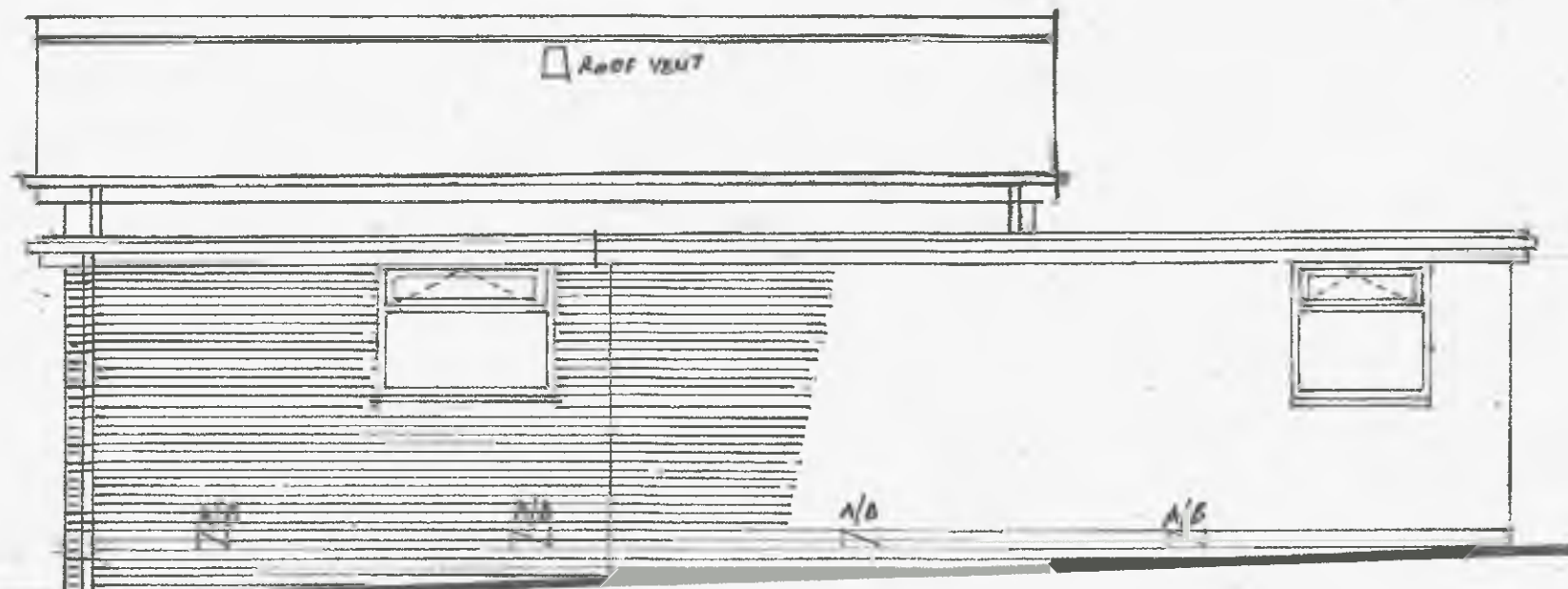


- PART F. ELECTRICAL**
1. ANY NEW ELECTRICAL WORK TO BE CHECKED OUT BY A CONTRACTOR SERVICED WITH THE PART F. SELF CERTIFICATION SCHEME.
 2. ANY NEW ELECTRICAL WORK OR INSTALLATIONS (E.G. OUTLETS, LIGHTING, SWITCHES) ARE NOT ILLUSTRATED ON THIS DRAWING AND SHOULD BE AGREED BY THE CLIENT AND THEIR CONTRACTOR.
 3. ANY ELECTRICAL WORK DIRECTLY ADJACENT TO GAS DETECTION ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING REGULATIONS.
 4. ANY NEW LIGHT FITTINGS REQUIRED ARE TO BE SUBSTANTIAL EFFICIENT FITTINGS.

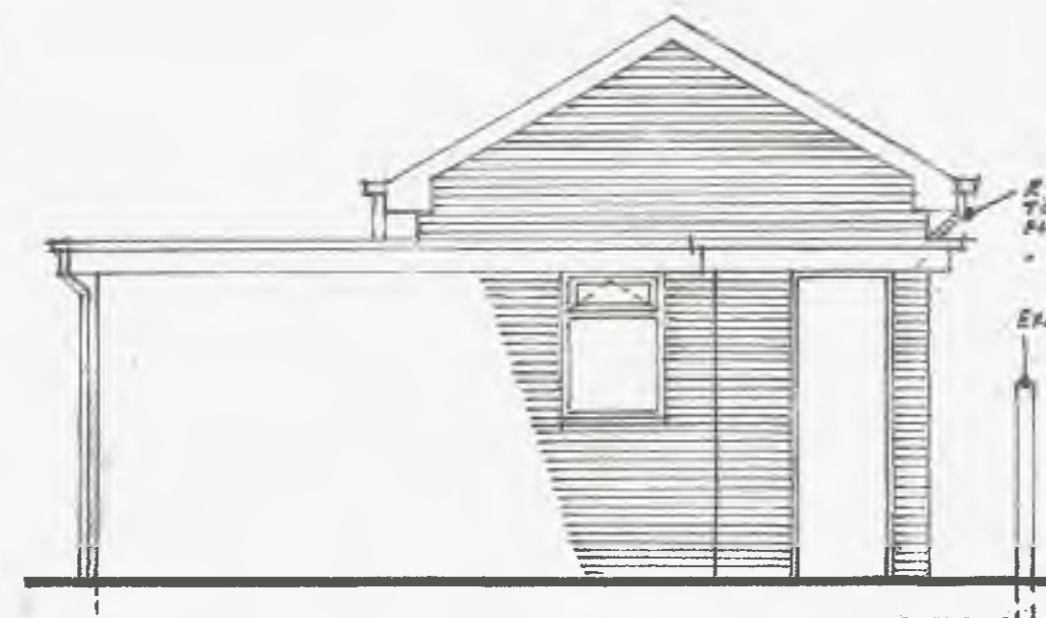
- NEW WINDOWS**
1. TO BE IN WHITE P.V.C.
 2. GLAZING TO BE GREEN LAMINATED SAFETY GLASS WITH EACH PANE STAMPED WITH THE BS RATE NUMBER.
 3. ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS WITH INTERLOCKING PROOF GLAZING TO THE INSIDE TO PREVENT AIR LEAKS (NOT LESS THAN 1000 SQ. MM).
 4. ALL WINDOWS OPENING LIGHT TO BE 1/10th OF THE FLOOR AREA FOR NATURAL VENTILATION.
- EXTERNAL R.V. GOODS FACIAS, EMBROIDERED, JOISTS AND VERGE PROFILES**
1. R.V. GUTTERS TO BE WHITE P.V.C. 100mm FIXED TO THE FACIA WITH BRACKETS AT MAX. 500mm CENTRES.
 2. R.V. PIPES IN WHITE P.V.C. 25mm SLOPING OUTWARD FIXED TO BRICKWORK WITH STAND OFF BRACKETS.
 3. ALL EXTERNAL FACIAS, EMBROIDERED, JOISTS AND EAVES BRACKETS TO BE IN WHITE P.V.C.
 4. NEW VERGE PROFILES TO BE IN WHITE OR ANTI-RUSTIC GRAY.

- NEW FACING BRICKWORK SPECIFICATION**
1. FACING BRICKWORK TO BE MATCHED TO EXISTING BRICKWORK TO BE FULL BROWN PASTIC COLOURED FACING BRICKWORK.
- NEW ROOF TILE SPECIFICATION**
1. NEW ROOF TILES TO BE MATCHED TO EXISTING BRICKWORK COLOUR - EAST - PLANT PLANT.
 2. RIDGE TILES TO MATCH EXISTING - COLOUR - GRAY.

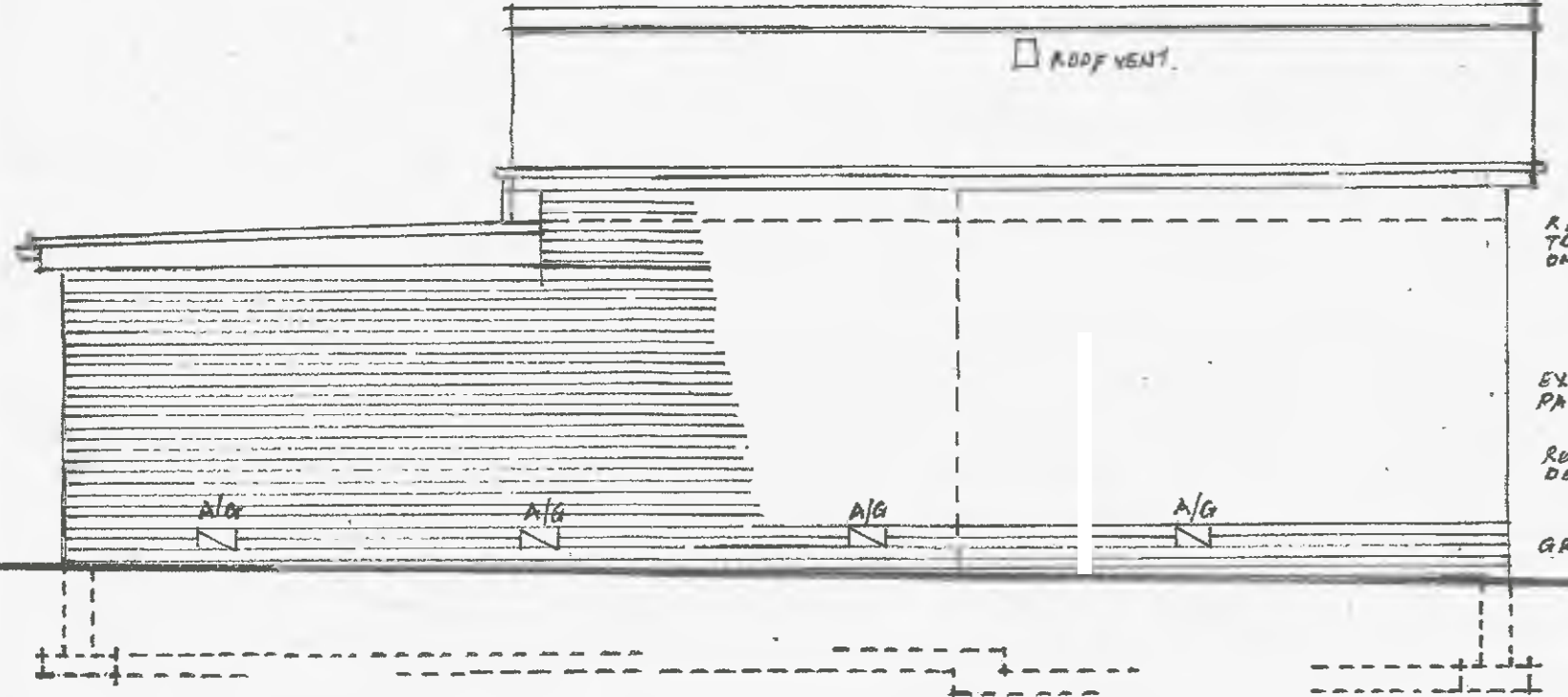
- ROOF AND EAVES VENTILATION**
1. ROOF VENTILATION TO BE PROVIDED AS REQUIRED. VENTS TO BE UNCORRODED INTO THE ROOF PITCH AND THE VENTILATION PROVIDED TO BE EQUIVALENT TO 5000 SQ. MM FITTED IN ROOF PITCH WITH THE MANUFACTURERS VENTILATION VENTS TO BE FITTED AT HIGH LEVEL TO MAINTAIN CLEAR EAVES VENTILATION.
 2. FOR NEW P.V.C. VENTS FITTED INTO THE NEW EAVES BRACKETS WITH INTERLOCKING PROOF GLAZING TO THE INSIDE VENTS TO BE FITTED AT 500mm CENTRES ALONG THE EAVES LENGTH WITH 500mm CENTRES.
- ROOF CONSTRUCTION**
1. INTERLOCKING CONCRETE ROOF TILES TO THE APPROPRIATE GAUGE AND SIZE TO A STEEP PITCH FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS ON 50x150mm TANKED BRACKETS ON ONE SIDE OF UNTERBRAKE BRACKETS.
 2. 100x50 S.W. RAFTERS BEDDED ON CL. DATA 1:3.
 3. RAFTERS TO BE FIXED WITH 150x15 S.W. DIAGONAL WIND BRACING AS REQUIRED.
 4. EVERY ALTERNATE TRUSS TO BE FIXED DOWN WITH A GALV. M.S. HOLDING DOWN STRAP 20x30mm WITH 150x15 S.W. DIAGONAL WIND BRACING AND 150x15 S.W. HOLDING DOWN STRAP INTO AND SCREWED TO BRICKWORK WALL THROUGH DOWN STRAPS ALSO REQUIRED AT THE CORNER FOR LATERAL RESTRAINT.



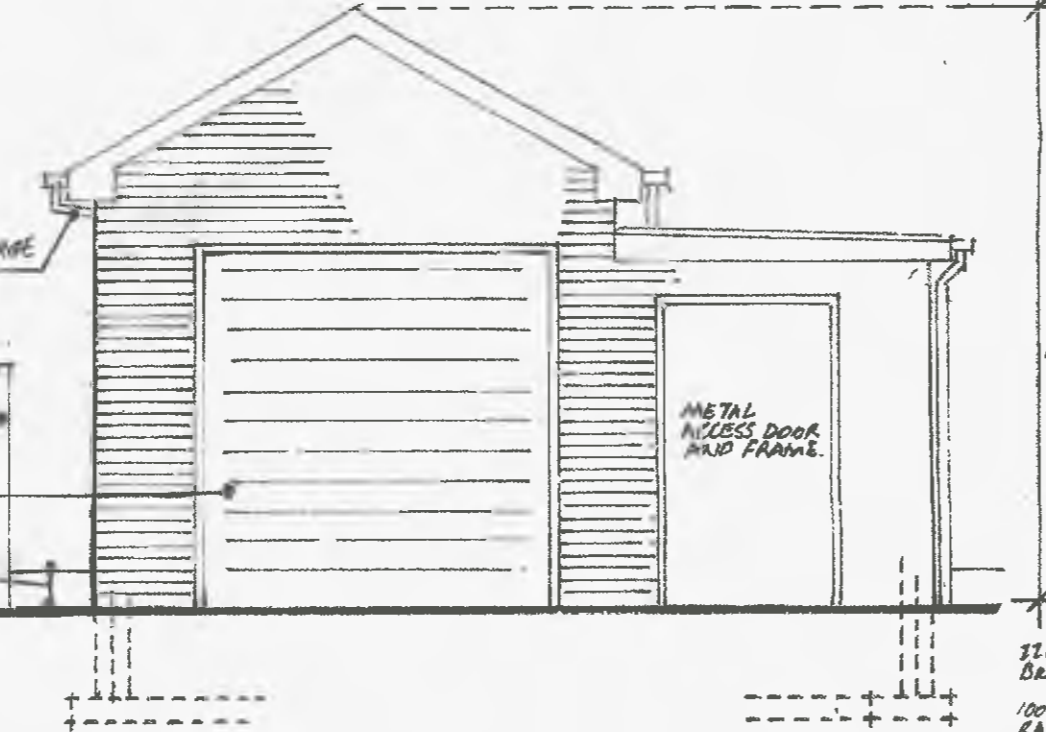
R/H SIDE ELEVATION.



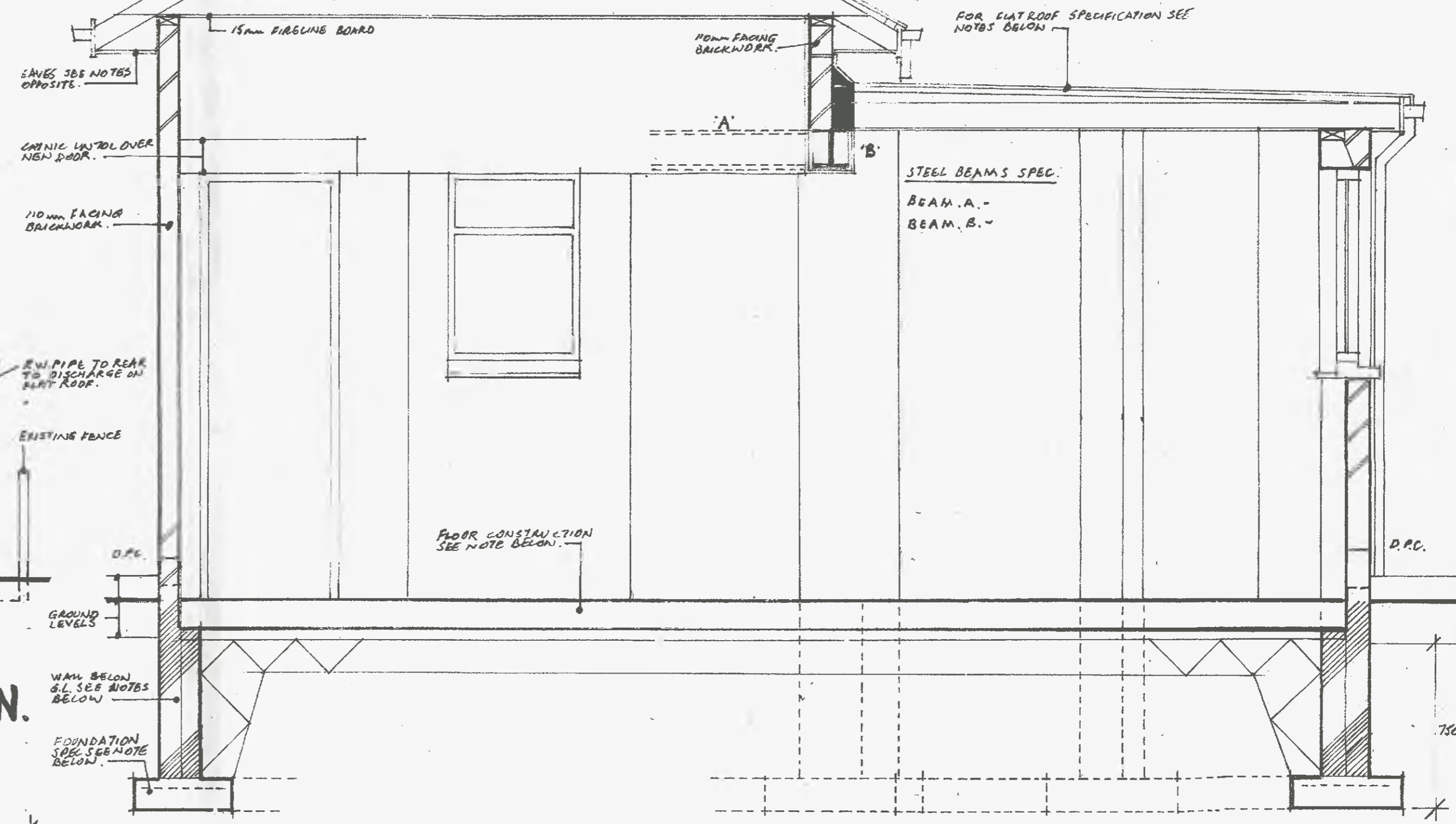
REAR ELEVATION.



L/H SIDE ELEVATION.

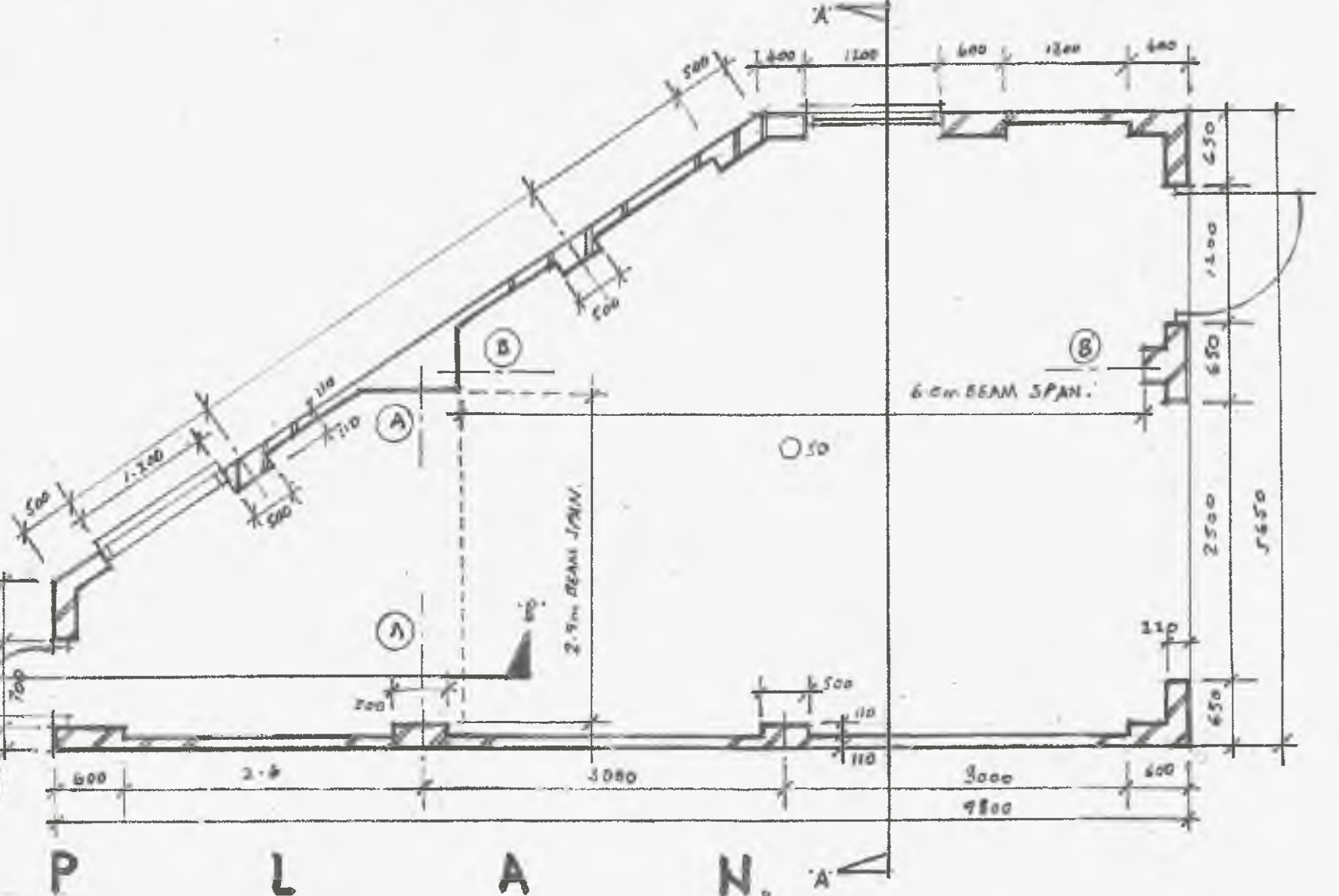


FRONT ELEVATION.



SECTION A-A

- ROOF CONSTRUCTION - FLAT ROOF**
1. WHITE SPAR CHIPPINGS ON 3 LAYERS OF UNTEARABLE ROOFING FELT ON 15mm TYP. BOARDING OR TOP BOARD TO BE UNTEARABLE BOARDING 25mm THICK ON 150x150 S.W. ROOF JOISTS AT 600mm CENTRES.
 2. ROOF TO BE UNDERDRAIN WITH 150mm FIRELINE BOARD AND 25mm SKIN COAT.
 3. 50mm TRIANGULAR S.W. FILLETS TO ROOF JOIST WITH WALL.
 4. EVERY SECOND JOIST TO BE HELD DOWN AT EACH END WITH A GALV. M.S. HOLDING DOWN STRAP 20x30mm WITH 150x15 S.W. DIAGONAL WIND BRACING AND 150x15 S.W. HOLDING DOWN STRAP INTO AND SCREWED TO THE BRICKWORK.
 5. GALV. M.S. HOLDING DOWN STRAPS ALSO PROVIDED AT ROOF CORNERS FOR LATERAL RESTRAINT.



PLAN

- EXISTING/PROPOSED GROUND LEVELS**
1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS NO SITE SURVEY USING SPOT LEVELS HAS BEEN CARRIED OUT.
 2. ALL GROUND LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
 3. PROPOSED GROUND LEVELS TO BE DETERMINED ON SITE TO ENSURE ALL NEW FOUNDATIONS ARE LAID TO A DEPTH OF 750mm TO 1/10th.
- FOUNDATIONS**
1. ALL NEW FOUNDATION LEVELS TO BE 750mm TO THE UNDERSIDE OF FOUNDATION FROM FINISHED GROUND LEVEL. FOUNDATIONS TO BE STEPPED UP OR DOWN AS REQUIRED AND THE NUMBER OF STEPS TO BE DETERMINED ON SITE AND BEING TO THE LENGTH OF THE FOUNDATION AND SITE LEVEL CONDITIONS.
 2. FOUNDATION STEPS TO BE THICKER THAN THICKNESS OF THE FOUNDATION THICKNESS AND BE 500mm WIDE.
- FOUNDATIONS**
1. NEW FOUNDATIONS TO BE 400mm WIDE x 150mm THICK CONCRETE WITH 10% LAYER OF FABRIC STEEL MESH IN TOP WITH A MINIMUM OF 50mm COVER ON ALL SIDES. FOUNDATIONS TO BE 750mm DEEP TO UNFINISHED GROUND LEVELS.
 2. FOUNDATIONS TO HAVE 150mm PROJECTION FROM ALL WALL AND PER THICKNESSES.
- WALLS BELOW GROUND LEVEL**
1. WALLS BELOW GROUND LEVEL TO BE STANCHION FOOTING BLOCKS TO UNDERSIDE OF BRICKWORK. SEE SECTION A-A ABOVE.
- WALLS ABOVE GROUND LEVEL**
1. WALLS ABOVE GROUND LEVEL TO BE 110mm THICK BRICKWORK IN CORNER AND 75mm THICK BRICKWORK IN STRAIGHT WITH ROOF TO BE CONSTRUCTED WITH STRUCTURAL SURFACED AS PER DIMENSIONS ON THE PLAN.
- AIR GRATES FOR PERMANENT VENTILATION (TO BS EN 1825 OR TERRA COTTA)**
1. PROVIDE 120mm HIGH x 215mm WIDE AIR GRATES IN POSITION SHOWN ON SIDE ELEVATIONS TO BE PROVIDED PERMANENTLY CLOSED FOR VENTILATION. AIR GRATES TO BE FITTED WITH FILTERS TO PREVENT INTRUSION.

SECTION B-B REAR FLAT ROOF ONLY.

- GARAGE DOOR**
1. GARAGE DOOR TO BE A ROLLER SHUTTER DOOR BY SPECIALIST CONTRACTOR.
- DOOR TO FRONT**
1. TO BE A FULL METAL SECURITY DOOR AND FRAME SUPPLIED BY A SPECIALIST CONTRACTOR.
- REAR DOOR**
1. REAR DOOR TO BE 1/2 HOUR FIRE CHECK DOOR WITH STEEL CHECKING DEVICE WITH EXTERNAL STEEL SECURITY PLATE TO THE OUTSIDE.
- LINTOLS TO DOORS/WINDOW OPENINGS AND GARAGE DOOR - KIEPHÖLZ**
1. LINTOLS TO BE CATINIC TYPE LINTOL OVER DOORS AND WINDOWS AND OVER 100mm OVER ROLLER SHUTTER DOOR.
 2. KIEPHÖLZ POSITIONED ABOVE LINTOLS AND TO BE 25mm HIGH OVER DOOR AND WINDOWS AND TO BE 25mm HIGH OVER ROLLER SHUTTER DOOR AND PLACED APPROPRIATELY OVER THE DOORING STRIP FOR THE DISCHARGE OF AMBUSTURE.

- FLOOR CONSTRUCTION**
1. 150mm THICK CONCRETE SLAB ON 200mm GAUGE D.P.M. ON 100mm SAND DIVISION ON 100mm TYP. WELDED LONGITUDINAL HARDWARE.
 2. CONCRETE SLAB TO HAVE ONE LAYER OF FABRIC STEEL MESH IN TOP WITH 150mm COVER ON ALL SIDES.
 3. D.P.M. TO BE STEPPED UP WALLS AS IS REQUIRED TO MATCH WITH MAIN D.P.M.
- BEAM FILLING**
1. WHERE PRACTICAL ALL WALLS TO BE SUITABLY BEAM FILLED AT EAVES LEVEL.
- B.I. BEAMS OF ESCAPE - SMOKE DETECTORS**
1. B.I. BEAMS OF ESCAPE - SMOKE DETECTORS TO BE MANUS. FED.

REF.	REVISION	DATE

GARAGE DETAILS.

PROPOSED NEW GARAGE TO REPLACE EXISTING AT 2, WILBROOK RISE, REDBROOK, BARNSELY, ST5 1JD FOR MR. D. BROOKSBANK.

SCALES	
1:50 PLAN AND ELEVATIONS	
1:20 SECTION	
DATE OCT 2025	
DRAWING NO SA-28-21	
	REVISION

