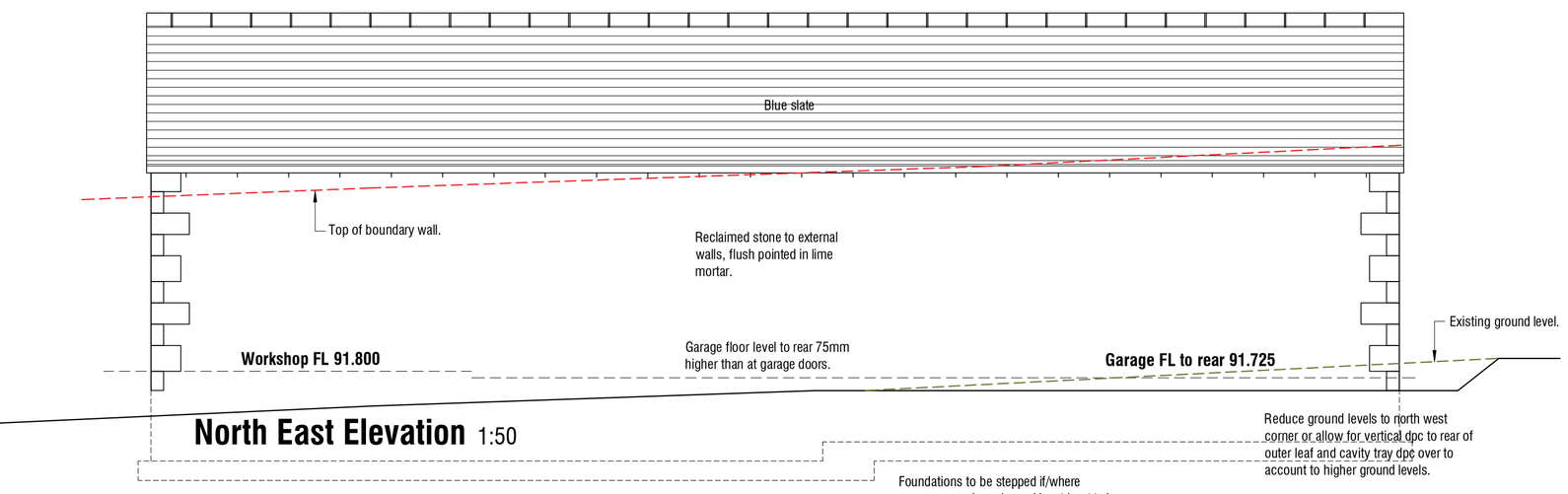
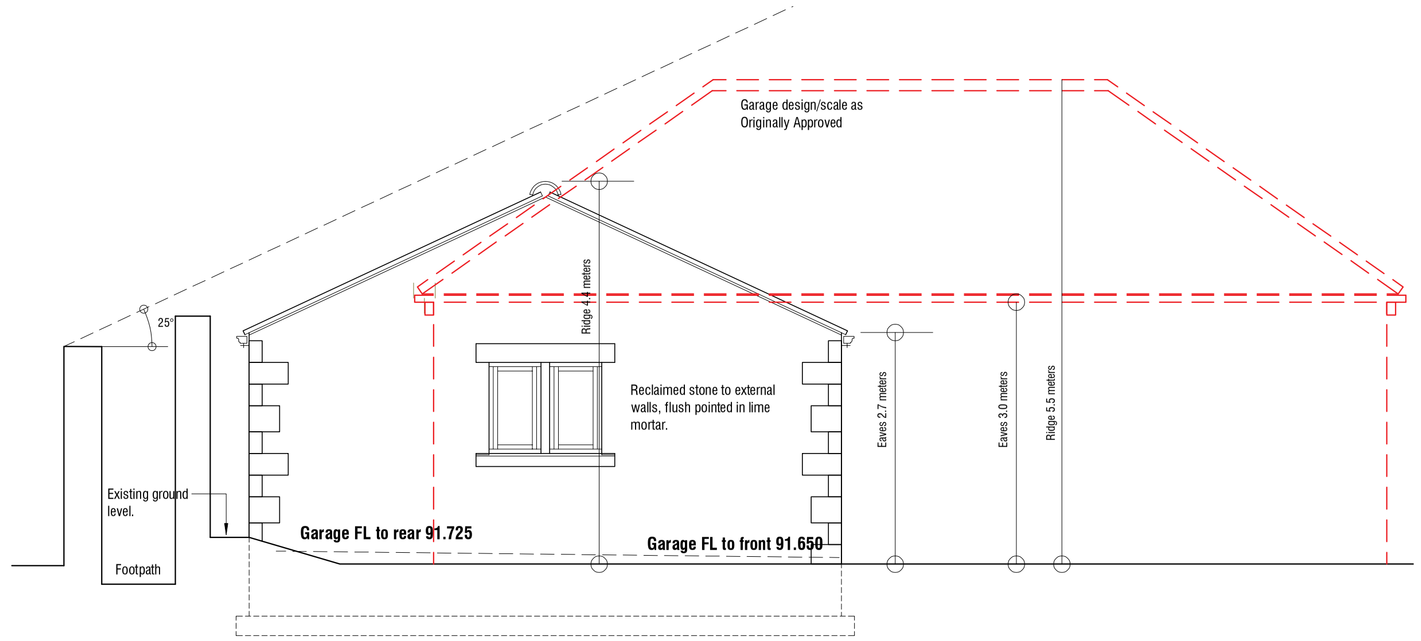
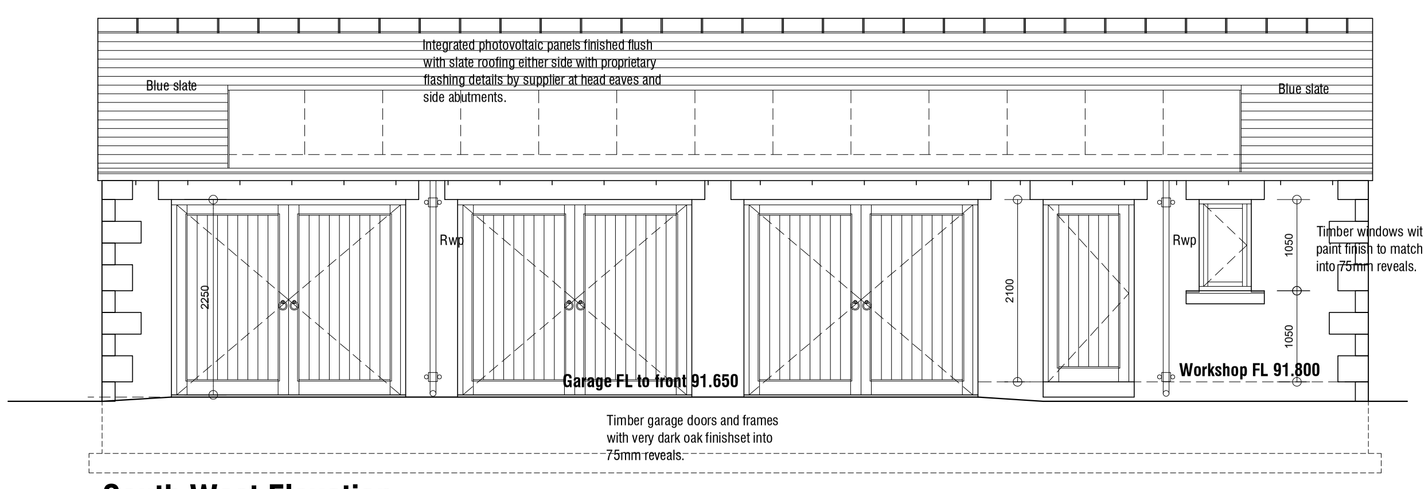


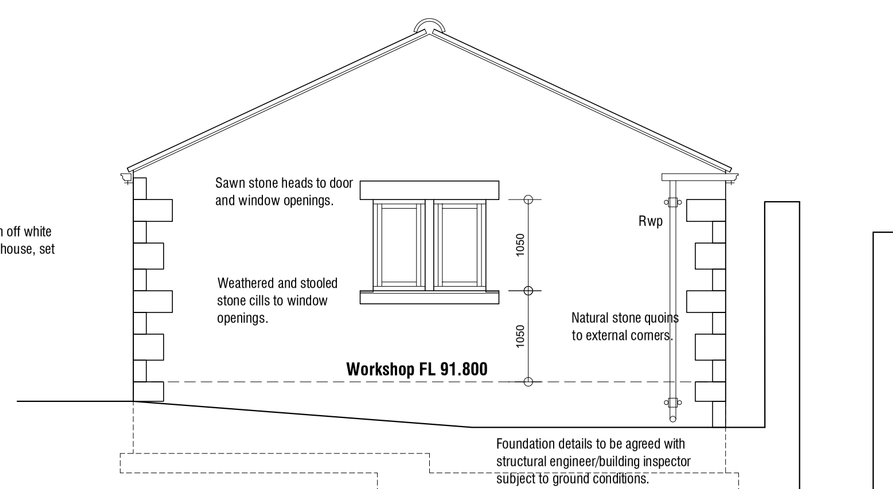
North East Elevation 1:50



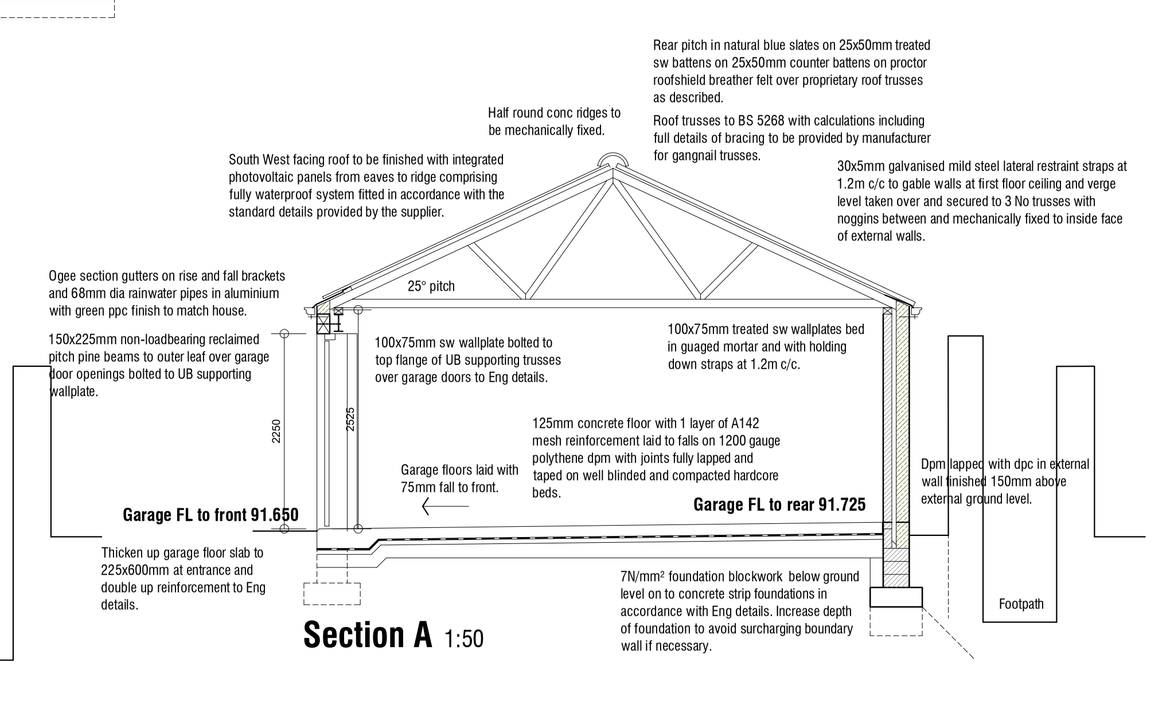
North West Elevation 1:50



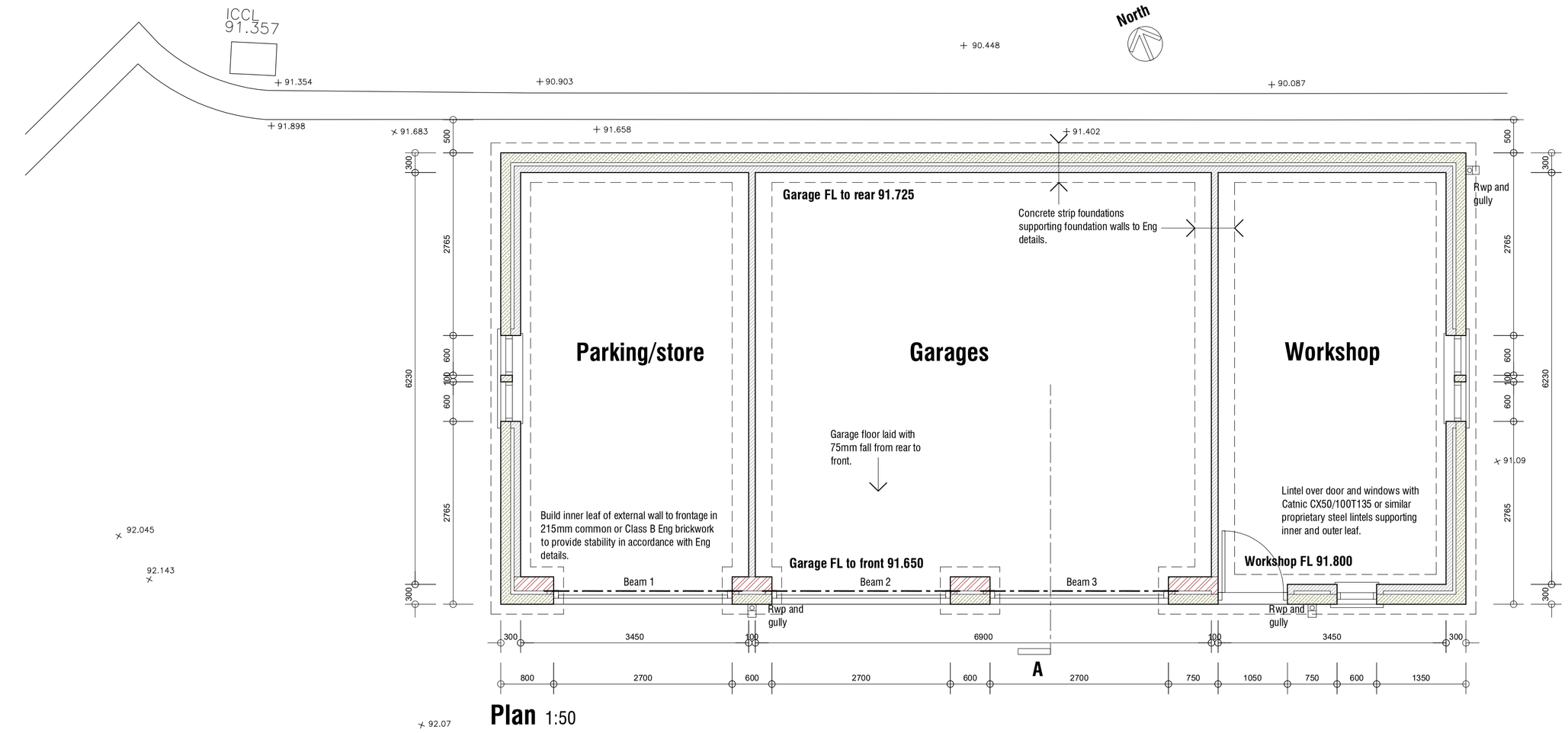
South West Elevation 1:50



South East Elevation 1:50



Section A 1:50



Plan 1:50

General Notes:-

EXTERNAL CAVITY WALLS:
Outer leaf in 150mm coursed natural stone with couse depth between 125 and 175mm; 50mm cavity and inner leaf of 100mm blockwork of 4.2N/mm² compressive strength and approx density of 1050Kg/m³. Cavity walls to have Stainless steel double drip triangular wall ties(Ancon HRT4, 175mm long or similar approved) at 750mm c/c horiz, 450mm c/c vert, and every block course at reveals within 150mm of opening. All wall ties to be built at least half way into each leaf and must be level or sloping towards the outside.
Close cavities around all openings in external walls and build in BBA certified proprietary dpc's. Cavity to be closed at head of cavity wall.
All mortar to comply with Approved Document A paragraph IC23 of Building Regulations.

INTERNAL WALLS:
Internal loadbearing walls to be constructed in 100mm 4.2N/mm² blockwork above dpc.

DAMP PROOF COURSES:
Provide horizontal DPC to all walls minimum 150mm above ground level.
Provide additional horizontal dpc adjacent doors with level approach to maintain dam protection 150mm above external ground levels.
Tray DPCs to be installed above all lintels, meter boxes & air bricks with perpend weepholes at max 450mm c/c.
Tray DPCs to rise min 150mm across cavity.
All DPC`s to be minimum 2000 gauge.
Horizontal DPC and Tray DPC at ground level to be installed in conjunction with DPM as described under Ground floor construction heading.

ELECTRICS:
Electrical system to be designed installed and tested in accordance with latest edition "wiring" regulations (BS7671) by a contractor registered under an approved competent persons scheme or registered by an approved trade body such as the NICEIC and including the following requirements:

Electrical Test Certificate:
Design, installation and commissioning ceritficate to be provided to LABC upon completion of the electrical work.

LIGHTING:
Internal Lighting:
Provide 100% light fittings as Low Energy Lighting by providing fixed lighting that only take lamps having a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.

DISABLED REQUIREMENTS:-
Heights of socket outlets, TV points, etc to be not lower than 450mm above finished floor level.

DRAINAGE:-
Refer to site plan for drainage details.

Rev C 11.10.2021 - Reduce to single row of roof panels.
Rev B 05.10.2021 - Increase panels to 26No.
Rev A 02.08.2021 - Updated for Planning Issue.

Osborne House
Burton Road
Monk Bretton
Barnsley S71 2JS

DETAILED PROPOSALS

GARAGES

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Scale	1:50 @ A1	Drawn	MJB
Date	July 2021	Ref.	19.39
Dwg No.	**WD4**	Rev.	**C**

0cm 2cm 4cm 6cm

Copyright mbooth design. All dimensions in millimeters unless otherwise stated. Dimensions for setting out in existing buildings are to be checked and verified on site.