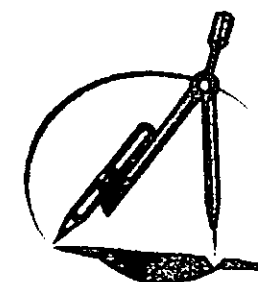


**Existing / Proposed
Front Elevation On 1**



Proposed Garage



SDC Projects
Northern House
51 Clarel Street
Penistone
Sheffield
S36 6AU
Tel
01226 762484
07970 291539

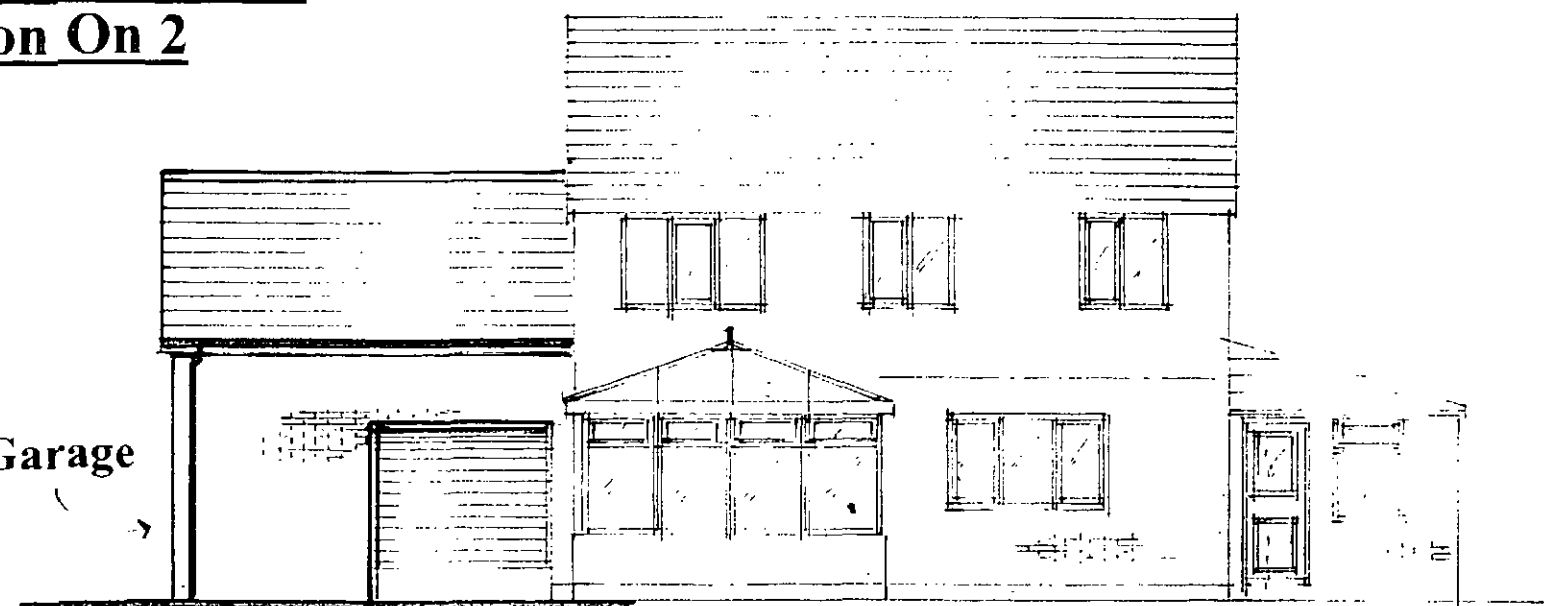
**Mr Graham Philips
7 Marsala Walk
Darfield
Barnsley
S73 9RF**

Elevations

1 : 100

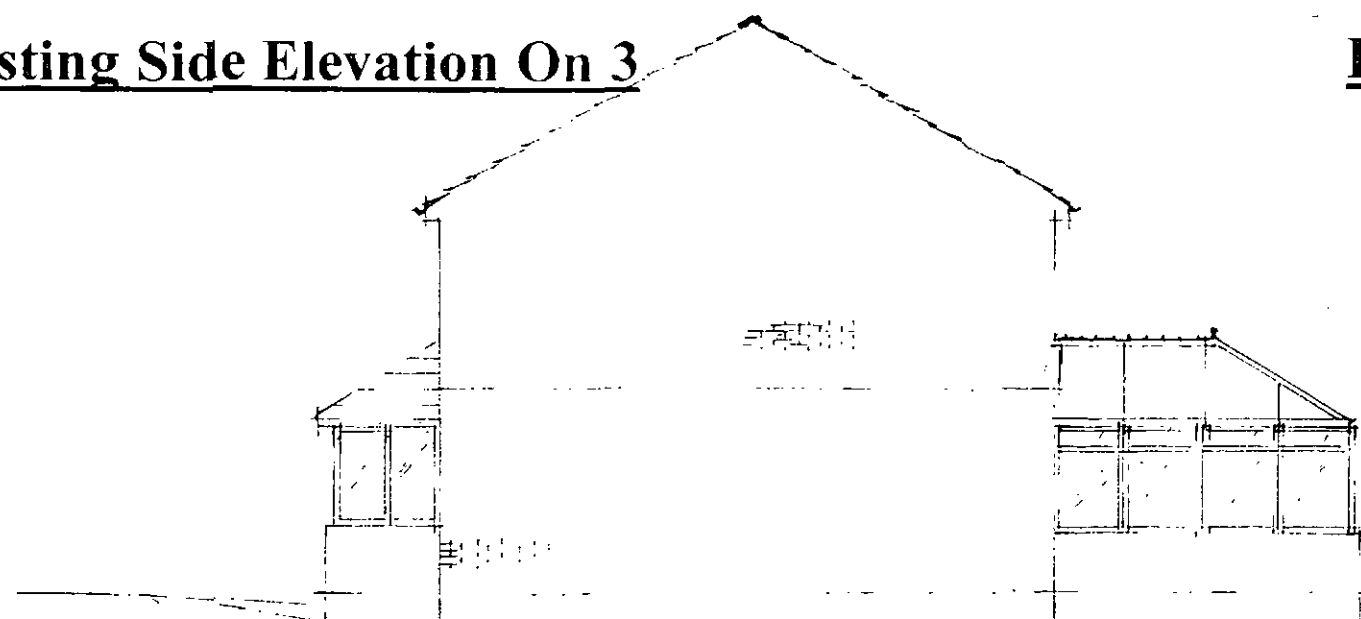
GP / 02

**Existing / Proposed
Elevation On 2**

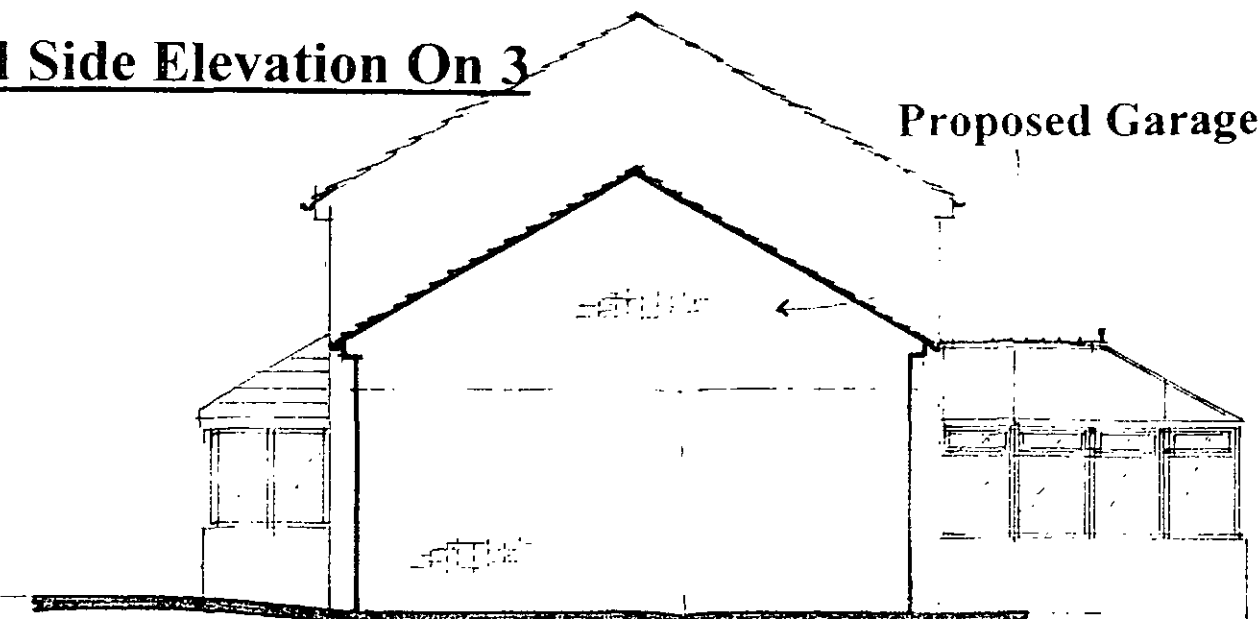


Proposed Garage

Existing Side Elevation On 3



Proposed Side Elevation On 3



Proposed Garage

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.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Tray dpc's required to exist walls at new wall abutments.

Scope of Works

General.
Construction of an attached double garage.
with storage above.

Notes.

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 these drawing 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 required.
Satisfying 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 ODPM free literature PO Box 236 West Yorkshire LS23 7NB, Tel 0870 122 6236

Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to joists and rafters spanning 3 joists with solid noggins at 450 c/c down cavity.

Foundations

All concrete to be grade C35
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building Inspector.
Where foundations cross existing drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
Any eccentric foundations to be 750 x 450 thick reinforced with 2 layers B783 mesh 50mm cover to all faces.

Lintols

Lintol to rear roller shutter to be catnic ref CN 14 c or similar.
Front lintol to be fabricated steel beam - refer to calculations.

Timber First Floors.

50 x 170 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span.
Floor to be finished in 19 mm T & G floor grade particleboard (EN 312-5) screwed to joists
Joists to be treated and built into walls or attached to joist hangers and screwed to joists. Fixings to beams as per calculations.

Roof design (Traditional)

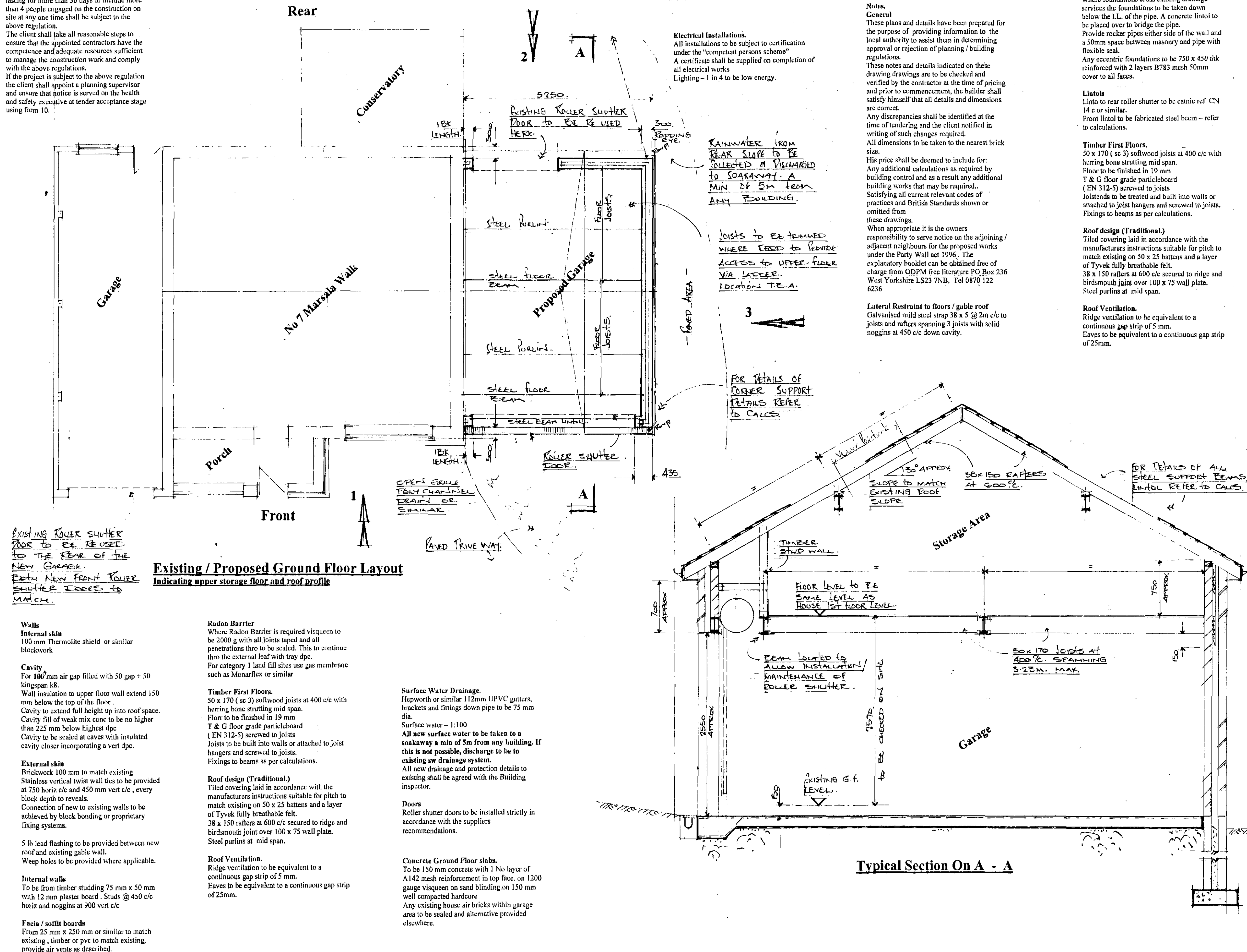
Tiled covering laid in accordance with the manufacturers instructions suitable for pitch to match existing on 50 x 25 battens and a layer of Tyvek fully breathable felt.
38 x 150 rafters at 600 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plate. Steel purlins at mid span.

Roof Ventilation.

Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

NOTES

All dimensions must be checked on site and not scaled from this drawing.



Existing / Proposed Ground Floor Layout
Indicating upper storage floor and roof profile

Typical Section On A - A

Walls
Internal skin
100 mm Thermolite shield or similar blockwork

Cavity
For 100 mm air gap filled with 50 gap + 50 kinspan k8.
Wall insulation to upper floor wall extend 150 mm below the top of the floor.
Cavity to extend full height up into roof space.
Cavity fill of weak mix concrete to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.

External skin
Brickwork 100 mm to match existing
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c, every block depth to reveals.
Connection of new to existing walls to be achieved by block bonding or proprietary fixing systems.

5 lb lead flashing to be provided between new roof and existing gable wall.
Weep holes to be provided where applicable.

Internal walls
To be from timber studding 75 mm x 50 mm with 12 mm plaster board. Studs @ 450 c/c horiz and noggins at 900 vert c/c

Facia / soffit boards
From 25 mm x 250 mm or similar to match existing, timber or pvc to match existing, provide air vents as described.

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

Timber First Floors.
50 x 170 (sc 3) softwood joists at 400 c/c with herring bone strutting mid span.
Floor to be finished in 19 mm T & G floor grade particleboard (EN 312-5) screwed to joists
Joists to be built into walls or attached to joist hangers and screwed to joists.
Fixings to beams as per calculations.

Roof design (Traditional)
Tiled covering 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.
38 x 150 rafters at 600 c/c secured to ridge and birdsmouth joint over 100 x 75 wall plate. Steel purlins at mid span.

Roof Ventilation.
Ridge ventilation to be equivalent to a continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip of 25mm.

Surface Water Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia.
Surface water - 1:100
All new surface water to be taken to a soakaway a min of 5m from any building. If this is not possible, discharge to be to existing sw drainage system.
All new drainage and protection details to existing shall be agreed with the Building Inspector.

Doors
Roller shutter doors to be installed strictly in accordance with the suppliers recommendations.

Concrete Ground Floor slabs.
To be 150 mm concrete with 1 No layer of A142 mesh reinforcement in top face, on 1200 gauge visqueen on sand blinding on 150 mm well compacted hardcore
Any existing house air bricks within garage area to be sealed and alternative provided elsewhere.

Date	Revisions

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07970 291539

7 Marsala Walk
Darfield
Barnsley
S73 9RF

Client

Mr Graham Philips

Job Title

Attached double garage +
storage room to
upper floor.

Drawing Title
General Arrangement

Scale 1 : 50 1 : 25

Date 12.3.10 Drawn by Steve Camps

Org No. GP / 01 Rev.