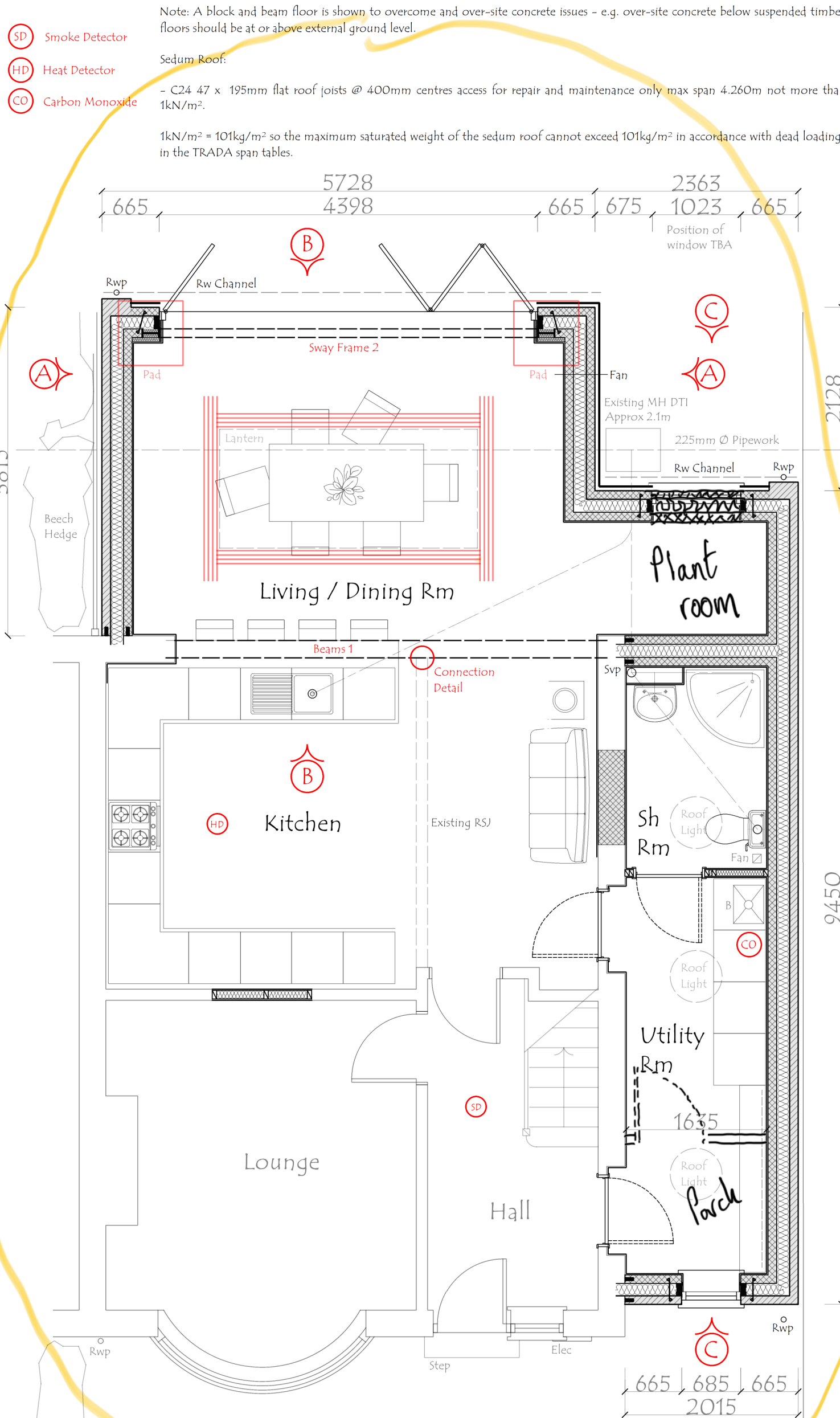


Existing Ground Floor Plan   Existing First Floor Plan

Should the nature of the ground be cohesive e.g. clay soil, then it may be necessary (due to proximity of the nearby beech hedge to the extensions foundations) to excavate a foundation trench that is 1.95m deep below ground level that is then mass filled with concrete. All in accordance with NHBC tree tables guidance.

In addition where foundations are within 1m of a drain then they should be taken at least 150mm below the invert which is thought to be approx 2.1m deep.

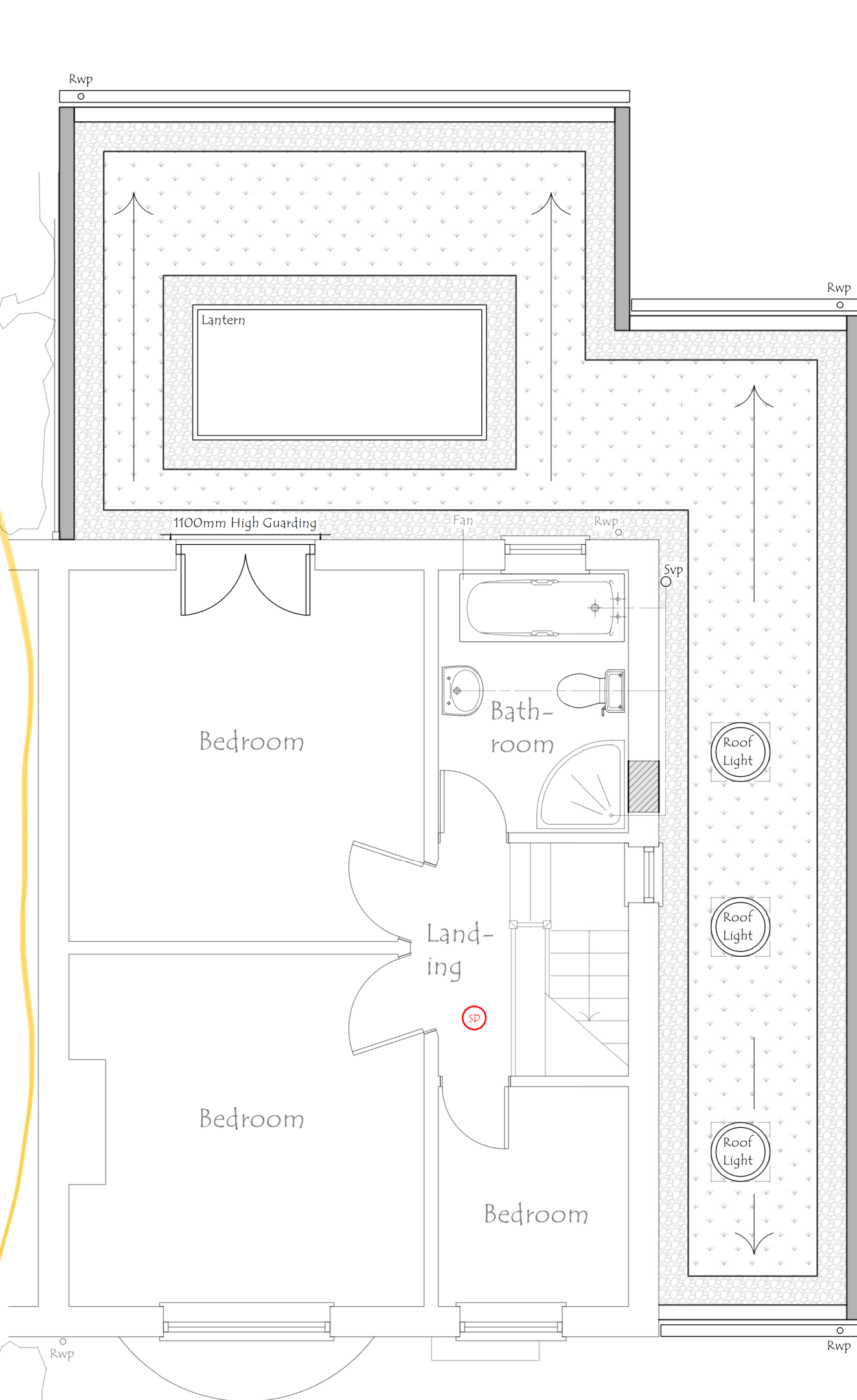
Should ground conditions not be cohesive e.g. clay soil, then the foundations should still be taken at least 150mm below the invert of the drain within 1m but the ground floor construction may be altered from a suspended floor construction to another type of floor construction e.g. solid floor due to them not having to be designed to deal with heave precautions in accordance with table 7 of the NHBC tree tables guidance.



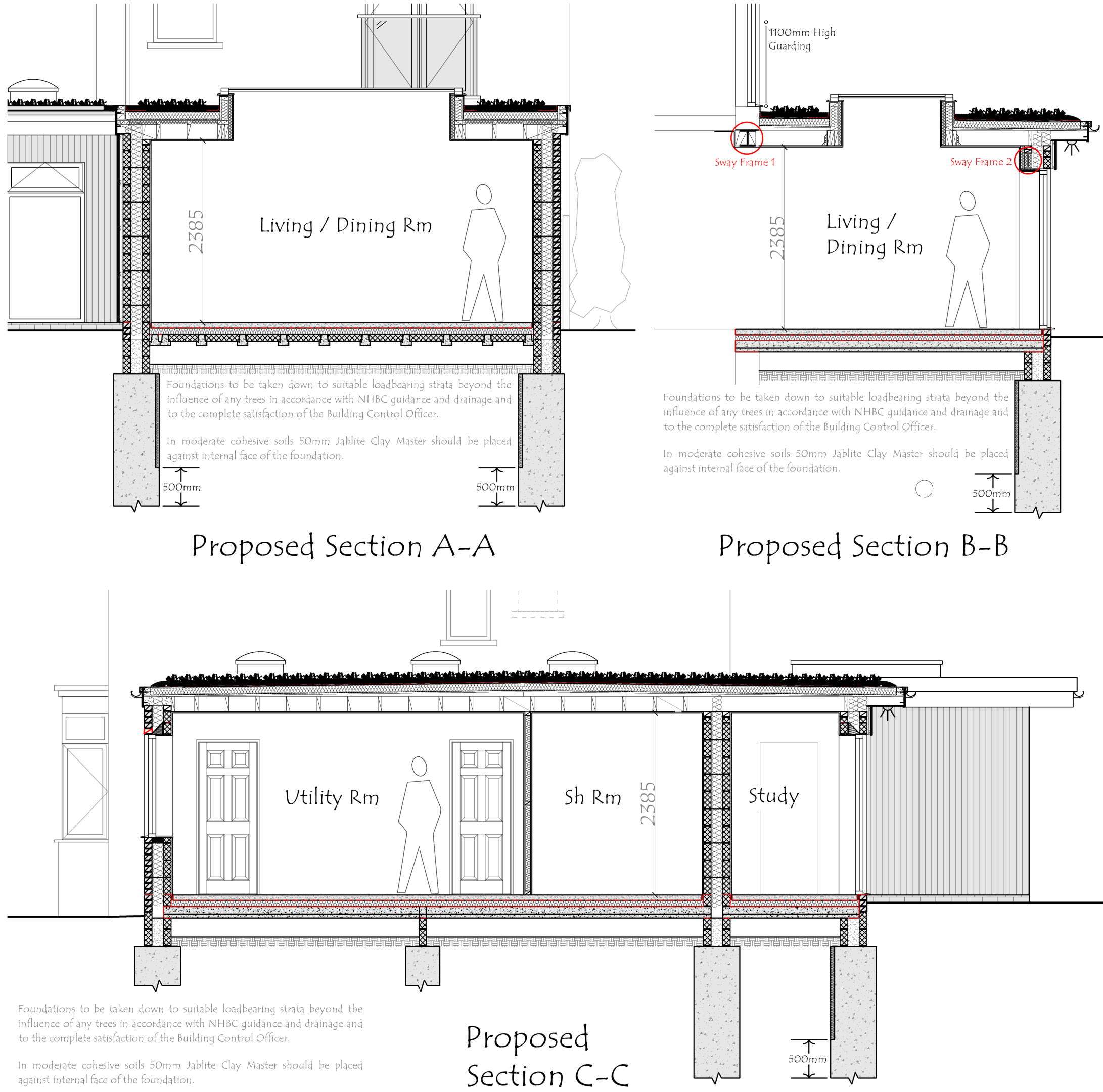
Proposed Ground Floor Plan



Proposed Front Elevation   Proposed Side Elevation   Proposed Rear Elevation   Proposed Side Elevation

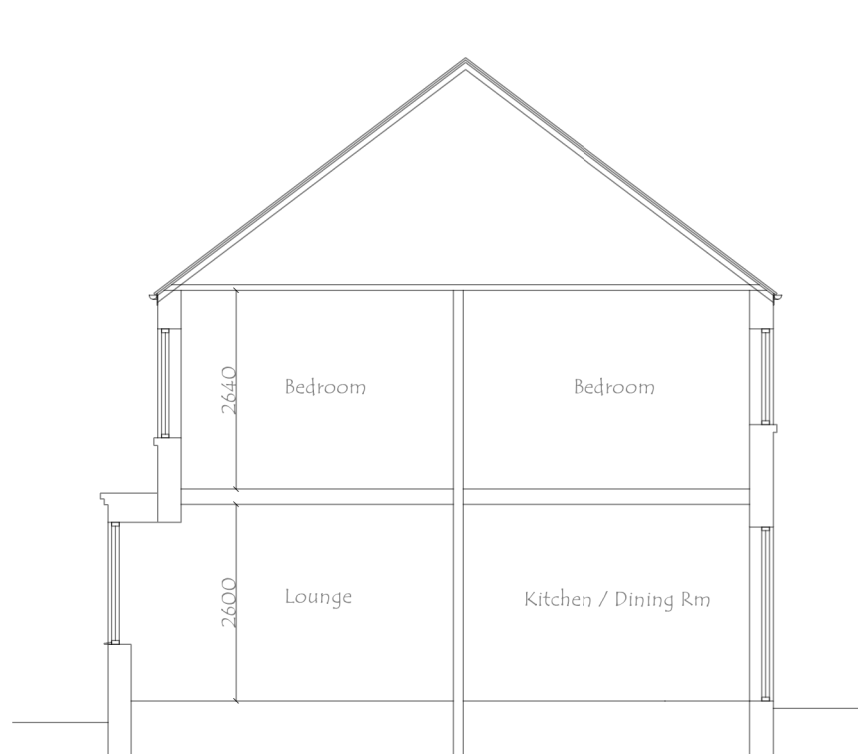


Proposed First Floor Plan



Proposed Section A-A   Proposed Section B-B

Proposed Section C-C



Existing Section

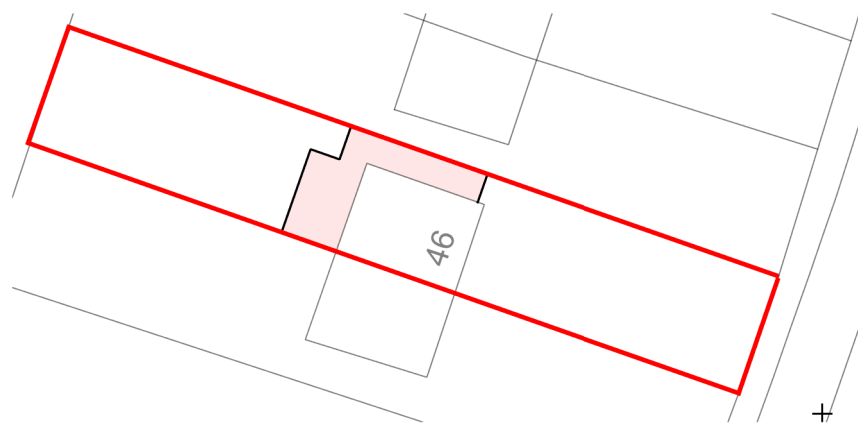
Structural Engineers Details		
No	Location	Size
Trimmers	Lantern Light	3no (triple) Min C24 50mm x 150mm trimmers around the lantern light.
Beams 1	Kitchen	2no 254 x 146 x 57/8" on 100mm wide x 350mm long x 200mm deep concrete padstones each end each beam.  Please see the Structural Engineers calculations for a provisional connection detail between the existing beam over the kitchen and the proposed inner beam between the existing dwelling and proposed extension.  Please note this connection detail is provisional and is subject to opening up works on-site to fully understand the relationship between the existing and proposed beams.  Contact the S.Engineer should an amended connection detail be necessary following opening up works on-site.
Sway Frame 2	Bi-fold Door	Frame: Provide frame out of 203 x 102/8 and with 8mm plate welded to bottom flange to support outer leaf.  Haunch Connection: 4no M12 8.8 bolts @ 55mm cross centres. Provide 100mm wide x 15mm thick end plates x 200mm long end plates and with 8mm web stiffeners.  Base Plates: Provide 150mm x 12mm x 250mm base plates & 2no M12 holding down bolts.  Foundations: Min 0.75m x 0.75m x 0.4m thick pad foundation to each column

Encase steelwork in 1 layer 15mm fireline plasterboard with 5mm skim or where left exposed decorate with intumescent paint to achieve full 30minutes fire resistance. Where permanently exposed to external weather conditions either paint with red oxide or hot dip galvanise to prevent corrosion

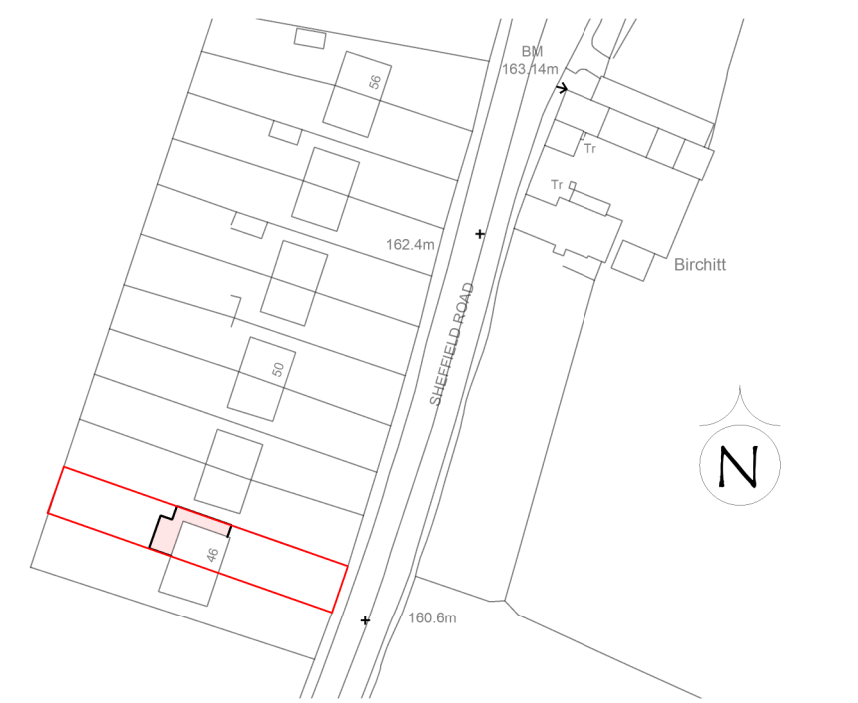
Weld a drip bar under the steel plate to prevent water from tracking along the plate towards the dwelling.

Beams are to be measured for order from actual dimensions taken on-site and not from the design details

All to be read in conjunction with the Structural Engineers calculations which are to take precedent.



Site Plan 1:500



Location Plan 1:1250