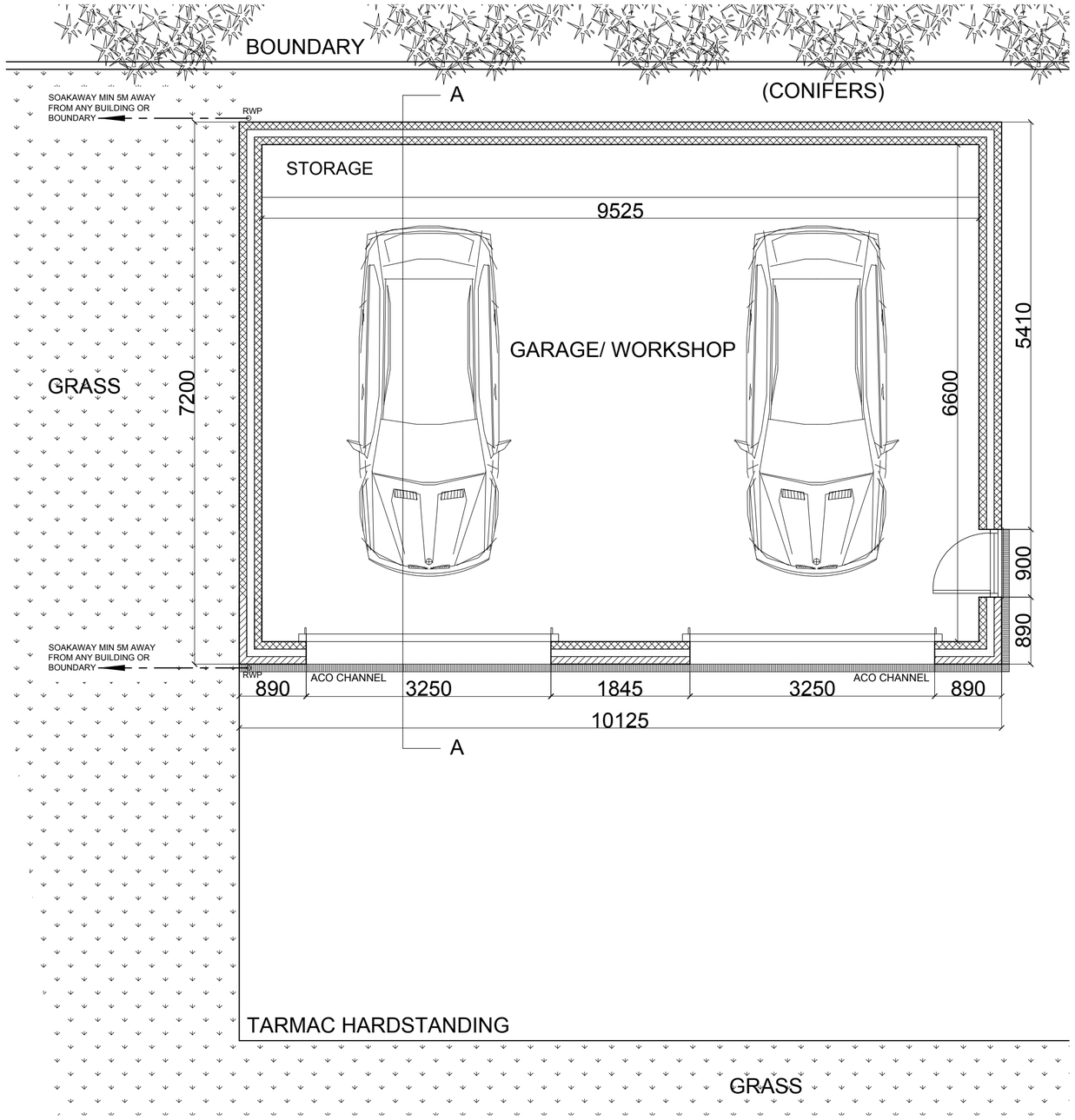
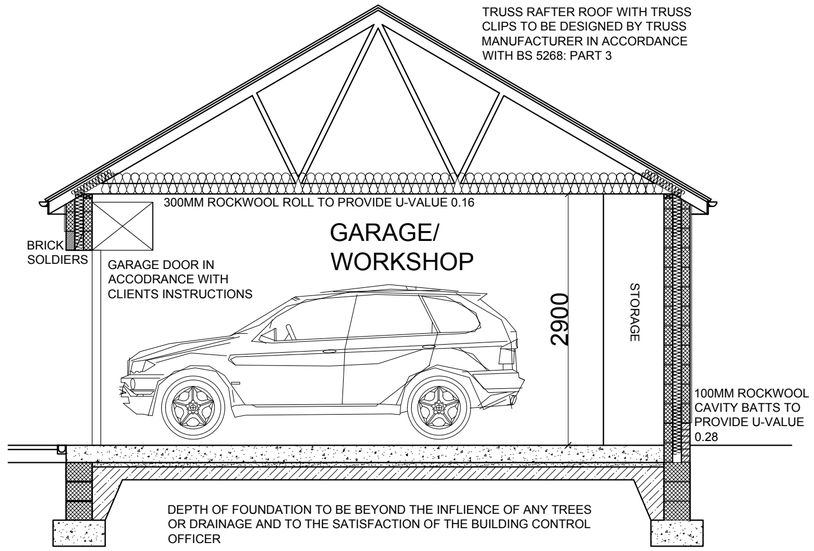
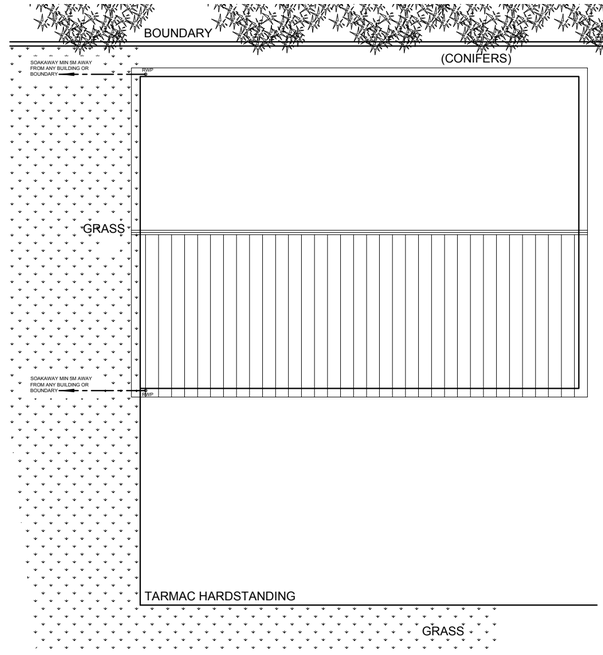


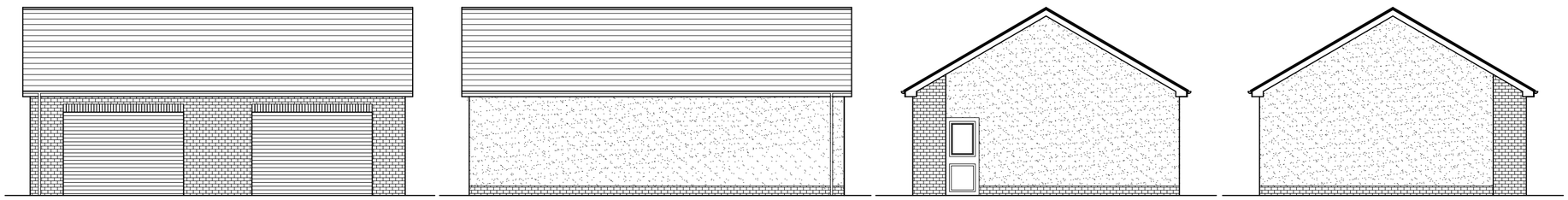
PROPOSED FLOOR PLAN



PROPOSED SECTION A-A



PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATIONS

PROJECT PROPOSED DETACHED GARAGE AT 31 COBCAR STREET ELSECAR BARNSLEY

DRAWING EXISTING AND PROPOSED PLANS

SCALE 1:50/100

Foundations There is a row of conifers adjacent the boundary that will influence the design and depth of the foundation therefore foundations shall be in accordance with engineers details or taken to a depth beyond the influence of any tree roots as noted in NHBC guidance tables. Should a strip foundation be used ensure that claymaster is fitted onto the inside face of the excavation as the manufacturers details prior to concreting Full cavity wall width 7 Newton block to ground level.

Walls Class B engineering brickwork from foundation blockwork to DPC. 2000g DPC to each masonary leaf at least 150mm above ground level, lap DPM to inner leaf DPC. Cavity masonary above DPC comprising 100mm brickwork front elevation to match the dwelling 100mm cavity fully filled with rockwool batts 100mm blockwork inner leaf jointed fair face Blockwork outer leaf joints raked to key render 12.5mm waterproof sand and cement render applied in 2 coats to stainless steel angle beads and stops 5 stainless steel wall ties m² and every block course to reveal. IGHD lintol to openings 150mm end bearing. Render not to continue past DPC Expansion joints in blockwork at 12m crs and block 6m crs

Floor 150mm concrete trowelled smooth to fall 75mm to front doors on 1200g DPM lapped to inner leaf DPC on 50mm of sand blinding and at least 100mm of compacted stone. Provide ACO channel in front of door opening discharging rain water to the existing system.

Roof Concrete interlocking tile suitable for pitch laid in accordance with manufactures details and to match dwelling on 25mm x 50mm tile battens and 1 layer of Tyvek fully breathable felt laid to sag 25mm between rafters. Roof trusses and wind bracing to BS5268 part 3 secured to 100mm x 50mm wall plates with truss clips. Strap wall plate down cavity face of blockwork with 30mm x 5mm x 1.2m galvanized mild steel straps every 1.8m centres. Insulate roof and walls as dwelling. Garage ceiling to comprise 12.5mm plaster board 5mm skim UPVC fascia and soffit 100mm half round gutter discharging rain water to and in order of priority soakaway 5m from any building 1m³ in capacity existing on site system through trapped gullies. Drainage to be 100mm Osma plastic pipe to fall 1:80 bed and surround in pea gravel.

All electrical work to be carried out in accordance with part P of the Building Regulations. The work shall be designed installed and tested by a competent person being a member of a competent persons scheme who shall issue a certificate in accordance with BS7671 on completion. A mains wired smoke detection and alarm system shall be installed in the dwelling with the detectors sited on the ceiling of the ground floor hall and wired on the lighting circuit back to the distribution board. All construction shall be robust. All doors to have 10mm undercut.All electrical work to be carried out in compliance with current addition of the IEE regulations with level of provision agreed with client prior to commencement. All electrical work to be carried out in accordance with part P of the Building Regulations. The installation shall be designed installed and tested by a competent person who is a member of the competent persons scheme and capable of issuing a certificate in accordance with BS7671 on completion of the work. All heating/plumbing work to be carried out by a suitable qualified gas safe engineer. The appointed installer shall check the system suitable for additional capacity and confirm any design requirements with client prior to commencement. All hot water pipes to be insulated with foam equivalent to outside diameter of pipe. Radiators to have thermostatic valves. All decoration and joinery items and fittings to be agreed with the client and builder prior to commencement of work. All light fittings to be energy efficient.

These notes and all drawings are to be checked and verified by the contractor prior to commencing work on site. Workmanship and materials are to comply with the Building Regulations, British Standards and all codes of practice etc. All materials shall be fixed, applied or mixed in accordance with all manufacturers instructions and specification. All materials shall be suitable for the purpose that they are used for. The contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authorities Building Inspector, whether or not indicated on the drawings or in the specification.

These plans and details have been prepared for the purposes of obtaining Town Planning and Building Regulations approval only. Builder to check and to clarify all levels, dimensions, drainage, construction and specification prior to any work on site and to bring to the clients attention any variations perceived omissions or deviations for written confirmation before being carried out on site. All dimensions are approximate and are to be confirmed on site, before project commences. All lines and levels, invert depths etc of all drainage are only approximate and must be confirmed and verified by the builder at beginning of the contract. **When appropriate it is the owners responsibility to serve notice on the adjoing/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. Email odpm@twoten.press.net.**

Construction (Design & 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 regulations.

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 regulations 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.