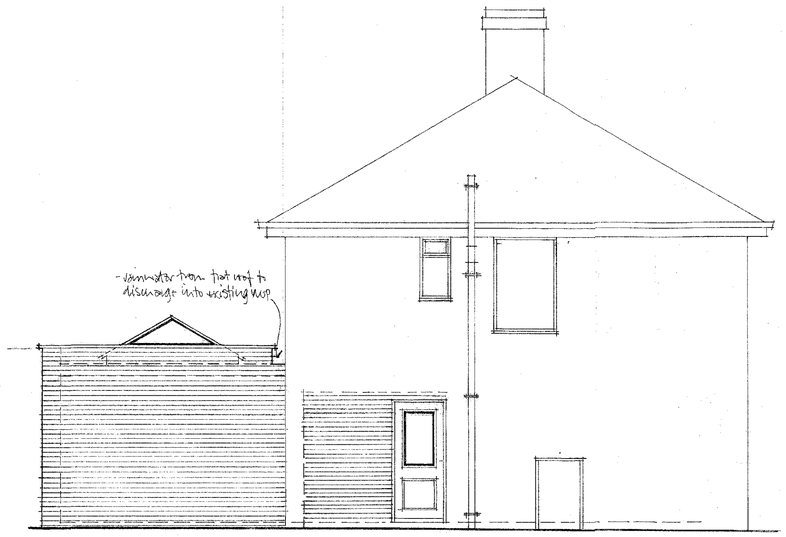
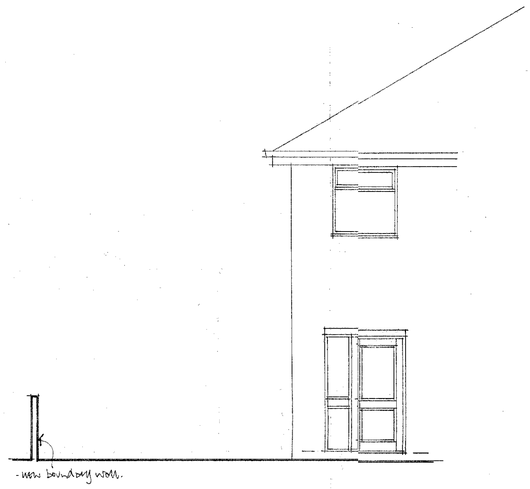
All dimensions must be checked on site and not scaled from this drawing



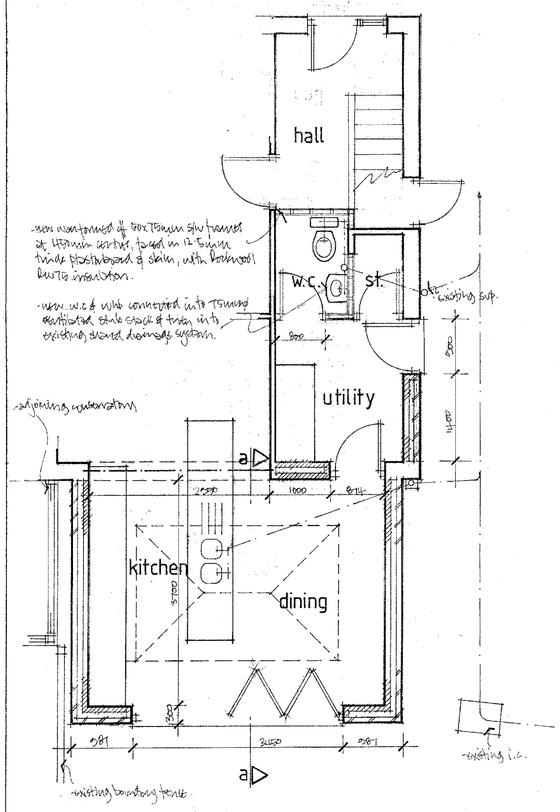
rear elevation



side elevation

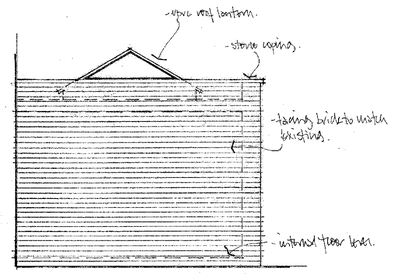


front elevation

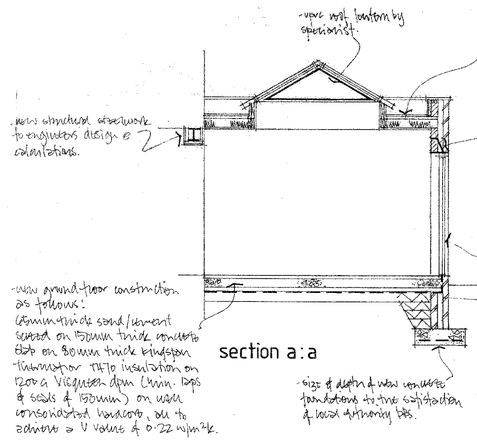


proposed layout

Notes:
- The surface spread of flame of walls & ceilings should adhere the following Class 0 - 1.0m to 30m square of exit lobby. Class 1 - all other areas.
- Where drains pass through structure they are to be pointed & sealed to avoid ingress of rainwater.
- All electrical installations must comply to the current regulations of electrical engineers regulations (revised 17th edition & current requirements, all works carried out by a Part P qualified electrician.
- All lintels to have a minimum end bearing of 150mm.
- All cavities to be fully filled up to an upstand, to have a U value of 1.2 w/m²k.
- Any below ground drainage to be Hepworth super slow passage system using 100mm of vitrified clay pipes bends & fittings, all laid to a min. 1:40 fall or to manufacturers recommendations & instructions.
- All new windows & doors to be upvc double glazed & provided with trickle vents to give 8000mm² of background ventilation.
- Multi stove smoke alarms provided at main points, 2no at ceiling level & 2no at basement level.
- Mechanical ventilation provided to new w.c. to achieve 15 litres per second with a 15 minute run on capacity.
- New waste sizes as follows: W.C. - 150mm Ø upvc. WHB - 38mm Ø upvc.



side elevation



section a:a

-new roof construction as follows: 3 layers of roofing felt to BS 747, first layer - 1 ply glass fibre based felt fixed with galvanised nails, second & third layers bitumen based felt (2.2 kg per 20sq mtr), both laid with hot bitumen & layed (min. 150mm on all joints), on vented layer to BS 747 2000 type 4 vapour diffusing layer on 25mm thick exterior quality ply fixed to new timbers to give min. 1:60 fall on 100 x 47mm s/w joists at 400mm centres (doubled up under roof bottom) securely bedded into structure, with 120mm thick celotex fr3/120 insulation packed between; all underdrawn with 12.5mm thick plasterboard & skim.
-cavity wall construction as follows: 100mm thick facing brick on to suit to match existing 100mm cavity provided with 50mm thick kingspan kooltherm k8 cavity board or equal approved, 100mm thick load bearing block work inner leaf, cavity ties to be maintained, where ties positioned at 450mm c/c vertically & 750mm c/c horizontally & every block course at reveals, all to achieve a U value of 0.28 w/m²k. (Note: property was provided with 50mm thick perimeter insulation together with dpc & inner leaf to prevent cold bridging).
-cornice mild steel lintol ref: cq/30/100

A			
	-	Date	Revisions

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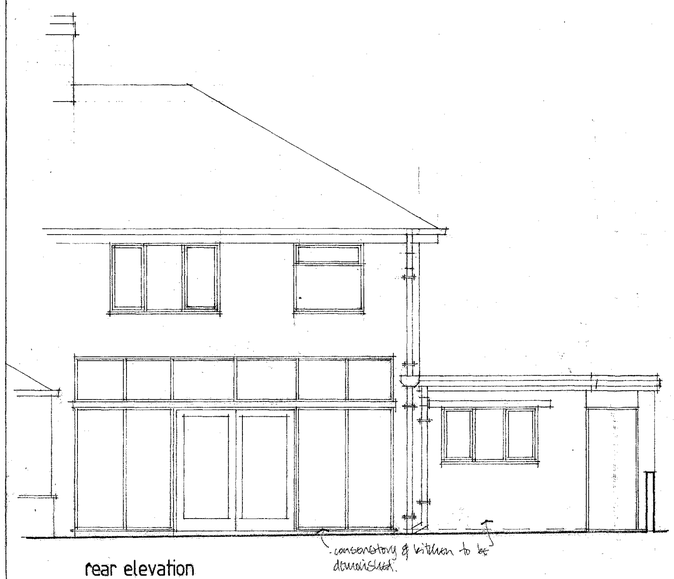
Client
MR. & MRS. A. DAY

Project
81 CORONATION DRIVE
BIRDWELL
BARNSLEY
S70 5RL

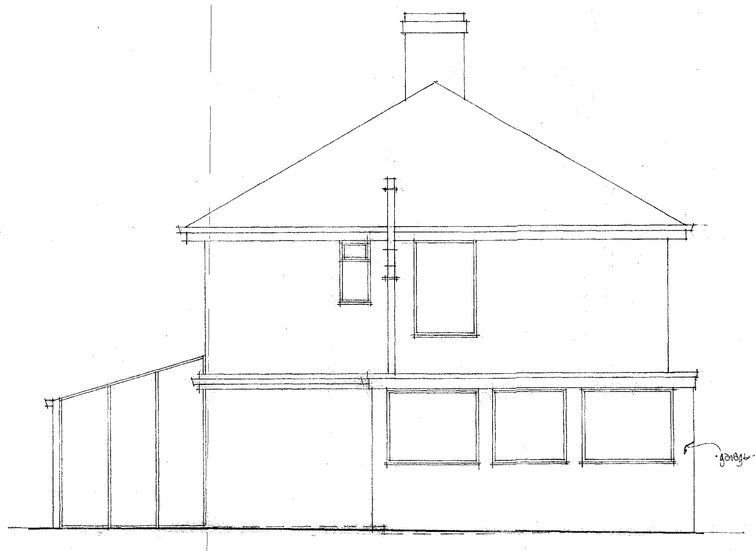
Title
PROPOSED LAYOUTS, SECTION & EXTERNAL ELEVATIONS

Scale 1-50	
Drawn by APD	Date AUG. 2013
Drawing No. AD/CD/02	Revision

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



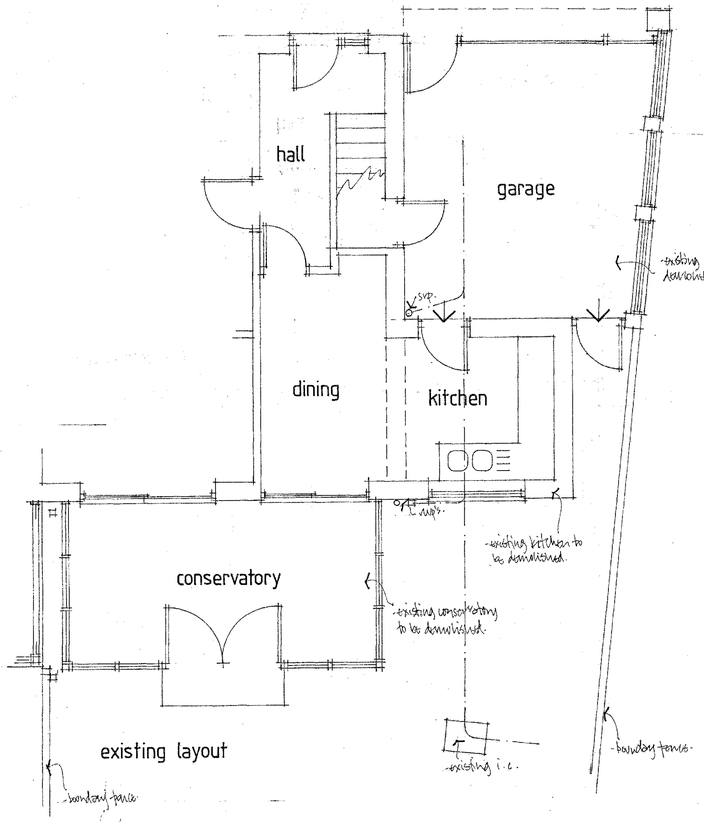
rear elevation



side elevation

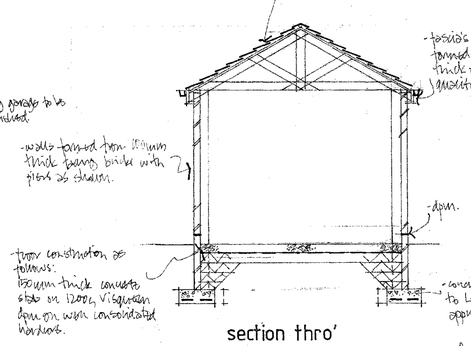


front elevation



existing layout

- new roof construction as follows:
roof slates to match main dwelling on 38x25mm s/w battens on Cedrex TB3000 roofing felt on s/w trussed rafters by specialist at 400mm c/c on 100x50mm s/w wall plates, on with code 4 lead flashing & code 3 lead soakers as required.

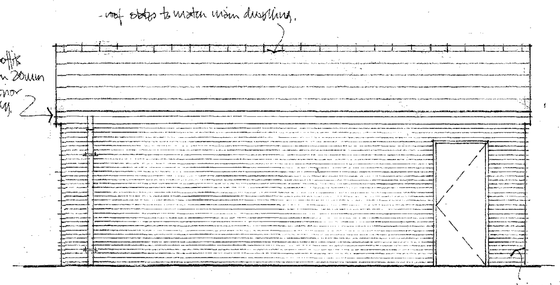


section thro'

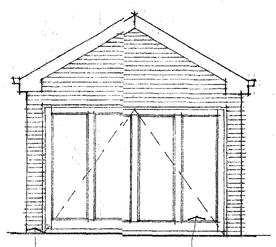
detached garage details

notes:
- All electrical installations must conform to the current Institute of Electrical Engineers regulations (latest 17th edition & current amendments).
- All electrical works carried out by a Part P qualified electrician.
- All lintels to have a minimum end bearing of 150mm.

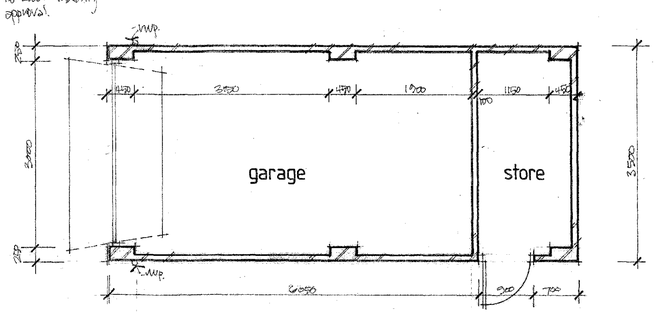
- Roof construction provided with roof bracing to Local Authority approval, 4 no. horizontal members to c/s of rafters & each knee point, all to BS 6178.
- Wall plates to be tied down at 1200 mm c/c with mild steel anchor straps at 600mm long.



side elevation



front elevation



layout (see location plan for position)

A		
	Date	Revisions

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Client: MR. & MRS. A. DAY

Project: 81 CORONATION DRIVE
BIRDWELL
BARNSLEY
S70 5RL

Title: EXISTING LAYOUTS & ELEVATIONS TO DWELLING PLUS DETAILS OF NEW DETACHED GARAGE

Scale 1:50	
Drawn by APD	Date AUG. 2013
Drawing No. AD/CD/01	Revision