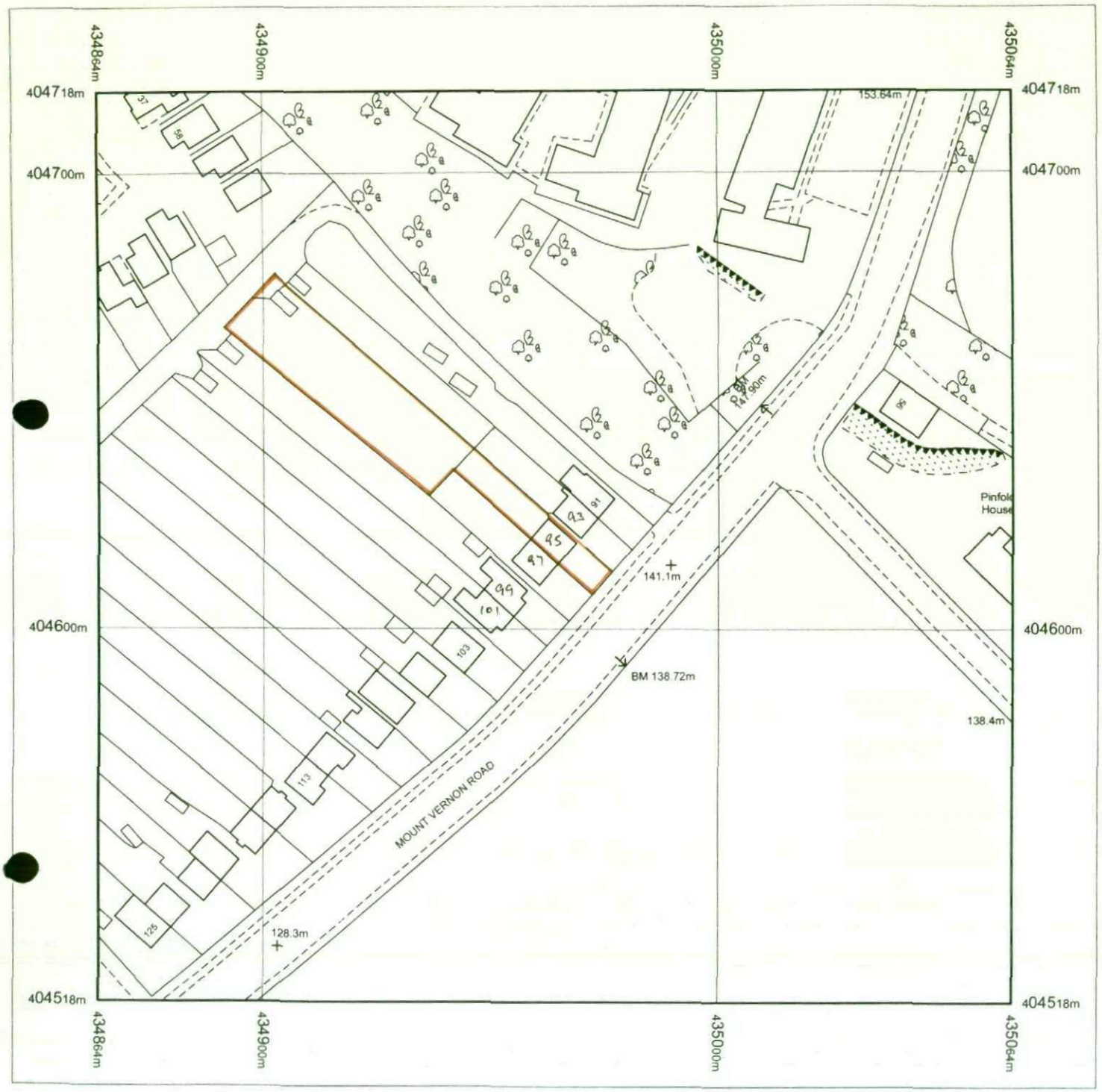
Ordnance Survey®

OS Sitemap™



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Metres
0 20 40

Scale 1:1250

Supplied by: **Wakefield MDC**
Serial number: 00004900
Centre coordinates: 434964 404618

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

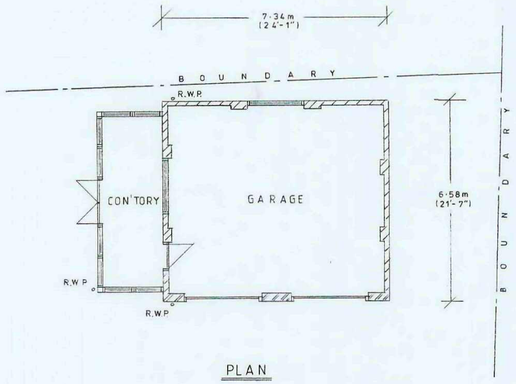
95 MOUNT VERNON ROAD

BARNSLEY

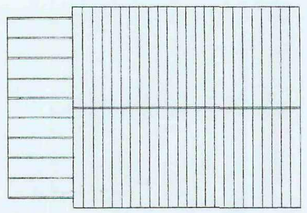
S70 4HH.

SHEET 2 of 2

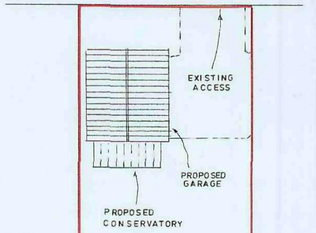
PROPOSED DETACHED GARAGE WITH ATTACHED CONSERVATORY TO REAR at No 95 MOUNT VERNON ROAD, BARNSLEY for Miss. E. CHARLESWORTH. Scale 1:100

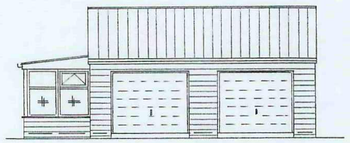


PLAN

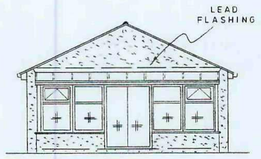


ROOF PLAN

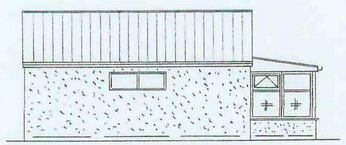




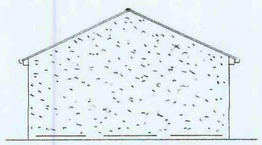
FRONT ELEVATION
NORTH-EAST



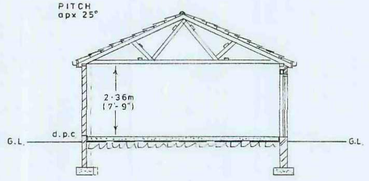
SIDE ELEVATION
SOUTH-EAST



REAR ELEVATION
SOUTH-WEST



SIDE ELEVATION
NORTH-WEST



SECTION



MOUNT VERNON ROAD

SITE PLAN 1:250

GARAGE

All measurements in mm (eg 150) unless stated.

ROOF: concrete tiles (to match dwelling) on 25x38 s.w. battens on untearable roofing felt (lapped 150 horizontally & 300 vertically, pulled taught & dressed into gutter), apx 25° pitch.
Trussed rafters @ 600cts, erected to BS5268 pt3 1985, stability bracing to BS5268 pt4 1985.
100x25 s.w. longitudinal bracing at node points & at 45° to gable. 100x50 binders.
50x100 s.w. wall plate.
30x5 galvanised m.s. anchor straps @ 1800cts at rafter & ceiling level; to span min 3No joists, inc 100x50 noggins.
25 s.w. fascia board.
100 p.v.c. gutter & 63 p.v.c. r.w.p.
WALLS: s/c render on 100 concrete blocks with 450x200 piers (max 3.0m cts); 220 solid brickwork (to match dwelling) to front walls.
900x220 pier between Garage doors.
d.p.c. to walls (min 150 above G.L.) & openings.
m.s. 'up + over' Garage doors (Garadoor or similar) set in 75x50 s.w. frame.
Pedestrian door & windows to clients choice.
Catnic/I.G./Keystone/Naylors lintels over openings, fitted to manufacturers instructions & Span/Load Tables.
LINTELS: Contractor to inform L.A. B.C.O. of intended lintels prior to installation.
220 WALLS: Catnic - CN71A or C [max 2400 opening]
CN81B [max 3300 opening]
Keystone - IB/K 2c [up to 2700 opening]
I.G. - IG Box lintel 200 [max 4500 opening].
110 WALLS: Catnic - CN48 [max 1500 opening]
CN49 [max 2400 opening];
Keystone - SL/K [max 2700 opening];
I.G. - L11 [max 2700 opening].
FOUNDATIONS: 450x150 concrete strip (550x150 to 220 walls), depth determined on site by L.A. B.C.O.
FLOOR: 100 concrete, 1200g visqueen d.p.m. (lapped to wall d.p.c.), 25 sand, min 100 compacted hard core.
DRAINAGE: 100 p.v.c. s.w. drains to soak away, min 5.0m from builings (soak away test to be carried out in presence of L.A. B.C.O. & if strata is unsuitable, an alternative method of drainage is to be adopted).

CONSERVATORY

All measurements in mm unless stated.

ROOF: Translucent sheets (polycarbonate, glass or similar) fitted by specialists.
100 p.v.c. gutter to 63 p.v.c. r.w.p.
150 code 4 lead flashings to abutting walls.
WINDOWS/DOORS: to be white p.v.c., double glazed units with 1/20 floor area made to open.
Safety glazing (BS6206 1981) to external doors & windows less than 800 above F.F.L. or within 300 of any door .. #
WALLS: s/c render on 100 concrete blocks; fair faced finish to internal.
d.p.c. to walls, min 150 above G.L..
FOUNDATIONS: 450x150 concrete strip, depth determined on site.
CONCRETE FLOOR: 100 concrete on 1200g visqueen d.p.m. (lapped to wall d.p.c.) on 25 sand blinding, on min 100 compacted hard core.
DRAINAGE: 100 p.v.c. s.w. drains to soak away, min 5.0m from buildings (soak away test to be carried out & if strata is unsuitable, an alternative method of drainage is to be adopted).

NB: All notes are for guidance only & any insulation is optional; as Conservatory does not have to comply with Building Regulations.