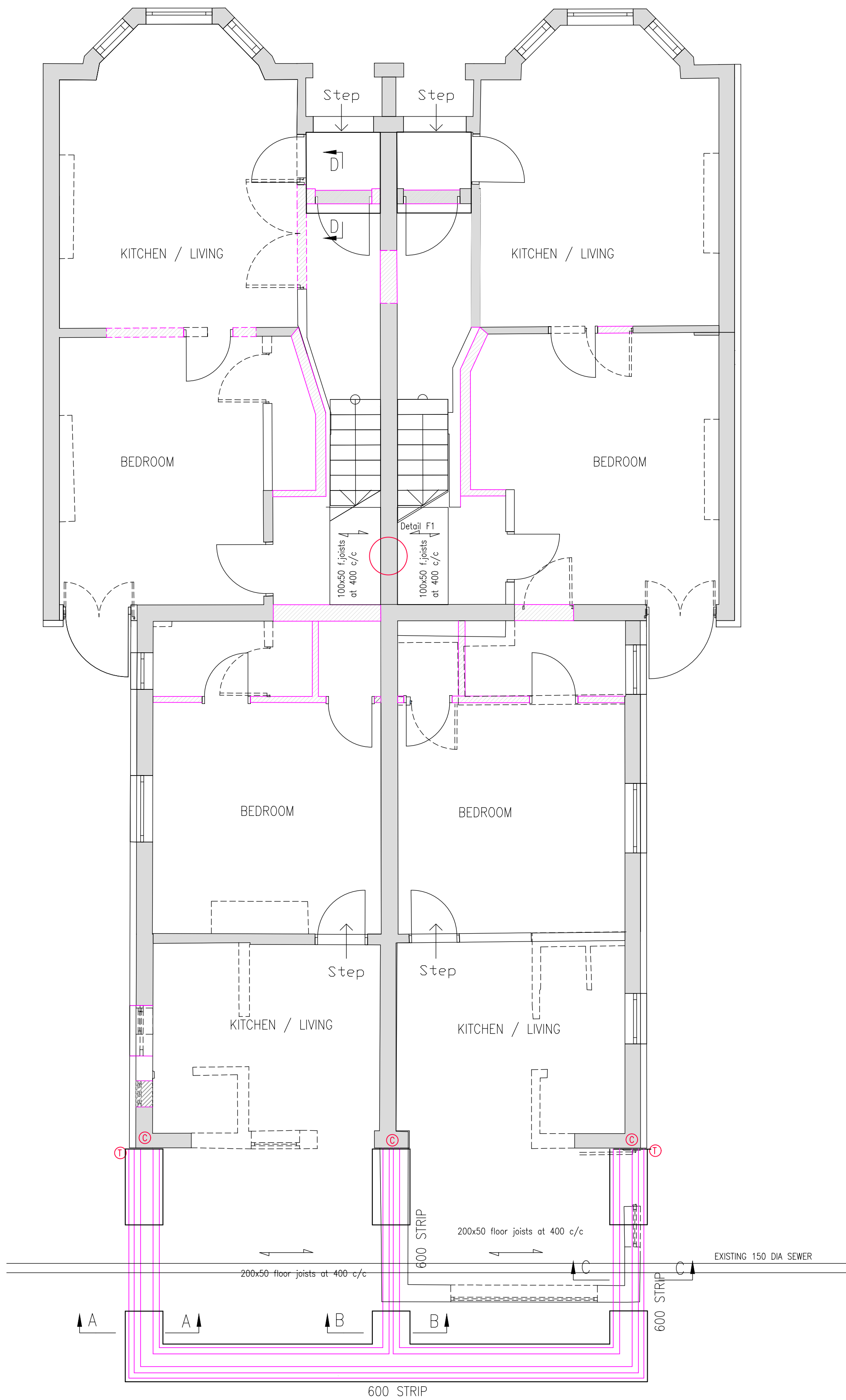
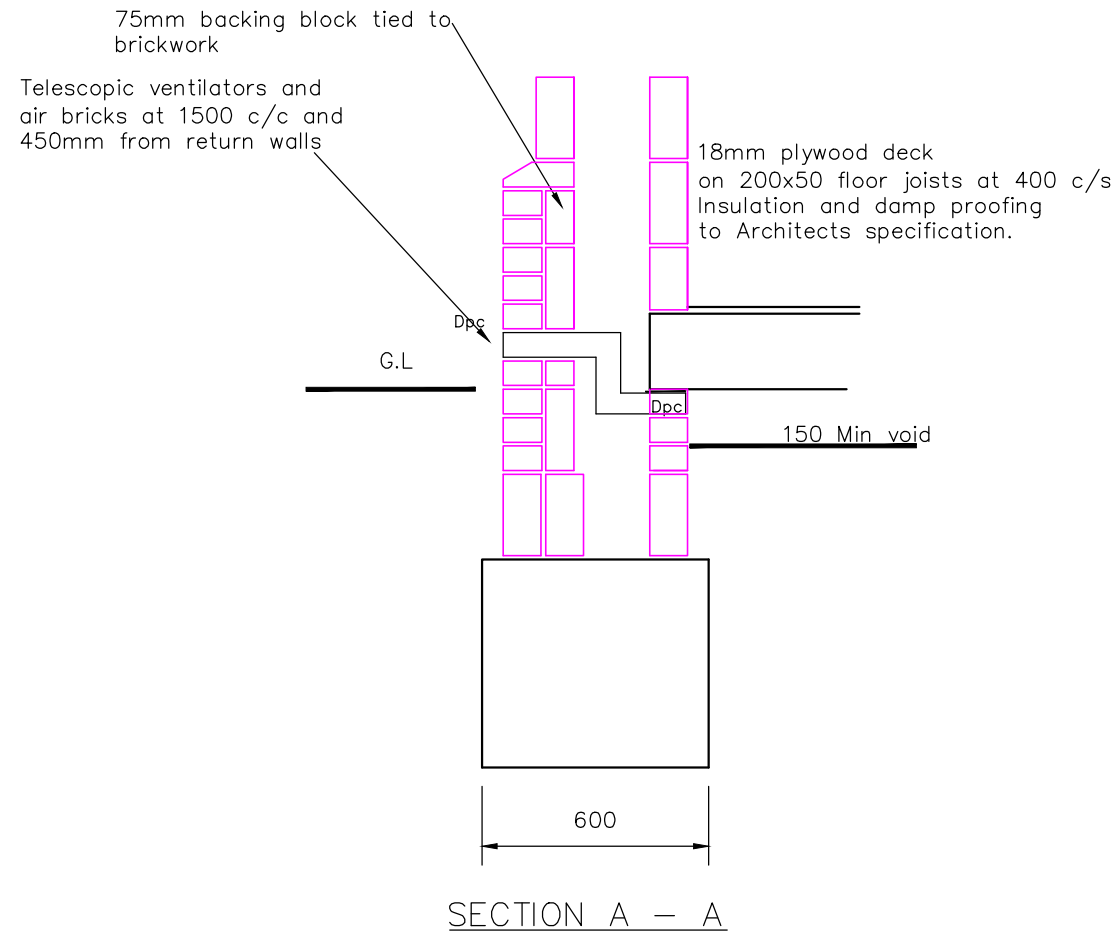
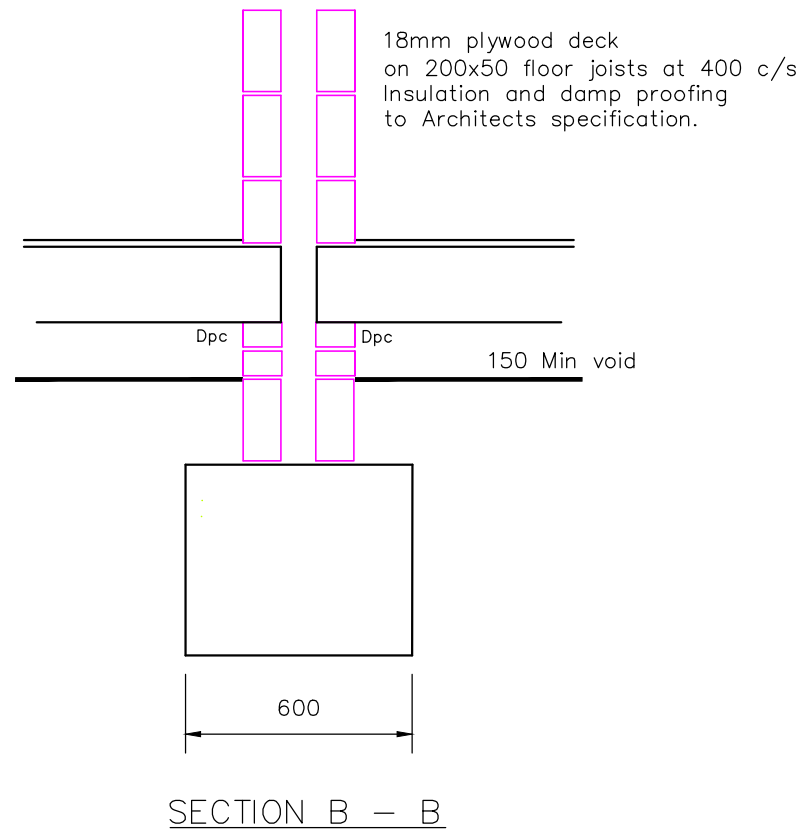




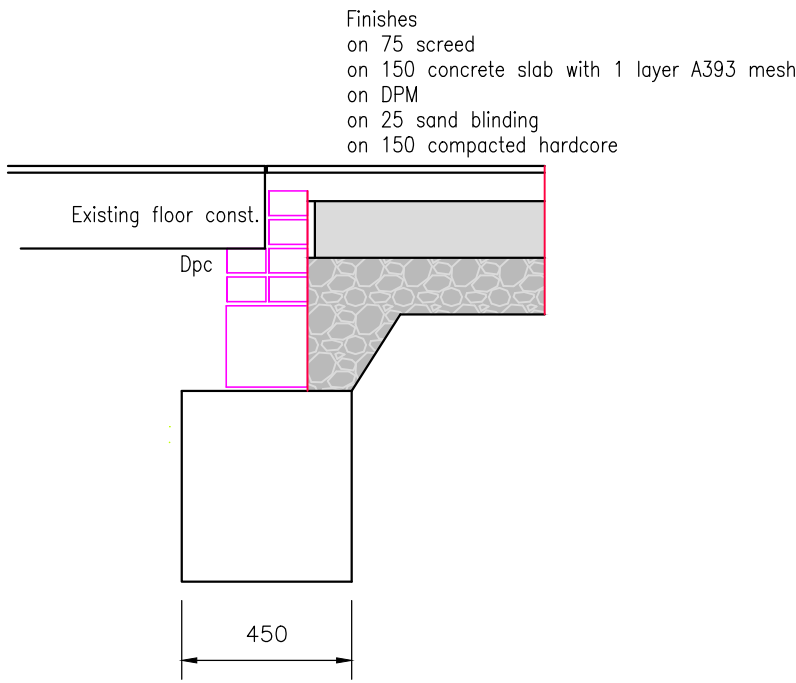
FOUNDATION PLAN



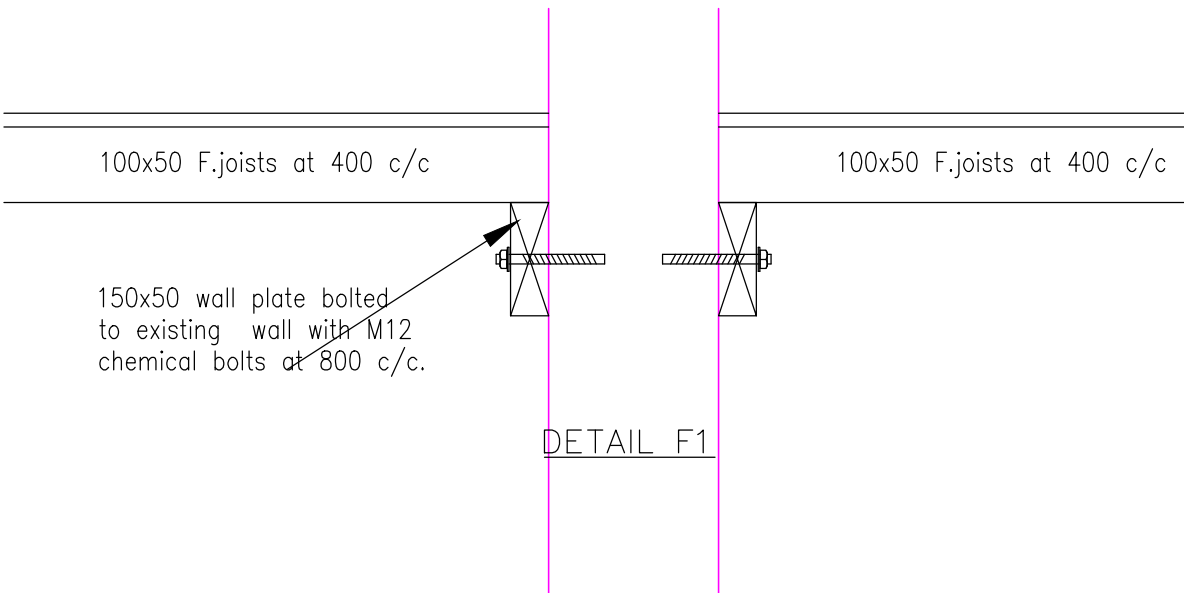
SECTION A - A



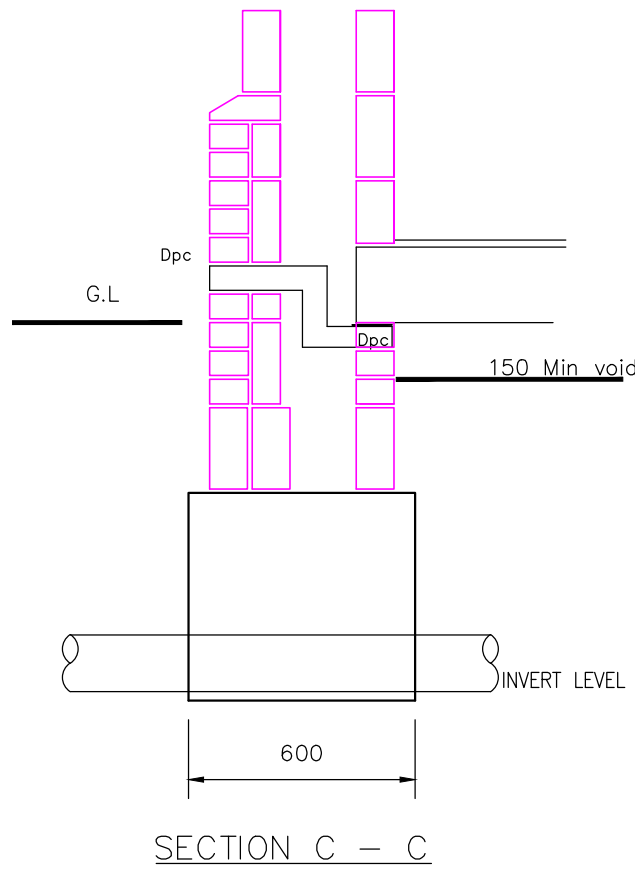
SECTION B - B



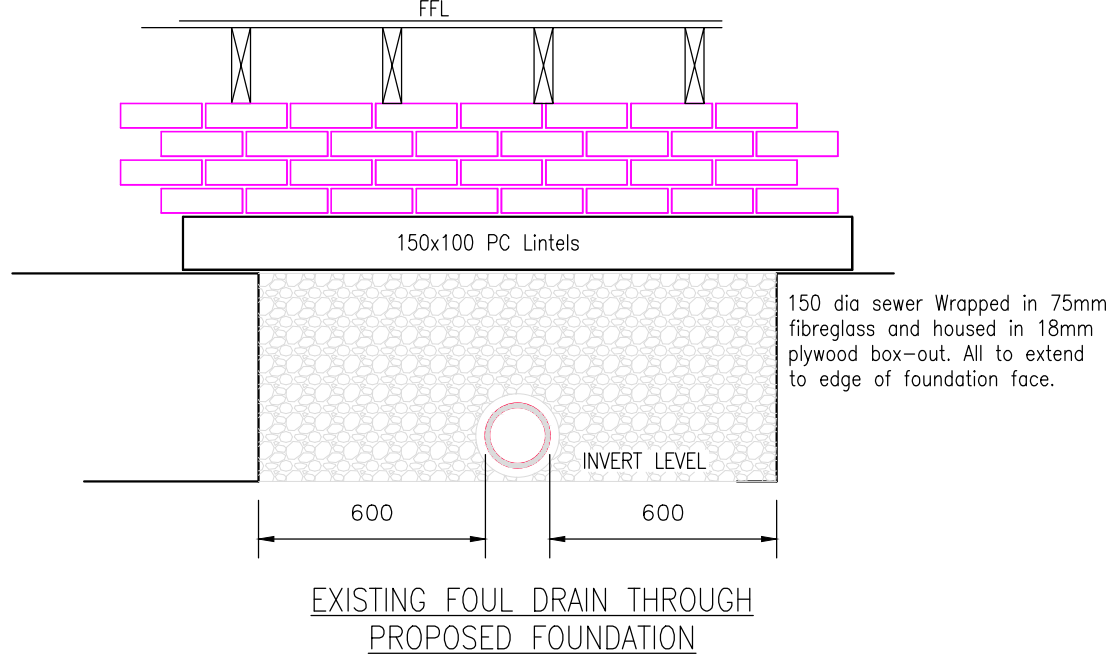
SECTION C - C



SECTION D - D



SECTION E - E



EXISTING FOUL DRAIN THROUGH PROPOSED FOUNDATION

GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS DRAWINGS AND SPECIFICATIONS.
- REFER TO ARCHITECTS DRAWINGS FOR ALL SETTING OUT DIMENSIONS, DETAILS, VENTILATION, DAMP PROOFING AND ALL OTHER ARCHITECTURAL ELEMENTS.
- DO NOT SCALE THE DRAWINGS. FIGURED DIMENSIONS ONLY SHALL BE USED. ANY DISCREPANCIES SHALL BE REPORTED TO CHA FOR CLARIFICATION. IF IN DOUBT ASK.
- NO DEVIATION FROM THE DETAILS AND SPECIFICATIONS SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- All timber connections to be bolted with 1 No. 12mm dia bolt + washer plate unless noted otherwise.
- The main contractor shall be responsible for all temporary works without exception.
- The main contractor shall provide a method statement and risk assessment for the installation of all steel beams and removal of existing walls, including temporary works and packing.
- All foundation depths are to be a minimum of 1.0 metres below ground level.
- Padstones to be 440x215x100 concrete unless noted otherwise.
- The steelwork fabricator shall visit site to establish all dimensions necessary for their fabrication. The fabricator shall be responsible for all such dimensions without exception. All beam bearings are to be a minimum of 150mm.
- All steelwork shall be shot blasted and primed with 2 coats of red-oxide prior to delivery to site. Primer shall be touched-up after erection of steelwork.
- All steelwork to be clad with 2 layers of plasterboard or similar approved material to provide 1/2 fire resistance.
- All steelwork connection to comprise 12mm end plates, 6mm FW, standard notches and 4 No. M16 gr.8.8 bolts unless noted otherwise.
- All timber to be grade C24 unless noted otherwise. Rafters to be doubled where providing support to dormer and/or velux windows.
- Existing and new floor joists to be doubled where providing support to new stud partitions running parallel to joists, baths and the proposed megalow.
- Ⓢ Denotes stainless steel wall connector.
- Ⓢ Denotes trial hole to be excavated ready for inspection by the Engineer and building inspector.
- Provide 30x5mm galvanised lateral restraint straps to all floor joists, rafters and ceiling joists springing parallel to the external wall, over 3 No. joists / rafters with solid noggin all at 2000mm max centres.
- Provide 30x5mm galvanised vertical restraint straps at 2000mm max centres to all wall plates.
- Refer to Specialist drawings and calculations for details of the metal web floor joist system. Floor joist system to be installed strictly in accordance with the manufacturers details and specifications. Refer to the current Easy Joist Technical Guide for all such details.
- A COPY OF THE MANUFACTURERS EASY JOIST LAYOUT AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDER AND ESPECIALLY INSTALLATION.
- Refer to Specialist drawings and calculations for details of Beam & Block floors. Imposed loads = 1.5 kN/m² for domestic areas.
- Partition loads = 3.0 kN/m unless noted otherwise. Beam and Block floors to be installed strictly in accordance with the manufacturers instructions.
- A COPY OF THE MANUFACTURERS BEAM & BLOCK LAYOUT DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDER AND ESPECIALLY INSTALLATION.

Lintel Schedule

Beam Ref.	Section	Notes
L1	Keystone S/K-100	
L2	100x65 deep PC concrete)	
L3	100x150 deep PC concrete)	
L4	2 / 100x150 deep PC concrete)	
L?	Existing lintel to be assessed	

IMPORTANT

- 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.
- No deviation may be made from the contents of this drawing without prior permission from the Engineer.
- This drawing is to be removed from currency immediately a revised edition has been issued.
- All rights described in chapter IV of the Copyright Design Acts 1988 have been generally asserted.

Rev.	Description	Date
Drawing Status	PLANNING ISSUES	
Title	PROPOSED EXTENSIONS AND ALTERATIONS FOUNDATION PLAN	
Project	303 - 305 OXFORD ROAD READING BERKSHIRE RG1	Clive Hudson Associates Consulting Structural & Civil Engineers Chiltern Chambers, 31 St Peters Avenue Caversham, Reading, Berks RG4 7DH Tel 0118 9461104 email info@cliveh.co.uk
Client	ASPAN PROPERTIES	Date 23.02.2021
Drawn	CWH	Scales 1:50, 1:20 (A1)
Drg No.	216050 - 01-T4	