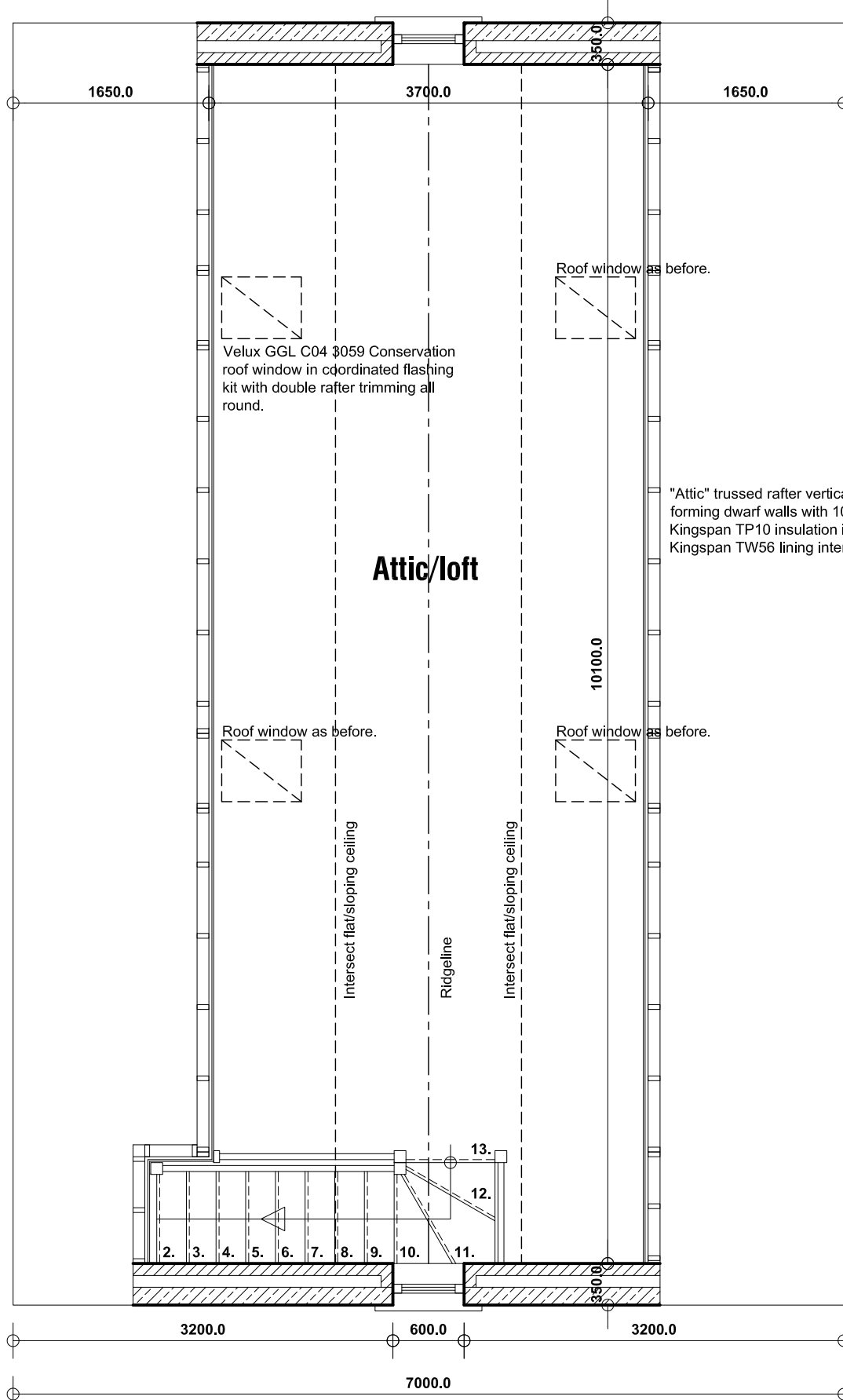
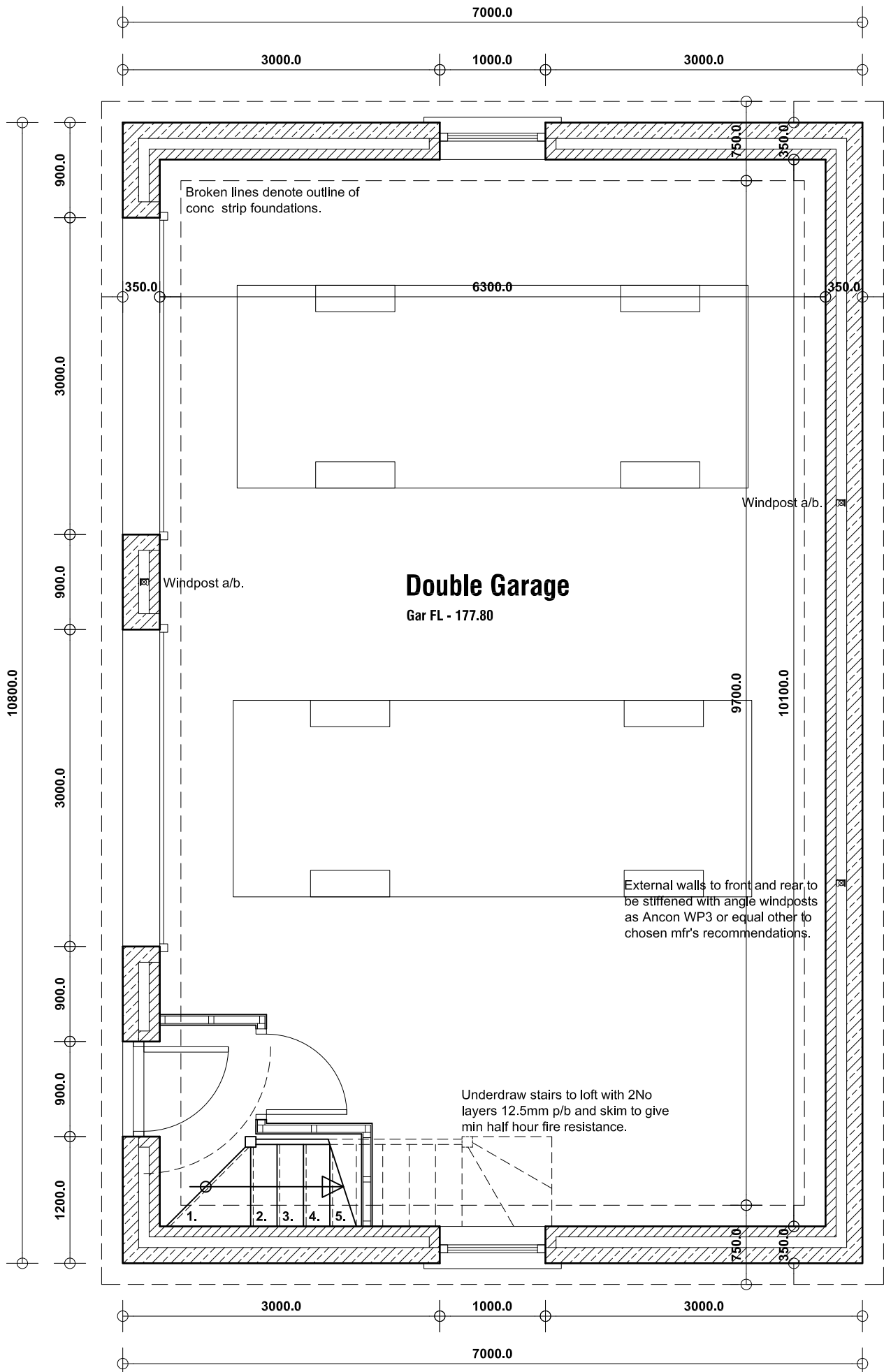
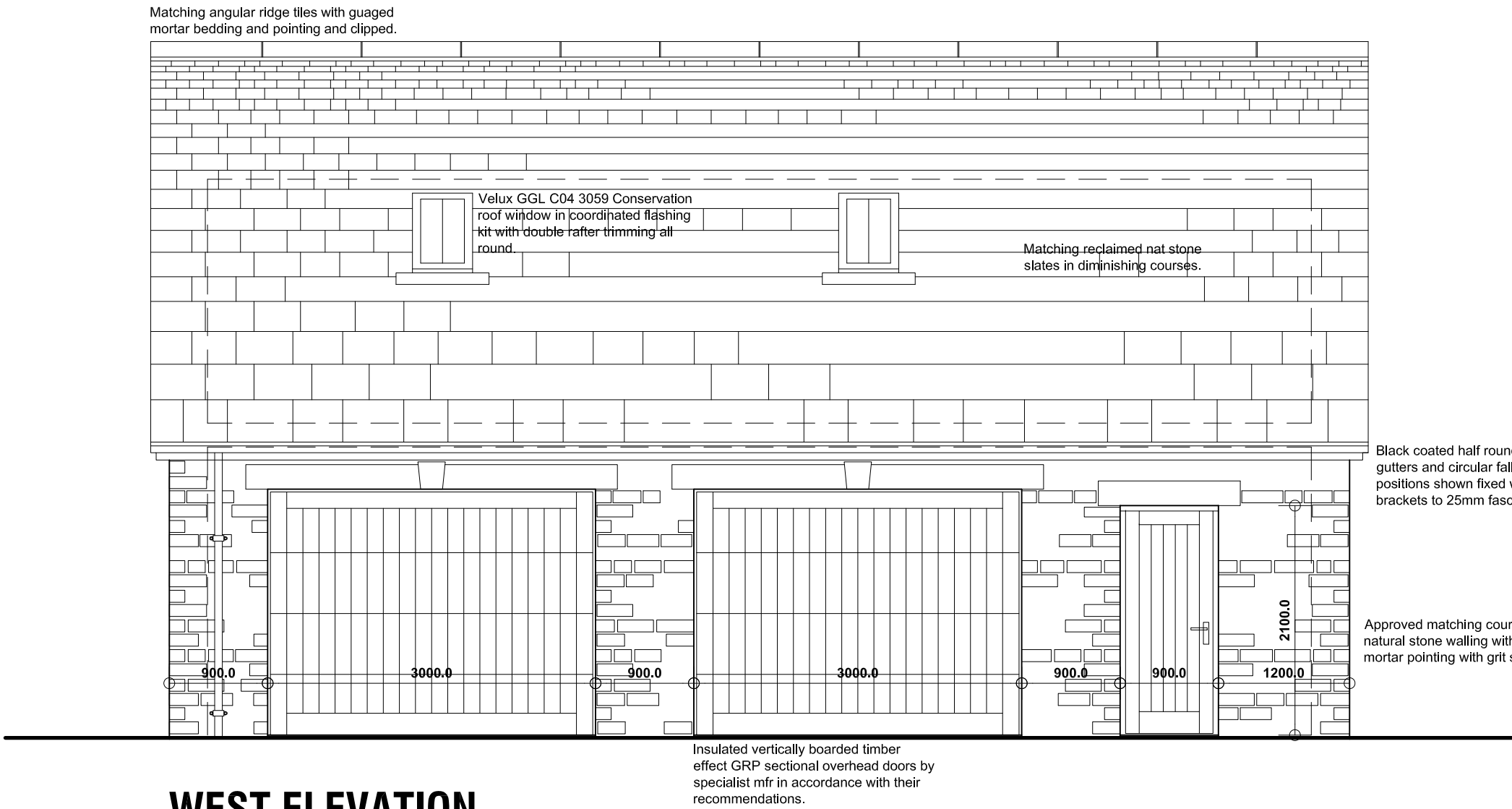




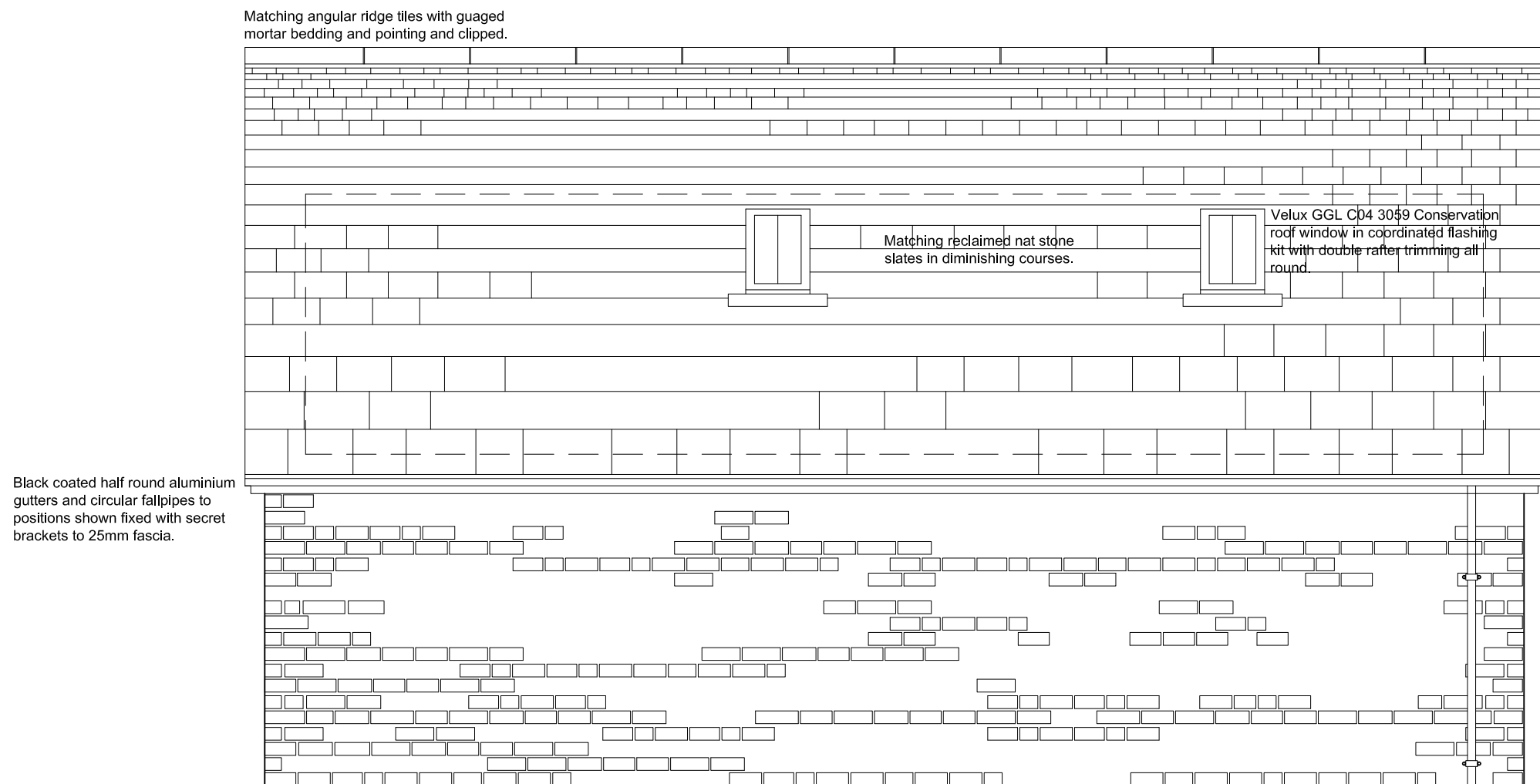
FIRST FLOOR PLAN



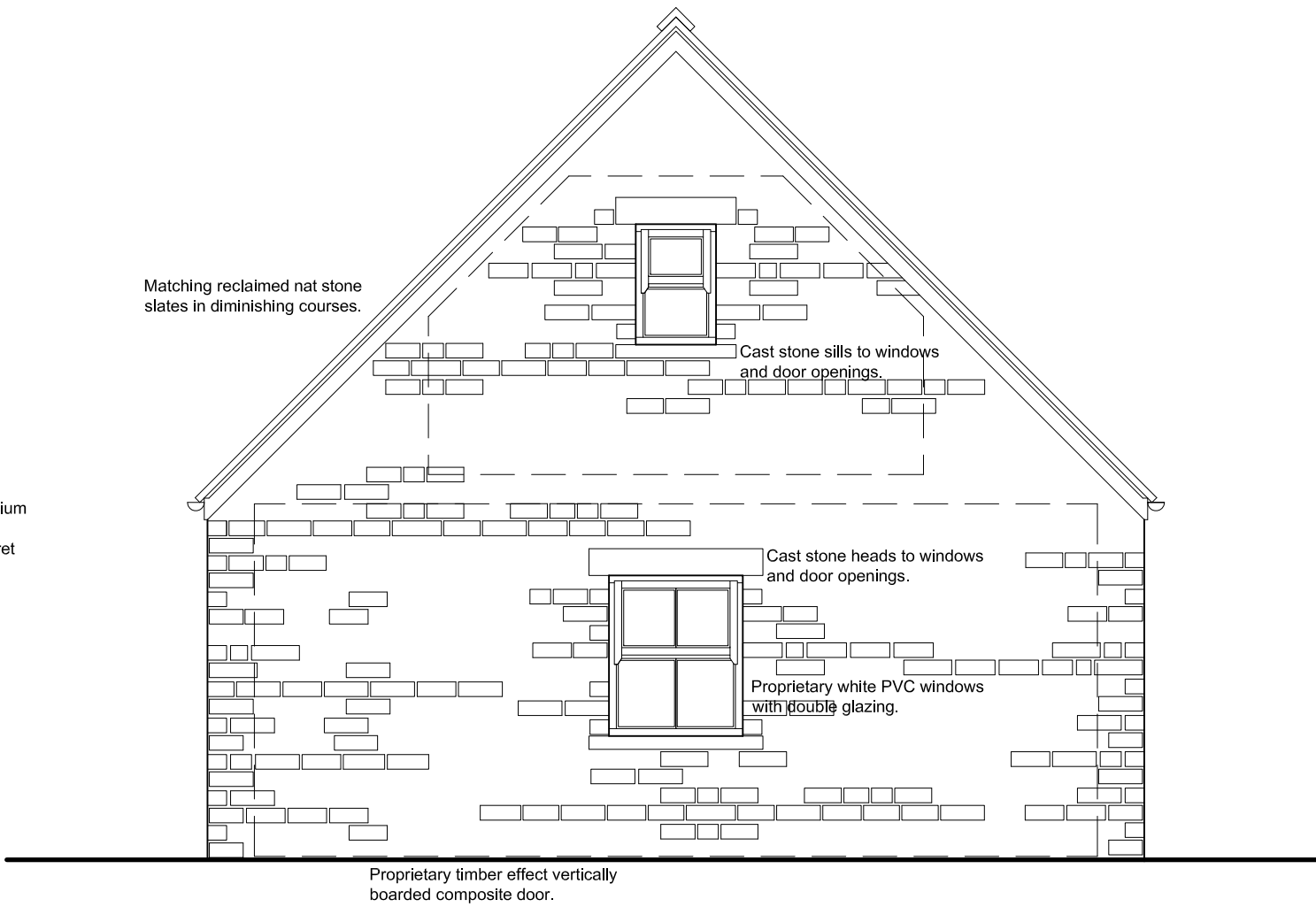
GROUND FLOOR PLAN



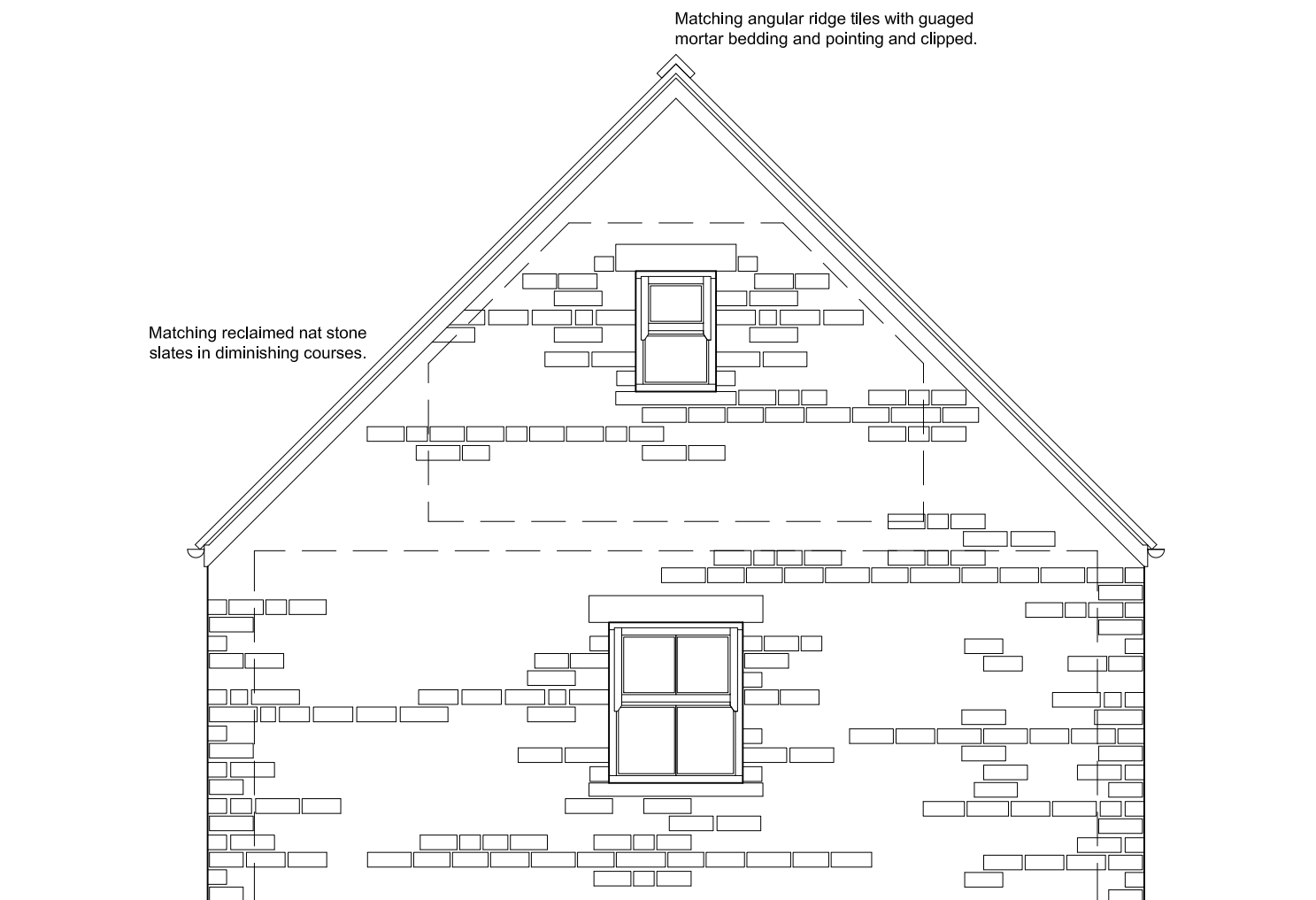
WEST ELEVATION



EAST ELEVATION



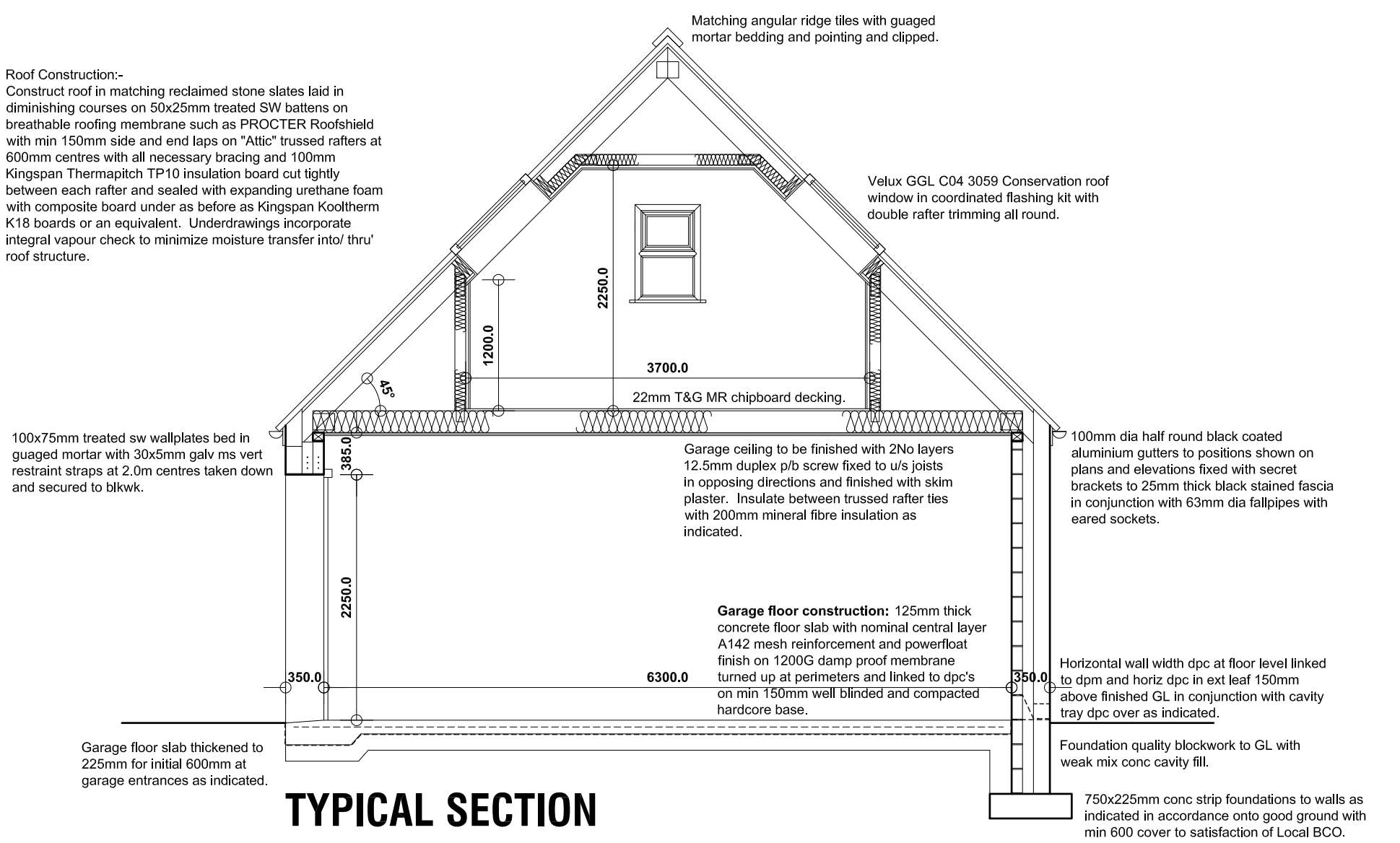
SOUTH ELEVATION



NORTH ELEVATION

GARAGE NOTES

- FOUNDATIONS:-**
Foundations to be constructed at 750x225mm thick on to good ground with at least 600mm cover and below any adjacent drainage and all foundations and excavation works to be subject to inspection by Local Authority Building Control Officer.
- WALLS BELOW DPC:-**
Standard foundation quality blockwork, solid, with strength 7.0N/mm². All cavity walls to have GEN 1 designated mix concrete filling up to 150mm below lowest DPC finished inclined down towards outer leaf.
- DAMP PROOF COURSE:-**
Provide horizontal wall width DPC to external cavity walls at floor level linked and sealed to internal dpm's as indicated on sections in conjunction with outer leaf dpc minimum 150mm above ground level.
Tray DPC's to be installed above all lintels and at floor level over wall width dpc with perpend weepholes at max 450mm c/c.
Tray DPC's to rise min 150mm across cavity.
All DPC's to be minimum 2000 gauge.
- EXTERNAL CAVITY WALLING:-**
External leaf in 150mm approved reclaimed coursed natural stone. Internal leaf of 100mm 7.0N/mm² solid lightweight closed textured blockwork. Generally provide 100mm structural cavity with 100mm full fill mineral fibre cavity insulation batts. Stainless steel cavity wall safety ties at 750mm horizontal c/c, 450mm vertical c/c and every block course vertically at reveals within 150mm of reveal. Close cavity around all openings with matching reveal blocks in conjunction with insulated dpc such as Polypipe TDI Damcor or other equal and approved to prevent cold bridging. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified below.
- LINTELS:-**
Unless specified otherwise lintels over all openings with proprietary insulated open backed steel lintels such as Catnic Cougar or equivalent, all BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with manufacturers recommendations and any specific details. Provide tray DPC over as before. Any openings with other particular lintel requirements indicated on the drawings. Manufacturer's schedule to be obtained prior to ordering and copied to LABC prior to relevant work proceeding.
- STAIRCASES:-**
Staircase to be constructed to comply generally with Approved Document K of Building Regs. Refer to plans for specific details regarding number of treads and goings. Max pitch to be 42°. min 2.0m clear vertical headroom. Stair to incorporate 13No equal risers of approx 219mm with 250mm goings. Handrail height 900mm above pitch line of stair. Guarding to landing to be 300mm high above floor level/ pitch line of flights. Max clear gap in any part of balustrading to be 99mm.



TYPICAL SECTION

Revision	Date	Description
PROPOSED GARAGE, ELMHIRST FARMHOUSE, SOUTH LANE, CAWTHORNE, BARNSELY, S75 4EF.		
Mr and Mrs Woodhead.		
		
JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S73 8PW. Tel: 01226 754507 Email: jeald@btconnect.com		
This drawing and the copyright is the Architectural Company's property and maybe used or reproduced only by agreement. All Dimensions in Millimetres Unless specified otherwise and subject to verification on site.		
Scale: 1:50 @ A1		Date: JAN 2016
Ref: 201520		Drwg No: 02
0 cm	12 cm	4 cm