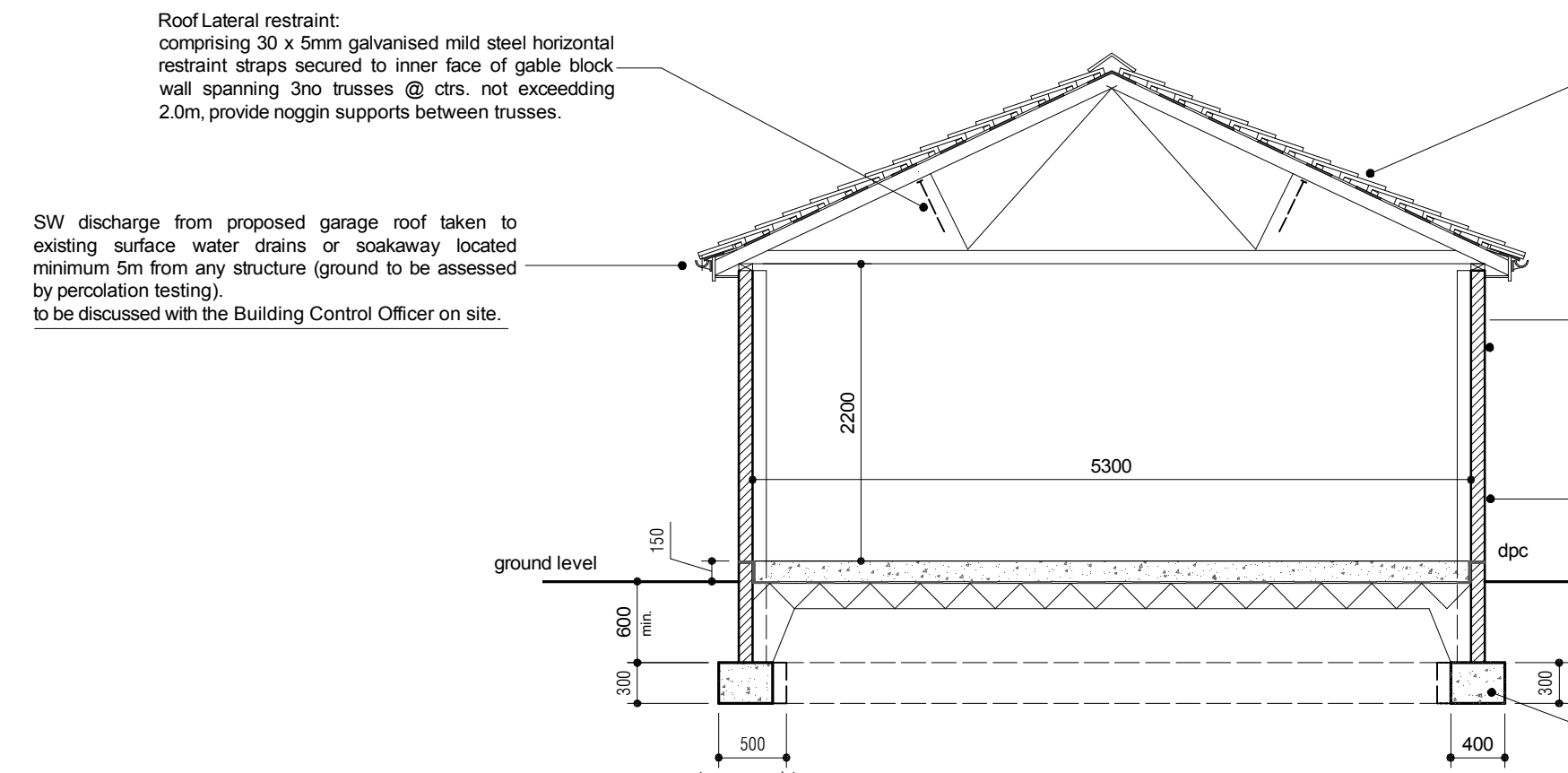
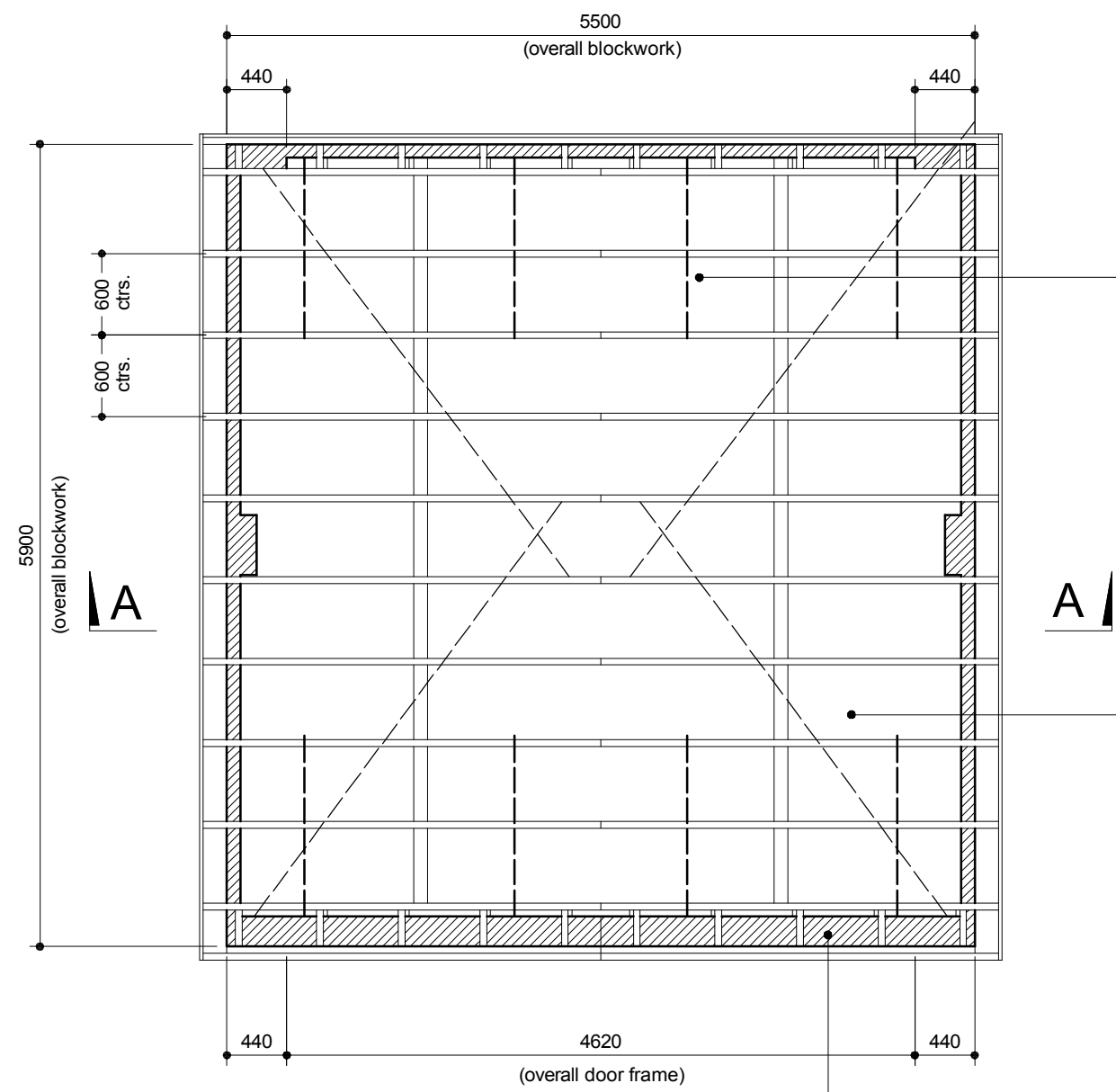


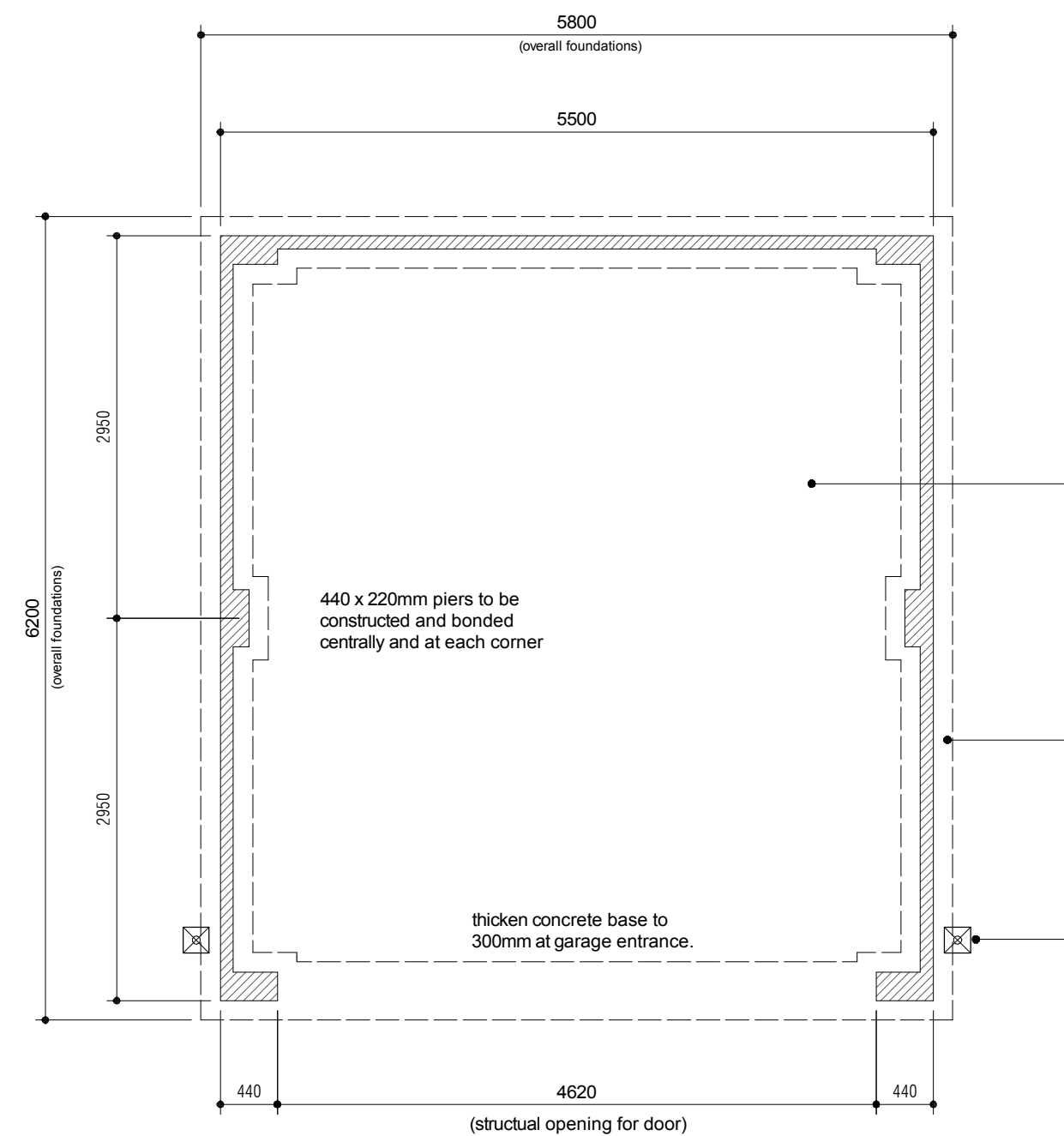
# Proposed Detached Double Garage



Section Through A - A



Roof Plan



Foundation Plan

**Roof Construction:**  
Pitched roof to be formed using concrete roofing tiles to match existing dwelling on 25 x 38mm tanalised sw treated roofing battens on a suitable felt, 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 anchored using 30 x 5mm cross section anchor straps @ centres not exceeding 2.0m.

**Wall Finishes:**  
all walls will be finished externally with a 2 coat sand and cement fine down render finish except the front elevation which will be finished in facing brickwork to match the existing dwelling, fair faced pointing internally.

**WALL CONSTRUCTION (above DPC):**  
20mm 2 coat sand/cement render with waterproof additive on 100mm medium dense concrete block external skin using 1:4 masonry mortar mix or equal approved specification on 100mm DPC, minimum 150mm above external finished ground level

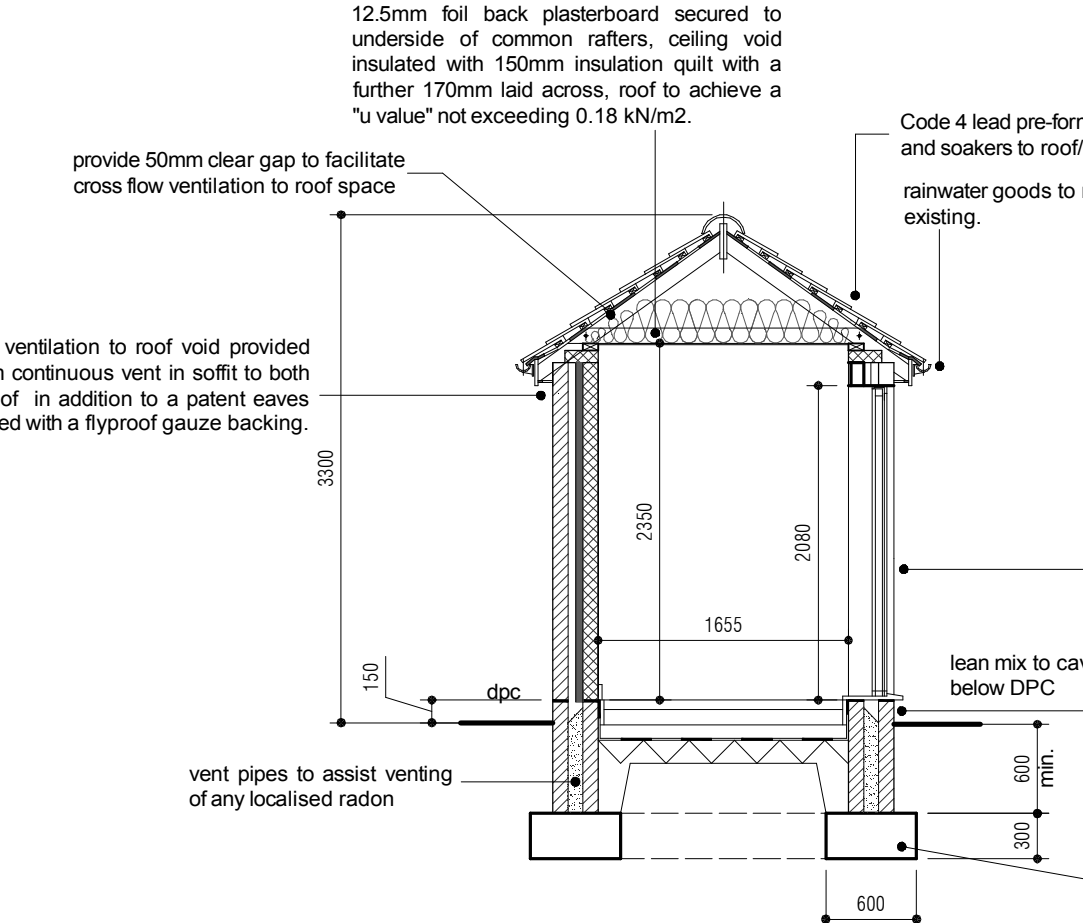
**WALL CONSTRUCTION (below DPC):**  
all new walls below ground to be constructed using 7N/m<sup>2</sup> dense concrete blockwork compliant with BS EN771 and suitable for below ground level, walls to be constructed using 1:4 masonry mortar mix or equal approved specification, cavities below DPC to be filled with lean mix to external finished ground level with weep holes in perps.

**FOUNDATIONS:**  
Option A - Strip:  
100mm dense concrete block min. 7N/m<sup>2</sup> below dpc on concrete strip foundation (as shown).

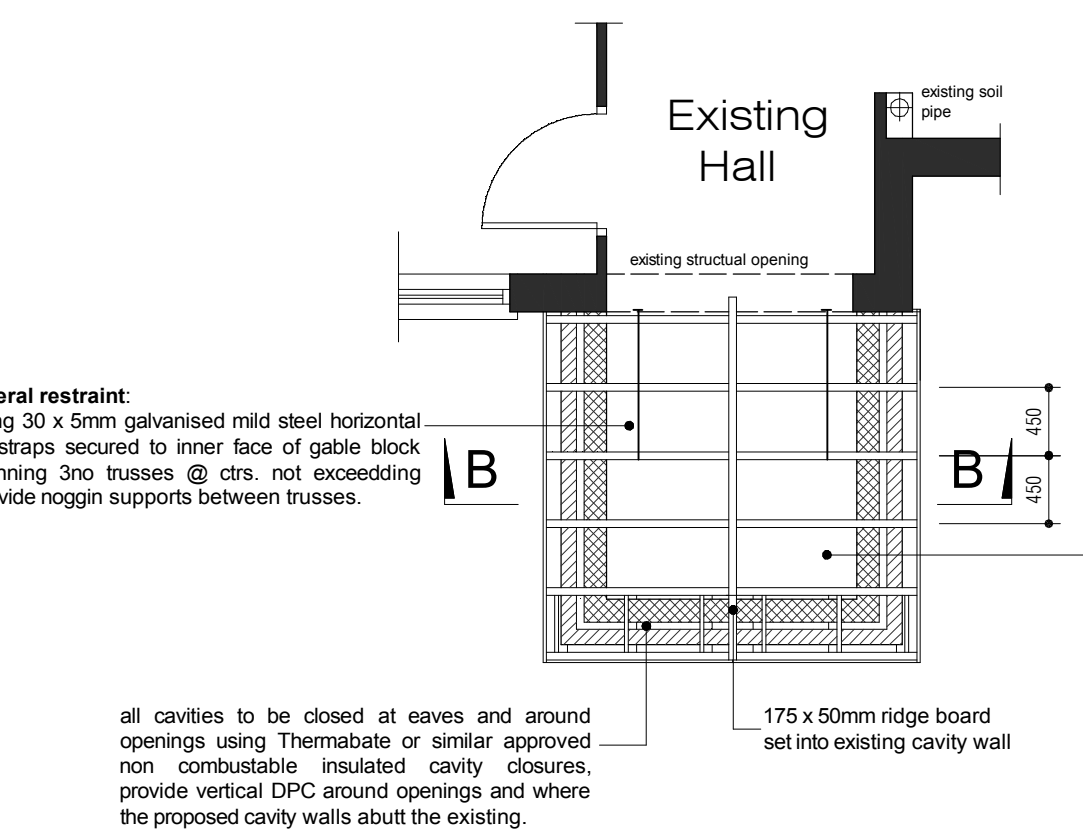
Option B - Trench Fill:  
750mm x 400mm trench fill foundations,  
concrete mix to conform to BS EN 206-1 and BS 8500-2, all foundations to be a minimum of 100mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions, all constructed in accordance with 2010 Building Regulations A1/2 and BS 8004:1986 Code of Practice for foundations, ensure foundations are constructed below the invert level of any affected drains.

**Roof Lateral restraint:**  
comprising 30 x 5mm galvanised mild steel horizontal restraint straps secured to inner face of gable block wall spanning 3no trusses @ ctrs. not exceeding 2.0m, provide noggin supports between trusses.

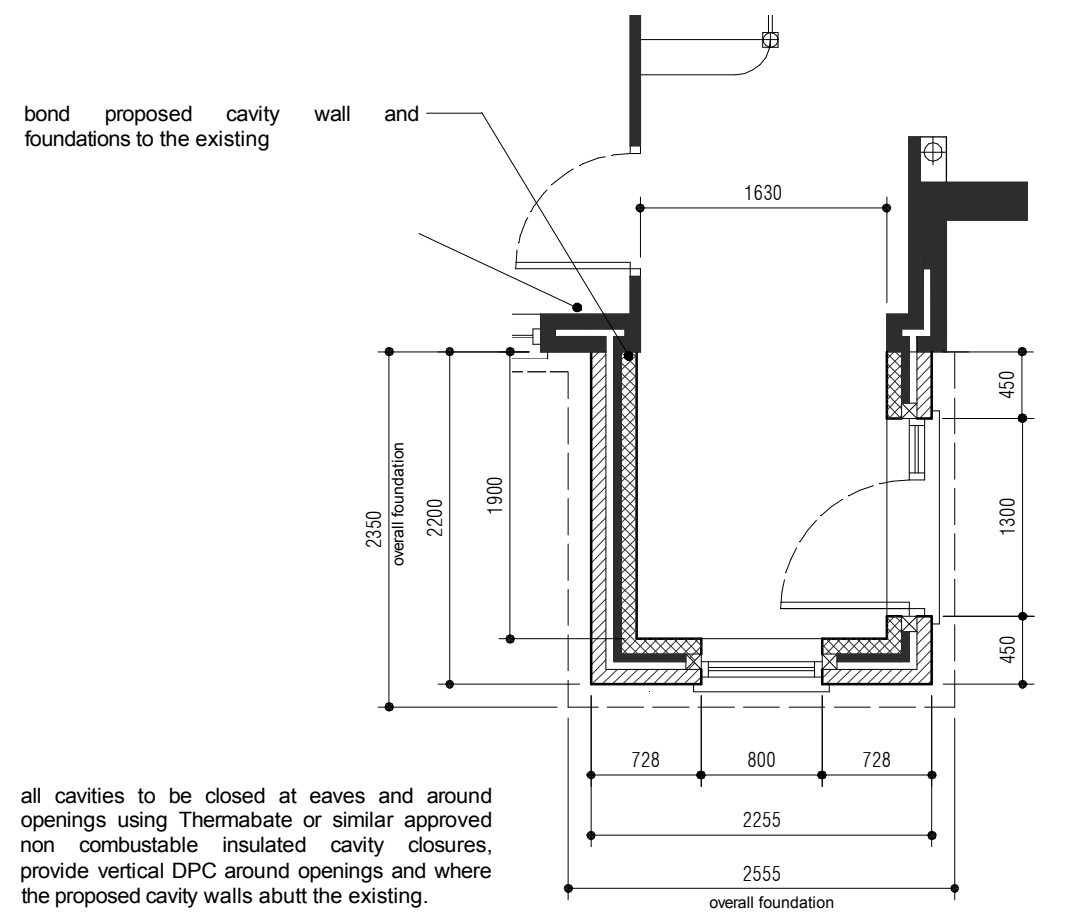
**Roof Lateral restraint:**  
comprising 30 x 5mm galvanised mild steel horizontal restraint straps secured to inner face of gable block wall spanning 3no trusses @ ctrs. not exceeding 2.0m, provide noggin supports between trusses.



Section Through B - B



Roof Plan

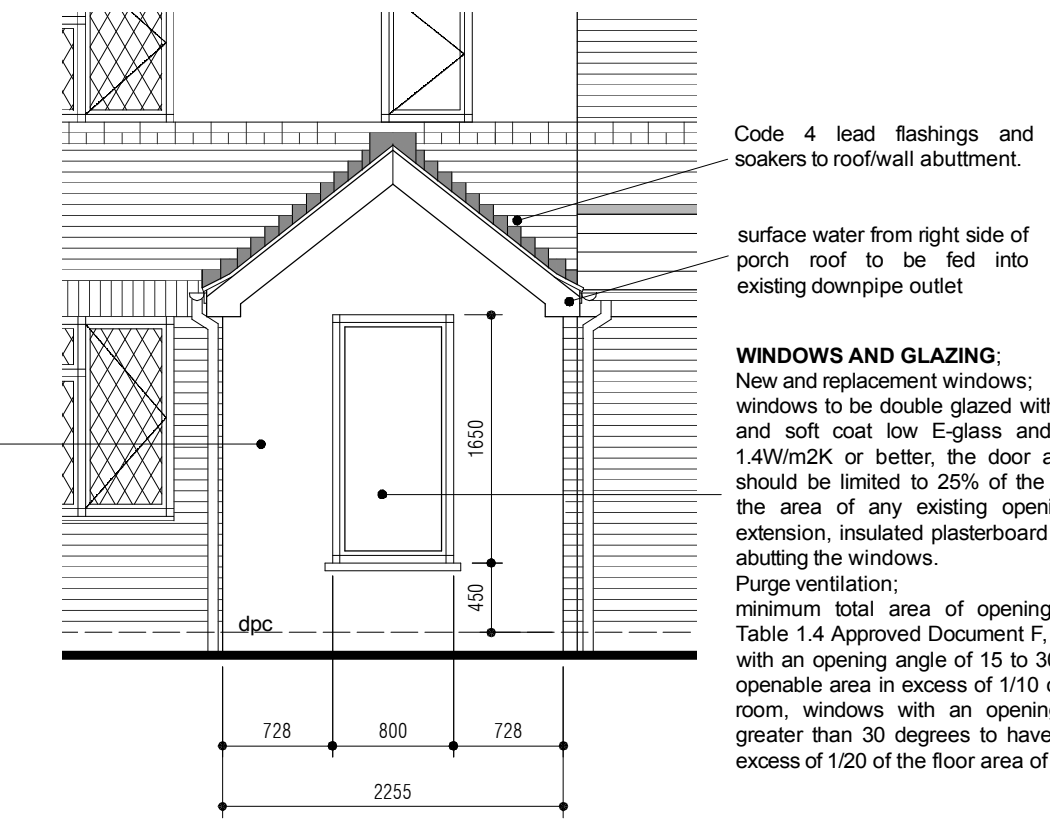


Floor Plan

CATNIC SCHEDULE:			
	Window	Lintel Type	Length
Porch			
Window	800mm	CG90/100	1200mm
Door	1350mm	CG90/100	1650mm
Garage:			
front rise and fall garage door	4200mm	CN81C	4500mm
ALL LINTELS TO HAVE A MINIMUM END BEARING OF 150mm			

ALL DETAILS IN ADDITION TO THOSE ALREADY STATED MUST COMPLY IN ALL RESPECTS WITH THE CURRENT BUILDING REGULATIONS.

# Proposed Front Porch



Front Elevation of Porch

Scale 1:50

**GENERAL NOTES:**  
Ground Preparation:  
ground preparation to be prepared for new works by removing all unsuitable material, vegetable 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 drains 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 Authority'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 combustible insulated cavity closures, provide vertical DPC around openings and where the proposed cavity walls abutt the existing.  
Timber floor 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 assessment.  
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 testing).

Revision	Date
A	depth of porch to be extended from 1750mm to 2200mm 25-08-2023

applicant:  
**MR. S. KINNARD**  
9 CLOS TYLA BACH,  
ST.MELLONS,  
CARDIFF  
CF3 0EJ

drawing:  
**PROPOSED SECTION DETAILS**

application address:  
**9 CLOS TYLA BACH,**  
**CARDIFF,**  
**CF3 0EJ**

application:  
**PROPOSED PORCH AND**  
**DETACHED DOUBLE GARAGE**

orig. no. 03/SK/2022 date: September 2022