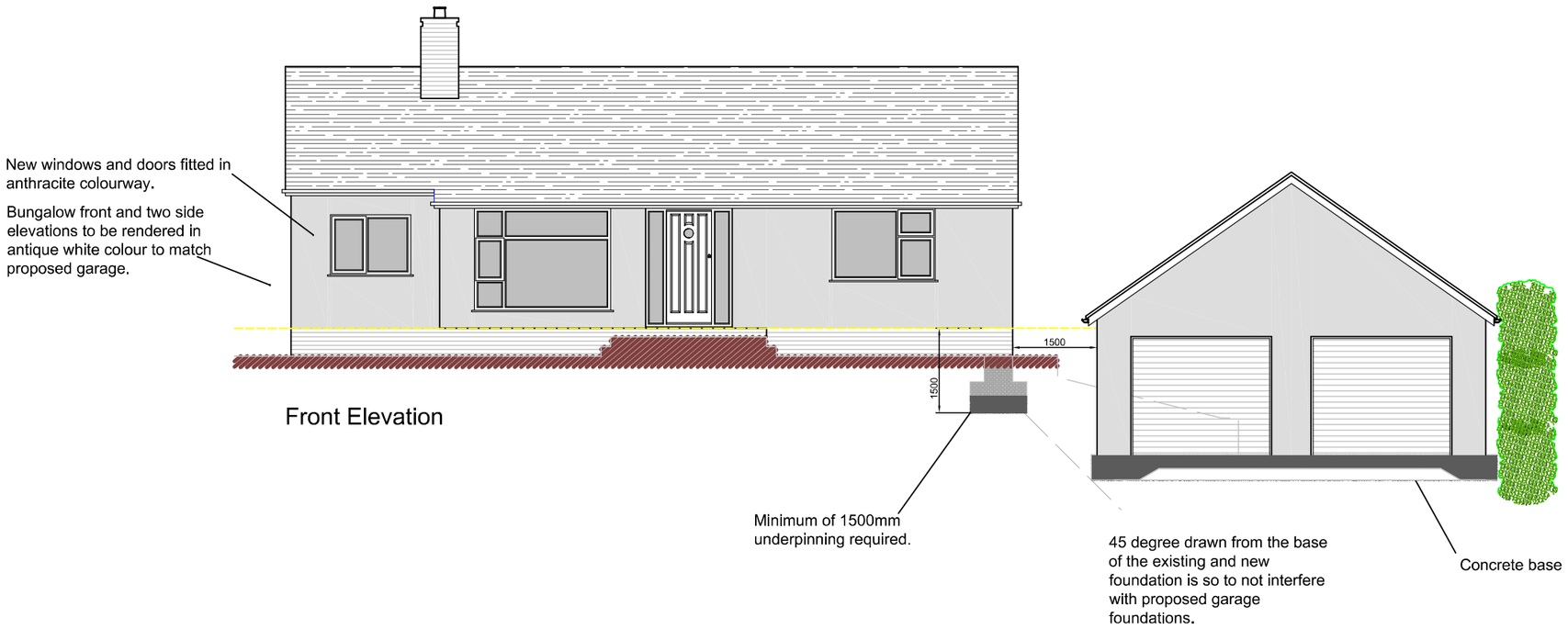
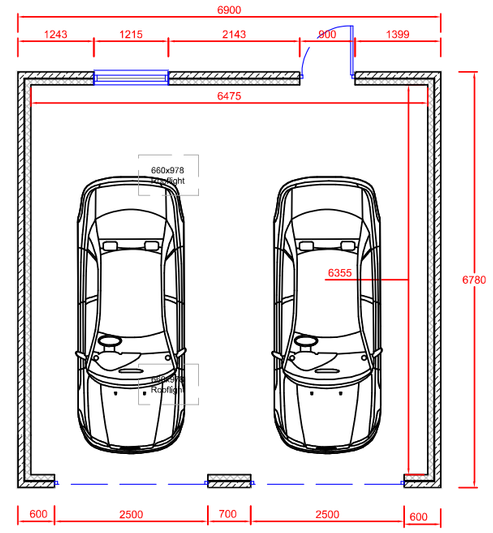


Front Elevation

The existing foundations for the bungalow's gable end are considered to be too shallow to allow excavation for the proposed garage without risk of undermining the foundation. The existing foundations should be underpinned as follows. Mass concrete underpinning to be carried out below the original bungalow external walls with the removal of sections of subsoil below existing foundation maximum 1.0m lengths x 600mm wide (to allow the new outer leaf to be built up, to retain stabilisation of the building, to a depth as agreed by LA Building inspector on site (assume 1.0m below ground level). Gap to be shuttered and backfilled using minimum C30 grade concrete. Ground adjacent to mass concrete infill to be left several days before excavation for further underpinning to ensure strength of new concrete. Underpinning to be carried out in stages leaving a gap of 3m between the excavation(s) to ensure stabilisation of the structure. Next stage to excavate and mass fill middle section, then either side of the new mass foundations.

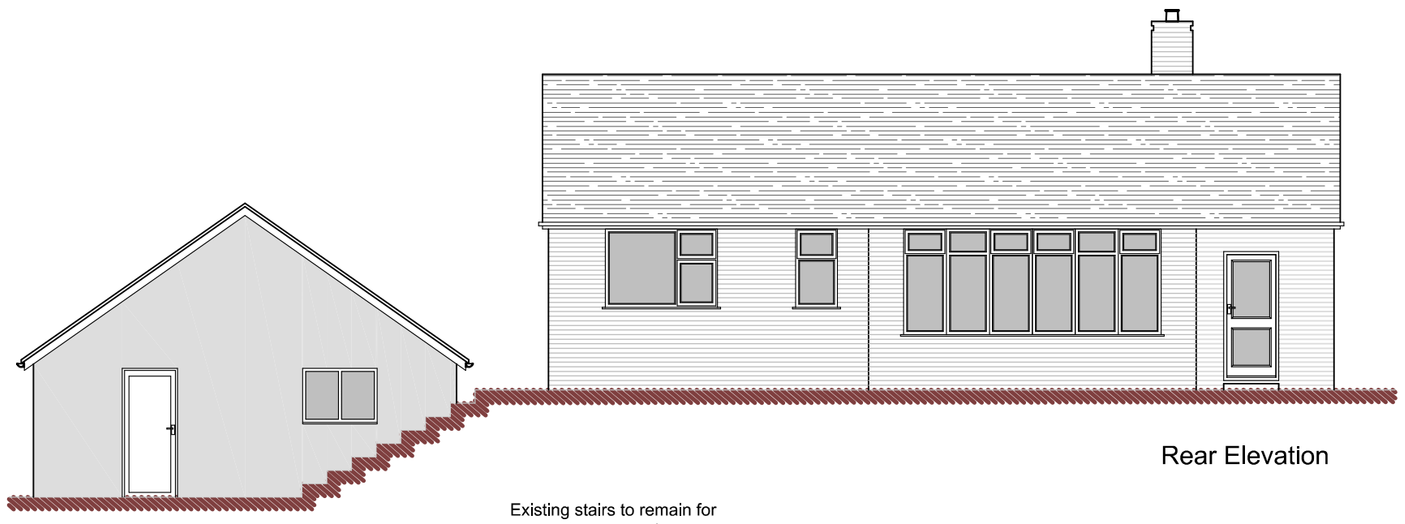


Ground floor plan

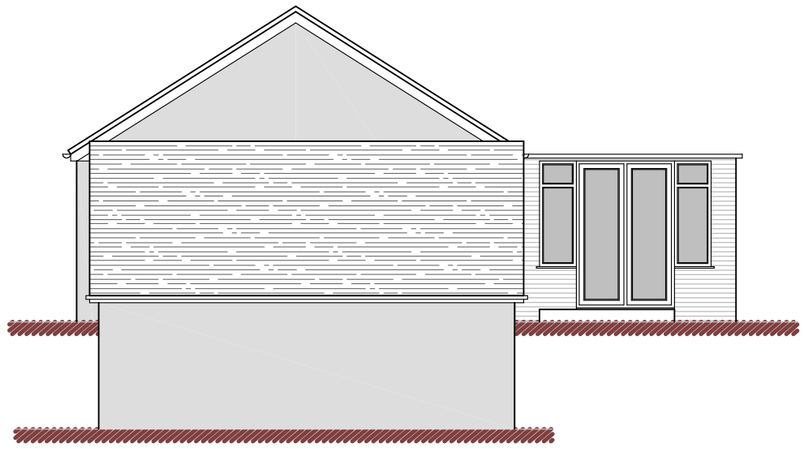
Metres

1 2 3 4 5 10

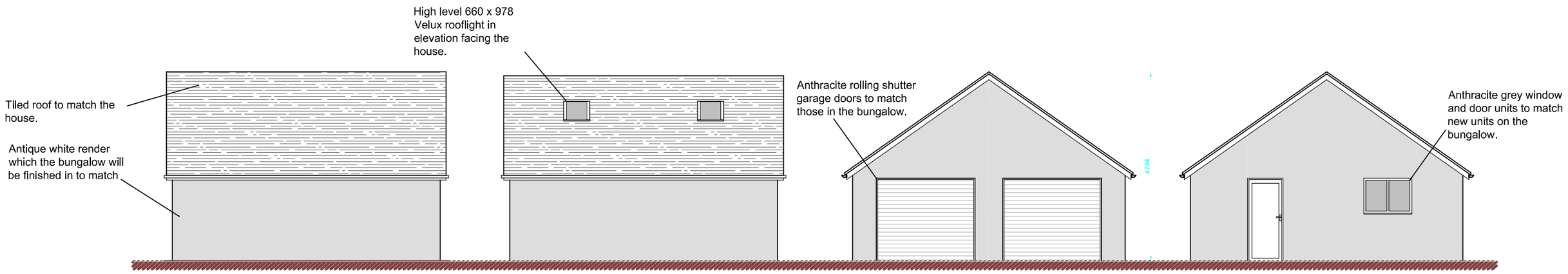
SCALE 1:100



Rear Elevation



Side (West) Elevation



Side (West) Elevation | Side (East) Elevation | Front Elevation | Rear Elevation

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2. All dimensions to be checked on site before proceeding.

3. Contractor to check/adjust dimensions of new work to suit existing conditions.
Do not assume existing structure or details are plumb, square or level.

4. Contractor must notify the architect of any discrepancies before proceeding.

5. All drawings to be read in conjunction with all other consultants drawings and specs.

Rev	Date	Description
F	30.07.19	Addition of velux windows
E	29.07.19	Render adjustments
D	26.07.19	Removal of underpinning notes
C	26.07.19	Minor Amendments
B	24.07.19	Minor Amendments
A	24.07.19	Minor Amendments

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Robert Beech
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ST8 7EN
Client

Proposed Double Garage
Project

Title
Plans as Proposed

Stage: Planning
Size: A2 | Date: 18.07.19 | Job No: 1943
Scale: 1:100
Drawing Number: PL 03F

Initial draft scheme for comments