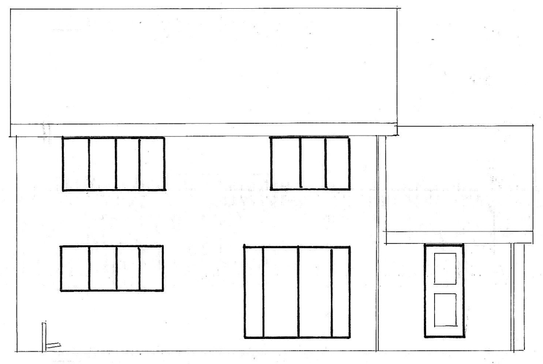
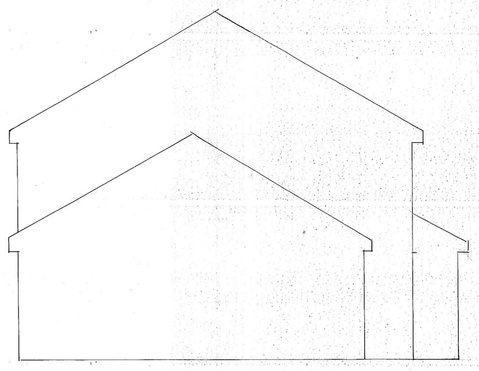


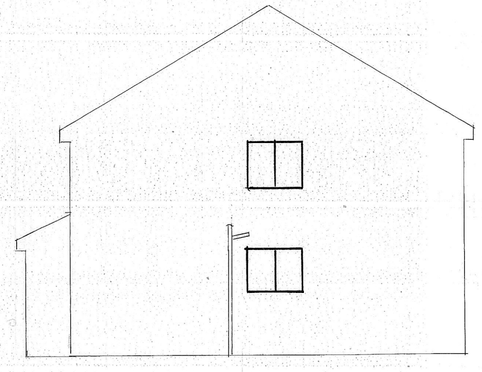
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

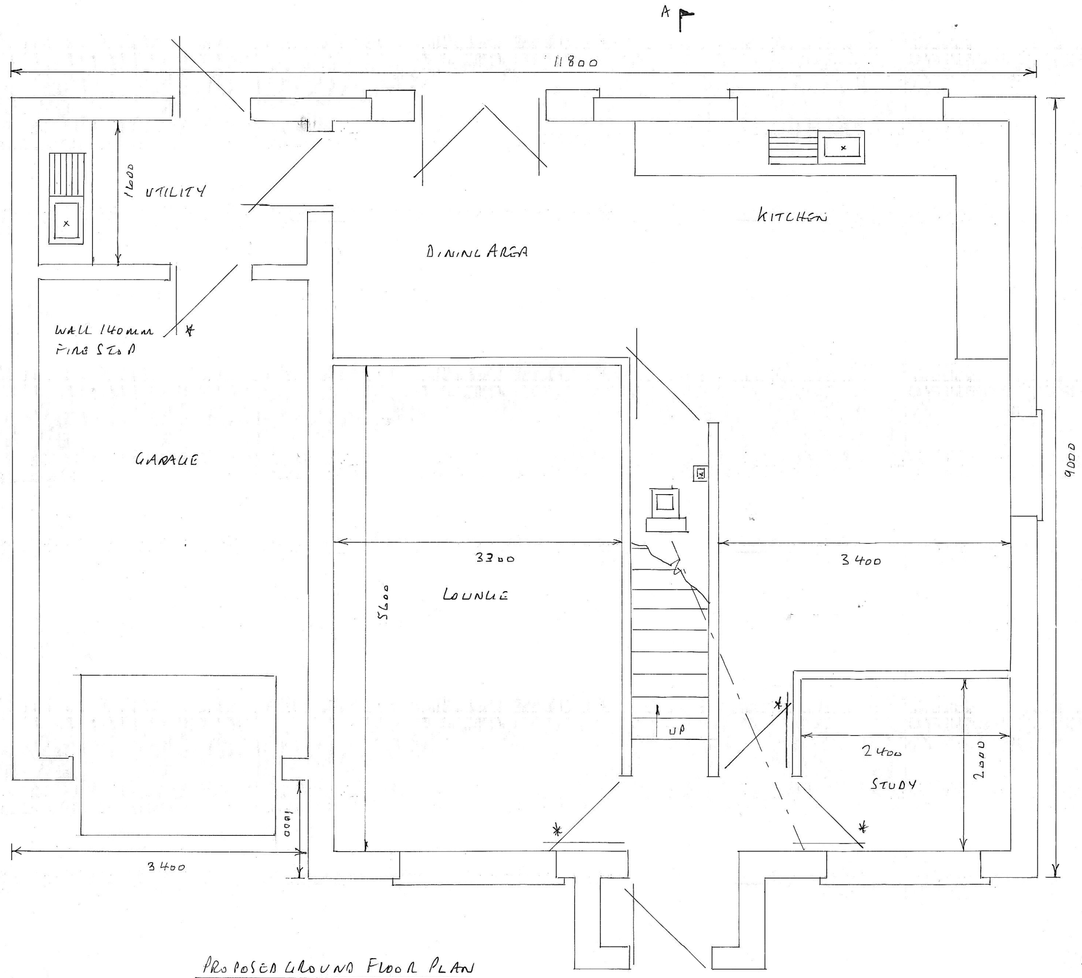
ELEVATIONS SCALE 1:100

FOUNDATIONS

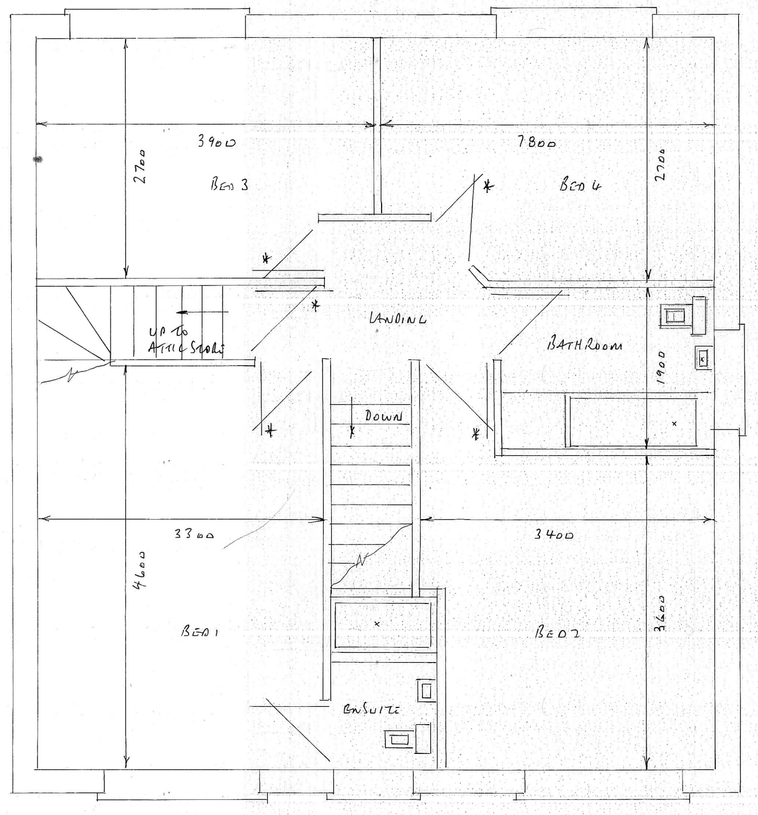
- 600 X 150MM LONG STRIP DEPTH 750MM SUBJECT TO LA APPROVAL • 400 X 150MM STRIP TO SLEEPER WALLS

WALLS

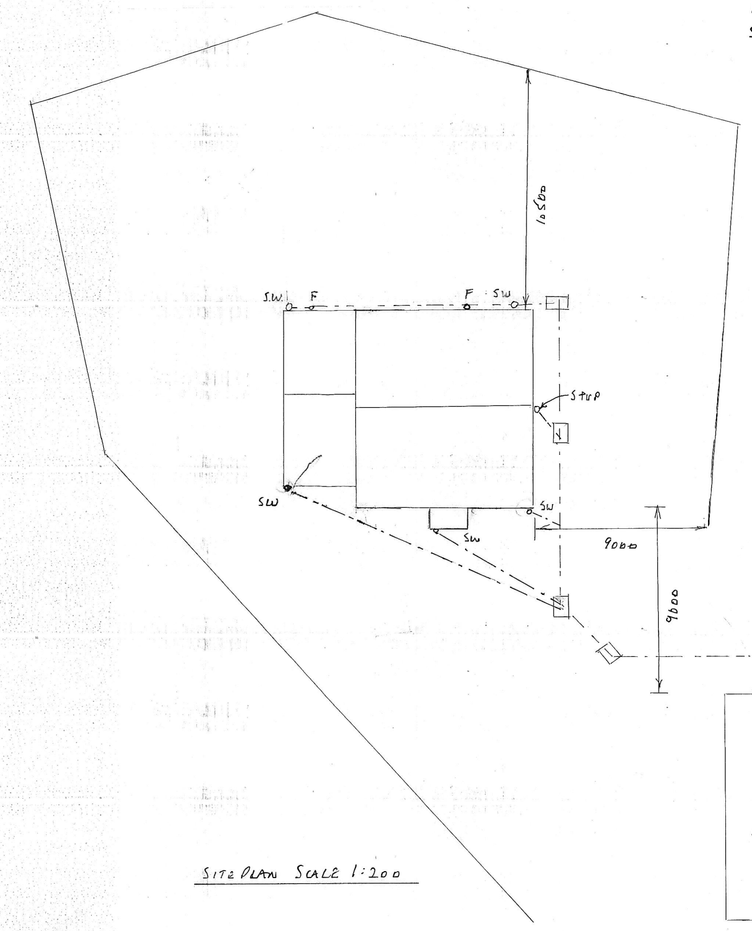
- TRENCH BLOCKS BELOW G.L. • BRICKWORK TO MATCH SURROUNDING AREA • 100MM LWT. CONC. BLOCKS • 100MM CAVITY FILLED WITH DRITHERM INSULATION • HORIZONTAL DPC 150MM MIN. ABOVE GL 150MM DPC TO REVEALS • REVEALS TO BE INSULATED
- EXTERNAL REVEALS TO BE 665MM MIN • STAINLESS STEEL TIEWIRES SPACED AT 750MM CENTRES HORIZANTALLY 450MM VERTICALLY & 225MM TO REVEALS • CC 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON OVER & WEEPHOLES EVERY 900MM END BEARINGS TO BE 150MM MIN • STOOTHING WALLS TO HAVE INSULATION 10KG/M²



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SITE PLAN SCALE 1:200

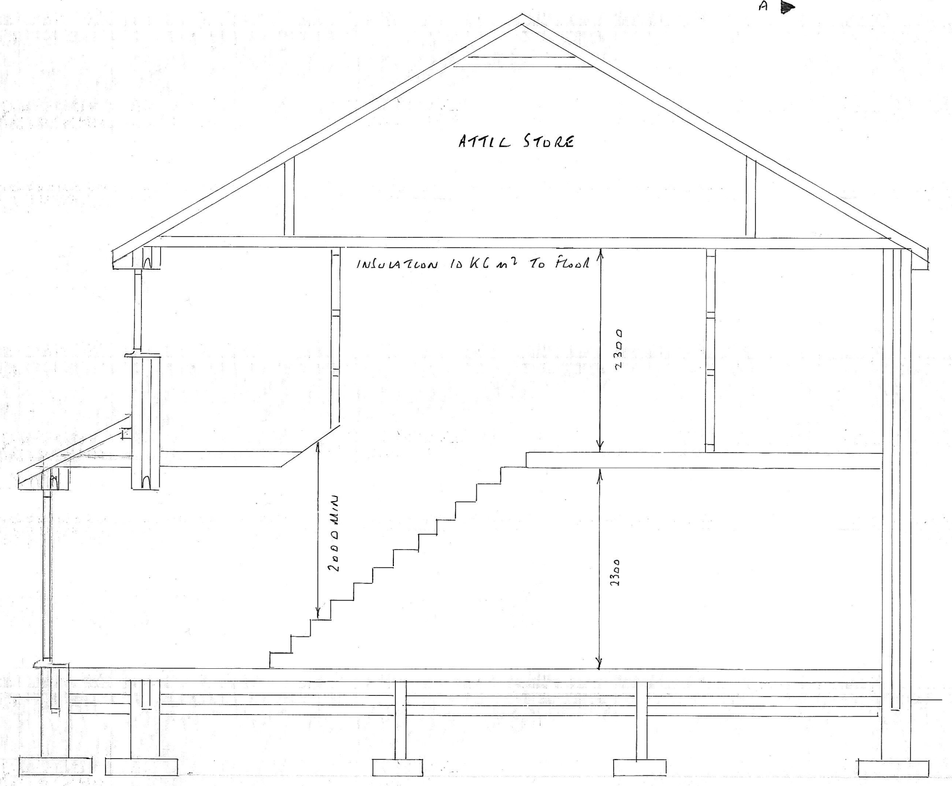
KEY TO DRAINAGE

STUP - SOIL & VENT PIPE
F - FOUL DRAINAGE
SW - SURFACE WATER DRAINAGE

NOTE

SUBSOIL IS ALL CLAY HENCE THE COMBINED SYSTEM

PROPOSED PLANS SCALE 1:50



SECTION THRU A-A SCALE 1:50

- ALL ELECTRICAL WORK TO COMPLY TO PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO THE LA ON COMPLETION OF THE WORKS • RADIATOR SIZES IN ACCORDANCE TO ROOM SIZES & BOILER TYPE ROOMS TO HAVE THERMOSTATS & RADS FITTED WITH TRVS
- FITTER TO BE GAS SAFE REGISTERED WITH A CERTIFICATE TO BE PROVIDED FOR THE LA ON COMPLETION • DWELLING TO COMPLY TO APPROVED DOCUMENT Q SECURITY
- DENOTES 1½ HR FIRE DOOR WITH FIRE CASINGS • ROOF TO PORCH TO HAVE 100X50 JOISTS & RAFTERS WITH CENTRES 400MM ON 100 X 75MM WALL PLATE SECURED TO EXISTING WITH RAWL BOLTS EVERY METRE REST OF SPEC AS MAIN ROOF • GARAGE CEILING TO BE DOUBLE PLASTERBOARD & SKIM WITH 12.5MM KINGSPAN K7 BETWEEN CEILING JOISTS & FLOOR TO BE 150MM BELOW EXISTING FLOOR LEVEL • FLOOR TO HAVE 150MM HARDCORE 25MM SAND BLINDING 1200 GAUGE VISQUEEN DPM & 150 MM CONCRETE • ALL WALLS ON GROUND FLOOR TO BE LOADBEARING BLOCKWORK
- SWITCH & SOCKET HEIGHTS TO BE 450 - 1200 • GARAGE DOOR TO HAVE A SMOKE SEAL

Roof

- 100 X 50MM WALLPLATE • TDA LOFT TRUSSES SUPPLIED BY SPECIALISTS & TO COMPLY TO BS 5268 PART 3 SPACED AT 600MM CENTRES CALCS TO BE PROVIDED 28 DAYS BEFORE COMMENCEMENT • 1M HOLDING DOWN STRAPS EVERY 2 TRUSSES • 1M LATERAL RESTRAINT STRAPS TO HORIZONTAL & KICK UPS EVERY 1.5M WITH NOGGINS TO SUPPORT
- 200 X 25MM FASCIA • 6MM EXTERIOR PLY SOFFIT WITH 25MM CONT. FLYPROOF MESH
- REINFORCED BITUMEN ROOFING FELT • 38 X 25MM TILE BATTENS • ROOF TILES TO MATCH SURROUNDING AREA WITH TILE VENTS EVERY 2M & 100MM EAVES VENTS
- 70MM KINGSPAN BETWEEN RAFTERS ON 25MM BATTENS GIVING 27MM AIR SPACE & TEK THIN SULLEX SILVER INSULATION TO UNDERSIDE OF RAFTERS • 150MM INSULATION BETWEEN JOISTS TO ROOF SPACE & 150MM LAID OVER AT 90° • ROOF TO GARAGE TO HAVE CODE 5 LEAD FLASHINGS

Stairs

- STAIRS TO BE MADE BY SPECIALISTS CONTRACTOR SIZES QUOTED MAY DIFFER ON SITE CONTRACTOR TO TAKE OWN MEASURMENTS & DESIGN TO BE IN ACCORDANCE WITH ADK • 2M MIN HEADROOM WITH 42° PITCH • RISE 208MM GOING 238MM HANDRAIL POSITIONED 900MM ABOVE PITCH LINE • BALUSTRADING 90MM CENTRES

General

- ALL DOORS & WINDOWS TO HAVE TRICKLE VENTS 8000MM² TO BE PILKINGTON GLASS WITH A 16MM AIR GAP & SAFT LOW E COATING U VALUE TO BE 1.6 DOORS TO HAVE TOUGHENED GLASS • BEDROOM WINDOWS TO HAVE CLEAR OPENING 450 X 750MM HIGH TO OPEN 90° WITH CILL LEVELS 800-1100 ABOVE FLOOR LEVEL • DISABLED ACCESS TO BE PROVIDED WITH A NON SLIP CONC RAMP MAX GRADIENT 1IN 12 100MM UPSTANDS TO KERBS WITH A 1500 X 1500 LANDING ACROSS A LEVEL THRESHOLD
- BATHROOM TOILET & EN-SUITE TO HAVE FANS EXTRACTING 15L/SEC KITCHEN & UTILITY FANS EXTRACTING 60L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCH
- PROVIDE SMOKE ALARMS WITH BATTERY BACK UP & INTERLINKED TO A SEPERATE CIRCUIT TO CIRCULATION AREAS ON EVERY FLOOR

Ground Floor

- 100MM HARDCORE • 100MM OVERSITE CONCRETE FINISHED ABOVE GL • 150 X 50MM JOISTS SPACED AT 600MM CENTRES ON HONEY LAMB SLEEPER WALLS SPACED AT 3M MAX CENTRES • 215 X 140 AIRGRATES & LINERS WITH DPC APRON OVER SPACED AT 2M MAX CENTRES • 120MM KINGSPAN KOOLTHERM INSULATION K7 BETWEEN JOISTS ON NETLON OR SIMILIAR • 18MM T&G BOARDING (WET GRADE TO WET AREAS)

First Floor

- 195 X 63MM JOISTS AT 400MM CENTRES • 1M LATERAL RESTRAINT STRAPS SECURED TO JOISTS AT 1.5M CENTRES • INSULATION 10KG/M² BETWEEN JOISTS
- 18MM T&G BOARDING (WET GRADE TO WET AREAS)

Drains

- 100MM RWL & 65MM RWP'S TO MATCH SURROUNDING AREA • S.W. TO CONNECT TO SOAKAWAYS 5M AWAY FROM BUILDING & 2M³ BELOW INVERT LEVEL • STUP TO EXTEND 900MM ABOVE ANY OPENING WITHIN 5M • STUBSTACKS AS SHOWN • I.C.'S TO BE BUILT WITH CLASS B ENGINEERINGS ON 150MM CONC. BASE • ALL PIPE & FITTINGS TO BE SUPERSLIDE • SANITARY FITTINGS TO COMPLY TO ADH2

PROPOSED DETACHED HOUSE & GARAGE AT :-

END OF LISTER ROW

GREAT HOUGHTON

BARNSLEY S72 0AY