

Preliminaries:

Remove end wall of utility and prepare for bonding of new wall.
Expose existing foundations insert starter bars to receive new foundation.
Expose existing drainage and prepare alterations.
Expose and remove existing lean to roof and prepare walls for first floor construction.
Remove existing en-suite partition walls and make good.

General:

Contractor to visit plot prior to commencement of work to acquaint himself with the site characteristics as no claim for want of knowledge will be upheld later.
The Party Wall Act of 1996 requires you to give 2 months notice of proposed works to the adjoining neighbours (within 3m of work) and obtain their written consent.

Foundations:

Foundation slab 300mm raft. to be taken to a depth not affected by seasonal change or frost; with ramp up to existing pavement level at boundary of property.

Walls:

Outer skin: 100mm facing brick (cladding to front face matching existing building), Clear with wall ties to BS 1243 spaced every 300mm horizontally and 225mm vertically, adjacent to openings.

Skin of: 100mm Standard Blockwork 7N/mm². internal finish of 13mm 11mm thistle browning plaster with 2mm finishing coat of thistle multi finish plaster with steel trowel finish. 100mm, 7N/mm² standard blockwork with masonry cement/sand ratio 1:3 min. all ground floor walls to be loadbearing to assist in suspended roof structure.

External finish to be sandfaced plaster finish or similar 12mm layer of cement sand mortar in 1: 4 ratio, second coat 8mm with cement sand 1:1 ratio applied to surface

Lintels:

Insert Catnic Cavity Lintels CN71C external solid wall lintel or similar to BS EN 10142:1991 in accordance with the manufacturers instructions on a mortar bed, allowing a nominal 150mm bearing each end, supporting facing bwk and connection to roof structure.
Concrete 150 x 100 mm reinforced lintel above side door and back window.

Ground floor/support structure:

300mm concrete slab cast in situ standard concrete mix 3:2:1 concrete slab.
Ensure garage floor has 50 mm fall from rear to front.

Doors and Windows:

Entrance doors to have min width of 838mm, internal doors of 762mm min width, corridors min 900mm wide. To allow minimal circulation problems when property in use.

Fit ½ hour fire resistant door between dwelling and garage with 25mm rebated frame and fit "Perko" door closer.

System 1 background ventilation to double glazed units serving habitable rooms; i.e. bathrooms, shower-rooms and utility rooms to have min ventilation area of

5000 mm² and opening lights (windows) venting 1/20th of floor area of room served at 1.75m above floor level.

garage door to front. opening. fitted as per suppliers specification.

Joists to be supported on the leaf with all apertures sealed to prevent air ingress, alternatively use joist hangers.

Ceilings:

Foil - backed plasterboard and plaster skim.

Electrics:

Wiring, lighting and socket points to clients requirements and must comply with BS: 7671 and the IEE wiring regulations. Installed by a qualified person and approved by a member of the EEA.

Pitched Roof:

Roof finish: tiles to match the existing finish as far as possible. Roof pitch as existing. On front elevation creating dual pitch roof. Fix tiles in accordance with Code of Practice, secure to softwood battens, min lap 75mm, approved reinforced roofing felt. Fit Code No 4 lead flashing at roof intersections.

Cross rafters to be fixed at 400mm centres with longitudinal and diagonal bracing. Diminished trussed rafters to form valley. Truss manufacturer to provide structural calculations. The cut roof comprising of: rafters of 47 x 225mm C16 at 400mm centres. With insert rafter of 47 x 150mm fitted as above, with 2 No binders 47 x 150mm at 1/3 rd span. All fixed to 50 x 100mm min wallplate bedded in cement mortar with holding down straps at 1200 mm centres.

Lay 100mm Rollbatt insulation between joists and 175mm fitted to roof allowing 500 ventilation gap over the joists. Provide eaves ventilation equal to a 25mm continuous vent fitted with a fly-proof screen.

Lateral Restraint:

Where joists/rafters are parallel to the walls or wall is unsupported for more than 3 metres provide lateral restraint at 2 metre centres with 30 x 5 mm galvanised mild steel straps fitted across three joists/rafters and fix to the walls.

Rainwater: 115mm rainwater goods discharging via new and existing 63mm diameter rainwater pipe to the existing and new back inlet gullies discharging to existing main sewer or 1m3 soakaways sited 5m from any building.

Specification:**Client:****Address:**

10 Heol Las Fawr
Crynant
Neath
SA108PB

Project:

Re: Additional
Garage Development

Proposal:

Detached Garage.

**Drawing:
General
Arrangement
Drawings**

Drawn By: GSP

Sheet No: A3 - 6

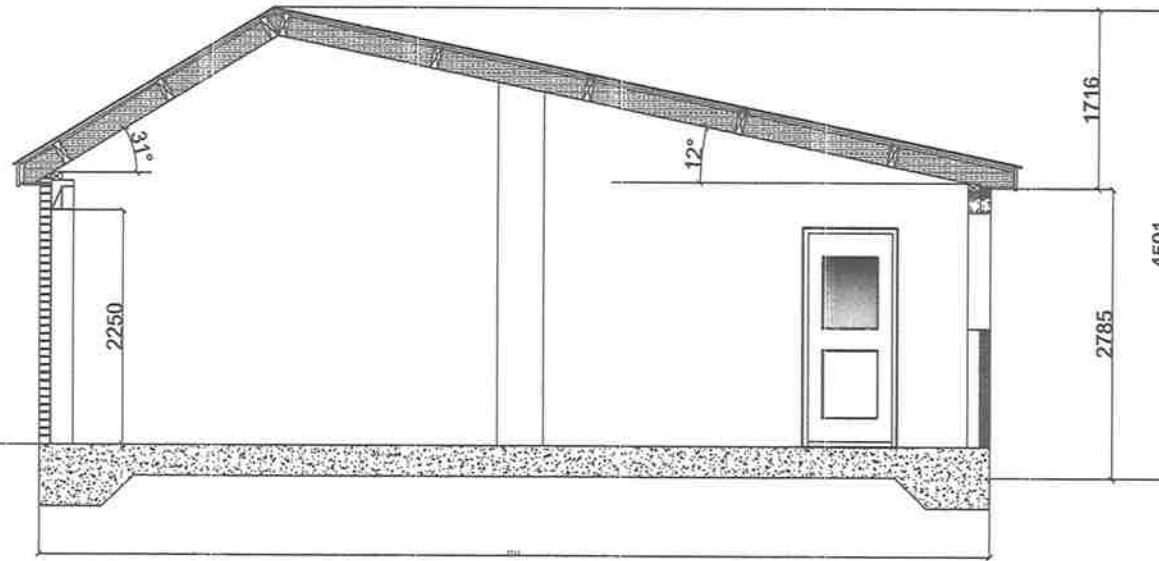
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Date: 05/03/21

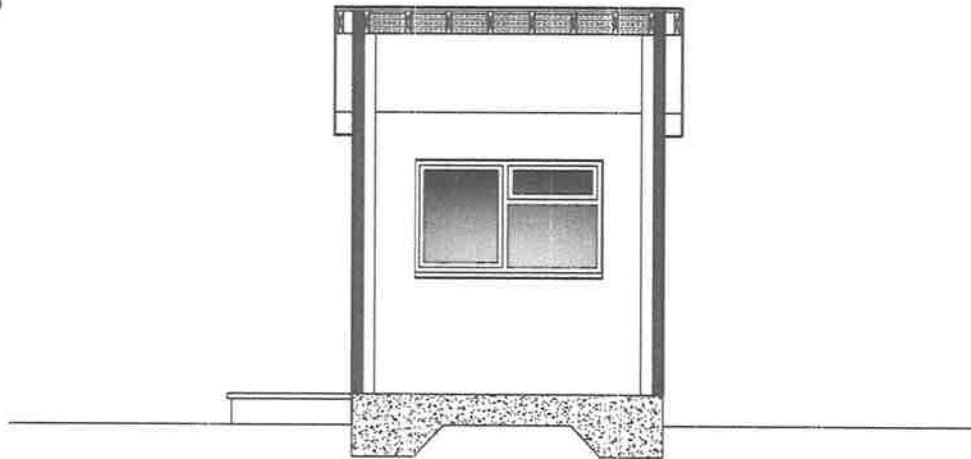
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Scale: see each layout

Section A-A



Section B-B



Scale 1:50

Sections:

Client:

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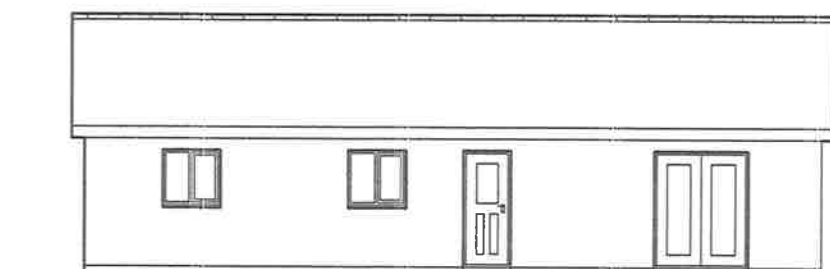
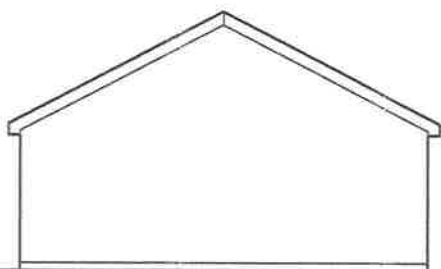
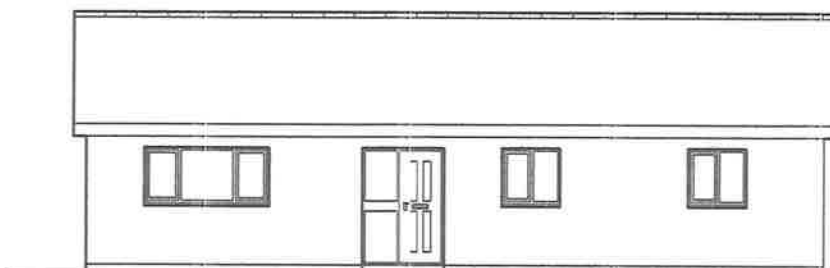
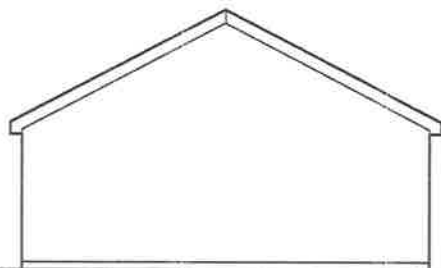
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Date: 05/03/21

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Scale 1:100

Current Elevations:

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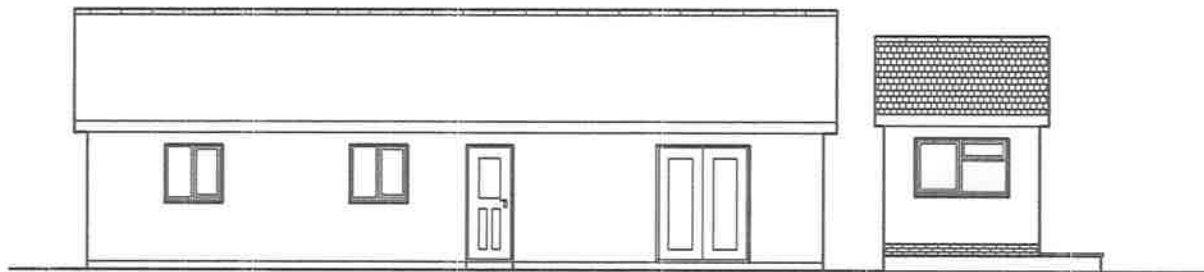
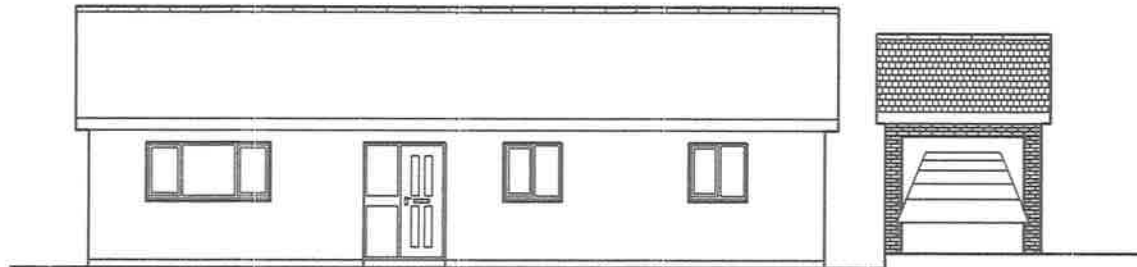
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Date: 17/05/20

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Scale: see each layout



Scale 1:100

Proposed Elevations:

Client:

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Detached Garage,

Drawing:
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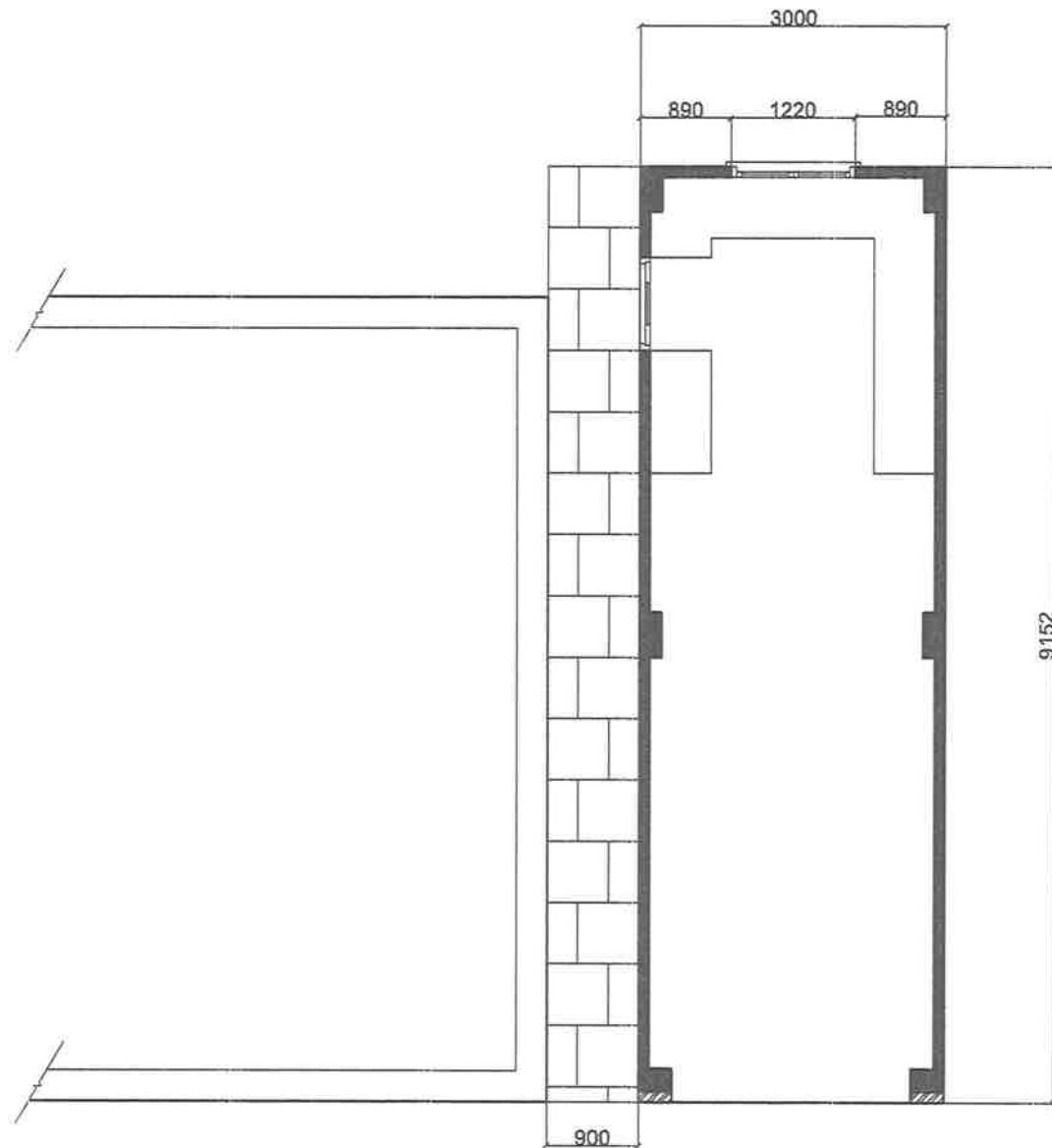
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Date: 17/05/20

Checked: GSP

Scale: see each layout



Scale 1:50

Floor Plan:

Client:

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Drawn By: GSP

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Ref: Garage 1

Date: 05/03/21

Checked: GSP

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