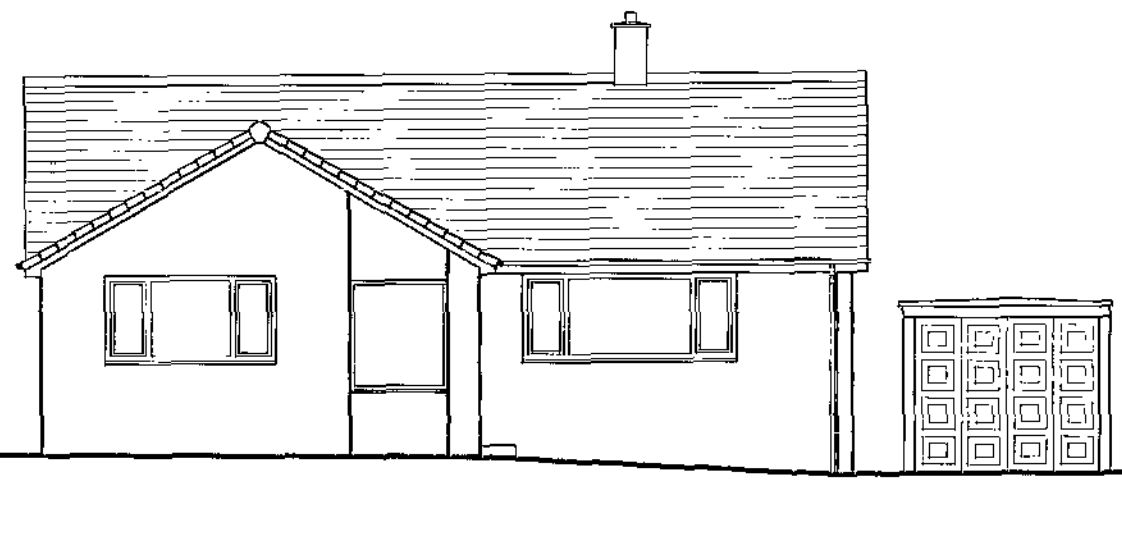
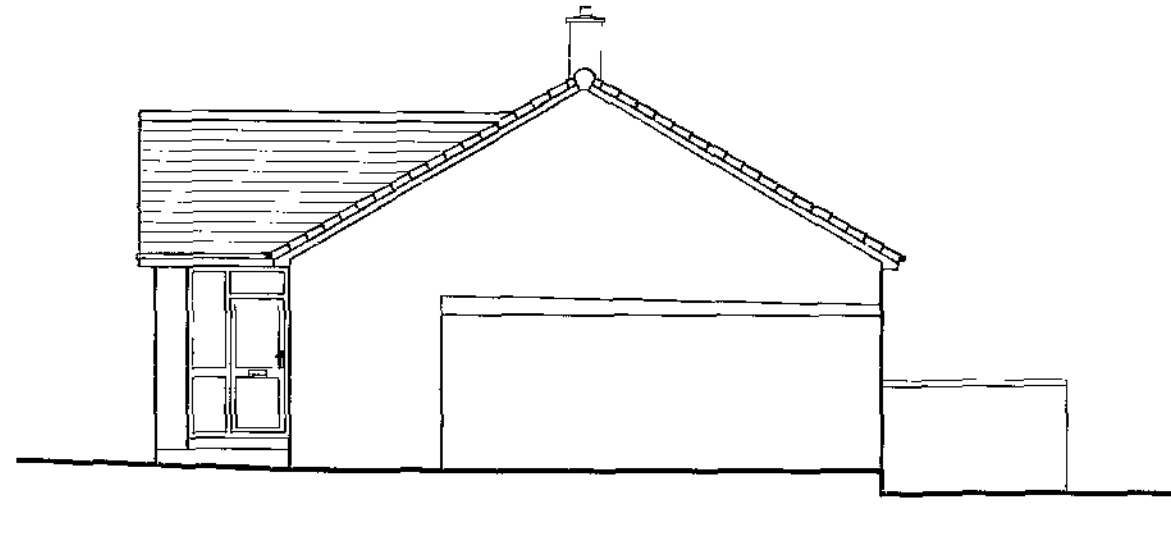




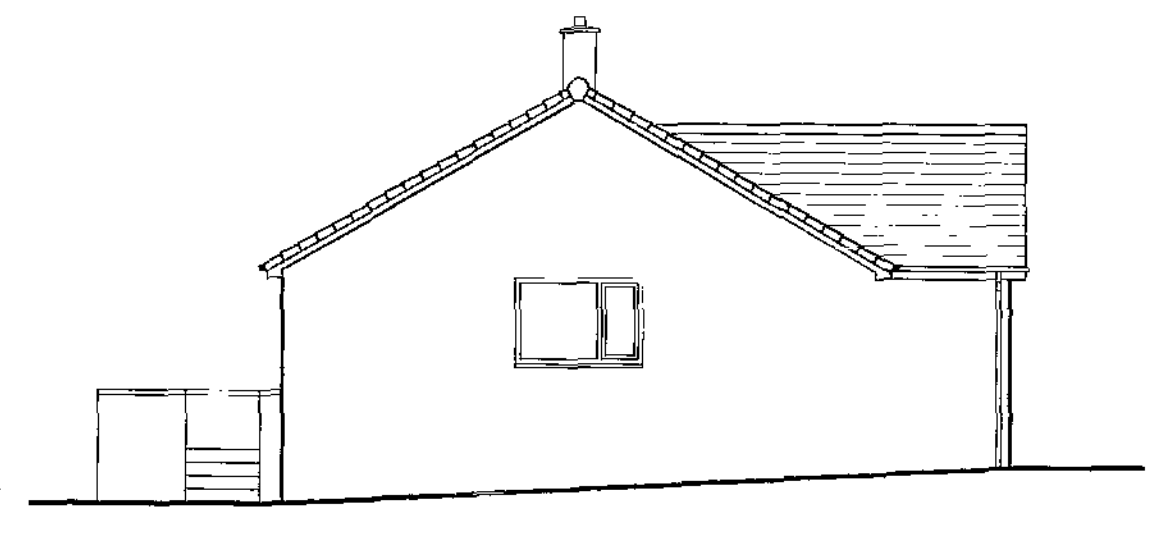
EXISTING EAST FACING ELEVATION



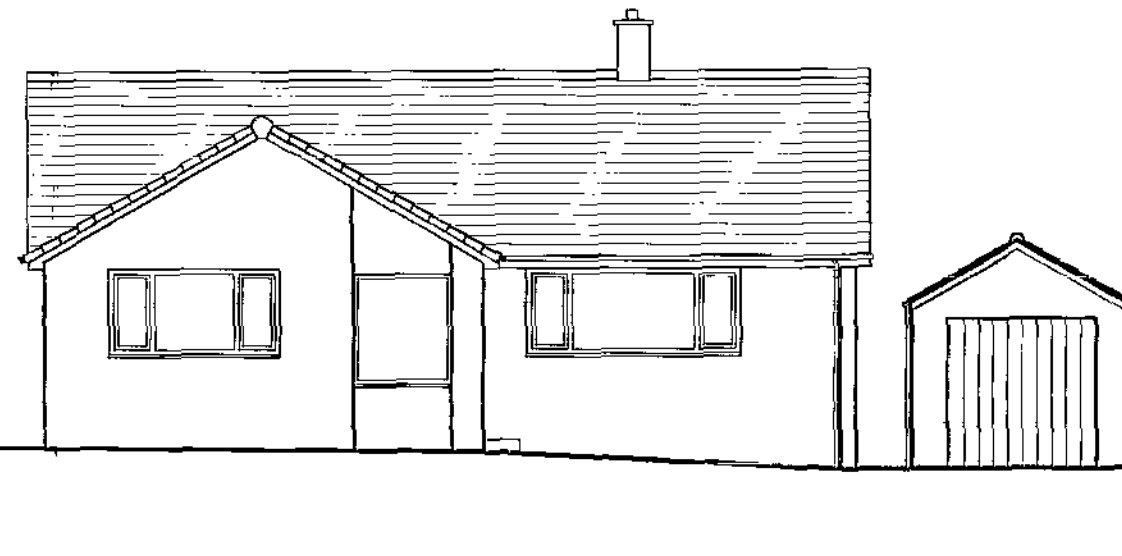
EXISTING WEST FACING ELEVATION



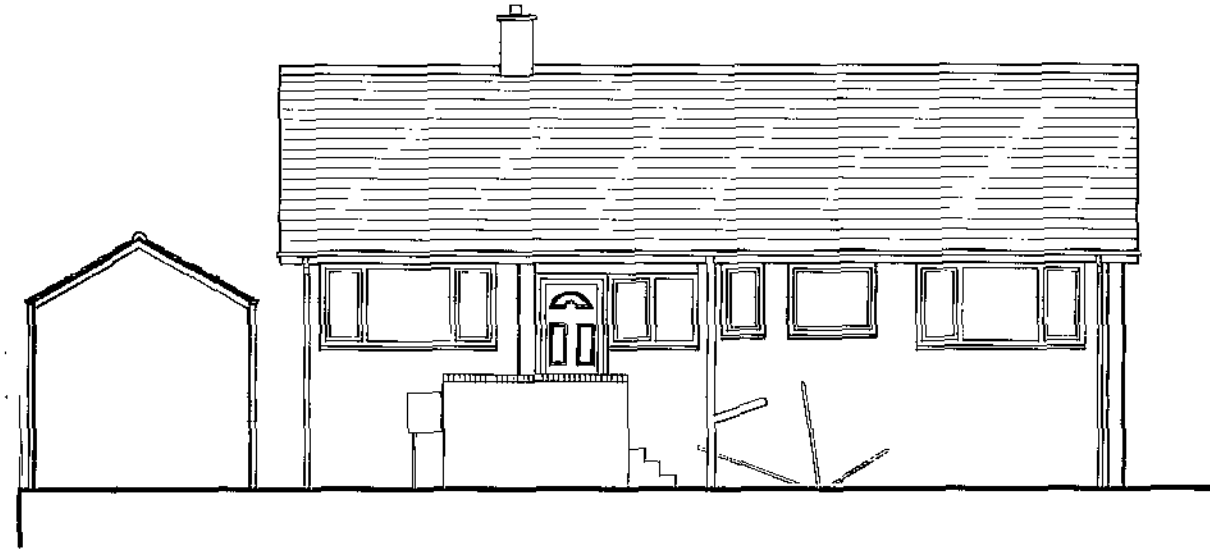
EXISTING NORTH FACING ELEVATION



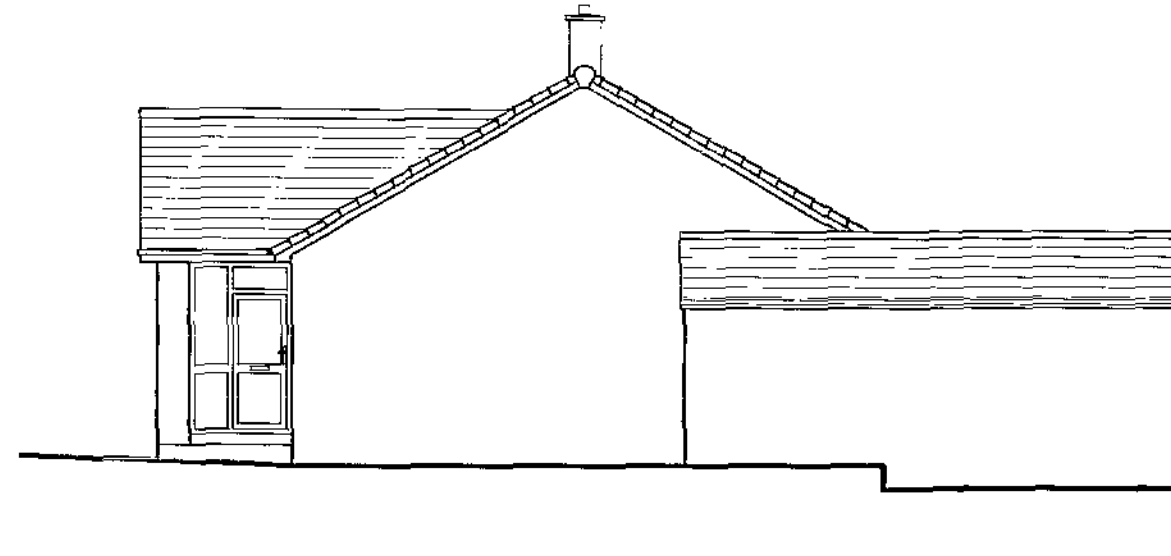
EXISTING SOUTH FACING ELEVATION



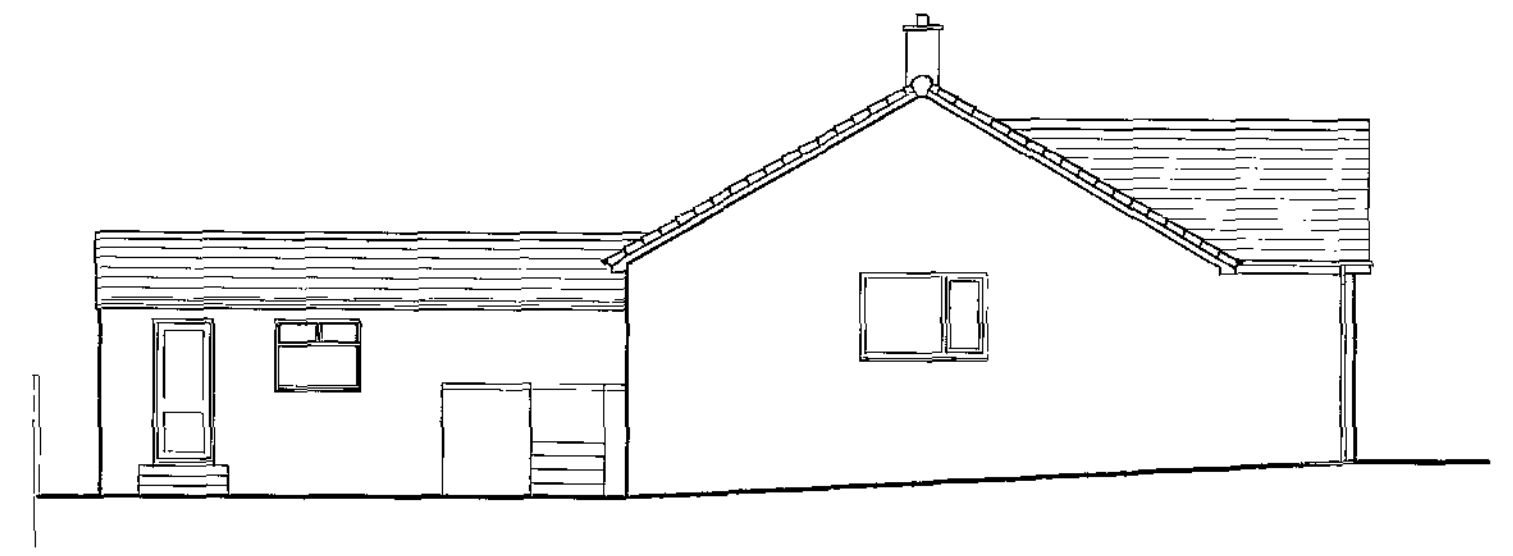
PROPOSED EAST FACING ELEVATION



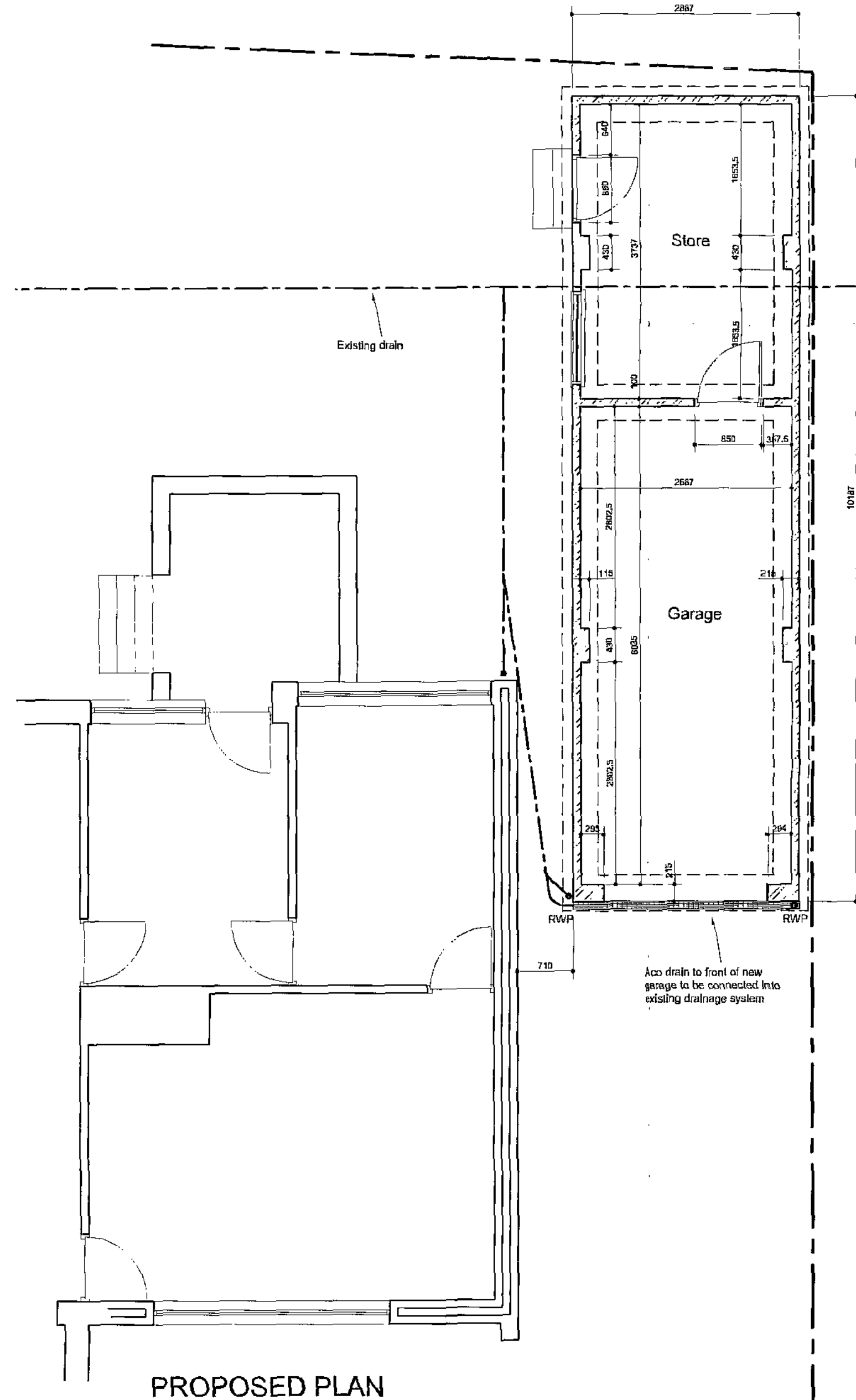
PROPOSED WEST FACING ELEVATION



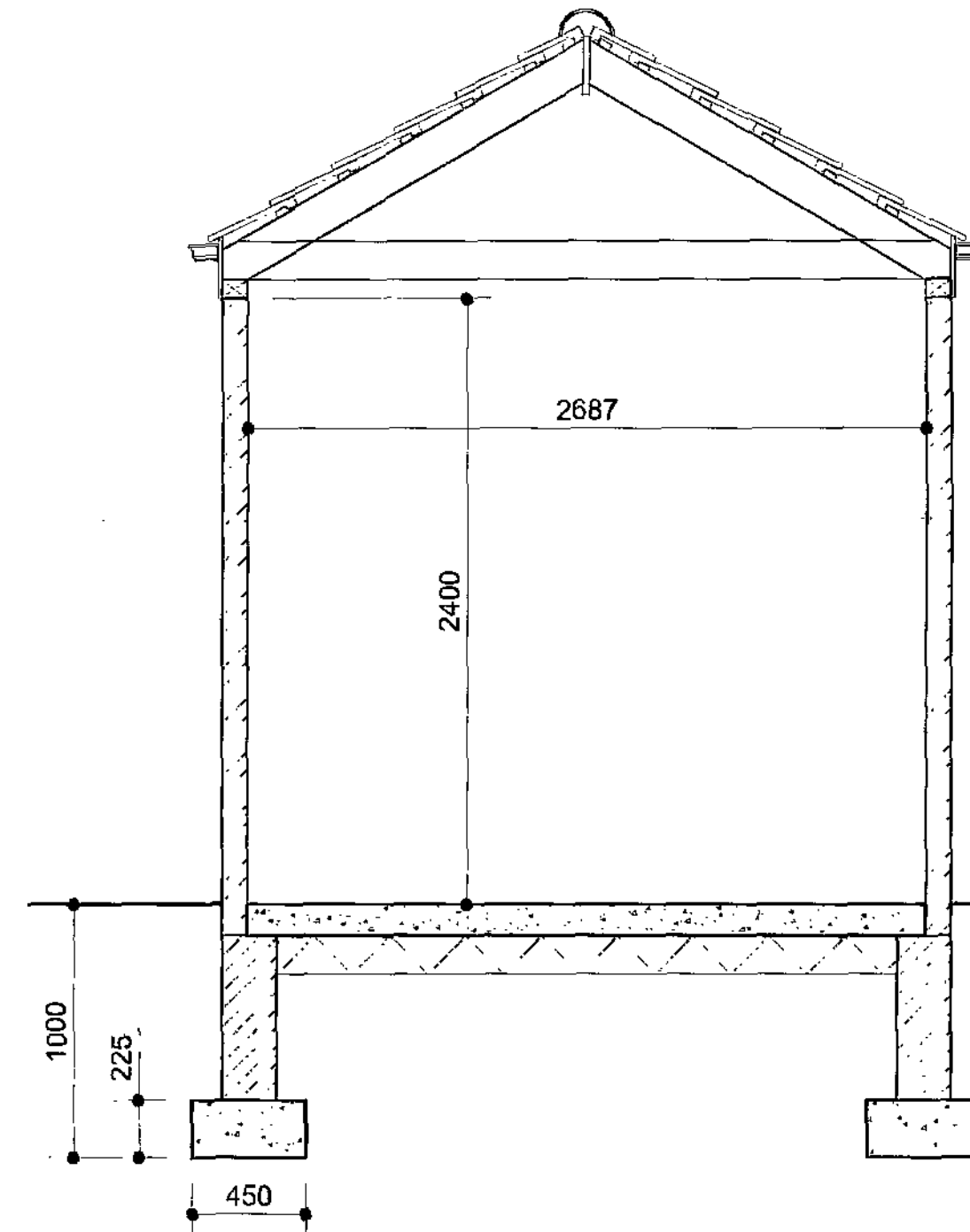
PROPOSED NORTH FACING ELEVATION



PROPOSED SOUTH FACING ELEVATION



PROPOSED PLAN



SECTION

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 the attached 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 necessary.
Satisfy 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 ODP/M free literature PO Box 236 West Yorkshire LS25 7NB. Tel 0870 122 6236

Foundations
All concrete used in foundations to be grade C35
Foundations are to be 450mm wide x 300mm deep and placed a minimum 1000 mm below finished ground level, or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the invert level of the pipe. A concrete lintel is to be placed over to bridge the pipe.
Provide rodder pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750mm wide x 450mm thick and reinforced with 2 layers B785 mesh 50mm cover to all faces.
The foundations required are assumed to be strip footings. If a raft or other foundations are deemed necessary by either Building Control or the Building Inspector the owner is to instruct the originator at an additional cost to design and detail such foundations.

Radon Barrier
Where a Radon Barrier is required 2000g visqueen with all joints taped and all penetrations thus sealed is to be used in lieu of 1200 g visqueen. This is to continue through the external leaf with tray dpc.
For category 1 land fill sites use gas membrane such as Monarflex or similar.

Lintels
All door / openings / window lintels are to be "Cotnic". The size and type as agreed with the Building Inspector.
Ent bearing for all lintels to be 150 mm.

Walls below Ground level & DPC
Walls below Ground level to be either in 215mm wide trench blocks or 2 No. leafs of 100mm DCB.
All walls below DPC to be in 100mm DCB. DCB = 7N/mm² blockwork

All wall returns to be 655 mm minimum.
Insulated cavity closers are to be provided to all reveals.

External skin
Construction of external leaf is to be facing brickwork to match existing.
The wall is to be strengthened with piers as noted.

DPC's
To be provided to
External walls at 150 mm above finished ground level
All door and window Jamb / heads
Under lintels

Internal walls
100 mm brickwork

Roof design (Traditional)
Interlocking concrete tiled covering to match existing laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.

Refer to drawing in substantiation of roof timber sizes.
50 x 150 C16 rafters at 450 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plate.
50 x 150 C16 ceiling joists at 450 c/c.
Provide triangulation to spurs and wall plate from, and back by securing 50 x 50 timbers to each rafter foot and wall and back across 3 ceiling joists.
Proposed roof shall be laid over the existing structural timbers, none of which shall be moved.

All wall plates are to be strapped down to wall with 100 x 900 "Bat" M305 straps or similar
approved at 3.00 metre centres and 0.40 metres from every corner. Straps are to be nailed to wall plate and plugged and screwed to wall with 5 No. screws.

Where ceiling ties run parallel to cavity walls they are to be strapped with 150 x 1450 "Bat" M305 straps or similar
approved at 1.35 metre centres with timber noggings between. Straps to be nailed to noggings rafters and ceiling ties with 12 No. 8 swg x 75mm long nails.

Facia / soffit boards
From 15 mm x 200 mm or similar to match existing, timber or pvc to match existing, provide air vents as described

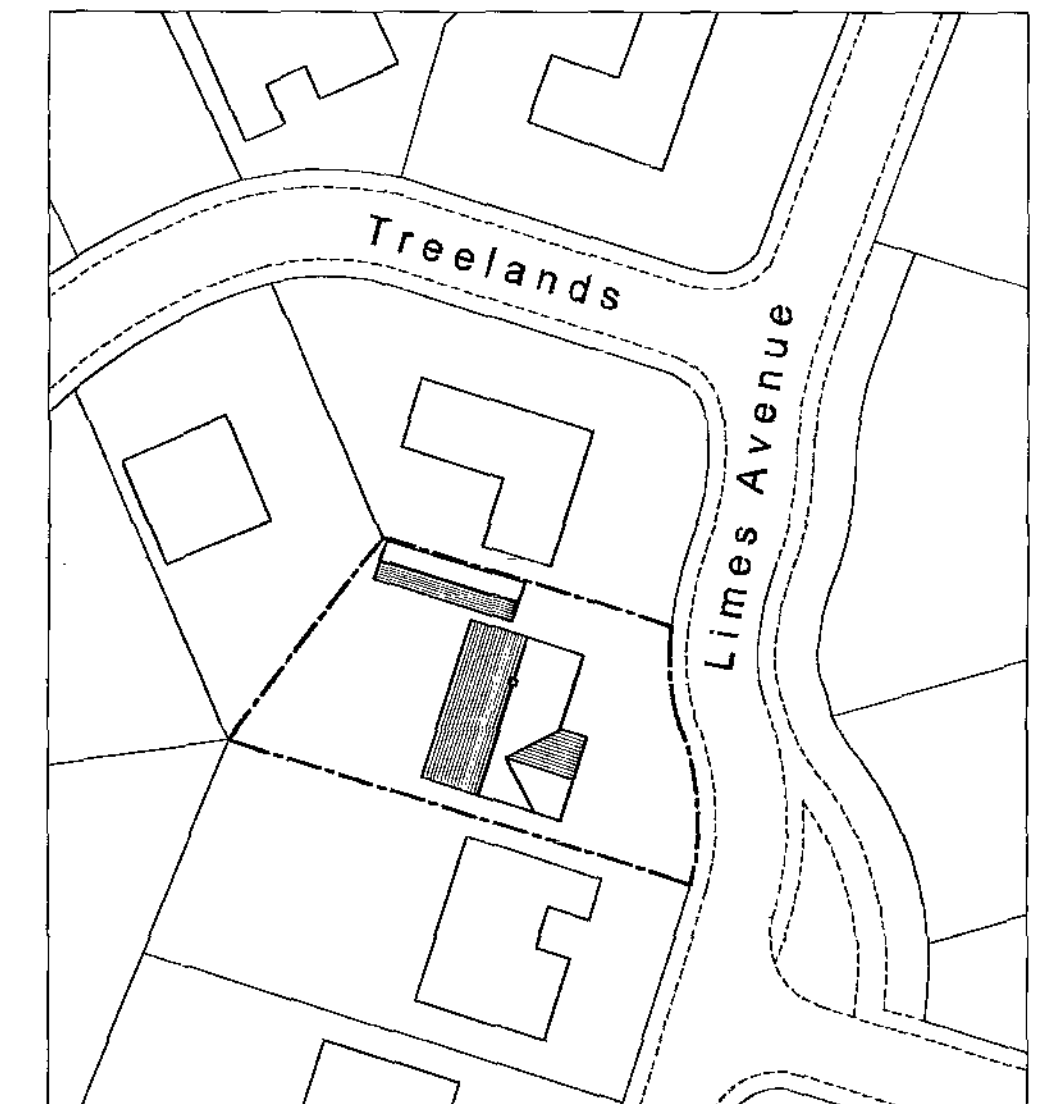
Plumbing and Drainage
UPVC gutters and downpipes to match existing.
The existing drain locations are assumed. The builder is to expose on site and agree any necessary amendments with the building inspector.
Any manhole enclosed by the extension to have a double seal mechanically screwed cover.
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Foul - 1:80
Surface water - 1:300
All new surface water is to discharge to be to existing stormwater drainage system.
All new drainage and protection details to existing shall be agreed with the Building Inspector.

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.

Doors / windows
All to be double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating.
Style and colour are to be confirmed.
All windows to have 1/20th floor area as open light.
Safety glass (stamped accordingly) to be provided to all critical areas - Door and panes 1500mm from finished floor level or windows within 800mm from floor level.
Triple vents to be provided to all new windows 8000 mm² min.

General
Re site any utility services where applicable around the extension. Re site any meter boxes outside line of walls.
Any structural steel supports to have full half hour fire protection encasement comprising 2 layers of 12.5 mm plasterboard / skim.
Any details indicated on the calculations shall override any details shown on this drawing. For design of steel beams A & B see calculations

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.



SITE PLAN

NOTES

- 1) Roof covering to be interlocking concrete tiles to match existing.
- 2) External walls to extension are to be facing brickwork to match existing
- 3) All doors, windows, soffits and barge boards are to match the existing

DATE	REVISIONS	INIT.
Title PROPOSED DETACHED GARAGE & STORE 4 LIMES AVENUE, BARNESLEY, S75 2JB EXISTING AND PROPOSED ELEVATIONS AND PLANS		
Client MR G & MRS C WOOD 4 LIMES AVENUE, BARNESLEY, S75 2JB		
Drawn by		
Date Feb 2011		
Scale 1:25 1:50 1:100 1:500		
Dwg. No. 10/101/01		