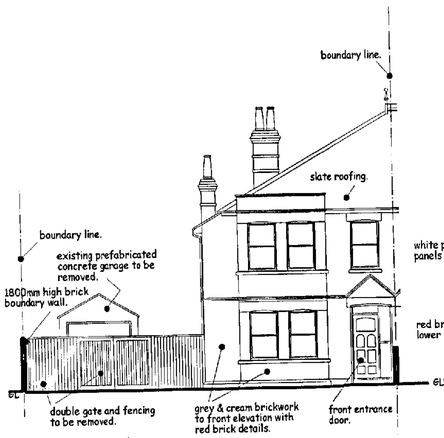
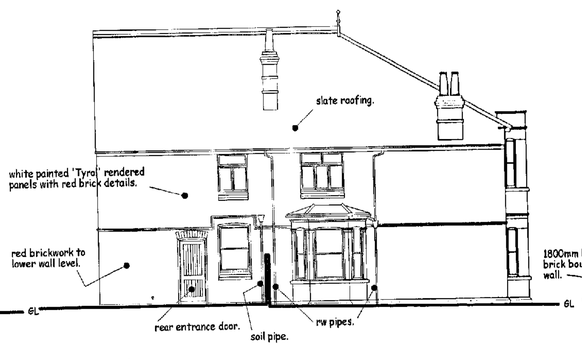
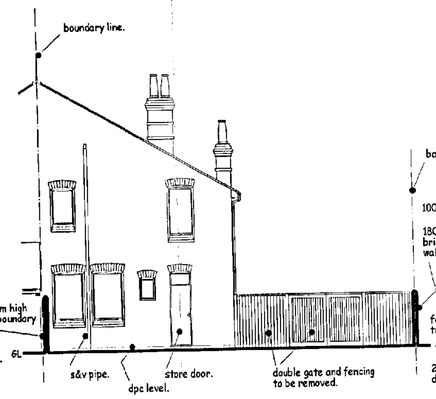


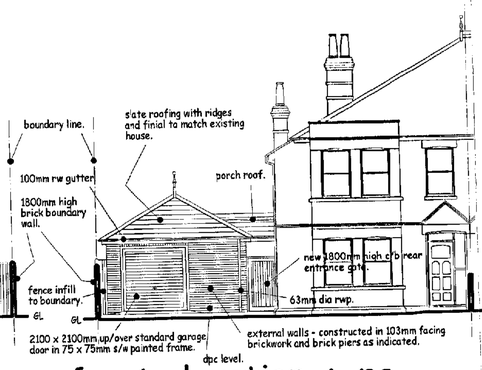
front elevation : ne
existing



side elevation : se



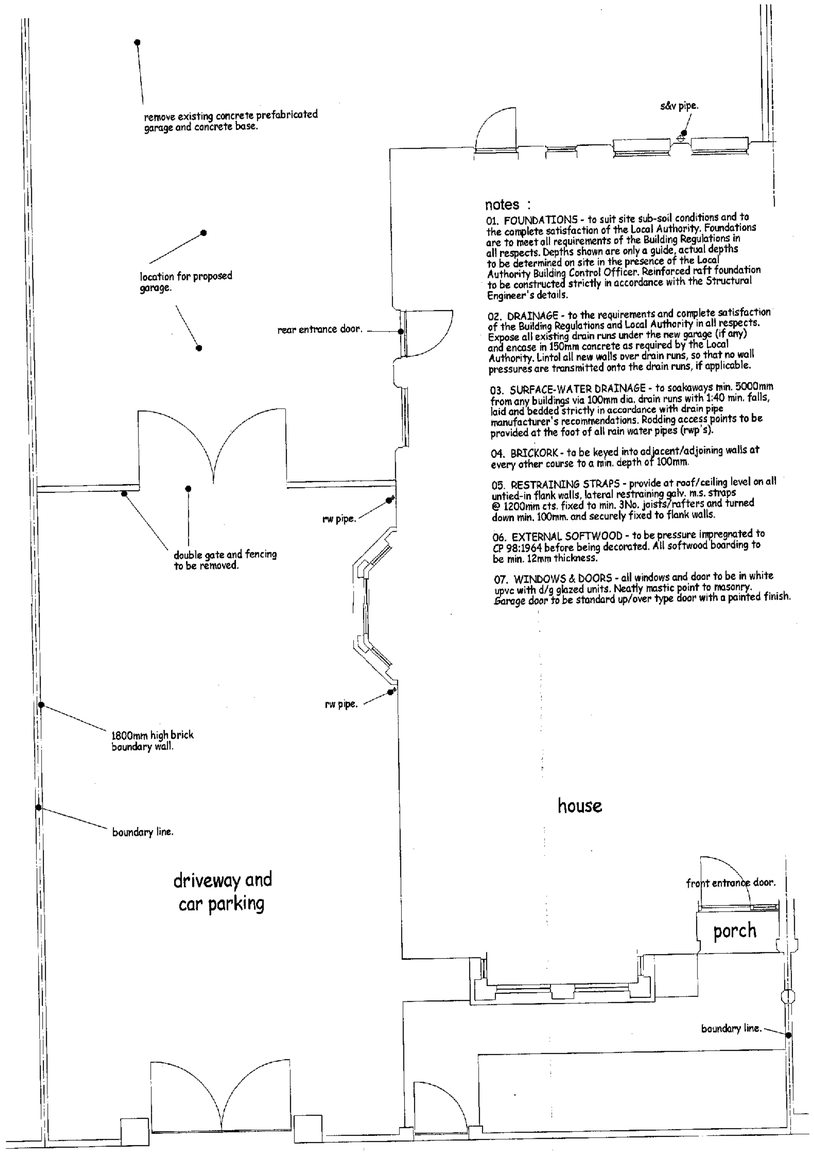
rear elevation : sw



front elevation : ne
proposed



side elevation : se



existing ground floor plan

notes :

01. FOUNDATIONS - to suit site sub-soil conditions and to the complete satisfaction of the Local Authority. Foundations are to meet all requirements of the Building Regulations in all respects. Depths shown are only a guide, actual depths to be determined on site in the presence of the Local Authority Building Control Officer. Reinforced raft foundation to be constructed strictly in accordance with the Structural Engineer's details.

02. DRAINAGE - to the requirements and complete satisfaction of the Building Regulations and Local Authority in all respects. Expose all existing drain runs under the new garage (if any) and encase in 150mm concrete as required by the Local Authority. Lintol all new walls over drain runs, so that no wall pressures are transmitted onto the drain runs, if applicable.

03. SURFACE-WATER DRAINAGE - to soakaways min. 5000mm from any buildings via 100mm dia. drain runs with 1:40 min. falls, laid and bedded strictly in accordance with drain pipe manufacturer's recommendations. Rodding access points to be provided at the foot of all rain water pipes (rwp's).

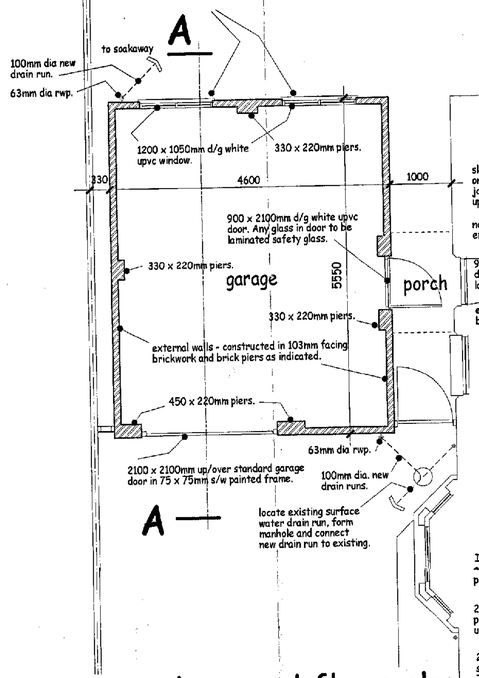
04. BRICKORK - to be keyed into adjacent/adjoining walls at every other course to a min. depth of 100mm.

05. RESTRAINING STRAPS - provide at roof/ceiling level on all untied-in flank walls, lateral restraining galv. m.s. straps @ 1200mm cts. fixed to min. 3No. joists/rafters and turned down min. 100mm. and securely fixed to flank walls.

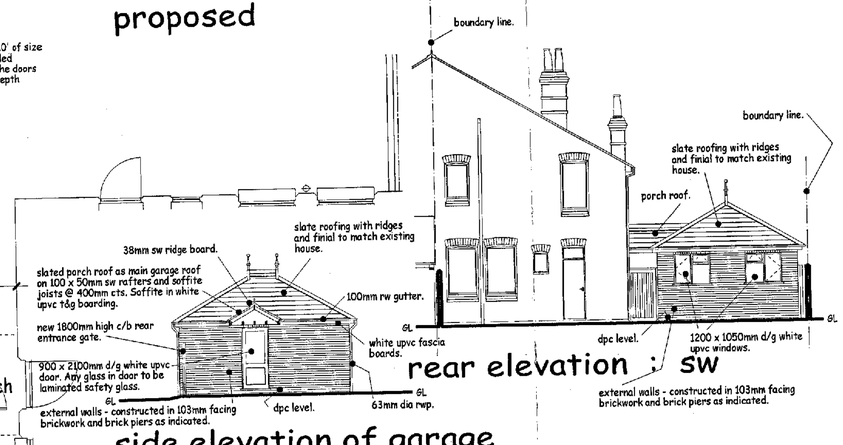
06. EXTERNAL SOFTWOOD - to be pressure impregnated to CP 98:1964 before being decorated. All softwood boarding to be min. 12mm thickness.

07. WINDOWS & DOORS - all windows and door to be in white upvc with d/g glazed units. Neatly mastic point to masonry. Garage door to be standard up/over type door with a painted finish.

lintols - lintols to be selected from the 'IG Steel Lintol' range Type 'L 10' of size strictly in accordance with manufacturer's span to load table and installed strictly in accordance with the manufacturer's recommendations over the doors and window in single skin brickwork. End bearings to be min. 150mm or depth of lintol if greater.



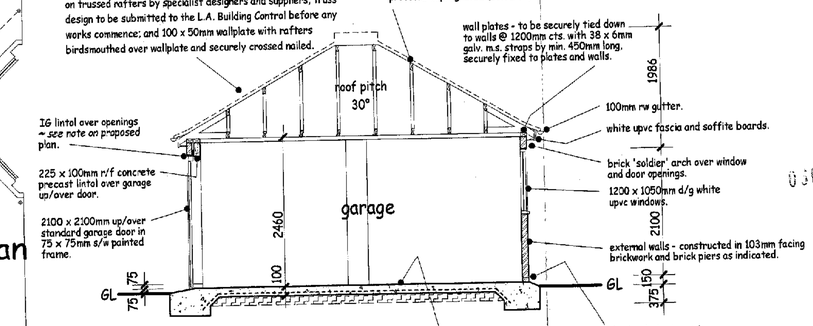
proposed ground floor plan



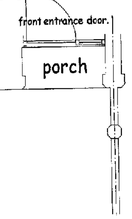
side elevation of garage

rear elevation : sw

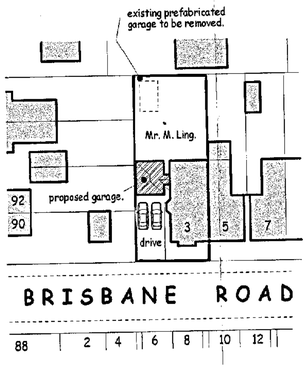
roof construction - pitched at 30 degrees and slated to match main house on sw battens gauge and construction specification as advised by slate suppliers; on untearable roofing membrane; on trussed rafters by specialist designers and suppliers, truss design to be submitted to the L.A. Building Control before any works commence; and 100 x 50mm wallplate with rafters birdsmouthed over wallplate and securely crossed nailed.



section A - A



ground floor raft construction - min. 150mm well consolidated clean hardcore sand blinded to receive 1200 gauge polythene dpm; 150mm reinforced concrete raft oversite with 600 x 450mm reinforced concrete edge beams constructed strictly in accordance with the Structural Engineer's details, floor finished with smooth and level surface.



site plan scale 1 : 500

38. BOUNDARY LINES ~ the building owner(s) confirm that they have fully checked the boundaries of the property and instructed 'K~2 Design' accordingly, they further fully agree the boundaries as indicated on this drawing. No part of the extension is to oversail any boundaries.

39. STRUCTURAL ENGINEER'S DETAILS ~ all structural members, their sizes and detailing are to be carried out strictly in accordance with John Boyce Associates Structural Consultant's (tel/fax : 0118 941 6333 or mob : 07976 122368) calculations and details, overruling any details shown on these drawings. Refer to the Structural Engineer's calculations and details before commencing any work.

40. PARTY WALL ETC. ACT 1996 ~ the building owner is responsible for serving all notices and obtaining any required written consents or agreements with the owners of neighbouring properties that may be required under the above legislation within the time scales set and before any works commence. The applicant has received from 'K~2 Design' a copy of the explanatory booklet issued by the 'Office of the Deputy Prime Minister' on the 'Party Wall etc. Act 1996.

cladding materials :
~ walls - *red facing brickwork.*
~ facia, barge and soffite boards - *white upvc boarding.*
~ water pipes and guttering - *black upvc 100mm guttering and 65mm rw pipes.*
~ windows and doors - *white upvc double glazed windows.*
~ roofs - *blue/gray slates.*
all cladding materials and finishes to match existing.

note :
~ status of drawing - *this drawing has been prepared for obtaining Planning Approval and Building Regulations Consent only - all construction work must be carried out strictly in accordance with good building practice, current 'B.S. Specifications' and Codes of Practices'*
~ dimensions and setting out - *all dimensions to be site checked before commencing any work, any errors to be reported to the 'K~2 Design' immediately. Read all dimensions, do not scale.*
~ permission to copy - *this drawing must not be copied for any reason without K~2 Design's consent. Copyright remains with 'K~2 Design' until assigned in writing.*

READING BOROUGH COUNCIL
09 AUG 2006
PLANNING

K#2 DESIGN
7, Cecil Aldin Drive,
Tilehurst, Reading, RG31 6YP.
01491 680905 or 0118 943 3593

project
GARAGE TO THE SIDE OF 3, BRISBANE ROAD, READING, BERKSHIRE, RG30 2PE.

client (s)	Mr. M. Ling.
scale	1:50 & 1:100.
drawn	Kathleen Cooksley.
dated	07th. August, 2006.
drawing ML 2006/01	ELEVATIONS, SECTION & LAYOUT PLANS.

rev

client's approval :

PROFILE