

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintels
Above all air bricks

Water supply
Hot water taps to be installed on the left.
A notice confirming that the hot water system
has been properly commissioned, and issued by a
person competent to do so, is to be provided on
completion

Electrical Installations.
All installations to be subject to certification
under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of
all electrical works
Lighting - 75% to be low energy.
Light switches to be fixed 1200 above ffl, Power
sockets to be fixed at 450mm above ffl.

Means of escape.
1 No self contained operated smoke alarm to BS
5446 Part 1 to be installed on each storey smoke
detectors interlinked and located at top and
bottom of stairs.
All detectors to be a min of 300 mm from any
wall.
Interconnected & wired to a separated fused
circuit. Battery back up required.

General
Re site any utility services where applicable
around the extension. Re site any meter boxes
outside line of walls.

**Construction (Design and 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
regulation.
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 regulation
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.

Roof design (Trusses.)
The roof shall be of timber construction all as per
supplier's calculations. Calculations to be
supplied to building control for approval a min
of 28 days prior to commencement on site.
Trusses to be at 600 mm c/c
Fixing of roof timbers to vertical walls to
6 x 2 timber wall plate fixed to wall by m12 at
600 c/c
or to horizontal wall plate
Valleys or connection of roof to walls to have
5 lb lead flashing.
Artificial stone tiles, appearance to match
adjacent properties, on timber tile battens of 40
mm x 19 mm c/c to suit tile type on sarking felt.
Roof shall ensure a continuous air flow. Soffits
shall be fitted with vents or a 25 mm gap with
bird mesh.
Ridge vents shall be fitted where necessary and
as directed by the Building Inspector.
Roof to be suitably wind braced to appendix A of
BS 5268 Pt 3.
100 x 65 sw wall plates secured to brickwork
with galv steel straps @ 1800 c/c

Garage Lateral Restraint to floors / gable roof
Galvanised mild steel strap 38 x 5 @ 2m c/c to
joists and rafters spanning 3 joists with solid
noggin at 450 c/c down cavity.

Garage Roof Ventilation.
Ridge ventilation to be equivalent to a
continuous gap strip of 5 mm.
Eaves to be equivalent to a continuous gap strip
of 25mm.

General Plumbing and Drainage.
Hepworth or similar 112mm LIPVC gutters,
brackets and fittings down pipe to be 75 mm dia.
Surface / Foul water drainage
All external drains to be 100mm Osma plastic
pipe bed and surround in gravel to falls
Foul - 1:80
Surface water - 1:100
All new surface water to be taken to a
soakaway a min of 5m from any building
All drainage and protection details to existing
shall be agreed with the Building Inspector.
All internal drainage to connect into new
8 & v pipe
Pipe sizes-Basin 32mm up to 1.7m run. Sink /
shower 40mm up to 3m run 50mm up to 4m run
WC - 100 mm. Separate connections and 75 mm
deep seal traps to 100 s & vp terminating
internally with non return valve.
Head of foul drain runs to be vented naturally to
external air.
External stacks vented traditionally terminating
900 mm above any open light within 3 m with
suitable cage. Shower trays to have access panel
to trap. All joints push fitted & access panels
provided at all changes in direction.
All internal s&vp to be insulated with min 50mm
rockwool.

Doors / windows.
All to be UPVC double glazed (min 16 mm gap
between panes) glazed with Pilkington K glass
with soft low "E" coating.
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open
light.
Safety glass (stamped accordingly) to be provided
to all critical areas - Door and panels 1.5 m from
ffl. Or windows within 800 mm from ffl.
Obscure glass to be fitted to
we windows.
Trickle vents to be provided to all new windows
8000 mm2 min equivalent area

Internal walls
Non load bearing walls
Walls to be from timber studing 75 mm x 50
mm with 12 mm plaster board and skim. Studs
@ 450 c/c horiz and noggin at 900 vert c/c
A minimum of 50 mm insulation to be provided
to we walls, with double skin of plasterboard to
inside face.
Ceilings to be finished with 12 mm plasterboard
/ skim
WC wall to have a min of 10 kg / m2 density
mineral felt insulation.

Facia / soffit boards
From 25 mm x 250 mm or similar
In timber or pvc. provide air vents as described.

Lintols
"Carnic". Size and type as agreed with the
Building Inspector.
End bearing for all lintols to be 150 mm.

Conservatory
Wall / roof design to be as per manufacturers
specifications.
All design details to be submitted to the I.A a
min of 28 days prior to commencement.
Valley gutter to be the responsibility of the
conservatory supplier.

Mechanical air extraction.
Bathrooms to be 15 l/sec min. wired to light pull
cord with min 15 minute over run.
Kitchens to have 3 air changes / hr
and 60 L / sec min.
All mechanical ventilators to be ducted to
outside air.

Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep.
Placed 1000 mm below fgl. Or as directed by the
Building Inspector.
Where foundations cross drainage services the
foundations to be taken down below the LL of
the pipe. A concrete lintol to be placed over to
bridge the pipe.
Provide rocker pipes either side of the wall and a
50mm space between masonry and pipe with
flexible seal.
Any eccentric foundations to be 750 x 450 thk
reinforced with 2 layers D783 mesh 50mm cover
to all faces.
It is assumed that the ground conditions facilitate
the use of traditional strip foundations.
The building Inspector to advise otherwise.

Concrete Ground Floor slabs.
To be 150 mm concrete with 1 No layer of A142
mesh reinforcement in top face. on 1200 gauge
visqueen on sand bedding on 150 mm well
compacted hardcore Provide 75 mm kingspan
kaoltherm k3 insulation underslab returning
vertically around perimeter of slab.
Garage slab as above but with no insulation.

Radon Barrier
Where Radon Barrier is required visqueen to be
2000 g with all joints overlapped and gas taped
and all penetrations thro to be sealed. This to
continue thro the external leaf with tray dpc. On
suspended timber floor visqueen to be placed
under oversite cone.

U Values
The builder shall ensure that the following values
are achieved.
Walls 0.28w/m2k
All dimensions to be taken to the nearest brick
size.
Price rise shall be deemed to include for:
Any additional calculations as required by
building control and as a result any additional
building works that may be required.
Satisfying all current relevant codes of practices
and British Standards shown or omitted from
these drawings.
When appropriate it is the owners responsibility
to serve notice on the adjoining / 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. Tel 0870 122 6236

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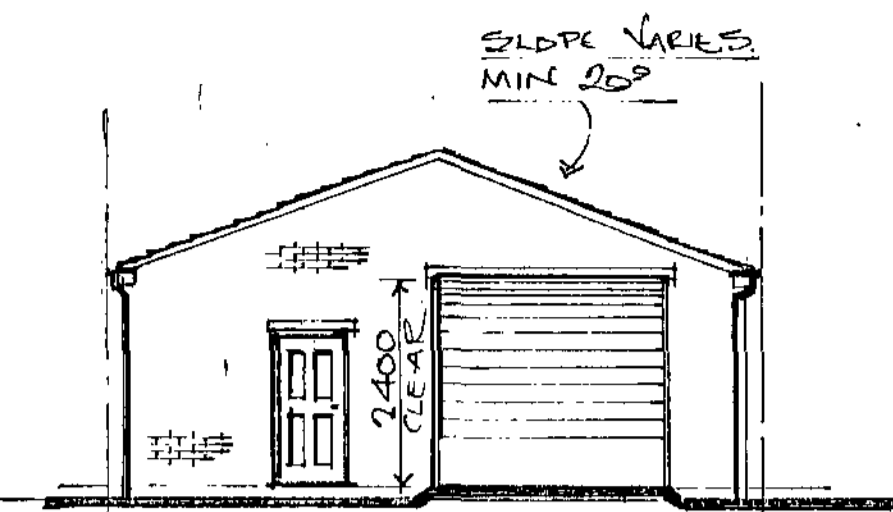
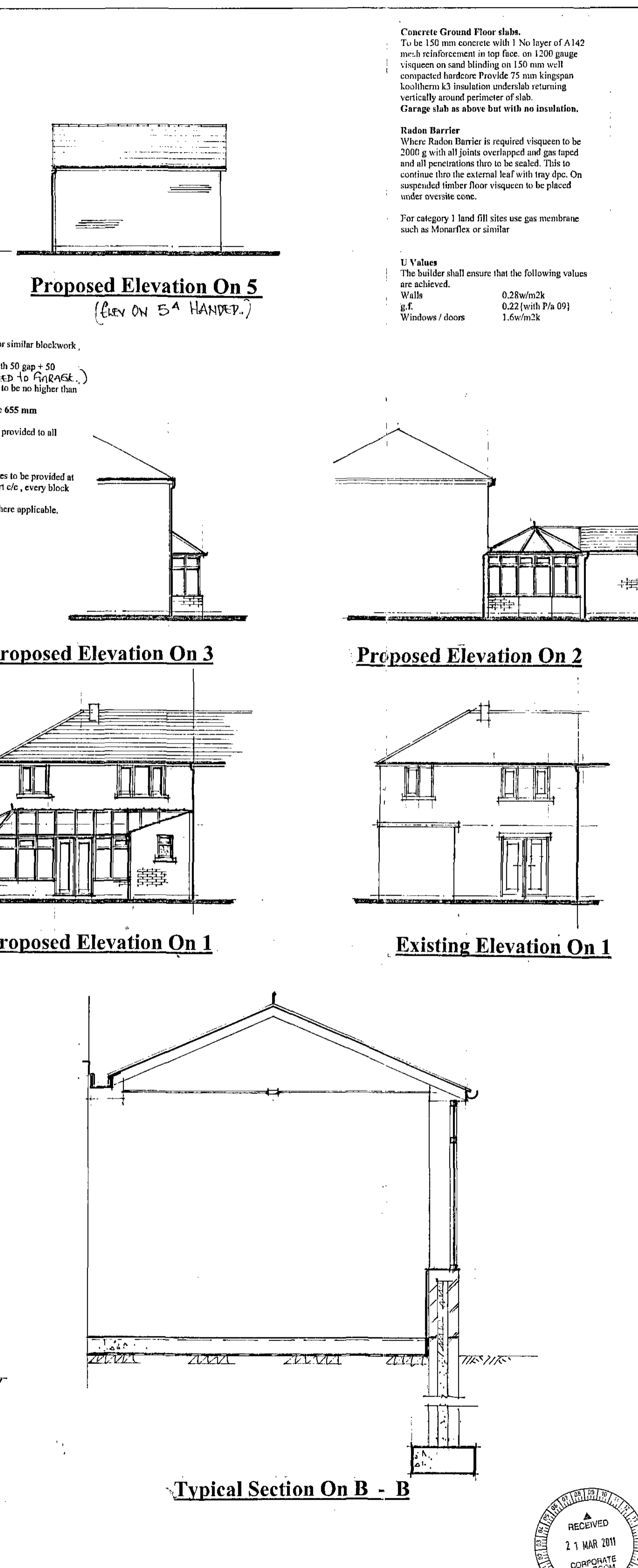
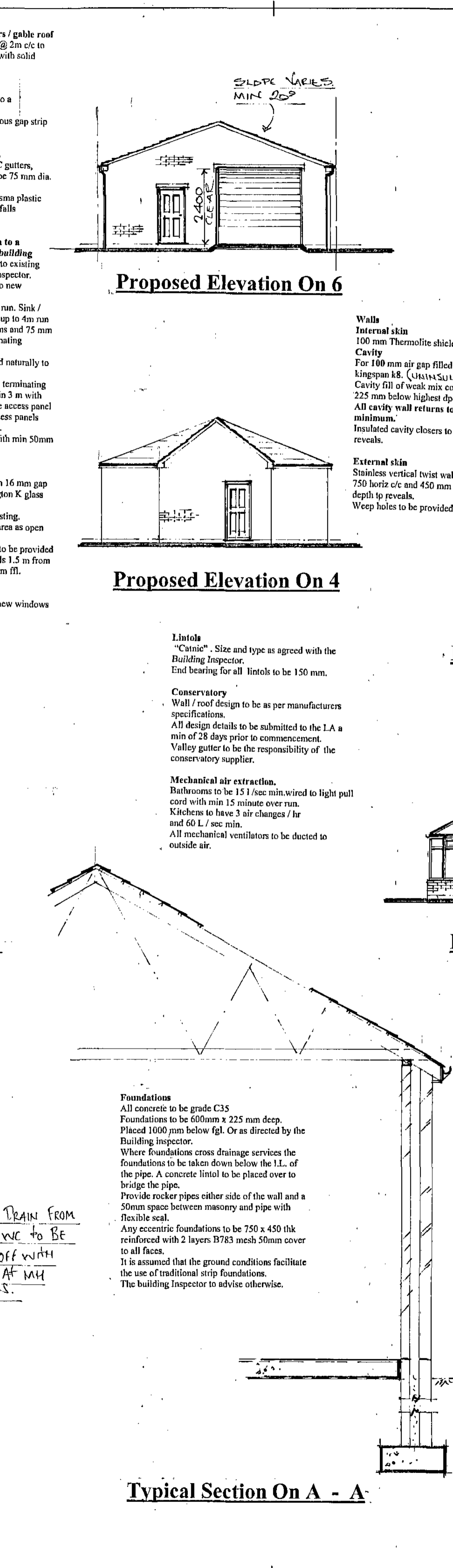
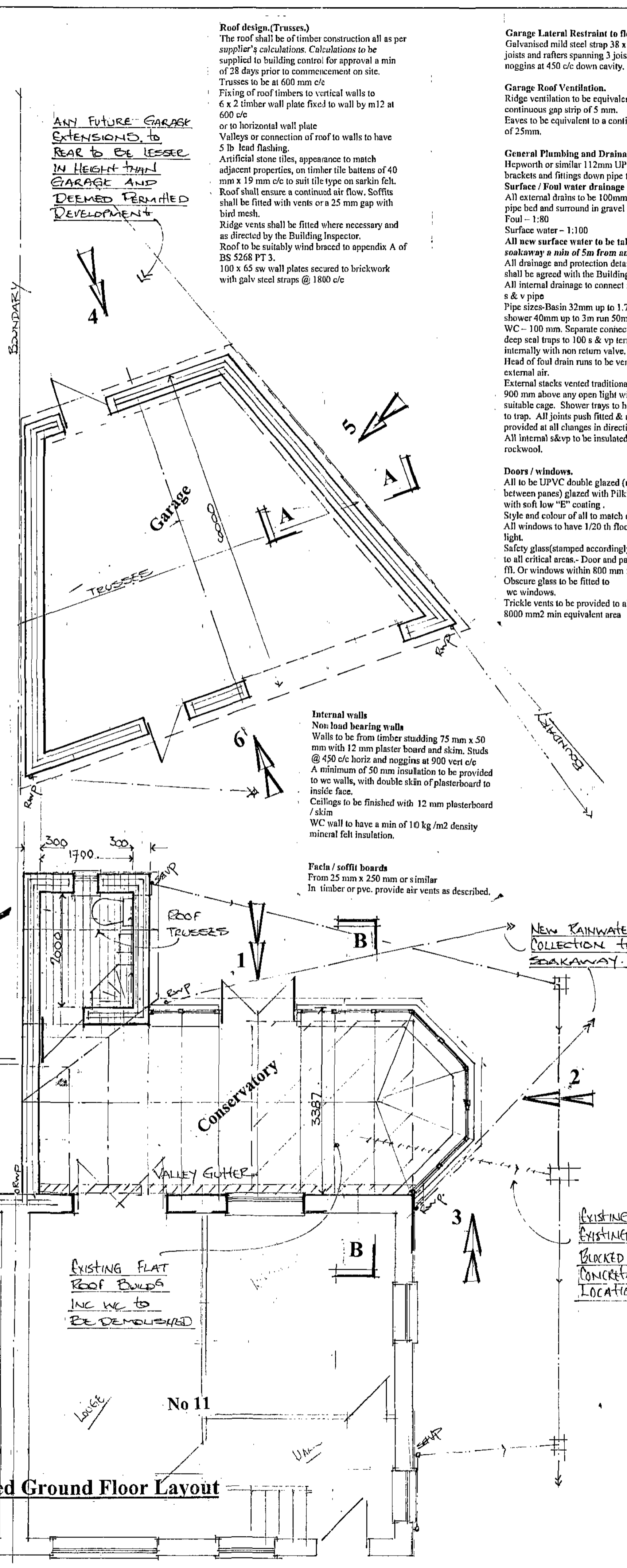
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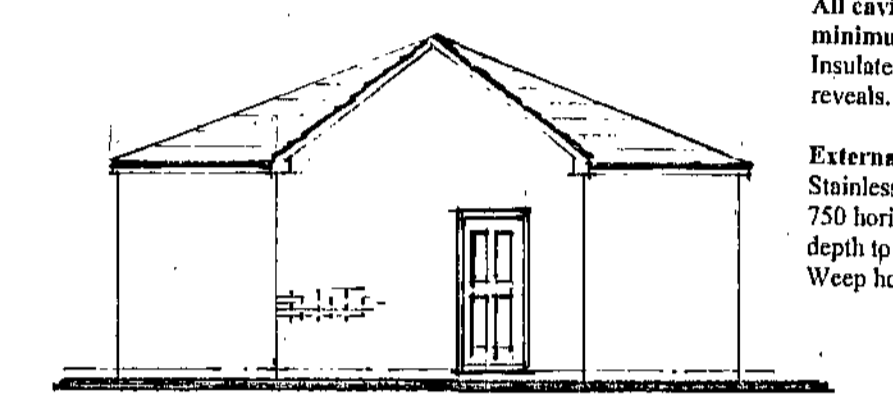
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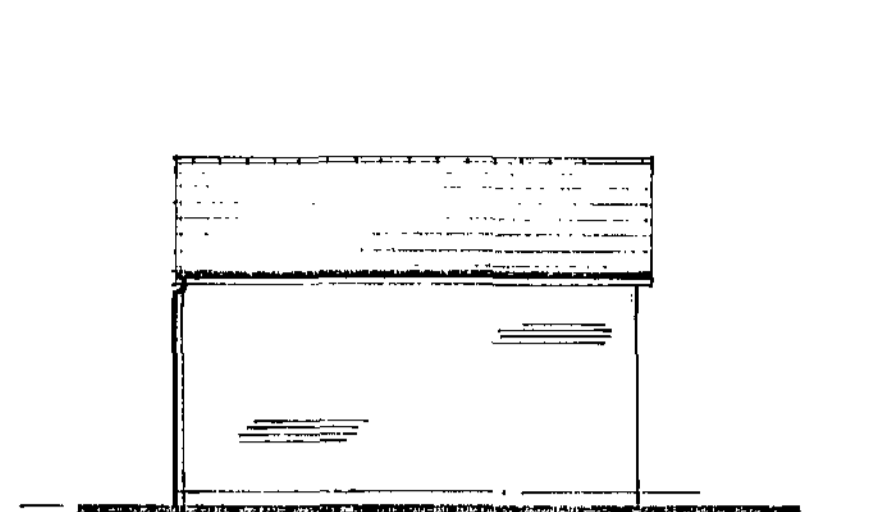
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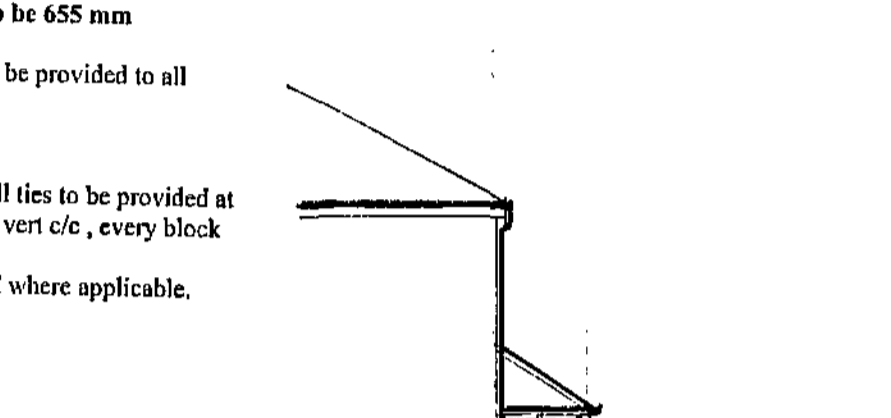
Proposed Elevation On 6



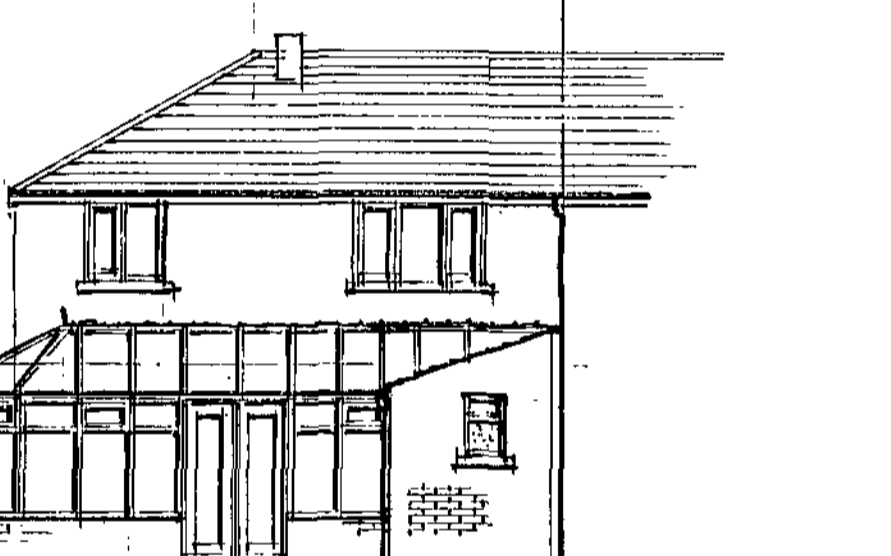
Proposed Elevation On 4



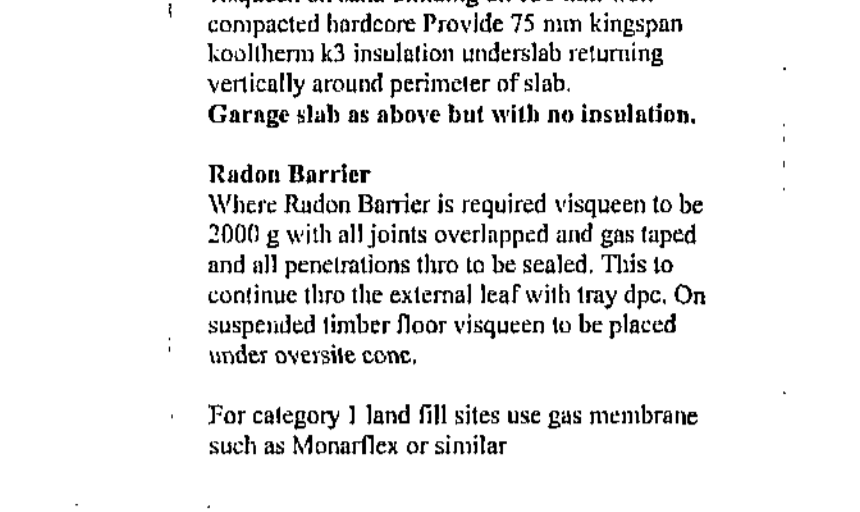
Proposed Elevation On 5
(ELEV ON 5A HANDLED)



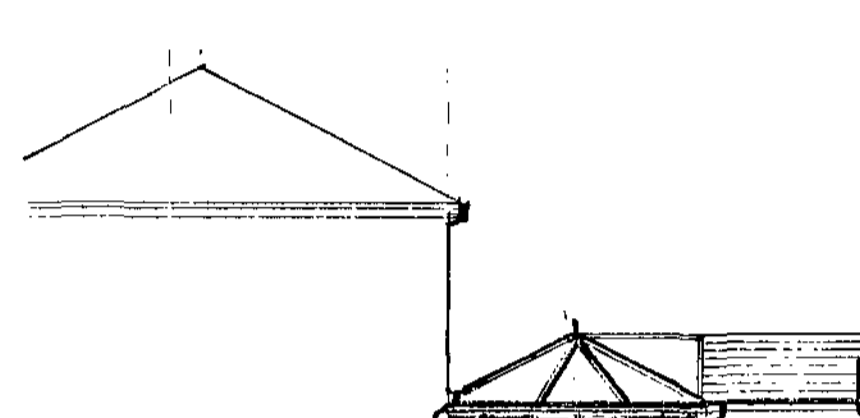
Proposed Elevation On 3



Proposed Elevation On 1



Proposed Elevation On 2



Existing Elevation On 1

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Scope of Works
General
Construction of a Detached garage and rear conservatory.

Notes
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
Price rise shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required.
Satisfying all current relevant codes of practices and British Standards shown or omitted from these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / 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. Tel 0870 122 6236

| E | Date | Revisions |
|---|------|-----------|
| D | | |
| C | | |
| B | | |
| A | | |

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**11 Shirland Avenue
Athersley South
Barnsley
S71 3SA**

Client
Colette Reade

Job Title
**Proposed Detached Garage
+
Conservatory**

Drawing Title
**General Arrangement /
Elevations.**

Scale
1 : 50 1 : 100 1 : 25

Date
9.3.11

Drawn by
Steve Camps

Drg. No.
CR / 01

Rev.

