

EXTERNAL AIR GRATES FOR VENTILATION TO THE NEW TIMBER SUSPENDED FLOOR. TO BE IN P.V.C. OR TERRA-COTTA.

1. PROVIDE 65mm HIGH x 150mm WIDE AIR GRATE POSITIONED AS SHOWN AT 1000mm C/C TO PROVIDE UNDER FLOOR CROSS VENTILATION TO THE NEW TIMBER SUSPENDED FLOOR.
2. AIR GRATES TO BE FITTED WITH P.V.C. OR TERRA-COTTA SCREWS TO THE INSIDE AND BE DUCTED THROUGH THE CAVITY WALL BY A TERRA-COTTA OR P.V.C. PIPE TO THE APPROPRIATE SIDE.
3. AIR GRATE AND SUBS TO HAVE A DRAINAGE GAP TO ALLOW THE EXCESS RAINWATER TO DRAIN.

EXTERNAL RAINWATER GOODS, FASCIAS, BARGEBOARDS, SOFFITS AND VERGE PROFILES.

1. ALL EXTERNAL R.W. GOODS TO BE IN WHITE P.V.C. TO MATCH EXISTING.
2. GUTTERS TO BE 100mm TO MATCH THE EXISTING SECTION (GUTTER) FITTED TO THE FACIA WITH BRACKET AT MAX. 600mm CENTRES.
3. IF ANY ADDITIONAL R.W. PIPE ARE REQUIRED (NONE SHOWN ON THIS DRAWING) THEY ARE TO BE 75mm G.I. SECTION IN WHITE P.V.C.
4. ALL EXTERNAL FASCIAS, BARGEBOARDS, SOFFITS AND BAYES BOARD TO BE IN WHITE P.V.C. TO MATCH EXISTING.
5. NEW VERGE PROFILES TO BE IN P.V.C. ANTHRACITE GRAY TO MATCH THE EXISTING.

NEW WINDOW.

1. TO BE IN WHITE P.V.C. TO MATCH THE EXISTING.
2. GLAZING TO BE IN CLEAR UNLEADED SAFETY GLASS WITH EACH PANE STAMPED WITH THE B.S. RITE MARK.
3. WINDOW TO HAVE A U-VALUE OF 1.4 W/M² K TO THE MANUFACTURER'S SPECIFICATION.
4. WINDOW TO BE FITTED WITH TRICKLE VENTS WITH INSETT PINE SCREWS TO GIVE AN AIR GAP NOT LESS THAN 500mm.
5. WHERE APPLICABLE WINDOW OPENING LIGHTS TO GIVE A 1/10th OF ROOM FLOOR AREA FOR NATURAL VENTILATION.
6. THE TOTAL UNOBTAINED AREA OF NEW AND EXISTING WINDOWS AND DOORS IS NOT TO EXCEED 25% OF THE TOTAL WALL AREA.

MEANS OF ESCAPE FROM WINDOWS. (IF REQUIRED)

1. ANY NEW WINDOWS TO HAVE AN OPENING AREA OF 0.335 OR ABOVE AND A NET CLEAR HEIGHT OF 800 TO COMPLY WITH REG. S.1.
2. THE MIN. HEIGHT (INTERNAL) OF ANY WINDOWS TO BE 1100mm TO COMPLY WITH REG. S.1.
3. WINDOWS TO BE PROVIDED WITH MEANS OF ESCAPE WITH APPROVED DOCUMENT I.2. PARAGRAPH 1.1.

EXISTING WINDOW AND PATIO DOOR - RE-USED.

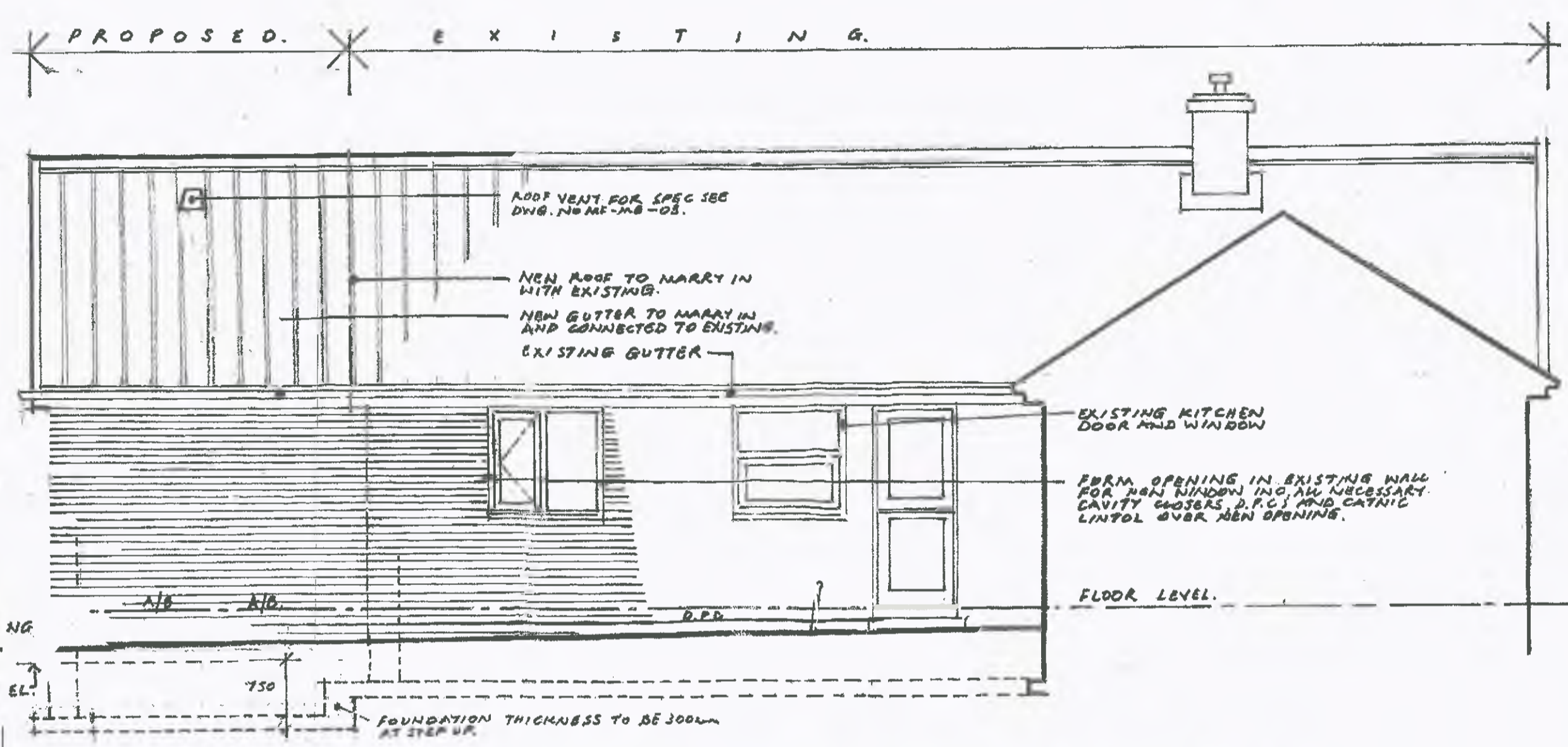
1. EXISTING WINDOW MAY BE REQUIRED TO BE UP-DATED TO COMPLY WITH MEANS OF ESCAPE CAPTION AS DESCRIBED ABOVE.
2. IN GENERAL BOTH ELEMENTS DOOR AND WINDOW AS EXISTING SHOULD BE SATISFACTORY AND RE-USE BECAUSE OF THEIR EXISTING STATUS.

REF.	REVISION.	DATE

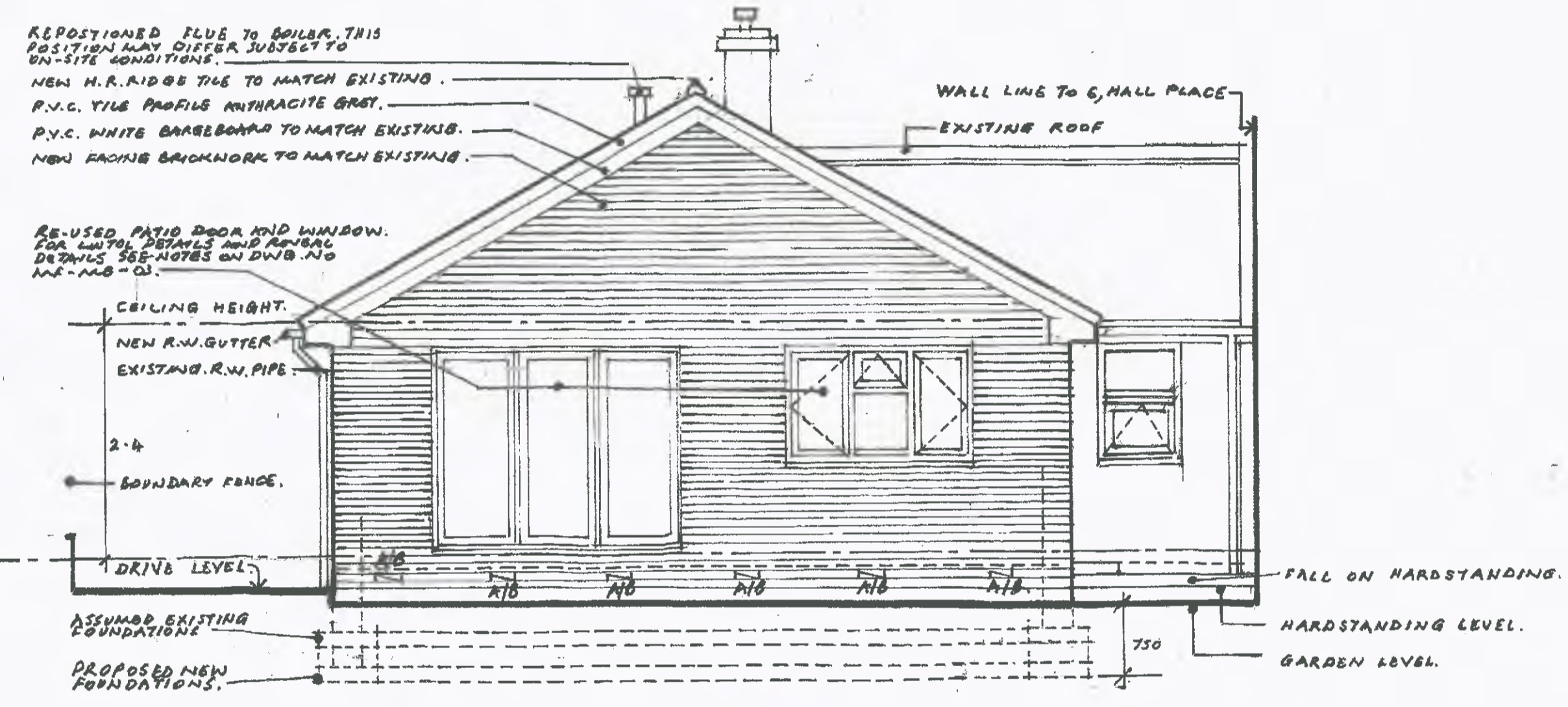
ELEVATIONS.

PROPOSED LIVING/ DINING ROOM AND BEDROOM EXTENSION AT 4, HALL PLACE, MONK BRETTON, BARNSELY, S71 2EX FOR MR. M. FEARNLEY.

DRN	SCALE
	1:50 METRIC.
DATE JUNE 2024	
DRAWING NO. MF-MB-02	REVISION-



LEFT HAND SIDE ELEVATION.



PROPOSED REAR ELEVATION.

NEW ROOF TILE SPECIFICATION.

1. NEW ROOF TILES TO NEW EXTENSION TO MATCH THE EXISTING TYPE AND TO BE HARLETT INTERLOCKING CONCRETE ROOF TILES-COLOUR ANTIQUE.
2. RIDGE TILES TO BE HALF ROUND TO MATCH THE EXISTING - COLOUR ANTIQUE.

NEW FACING BRICKWORK SPECIFICATION.

1. FACING BRICKWORK TO NEW EXTENSION TO BE BUILT - COLOURED RED RUSTIC FACED TO MATCH THE EXISTING.

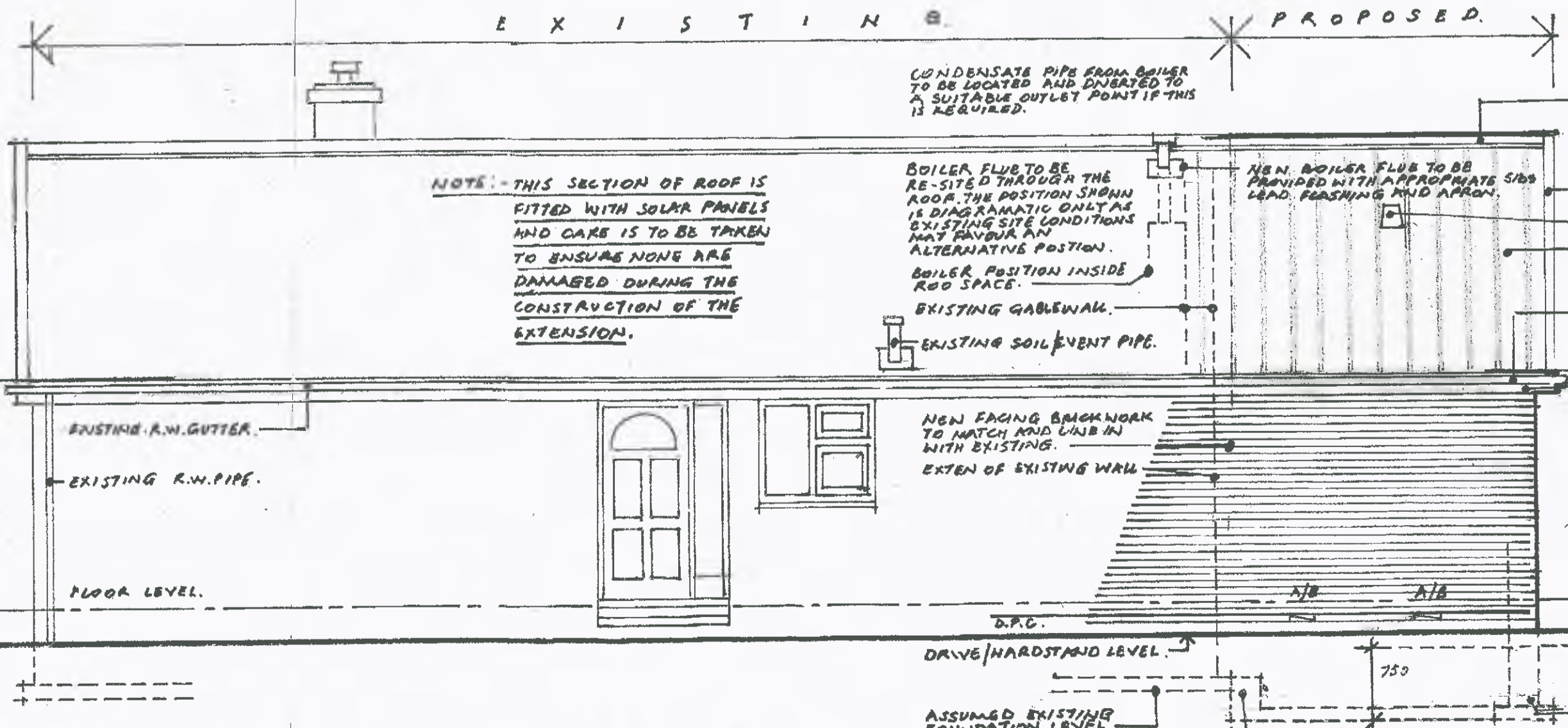
EXISTING / PROPOSED GROUND LEVELS

1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS SHOWN BY THE SURVEY. USING SET LEVEL HAS BEEN CARRIED OUT LEVELS HAVE BEEN DETERMINED BY USING A DATUM LEVEL ON THE GROUND OVERLOOKING THE HEIGHT AND LENGTH DIMENSIONS.
2. ALL GROUND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
3. PROPOSED GROUND LEVELS TO BE DETERMINED ON SITE TO ENSURE ALL NEW FOUNDATIONS ARE LAID TO A LEVEL OF 750mm TO UNDERSIDE FROM FINISHED GROUND LEVEL.

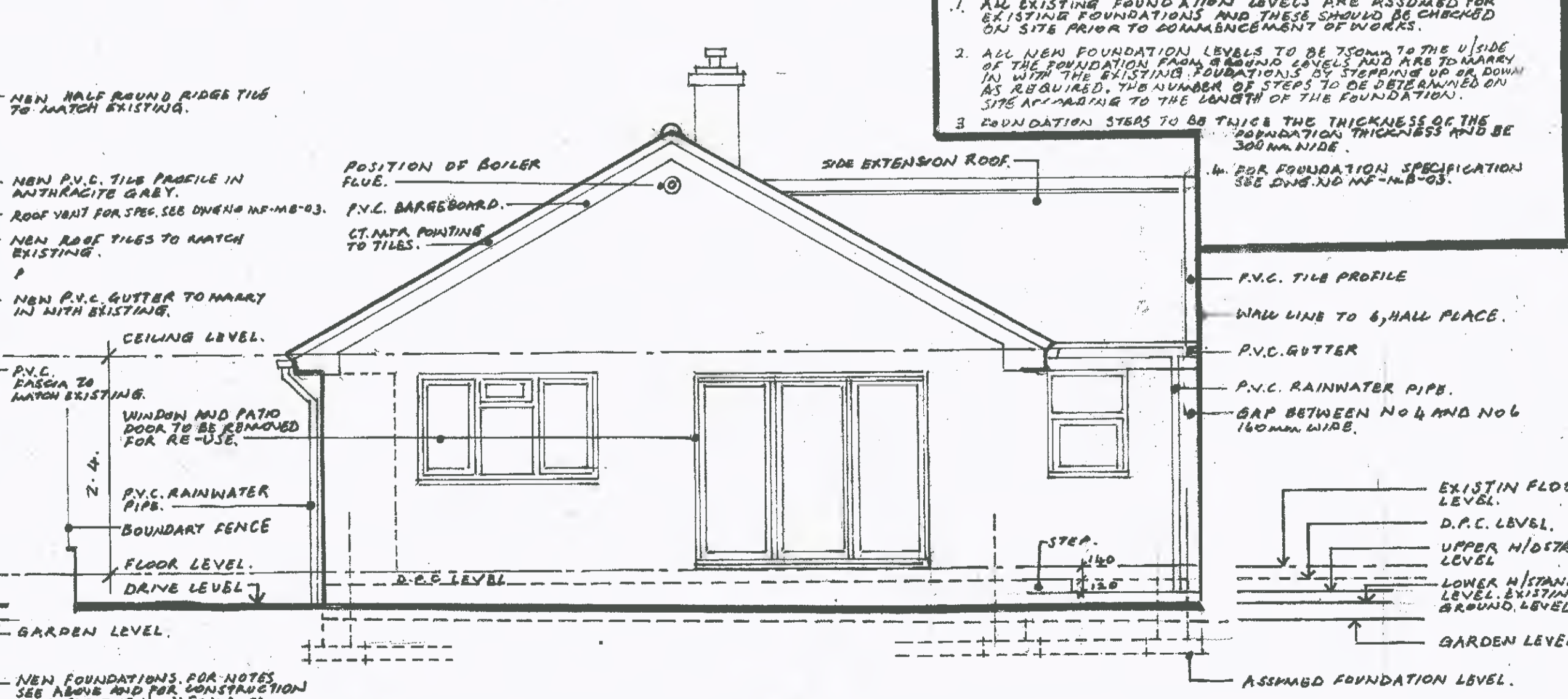
FOUNDATION LEVELS.

1. ALL EXISTING FOUNDATION LEVELS ARE ASSUMED FOR EXISTING FOUNDATIONS AND THESE SHOULD BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. ALL NEW FOUNDATION LEVELS TO BE TO THE UNDERSIDE OF THE FOUNDATION FROM FINISHED GROUND LEVEL TO MARRY IN WITH THE EXISTING FOUNDATIONS AS TO WHETHER UP OR DOWN AS REQUIRED, THE NUMBER OF STEPS TO BE DETERMINED ON SITE ACCORDING TO THE LENGTH OF THE FOUNDATION.
3. FOUNDATION STEPS TO BE THICKER THAN THE THICKNESS OF THE FOUNDATION THICKNESS AND BE 300mm WIDE.

FOR FOUNDATION SPECIFICATION SEE DNB, NO MF-MB-03.



RIGHT HAND SIDE ELEVATION.



EXISTING REAR ELEVATION.