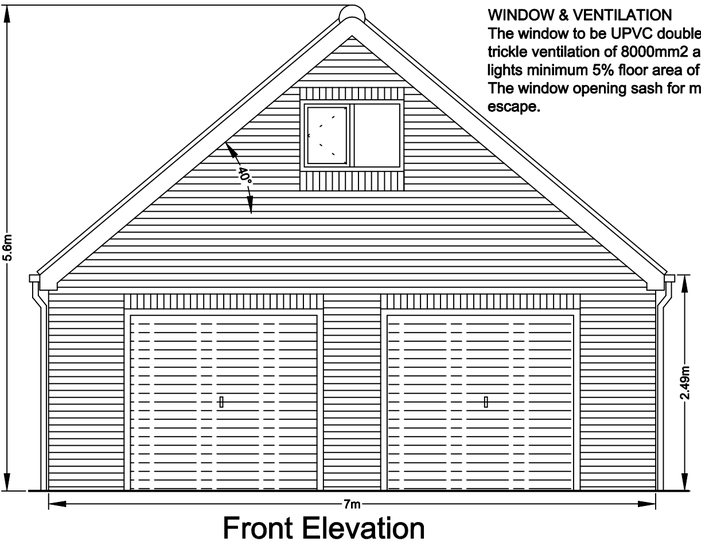
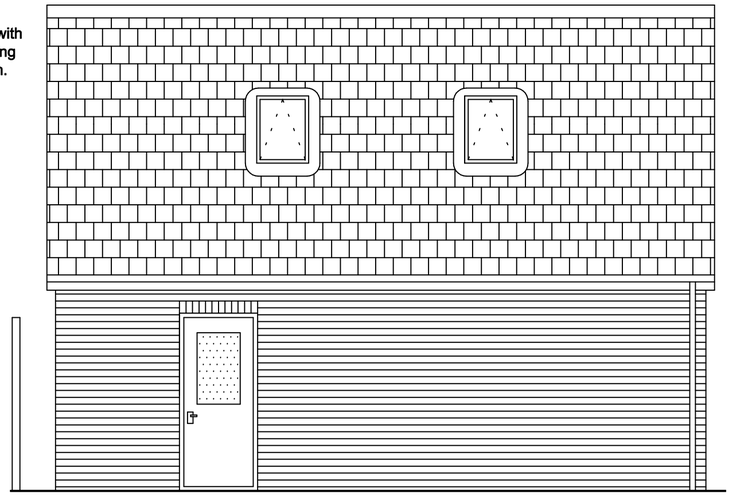
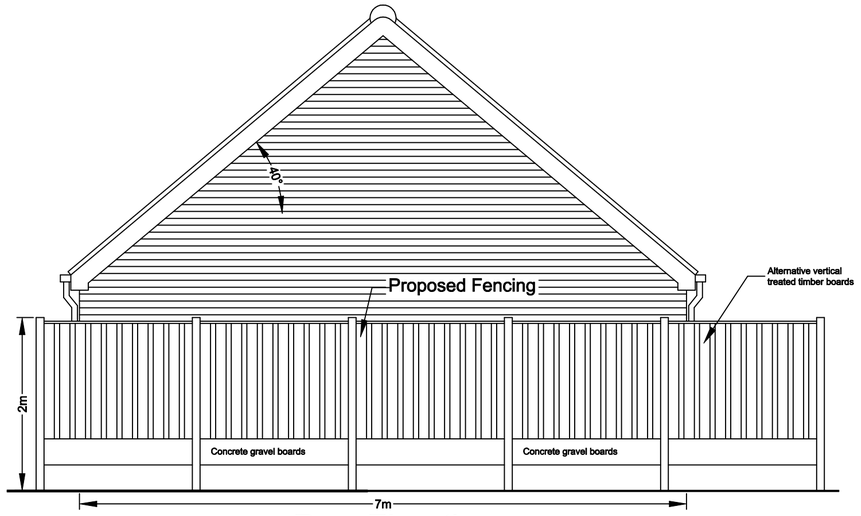


Front Elevation

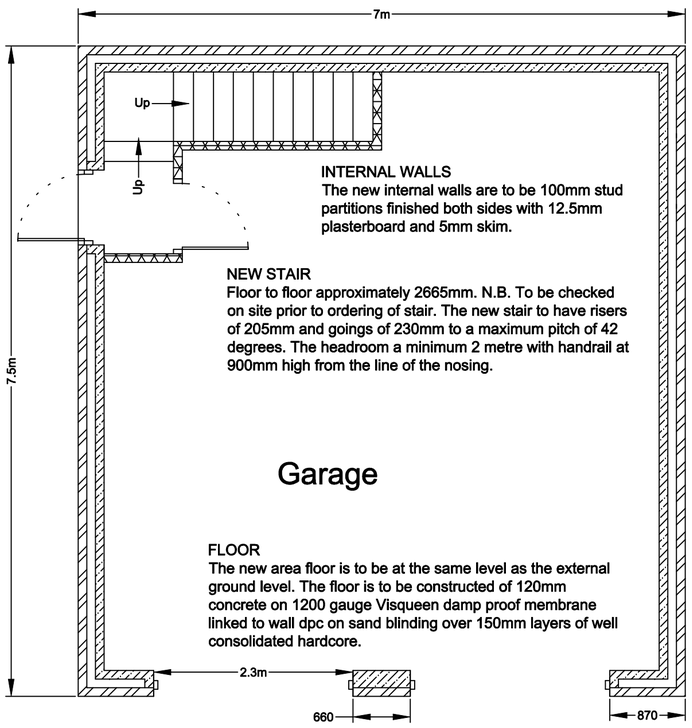
WINDOW & VENTILATION
The window to be UPVC double glazed with trickle ventilation of 8000mm2 and opening lights minimum 5% floor area of the room. The window opening sash for means of escape.



Side Elevation West



Rear Elevation



INTERNAL WALLS
The new internal walls are to be 100mm stud partitions finished both sides with 12.5mm plasterboard and 5mm skim.

NEW STAIR
Floor to floor approximately 2665mm. N.B. To be checked on site prior to ordering of stair. The new stair to have risers of 205mm and goings of 230mm to a maximum pitch of 42 degrees. The headroom a minimum 2 metre with handrail at 900mm high from the line of the nosing.

Garage

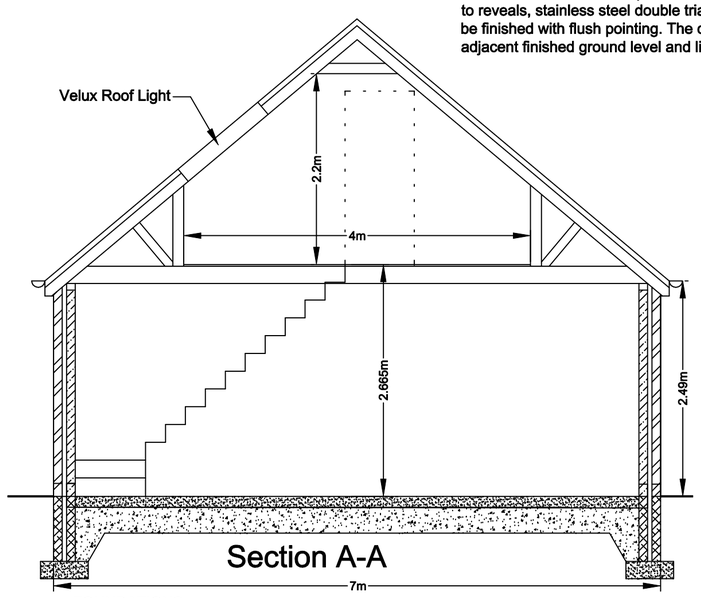
FLOOR
The new area floor is to be at the same level as the external ground level. The floor is to be constructed of 120mm concrete on 1200 gauge Visqueen damp proof membrane linked to wall dpc on sand blinding over 150mm layers of well consolidated hardcore.

DRAINAGE
The new drains to be 100mm flexible jointed pipes (Hepsleve or similar) laid to minimum fall of 1 : 40 with 150mm pea gravel surround in accordance with BS 8301. The surface water is to be taken to a soakaway a minimum 5m from any building if the ground conditions are suitable alternatively to the existing system.

LINTELS
The lintels to be Catnic CG75/100 or similar approved to have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres. The lintels over the garage doors to be heavy duty.

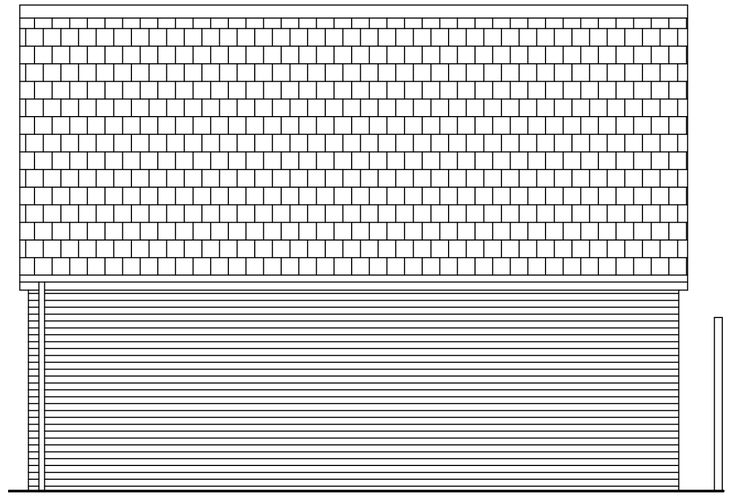
ROOF
The roof is to have tiles to match the existing dwelling on 25mmx 38mm treated timber battens on breathable felt with attic truss rafters at 40 degrees at 600mm centres with velux rooflights to the western elevation.

EXTERNAL WALLS
To be cavity wall construction with external leaf of brick to match existing the existing dwelling with 75mm cavity filled with (Dritherm insulation wall batts, optional) and internal leaf of 100mm Thermalite shield blocks.
Walls ties to be 5 number per metre square and 225mm vertical centres to reveals, stainless steel double triangle to BS 1243. The internal wall to be finished with flush pointing. The dpc is to be 150mm above the adjacent finished ground level and linked with the floor Dpm.



Section A-A

FOUNDATIONS
The foundations 200mm x 600mm C30 concrete strip foundations taken down to firm ground and below invert level of any drain to satisfaction of the Building Surveyor.
Depth to be minimum one metre and below level of any root system.
Masonry below ground level to be concrete commons or 7n/mm2 concrete blocks with the cavity filled to ground level with concrete.



Side Elevation East

GENERAL
These Plans are to be used for Planning and Building Regulations purposes only.
The contractor shall ensure that all works comply with the Planning consent and the Building Regulations and that all materials are fixed in a workmanlike manor and in accordance with the relevant British Standard Codes of Practice and in accordance with the manufacturers recommendations.
The contractor is to be responsible for checking and verifying all levels and dimensions on site and for submitting the relevant notices at the appropriate stages to the local authority for inspection of work.
The contractor to verify with the client the position and number of, socket outlets, switches, lighting points and similar fitting before commencement of work on site.

Drawing No. 7DCD/12/02

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Address	7 Daykin Close Darton Barnsley S75 5HA		
Project	Garage Plans		
Scale	1 : 50	Date	March 2012

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