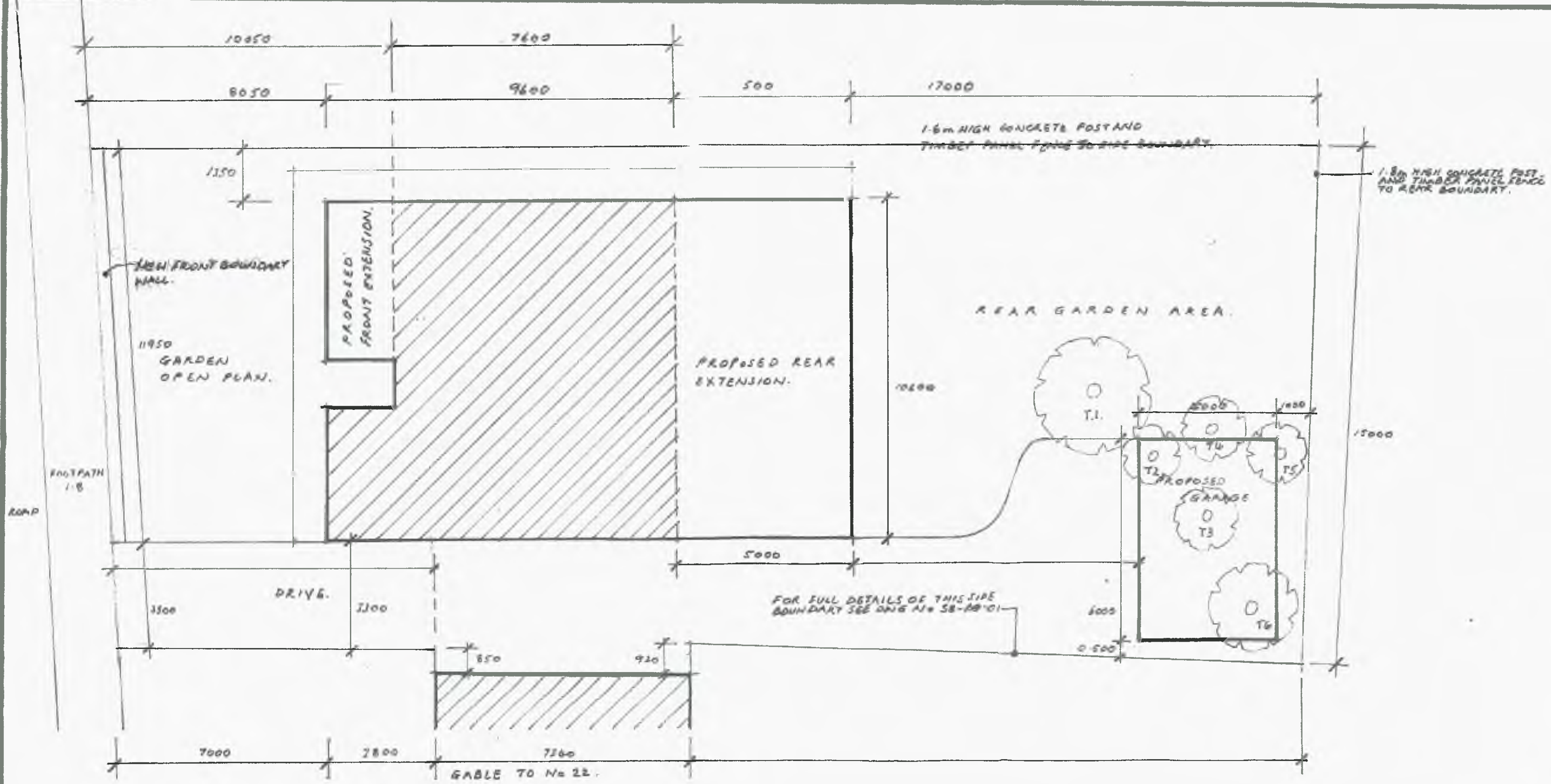
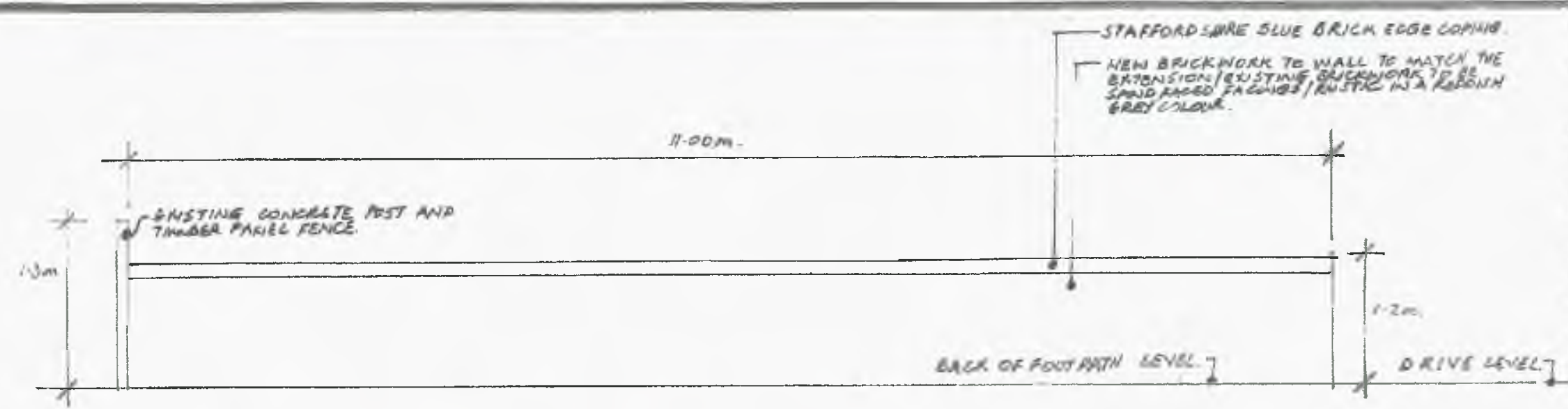




S I T E P L A N Scale:- 1/100th.

N O T E S.		
TREES SCHEDULED TO BE REMOVED.		
1.	T1	FLOWERING CHERRY.
2.	T2	LAYLANDI
3.	T3	NOT KNOWN
4.	T4	NOT KNOWN
5.	T5	LAYLANDI
6.	T6	NOT KNOWN.
ALL THE ABOVE IN POOR CONDITION GROWING WILD. SCRUB.		
REF	REVISION	DATE

S I T E P L A N AND LOCATION PLAN.



NEW FRONT BOUNDARY WALL. Scale:- 1:50 Metric.



LOCATION PLAN. Scale:- 1/1250th

PROPOSED REAR AND FRONT EXTENSIONS AND DORMER BEDROOMS AT 24 ST. JOHNS AVENUE BARUGH GREEN BARNSELY, S75 1NX FOR MRE MRS. S.BALL.

DATE		JAN 25	SCALES. AS STATED.
DRAWING No.		SB-BG-07	
			REVISION

BEAM D.
AS BEAM A 152x152x23 UC - 450 LONG x 150 DEE
x 100 WIDE CONCRETE PADSTONE BUILT INTO 100
BLOCKWORK WALL AT EACH END.

1. CANTILETS TO BE LIFT TYPE OVER THE WINDOWS AND EXPOSED
OPENING FOLDING DECKS BY CANTILE CANTILETS TO BE
300 MM WIDE TO THE STEEL TOE AND 150 MM DEEP FOR THE LIFT
TYPE AND 200 DEEP FOR THE LIFT TYPE. THE DECK TO BE
150 MM WIDE TO THE STEEL TOE AND 150 MM DEEP FOR THE LIFT
EXTERNAL BRICKWORK AND ACT AS CANTILE THAT D.P.C.
2. DEEP HOLES TO BE POSITIONED ABOVE EXTERNAL OPENING
HEADS AND TO BE 150 MM HIGH 150 MM WIDE P.V.C. LIFT INTO
THE EXTERNAL OPENING AND 150 MM WIDE P.V.C. LIFT INTO
OVER THE OPENING SPAN FOR THE DISCHARGE OF WASTE

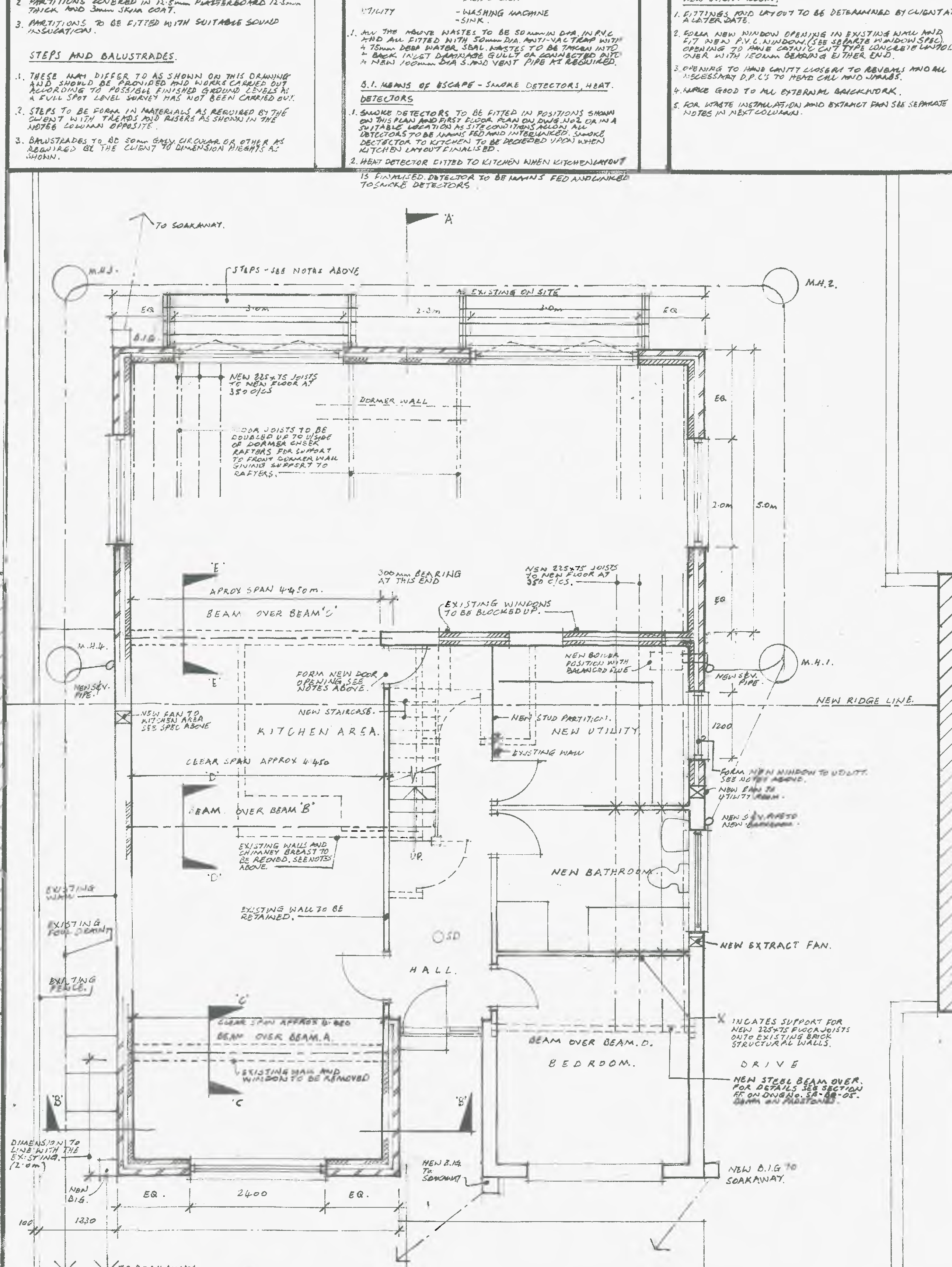
CONC. POST AND
TIMBER PANEL
FENCE 1.4m. HIGH.

3. STEPS TO BE FORM IN MATERIALS AS REQUIRED BY THE CLIENT WITH TREADS AND RISERS AS SHOWN IN THE NOTED LOWMAN OPPOSITE.

3. BAWSTRADES TO BE 50MM GALT, CIRCULAR OR OTHER AS REQUIRED BY THE CLIENT TO DIMENSION HEIGHTS.

DETECTORS TO BE ALWAYS FED AND INTERBUNKED. SMOKE
DETECTOR IN KITCHEN TO BE PROTECTED UPON WHEN

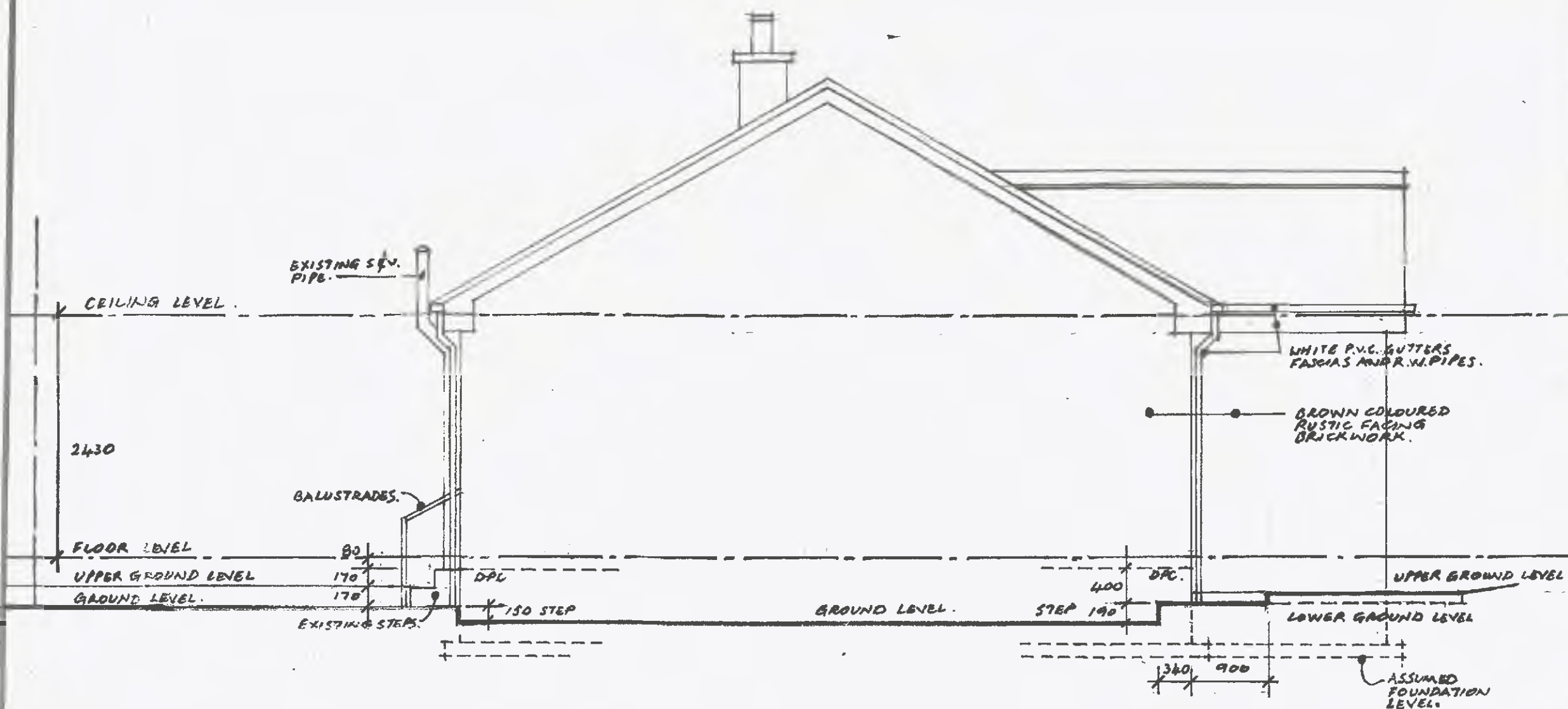
MAN WITH A NEW BALANCED FLUE THROUGH THE WALL TO THE EXTERNAL AIR.



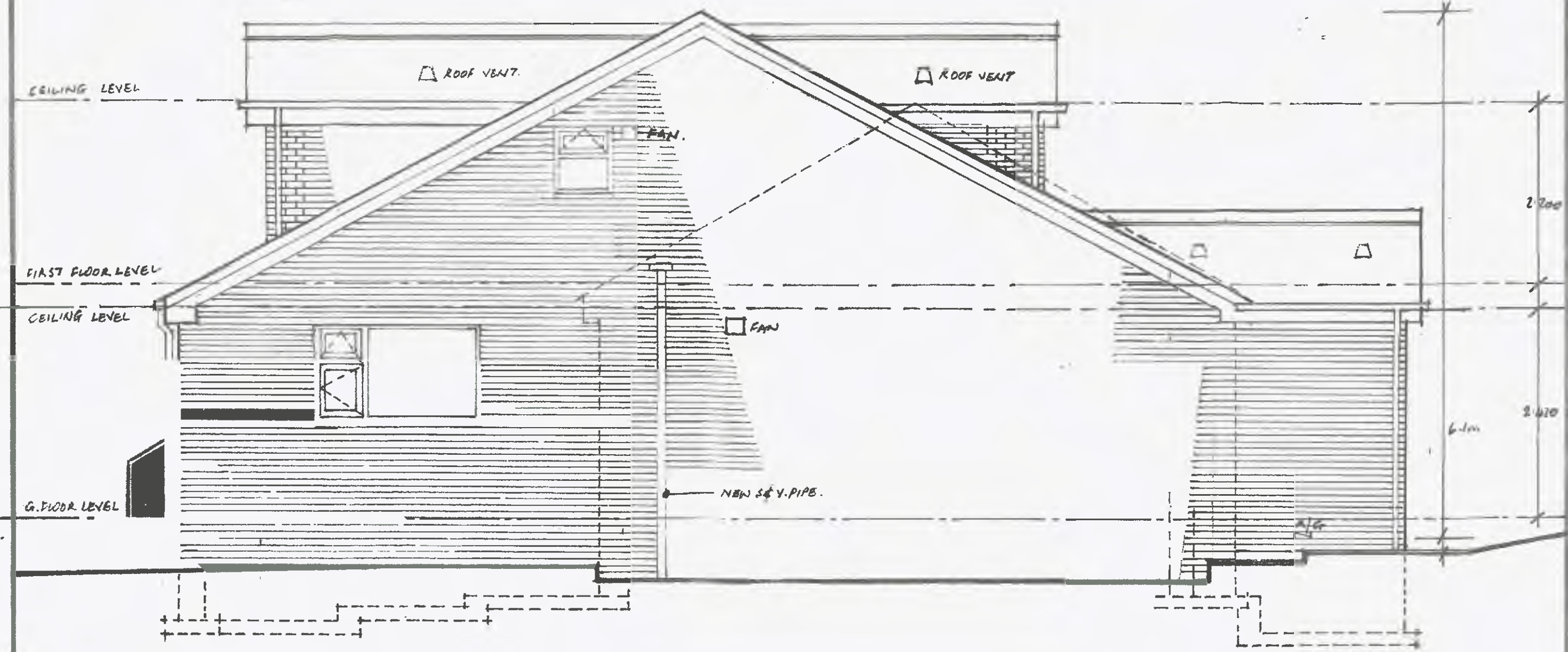
PROPOSED GROUND FLOOR PLAN.

PROPOSED REAR AND
FRONT EXTENSIONS AND
DORMER BEDROOMS
AT 24 ST. JOHNS AVENUE
BARUGH GREEN
BARNSELY, S75 1NX FOR
MR & MRS. S. BALL.

REF.	REVISION	DATE
GROUND FLOOR PLANS.		
PROPOSED REAR AND FRONT EXTENSIONS AND DORMER BEDROOMS AT 26 ST. JOHNS AVENUE BARUGH GREEN BARNSELEY, S75 1NX FOR MR & MRS. J. BALL.		
		SCALES
DRAWN		1:50 METRIC.
DATE	JAN 25	
DRAWING NO. SB-BG-01.		REVISION.

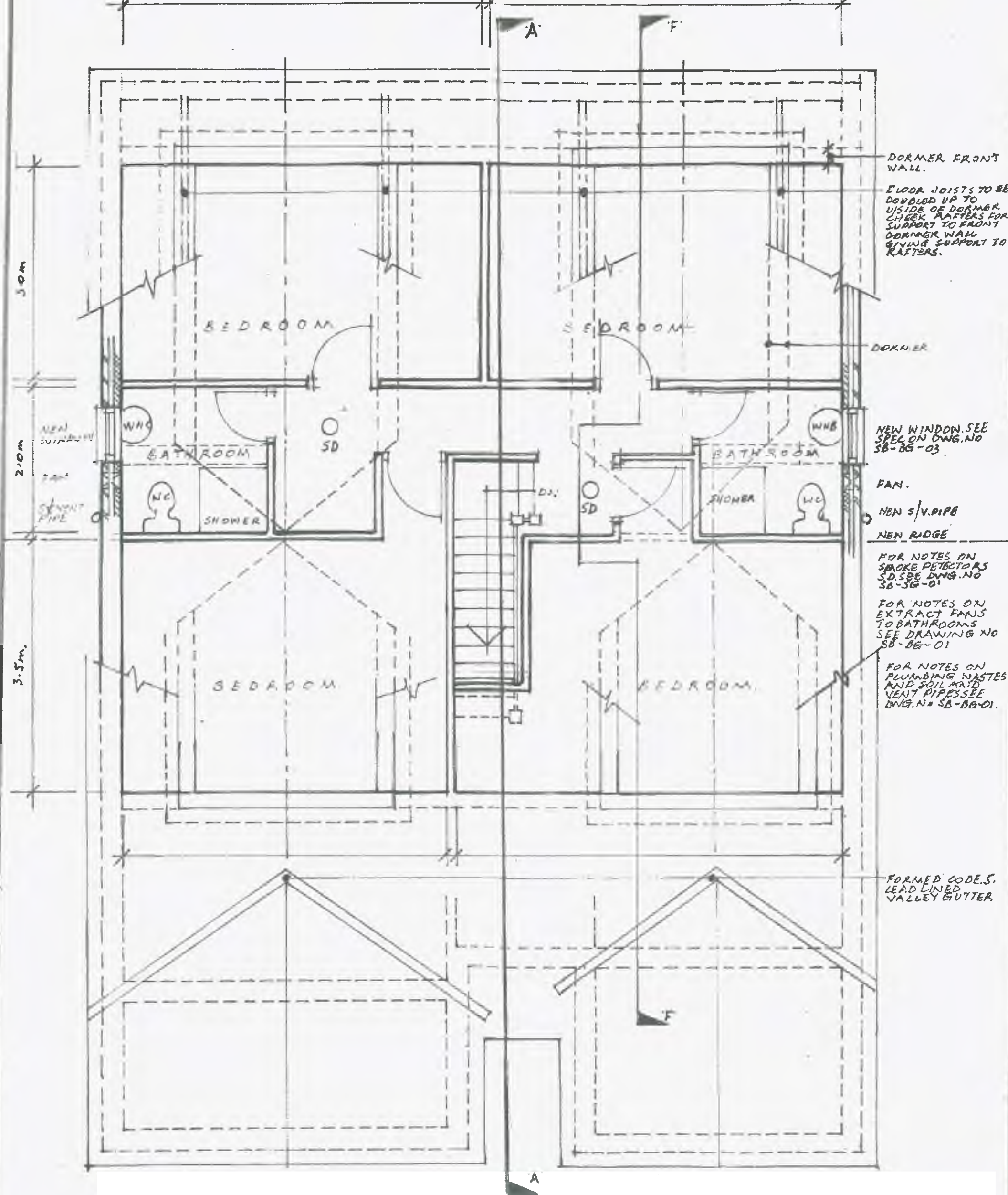


EXISTING L/H SIDE ELEVATION.



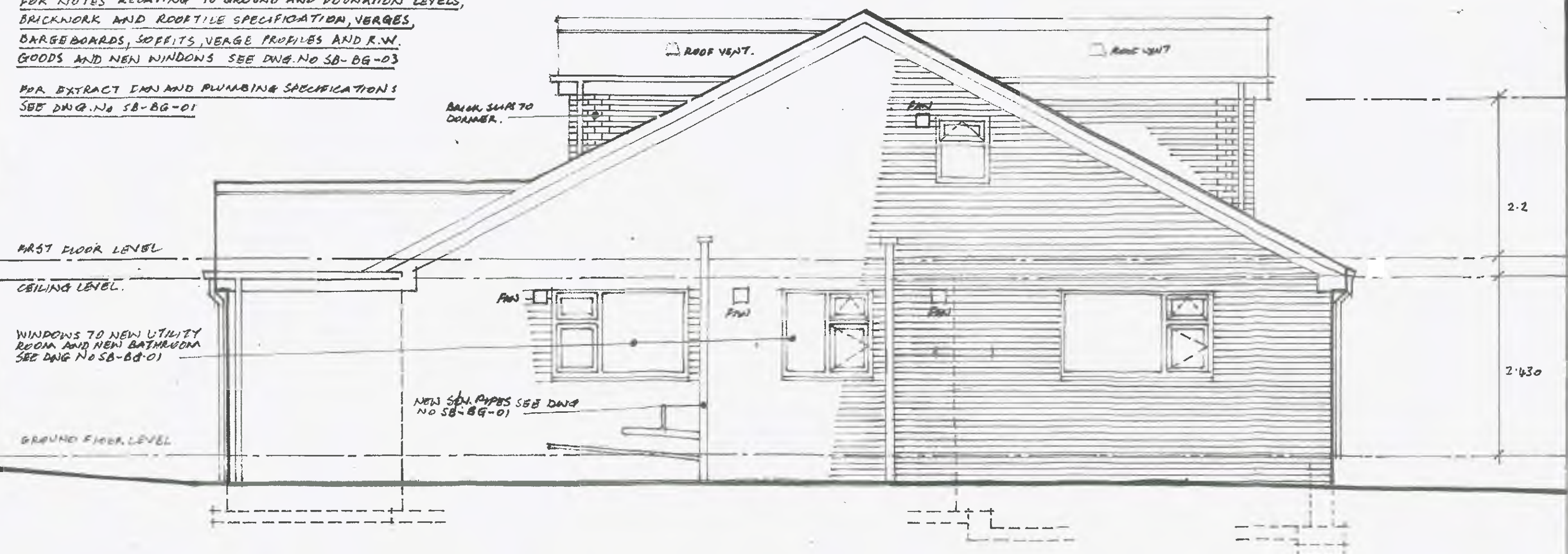
PROPOSED L/H SIDE ELEVATION

NOTE: SITE DIMENSIONS TO DORMER BEDROOMS MAY CHANGE DURING CONSTRUCTION AS SITE CONDITIONS ALLOW.
TO MAX SITE CONDITION APPROX 4.8

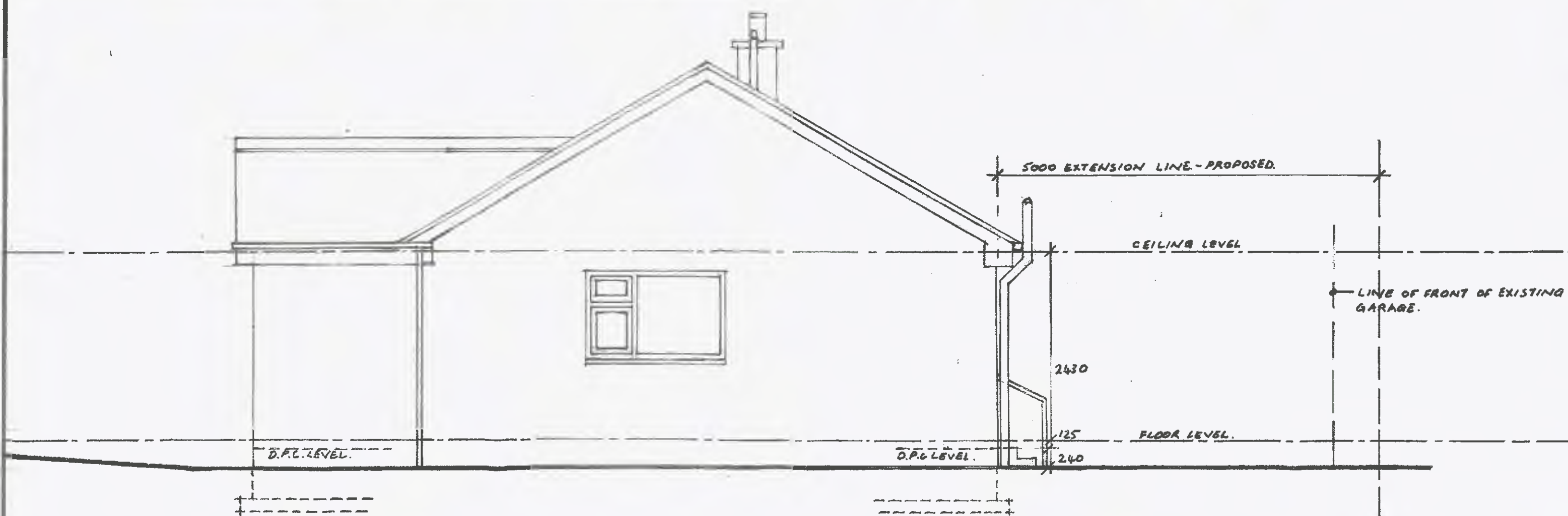


PROPOSED FIRST FLOOR PLAN.

GENERAL NOTE:
FOR NOTES RELATING TO GROUND AND FOUNDATION LEVELS, BRICKWORK AND ROOF TILE SPECIFICATION, VERGES, DARGE BOARDS, SOFFITS, VERGE PROFILES AND R.W. GOODS AND NEW WINDOWS SEE DWG. NO SB-BG-03
FOR EXTRACT D.M.J. AND PLUMBING SPECIFICATION: SEE DWG. NO SB-BG-01



PROPOSED R/H SIDE ELEVATION.



EXISTING R/H SIDE ELEVATION.

REF. REVISION. DATE

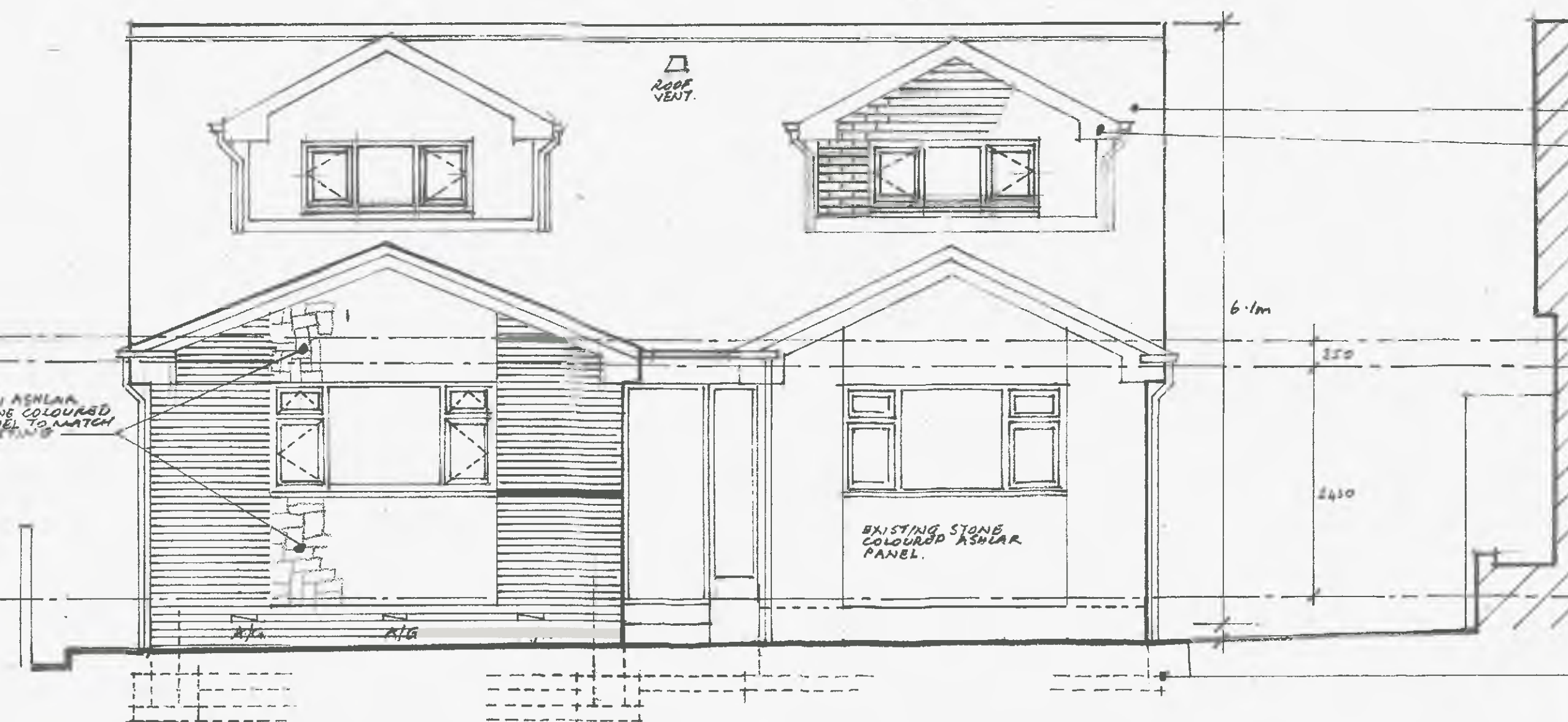
PROPOSED FIRST FLOOR PLAN AND SIDE ELEVATIONS.

PROPOSED REAR AND FRONT EXTENSIONS AND DORMER BEDROOMS AT 24 ST. JOHNS AVENUE BARUGH GREEN BARNLEY, S75 1NX FOR MRE MRS. S. BALL.

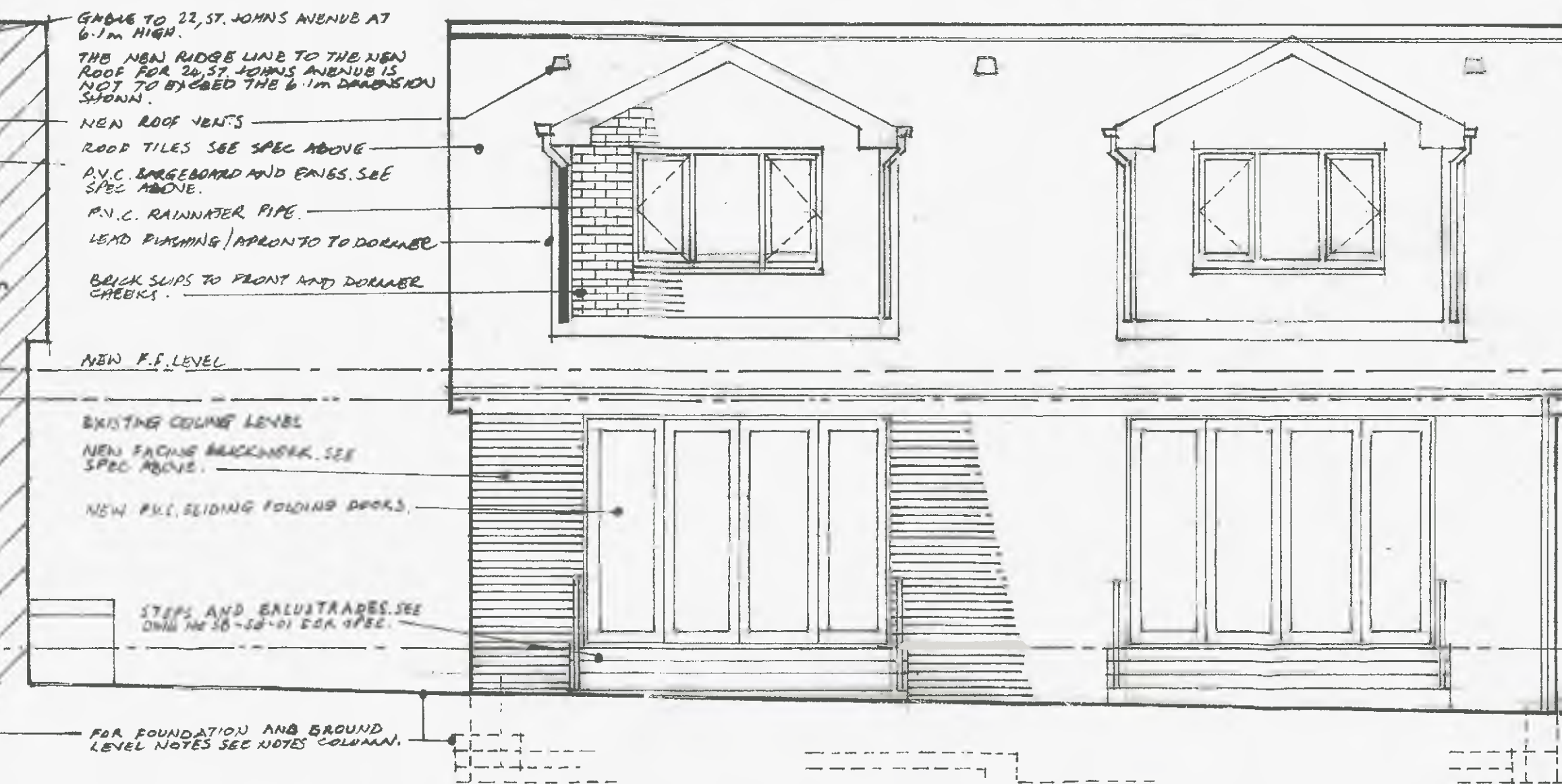
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SB-BG-02

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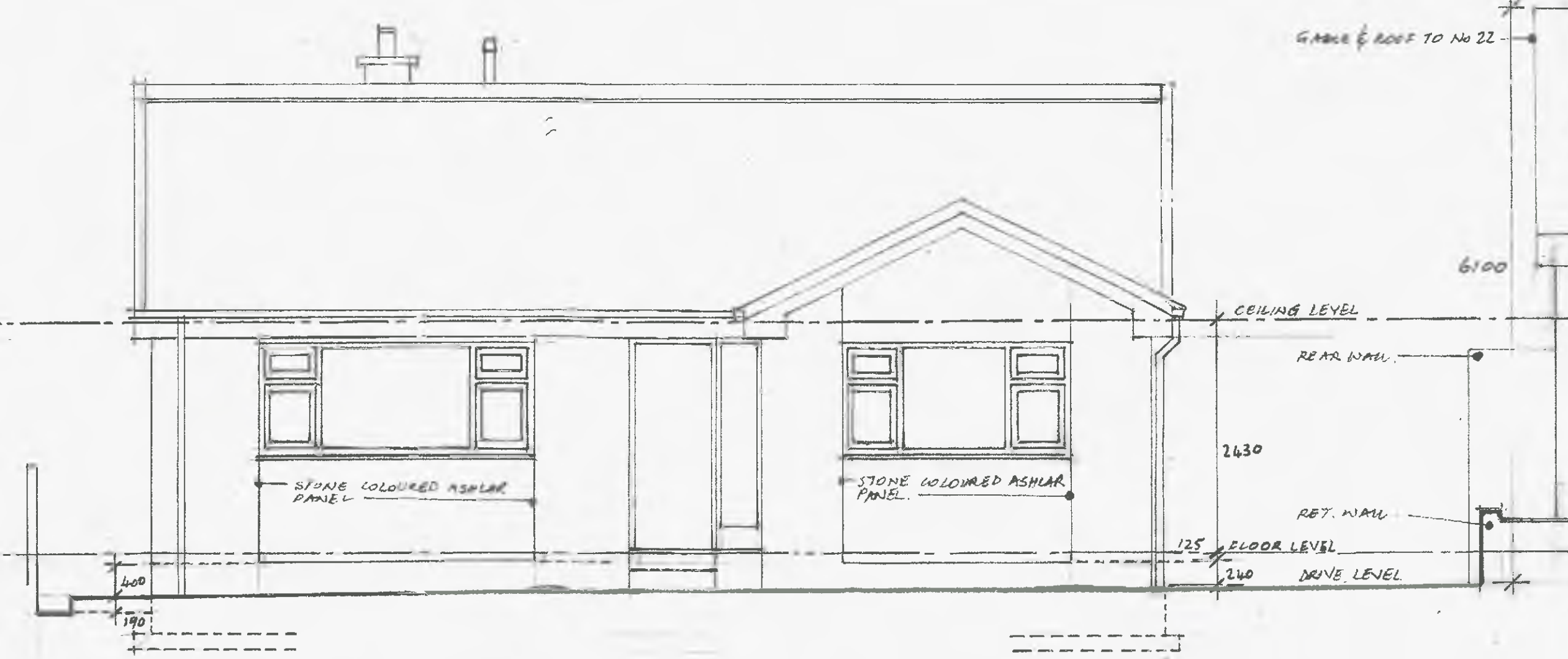
REVISION.



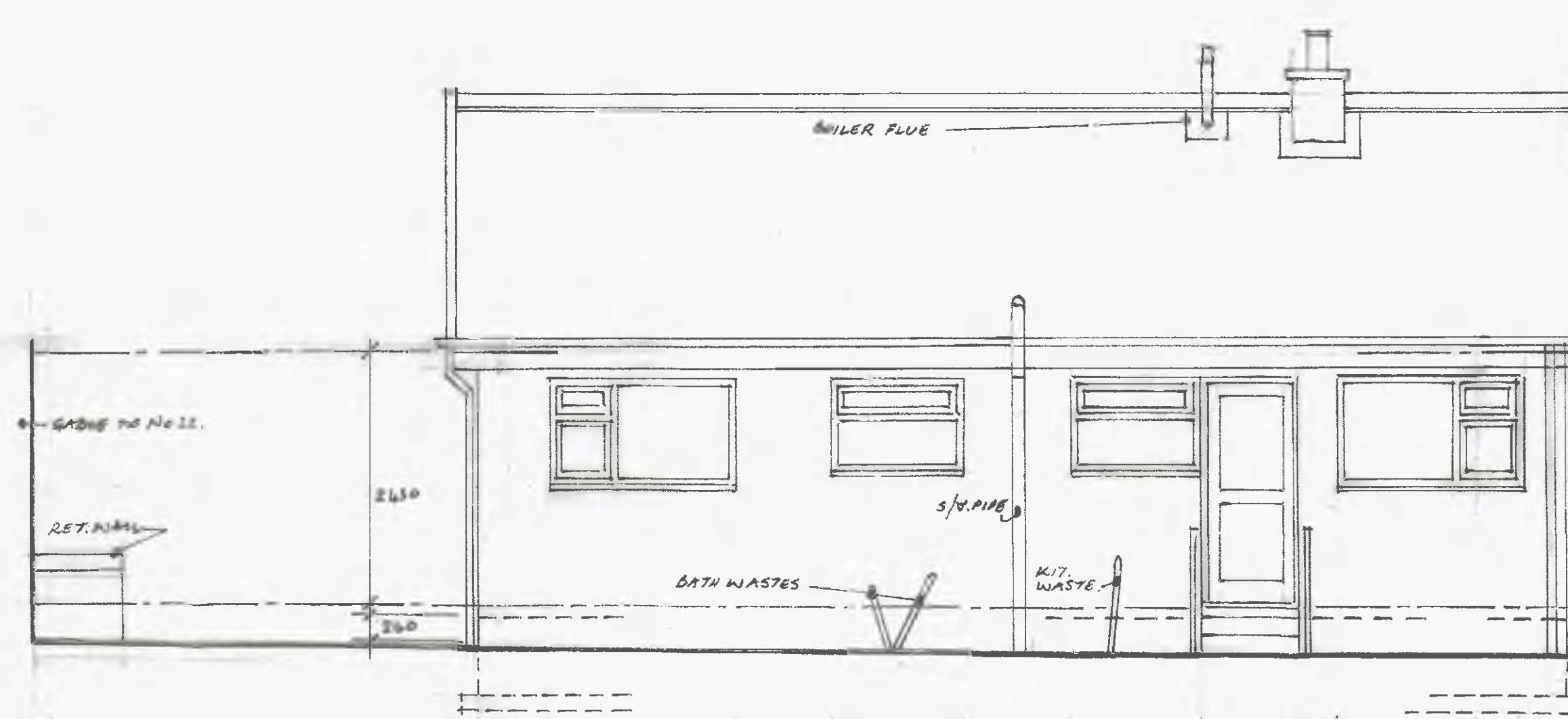
PROPOSED FRONT ELEVATION.



PROPOSED REAR ELEVATION.



EXISTING FRONT ELEVATION.



EXISTING REAR ELEVATION.

ROOF TILE SPECIFICATION.

1. ROOF TILES TO BE MARLEY INTERLOCKING CONCRETE ROOF TILES - TYPE DOUBLE ROMAN COLOUR ANTIQUE.
2. RIDGE TILES TO BE HALF ROUND TO MATCH THE TILES - COLOUR ANTIQUE.

THE ABOVE SPEC. IS ALSO FOR FRONT EXT. AND DORMER ROOFS.

FACING BRICKWORK SPECIFICATION.

1. NEW FACING BRICKWORK TO BE SAND PAVED BRICKS LAYED TO MATCH EXISTING IN REDDISH BERRY COLOUR.
2. BRICK SLIPS TO DORMER FRONT AND CHIMNEYS TO BE AS FACING BRICKWORK SPEC.
3. FRONT EXTENSION TO HAVE ASHLAR STONE COLOURED PANEL TO MATCH THE EXISTING.

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

1. PROVIDE 450mm x 225mm WIDE AIR GRATES POSITIONED AS SHOWN AT 1.1m CENTRES TO PROVIDE UNDER FLOOR CROSSL VENTILATION TO THE NEW TIMBER SUSPENDED FLOOR.
2. AIR GRATES TO BE FITTED WITH FLYPROOF SCREENS TO THE INSIDE OF THE CAVITY THROUGH THE CAVITY WALLS AT A TERRA COTTA OR P.V.C. SLEEVE TO THE APPROPRIATE SIZE.
3. AIR GRATE AND SLEEVE TO HAVE A SUITABLE TART D.P.C. UNDER THE SLEEVE BRIDGES THE CAVITY.

EXISTING / PROPOSED GROUND LEVELS

1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS NO SITE SURVEY HAS BEEN DONE. LEVELS HAVE BEEN DETERMINED BY USING A DATUM LEVEL ON THE EXISTING BUILDING USING HEIGHT AND LENGTH DIMENSIONS.
2. ALL GROUND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
3. PROPOSED GROUND LEVELS TO BE DETERMINED ON SITE TO ENSURE ALL NEW FOUNDATIONS ARE LAYED TO A DEPTH OF 750mm TO UNDERLIE 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 UNDERSIDES OF THE FOUNDATION FROM FINISHED GROUND LEVELS AND NOT TO THE TOPS OF THE FOUNDATIONS. THE NUMBER OF STEPS REQUIRED TO BE DETERMINED ON SITE PRIOR TO COMMENCEMENT OF THE FOUNDATION.
3. FOUNDATION STEPS TO BE TWICE THE THICKNESS OF THE FOUNDATION. THE STEPS MUST BE 300mm MIN.
4. FOR FOUNDATION SPECIFICATION SEE DWG. NOS 58-85-06 AND 08.

EXTERNAL R.V. GOODS FASCIAS, BARGE BOARDS, SOFFITS AND VERGE PROFILES.

1. ALL EXTERNAL R.V. GOODS TO BE IN WHITE P.V.C. TO MATCH EXISTING.
2. BUTTERS TO BE 100mm TO MATCH THE EXISTING SECTION. FILL TO THE FASCIAS WITH BRACKETS AT MAX 400mm.
3. R.V. PIPES TO BE IN WHITE P.V.C. 75mm DIA. SECTION. FILL TO THE FASCIAS WITH BRACKETS AT MAX 400mm.
4. ALL EXTERNAL FASCIAS, BARGEBOARDS, SOFFITS AND ENDS BOARDS TO BE IN WHITE P.V.C.
5. NEW VERGE PROFILES TO BE IN P.V.C. ANTHRACITE GRAY.

NEW WINDOWS

1. TO BE IN WHITE P.V.C. TO MATCH THE EXISTING.
2. GLAZING TO BE IN CLEAR LAMINATED SAFETY GLASS WITH EACH PANE STAMPED WITH THE B.S. RATE MARK.
3. GLAZING TO NEW BATHROOMS TO BE AS ABOVE BUT OPACIS.
4. ALL WINDOWS TO HAVE A U VALUE OF 1.4 W/M²K TO THE MANUFACTURERS SPECIFICATION.
5. WINDOWS TO BE FITTED WITH TRICKLE VENTS WITH INSECT PROOF SCREENS TO GIVE AN AREA NOT LESS THAN 5000 mm².
6. ALL WINDOW OPENING LIGHTS TO EQUAL 1/20th OF FLOOR AREA FOR NATURAL VENTILATION.
7. THE TOTAL GLAZED AREA OF NEW AND EXISTING WINDOWS AND DOORS IS NOT TO EXCEED 25% OF THE TOTAL WALL AREA.

NEW SLIDING FOLDING DOORS

1. TO BE IN P.V.C. BY SPECIALIST MANUFACTURER WITH EQUIVALENT U VALUE AND TRICKLE VENTS AT WINDOWS AND DOORS.

MEANS OF ESCAPE FROM WINDOWS

1. NOT NEW WINDOWS TO HAVE AN OPENING AREA OF 0.33m² OR ABOVE AND A VERTICAL DIMENSION OF 0.75m TO COMPLY WITH REG 8.1.
2. THE CILL HEIGHT (INTERIALLY) OF ANY WINDOWS USED FOR ESCAPE IS NOT TO EXCEED 1000mm TO COMPLY WITH REG 8.1.
3. WINDOWS TO BE PROVIDED WITH MEANS OF ESCAPE QUICK RELEASE CATCHES TO COMPLY WITH APPROVED DOCUMENT 8.1.

EXISTING & PROPOSED FRONT AND REAR ELEVATIONS.

PROPOSED REAR AND FRONT EXTENSIONS AND DORMER BEDROOMS AT 24 ST. JOHNS AVENUE BARUGH GREEN, BARNSELY, S75 1NX FOR MR & MRS. S. BALL.

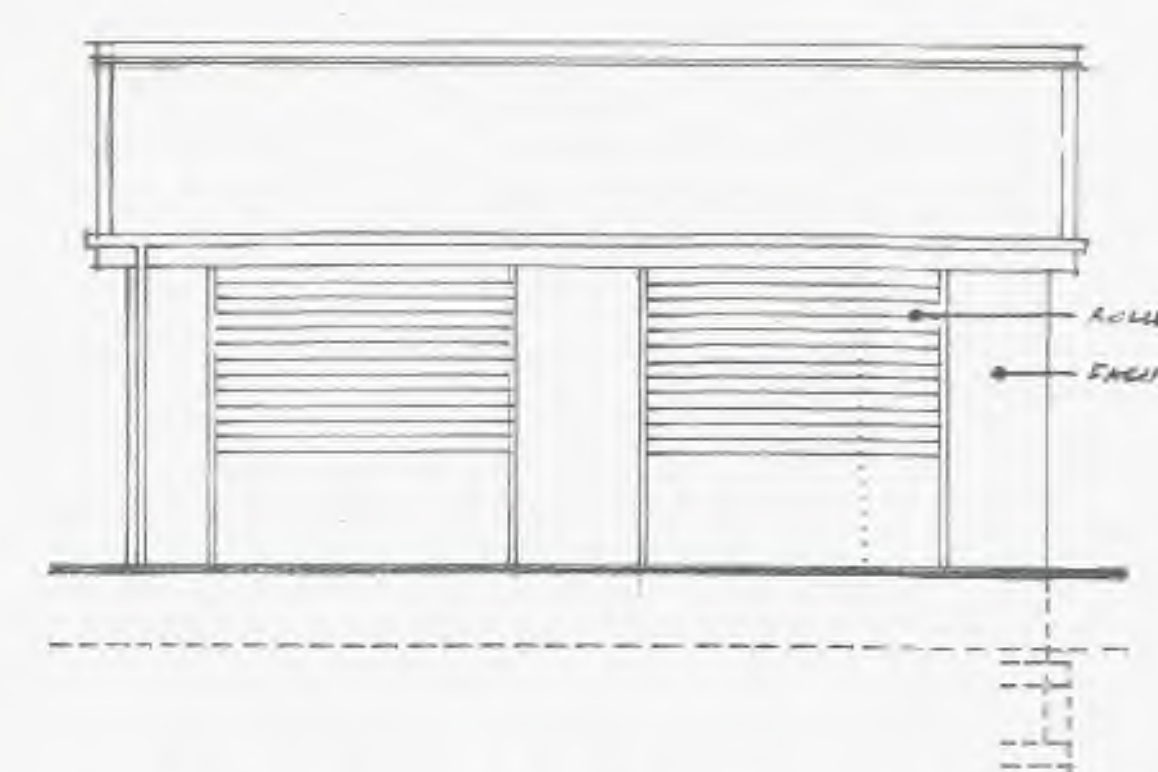
REF.	REVISION	DATE

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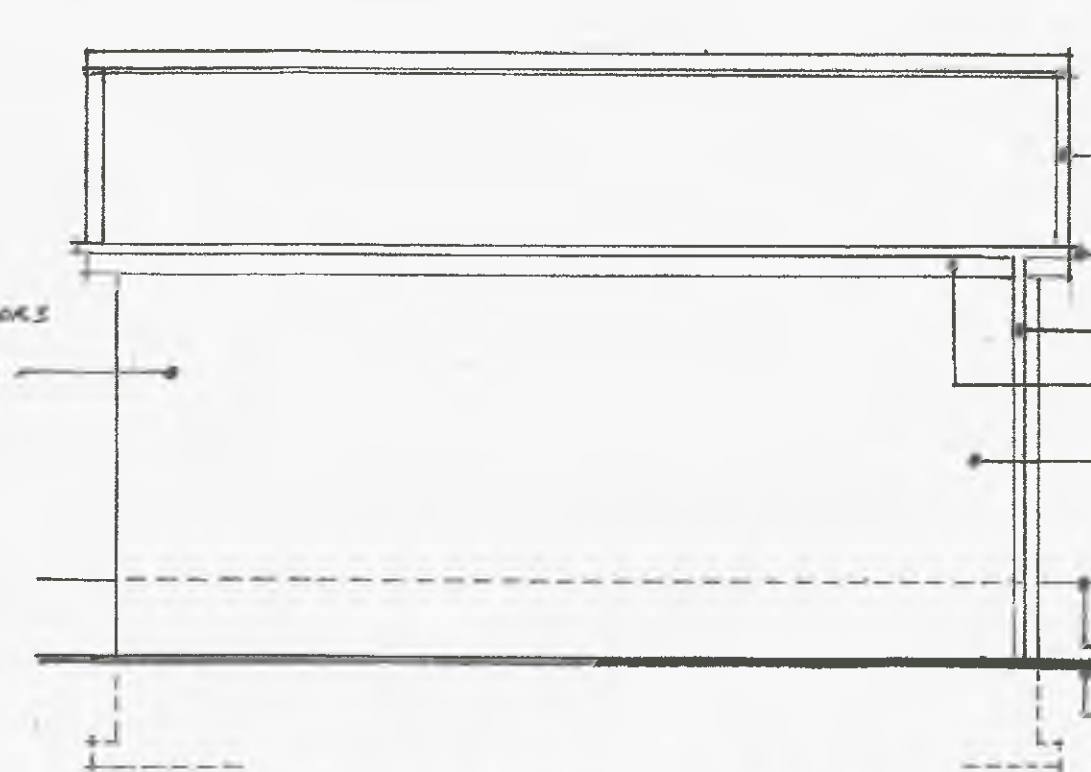
DATE JAN. 25
DRAWING NO. 58-84-05

REVISION.

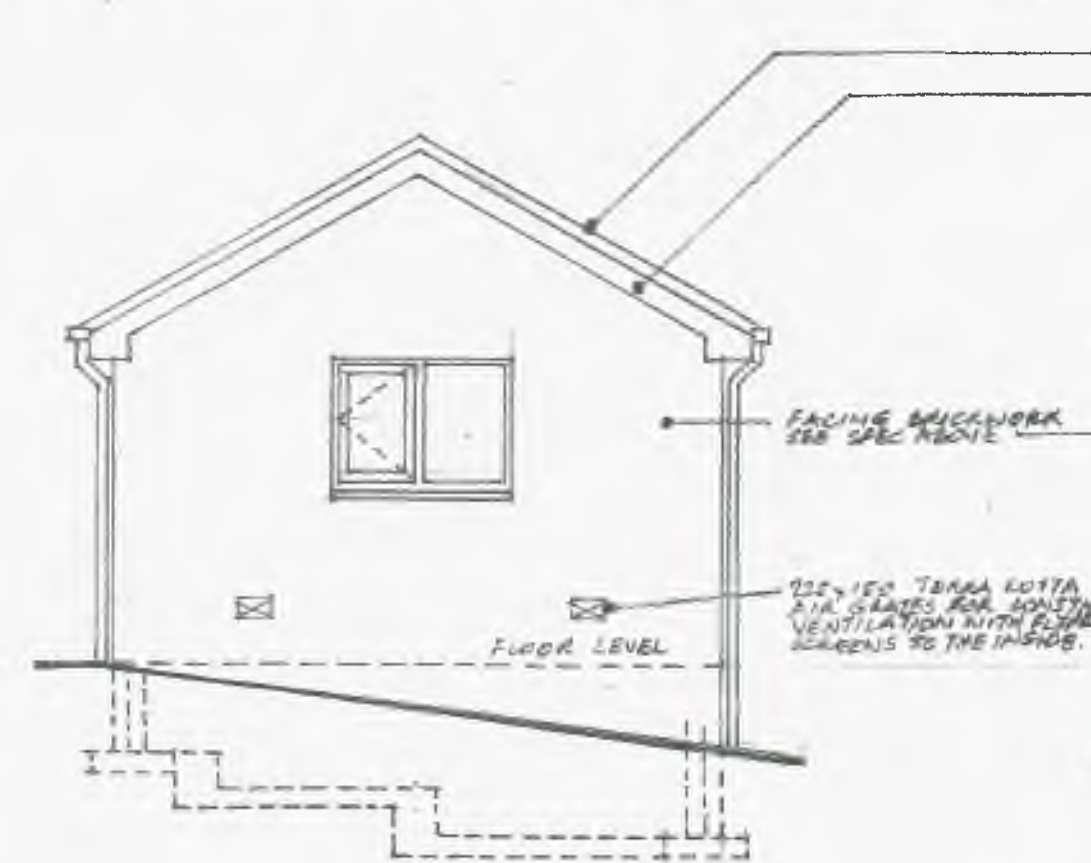
- EXISTING/PROPOSED GROUND LEVELS.**
1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS NO SITE SURVEY HAD BEEN COMPLETED.
 2. ALL LEVELS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
 3. PROPOSED GROUND LEVELS TO BE DETERMINED ON SITE TO ENSURE ALL NEW FOUNDATIONS ARE LAID TO A DEPTH OF 150mm TO UNDERLIE FINISHED GROUND LEVEL.
- FOUNDATIONS.**
1. NEW FOUNDATIONS TO BE 600mm x 100mm THICK CONCRETE WITH INS LAYER OF POLYSTYRENE INSULATION ON TOP WITH 100mm MIN CONCRETE COVER ON ALL SIDES.
 2. FOUNDATIONS TO BE 150mm TO UNDERLIE FINISHED GROUND LEVEL.
 3. WHERE FOUNDATION IS TO BE EXPOSED THE STEPS ARE TO BE DOUBLE THE SIZE OF THE FOUNDATION THICKNESS I.E. 300mm.
- FLOOR CONSTRUCTION.**
1. FLOOR TO BE 100mm THICK CONCRETE SLAB WITH INS LAYER OF POLYSTYRENE INSULATION ON TOP WITH 100mm MIN CONCRETE COVER ON ALL SIDES ON 150mm MIN CONCRETE BEAMS.
- ROOF CONSTRUCTION.**
1. ROOF TO BE 100mm THICK CONCRETE SLAB WITH INS LAYER OF POLYSTYRENE INSULATION ON TOP WITH 100mm MIN CONCRETE COVER ON ALL SIDES ON 150mm MIN CONCRETE BEAMS.
 2. ROOF TO BE FINISHED WITH 100mm MIN CONCRETE SLAB WITH INS LAYER OF POLYSTYRENE INSULATION ON TOP WITH 100mm MIN CONCRETE COVER ON ALL SIDES ON 150mm MIN CONCRETE BEAMS.
 3. ROOF TO BE FINISHED WITH 100mm MIN CONCRETE SLAB WITH INS LAYER OF POLYSTYRENE INSULATION ON TOP WITH 100mm MIN CONCRETE COVER ON ALL SIDES ON 150mm MIN CONCRETE BEAMS.
 4. EVERY ALTERNATE TRUSS TO BE FIXED DOWN WITH A GALV. M.S. BRACING DOWN STAY RODS LONG ENOUGH TO BE FIXED TO TRUSS JOINTS AND WALL PLATE AND BRILL WITH AND SECURED WITH BRASS SCREWS TO TRUSS JOINTS ALSO TO BE REQUIRED AT ALL JOINTS FOR LATERAL RESTRAINT.
 5. NEW MAKE ROUND RIDGE TILE AT APPEX TO BE USED WITH RIGID TO SPACERS IN BETWEEN TRUSSES WITH A BRASS SCREW TO UNDERLIE OR BE BORED ON C.T. 150mm.
- WINDOWS.**
1. WINDOWS OVER WINDOWS TO BE 150mm TYPE AND OVER ROLLER SHUTTER DOORS EXISTING TYPE 150mm.
 2. WINDOWS TO BE 150mm TYPE AND OVER ROLLER SHUTTER DOORS EXISTING TYPE 150mm.



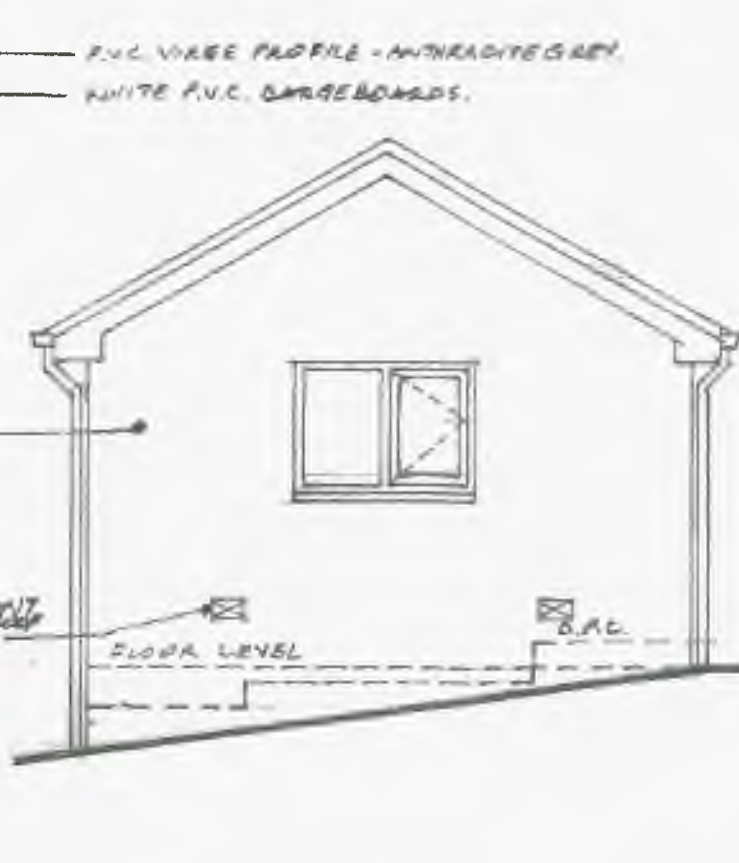
FRONT ELEVATION.



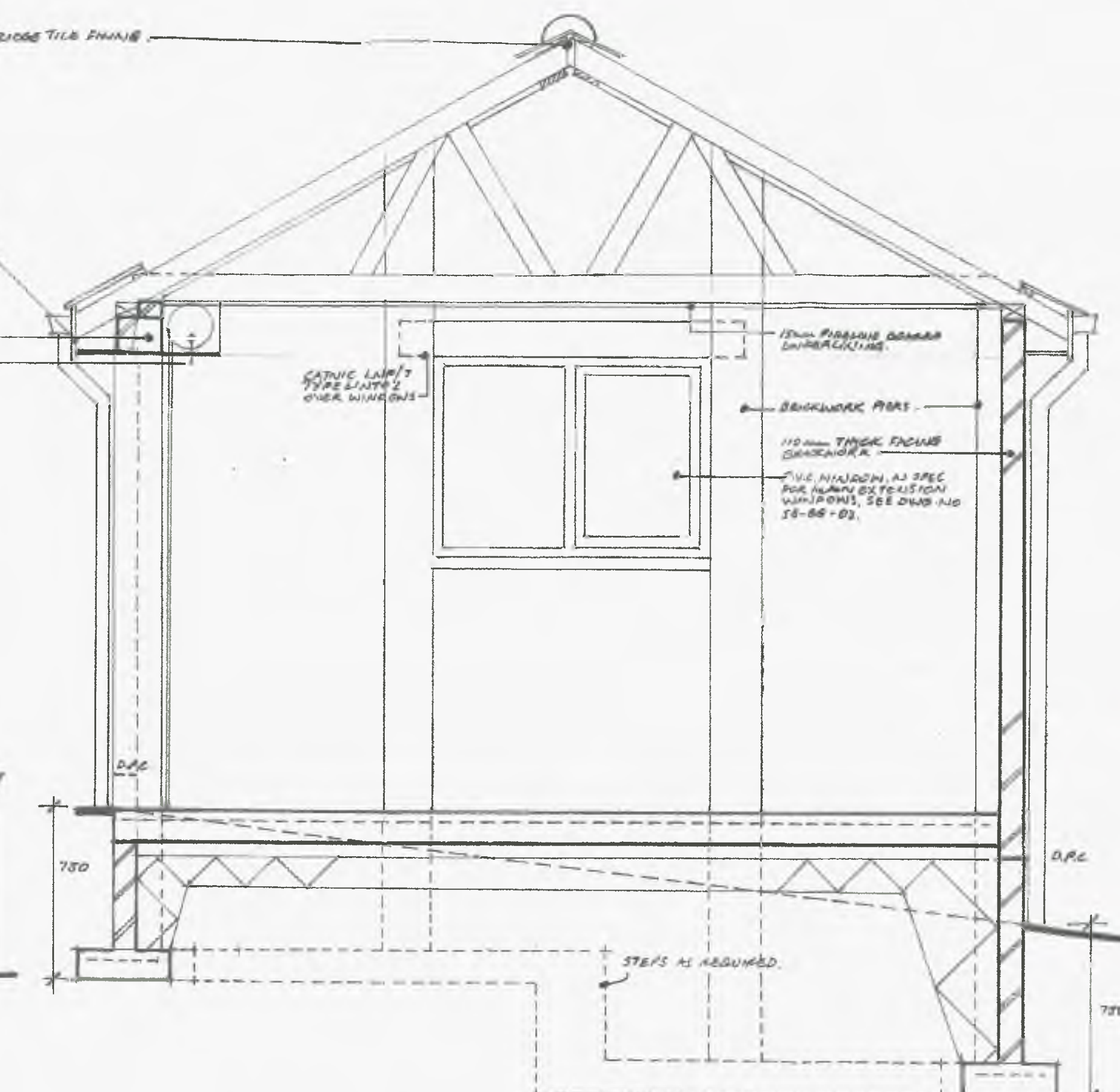
REAR ELEVATION.



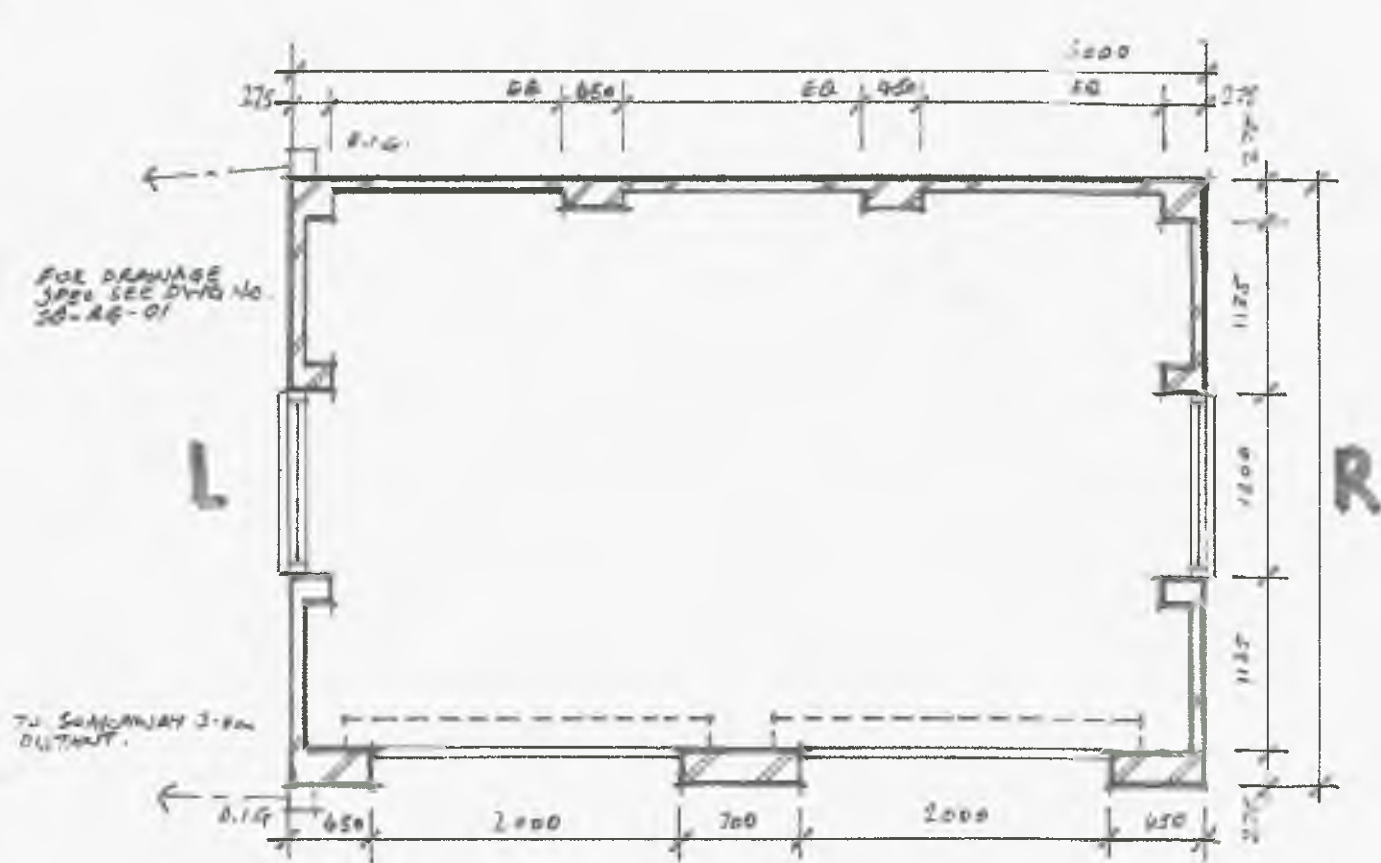
R/H SIDE ELEVATION.



L/H SIDE ELEVATION.



CROSS SECTION.



P L A N.

REF.	REVISION	DATE
GARAGE DETAILS.		
PROPOSED GARAGE AT 26 ST. JOHNS AVENUE BARUGH GREEN BARNSELY, S75 1NX FOR MR & MRS. S. BALL.		
DATE JAN 25		SCALE.
DRAWING NO. 56-B9-08		1:30 METRIC
		1:30 METRIC
		REVISION.