



Client: MR. K. PANNELL.	Job Title: PROPOSED GARAGE REPLACEMENT TO 55, MAIN RD., BRYNCOCH, NEATH, SA10 7PE.	Drawing Title: EXISTING & PROPOSED PLANS ELEVATIONS & SECTION
Scale: 1/100, 1/50, 1/500 + 1/1250	Date: Sept 2020	Dwg no. A.01.
Rev.		

Roof:- Grey interlocking concrete tiles with white upvc fascias, soffits and verges. (All to match existing).
Walls:- Red clay brick to match existing with render to gable end.
Windows and doors:- UPVC, colour to match existing.

Roof Covering:- Marley modern smooth concrete interlocking tile roof covering. Fixed to 50x25 treated sw battens on breathable roofing felt fixed to rafters Provide all necessary clips and fixings to roof covering. Provide lead flashings and soakers with cavity trays with weep vents,

Roof Structure:- 50x125 sw rafters (SC4) @ 600 centres, fixed to sw ridge and birdsmouthed onto wallplate at eaves via galy. Steel truss clips. 50x100 treated sw Wall plate at eaves to be fixed to top of wall and secured with L shaped 5x30x1200 galy.steel straps. Provide steel straps at 2.0m centres,(and similarly at 1.8m centres at verge.)

Lintols :- Provide galv. steel lintols as Keystone, or similar approved, over all new openings, with min. end bearing of 225mm.

External Walls:- 100mm thick and 215mm thick face brick (to front and rear elevations), with 100mm thick dense concrete block to gable end with piers at approx. 1.8m centres.

D.P.C.:- Provide horizontal dpc., at 150mm above external ground level, with dpm, lapped under the dpc.. Also use stainless steel "fir fix" crocodile ties to tie new walls to the existing.

Floor Construction: Power floated 125 mm concrete slab with steel mesh reinforcement on dpm., on stone dust blinding on 200mm thick compacted hardcore.

1. All figured dimensions to be checked on site.
2. All components, materials and proprietary items shall be installed in accordance with manufacturer's instructions.

3. All work shall comply with the Building Regulations.
4. All existing drainage and service positions to be confirmed on site.
5. All structural timber to be treated, kiln dried and treated.

Windows/Doors :- White UPVC double glazed units. Include 'K' glass and include safety glass in appropriate locations.

Electrical Installation :- The electrical installation is to be in accordance with the I.E.E., Regulations and relevant British Standards. The Installation is to include Mains operated (with battery back-up) smoke detectors. All sockets and switches are to be within 450mm and 1200mm off finished floor level. Provide energy efficient fittings in accordance with the Building Regulations.

Drainage (Foul):- New drains to be 100mm pvcu laid to min fall of 1:40 and bed in granular fill surround, and connect to the existing drainage system.

Drainage (Surface Water):- 100mm.dia. PVCU pipe laid to 1:150 falls and bed in granular fill surround. Rain water down pipes to discharge to drains via back inlet gulleys, and run to existing drainage system.

Rain water goods:- White upvc 100mm half round gutters and 65mm dia. downpipes.