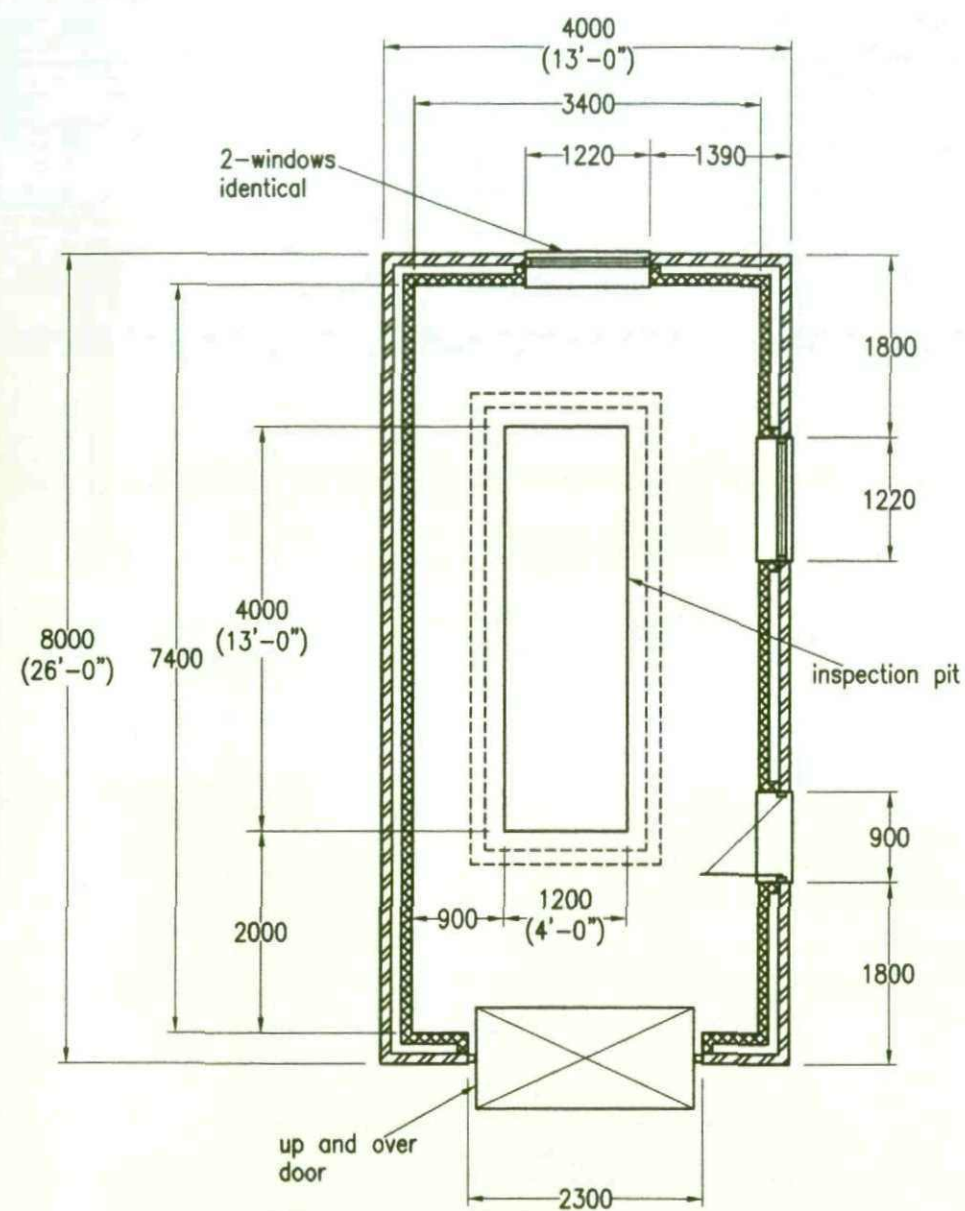
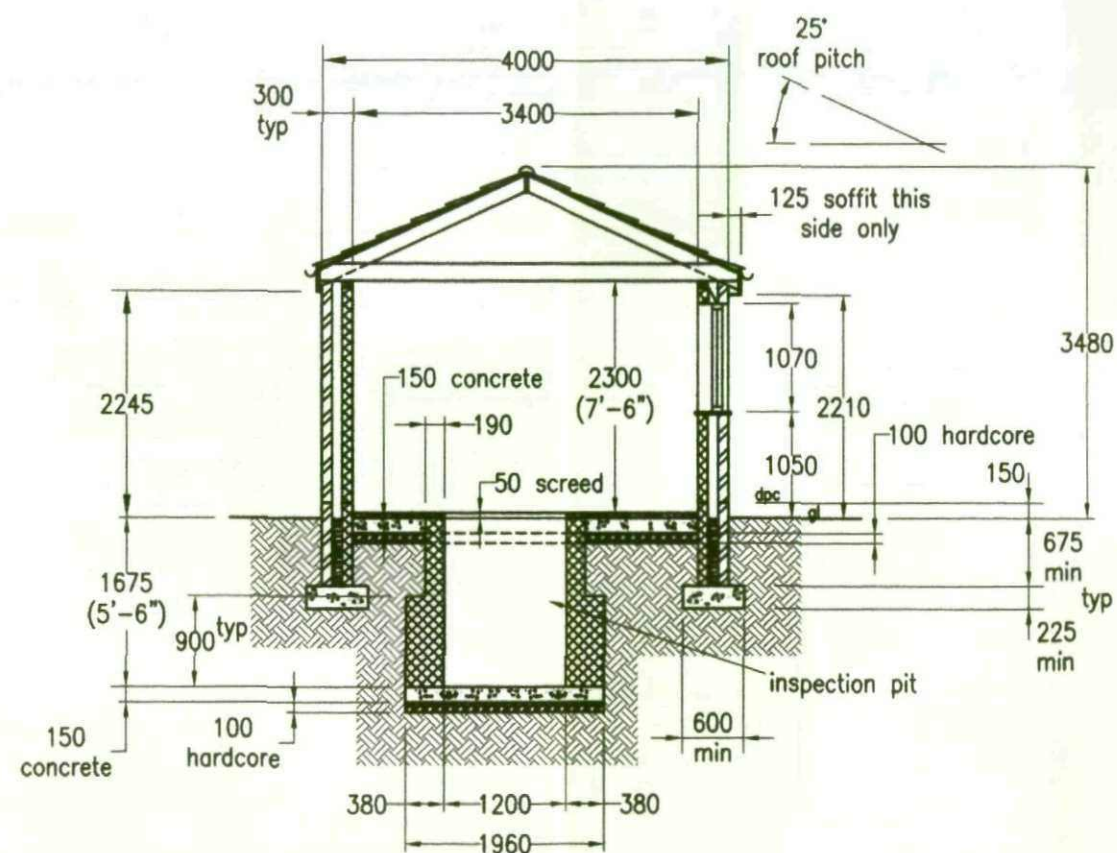
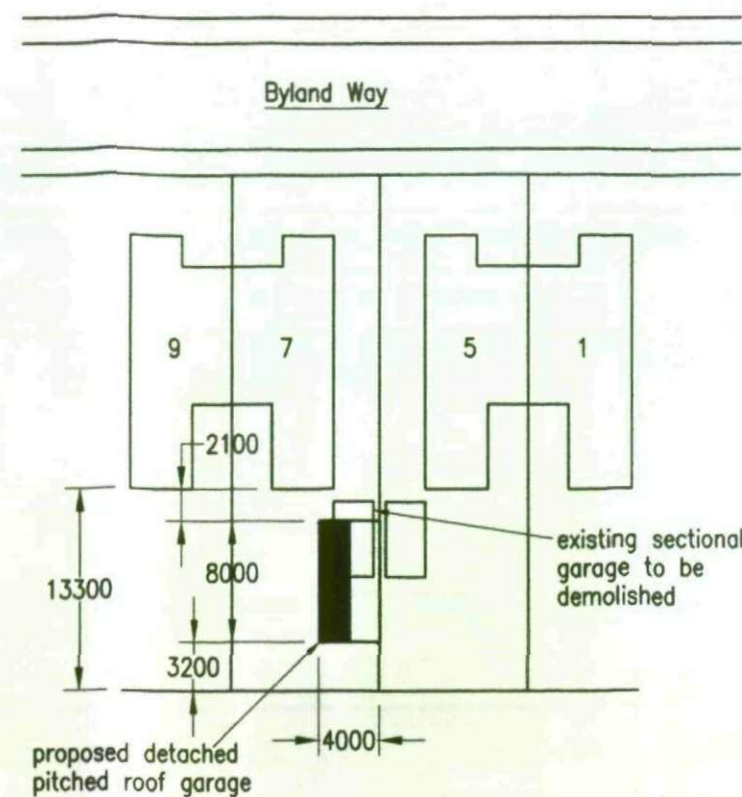




proposed ground floor plan



proposed section thro'



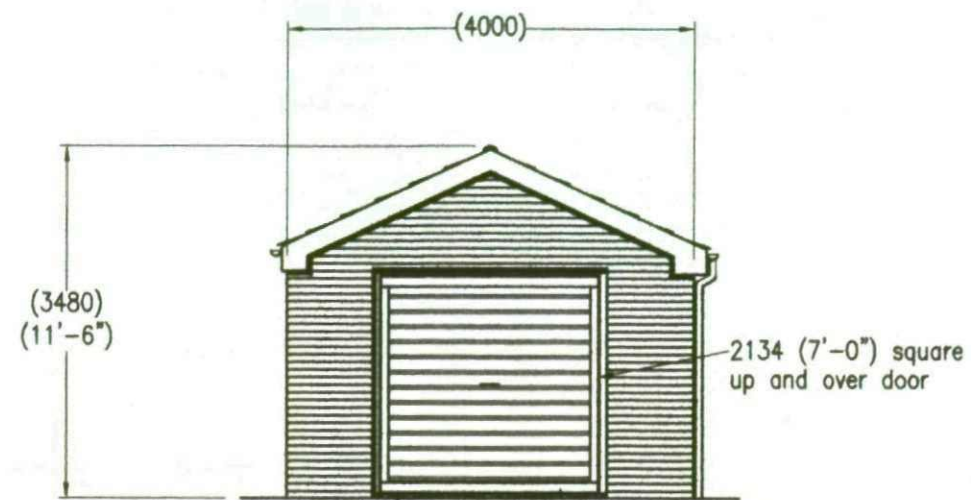
block plan
scale - 1:500

n.b.!

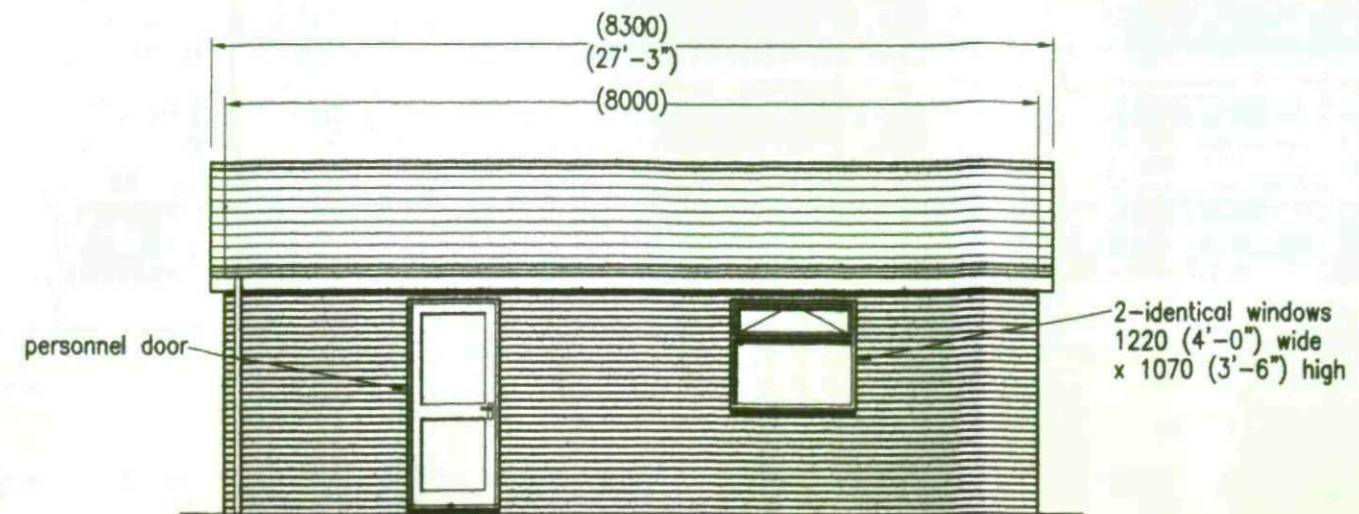
All dimensions & angles are approximate and are to be checked & verified on site prior to commencement of work

The client is to determine and declare details of the existing property foundations i.e. a raft, or strip footings, so that similar foundations can be designed for the extension. In the absence of this information strip footings will be specified

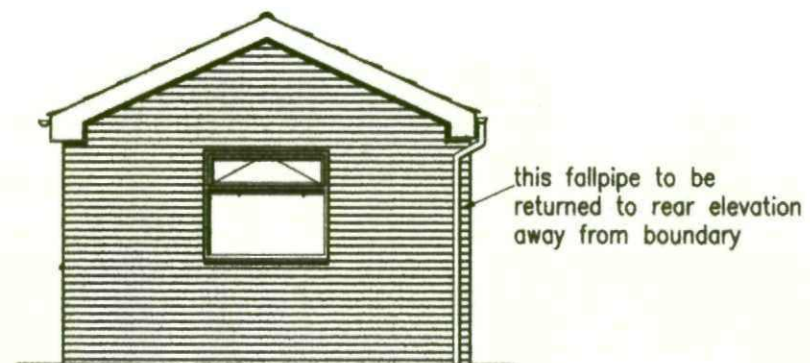
Drawing No.	FOX DESIGN SERVICES			
FD101-01	proposed large detached garage @ no. 7 Byland Way, Monk Bretton, Barnsley, for Mr. C.Johnson			
revision details:	SCALE: 1:75	DRN. BY: m.k.f.	DATE 20 Jan '10	REV



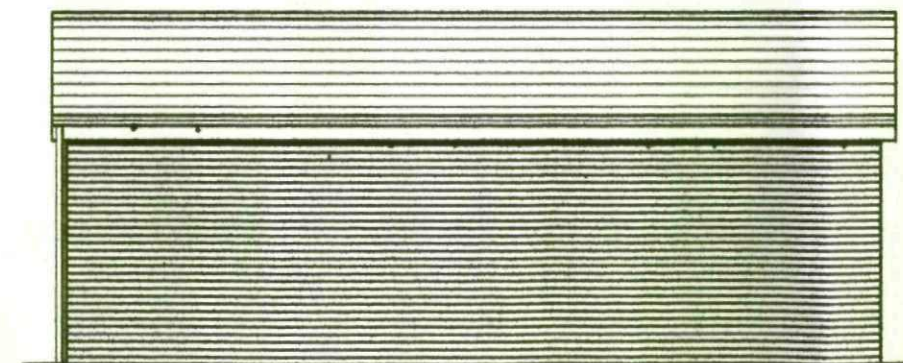
proposed front elevation



proposed side elevation



proposed rear elevation



proposed side elevation

n.b.1
All dimensions & angles are approximate and are to be checked & verified on site prior to commencement of work.
The client is to determine and declare details of the existing property foundations i.e. a raft, or strip footings, so that similar foundations can be designed for the extension.
In the absence of this information strip footings will be specified

Drawing No.	FOX DESIGN SERVICES			
FD101-02	proposed large detached garage @ no. 7 Byland Way, Monk Bretton, Barnsley, for Mr. C.Johnson			
revision details:	SCALE : 1:75	DRN. BY: m.k.f.	DATE 20 Jan '10	REV

specification

roof

25° roof pitch concrete roof tiles to match existing -to be checked on site
clipped or nailed to 38 x 25mm battens on 1-layer of asbestos based mineral felt
125 x 50mm rafters @ 400mm cts. 170 x 50mm ceiling joists spiked to rafter feet
All timber to be softwood
joists tied down to blockwork by means of 40 x 6mm m.s. anchor straps set min.
375mm into blockwork.
lateral roof restraint provided by similar straps set in concrete blocks & secured
to min. 3-joists @ max. 2000mm cts. 250mm deep fascia boards all round.
roof ventilated by 25mm continuous gap to eaves min. 0.3 % roof plan area
with vermin proof screen.
Ø 100mm half round p.v.c. rainwater gutter to Ø65 pvc rainwater fallpipes

walls

cavity walls :- 102mm thk. facing bricks to match ex. 100mm cavity with "Rockwool"
(or sim.) cavity fill. Insulation to be taken thro' reveals to prevent thermal bridging
100mm thk. "thermolite" (or sim.) concrete blockwork inner leaf.
stainless steel wall ties 5/sq. m. and every block depth to reveals.
vertical & horizontal d.p.c.'s to reveals.
beam fill between joists to finish 50mm below sarking felt to allow cross ventilation.
cavities to be continuous
"Catnic CG 90/100" (or sim.) lintel over new 2134mm x 2134mm (7'-0" sq.)
up and over garage door
"Catnic CH 90/100" (or sim.) lintels over new personnel door & both windows
all windows to be double glazed with 16mm airspace & 'k' glass & soft coated low E glass
safety glass to BS 6206 to new windows

floors

50mm thk. sand & cement screed on 1200g "Visqueen" (or sim.) d.p.m.
on 150 thk. concrete on 50mm thk. sandblinding
on 100mm thk, consolidated hardcore

foundations

600 x 225mm thk. conc. footings with min. cover of 675mm
foundations to be taken below any drains within 1000mm of building
no foundation to encroach over boundary

inspection pit

walls to lower half of pit to be 380mm solid concrete blockwork
walls to upper half of pit to be 190mm solid concrete blockwork
lower half extra thickness can be achieved with concrete backfilling if preferred
pit base : 150 thk. concrete on 50mm thk. sandblinding
on 100mm thk, consolidated hardcore

drains

Ø 100mm flexible jointed clay pipes laid to a min. fall of 1 in 40 in pea gravel
surface water to discharge into ex. s.w. drain or soakaway which is to be 1000mm
below pipe invert level & 5000mm from any new or existing building
any drains thro' walls to have lintel over with min. 50mm clearance all round
no surface water to discharge into foul water system

general

Any glass below 800mm, and any glass indoors up to 1500mm high
& within 300mm of doors, all to be toughened or laminated safety glass
All electrical work to be designed, installed & tested by competent person to Part 'P'
of Building Regulations. On completion, certificate to BS 7671 to be issued by person
competant to do so

n.b.1
All dimensions & angles are
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checked & verified on site
prior to commencement of work
The client is to determine and
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or strip footings, so that similar
foundations can be designed
for the extension.
In the absence of this information
strip footings will be specified

Drawing No.	FOX DESIGN SERVICES			
FD101-03	proposed large detached garage @ no. 7 Byland Way, Monk Bretton, Barnsley, for Mr. C.Johnson			
revision details:	SCALE : 1:75	DRN. BY: m.k.f.	DATE 20 Jan '10	REV