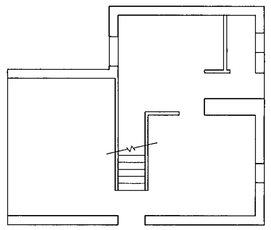


EXISTING FRONT ELEVATION

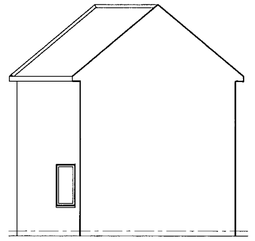


EXISTING SIDE ELEVATION

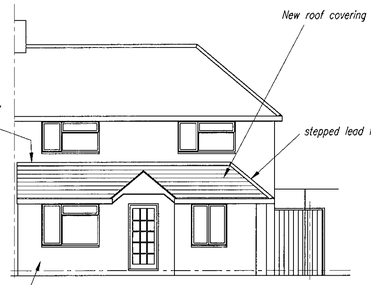
EXISTING REAR ELEVATION



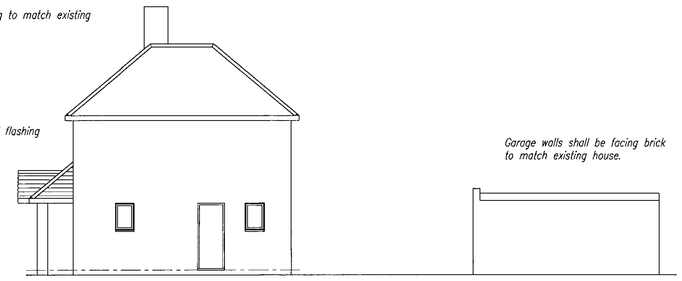
EXISTING GROUND FLOOR PLAN



EXISTING SIDE ELEVATION



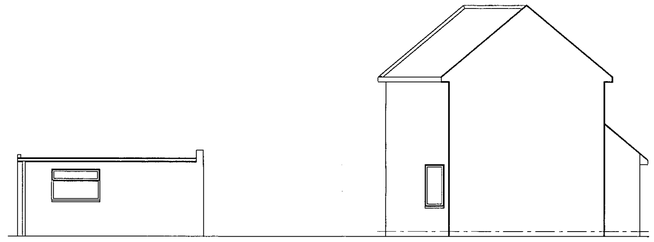
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

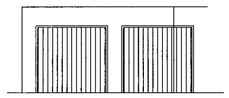


PROPOSED REAR ELEVATION

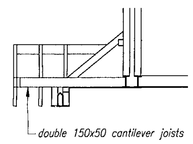


PROPOSED SIDE ELEVATION

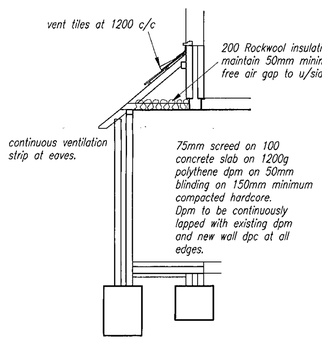
NEW EXTERNAL WALLS
102 facing brick to match existing.
100mm cavity incorporating 50mm Wallmate insulation.
100mm Insulating block inner leaf with 2 coat plastered finish.
Insulation to be secured with wall tie retaining discs.
All cavities shall be closed using a proprietary insulated closer with vertical dpm.
New brickwork to be secured to existing with FURFIX or similar mechanical tie system.



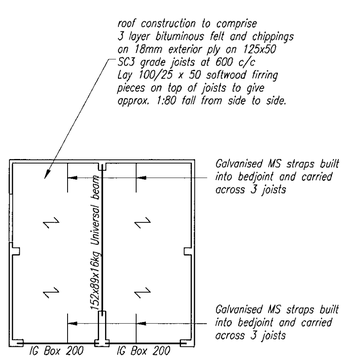
PROPOSED GARAGE FRONT ELEVATION



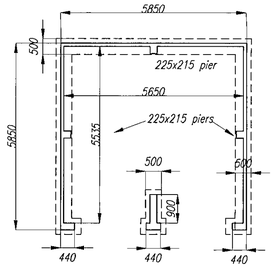
DETAIL OF ROOF ABOVE PORCH



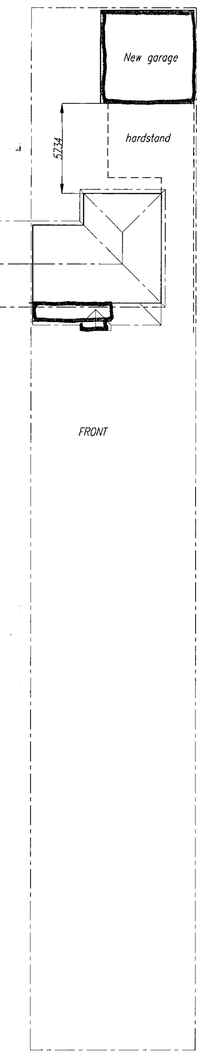
SECTION THROUGH FRONT EXTENSION



PROPOSED GARAGE ROOF PLAN



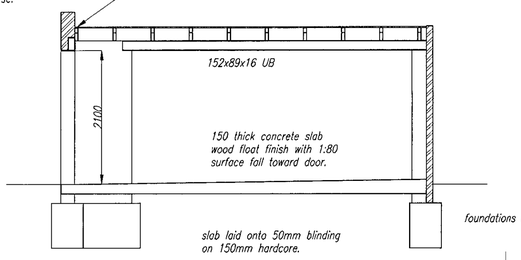
PROPOSED GARAGE FOUNDATION PLAN



FRONT

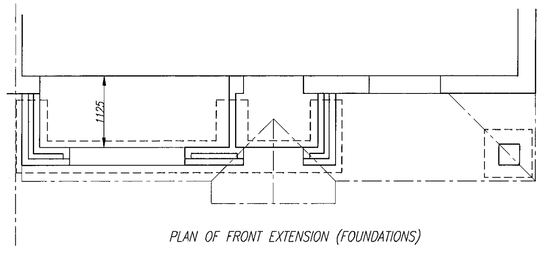
Front wall taken up to form parapet. Finish with soldier course.

Felt dressed up over 70x70 fillet and flashed into bedjoint.

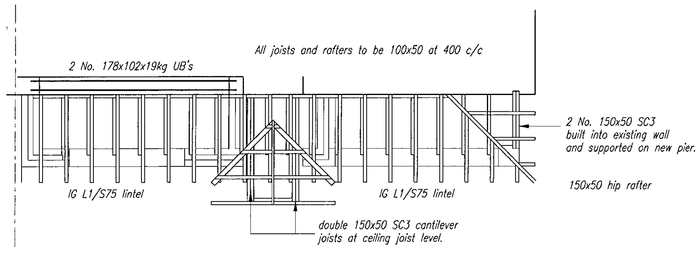


foundations to 1m below ground level.

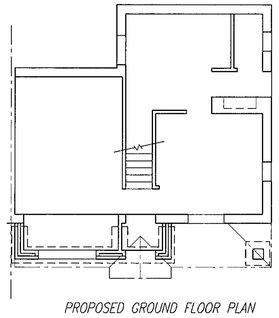
LONGITUDINAL SECTION THROUGH GARAGE



PLAN OF FRONT EXTENSION (FOUNDATIONS)



PLAN OF FRONT EXTENSION (ROOF STRUCTURE)



PROPOSED GROUND FLOOR PLAN

DENNIS HADLEY
STRUCTURAL ENGINEERING AND BUILDING DESIGN
Telephone: 0118 9700800 Facsimile: 0119 9701170

NOTES:

1. The contractor is responsible for the accuracy of all site measurements and for the correct setting out of the work on site.
2. This drawing must be read in conjunction with all other relevant drawings and specifications.
3. All new foundations must be taken down to the depths shown on this and associated drawings.
If at these levels:-
a) A uniform bearing formation is not obtained
b) The formation contains hard or soft spots or highly variable materials
c) Roots or other organic materials are found
Further excavation of not less than 500mm depth or to the satisfaction of the supervising engineer, must be carried out and backfilled with concrete of minimum strength 10.5n/mm2.
4. All pipes passing through foundations shall be bridged by a reinforced concrete lintel and have a 50mm minimum clearance void all around which shall be filled with mineral wool or other inert compressible material.
All pipes passing beneath buildings shall be surrounded with 150mm of pea shingle. Where pipes are less than 300mm below floor slabs they shall be surrounded with concrete cast integrally with the slab and reinforced above with integrally with the slab and reinforced above with steel mesh reinforcement.
5. Concrete grades shall be as follows:-
Ground floor slabs.....20n/mm2
Mass concrete foundations.....15n/mm2
Reinforced concrete.....35n/mm2 U.N.O.
7. Prior to laying any fill or oversite material, all topsoil and organic material shall be removed.
8. All fill shall be suitable hardcore, evenly grade, laid and compacted in layers not less than 150mm nor greater than 225mm thick.
9. Damp proof membranes shall be 1200 gauge polythene sheet or other approved proprietary material.
10. Unless specifically detailed, all lintels over openings in superstructure brickwork, shall be I.G. or equivalent steel insulated lintels, sized to suit opening width in accordance accordance with manufacturers published load/span tables.
All lintels in external walls shall be installed with a cavity tray.
11. All steel beams shall bear onto concrete padstones as detailed on drawings.
12. All wall plates shall be strapped down with 30x2.5 galvanised M.S. straps at 1800 c/c carried 600mm down wall and secured with No. 8 steel screws. Gable brickwork to be restrained with galvanised M.S. straps at floor, loft and verge levels, carried across 3 No. joists and screwed to infill noggins.
13. Wall ties shall be stainless steel, with insulation retaining clips where appropriate. Wall tie spacing shall be in accordance with TABLE 6, PART A of the current building regulations.
14. All structural timber must be stress graded SC3, or better, unless noted otherwise on the drawing.
All roof trusses must be Agrement certified and handled and installed in accordance with the manufacturers instructions.
15. All steel beams must be firecased with a proprietary board or two layers of 12.5mm plasterboard and plaster skim to give not less than 1 hour fire resistance.

25.FEB.2000 0698

APPROVED

PROJECT

NEW SINGLE STOREY FRONT EXTENSION AND DETACHED GARAGE AT REAR OF 157, LONDON ROAD RUSCOMBE.

DWG. TITLE

GENERAL ARRANGEMENT AND DETAILS.

SCALE: 1:200; 1:100; 1:50

DATE: 26 January 2000

DRAWN BY: DRH

CHECKED BY:

DWG. NO. 00300:01

REV.