

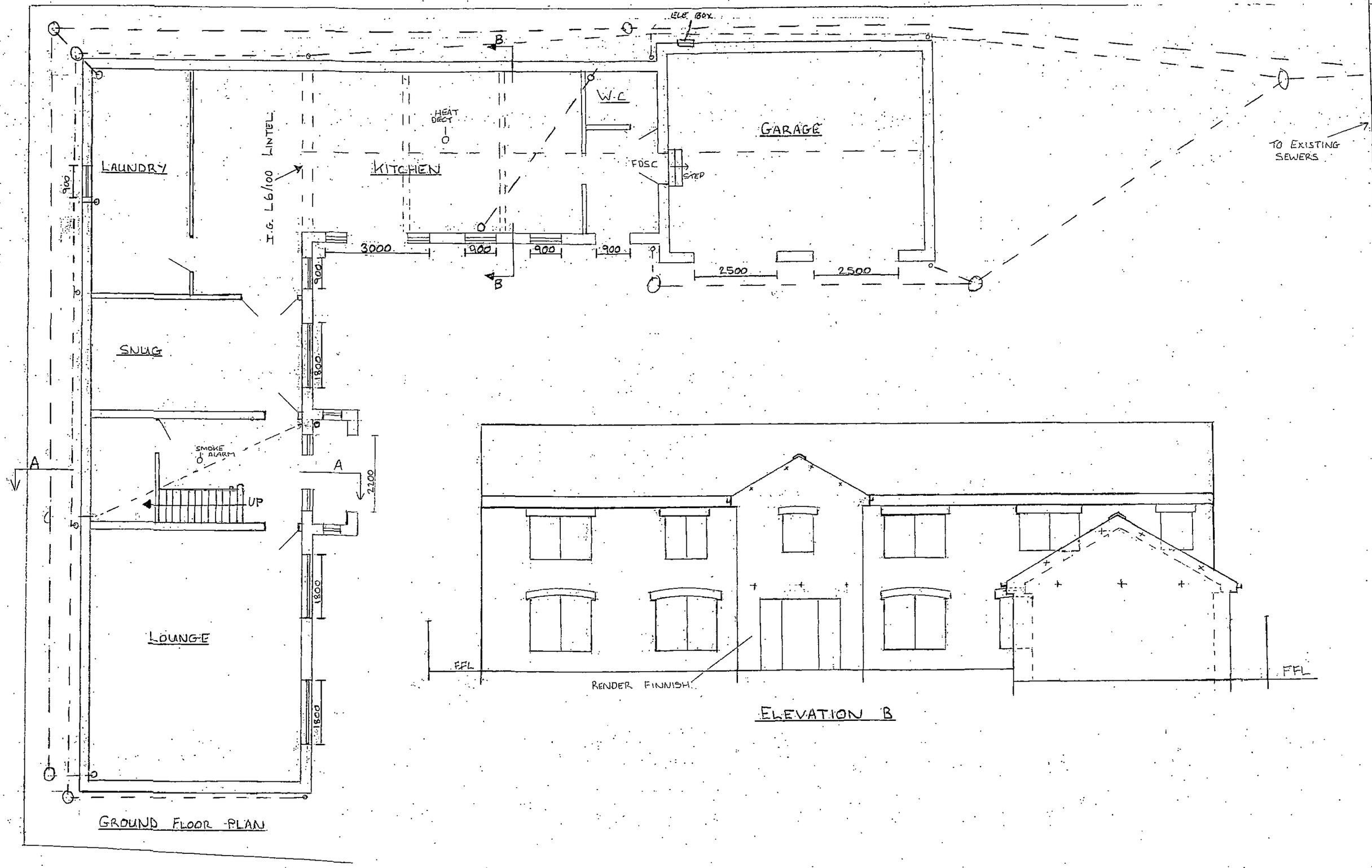
Date:
24/03/2014

Client:
Mr M Howard
16 Carr lane, Tankersley
Barnsley, S75 3BE
Tel: 07939257641 / 01226744340

Proposal:
Detached House & Garage
Building Land off Lifford Place
Elsecar
Barnsley, S74 8AB

Revisions:
Date:
Scale: 1:500

Mr M Howard
16 Carr Lane
Tankersley
Barnsley, S75 3BE
matt.howard73@gmail.com



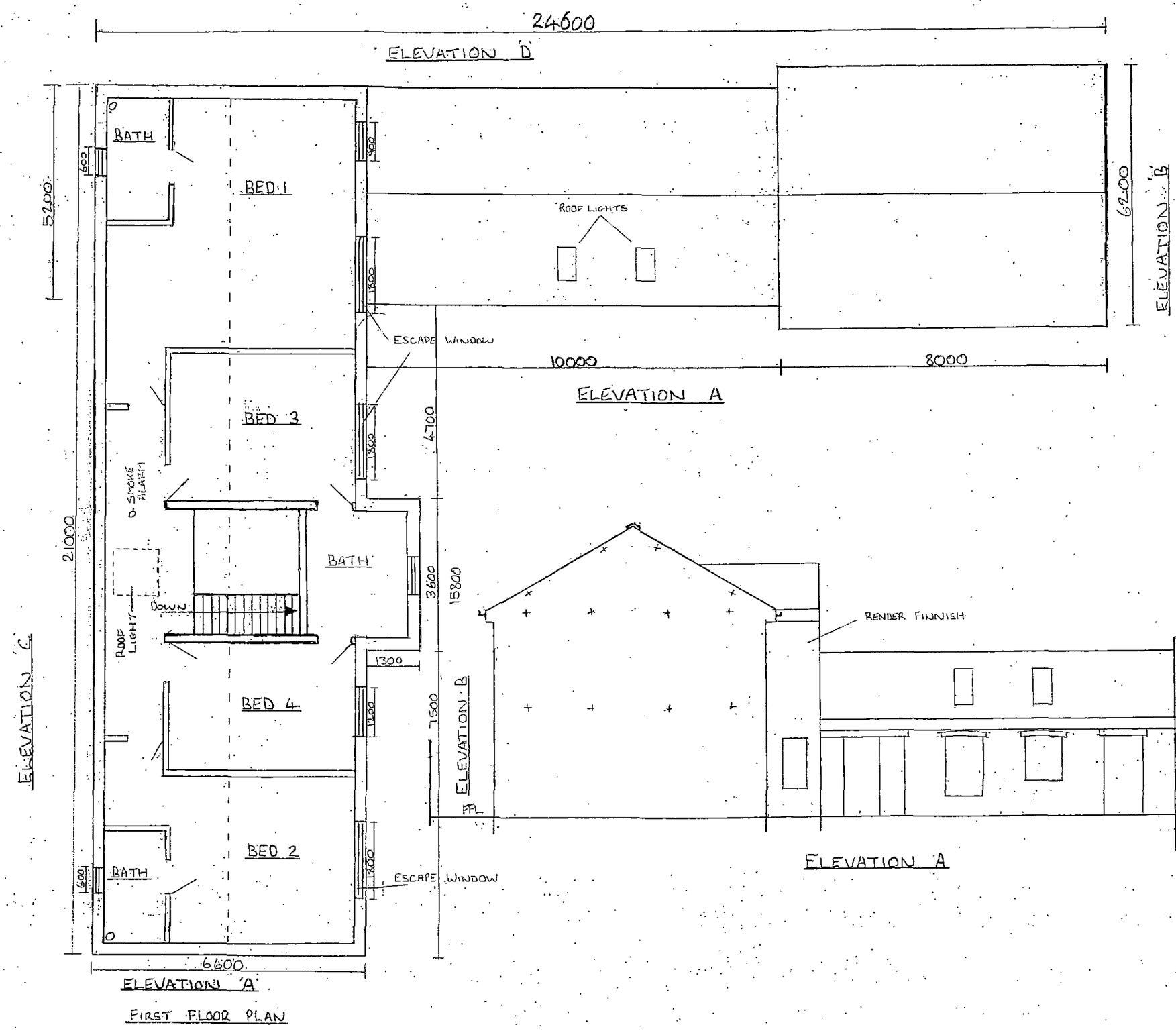
Date:
24/03/2014

Client:
Mr M Howard
16 Carr lane, Tankersley
Barnsley, S75 3BE
Tel: 07939257641 / 01226744340

Proposal:
Detached House & Garage
Building Land off Lifford Place
Elsecar
Barnsley, S74 8AB

Revisions:
Date:
Scale: 1:50 / 1:100

Mr M Howard
16 Carr Lane
Tankersley
Barnsley, S75 3BE
matt.howard73@gmail.com



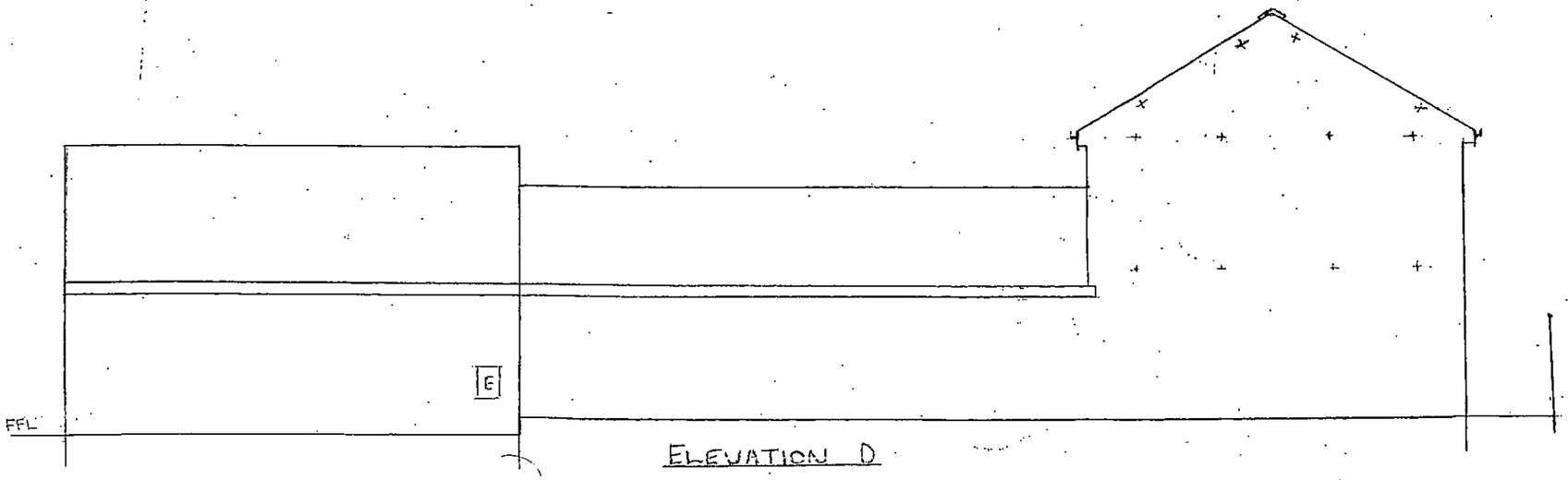
Date:
24/03/2014

Client:
Mr M Howard
16 Carr lane, Tankersley
Barnsley, S75 3BE
Tel: 07939257641 / 01226744340

Proposal:
Detached House & Garage
Building Land off Lifford Place
Elsecar
Barnsley, S74 8AB

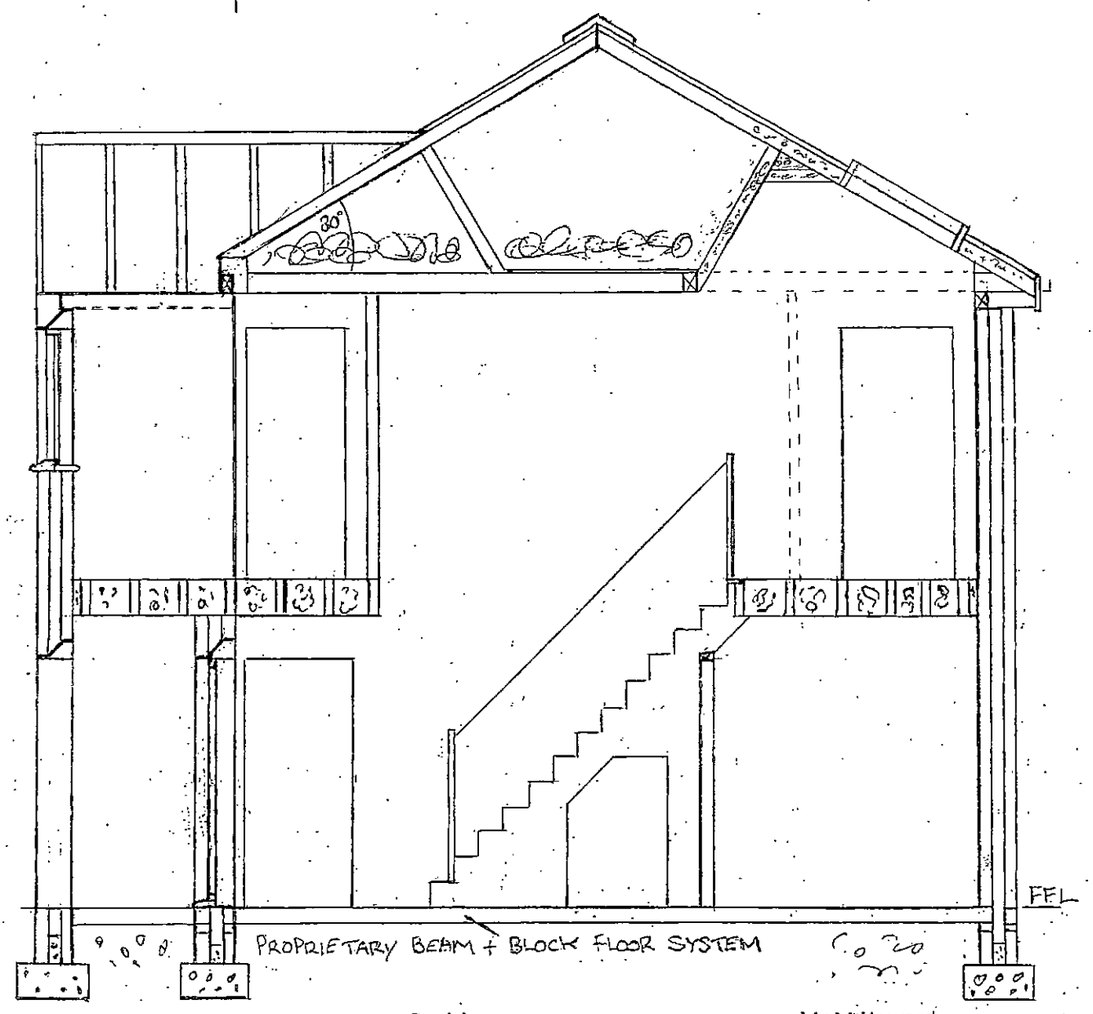
Revisions:
Date:
Scale: 1:50 / 1:100

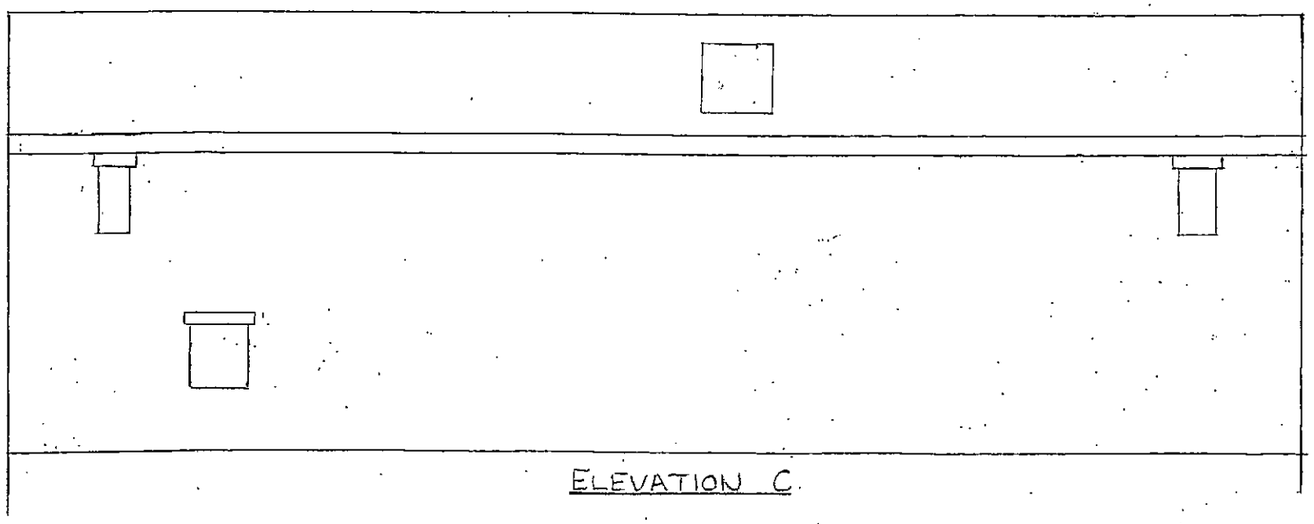
Mr M Howard
16 Carr Lane
Tankersley
Barnsley, S75 3BE
matt.howard73@gmail.com



ELEVATION D

SECTION A-A





ELEVATION C

Date:
24/03/2014

Client:
Mr M Howard
16 Carr lane, Tankersley
Barnsley, S75 3BE
Tel: 07939257641 / 01226744340

Proposal:
Detached House & Garage
Building Land off Lifford Place
Elsecar
Barnsley, S74 8AB

Revisions:
Date:
Scale: 1:50 / 1:100

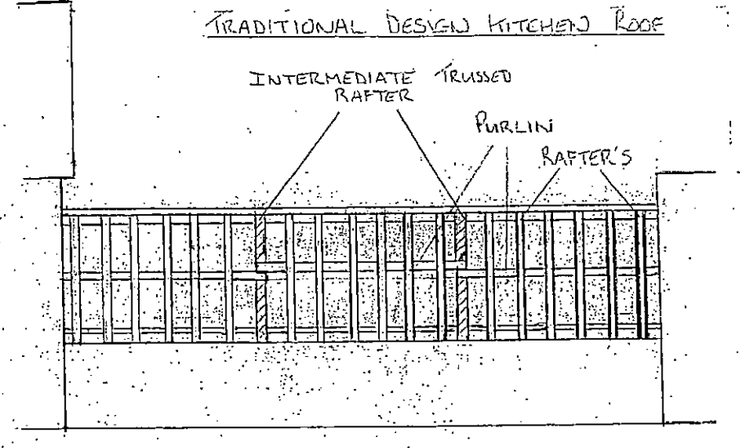
Mr M Howard
16 Carr Lane
Tankersley
Barnsley, S75 3BE
matt.howard73@gmail.com

KITCHEN ROOF PLAN
30° TRADITIONAL DESIGN

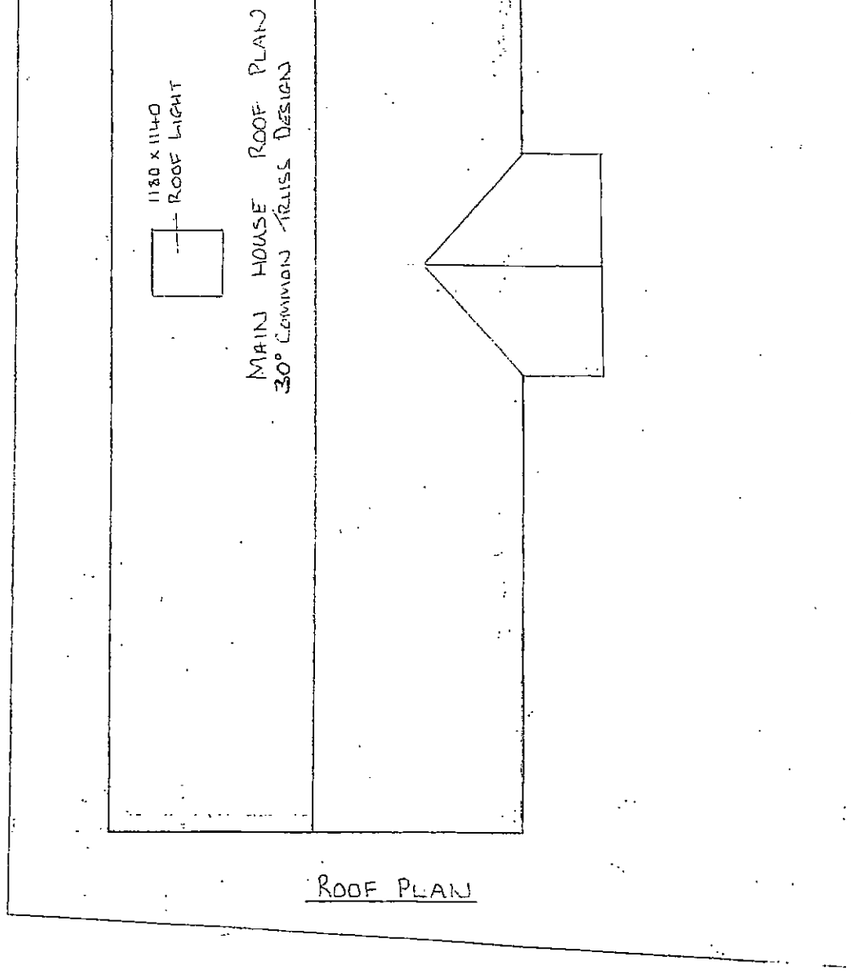
GARAGE ROOF PLAN
30° COMMON TRUSS DESIGN

100mm REINFORCED CONC FLOOR SLAB TO GARAGE

TRADITIONAL DESIGN KITCHEN ROOF

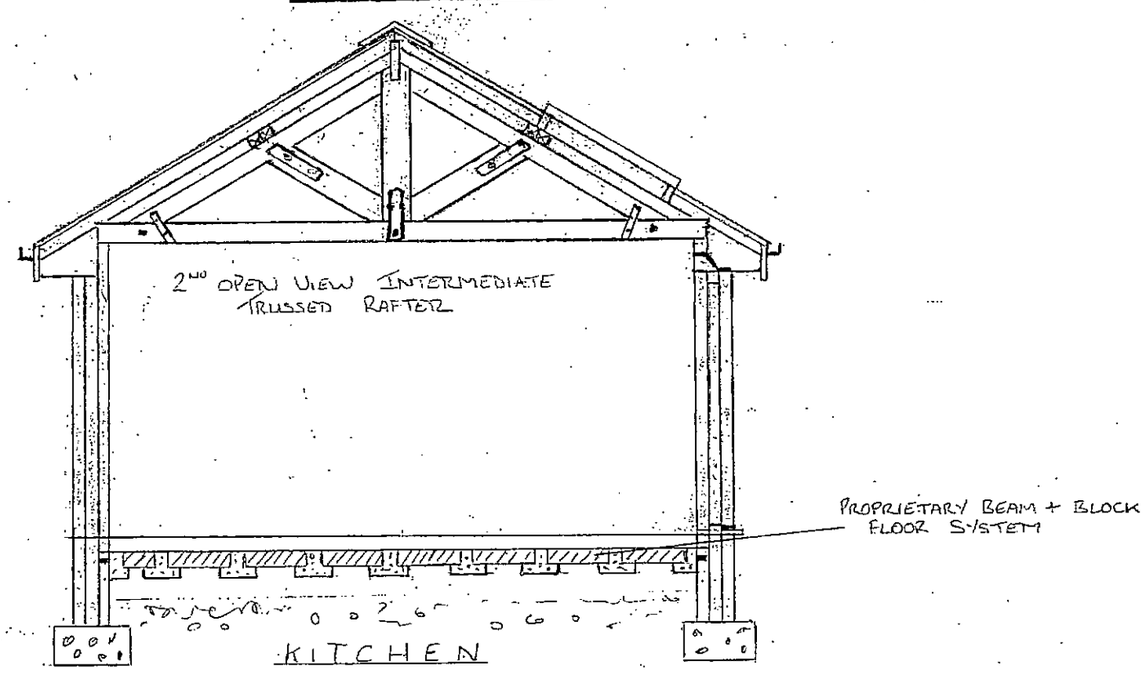


ELEVATION A
SECTION



ROOF PLAN

SECTION B-B



Date:
24/03/2014

Client:
Mr M Howard
16 Carr Lane, Tankersley
Barnsley, S75 3BE
Tel: 07939257641 / 01226744340

Proposal:
Detached House & Garage
Building Land off Lifford Place
Elsecar
Barnsley, S74 8AB

Revisions:
Date:
Scale: 1:50 / 1:100

Mr M Howard
16 Carr Lane
Tankersley
Barnsley, S75 3BE
matt.howard73@gmail.com

This drawing has been produced for the purpose of obtaining Building Regulations & Town Planning Permission & not a working drawing.
This drawing is copyright & shall not be reproduced or used for any Purpose without written permission of the surveyor.
This drawing must be read in conjunction with all other related drawing & documentation.
It shall be the contractors responsibility to ensure that the works generally Comply with the current Building Regulations & relevant Codes of practice / British Standards Specification, together with the Local Authority Building Surveyor & Drainage Inspector.
It is the contractor's responsibility to check all dimensions on site & before Manufacture or ordering of any components any discrepancy to be reported Immediately.
All materials shall be fixed, applied or mixed in accordance with the Manufactures instructions & specification.
All materials shall be suitable for their use.
Do Not Scale From This Drawing. If in Doubt Ask.

Windows / Ventilation

Windows to be p.v.c.u. & have an opening area equal to at least 1/20th of the respective room floor area & have an 8mm. trickle vent.
Windows to bedrooms to have a min opening area of 0.33m squared & be at least 700 mm high & 450mm. wide and the bottom of the window shall be no more than 1100mm. above the floor level & open through 90 degrees.
The Velux windows to kitchen and 1st floor landing area to be sited max 700mm. from the eaves.
All windows & doors to be double glazed with Pilkington "k" glass & have 16mm. space between panes.
Safety glass to be provided to all doors and to any windows within 800mm. of floor level or 1.5m if within 300mm. of door.
Fans to be provided in all bathrooms having a capacity of 15 litres per second & be ducted to external air.
Ground floor w.c,s to have a fan capacity of 15 litres per second & be connected to the light switch & have a 15min. over run ducted to external air.
Kitchen to have a fan capacity of 60 litres per second or cooker hood 30 litres per second & ducted to external air.

Drainage

100mm. gutters & 63mm. rain water pipes taken via 100mm. p.v.c pipes encased in 150mm. of pea gravel & laid to a fall of 1:40 to existing surface water sewer.
Foul drainage to be 100mm. p.v.c pipes encased in 150mm. of pea gravel & laid to a fall of 1:40 to existing foul sewer.
Inspection chambers to be p.v.c.
100mm. p.v.c soil & vent pipes taken above the highest fitting & terminated with a bird cage min 900mm. above any opening window.
The soil & vent pipes are to be boxed in & boxing to be filled with fibreglass.
Waste pipes to be 32mm. to wash hand basins, 40mm. to showers, bath & sinks & 50mm. to common waste.
All appliances to have 75mm. deep seal anti vac traps. Ground floor stub stacks to be fitted with a "Durgo" valve sited above the level of the highest fitting.

Staircase

Stairs to have maximum rise & going of 220mm. (builder to check exact dimensions when floors are in place) but stairs to have a max pitch of 42 degrees & twice rise + going to equal between 550mm. & 700mm.
Guarding to be provided to open side of stairs & landing at a height of 900mm. with vertical balusters at max 99mm. c/c.
Handrail to be provided at height of 900mm. above line of nosings.
Headroom to stairs & landing to be min of 2m. measured from line of nosing.

Smoke Alarm

Smoke alarms and heat detector to comply with B.S.5446. Part 1 & are to be mains operated & interlinked.

Foundations

700mm. x 200mm. 35N Concrete.
Depth of foundations to be dependent on site conditions but to be a min 800mm & to be taken down to suitable load bearing ground to satisfaction of Local Authority and to invert level of any adjoining drain trench which is within 1m of the foundation.
Class B Eng. bricks or foundation blocks to ground level.

Brickwork

Hanson rural blend or similar approved Facing brickwork to all external walls min 100mm on bed & to satisfaction of Local Authority.
100mm Insulation to Cavity.
100mm Block work to internal walls with 2 coat plaster finish.
Wall ties to be stainless steel to BS 1243 placed 5 per m2 and at 225mm c/c to reveals.
Lintel to kitchen external cavity wall opening to be I.G. L6/100 UDL 80kn
Lintels to be I.G. LI/S WOL100 or LI/S100 to cavity walls & Naylor R6 lintels to internal openings all with min 150mm end bearing.
30mm x 5mm galv. mild steel anchor ties to be provided at max 2m c/c at floor level, ceiling level & up to roof slope to be screwed to solid noggins over 3 joists or rafters.
Therm-abate closers (or other approved thermal breaks) to be provided to reveals of openings.

Ground Floor Construction

Proprietary beam and block floor system to main house and kitchen floor with 75mm insulation, 75mm screed.
Under floor vents to be 225mm x 150mm sited 400mm from corners & at max 900mm c/c. these to be ducted through wall & have tray D.P.C. over.
Over site concrete is to be sited above ground level at all points & be min 100mm on 2000 gauge vis-queen (with all joints overlapped & taped) which is to be taken across cavity wall & placed on a min of 100mm of clean of clean consolidated & sand blinded hardcore.
Min 150mm air space between beams & over site concrete.
Radon barrier to be installed and comply to B.S.
100mm reinforced concrete floor slab to garage.

First Floor Construction

22mm flooring grade chipboard (suitable for wet areas in bathrooms) on min 225mm x 75mm S.C 3 joists at 400mm c/c (solid strutting to be provided at 1/3rd span) with 100mm Dri thermal insulation between joist & under drawn with 12.5mm plasterboard & skim.
Double joists below stud walls.
Anchor ties at 1.8m c/c where joist run parallel taken across 3no joists.

Roof Construction

Interlocking concrete tiles on 38mm x 25mm sw tile battens on untearable sarking felt dressed in to gutters.
Common Truss rafter design to main house and garage roof at 600mm c/c all braced to B.S. 5268. Sizes and grades to comply. Min. 275mm fibreglass insulation to roof space laid between ceiling joist with proprietary eaves ventilation stop fixed between rafters to prevent overspill into air passage.
100mm x 75mm wall plate.
Anchor ties & verge straps at 2m c/c. Anchor ties starting 900mm from corners, Verge straps starting 450mm from ridge.
Kitchen roof traditional design to be 150mm X 50mm rafters on 150mm x 75mm purlin.
2no open view intermediate trussed rafters at equal centres.
80mm Kingspan thermapitch insulation between rafters leaving 50mm air space above insulation for ventilation and under drawn with 42.5mm kingspan thermawall TW55 wall boards.
Roof vented at eaves by 25mm Glidevale or similar approved ventilation strip & ridge vents equal to a 5mm continuous gap.
P.V.C. spacers between rafters to ensure ventilation is not obstructed.
Fascias & soffits to be P.V.C.U.
Code 5 lead flashings and soaker to abutment of roof and wall.

General

Skirting boards & architraves to be client's choice.
Number & position of electric lights, switches & sockets to be decided at a later date by client but every habitable room shall have sockets & switches sited at a height of between 450mm & 1200mm above the floor level.
Note all electrical work to be carried out by competent person who is registered with a part P self- certification / competent person's scheme.
Heating system to be designed to provide adequate heating & hot water to dwelling.
Under floor heating system to all ground floor areas. Room thermostat to be positioned in each room.
All radiators to first & second floors to be fitted with thermostatic room valves, and a thermostat to be positioned on first floor landing.
All exposed pipes to be insulated with insulation to B.S.S.
Stud walls to be 100mm x 50mm timbers filled with fibreglass, braced at 600mm c/c having 12.5mm plasterboard & skim.
Twin joists below stud walls.
Internal load bearing walls to be 100mm with load bearing blocks finished with 2 coat plaster finish.
Structural steel work calculations provided by engineer.
Access to entrance of dwelling to have a ramp with a max gradient of 1:20 with min 1200mm landing at the top & bottom of ramp.
The entrance door to be fitted with a threshold suitable for access by wheelchair users.
Internal door & frame to garage to be 1 hour fire resistant.

Date:
24/03/2014

Client:
Mr M Howard
16 Carr Lane, Tankersley
Barnsley, S75 3BE
Tel: 07939257641 / 01226744340

Proposal:
Detached House & Garage
Building Land off Lifford Place
Elsecar
Barnsley, S74 8AB

Revisions:
Date:
Scale:

Mr M Howard
16 Carr Lane
Tankersley
Barnsley, S74 8DJ
matt.howard73@gmail.com