

Existing lean to type roof to be removed and contractor to build up off existing walls as indicated to create full height rooms, Contractor to make good were necessary.



Front Elevation

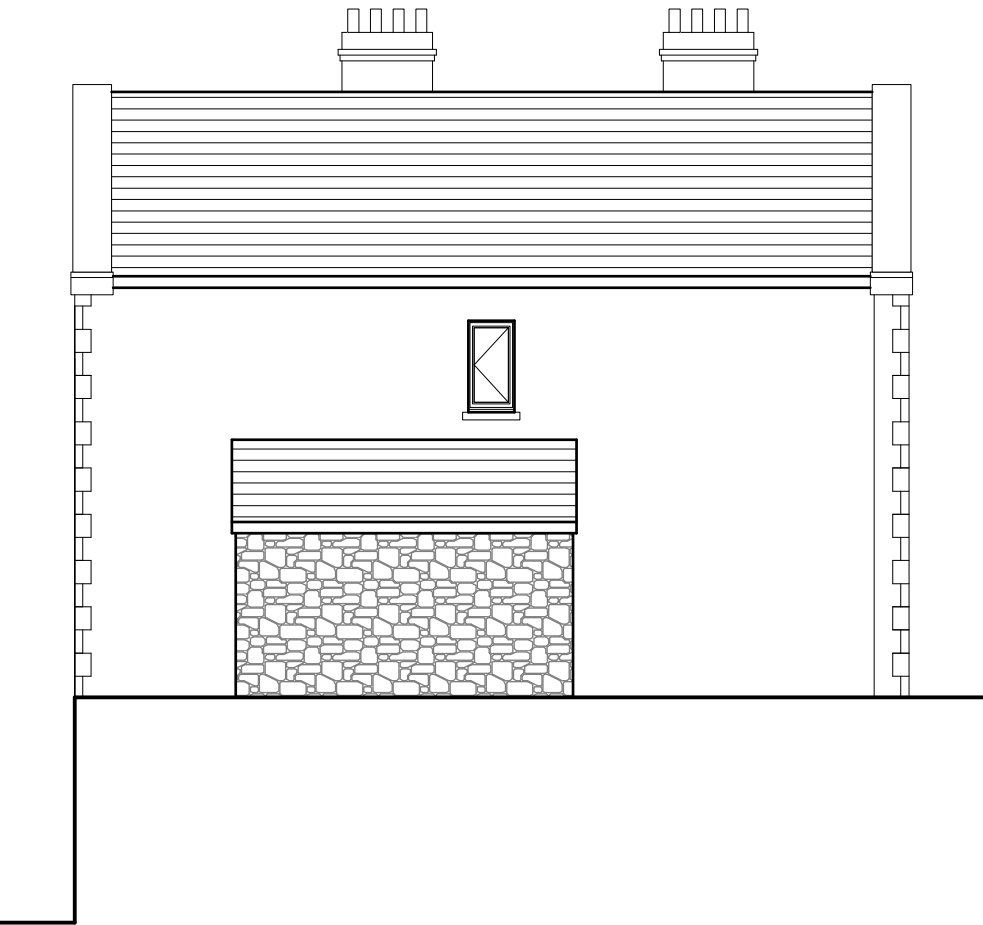


Side Elevation

Retaining wall constructed to structural engineers specifications



Rear Elevation

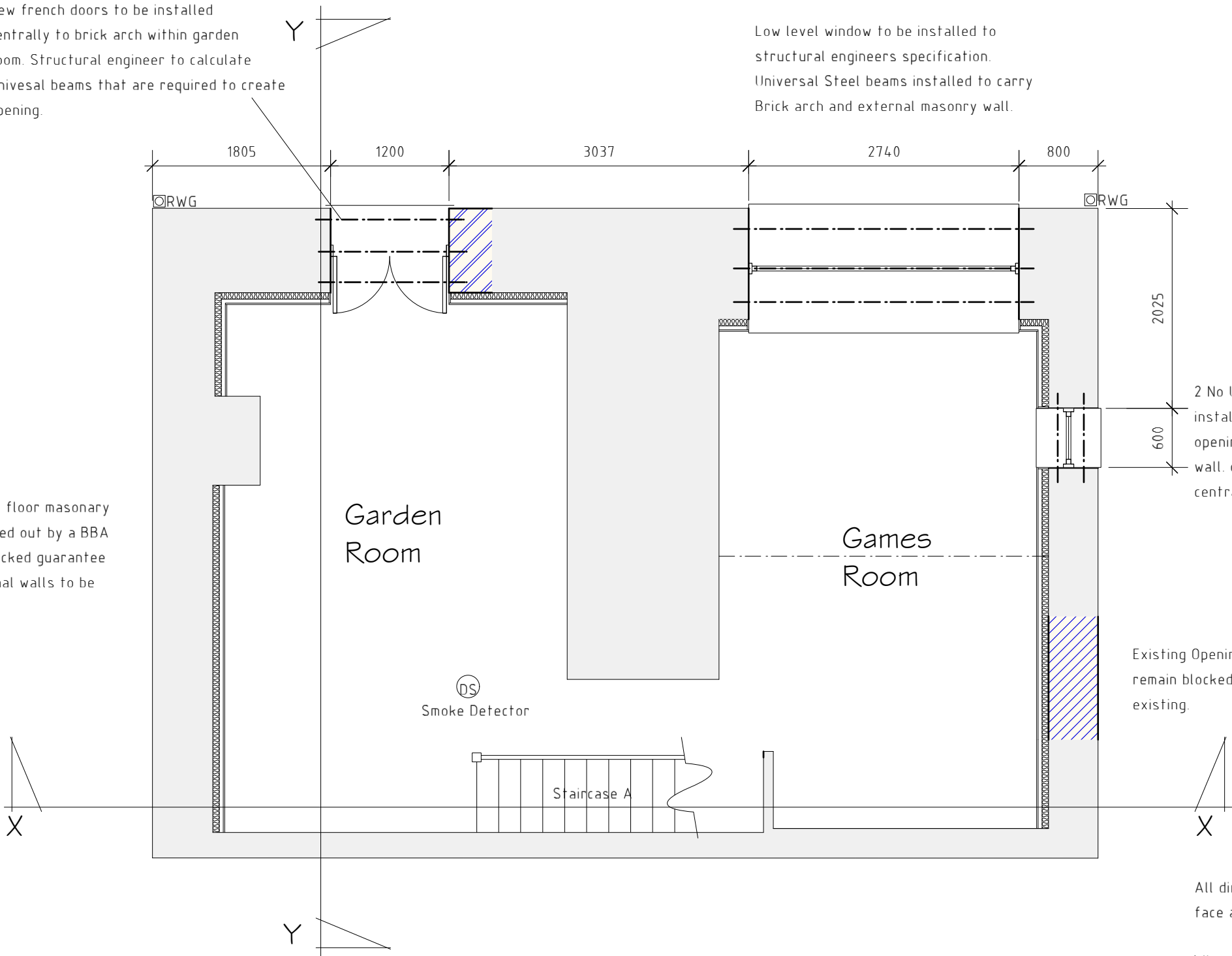


Side Elevation

New french doors to be installed centrally to brick arch within garden room. Structural engineer to calculate Univesal beams that are required to create opening.

Low level window to be installed to structural engineers specification. Universal Steel beams installed to carry Brick arch and external masonry wall.

DAMP PROOFING
Provide injected chemical damp-proof course to all ground floor masonry walls in accordance with BS 6575. This work is to be carried out by a BBA approved specialist and must carry a 30 year insurance backed guarantee covering workmanship and materials. All drilling to external walls to be performed internally.



Basement

2 No Universal steel beams installed to create new opening within existing masonry wall. opening to be created centrally to brick arch.

Existing Opening to remain blocked up as existing

All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

Where lintels and foundations are to be subjected to additional loading they are to be exposed and checked by the Building Control officer for there adequacy prior to introduction of new loads.

PLANS DRAWN HAVE NOT GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO SLIGHT ALTERATIONS

Rev	Date	Detail	Initial

Project:
Proposed renovation and extension to Mount House, Church Road, Ruabon Wrexham

Title: Basement Plan & Elevations
Scale: (A2) 1:50 & 1:100

Drawn By: D.J.Edwards
Date: Jan 2010

Drawing No: B047/02
Sheet: 1 of 5

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