Proposed Detached Double Garage



Proposed Front Porch



WALL CONSTRUCTION (above DPC):-

300mm cavity wall will be constructed of 20mm 2 coat sand/cement render with waterproof additive on 100mm medium dense concrete block external skin using 1:4 masonary or equal approved specification, 100mm cavity partially filled with 50mm Kingspan Thermawall TW50 installed strictly to manufacturer's recommendations or similar approved insulation board, 100mm Durox Superbloc insulation block on gauged mortar internal skin. Walls tied using Stai fix general purpose wall ties with Stai fix universal retaining clips at centres not exceeding 750mm horizontally and 450mm vertically and installed in strict accordance with the manufacturer's recommendations, ties to be doubled up at jambs. All internal walls will be finished internally using 12.5mm plasterboard on approved adhesive dabs - and 3mm plaster skim finish.

All walls will achieve a 'u' value not exceeding 0.21W/m2K.

WALL CONSTRUCTION (below DPC):

all new walls below ground to be constructed using dense concrete blockwork min. 7N/mm2 suitable for below ground level, walls to be constructed using 1:4 masonary mortar mix or equal approved specification, cavities below DPC to be filled with lean mix to external finished ground level with weep holes in perps.

FOUNDATIONS: Option A - Strip:

100mm dense concrete block internal/external cavity wall min. 7N/mm2 below dpc and 100mm cavity infilled to ground level with lean mix on concrete strip foundation.

Option B - Trench Fill: 750mm x 600mm trench fill foundations;

concrete mix to conform to BS EN 206-1 and BS 8500-2, all foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions,

choice of foundations to be decided on site with the Building Control Officer

ensure foundations are constructed below the invert level of any affected drains

Roof Construction; Option A.

To achieve a U value of 0.15W/m2K.

Pitched roof to be formed using concrete roofing tiles to match existing on 25 x 38mm tanalised sw treated roofing battens on suitable breathable felt with a minimum of 150mm overlaps supported on proprietary prefabricated manufactured trusses, design of trusses to be produced by specialist truss manufacture and submitted to Building Control for approval prior to commencement of work, trusses to be placed on suitable wall plates fixed using proprietary galvanised steel truss clips, all strapping fixing and bracing to be in accordance with the manufacturer's instructions, mechanically fix trusses to a 100mm x 50mm sw treated wall plate using 30 x 5mm cross section anchor straps @ centres not exceeding 2.0m. Form ceiling using 12.5mm plasterboard and minimum 3mm thistle multi finish plaster and lay 150mm Rockwool insulation between ceiling joists with a further 170mm laid across and over trusses and base insulation.

Option B:

to achieve U value of 0.15 W/m2K, Pitched roof to be formed using concrete plain roof tiles to porch roof on 25 x 38mm tanalised s.w. treated roof battens on suitable breathable felt laid with a minimum of 150mm overlaps on 47 x 100mm common roof rafters @ 400mm ctrs. supported by a 175 x 50mm ridge and mouthed and spiked to a 100 x 50mm sw treated wall plate secured to inner face of cavity wall using 30 x 5mm cross section anchor straps @ a maximum of 2.0m cetrs.c 125 x 50mm s.w. treated ceiling joists @ 400mm ctrs. bolted through common rafters and spiked to wall plate. Form ceiling using 12.5mm plasterboard and minimum 3mm thistle multi finish plaster. lav 150mm Rockwool insulation between ceiling joists with a further 170mm laid across and over trusses and base insulation.

All walls to be constructed using stainless steel vertical twist type retaing wall ties built in at 750mm horizontally and 450mm vertically and 225mm ctrs at reveals and corners, where partially cavity fill insulation board is used ties to be provided with suitable retaining clips.

- 14 A A		
	CATNIC SCHEDULE; Porch Window Door	windo 800m 1350r
	<u>Garage;</u> front rise and fall garage door ALL LINTELS TO HAVE A I	4200r MINIMI



Code 4 lead flashings and soakers to roof/wall abuttment.

surface water from right side of porch roof to be fed into existing downpipe outlet

WINDOWS AND GLAZING; New and replacement windows

windows to be double glazed with 16-20mm argon gap and soft coat low E-glass and achieve U-value of 1.4W/m2K or better, the door and window openings should be limited to 25% of the porch floor area plus the area of any existing openings covered by the extension, insulated plasterboard to be used in reveals abutting the windows. Purge ventilation;

minimum total area of opening in accordance with Table 1.4 Approved Document F, hinged pivot windows with an opening angle of 15 to 30 degrees, to have an openable area in excess of 1/10 of the floor area of the room, windows with an opening angle equal to or greater than 30 degrees to have an openable area in excess of 1/20 of the floor area of the room.

Front Elevation of Porch

GENERAL NOTES: Ground Preparation:

ground preparation to be prepared for new works by removing all unsuitable material, vegatable matter including shrubs or roots to a suitable depth to prevent future growth, seal up cap off, disconnect or remove existing redundant services as necessary, reasonable precautions to be taken to avoid live services, existing darins etc.

All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, IEE 18th Edition wiring Guidance and Building Regulations Part P, on completion of works a copy of Installers Electrical Installation Test Certificate compliant with BS7671 is to be provided to the Client and Building Control Electrical Engineer and prior to covering all wiring/cables Client is to ensure that installation is inspected by a competent person and on completion of works, in addition to Installation Certificate, an additional Competent Person's electrical Installation Test Certificate compliant with BS7671 is to be provided to Client and Local Authourity's Electrical Engineer.

All works are to be carried out in a good workmanlike manner, all materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, etc.

Cavities in new walls are to be made continuous with the existing cavities where possible to ensure a continuous weather break.

Provide cavity trays to openings, all cavities to be closed at eaves and around openings using Thermabate or similar approved non combustable insulated cavity closures, provide vertical DPC around openings and where the proposed cavity walls abutt the existing.

Timber roof structures to be designed and manufactured by specialist contractor, calculations to be based on BS EN 1995-1-1

All details in addition to those already shown must comply in all respects with the current Building Regulations and Allied Legislation.

All dimensions are to be checked on site, contractor to check site thoroughly before work commences and report any discrepancies.

Sub Terrain Drainage

Any new/replacement drainage from 100mm dia upvc pipework on selected fill (TBC by Building Control Inspector) following on site ground condition assesmen Max falls 1:40 to all drain runs, any unused drains to be capped off.

Bridge footings where necessary with R15A high load stressline concrete lintels.

Any new IC's and BIG's from upvc sections, all outlets to be fully roddable, any IC's to be assessed for suitability. Rodding points to be provided to serve stub stacks adjacent to wc. SW discharge taken to existing surface water drains or soakaway located minimum 5m from any structure (ground to be assessed by percolation

testina.

A	depth of porch to b from 1750mm to 2	be extended 200mm	25-08-2023		
	Revisi	on	Date		
applic drawin	applicant MR. S. KINNARD 9 CLOS TYLA BACH, ST.MELLONS, CARDIFF CF3 0EJ drawing:				
PROPOSED SECTION DETAILS					
applic	application address: 9 CLOS TYLA BACH, CARDIFF. CF3 0EJ				
applic	application: PROPOSED PORCH AND DETACHED DOUBLE GARAGE				
drg. no.	03/SK/2022	^{date:} Septe	ember 2022		



/	Lintel Type	Length				
n n	CG90/100 CG90/100	1200mm 1650mm				
m	CN81C	4500mm				
MEND BEARING OF 150mm						