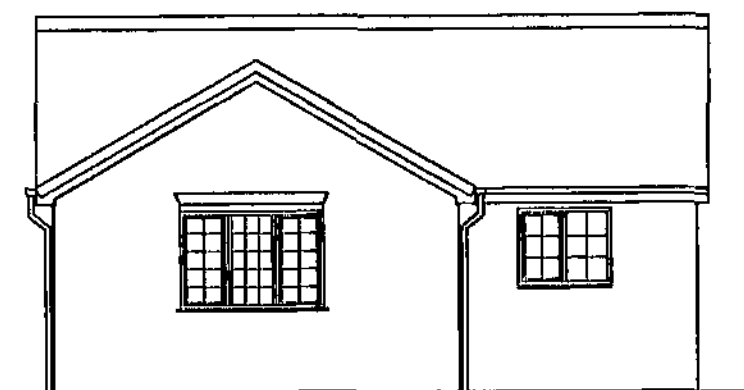
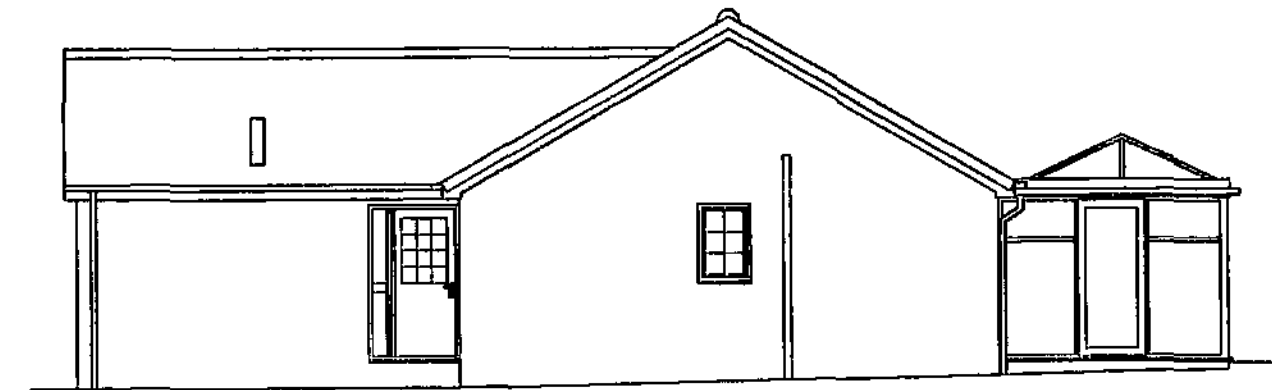
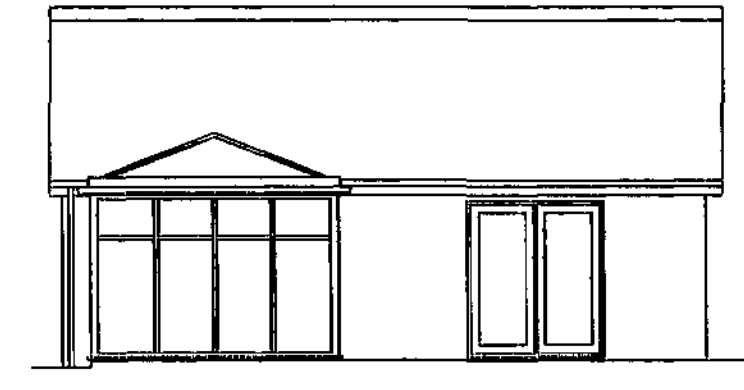




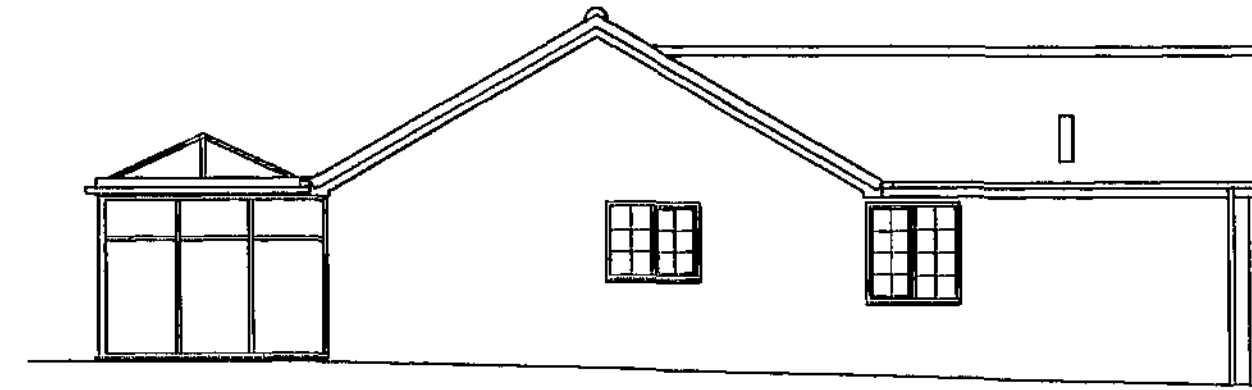
Existing Side Elevation B



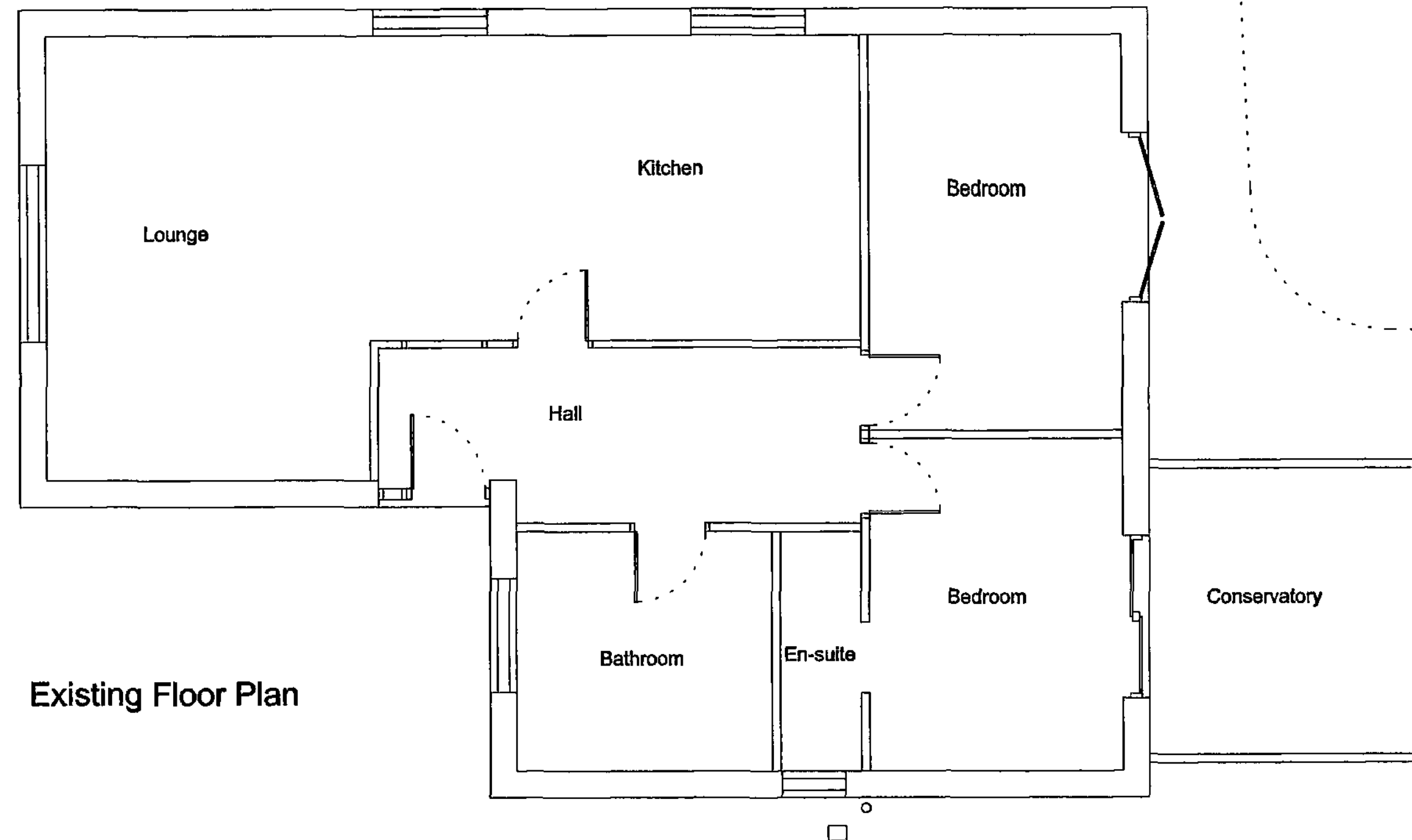
Existing Front Elevation



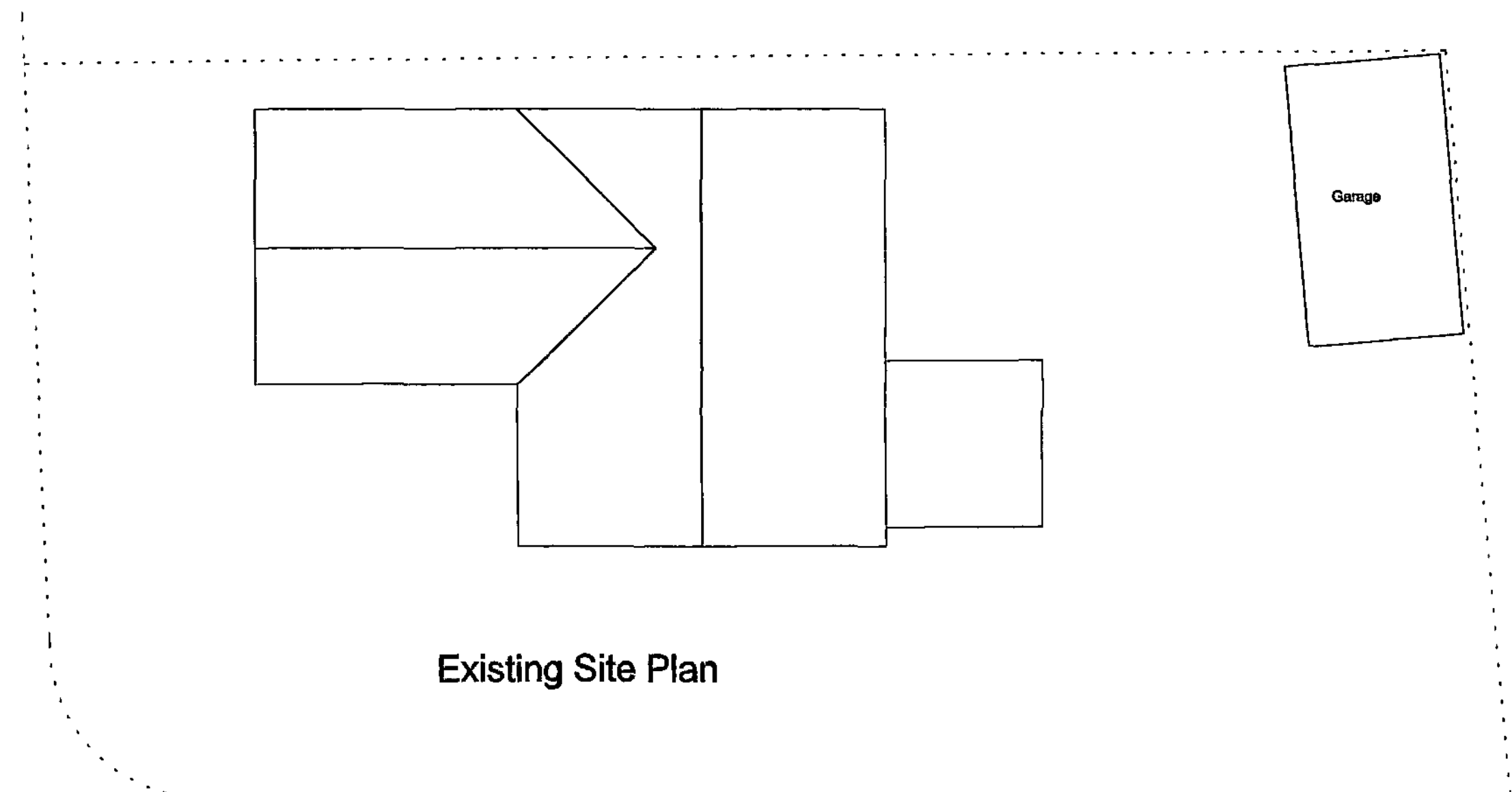
Existing Side Elevation A



Existing Rear Elevation



Existing Floor Plan

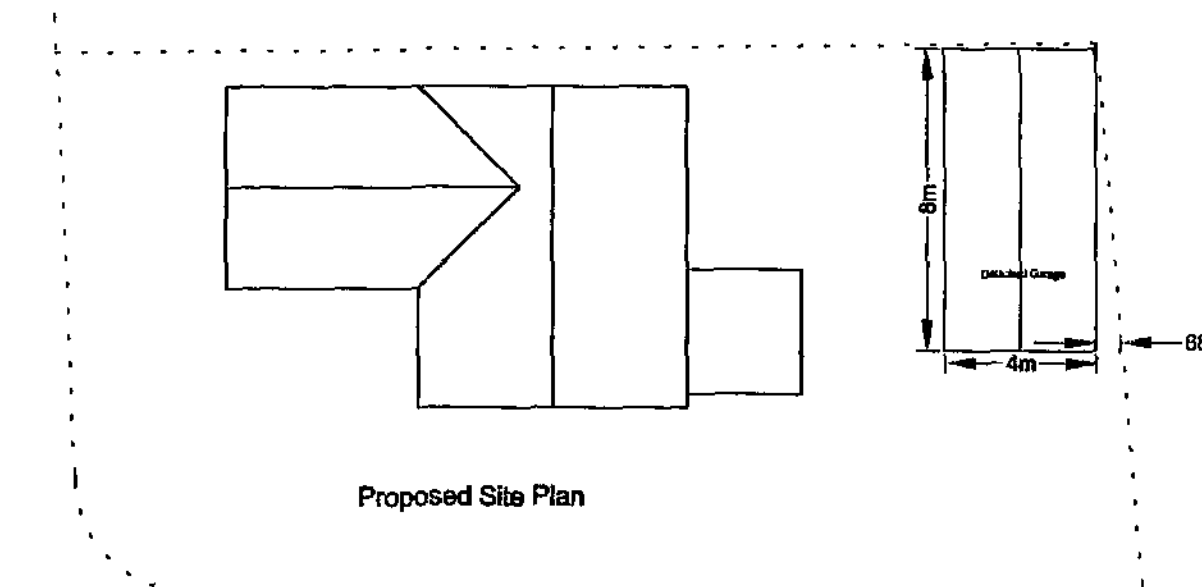
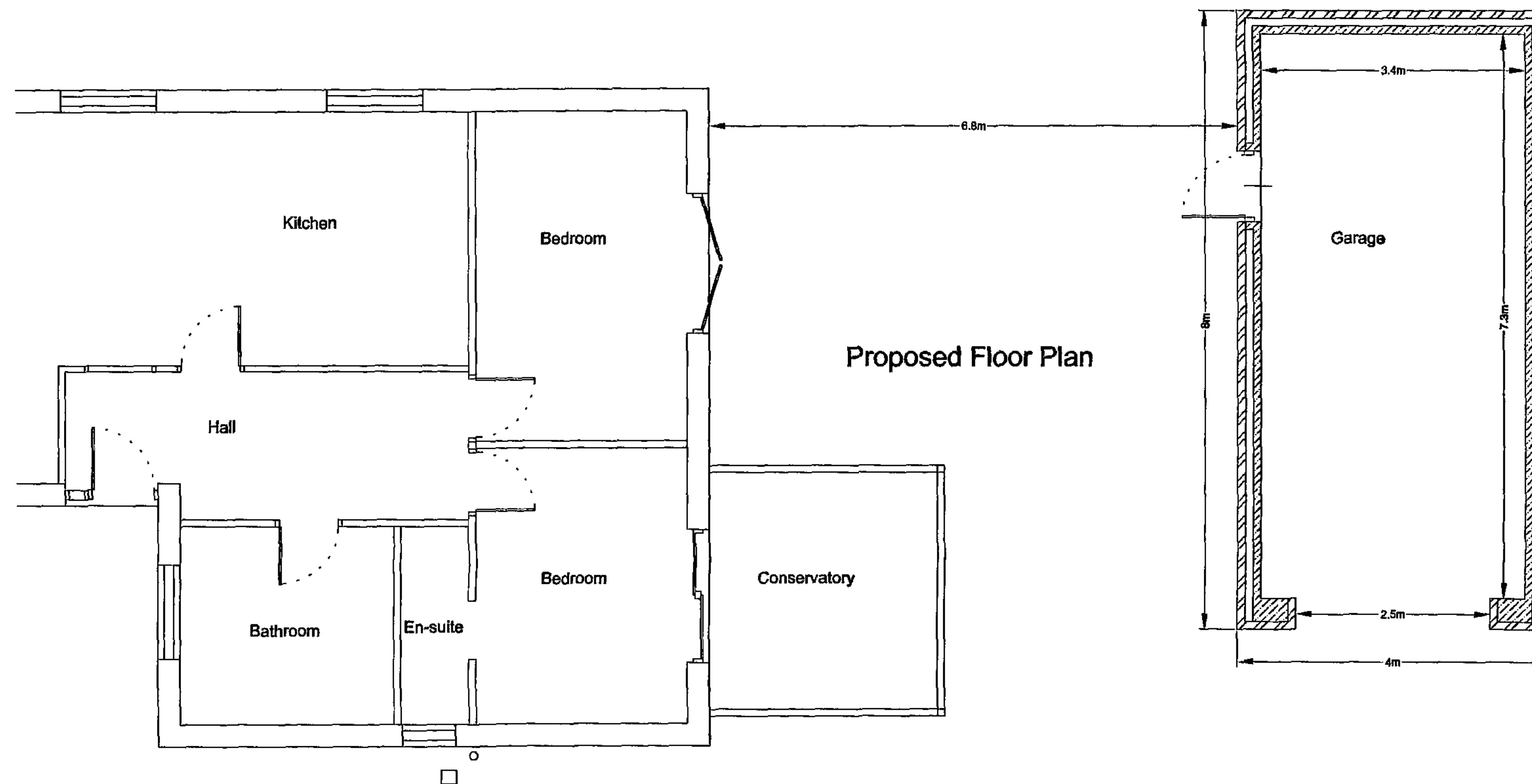


Existing Site Plan

Address	2 Cedar Close Roystone Barnsley	Drawing No.	2CC/07/01
Project	Existing Plans		
Scale	1 : 50 & 1 : 100	Date	January 2008

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Willowbrook Design Services
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Barnsley Metropolitan
Borough Council
15 AUG 2008
Corporate Design (NOD)



EXTERNAL WALLS

To be cavity wall construction with external leaf of brick to match existing dwelling with 50mm cavity and internal leaf of 100mm 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 damp proof membrane.

LINTELS

The lintels to be Catnic CG50/100 or similar approved to be insulated and have a minimum end bearing of 150mm with tray dpc over and weep holes at 450mm centres.

ROOF

The roof to be at 30 degree pitch with tiles to match the existing dwelling in colour and texture on 38mm x 20mm tanalised battens on Tyvec or similar approved breathable felt on truss rafters at 600mm centres. Rafter feet seated on wallplate to inner leaf tied down to blockwork with 30mm x 5mm x 1000mm long galvanised steel straps at 1.8m centres and rafters and ceiling binder to be tied to gable walls with 30mm x 5mm x 1.8m long steel straps spanning a minimum of 3 joists and block out between rafters and extended down the cavity 450mm at 1.5m centres.

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. gullies to be back inlet and fitted with an internal rodding access. Inspection chambers to be either proprietary Upvc to a maximum depth of 1m or 225mm class B engineering bricks on 150mm concrete base with heavy duty cover. The surface water is to be taken to a soakaway if the ground conditions are suitable and otherwise the and to the existing system.

Third Revision of Garage Plans 12/08/08

GENERAL

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 manner 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 etc before commencement of work on site.

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Drawing No. 2CC/07/02REV

Address 2 Cedar Close
Roystone
Barnsley
Project Proposed Plans for Detached Garage
Scale 1 : 50, 1 : 100 & 1 : 200 Date June 2008

