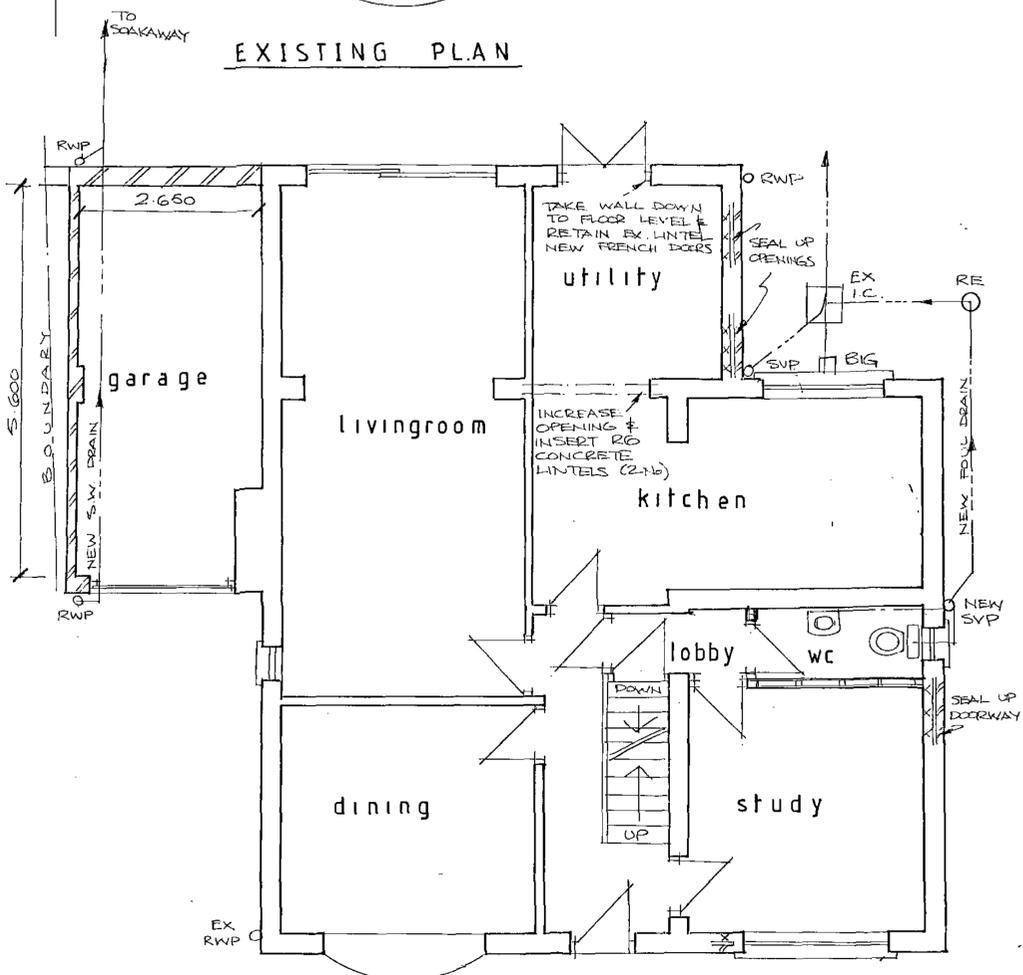


EXISTING PLAN



PROPOSED PLAN



EXISTING FRONT



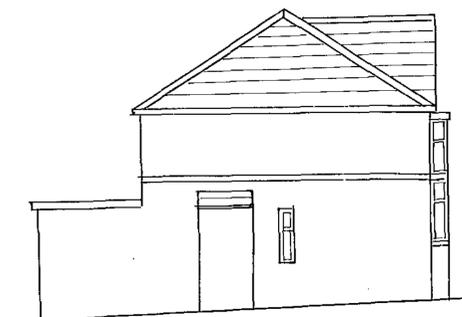
PROPOSED FRONT



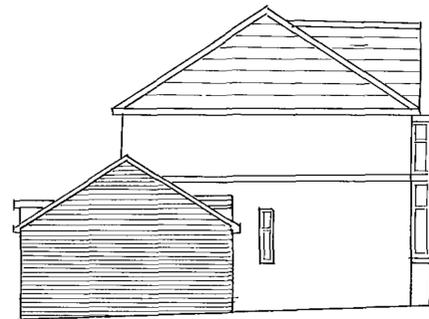
EXISTING REAR



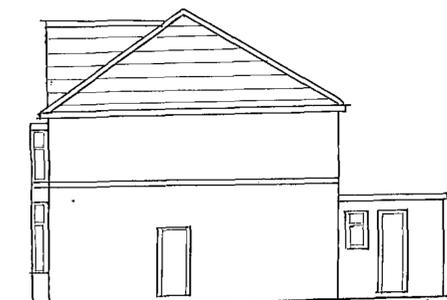
PROPOSED REAR



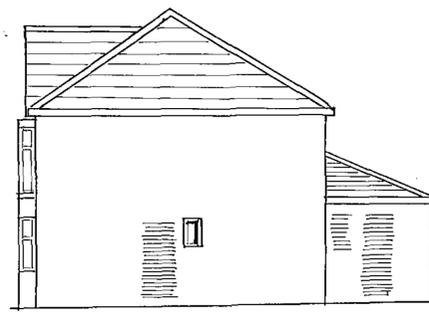
EXISTING SIDE



PROPOSED SIDE



EXISTING SIDE



PROPOSED SIDE

**PROPOSED ATTACHED GARAGE and
INTERNAL ALTERATIONS at
No.13 MOORLAND AVENUE, BARNLSLEY**

SCALES 1/50th and 1/100th

GARAGE

ROOF: Concrete interlocking roof tiles to match existing house roof laid on 38 x 25 tiling battens on untearable felt, verge and eaves tiles twice clipped; proprietary manufacture trussed rafters at 600 centres at 32.5 degree pitch designed, manufactured and installed in accordance with BS 5268 Part 3: 1985; trusses to be "Fink" pattern with min 97 x 35 top and internal chords and min 127 x 35 ceiling chords; all timber in trusses to be Class M50 to BS 4978; calculations to be prepared by truss manufacturer before installation; trusses nailed both ends to 100 x 75 treated wallplate, wallplates fixed to brickwork at 1.8 metre centres with 30 x 5 x 1000 once bent galvanised m.s. straps; 25 x 100 diagonal wind bracing to underside of trusses; 30 x 5 galvanised mild steel anchors in lateral restraint to gables at max 1.8 metre centres built into wall and nailed across first 3 rafter and ceiling ties; white PVCu soffit, fascia and barge board; Code 4 stepped lead flashing at junction of roof and existing house wall lapped under roof coverings min 225 and up wall min 150 and tucked in

WALL: 112.5 thickness of facing brickwork in bricks to match existing house with 450 x 225 thick brick pier as shown on plan extending to underside of roof coverings; front elevation in 225 thick brickwork with Catnic CN71A lintel over door with minimum 150 and bearing; 225 wall at rear built off existing 225 thick wall; foundations to be exposed to allow Local Building Inspector to check suitability for additional loads, up and over door or sectional roller shutter door to front

FLOOR: 100 compacted thickness of selected hardcore and 100 thick structural concrete; walls built off 600 x 150 thick concrete strip foundation to be minimum 600 deep but will be taken down to depth and suitable strata as required by Local Building Inspector

Electrical Installation to be limited to one 13 amp double socket outlet and lighting unit; 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

DRAINAGE: 110 square section gutters to discharge to 50 downpipes to new sw gullies and drains; all new pipework in 100 diameter clayware pipes and fittings with flexible joints laid to a min gradient of 1 in 40; new rainwater gullies to 1 cu.m soakaway situated min 5 metres from any structure; soakaway filled with clean hardcore free from vegetable and flaky material; percolation test carried out to satisfaction of Local Building Inspector to prove suitability of ground; drain passing under garage to be protected by taking foundations below level of pipework with concrete lintel to support walls over

WC

STUD PARTITION WALL: 75 x 50 timber with 10mm plasterboard and 5mm plaster skim finish both sides; 25mm thickness of 10kg/cu.m mineral fibre bats secured to stud work

VENTILATION: window to have obscure glazing and opening light min 1/20th floor area with some part of opening light 1.750 above floor level; Catnic Cougar CG50/100 open backed lintel over new opening

DRAINAGE: WC to discharge to new 100 dia SP with slow radius rest bend to new drain connection to existing foul IC; 75 deep seal trap to appliances with 32 waste to hand basin and 100 waste to WC; no waste connected to SP within 200 of WC connection; 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; rodding eye at change of direction of pipework to allow rodding back towards SP

STUDY

CAVITY WALLS: 112.5 thick external leaf in brickwork in colour to be approved by Planning Officer and to match existing house; 50 cavity and 100 Thermaite "Turbo" insulation block inner leaf, full cavity wall insulation to be Rockwool mineral fibre (as existing walls); new and existing external walls to study to have 40mm Thermaite Gyproc Super thermal insulation board fixed between battens with 10mm plasterboard and 5mm plaster finish to give min U value of 0.29; cavity walls to have flexible stainless steel wall ties 750 horizontally, 450 vertically, and 225 vertically at openings; cavities closed at reveals, cills and eaves and cavities to be continuous; Thermaite insulated cavity closer at openings fixed in accordance with manufacturers instructions; brickwork and blockwork bonded to existing walls alternate courses; Catnic Cougar CGH50/100 open backed lintel with min 150 and bearing; tray dpc over lintels with weep holes in brickwork; dpc to be min 150 above adjacent ground level and to be tied into existg dpc; walls built off existing garage concrete pad, with trail holes to allow inspection by Local Building Inspector to check suitability to support additional loads

FLOOR: 25 ptg boarding on 147 x 75 joists in Class SC3 timber at 450 centres hung of heavy duty wall hangers screwed to existing load bearing walls both ends; 30 x 5mm lateral restraint straps at 1.8 metre centres nailed across first three joists; subfloor vented with 225 x 150 airbricks at 900 centres starting 450 from corner; airbricks boxed through cavity with tray dpc over; 110 thick Celotex tuff-zero GA3000 insulation board fixed between joists on 25 x 25 timber battens screwed to joists or Celotex insulation clips to achieve a U value of 0.22; min 150 clearance below bottom of joists and existing concrete garage floor

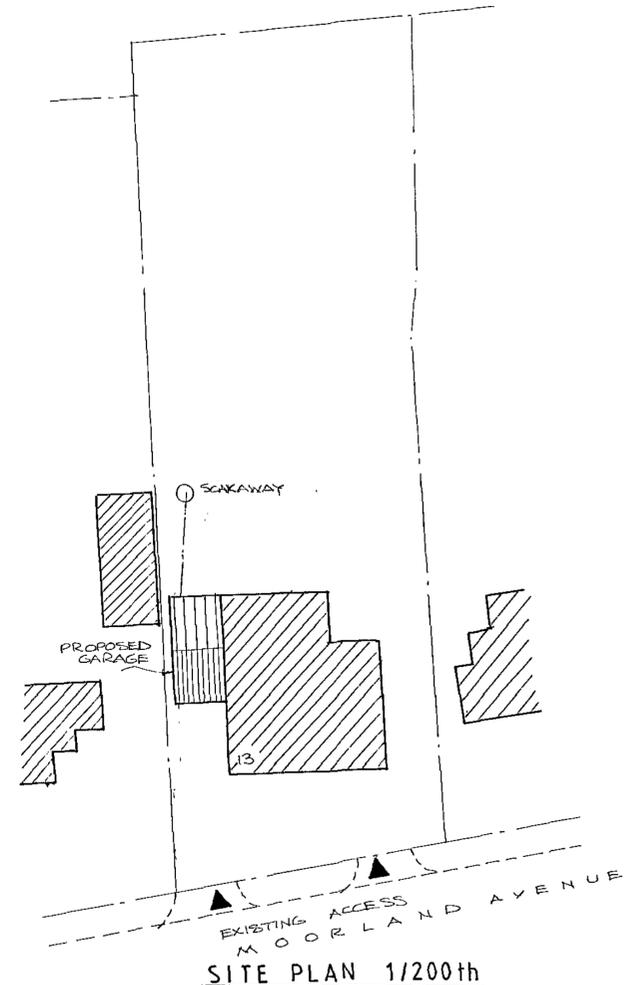
GENERAL

38 waste and 75 deep seal trap to utility room sink to existing back inlet gully; utility vented with mechanical extractor fan of min 60 litres/sec capacity capable of intermittent operation

Wall between utility/kitchen area to be widened and to be supported with two Spanrite R6 prestressed concrete lintels

Safety glazing to BS6206 to new french windows

Driveway extension to side of house to be constructed in porous paving and to slope away from highway with no positive drainage



Spensley Mill 4-6th
26 JUL 2008
Corporate Mail Room