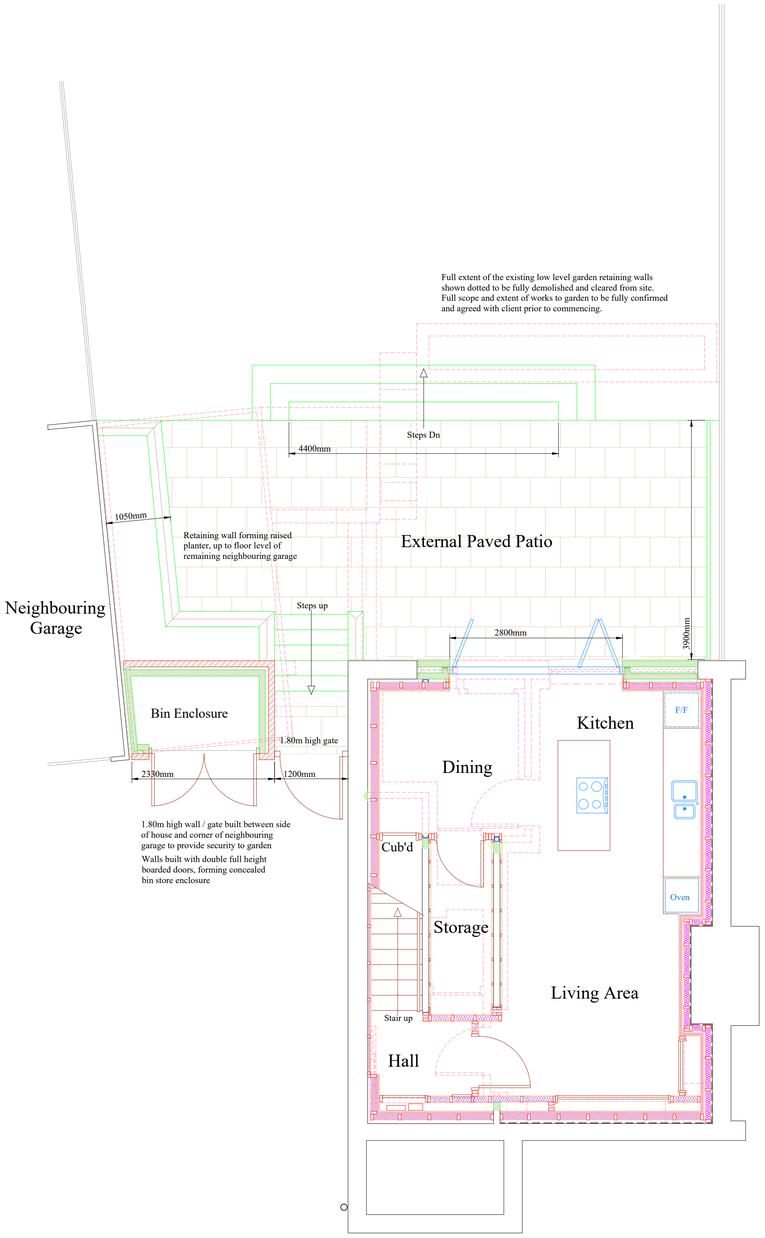
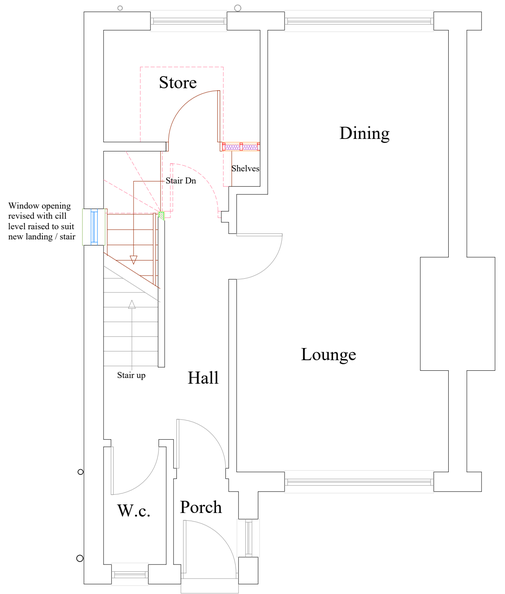
No dimensions to be scaled from drawing.
All dimensions to be checked on site.
Any discrepancy to be notified immediately.



1:50 LOWER GROUND FLOOR PLAN AS PROPOSED



1:50 GROUND FLOOR PLAN AS PROPOSED

DEMOLITION OF EXISTING GARAGE
Existing single storey precast sectional garage to the rear of the existing house to be demolished complete, as shown dotted. Existing garage doors and frames to be stripped out complete. Existing roof structure over the existing garage to be fully removed including all coverings and joists etc. Full extent of existing precast concrete walls to be carefully demolished, with all removals taken off site as works proceed. Break out existing concrete floor slab for the full area of the existing garage and remove all debris. Care to be taken when removing the existing garage floor slab adjacent to the neighbouring garage - all ground levels to be provided with all necessary propping and shoring during removals as necessary. Site to be cleared of all debris to allow same to form part of the new revised paved patio area.

REMOVE ALL EXISTING GARDEN RETAINING WALLS AND STEPS WITHIN THE GARDEN, TO ALLOW REVISED PATIO TO BE FORMED AND REVISED STEPS TO REMAINDER OF GARDEN
Full extent of all existing garden retaining walls to be fully demolished as shown dotted, to allow formation of the revised garden. Full extent of the existing walls and foundations removed and broken out, with all debris removed off site as works progress.
Full extent of the existing slabbed steps at the side of the existing garage and steps down to the garden level to be fully removed as shown dotted. Full extent of the existing slabs to the current patio area to be fully removed and site cleared of all debris.
Ground levels to be excavated over part of the existing garage as necessary to allow formation of the revised patio.
Ground levels to be reduced to the match the current patio level where shown, with new retaining wall formed to support the retained ground levels at raised level, matching the floor level of the neighbouring garage.
All works in relation to the reduced ground levels and the construction of retaining walls, fully as per structural engineers details.
Raised ground levels to the rear of the existing patio to be fully removed as shown, including the removal of the existing raised planter etc, to allow new revised patio to be formed to reduced depth. All excavation material to be taken off site as works progress.

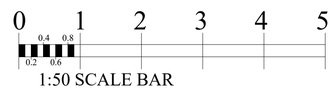
NEW GARDEN RETAINING WALLS FORMED FOLLOWING THE LINE OF THE NEIGHBOURING GARAGE AND REAR OF BIN ENCLOSURE, TO FORM RAISED PLANTER AREA
Following all removals and excavation of the raised ground levels, new masonry retaining walls to be formed as shown, forming raised planter area, adjacent to the side of neighbouring garage / rear of the bin enclosure. Finished face of the walls to be 1050mm out from the neighbouring garage wall / bin enclosure wall. New retaining walls to be formed to allow the ground levels adjacent to the existing garage to be retained largely unaltered, to avoid garage floor slab being undermined. New garden retaining walls formed with mass masonry construction, fully as per structural engineers details. Refer to engineers drawings for full details of garden retaining walls and all associated foundations etc. New mass blockwork retaining walls to extend up to max 150mm below the finished ground level. Blockwork retaining walls to be formed with 100mm facing brickwork face leaf. Facing brickwork to be built off 100mm blockwork underbuilding, extending up to 100mm below the finished slabs level.
Head of the new walls to be fitted with continuous precast concrete copes. Copes to be 300 x 100mm, formed with falls towards both sides. Copes to be buff coloured and extend fully around the head of the new walls, mitred at all corners. Copes to be fitted at common level fully around the head of the new walls. Matching double leaf cavity brickwork wall formed at the opposite side of the new steps at the corner of the house as shown. New wall formed with 2No leafs of 100mm brickwork, with 50mm cavity between. Wall extended to same level as the retaining walls and fitted with precast concrete copes.

NEW PAVING TO FULL AREA OF THE REVISED PATIO
Full area of new patio area laid with new concrete paving slabs as shown, fully up as far as the rear wall of the existing house / new retaining walls etc as shown. Exact extent of new paving to be agreed with client.
Following the removal of the existing garage etc, full extent of the existing paving to the side and rear of the existing house to be fully removed and uplifted. All slabs / block paving removed to allow installation of new replacement paving. Following construction of the new retaining walls etc and steps, full area of the revised patio to be laid with new compacted hardcore. Hardcore to be brought up to common level, laid within max 150mm consolidated layers.
Finished level of new paving to be laid directly under the threshold at the base of the doorset to the rear of the revised house. Paving to be extended fully over the head of the retaining wall to the rear of the patio. Edge of the slabs extended over the brickwork with minimum 25mm overhang. Underside of the projection of all slabs to be formed with 10mm drip cut into same, where projecting over retaining wall to rear of patio.
Matching edge kerb to be fitted to the side of the patio, approx 200mm out from the boundary fence.
Paving slabs to be bedded on built up hardcore and be laid to minimal falls away from building. All slabs to comprise 600 x 600mm Marshalls Saxon or similar, laid with fully pointed joints. Slabs to be laid with staggered joints as shown.

Full extent of the garden levels to be confirmed and checked on site after all excavations and removals. Finished level to the remainder of the garden to the rear of the patio to be max 590mm below the slabs level. Due to the overall height above ground level being less than 600mm, no requirement to provide protective barrier to the edge of the patio.
Contractor to fully determine the ground levels to garden, with these built up with compacted layers of soil as required as necessary, so as that change in level doesn't exceed 600mm.

STEPS FORMED AT THE CORNER OF THE EXISTING HOUSE, FROM PATIO LEVEL UP TO THE EXISTING DRIVEWAY LEVEL
Following construction of new retaining walls and bin enclosure etc, new precast concrete steps to be fitted between the revised patio level and the existing driveway level as shown. Exact change in levels to be determined on site and number of steps confirmed.
New steps to be formed with 300 x 150mm precast concrete treads. Treads to be 1200mm long to fit between the walls at both sides. Precast concrete steps to be bedded on underbuilding walls / concrete upfill as necessary, forming equal height risers. Precast concrete step to be fitted flush with the finished ground level at the head of the steps to form top riser. New matching paving thereafter laid at the head of the steps.
Following installation of the new steps and the construction of all garden walls / bin enclosure walls etc, full extent of the existing driveway surface to be extended and made good as necessary. Levels of the driveway to be adjusted as required to suit the head of the new steps / bin enclosure level. All block paving to be relaid as necessary.

CAVITY MASONRY WALLS FORMING BIN ENCLOSURE, BUILT TO THE SIDE OF THE EXISTING NEIGHBOURING GARAGE
New cavity walls to be formed as shown, to form bin enclosure structure. New walls to be formed using 100mm dense concrete blockwork inner leaf, 50mm cavity and 100mm facing brickwork outer leaf. Full details of all facing brickwork to the bin enclosure and the garden retaining walls etc to be fully agreed with client.
New bin enclosure walls to be built off 600 x 200mm concrete strip foundations. Concrete foundations to be taken min 450mm below the finished ground level (or lower as instructed by structural engineer due to the change in ground levels) Concrete foundation not to undermine the neighbouring garage wall - refer to engineers details.
New cavity masonry walls fitted with wall ties at 450mm vertical spacings and 750mm horizontal spacings. Cavity blockwork inner leaf to be returned at the jambs of the double gate opening to the bin enclosure to close the cavity. New bin enclosure walls to extend up to a height of 1800mm above the finished ground level to the driveway.
Head of walls to be fitted with 200 x 75mm precast concrete copes, securely mechanically fixed to the head of the walls. Copes to be formed with exposed drips to both sides.



1:50 SCALE BAR

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Alterations to Dwelling House at
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Mr Mark Hare

Proposed Floor Plans

1:50	27322 - 09
Sept 23	