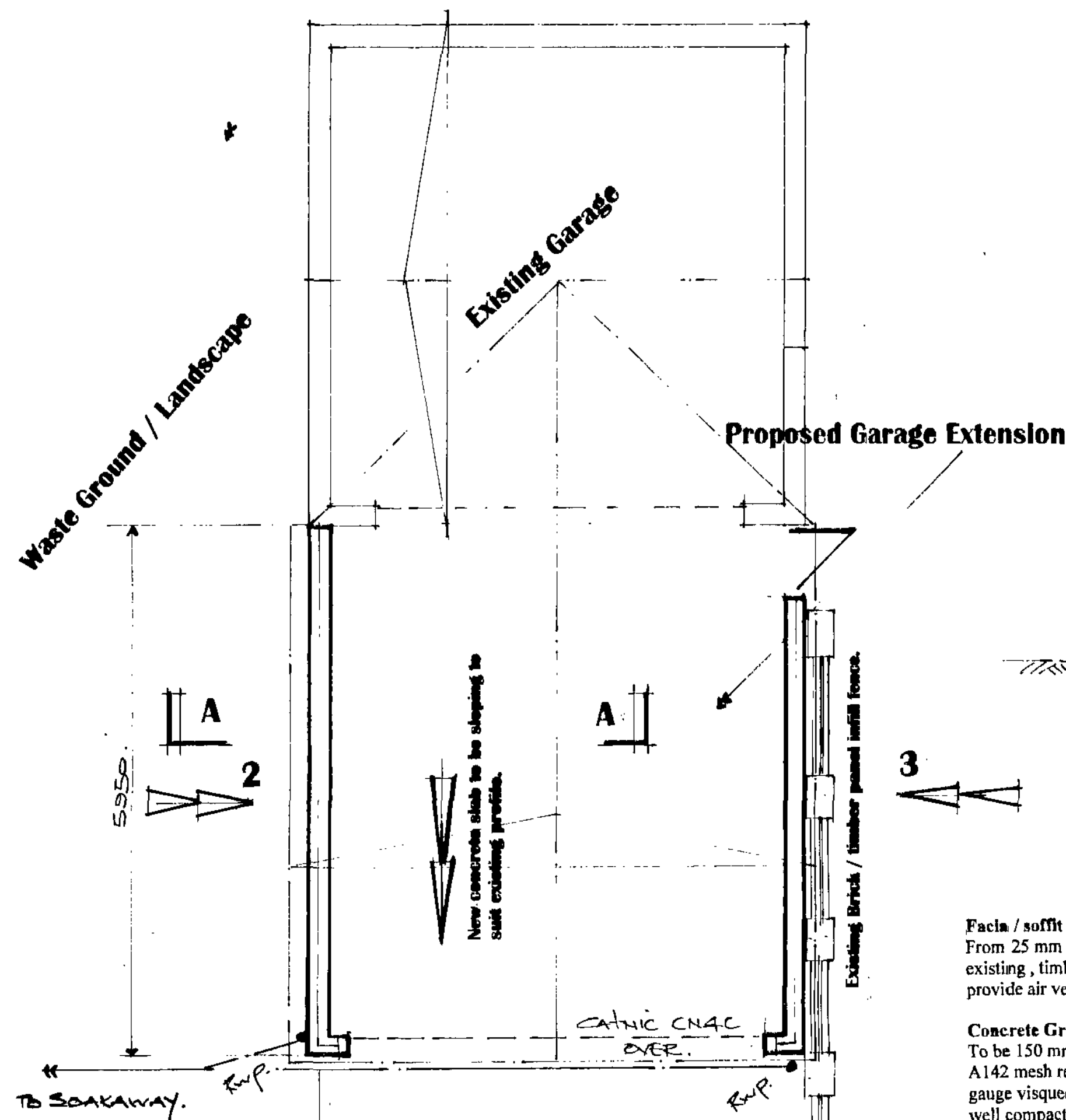


Written permission to be obtained from the owners of the adjacent waste land to allow projection of eaves / gutter etc over boundary.



Existing / Proposed Ground Floor Layout

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

Concrete Ground Floor slabs.
To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face, on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc.

Typical Section on A - A

Roof design (Trusses.)
The roof shall be of timber construction all as per supplier's calculations. Calculations to be supplied to building control for approval a min of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to 6 x 2 timber wall plate fixed to wall by m12 at 600 c/c
or to horizontal wall plate
Valleys or connection of roof to walls to have 5 lb lead flashing.
Tiles to match existing on timber tile battens of 40 mm x 19 mm c/c to suit tile type on sarkin felt. Tiles to be chosen to suit roof pitch.
Tile technical info to be given to the BI to determine the necessity for corrugated no joint underfelt depending on type of tile / roof slope.
All roofs shall ensure a continued air flow. Soffits shall be fitted with vents or a 25 mm gap with bird mesh.
Ridge vents shall be fitted where necessary and as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of BS 5268 PT 3.
100 x 65 sw wall plates secured to brickwork with galv steel straps @ 1800 c/c
Roof ventilation. - Vents to be provided to eaves soffit, ridge and tile vents all as directed by the building inspector.

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia. **Surface / Foul water drainage**
All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system.

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thick reinforced with 2 layers B783 mesh 50mm cover to all faces.

Lintols
All door/ openings / window lintols to be "Catnic". Size and type as agreed with the Building Inspector.
End bearing for all lintols to be 150 mm.

Walls
Internal skin
100 mm Thermolite shield or similar blockwork

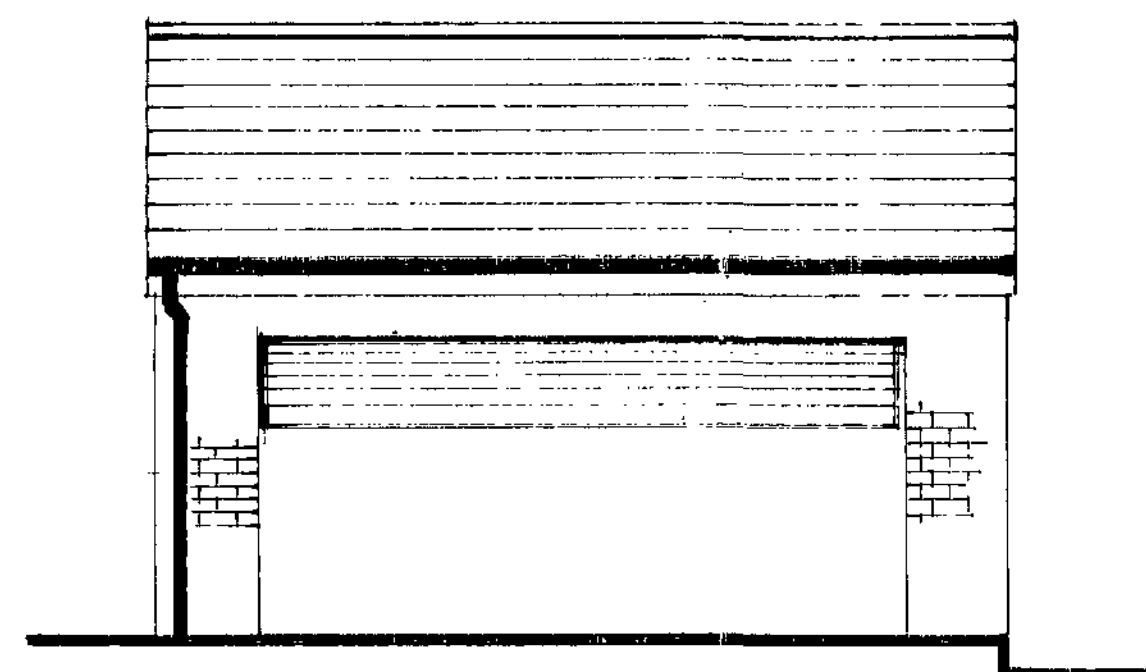
Cavity
No cavity

External skin
Brickwork 100 mm to match existing
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.
Air bricks to be provided to gable elevations to provide additional ventilation to roof space. This to be agreed with the BI.
Weep holes to be provided where applicable.

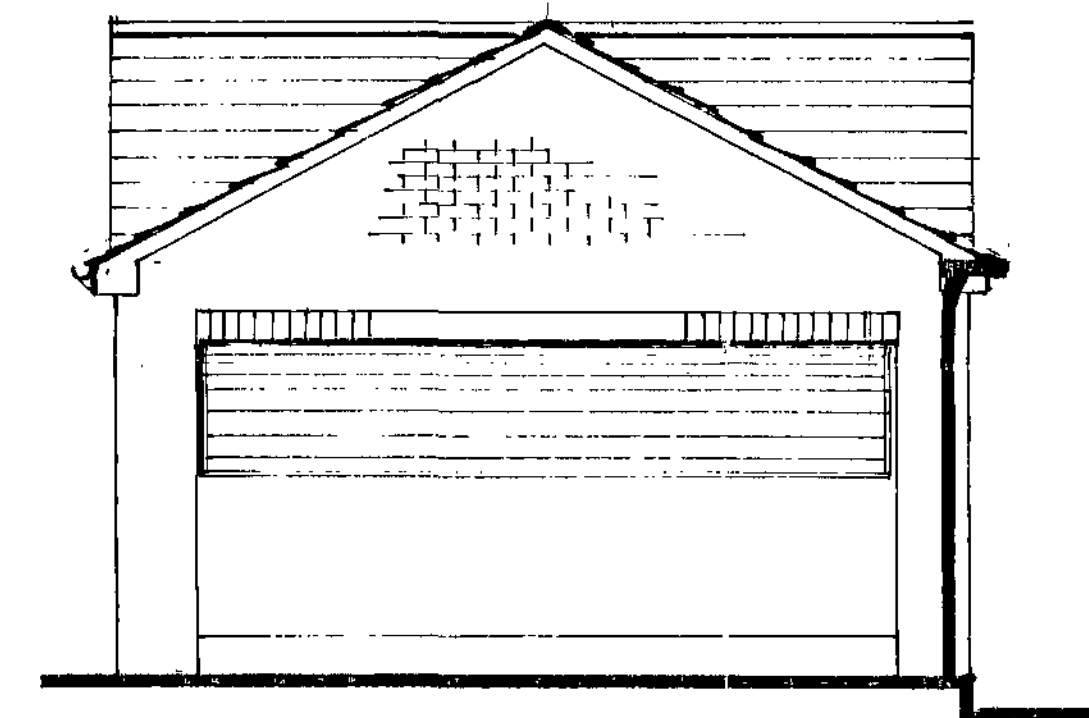
Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas. - Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Tray dpc's required to exist walls at new wall abutments.
Above all air bricks

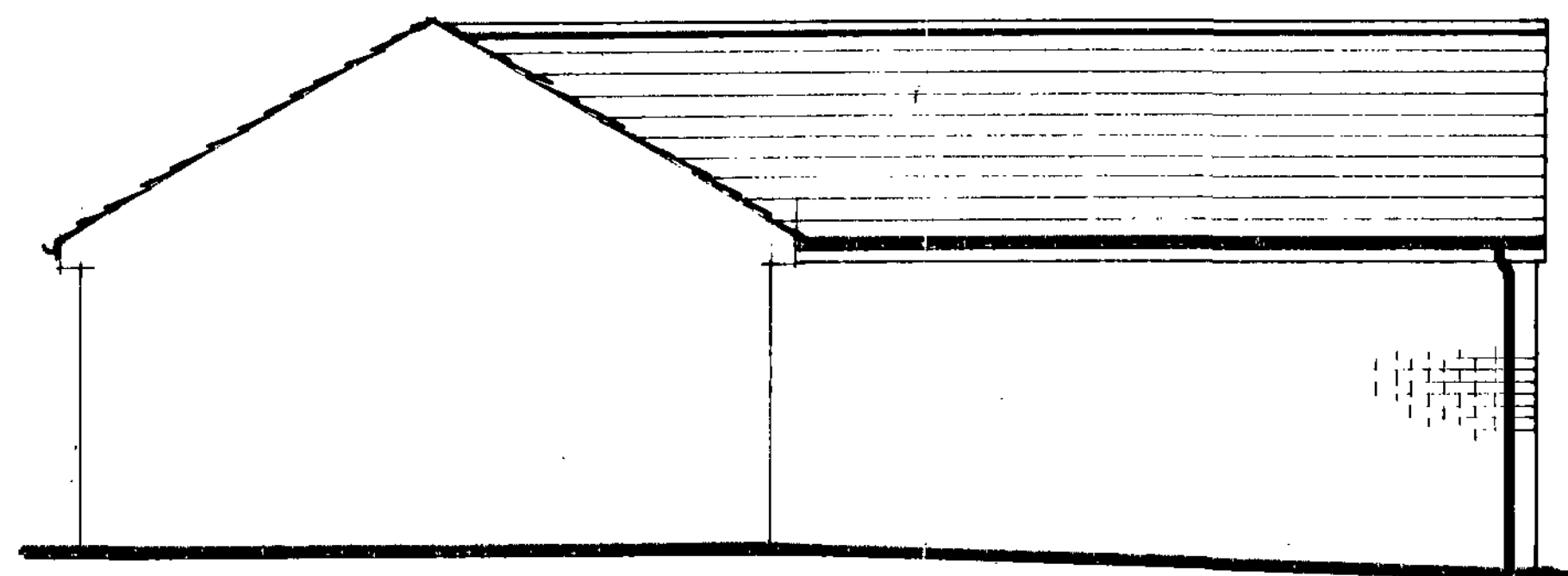
Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
A certificate shall be supplied on completion of all electrical works
Lighting - 1 in 4 to be low energy.



Existing Front Elevation On 1

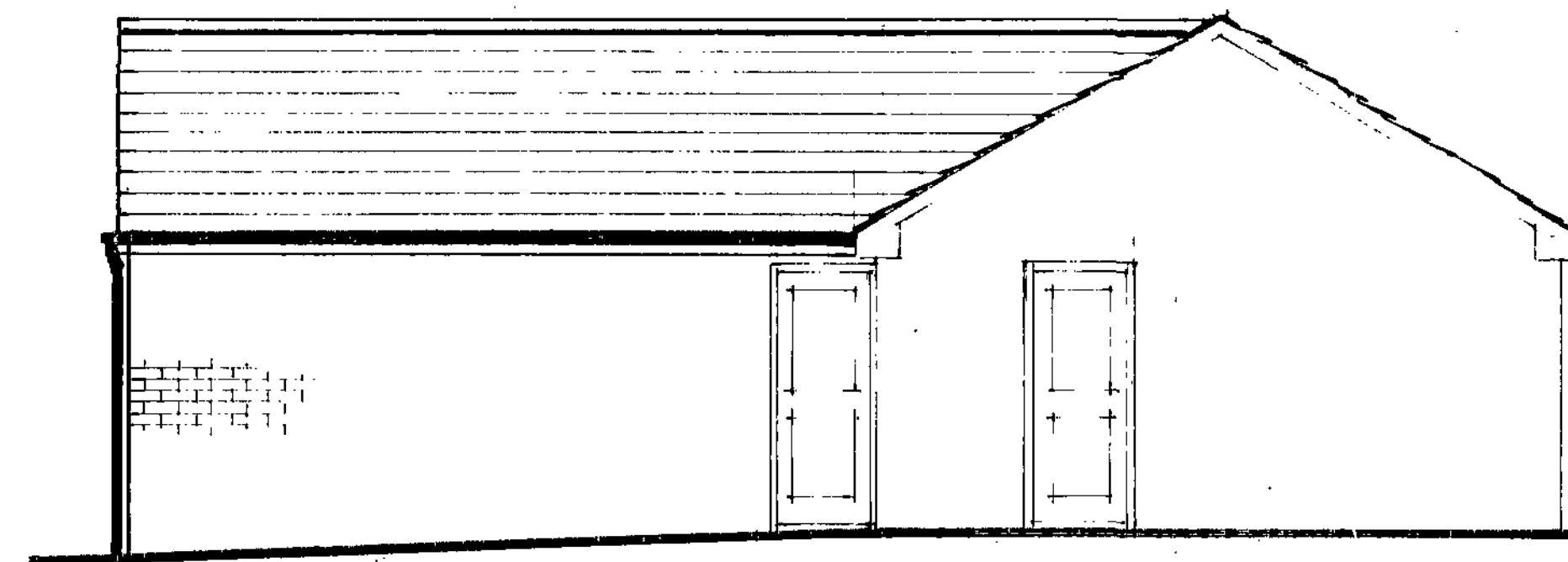


Proposed Front Elevation On 1



Proposed Side Elevation On 2

Construction (Design and Management) Regulations 1994
Applicable to all projects except work to a persons own house other than that carried out by the developer.
The client shall be advised that all projects lasting for more than 30 days or include more than 4 people engaged on the construction on site at any one time shall be subject to the above regulation.
The client shall take all reasonable steps to ensure that the appointed contractors have the competence and adequate resources sufficient to manage the construction work and comply with the above regulations.
If the project is subject to the above regulation the client shall appoint a planning supervisor and ensure that notice is served on the health and safety executive at tender acceptance stage using form 10.



Proposed Side Elevation On 3

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

Scope of Works

General.
Construction of a detached garage extension.

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required.
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
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. Tel 0870 122 6236

E	Date	Revisions
D		
C		
B		
A		

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22 Low Folds
West Green
Barnsley
S71 5SB

Client
Mr Martin Ridge

Job Title
Extension to Detached Garage.

Drawing Title
General Arrangement / Elevations.

Scale
1 : 50 1 : 25

Date
7.7.09

Drawn by

Drg. No.
MR / 01

Rev.

Barnsley Metropolitan
Borough Council
23 JUL 2009
Corporate Mail Room