

S I T E P L A N SCALE: - 1/100th. **REVISED TO SHOW POSITION OF NEW PROPOSED GARAGE.**

N O T E S.

TREE SCHEDULE 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.

SITE PLAN AND LOCATION PLAN.



LOCATION PLAN. Scale: - 1/1250th

PROPOSED REVISED NEW GARAGE TO REPLACE ORIGINAL APPROVED

AT 24 ST. JOHNS AVENUE BARUGH GREEN BARNESLEY, S75 INX FOR MR & MRS. S. BALL.

SCALES.	
	AS STATED.
DATE DEC: 25	REVISION
DRAWING No. 38-86-09	1

ROOF TILE SPECIFICATION.

1. ROOF TILES TO BE HARLEY INTERLOCKING CONCRETE ROOF TILES - TYPE DOUBLE EDGED WITH A FINISH TO MATCH EXISTING NO. NUMBER GABY COLOUR.
2. RIDGE TILES TO BE HALF ROUND TO MATCH THE TILES - COLOUR ANTIQUE.

THE ABOVE SPEC. IS ALSO FOR FRONT EXT. AND GARAGE ROOF.

FACING BRICKWORK SPECIFICATION.

1. NEW FACING BRICKWORK TO BE SOLID FINE FACED BRICKS TO MATCH EXISTING NO. NUMBER GABY COLOUR.
2. BACK SLOPE TO DORMER FRONTS AND CHIMNEYS TO BE AS FACING BRICKWORK SPEC.
3. FRONT EXTENSION TO HAVE ASHLAR STONE STONE COLOURED PAINT 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 600mm HIGH x 200mm WIDE AIR GRATES POSITIONED AS SHOWN AT 100mm TO THE INSIDE AND 25mm TO THE OUTSIDE UNDER FLOOR CROSS VENTILATION TO THE NEW TIMBER SUSPENDED FLOOR.
2. AIR GRATES TO BE FITTED WITH EXPOSED SLATS TO THE INSIDE AND BE DUSTED THROUGH THE CAVITY WITH A 75mm DIA. OR P.V.C. SLEEVE TO THE APPROPRIATE SIZE.
3. AIR GRATE AND SLEEVE TO HAVE A SLEEVE THAT OVERLAPS THE SLEEVE BRINGS THE CAVITY.

EXISTING / PROPOSED GROUND LEVELS.

1. ALL EXISTING GROUND LEVELS SHOWN AND APPROXIMATE AS NO SITE SURVEY HAS BEEN CONDUCTED. GROUND LEVELS HAVE BEEN DETERMINED BY VISUAL CHECKING USING A 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 LIFT TO A DEPTH 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 SHOULD BE TO THE UNDERSIDE OF THE FOUNDATION FROM FINISHED GROUND LEVEL AND ALSO TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. THE EXISTING FOUNDATIONS BY STEPPING UP OR DOWN AS REQUIRED. THE NUMBER OF STEPS REQUIRED TO BE DETERMINED ON SITE TO MATCH TO THE LENGTH OF THE FOUNDATION.
3. FOUNDATION STEPS TO BE TWICE THE THICKNESS OF THE FOUNDATION. THICKNESS SHOULD BE 300mm AND 500mm.
4. FOR FOUNDATION SPECIFICATION SEE DWG. Nos 58-88-04 AND 05.

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. GUTTERS TO BE 100mm TO MATCH THE EXISTING TO BE FITTED TO THE FASCIAS WITH BRACKET AT MAX 100mm.
3. R.V. PIPES TO BE IN WHITE P.V.C. 25mm DIA. SECTION FITTED TO BARGEBOARDS WITH BRACKET AT MAX 100mm.
4. ALL EXTERNAL FASCIAS, BARGEBOARDS, SOFFITS AND VERGE 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. K176 MARK.
3. GLAZING TO NEW BATHROOMS TO BE AS ABOVE BUT CLEAR.
4. ALL WINDOWS TO HAVE A U-VALUE OF 0.18 W/M²K TO THE MANUFACTURERS SPECIFICATION.
5. WINDOWS TO BE FITTED WITH TRICKLE VENTS WITH INSECT SCREENS TO GIVE AN AREA NOT LESS THAN 5000 mm².
6. ALL WINDOW OPENING LIGHTS TO EQUAL FLOOR OF FLOOR AREA FOR NATURAL VENTILATION.
7. THE TOTAL COMBINED AREA OF NEW AND EXISTING WINDOWS SHOULD BE NOT TO EXCEED 20% OF THE TOTAL FLOOR AREA.

NEW SLIDING FOLDING DOORS

1. TO BE IN P.V.C. BY SPECIALIST MANUFACTURER WITH EQUIPMENT U-CALLS AND TRICKLE VENTS AS WINDOWS AND DOORS.

MEANS OF ESCAPE FROM WINDOWS

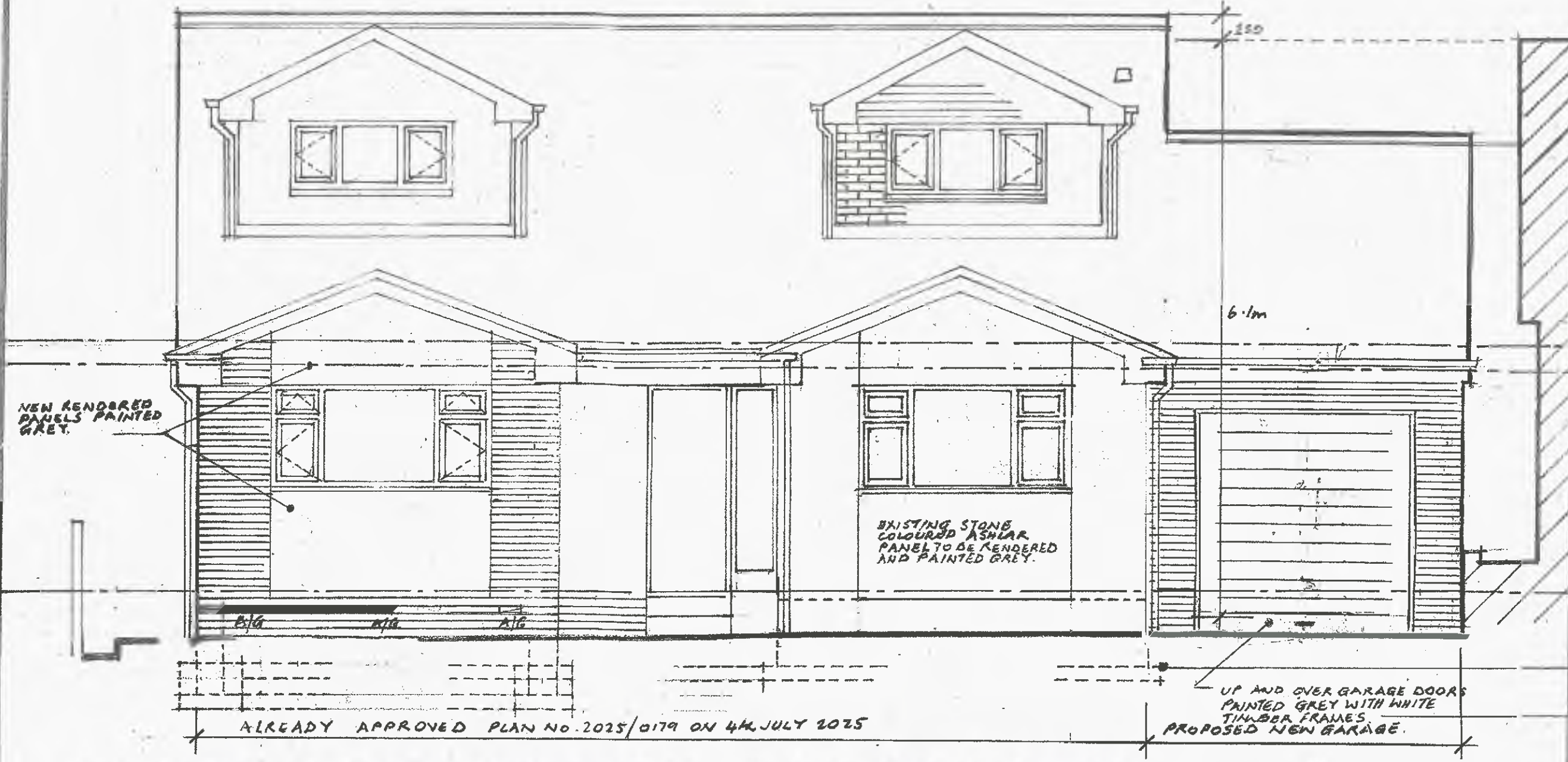
1. ANY NEW WINDOWS TO HAVE AN OPENING AREA OF 0.18 OR ABOVE AND A VERTICAL DIMENSION OF 0.750 TO COMPLY WITH REG. 6.1.
2. THE CIVIL HEIGHT (INTERIALLY) OF ANY WINDOWS USED FOR ESCAPE IS NOT TO EXCEED 1000mm TO COMPLY WITH REG. 6.1.
3. WINDOWS TO BE PROVIDED WITH MEANS OF ESCAPE QUICK RELEASE CATCHES TO COMPLY WITH APPROVED DOCUMENT 8.

REF.	REVISION	DATE.
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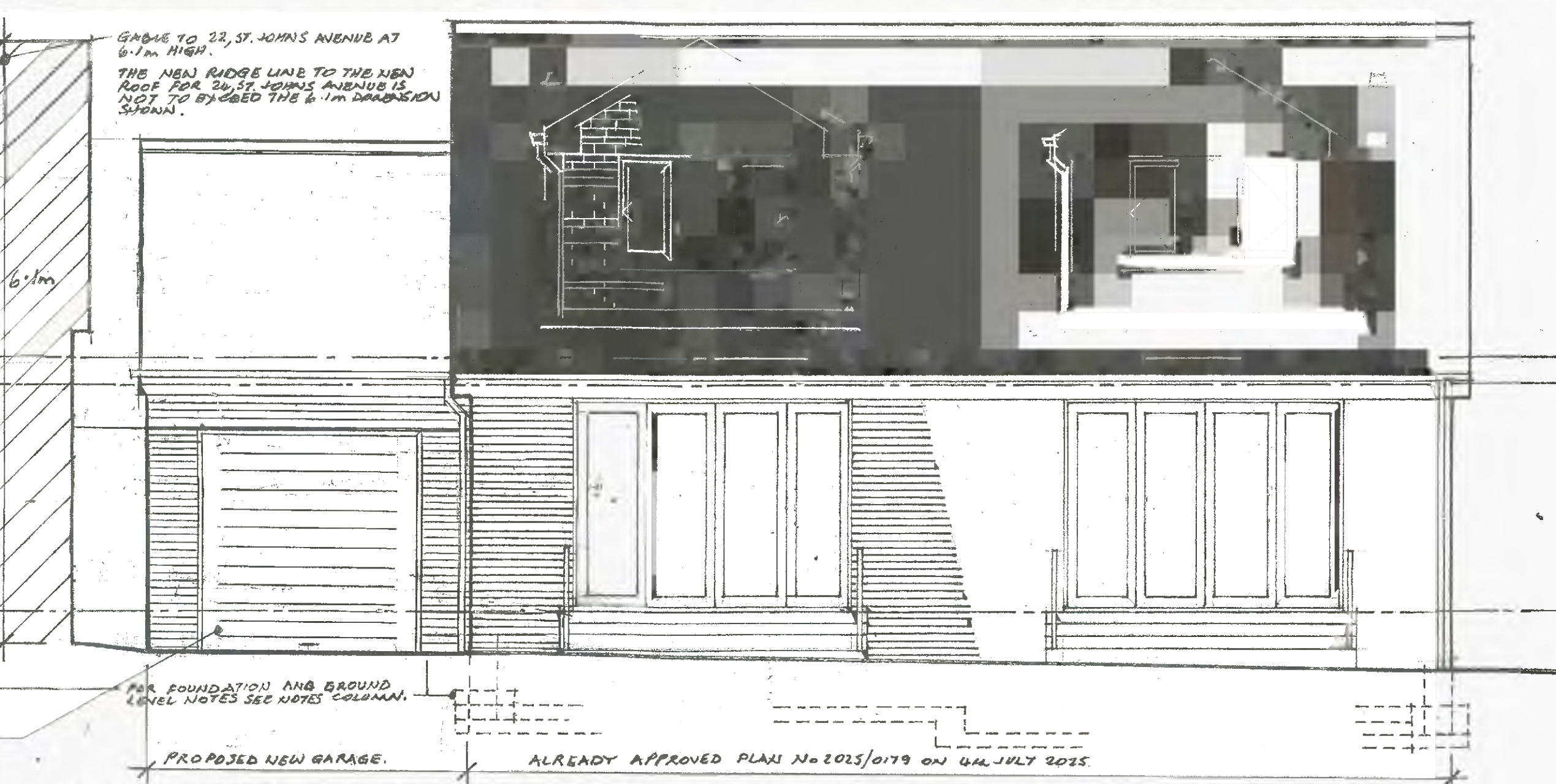
EXISTING & PROPOSED ELEVATIONS WITH NEW GARAGE POSITION.

PROPOSED REVISED NEW GARAGE TO REPLACE ORIGINAL APPROVED AT 24 ST. JOHNS AVENUE BARNHURST GREEN, BARNSELY, S75 1NX FOR MR & MRS. S. BALL.

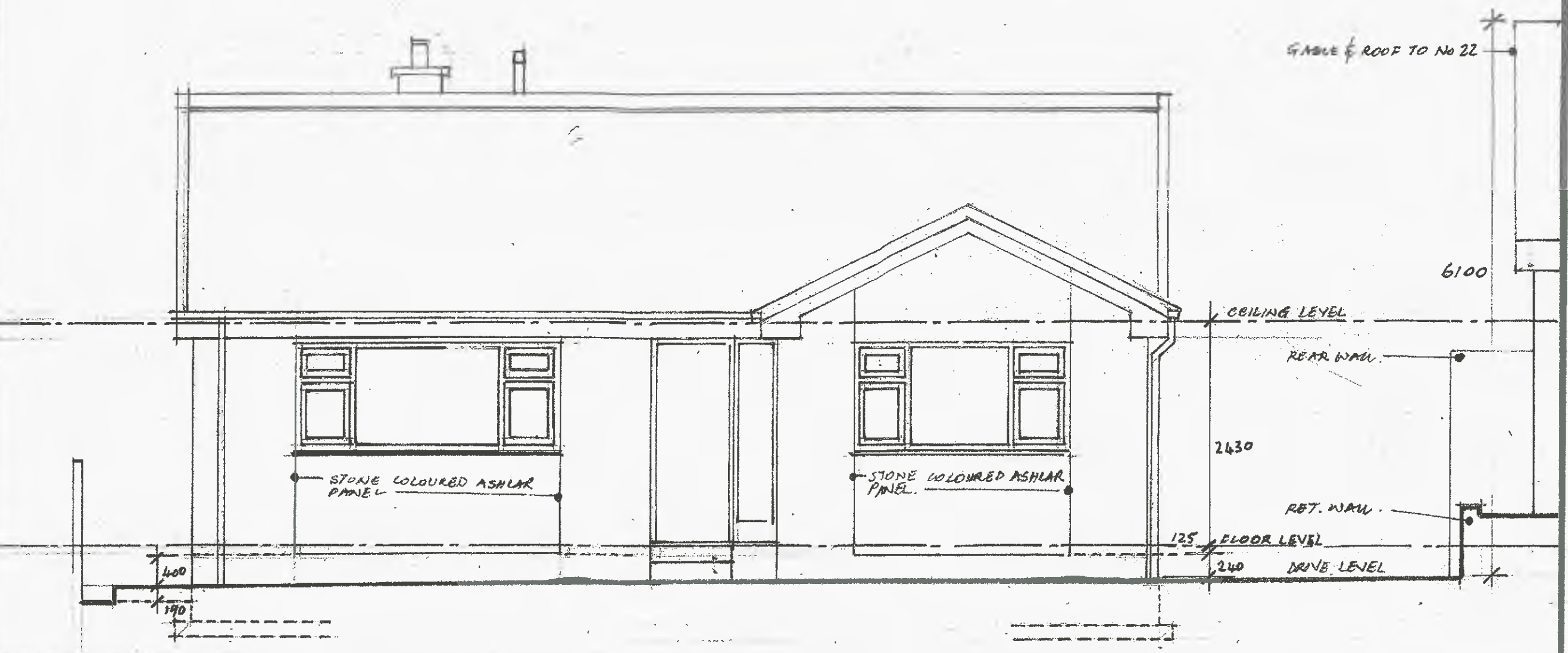
SCALES	
DATE DEC. 25	1:50 METRIC.
DRAWING NO. 58-88-11	REVISION.



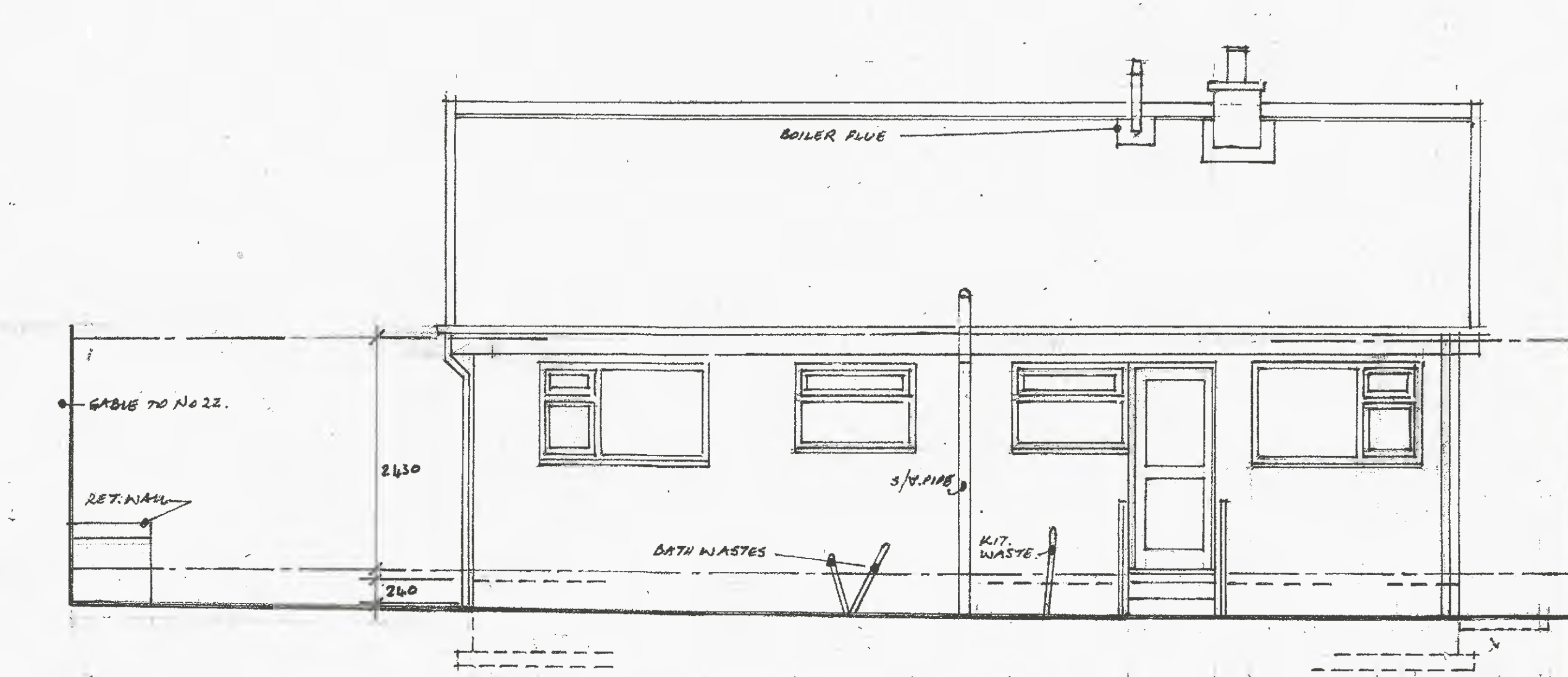
PROPOSED FRONT ELEVATION.



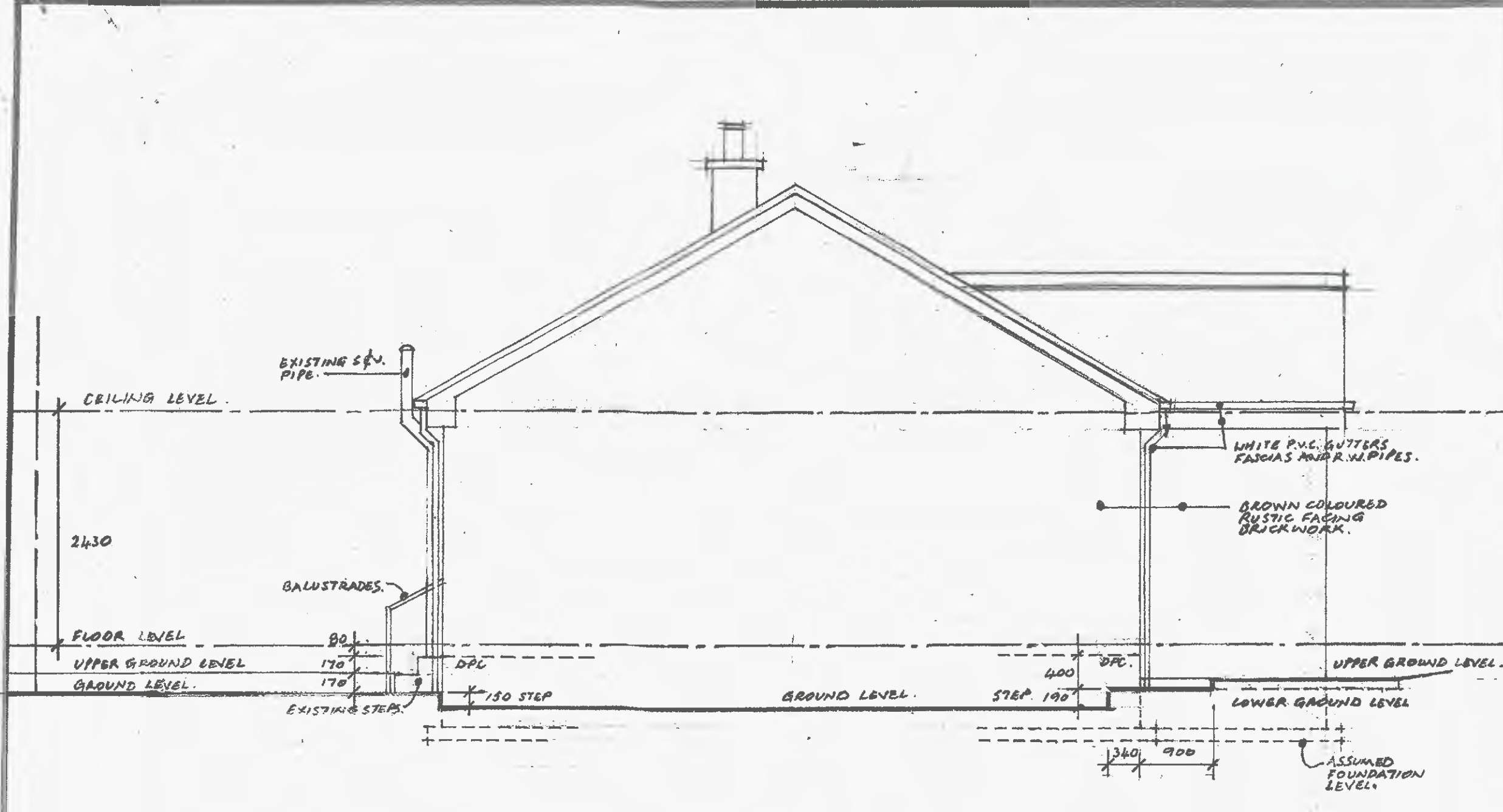
PROPOSED REAR ELEVATION.



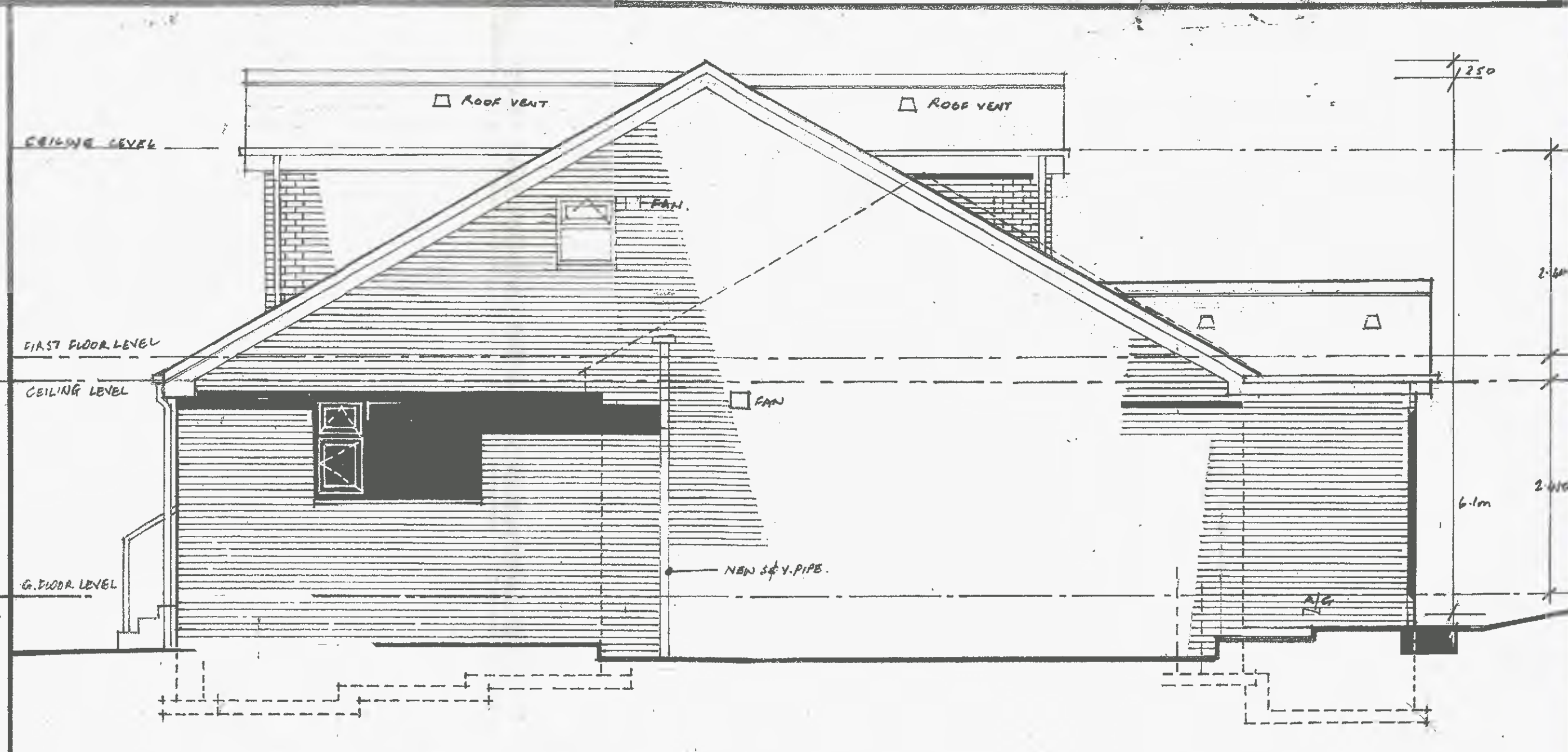
EXISTING FRONT ELEVATION.



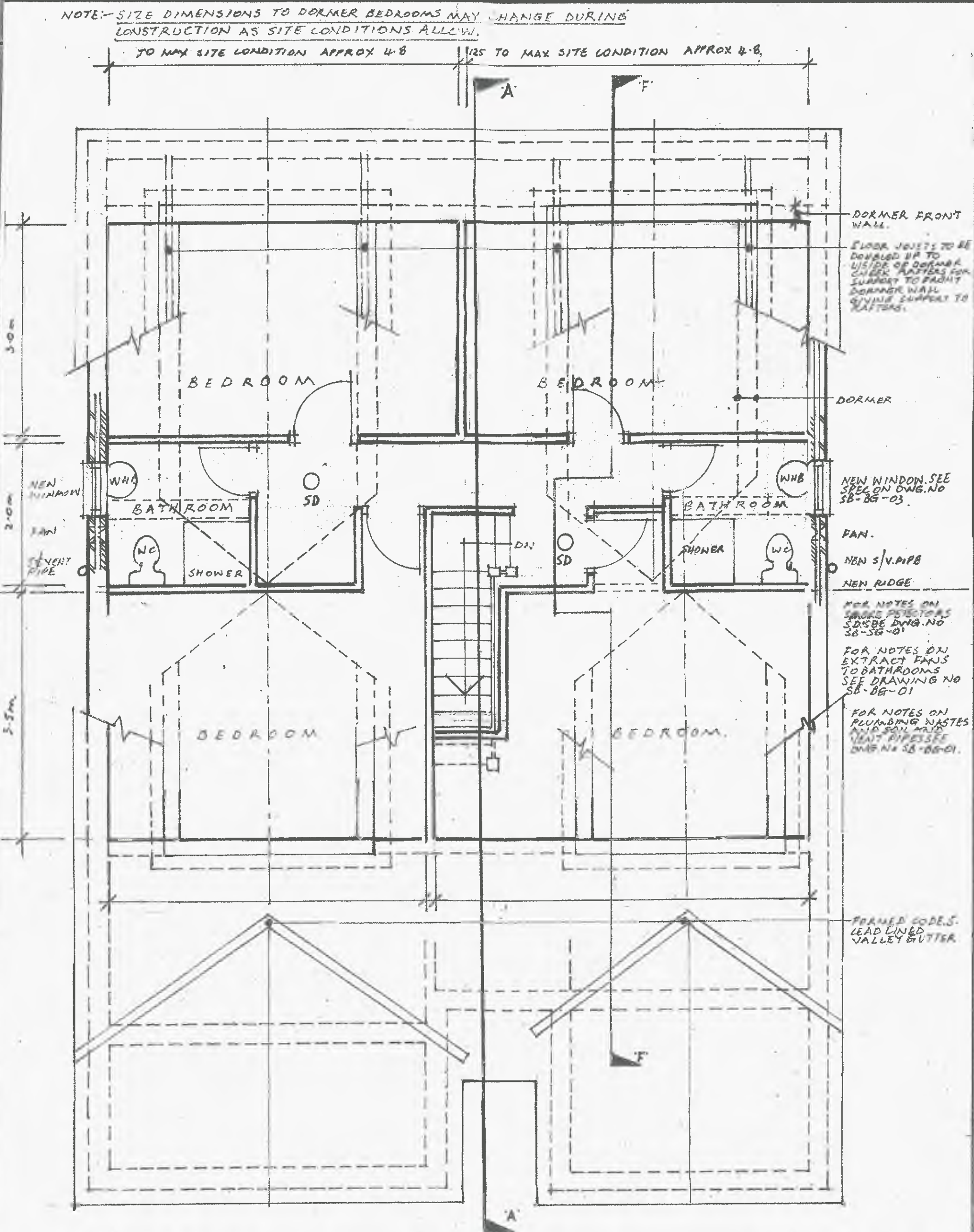
EXISTING REAR ELEVATION.



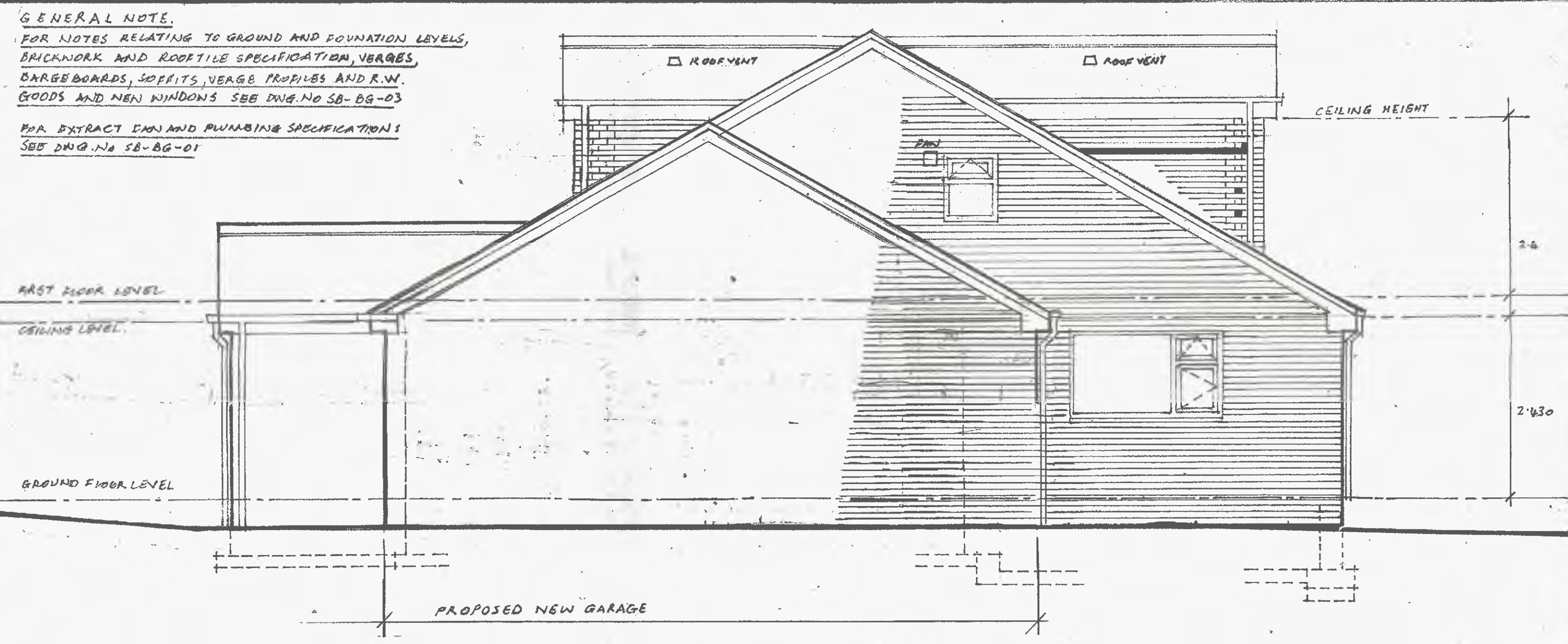
EXISTING L/H SIDE ELEVATION.



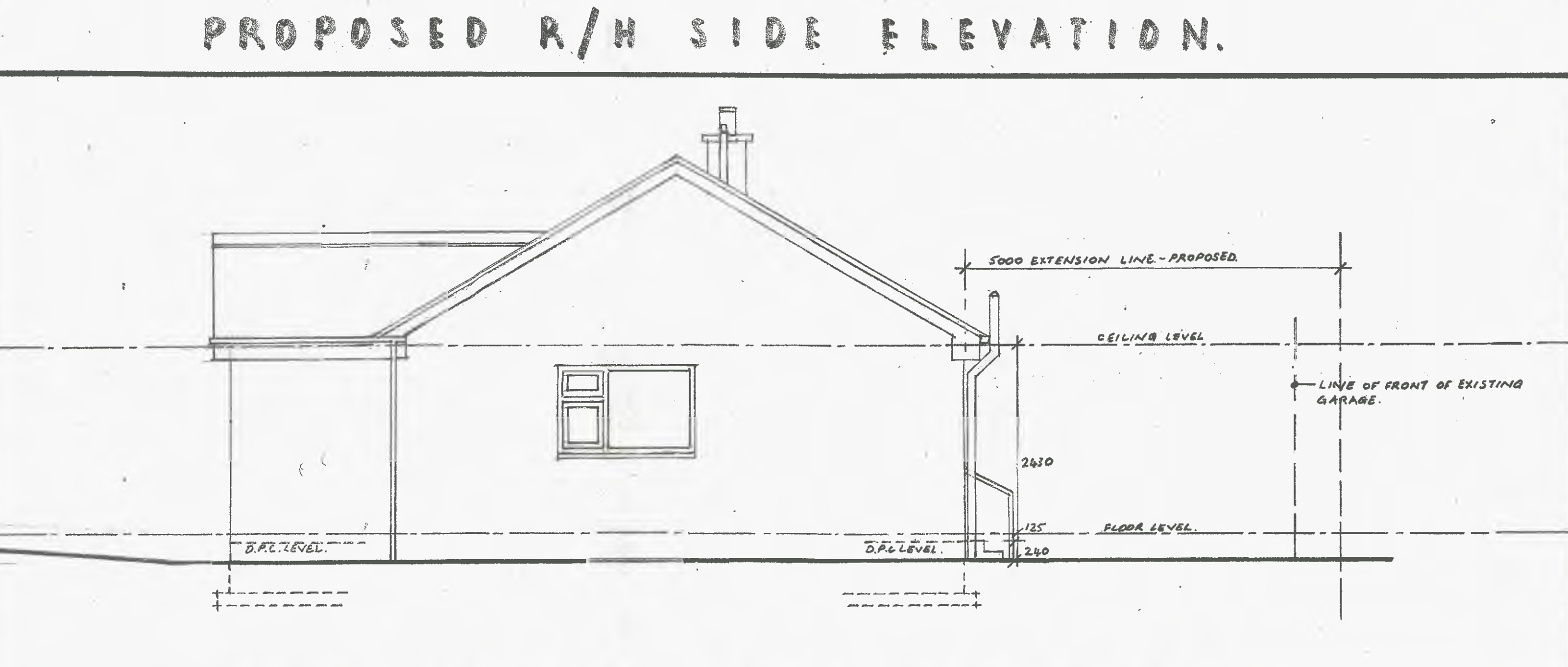
PROPOSED L/H SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN.



PROPOSED R/H SIDE ELEVATION.



EXISTING R/H SIDE ELEVATION.

GENERAL NOTE.
FOR NOTES RELATING TO GROUND AND FOUNDATION LEVELS, BRICKWORK AND ROOF TILE SPECIFICATION, VERGES, BARGEBOARDS, SOFFITS, VERGE TRIMMING AND R.V. GOODS AND NEW WINDOWS SEE DWG. NO SB-BG-03
FOR EXTRACT FANS AND PLUMBING SPECIFICATIONS SEE DWG. NO SB-BG-01

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

REF	REVISION	DATE

PROPOSED NEW SIDE ELEVATION. (R/H).

PROPOSED REVISED NEW GARAGE TO REPLACE ORIGINAL APPROVED AT 26 ST. JOHNS AVENUE BARNHURST GREEN BARNLSLEY, S75 1NX FOR MRE MRS. S. BALL.

SCALES	
DATE	DEC. 25
DRAWING NO.	SB-BG-12
REVISION	
SCALE	1:50 METRIC