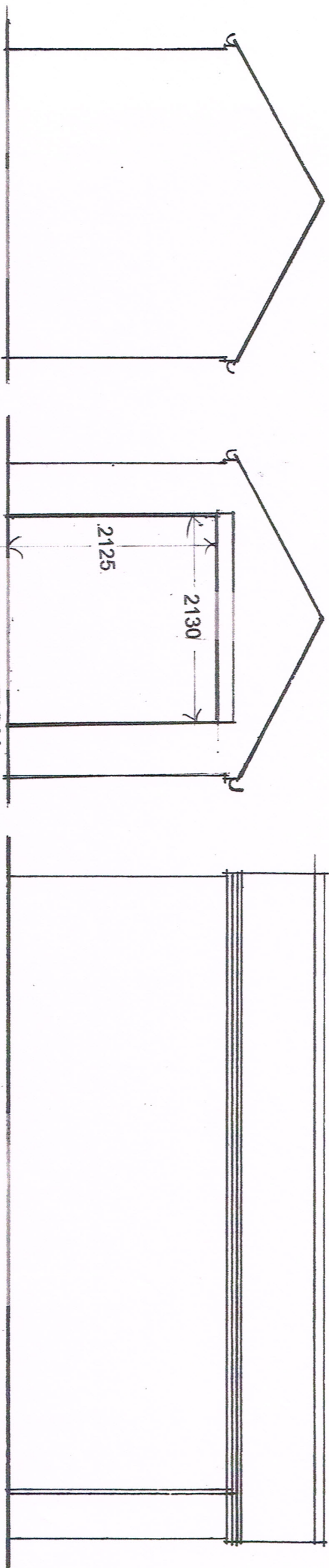
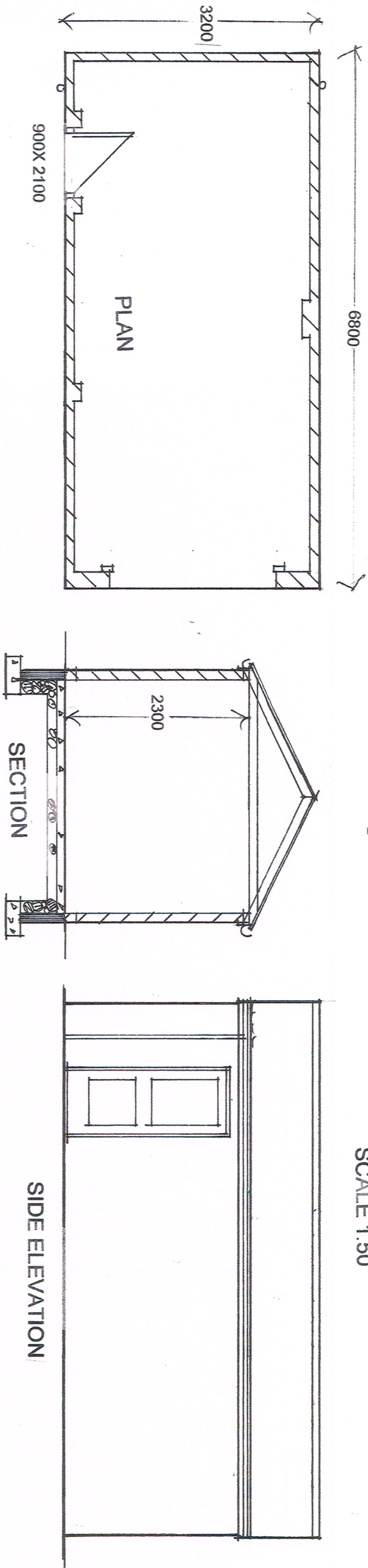


SCALE 1.50



Detached Garage
Front of proposed garage to be in line with the existing garage to Plot 1 built as part of the recent development to the rear of Mayfield Barnsley Road Dodworth. Site garage to prevent any projection over the boundary with foundation and gutter. Foundation not to be taken below any adjacent foundation within 3m.

Foundations 1:2:4 concrete strip foundation 450mm wide x 225mm thick taken at least 900mm deep in clay below the invert level of any drains within 1m and beyond the influence of any tree roots. Full cavity wall width 7 Newton block to ground level.

Walls Class B engineering brickwork from blockwork to DPC 2000g DPC to each masonry leaf at least 150mm above ground level lap DPM to inner leaf DPC. 100mm brickwork to match the dwelling 215mm to front elevation all jointed fair face internally bonded piers at maximum 3m centres IGHD lintol to opening 150mm end bearing.

Floor 100mm concrete trowelled smooth to fall 75mm to front doors on 1200g DPM lapped to the DPC on 50mm of sand blinding and at least 100mm of compacted stone. Provide ACO channel in front of door opening discharging rain water to the existing system.

Roof Concrete interlocking tile suitable for pitch laid in accordance with manufactures details and to match dwelling on 25mm x 50mm tile battens and 1 layer of untearable sarking felt on 50mm x 100mm rafters at 450mm centres birds mouthed over and secured to 100mm x 50mm wall plates and 25mm x 150mm ridge board. Triangulate every third pair of rafters with 50mm x 100mm ties. Strap wall plate down brickwork with 30mm x 5mm x 1.2m galvanized mild steel straps every 1.2m centres and restrain the gables with straps as described secured to the brickwork at 600mm centres back over 3 rafters 50mm wide full depth noggings between the rafters below each strap

UPVC fascia 100mm half round gutter discharging rain water to and in order of priority soakaway 5m from any building 1m³ in capacity C) existing on site system through trapped gullies. Drainage to be 100mm Osma plastic pipe to fall 1:80 bed and surround in pea gravel. Soakaway to be 5m from any building 1m³ in capacity
Doors UPVC side door and Garage door to be in accordance with clients wishes in terms of style operation and size

SIDE ELEVATION

All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector whether or not indicated on the drawings or in the specification. These plans and details have been prepared for the purposes of obtaining Town Planning approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. When appropriate it is the owners responsibility to serve notice on the adjoining/adjacent neighbours for the proposed works under the Party Wall Act 1996. The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Email odpm@twtoten.press.net.

**PROPOSED DETACHED GARAGE
AT MAYFIELD BARNSLEY ROAD
DODWORTH**