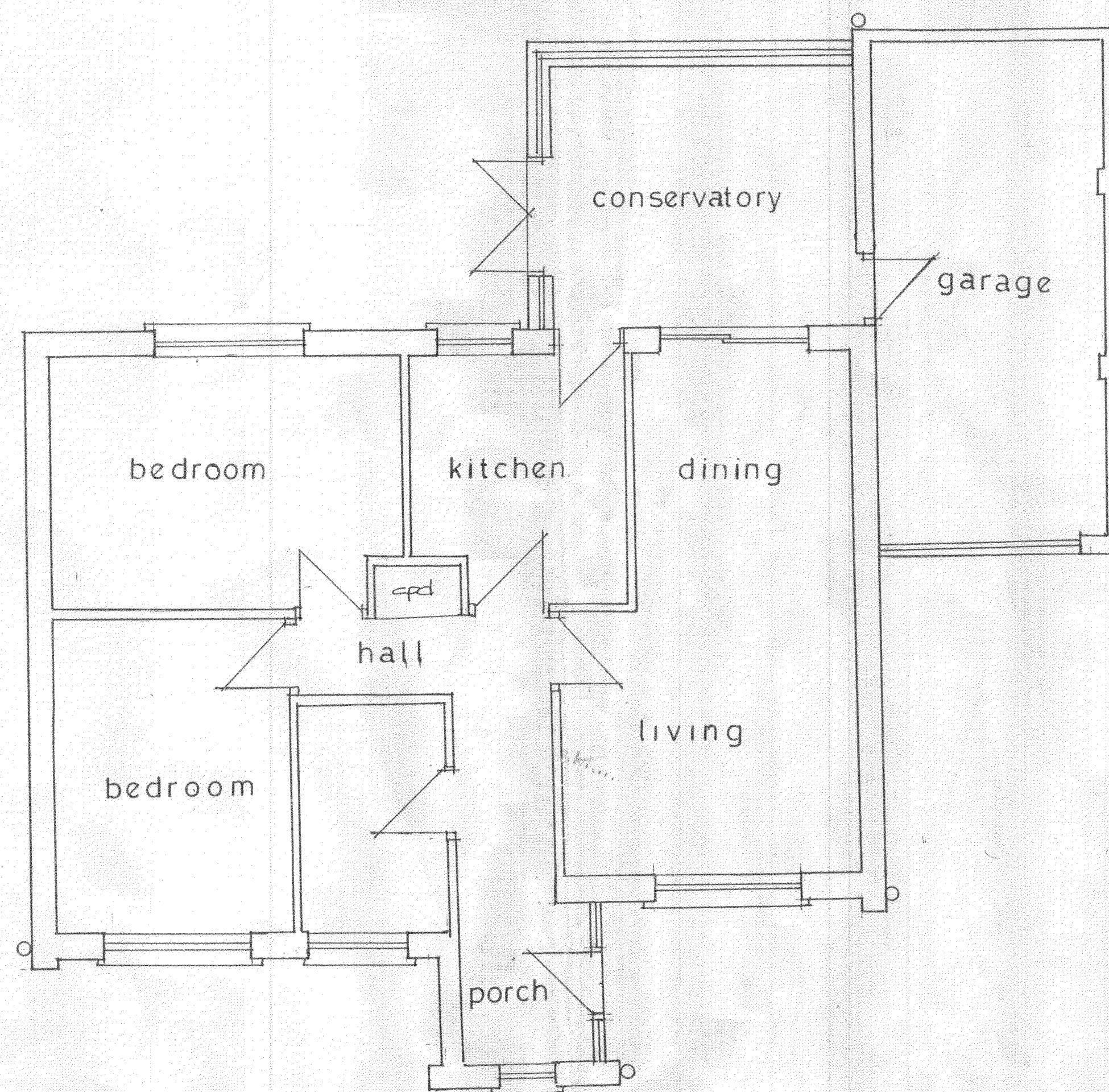
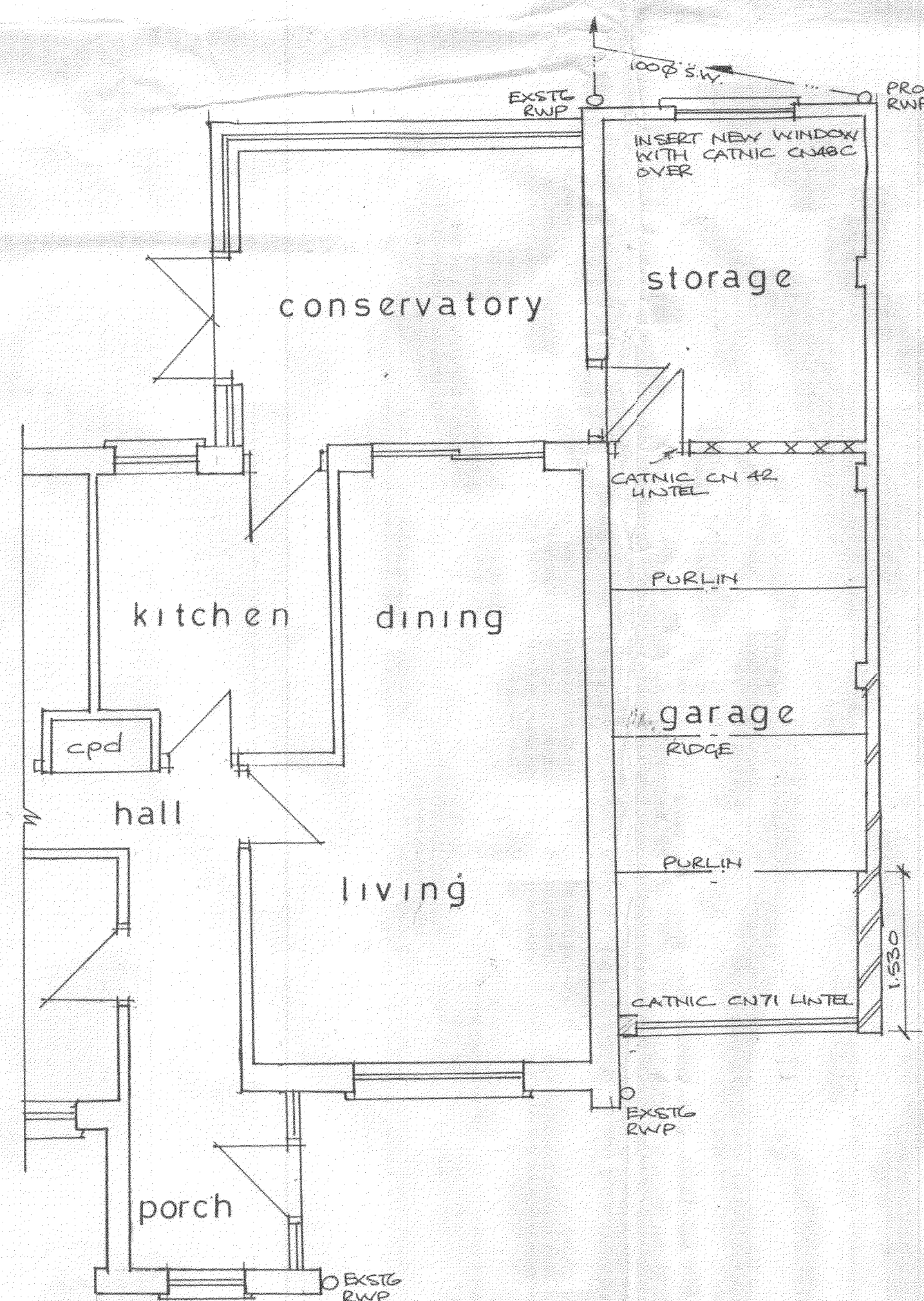
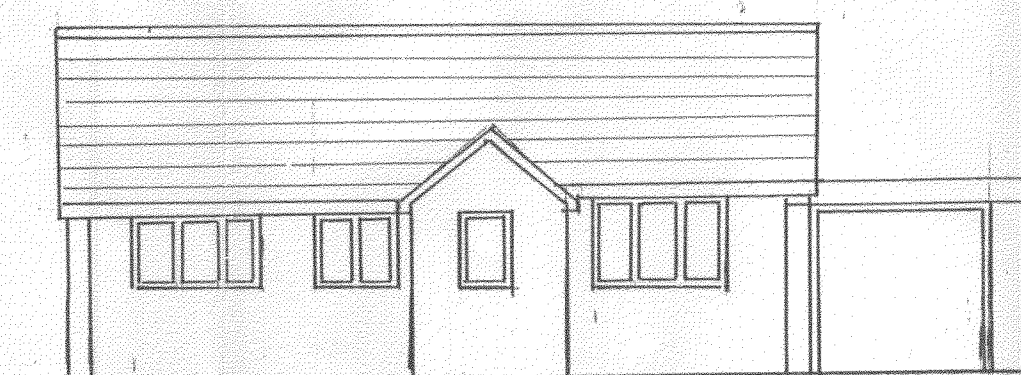




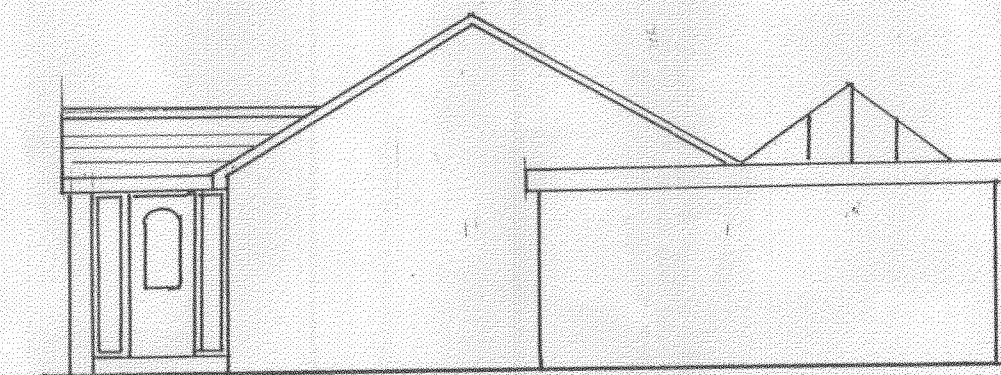
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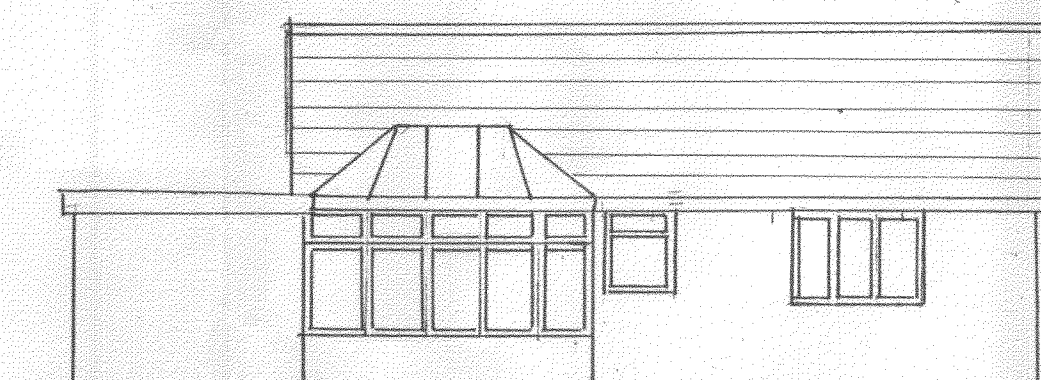
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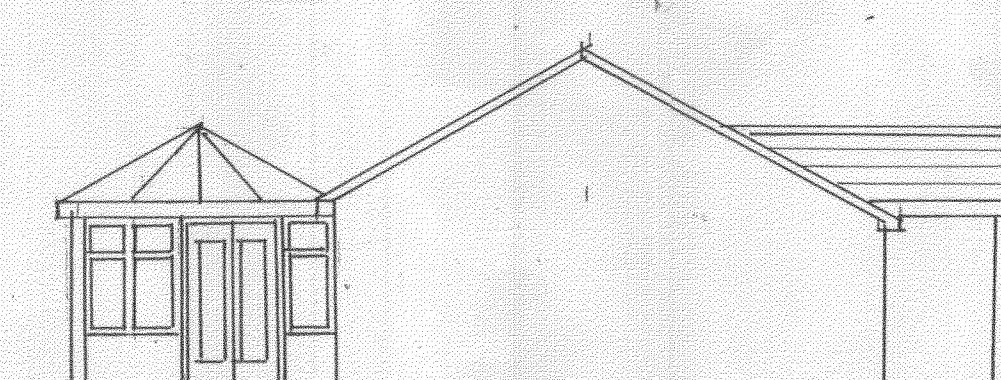
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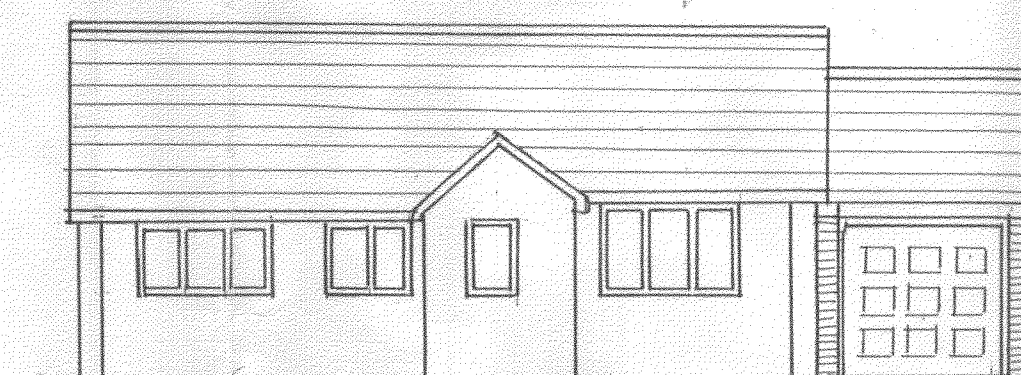
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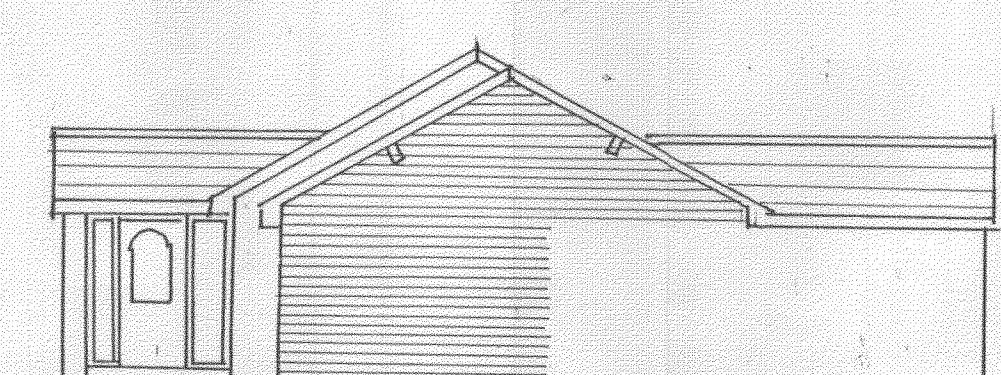
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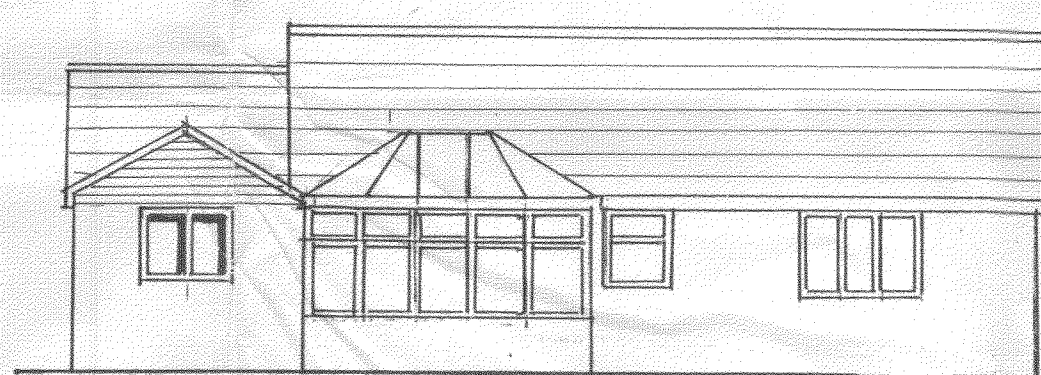
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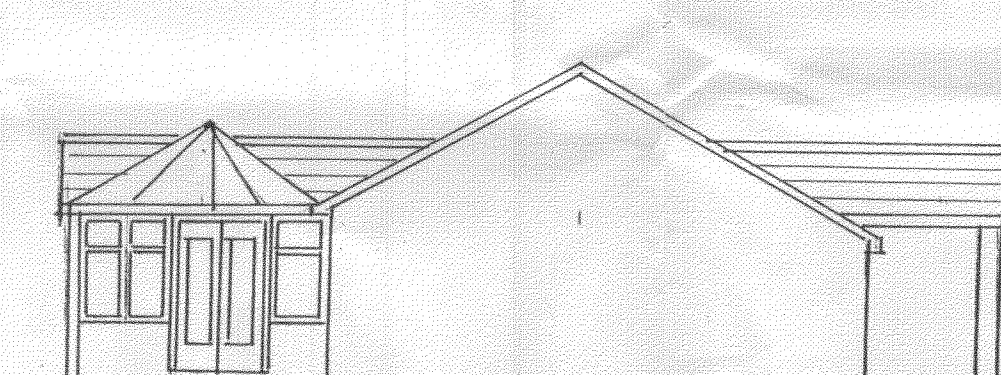
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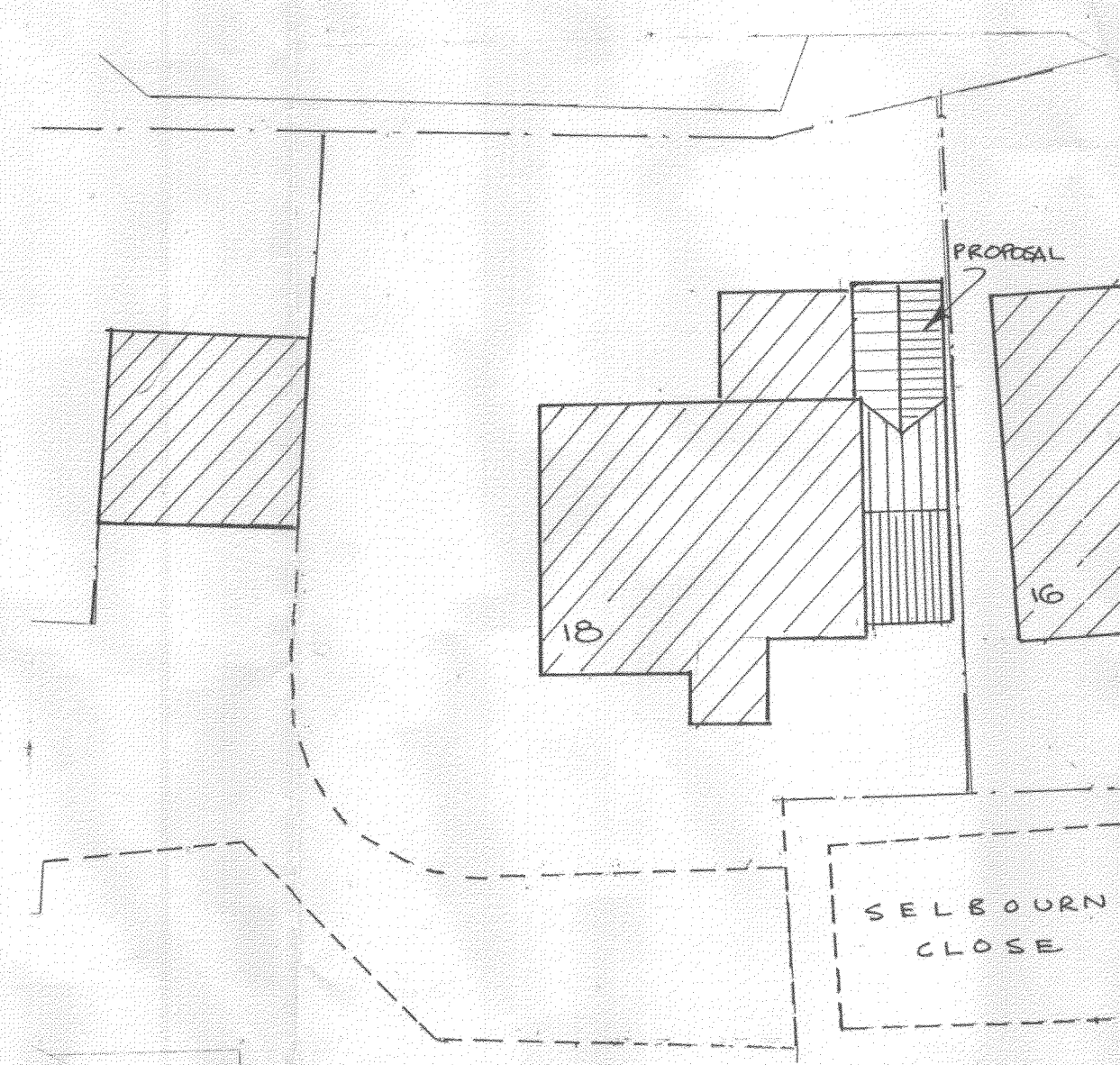
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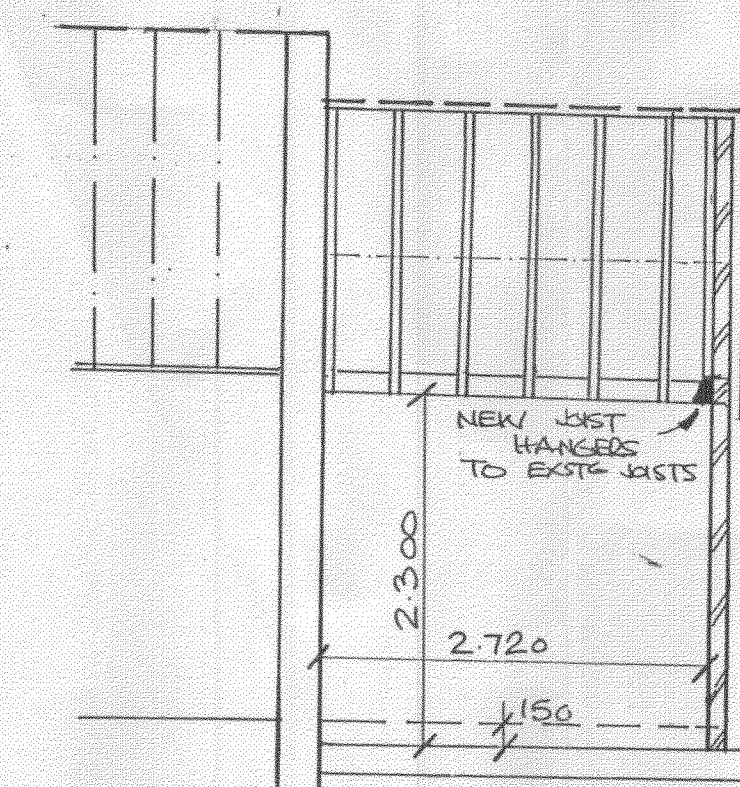
PROPOSED REAR



PROPOSED SIDE



SITE PLAN 1/200



SECTION

ROOF: Remove existing flat roof coverings and replace with pitched roof to consist of concrete interlocking roof tiles to match existing bungalow roof, tiles laid on 38 x 25mm batten fixed to suit the manufacturers requirements on unleanable felt, verge and eaves tiles twice clipped; 125 x 38 rafters at 450 centres at 30 degree pitch; rafters to bear on wallplate, on 225 x 75 purlin at centre span and 200 x 25 ridge board, 100 x 75 treated wallplate fixed to blockwork at max 1,800 centres with 30 x 5 x 600 once bent galvanised m.s. straps; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at 1/3" points built into wall and nailed across first 3 rafters and ceiling joists; white PVCu soffit, fascia and barge board; 147 x 47 ceiling joists at 450 centres fixed to wallplate one end and hung off proprietary joist hangers screwed to house wall other end; Code 4 stepped lead flashing lapped under roof coverings min 230 and turned up house wall min 150 and tucked in

OFFSHOOT ROOF: existing roof coverings removed and tiles, battens and felt all as new garage roof above on 125 x 38 rafters at 450 centres at 30 degree pitch; rafters to bear on wallplates as detailed above and on 200 x 25 ridge board; Code 4 lead valley lapped under roof coverings min 230, Code 4 lead valley between offshoot and existing conservatory roof lapped under roof coverings min 230 fixed on 100 wide external grade 20mm plywood decking laid to fall towards existing rwp; 147 x 47 ceiling joists at 450 centres fixed to wallplate both ends; 13mm foil backed plasterboard ceiling with 38 x 38 noggins at edges; lateral restraint to gables using 30 x 5 galvanised m.s. strap at mid span nailed across first three rafters and ceiling joists

WALLS: New gables and extension garage walls in 112.5 thickness of facing brickwork in bricks to match existing house with 225 thick brick piers as shown on plan; existing side piers extended to underside of roof coverings; Catnic inlets to patterns shown on plans with minimum 150 and bearing; brickwork bonded to existing house walls using proprietary bonding strips; existing garage foundation slab and driveway concrete slab exposed for inspection by Local Building Inspector and if inadequate underpinned as required to support additional loads

FLOOR: If new floor required to consist of 150 compacted thickness of selected hardcore and 150 thick structural concrete with 150 projection beyond face of wall including piers

Internal block wall: 100mm thickness of 7N/sq.m loadbearing blockwork with 5mm plaster skin finish both sides; internal wall built off existing concrete slab; blocks bonded to existing adjacent loadbearing walls using proprietary manufacture bonding strips fixed in accordance with manufacturers instructions

VENTILATION: Up and over door (reuse existing) or sectional roller shutter door to front and 2100 x 900 external grade door between storage area and garage; new storage area window to be 16mm double glazed white PVCu units

DRAINAGE: 110 x 63 gutters to discharge to existing 63 downpipes serving existing rain water goods at front and to existing and new 63 rainwater downpipes and gully at rear as shown; new drain connections made using 100 diameter clayware pipes and fittings with patent push fit flexible joints laid to a minimum gradient of 1 in 40 on 100 bed and surround of 10mm single sized limestone

ELECTRICS: All electrical work to be carried out by 'Competent Person Scheme' member who is qualified to complete a BS 7671 Installation Certificate; Certificate to be copied to Local Building Inspector

SCALES: 1/100 and 1/50

PROPOSED EXTENSION to GARAGE at
18 SELBOURNE CLOSE, BARUGH GREEN, BARNSLEY

RECEIVED
15 SEP 2000
CORPORATE
MAIL ROOM