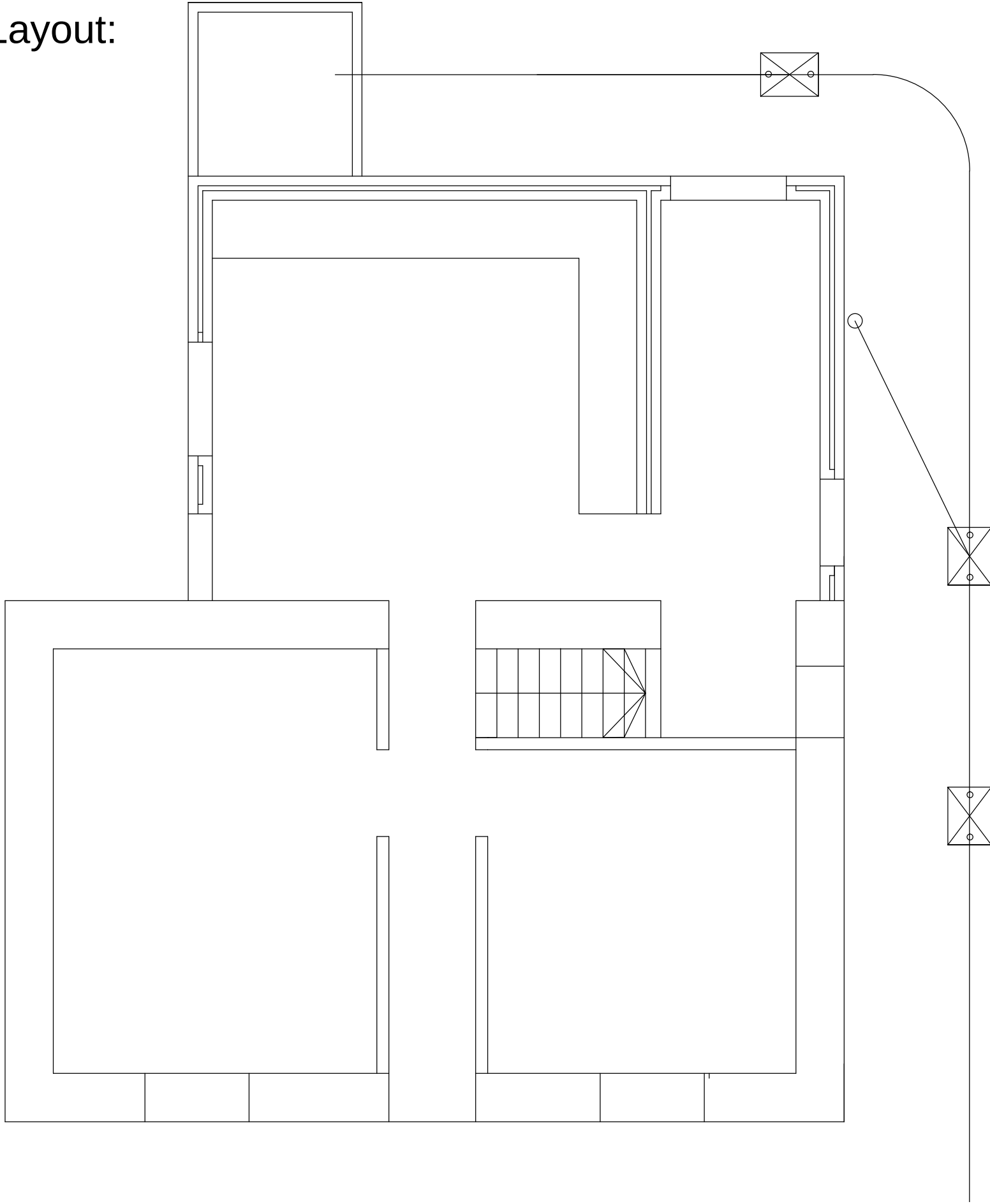


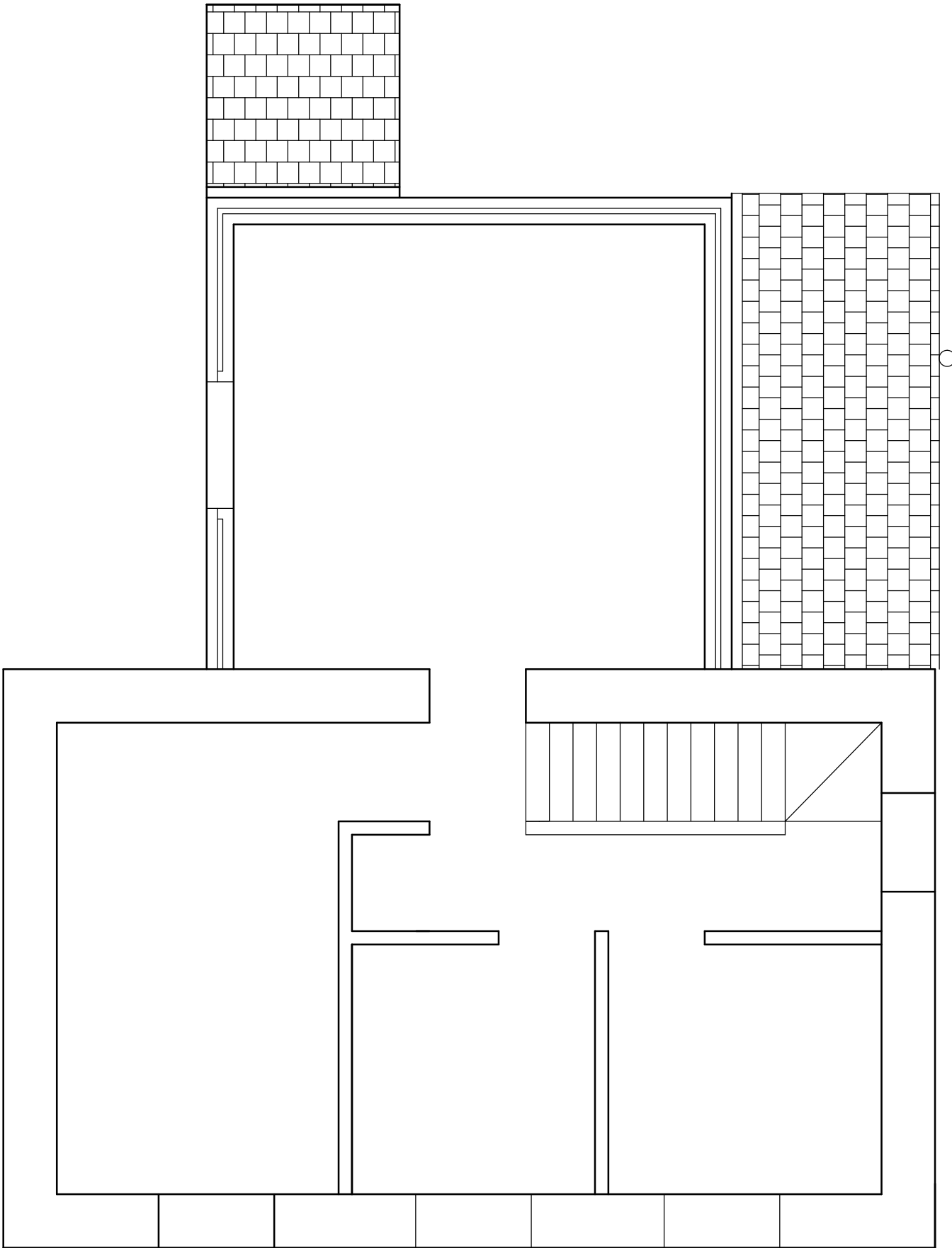
Current Ground Floor Layout:

Scale 1:50



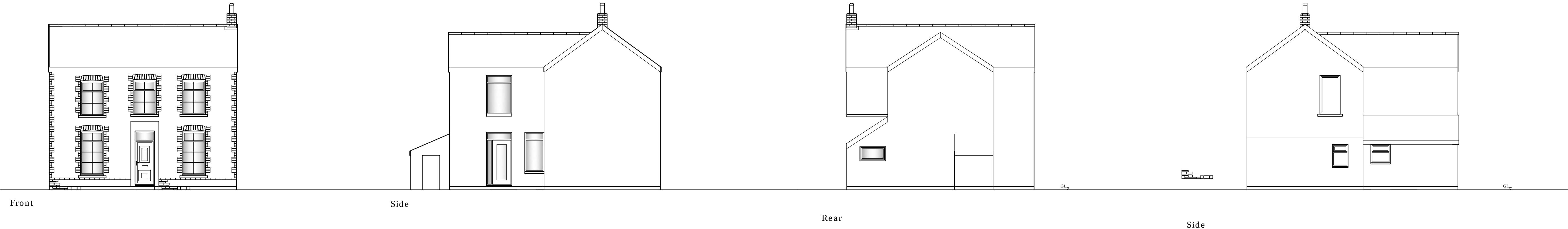
Current 1st Floor Layout:

Scale 1:50



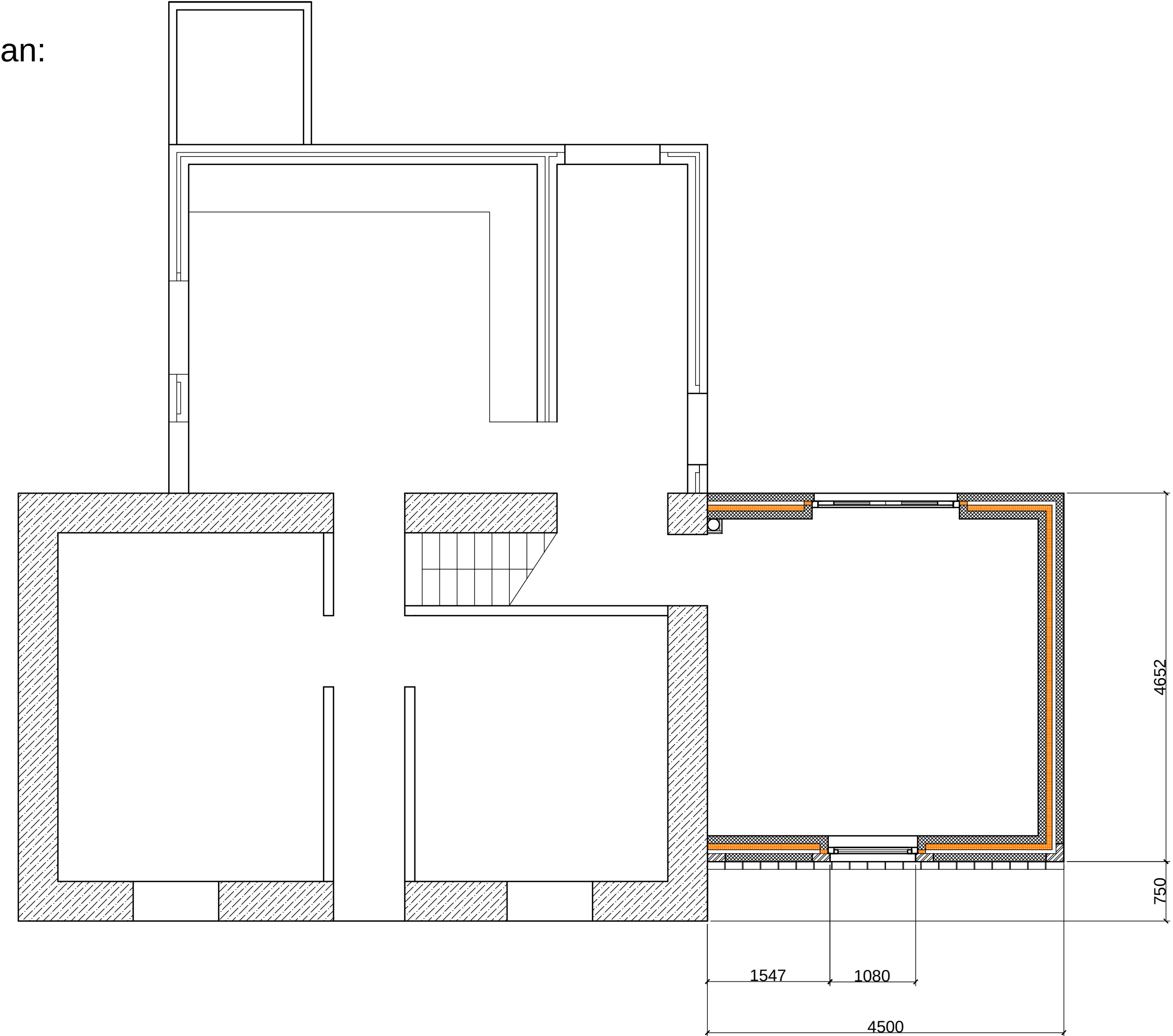
Current Elevations:

Scale 1:100

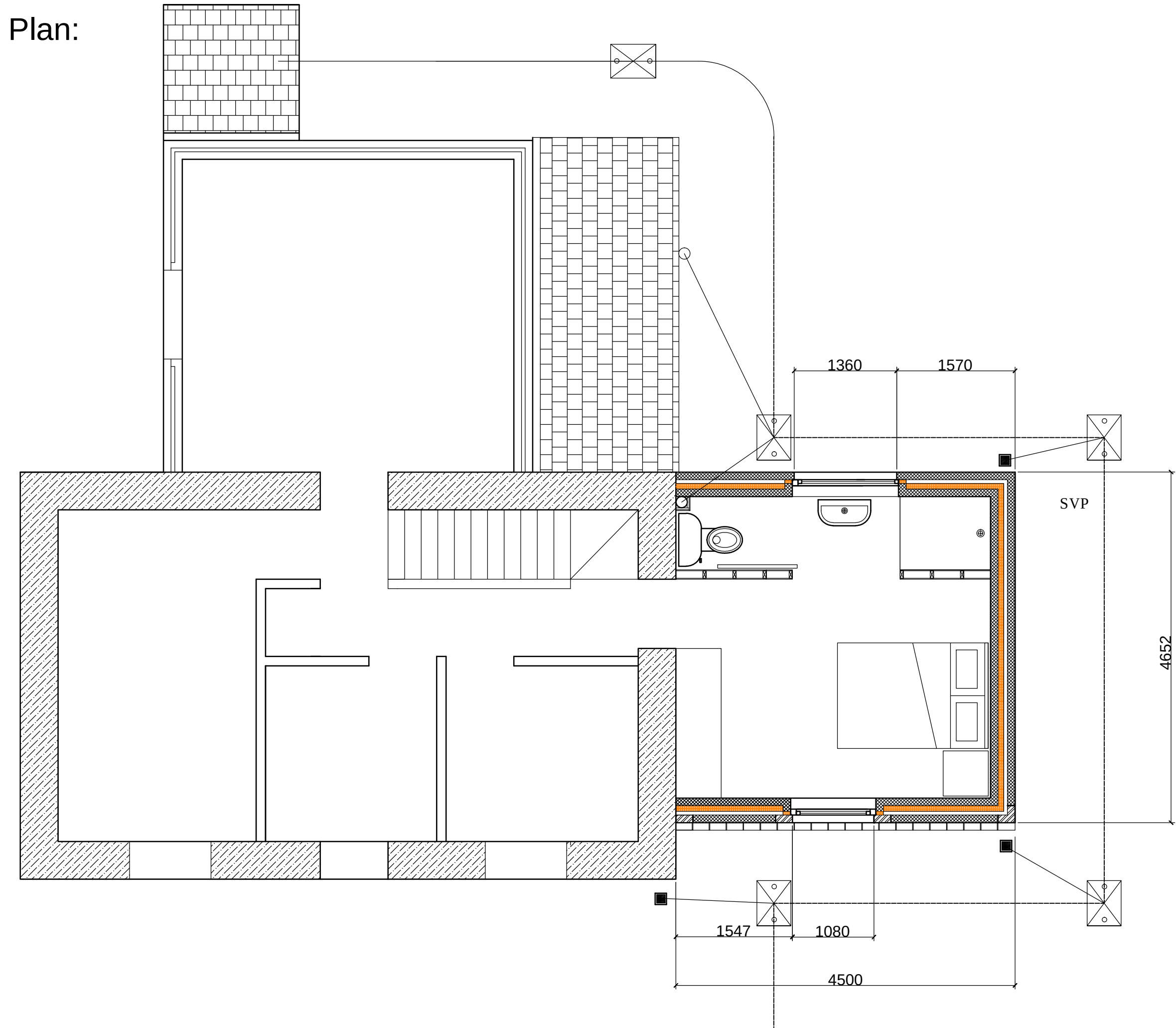


Client:	Project:	Drawing: General Arrangement Drawings	Drawn By:
Jemma and Michael Gardner.	Re: Renovation		Sheet No: A1.1
Address: 29 School Road Crynant Neath SA10 8NR	Proposal: Re development of current layout.		Ref: SA10 8NR
			Date: May 2021
			Checked:
			Scale: see each layout

GF Layout Plan:
Scale 1:50



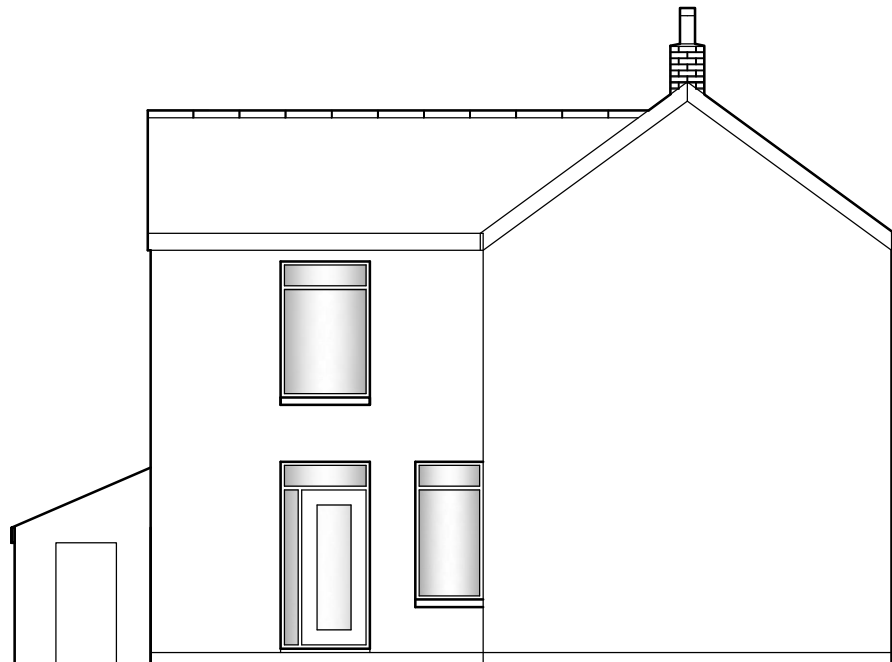
1st Floor Layout Plan:
Scale 1:50



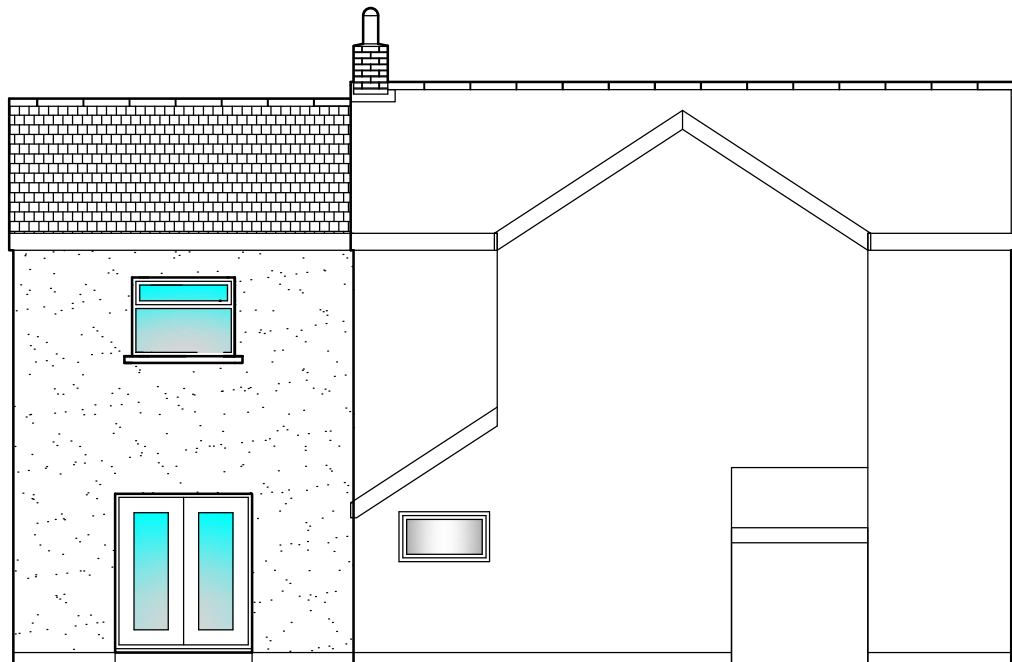
Proposed Elevations:
Scale 1: 100



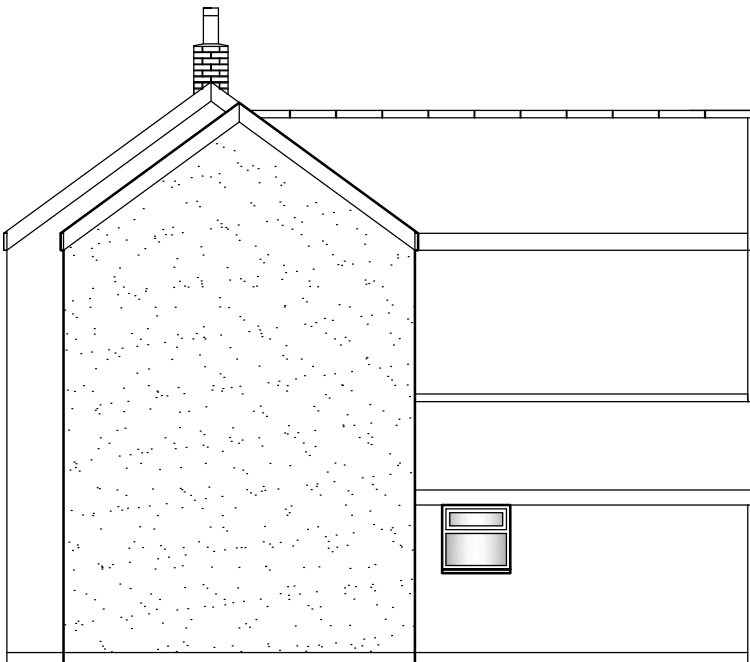
Front



Side



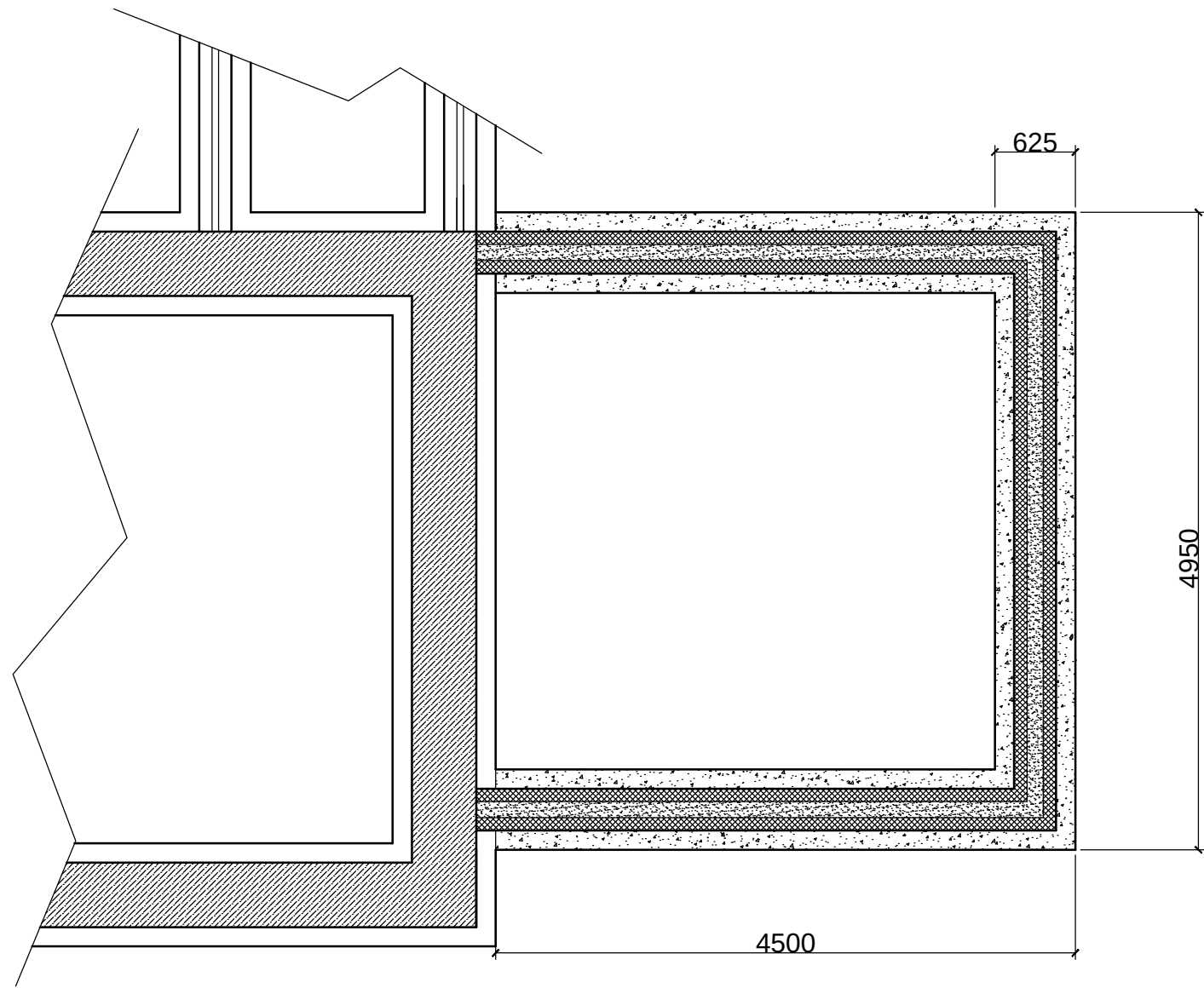
Rear



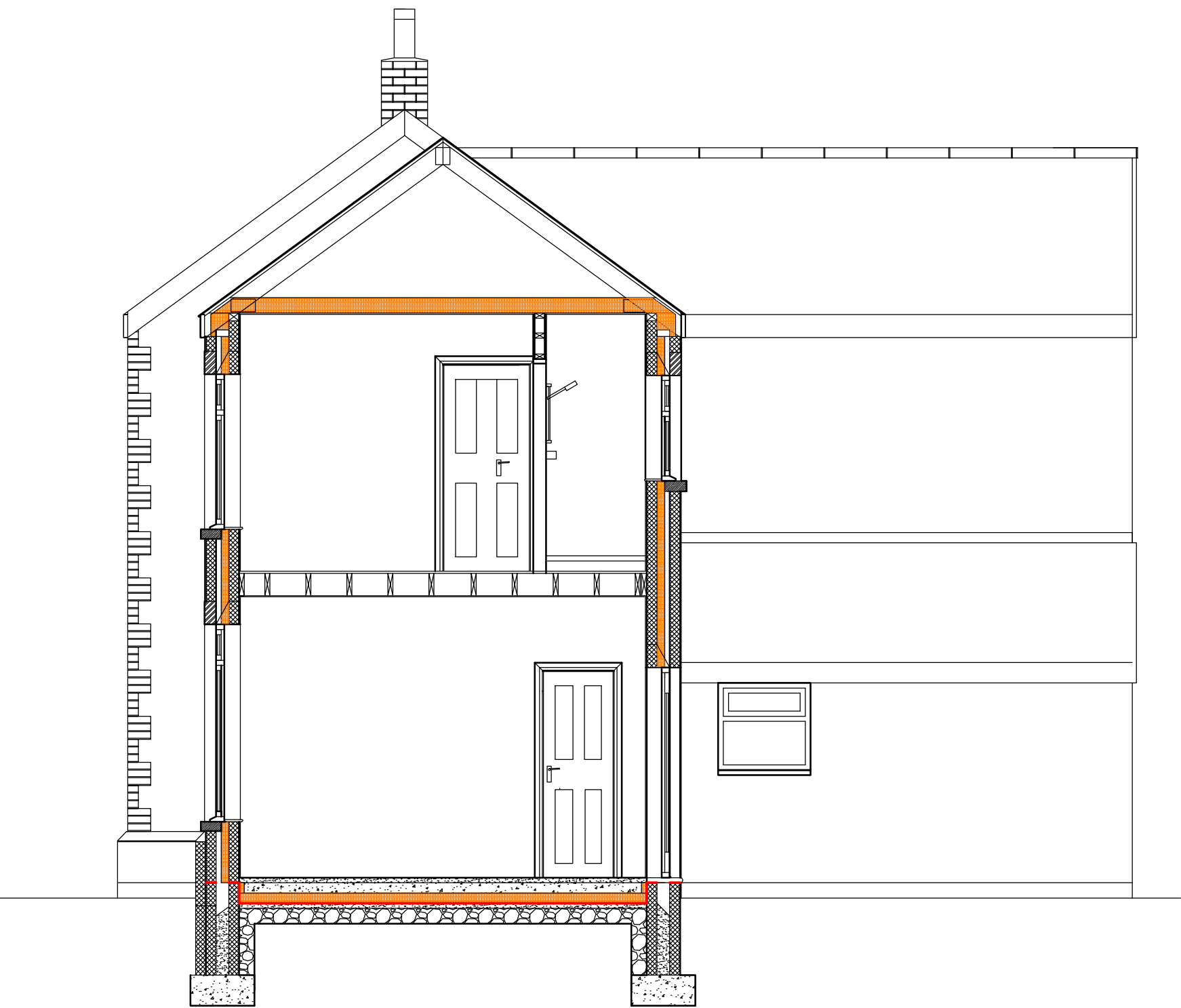
Side

Client:	Project:	Drawing: General Arrangement Drawings	Drawn By:
Jemma and Michael Gardner.	Re: Renovation		Sheet No: A1.2
Address: 29 School Road Crynant Neath SA10 8NR	Proposal: Re development of current layout.		Ref: SA10 8NR
			Date: May 2021
			Checked:
			Scale: see each layout

Foundation Plan:



Section A-A

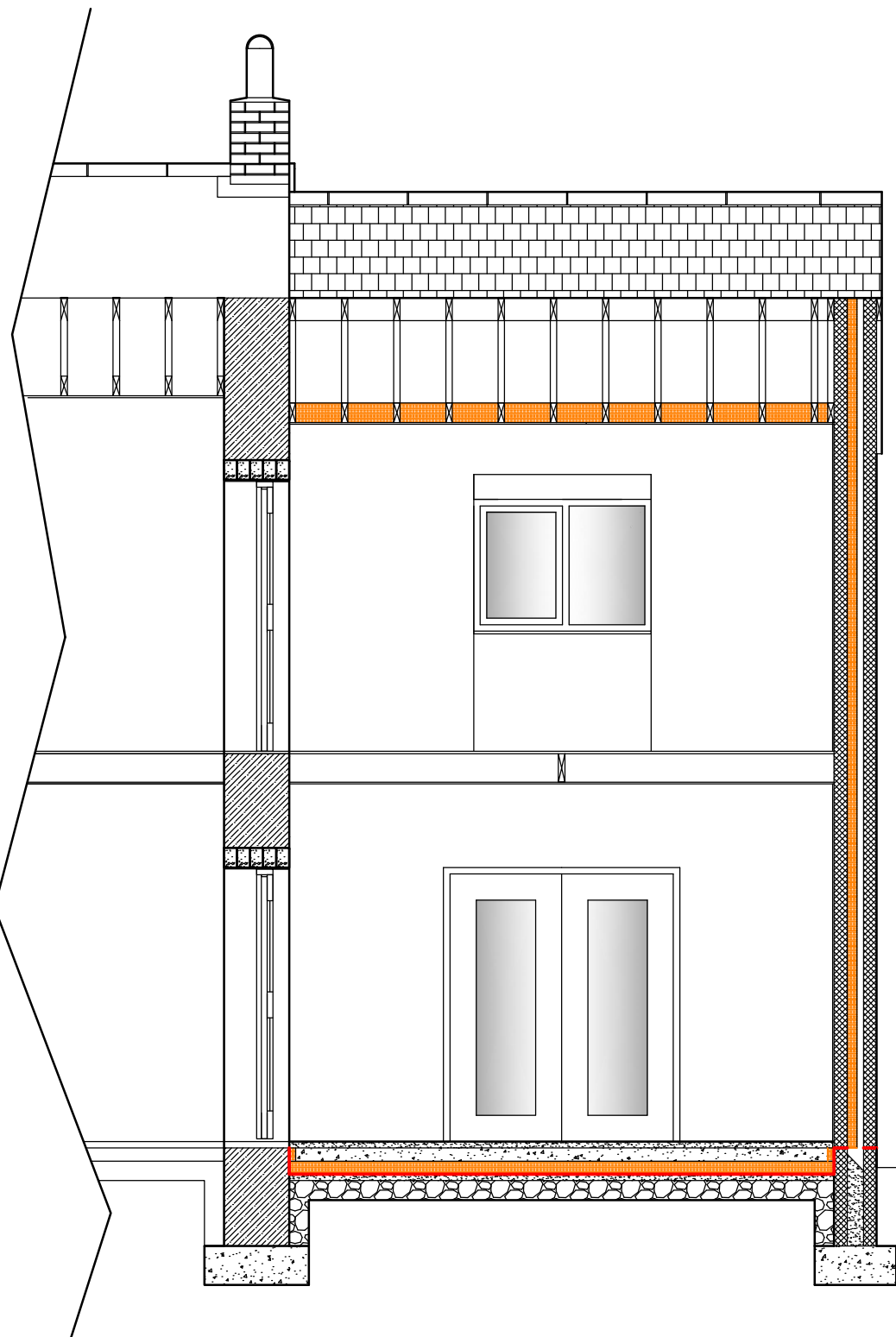
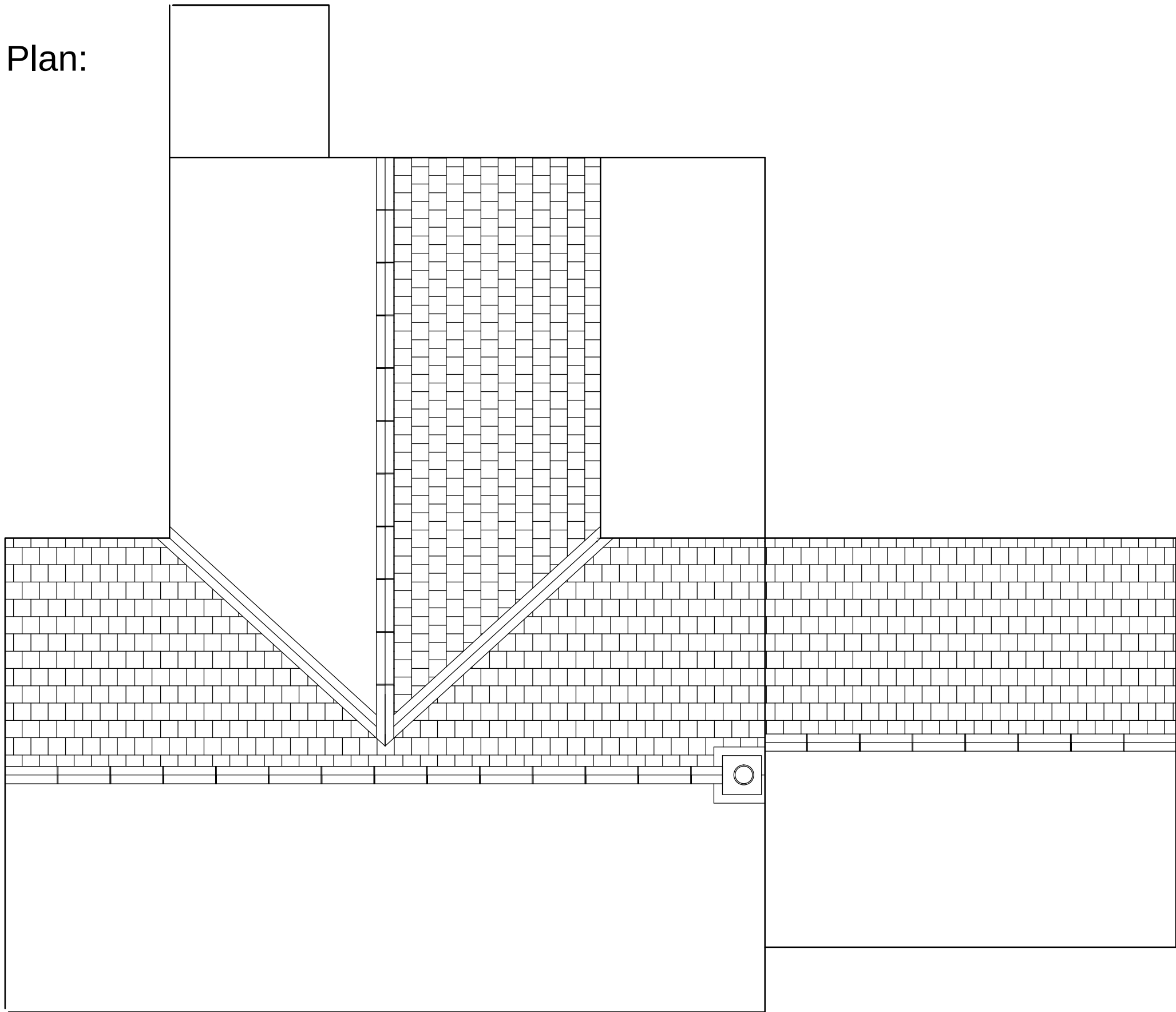


Section B-B:

Scale 1:50

Scale 1: 50

Roof Plan:

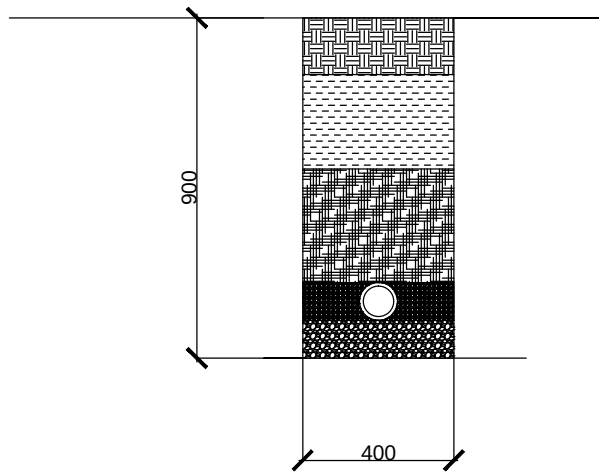


Scale 1:50

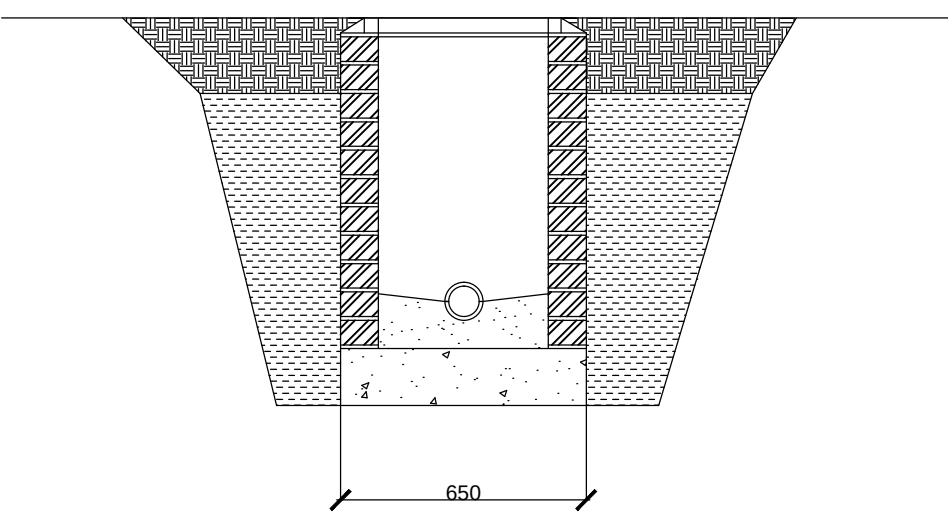
Client:	Project:	Drawing: General Arrangement Drawings	Drawn By:
Jemma and Michael Gardner.	Re: Renovation		Sheet No: A1.3
Address: 29 School Road Crynant Neath SA10 8NR	Proposal: Re development of current layout.		Ref: SA10 8NR
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Scale 1:50

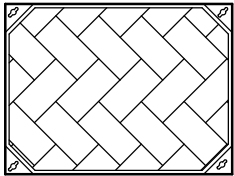
Drainage and IC:
Scale 1:20



100mm upvc pipe with polypropylene coupling. min 1:40 fall set on 100mm granular material well tamped bed set to fall. select material hand tamped about pipe. min 300mm selected material fill above pipe lightly tamped. normal backfill to 150mm below ground level. 150mm topsoil finish to all trenches in grassed area or pavia design.

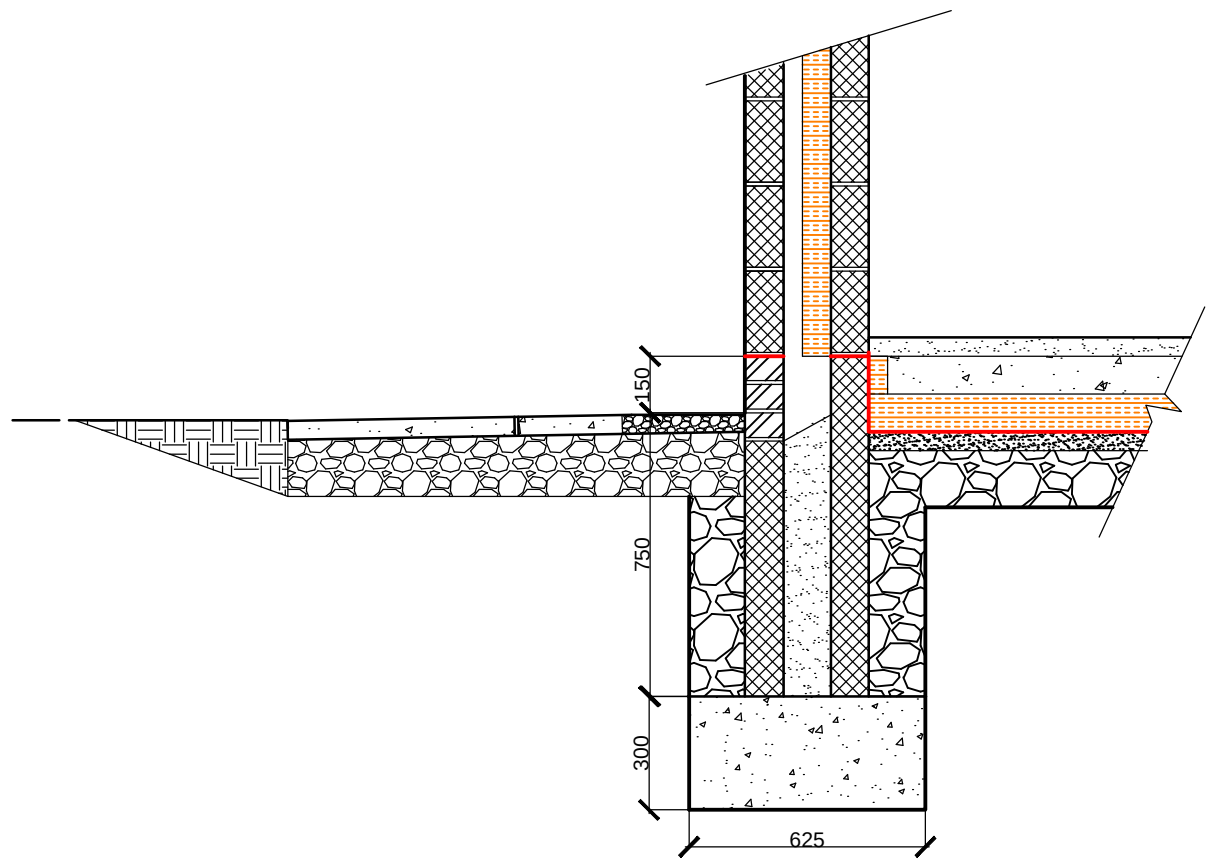


Inspection Chamber
Depth set to existing Drainage on site.
standard 100mm conc base 1:3:6 with haunching 1:3 mix with a min 1:6 fall to self clean drain. class A Engineering bricks (BS3921) to create walls with a min 1:3 mix



FACTA Class AA Inspection Cover
BS EN124 (600 x 450 x 90mm)

Foundation Plan:
Scale 1:20



Detail of Foundations Excavated to reduced levels, shown 750mm BGL.
But onsite depth will be to set to existing foundation level. after excavations have been undertaken. To ascertain the actual depth and then a depth agreed with Local Authority Representative Engineer.

Specification - New Extension.

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.

Preliminaries:

Expose existing foundations insert starter bars to receive new foundation.
Expose existing drainage and prepare alterations.
Expose and remove existing garage/shed

Foundations:

All foundations to be taken to a depth not affected by seasonal change or frost; to loadbearing strata and below invert level of any drains whichever is greater and in no case less than 750 mm. Lay strip foundations 625mm wide, 300mm thick for Supporting walls. with consultation to Local Authority Representatives.

Walls:

External wall: 100mm standard 7N/mm². with 13mm two coats wet dash render finish, to match existing and two courses below ground level. with dressed stone base layer and chamfered bwk band matching existing building. Clear cavity of 50mm width min. with wall ties to BS 1243 spaced every 900mm horizontally and 450mm vertically, and every 300mm vertically adjacent to openings. min 75mm wall cavity bats. fitted as per suppliers manufacturers requirements to internal blwk using insulation spacers.
Inner skin of: 100mm standard 7N/mm² standard block with internal finish of 13mm 11mm thistle browning plaster with 2mm finishing coat of thistle multi finish plaster with steel trowel finish.
The external wall to comply with U Value 0.27 W/m²K.
New walls to be bonded into existing or proprietary fixing used, all cavities to be made continuous and sealed at eaves.
front elevation windows to have bwk vertical quoins and headers, and front elevation corner to have matching bwk quoins to change in direction.

Lintels:

Insert Catnic Cavity segmental arched lintels to front windows to allow detail required with 40mm rise. standard 150 x 100mm reinforced concrete lintels to all other openings with min 150mm bearing to each end. to BS EN 10142:1991 in accordance with the manufacturers instructions on a mortar bed, allowing a nominal 150mm bearing each end, inner and outer leaves to be raised together,
External Lintels to have stop ends with 2 no weep holes minimum per opening and every 450mm horizontally.

Damp proof courses:

Insert 100mm dpc's min 150mm above adjoining ground level. Separate cavity trays to be fitted over lintels and continuously across closely spaced openings in accordance with BS 8104. The dpc should extend 25mm beyond the outer face of the cavity closer and vertical dpc.
Vertical dpc's at wall openings should project at least 25mm into cavity.
Provide cavity trays at wall / roof intersection.

Ground floor:

50mm sand and cement screed on 100mm concrete slab on 100mm Kingspan insulation or similar to be turned up on perimeter walls with 300 µm dpm, min lap joints of 150mm turned up wall and tucked into dpc, 50mm Clean sharp blinding to HC. Consolidated sulphate free hardcore, maximum depth 600mm, min thickness 150mm. Overall U value 0.25 W/m²K.

1st floor (suspended):

25mm t & g SW tongue and groove floor boards laid on C24 SW treated timber joists 225 x 50mm @ max 400mm C/Cwith 38 x 38mm diagonal or purpose made galv metal cross bracing between joists, lateral restraints provided at 2000mm C/C. With 25mm marine ply floor boarding. All electrical and plumbing materials to be fitted at appropriate depths as to not cause the joists to fail. The new joists to be supported by. Built in at one end and supported by Support wall, Existing wall and lintols.Wall bolts: fixed to external skin with 6no per joist M10 120mm wall bolts.25mm two layers of 12.5mm thick wallboard to underside rafters creating ceiling to underpass taped and filled joints and skim finish.

Doors and Windows:

new Entrance doors to have min width of 1810mm patio door to garden fitted as per specialist contractors/suppliers requirements
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.
Area Weighted average U value for windows and doors 2.2 W/m²K
additional door for internal access created through existing building with suitable lintels fitted to support the openings with min 150mm bearing at each end cut into wall..

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.
Mechanical ventilation fitted to En suite min 15 lts/sec

Pitch Roof:

Roof finish: trussed roof with finish: tiles to match the existing finish as far as possible. Roof pitch as existing. 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 with external wall..
175 x 47mm SC24 Timber @ max 400mm C/C, cut into space between wall plate and bearing joist, with M12 100mm fixing bolt @ 900mm C/C, 12.5mm foil back plasterboard with 100mm insulation batts in space provided allowing for natural ventilation from Eaves to Ridge. All fixed to 75 x 100mm min wall plate bedded in cement mortar with holding down straps at 1200 mm centres. Lay 100mm Rollbatt insulation between joists and 140 mm over the joists. (U value 0.16 W/m²K). Provide eaves ventilation equal to a 25mm continuous vent fitted with a fly-proof screen.

Lateral Restraint:

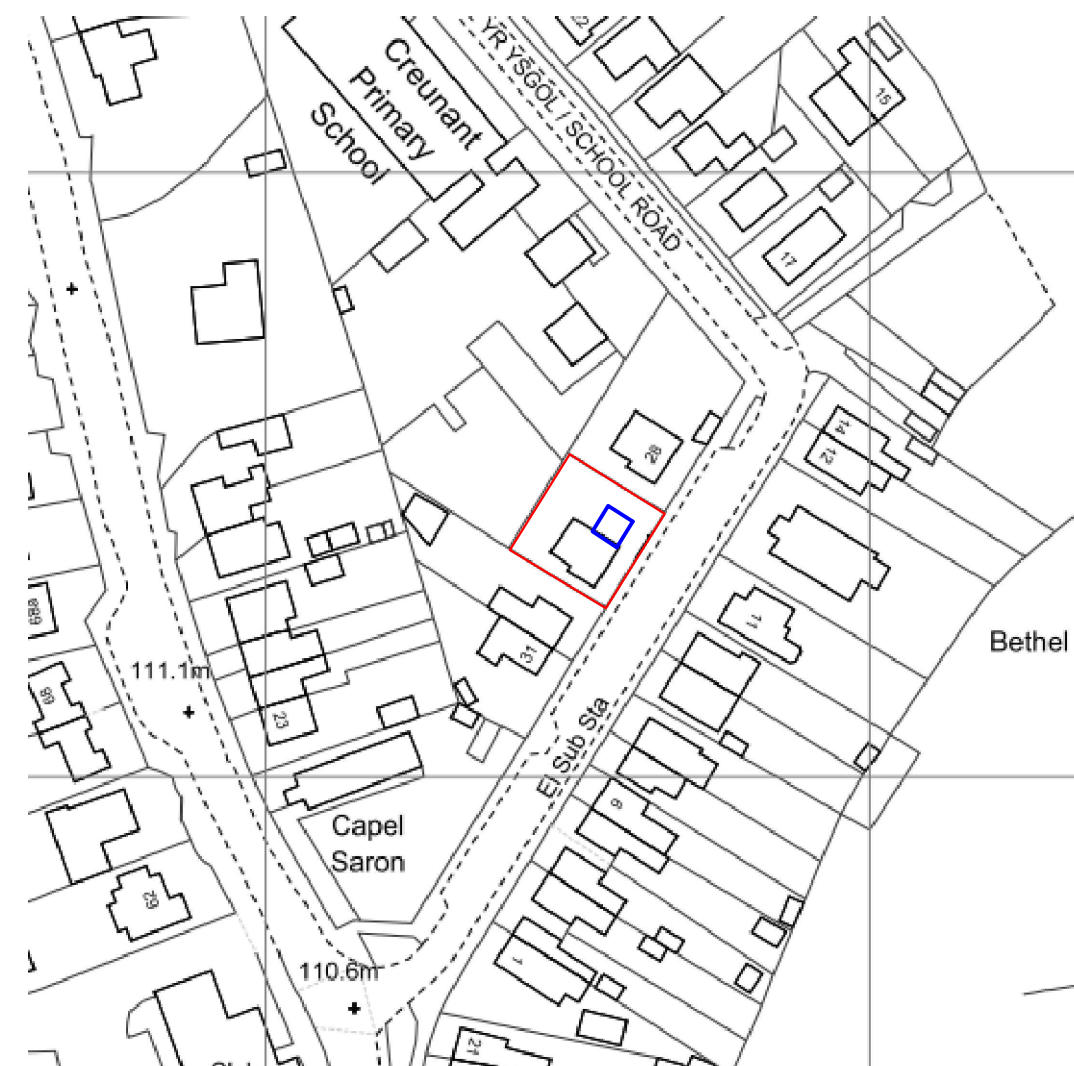
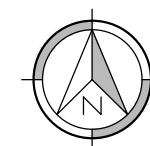
Where joists/rafters are parallel to the walls or wall is unsupported for more than 3 metres provide lateral restraint at 2 metre centres with 30 x 5 mm galvanised mild steel straps fitted across three joists/rafters and fix to the walls.

Drainage:

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.adding additional GP in front of building to aid in storm water discharge.
Below ground; Marley pipes to BS 4660 and BS EN 1401-1 laid to minimum gradient of 1:40 with 150 mm granular surround and backfill to BS 5955 Part 6 1980. Incorporate flexible joints within 150 mm of passing through walls to allow for settlement, connect to foul sewer. Build inspection chambers min. 600 x 450mm at changes of direction, gradient or at junctions, of; 150 mm concrete base, 225 mm 2nd class engineering brick with smooth benching and standard cover frame. Fit rodding eyes at top of drainage run.
All drainage to comply with BS 8000 Part 14 and CP 8301.

All design requirements shown and described are to be altered/re-specified as per any local authority representatives requirements and or suggestions. To fall within local authority needs.

Client:	Project:	Drawing: General Arrangement Drawings	Drawn By:
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Address: 29 School Road Crynant Neath SA10 8NR	Proposal: Re development of current layout.		Ref: SA10 8NR
			Date: May 2021
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Location Plan Scale
1:1250

Block Plan Scale
1:200

Key

Boundary

Proposed Development

Client:	Project:	Drawing: General Arrangement Drawings	Drawn By:
Jemma and Michael Gardner.	Re: Renovation		Sheet No: A3.5
Address: 29 School Road Crynant Neath SA10 8NR	Proposal: Re development of current layout.		Ref: SA10 8NR
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