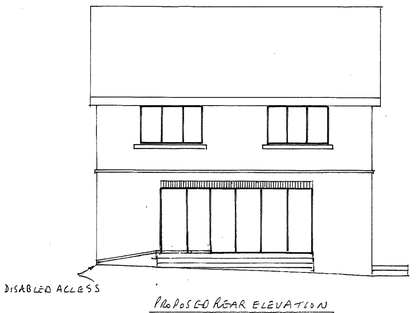
GARAGE FLOOR

- 150mm COMPACTED HARDCORE
- 25mm SAND BLINDING
- 1200 GAUGE VISQUEEN DPM
- 150mm CONCRETE WITH A 'POLISHED' FINISH AND TO FINISH 150mm BELOW EXISTING GROUND FLOOR LEVEL

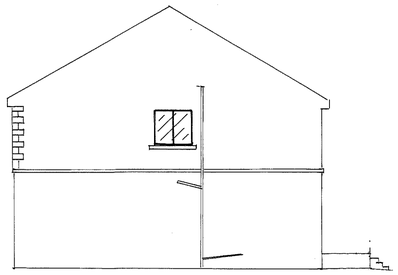
- GARAGE CEILING TO BE DOUBLE PLASTERBOARD & SKIM
- GARAGE INTERNAL WALLS TO BE 140mm BLOCKWORK WITH 50mm INSULATED PLASTERBOARD & SKIM TO INSIDE



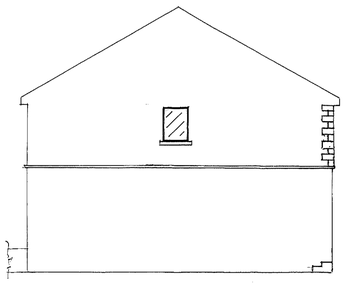
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

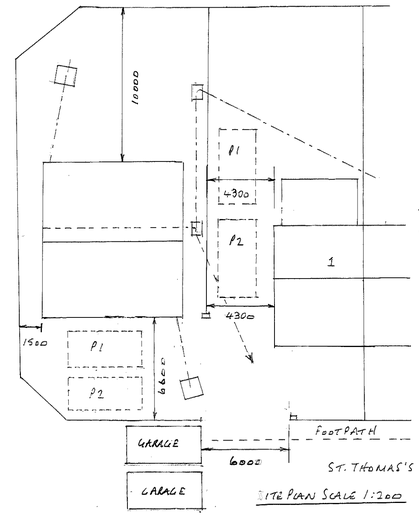


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

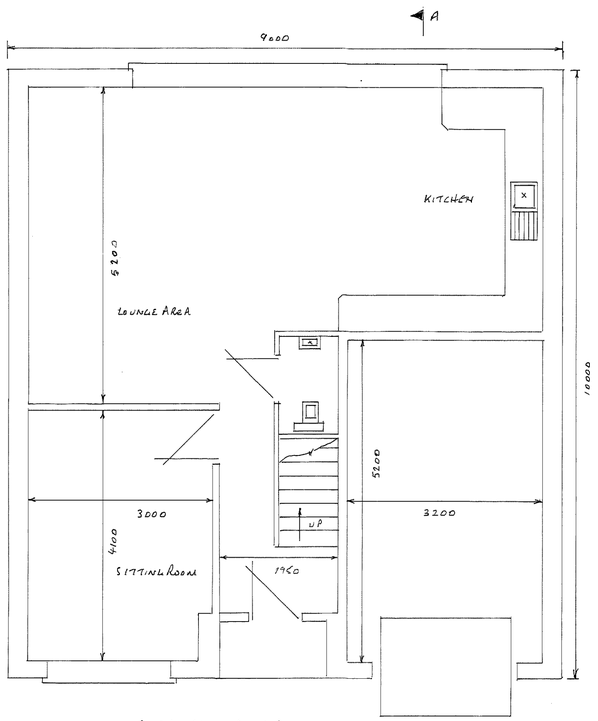
ELEVATIONS SCALE 1:100



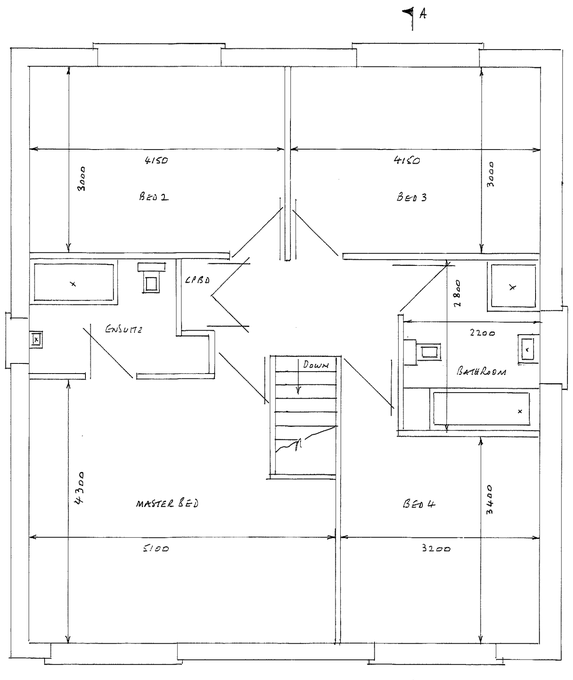
NOTE

- P1 & P2 ARE PARKING AREAS 5.0m X 2.5m
- THE FRONT AREAS TO BOTH PROPERTIES ARE TO BE HARD-LANDSCAPED WITHOUT GATE POSTS & GATES & TO BE INDICATED ON DEEDS

SITE PLAN SCALE 1:200

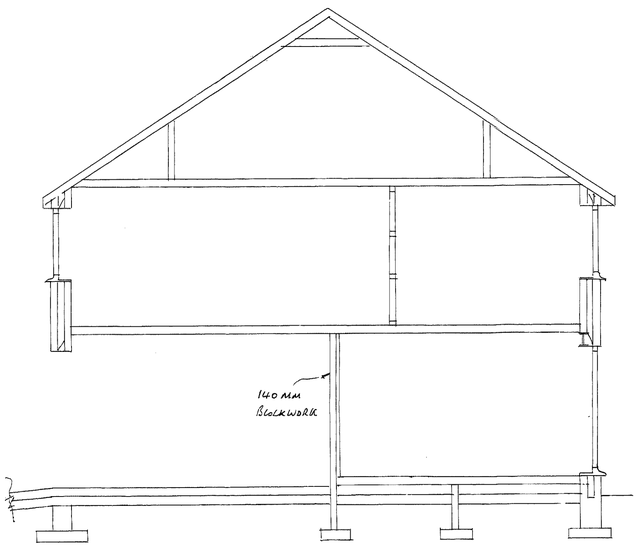


PROPOSED GROUND FLOOR PLAN



PROPOSED PLANS SCALE 1:50

PROPOSED FIRST FLOOR PLAN



SECTION THRO' A-A SCALE 1:50

FOUNDATIONS

- 600 x 150mm CONC STRIP 400 x 150mm SLEEPER WALLS 460 x 150mm TO GARAGE FIRE WALLS DEPTH 750mm SUBJECT TO LA APPROVAL

WALLS

- TRENCH BLOCKS BELOW G.L.
- BRICKWORK & RENDERING TO MATCH AREA SAMPLE TO BE GIVEN TO PLANNING OFFICER
- 100mm LWT. CONC. BLOCKS
- 100mm CAVITY FILLED WITH DRITHERM INSULATION BATTS
- HORIZONTAL DPC 150mm MIN ABOVE GL 150mm DPC TO REVEALS
- REVEALS TO BE INSULATED
- STAINLESS STEEL TIEWIRES SEALED 750mm HORIZONTALLY 450mm VERTICALLY & 225mm TO REVEALS
- GL 90/100 LINTELS OVER EXTERNAL OPENINGS WITH DPC APRON & WEEPHOLES EVERY 900mm END BEARINGS TO BE 150mm MIN
- BI FOLDING DOORS TO HAVE RSJ OVER WITH CALCULATIONS PROVIDED BY A STRUCTURAL ENGINEER

GROUND FLOOR

- 100mm HARDCORE
- 150mm OVERSITE CONCRETE FINISHED ABOVE G.L.
- 215 x 140mm AIRGRATES & LINERS WITH DPC APRON OVER AT 2m CENTRES
- HONEYCOMB SLEEPERWALLS AT 3m MAX CENTRES
- 145 x 50mm JOISTS AT 400mm CENTRES WITH 100mm KINGSPAN BETWEEN ON NETGON OR SIMILIAR
- 18mm T&G BOARDING WETGRADE TO WET AREAS

FIRST FLOOR

- SIZE & SPACING OF JOISTS TO BE DETERMINED BY STRUCTURAL ENGINEER WHEN CALCULATED SIZE & POSITION OF RSJ'S
- INSULATION 10 kG/m² BETWEEN JOISTS
- 1m LATERAL RESTRAINT STRAPS EVERY 1.5m WITH NOGGINS TO SECURE
- 18mm T&G BOARDING WETGRADE TO WET AREAS

ROOF

- 100 x 50mm WALL PLATES
- TDA LOFT TRUSSES SUPPLIED BY SPECIALISTS & TO COMPLY TO BS. 5268 PART 3 & SPACED AT 600mm CENTRES WITH WIND BRACES CALCS TO BE PROVIDED 28 DAYS BEFORE COMMENCEMENT
- 1m HOLDING DOWN STRAPS EVERY 3 TRUSSES
- 1m LATERAL STRAPS EVERY 1.5m TO HORIZONTAL & 'CUTOFF' WITH NOGGINS
- 200 x 25mm FASCIA
- 6mm EXTERIOR PLY SOFFIT WITH 25mm CONT. FLYPROOF MESH
- REINFORCED BITUMEN ROOFING FELT
- 38 x 25mm TILE BATTENS
- ROOF TILES TO MATCH AREA WITH TILEVENTS EVERY 2m
- 10mm EAVES VENTS
- 150mm INSULATION BETWEEN JOISTS & 150mm LAID OVER AT 90°

DRAINS

- 100mm RWL'S & 65mm RWP'S TO MATCH AREA S.W. TO CONNECT TO SURFACE WATER SEWER OR TO SOAKAWAYS 5m MIN AWAY & 1m³ BELOW INVERT
- STUB TO EXTEND ABOVE ANY OPENING 900mm MIN WITHIN 5M
- NEW I.C.'S TO BE BUILT WITH CLASS B ENGINEERINGS ON 150mm CONC BASE
- ALL PIPES & FITTINGS TO BE SUPERSLEUE
- SANITARY FITTINGS TO COMPLY TO ADH2

GENERAL

- ALL WINDOWS & DOORS TO HAVE TRICKLE VENTS 8000mm² TO BE PILKINGTON K GLASS WITH A 16mm AIR GAP & SOFT LOW E COATING U VALUE TO BE 1.6 DOORS TO HAVE TOUGHENED GLASS
- BEDROOM WINDOWS TO HAVE ESCAPE OPENINGS 450 x 750mm HIGH MIN TO OPEN 90° WITH CILL LEVELS 800-1100 ABOVE FLOOR
- DISABLED ACCESS TO BE PROVIDED WITH A NON SLIP CONC. RAMP WITH MAX GRADIENT 1 IN 12 100mm UPSTANDS TO KERB WITH A 1500 x 1500 LANDING ACROSS A LEVEL THRESHOLD
- SOUTHING WALLS TO HAVE INSULATION 10K/m²
- PROVIDE SMOKE ALARMS WITH BATTERY BACK UP TO CIRCULATION AREAS ON EVERY FLOOR & INTERLINKED TO A SEPERATE CIRCUIT

(GENERAL CONT.)

- BATHROOM, TOILET & EN-SUITE TO HAVE FANS EXTRACTING 15L/SEC KITCHEN TO HAVE FAN EXTRACTING 60L/SEC & ALL CONTROLLED BY AN INDEPENDENT SWITCH
- LOW ENERGY LIGHTING TO BE USED
- ALL ELECTRICAL WORK TO COMPLY WITH PART P ELECTRICAL SAFETY & MUST BE DESIGNED INSTALLED INSPECTED & TESTED BY A COMPETENT PERSON REGISTERED UNDER THE COMPETENT PERSON SCHEME A COPY OF THE BUILDING REGS SELF CERTIFICATE IS TO BE GIVEN TO BUILDING CONTROL ON COMPLETION
- ASAP EPC CERTIFICATE TO BE PROVIDED BEFORE APPROVAL
- ALL GAS RELATED WORK TO BE DONE BY A GASSAFE ENGINEER & A CERTIFICATE GIVEN TO BUILDING CONTROL ON
- ROOMS TO HAVE THERMOSTATS & RADS FITTED WITH TRV'S
- RADIATOR SIZES IN ALLOWANCE WITH ROOM SIZE & BOILER TYPE

PROPOSED DETACHED HOUSE ADJACENT

1 ST THOMAS'S ROAD

REDBROOK

BARNSLEY