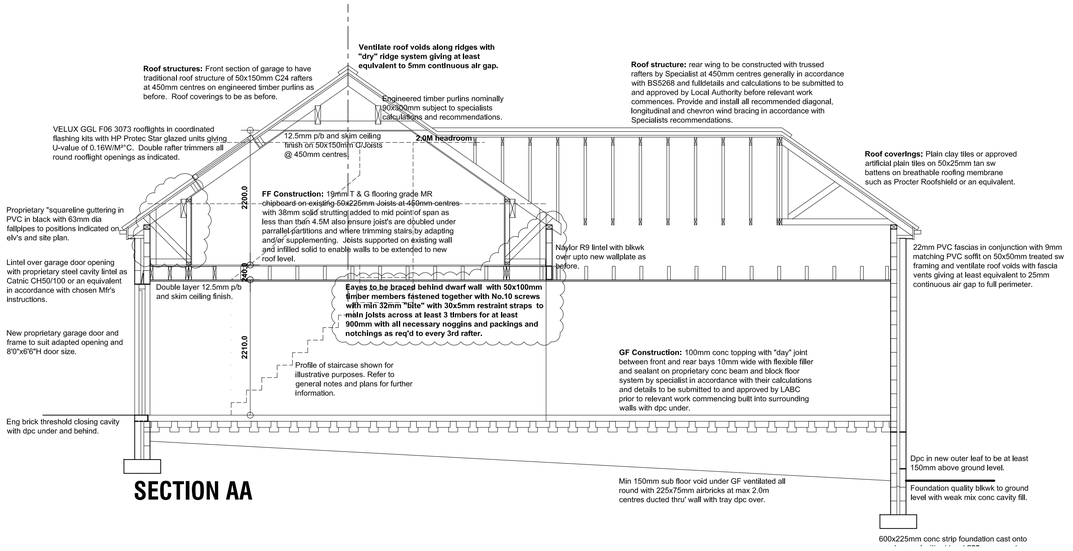
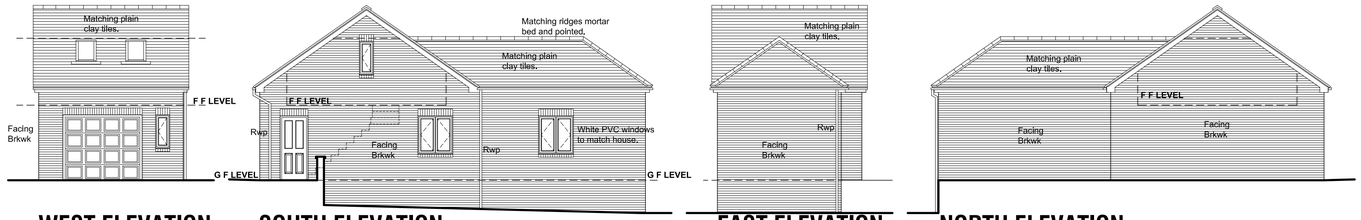


SECTION AA

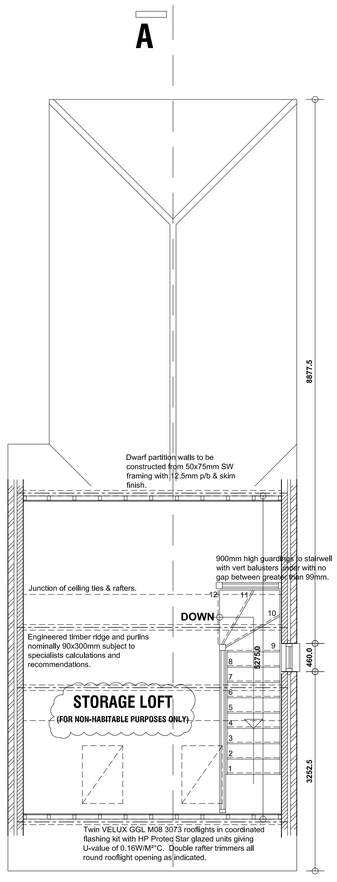


WEST ELEVATION

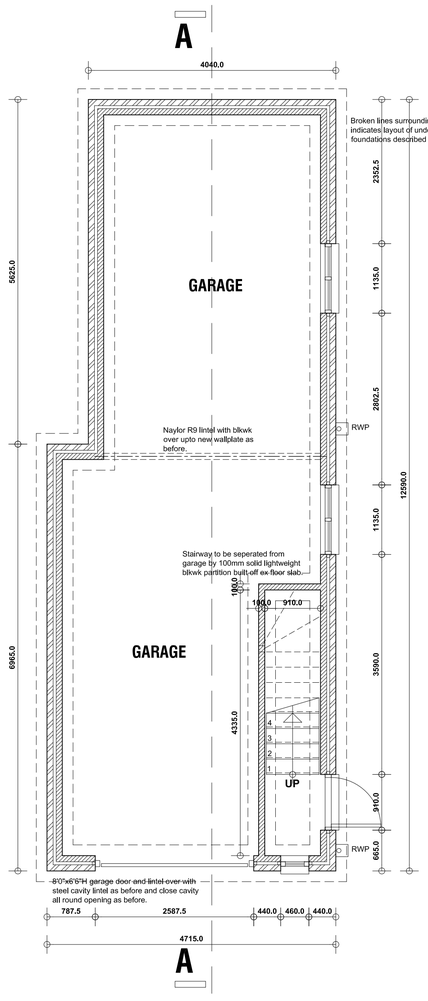
SOUTH ELEVATION

EAST ELEVATION

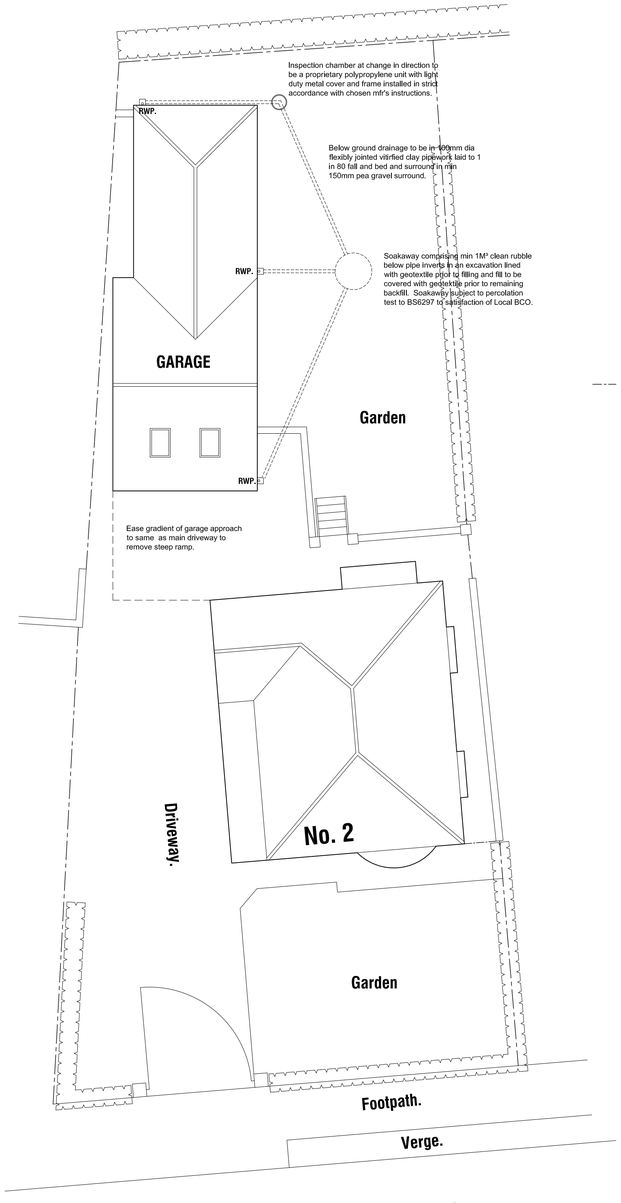
NORTH ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN @ 1:100

GENERAL:-

FOUNDATIONS:-
Foundations to be 600x225mm concrete strip foundations cast onto good ground with at least 600mm cover in suitably prepared excavation. All foundations and excavation works to be subject to the approval of LA Building Control Officer.

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 7N/mm²and all cavity walls to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

DAMP PROOF COURSES:-
Horizontal DPC to all walls. DPC`s to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintels and any meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC`s to be min 2000 Gauge.

NEW EXTERNAL CAVITY WALLING:-
External leaf in 102.5mm facing brickwork to match existing In every respect. Internal leaf of 100mm 4.2N/mm² solid lightweight conc blkwk. Generally provide 50mm structural cavity with stainless steel cavity wall safety ties at 750mm horiz c/c, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal. Close cavity around all openings using RIGID-CORE cavity closer by TDI (UK) Ltd (Ag cert no 00/3714) or other equal and approved. Cavity to be closed at head of cavity wall. Provide and install all necessary dpc's as specified before.

INTERNAL WALLS:-
Internal walls at GF level to be 100mm solid 4.2N l/weight blkwk built off 450x225mm conc strip foundation with dpc at floor level and at FF level to be non L/B partitions in 75x50 SW framing with all necessary head and sole plates and studs and noggins with 12.5mm plasterboard facings with skim finish as required. Provide double joists under stud partitions where running parallel with floor joists.

LINTELS:-
All lintels to be proprietary open backed coated and galvanized steel lintels such as Catnic Cougar, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings in accordance with chosen manufr's recommendations. Provide tray DPC over as before. Any openings with particular lintel requirements indicated on the drawings. Mfr's schedule/ specification to be obtained prior to ordering.

UPPER FLOOR CONSTRUCTION:-
19mm t & g MR chipboard on timber floor joists as described elsewhere supported off loadbearing structures as shown.
Proprietary joist hangers at joists to trimmer/bearer connections.
SW strutting to centre of spans greater than 2.5m long and 2No rows of strutting where spans greater than 4.5m long.
Provide double joists under parallel stud partitions.
Provide lateral restraint to floors using 30 x 5mm galv MS straps turned down walls and fixed across Min 3No joists at 1.5M c/c fully supported on noggins min 38mm thick x 3/4 depth of joist with solid pack between first joist and wall. Notch top of joist to recieve straps.
Provide full perimeter edge support to floor boarding in joists or noggins.

WINDOWS AND DOORS:-
All new & replacement windows & doors to be high performance PVCu, double glazed with HP DG units incorporating 16mm cavity & low-E glass to ensure max 1.60 W/M²°C U-Value, fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 4000mm² to all rooms.

GLAZING:-
All glazing to comply with Approved Document N of Building Regs and to BS 5713:1979.
All glazing to critical areas to be Kitemarked safety glass as follows:-
Windows with cill height less than 800mm from internal floor level.
In doors and adjacent side screens to all areas below 1500mm from finished floor level.
All windows and doors to be fully draft sealed.

STAIRCASE:-
Purpose made timber staircase to comply with Approved Document K of Building Regs. Refer to drawings for specific details regarding number of rises and goings.
Max pitch to be 42°.
12no equal risers of approx 216.66mm to give total rise of 2600mm (All subject to site measure prior to manufacture).
Goings to be 250mm and all equal length.
Handrail height 900mm above pitch line of stair.
Guarding to landing to be 900mm high above floor level.
Max clear gap between vertical balusters to be 99mm.
Clear headroom to be min 2m above pitch line of stairs & landings.

Conditional approval requested for structural calculations for Trussed rafters, Beam and Block Floor and "Traditional" roof supports over Loft. further details to be submitted to and approved by LABC prior to relevant work proceeding on site.

Revision	Date.	Description.
B	03/08/2012	Planning Revisions.
A	16/07/2012	LABC queries clarified.

GARAGE RE-CONSTRUCTION
2 VALLEY WAY, HOYLAND,
BARNSLEY, S74 9AN.

DETAILED PROPOSALS

Plans and Elevations.

Mr S Jackson

Building Design Services

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Scale: 1:50/1:100@ A1 | Date: MAY 2012
Ref: 201148 | Drwg No: 02

0 cm | 2 cm | 4 cm | 6 cm