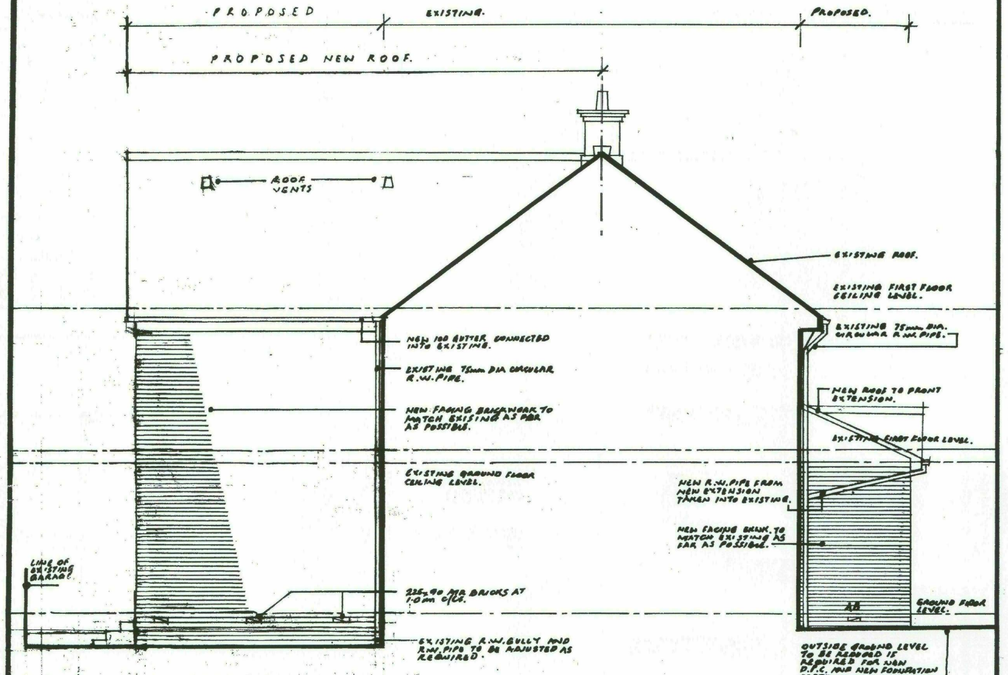
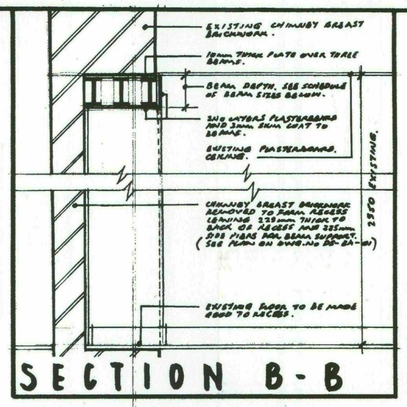
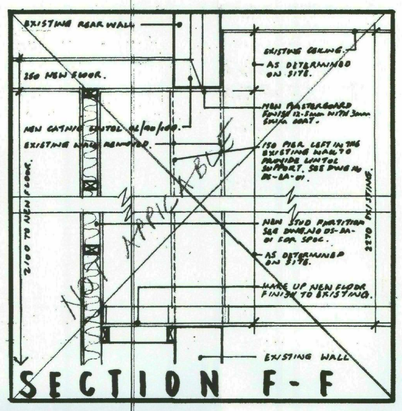


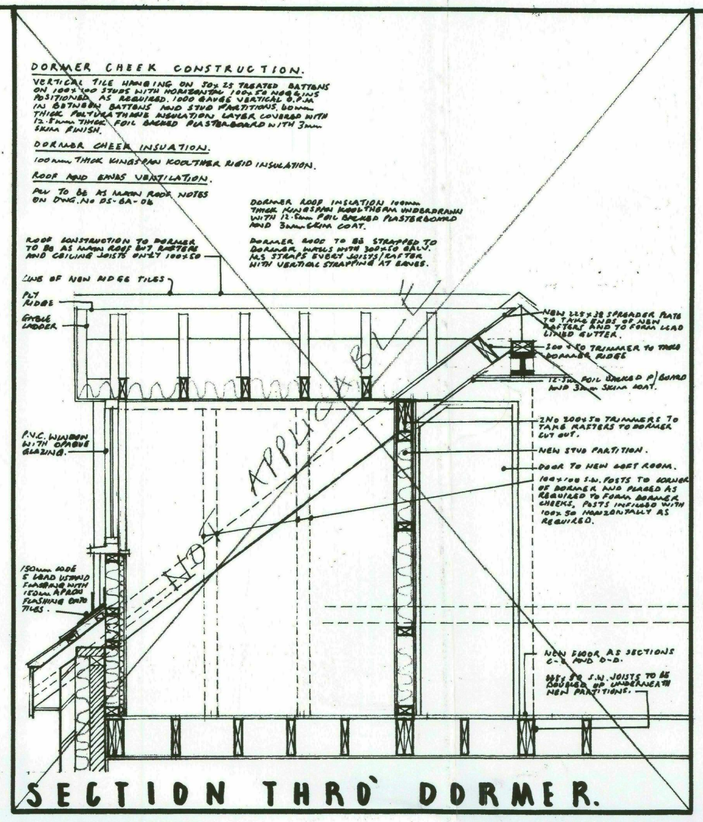
PROPOSED SIDE ELEVATIONS.



SECTION B-B



SECTION F-F



SECTION THRO' DORMER.

NOTES.

DRAINAGE NOTES FOUL

.1. EXISTING MANHOLE TO BE LOWERED AS REQUIRED TO NEW GROUND LEVEL WITH ALL BENCHING MADE GOOD AND NEATLY FLAT POINTED INTERNALLY. MANHOLE TO BE FITTED WITH A NON MECHANICALLY SEALED HEAVY DUTY COVER.

.2. EXISTING DRAIN TO BE FLARED SOIL AND VENT PIPE TO BE ADJUSTED TO SUIT NEW GROUND LEVELS TO TYING NEW SOIL AND VENT PIPE.

.3. NEW DRAIN TO GROUND FLOOR SHOWER ROOM TO BE IN 100mm DIA. P.V.C. HEAVY BUTT PRESSURE WITH FLEXIBLE JOINTS LAID TO A FALL OF 1:80 AND TAKEN INTO EXISTING MANHOLE TO THE EXISTING INVERT. BREAK INTO MANHOLE FOR NEW DRAIN AND MAKE GOOD TO MANHOLE BENCHING INTERNALLY WITH NEAT FLAT POINTING AND MAKE GOOD WITH ALL BENCHING INSIDE MANHOLE IN CEMENT 1:3.

SURFACE WATER.

.1. EXISTING RAINWATER GULLY ON CENTRE LINE WITH NO.71. TO BE LOWERED TO SUIT NEW GROUND LEVELS AND CONNECTED TO AS ADJUSTED ARRANGEMENT NEW R.I.G. TO BE INSTALLED IF REQUIRED.

.2. PROVIDE AND FIX NEW R.I.G. TO NEW EXTENSION TO TAKE DRAINAGE FOR NEW ROOF.

.3. NEW DRAIN TO BE IN 100mm DIA. P.V.C. HEAVY BUTT PRESSURE WITH FLEXIBLE JOINTS AND TO BE CONVEYED INTO EXISTING S.W. DRAIN WITH A 'Y' JUNCTION.

GENERAL NOTE.

.1. ALL NEW UNDERGROUND PIPEWORK TO BE BEDDED ON AND SURROUNDED IN NEAT CEMENT AND GRAVEL WITH A MIN 100mm THICKNESS ON ALL SIDES.

NEW GULLIES. (SOIL AND S.W.)

.1. GULLIES TO BE OF A BACK INLET TYPE (B.I.G.) WITH THE INVERT AT DEPTH TO SUIT WATER SEAL AND TO BE IN P.V.C. 100 FORMED RODDER ON 100mm THICK CONCRETE BASE AND SURROUNDED ON ALL SIDES WITH PEA GRAVEL.

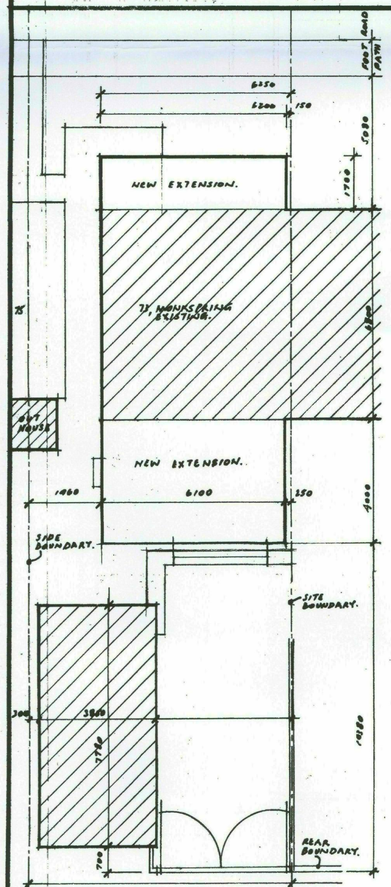
PROTECTION OF DRAINS.

.1. ANY DRAINAGE PIPEWORK PASSING THROUGH WALLS TO BE PROTECTED OVER WITH A SEMI SLAB CONCRETE LINTOL AND TO BE CLEAR OF WALL 100mm ON ALL SIDES TO PREVENT BEARING PRESSURE ON DRAIN.

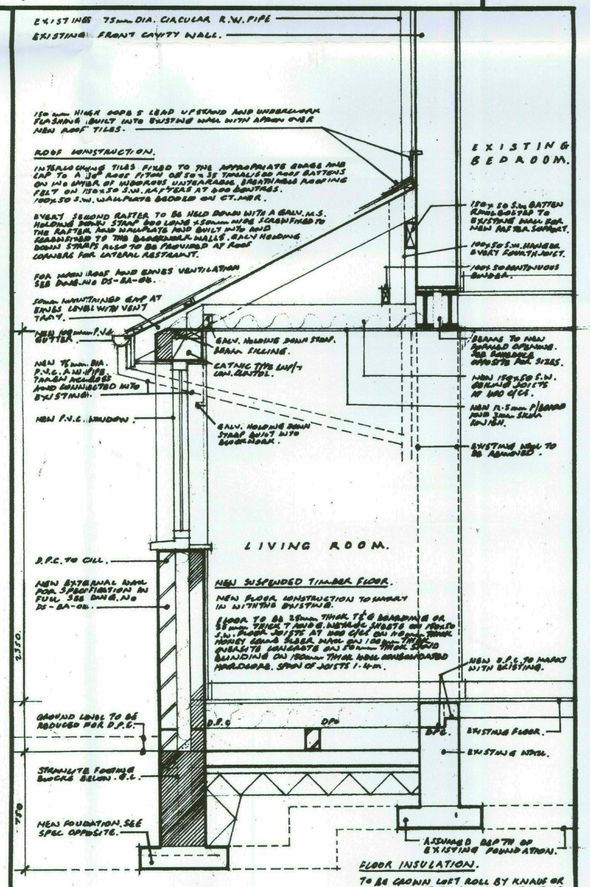
REF.	REVISION.	DATE.
A.	REAR EXTENSION REVISED FROM 3.0m DORMER AND BALCONY REMOVED. 1ST FLOOR LEVELS REMOVED DETAILS NO LONGER APPLICABLE MARKED ACCORDINGLY.	OCT. 21

SITE PLAN, SIDE ELEVATION AND SECTION DETAILS.

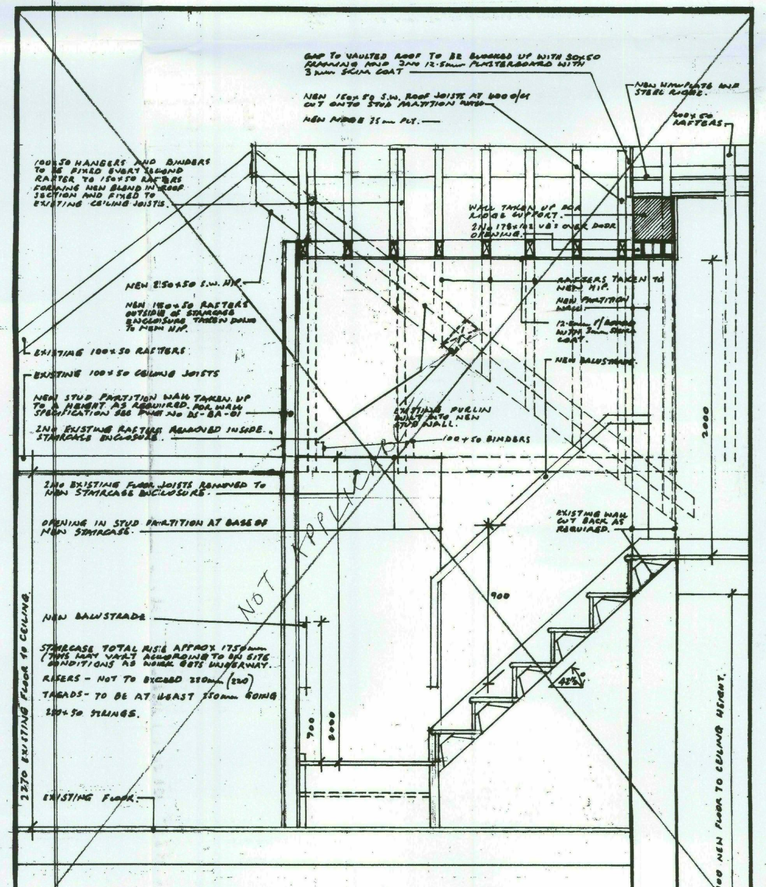
PROPOSED FRONT AND REAR EXTENSIONS AT 73 MONKSPRING, WORSBOROUGH DALE, BARNSLEY S70 FOR MR & MRS. D. SIMPSON.



SITE PLAN. Scale - 1:100 W.



SECTION A-A.



SECTION THRO' STAIRCASE

SCHEDULE OF STEEL BEAMS

SECTION A-A.

2No 203x133x25 UB1 CONNECTED AT ENDS AND AT 1.0m CENTRES WITH 6mm END PLATES. CONNECTIONS TO BE AS PER STRUCTURAL ENGINEERS CALCS PAGE 28.

SECTION B-B.

3No 152x152x23 UC1.

SECTION D-D.

1. 2No 203x133x25 UB1 CONNECTED AT ENDS AND AT 1.0m CENTRES WITH 6mm END PLATES. CONNECTIONS TO BEAT BEAM ABOVE SECTION A-A.
2. 1No 203x203x46 UC WITH FULL PLATE BEAM THICKNESS TO UNDERSIDE WITH 200mm END BEARINGS.

STEEL RIDGE.

152x152x37 UC WITH 150x100x8 MS PLATE AT BACK OF WALL AND 2No 178x102 UB1 OVER DOOR OPENING FROM STAIRCASE.

LOFT INSULATION.

SECTION A-A.

1. ROOF TO BE INSULATED WITH RIGID INSULATION TO BE MIN. THICKNESS ACHIEVING MIN. THERMAL TRANSMITTANCE REQUIRED INSERTED TIMBER JOISTS. INSULATION TO BE LAID FLAT OVER PLASTER BOARD.
2. MIN. 50mm VOID LEFT ABOVE THE INSULATION FOR ROOF CROSS FLOW VENTILATION.

ROOF AND EAVES VENTILATION.

SECTION A-A.

1. ROOF VENTILATORS TO BE PROVIDED AS NECESSARY. VENTS TO BE INCORPORATED INTO THE ROOF TILING AND THE VENTILATION REQUIRED TO BE REMOVED BUT TO REMAIN IN ACCORDANCE WITH SUBS. M.S. 5.5 AND 5.7.10 AND FITTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. ROOF VENTS TO BE FITTED AT HIGH LEVEL TO MAINTAIN CROSS FLOW VENTILATION.
3. 50mm GAP TO BE MAINTAINED AT EAVES LEVEL TO ENSURE THE INSULATION VENTILATION IS TO BE FITTED ABOVE ROOF INSULATION TO MAINTAIN THE ROOF VENTILATION.
4. 100 mm GAP TO BE MAINTAINED ABOVE INSULATION AND UNDERSIDE OF ROOF FINISH FOR CROSS VENTILATION.
5. 100 mm DIA. P.V.C. VENTS TO BE FITTED INTO EAVES SOFFIT TO INVERT TRAP TO TRAP BASE ON THE HIGH VENTS TO BE AT SIXTY MM CENTRES ACROSS THE EAVES LENGTH - 300 MM CENTRES.

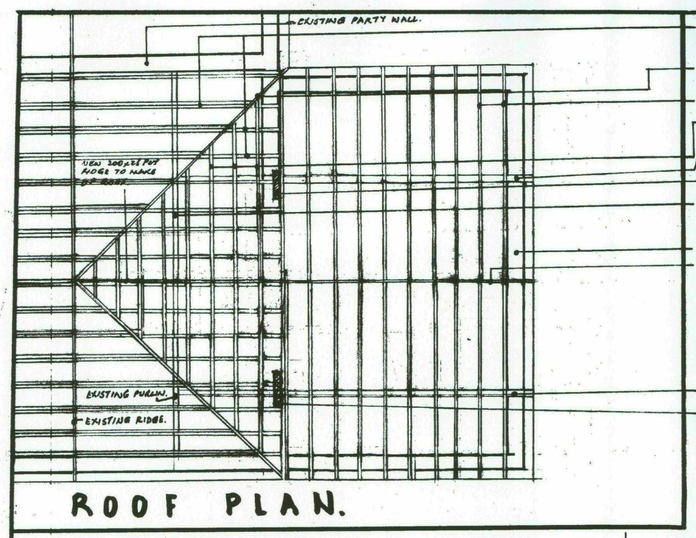
FOUNDATIONS.

1. FOR FOUNDATION DEPTH BOTH EXISTING AND PROPOSED SEE DWG. No DS-BA-05 ELEVATIONS.
2. ALL NEW FOUNDATIONS TO BE 600 MM WIDE X 150 MM THICK WITH A 150 MM PROJECTION TO EACH SIDE OF WALL. THICKNESS AND TO BE REINFORCED WITH ONE LAYER OF B.S. FABRIC STEEL MESH IN TOP HALF THICKNESS ON ALL SIDES.
3. FOR OTHER FOUNDATION NOTES SEE NOTES ON INDIVIDUAL SECTIONS.
4. FOUNDATION STEPS TO BE TWICE THE THICKNESS OF THE FOUNDATION THICKNESS AND BE 300 MM MINIMUM.
5. FOR FULLER NOTES ON FOUNDATIONS AND FOUNDATIONS LEVELS SEE DWG NOS. DS-BA-05 AND 01-BA-02 ELEVATIONS.

FLOOR INSULATION.

1. INSULATION TO BE CROWN LOFT ROLL BY KNAUF OR EQUIVALENT TO GIVE A 'U' VALUE OF 0.22 W/M²K. INSULATION TO BE SUPPORTED IN BETWEEN JOISTS WITH LIGHTWEIGHT WIRE MESH.

DRN		SCALES
DATE	APRIL 2021.	1:50 METRIC - ELEVATIONS. 1:20 METRIC - SECTIONS
DRAWING No.	DS-BA-03.	REVISION. A



EXISTING 100x50 RAFTERS AND CEILING JOISTS. RAFTERS TO BE CUT INTO NEW HIP WITH CEILING JOISTS KEPT INSITU ONTO THE EXISTING WALLPLATE.

INSERT NEW 170x50 H/P TO TAKE EXISTING RAFTERS AND NEW 150x50 RAFTERS.

NEW 150x50 RAFTERS @ 600 C/C.

NEW 150x75 RAFTERS TO BE SUPPORTED ON THE EXISTING CEILING JOISTS TO FORM NEW ROOF INTERSECTION AT 600 C/C.

NEW 175x75 PURLIN - SPAN 3.7m

WALL TAKEN UP (600 WIDE) FOR NEW PURLIN SUPPORT.

EXISTING PURLIN.

NEW WALL TO EXTENSION

NEW 200x25 PVC RIDGE.

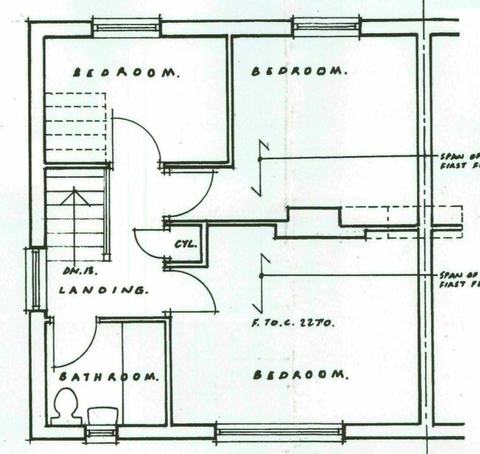
HANGERS AND BINDERS (NOT SHOWN ON ROOF PLAN).

100x50 S.W. HANGERS AND BINDERS TO BE FIXED EVERY SECOND RAFTER TO 150x75 RAFTERS FORMING NEW BEAM IN ROOF SECTION FIXED TO EXISTING CEILING JOISTS. SEE STAIRCASE SECTION ON DWG. NO. DS - BA - 03

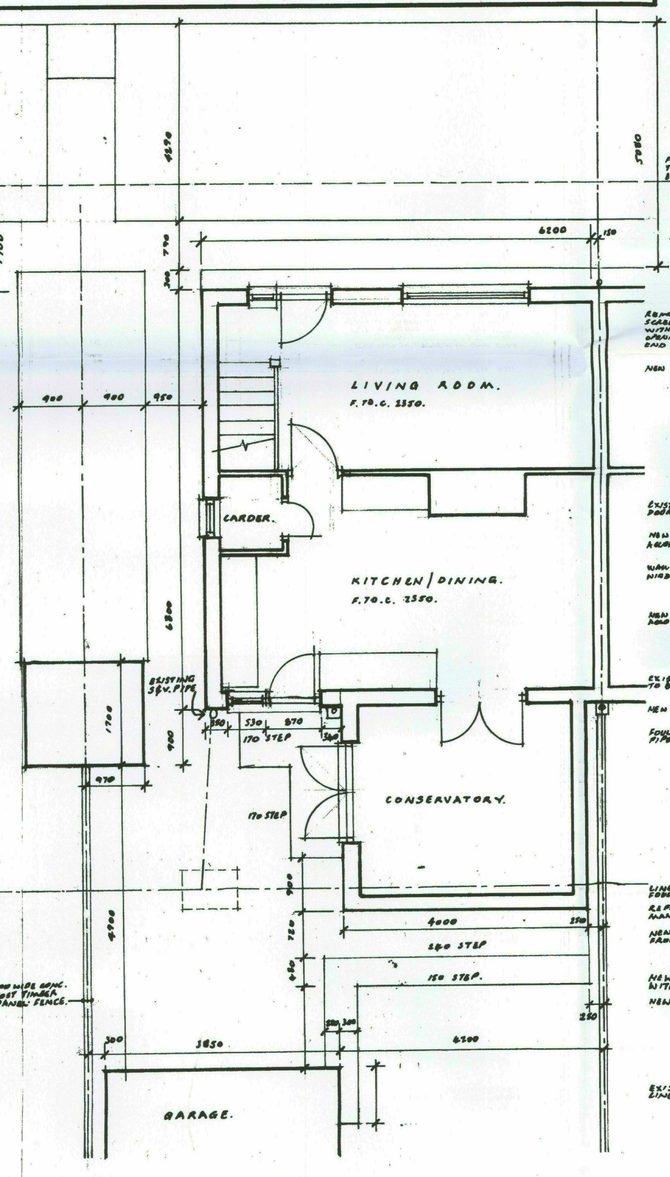
NEW 225x75 PURLIN - SPAN 3.7

WALL TAKEN UP (600 WIDE) FOR NEW PURLIN SUPPORT.

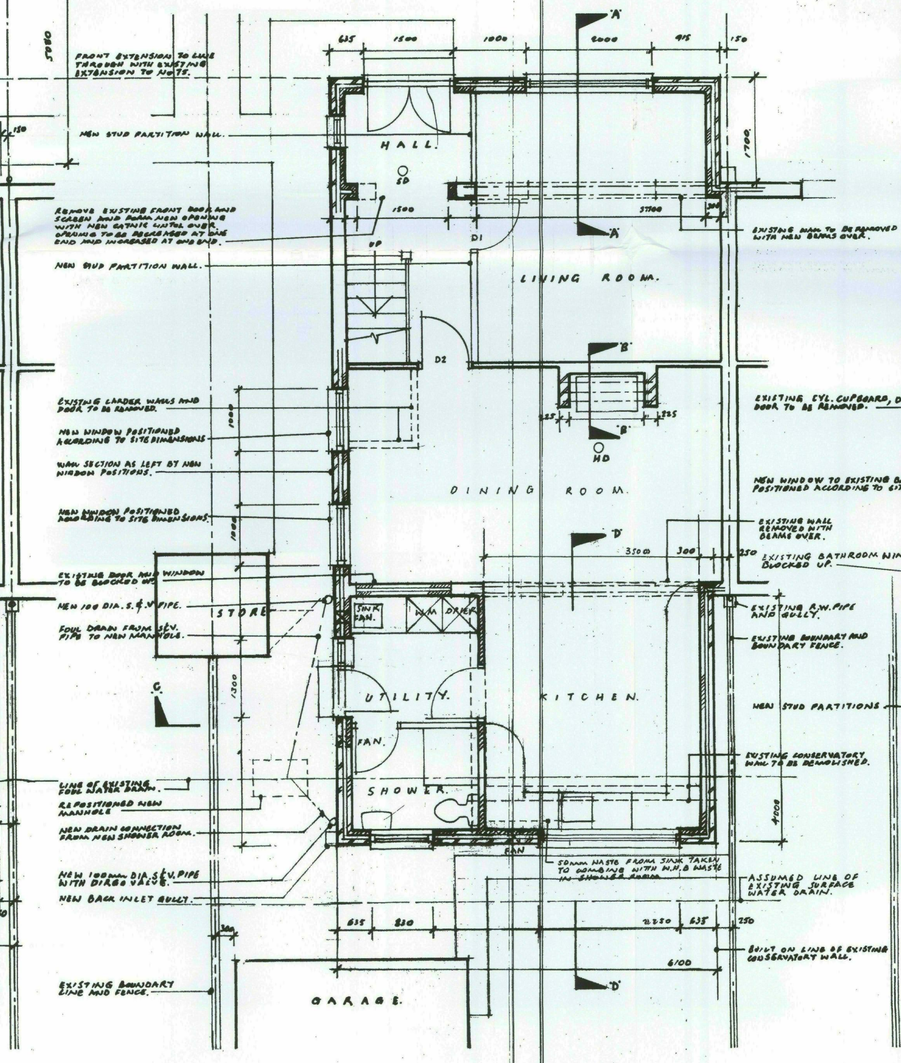
ROOF PLAN.



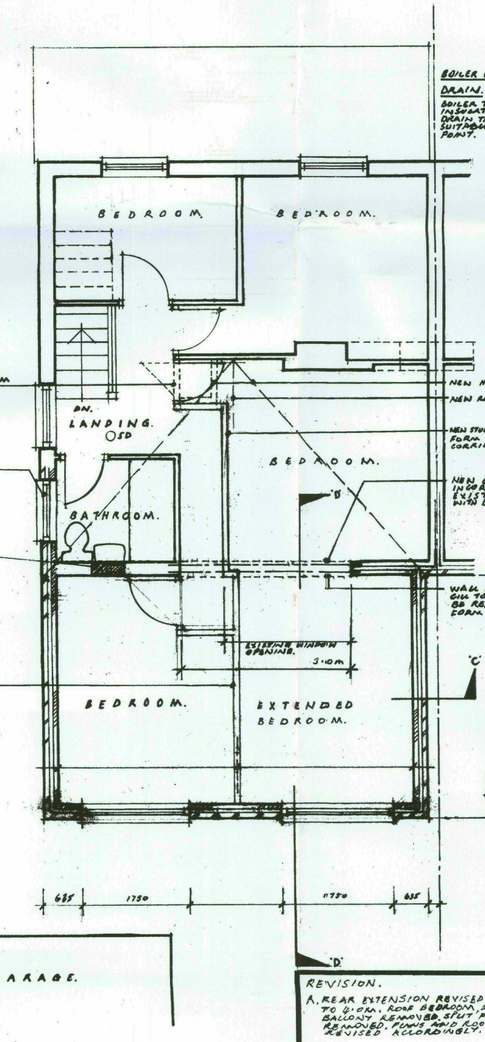
EXISTING FIRST FLOOR PLAN.



EXISTING GROUND FLOOR PLAN.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

REVISION.

A. REAR EXTENSION REVISED FROM 3.0M TO 4.0M. ROOF BEDROOM DORMER AND BALCONY REMOVED. SPLIT MONO LEAN TO REMOVED. PLANS AND ROOF PLAN REVISED ACCORDINGLY. OCT. 21

NOTES.

STUD PARTIONS SPEC.

.1. PARTITIONS TO BE FORMED IN 100x50 SW. STUDS AT 600 C/CS. 100x50 SPACER NOGGINS FITTED IN BETWEEN VERTICAL STUDS AT ABOUT MID STAGGERED. PARTITIONS TO BE COVERED IN 12.5mm PLASTERBOARD AND 3mm PLASTIC SKIMA COAT.

.2. PARTITIONS TO BE FILLED WITH SUITABLE SOUND INSULATION.

SMOKE DETECTORS - D.I. MEANS OF ESCAPE

.1. SMOKE DETECTORS TO BE FITTED IN POSITIONS SHOWN ON THE PLANS (T.B.) OR IN A SUITABLE POSITION AS PER THE ADJOINING AGENT. DETECTORS TO BE MAINS FED AND INTERLINKED.

HEAT DETECTOR TO KITCHEN.

.1. HEAT DETECTOR TO BE FITTED IN A SUITABLE LOCATION. DETECTOR TO BE MAINS FED AND INTERLINKED WITH SMOKE DETECTORS.

GENERAL NOTES.

PART M.

.1. ANY EXISTING DISABLED ACCESS WILL NOT BE DIMINISHED BY THIS DEVELOPMENT.

PART K. STEPS AND BALUSTRADES.

.1. ANY NEW/LEY FORMED STEPS TO BE A MAX OF 220mm RISE AND MIN. 250mm GOING.

.2. FINAL NEW EXTERNAL STEPS AS REQUIRED TO SUIT NEW DOOR/S GIVING LEVELS STEPS TO NO MORE THAN 220mm RISE AND MIN 250mm GOING. 1.2m TYP. OF RETAINING WALL AS REQUIRED TO FORM OF STEPS FROM EXISTING PATIO/S LEVEL TO NEW GROUND LEVEL - FINISHED.

.3. BALUSTRADES TO EXTERNAL STEPS TO BE 900mm HIGH TOWN A STEEL 900 mm H RAIL SET IN CONCRETE BASE 300x300x300 OR FIXED AND SIGNED TO BRICKWORK AS REQUIRED.

.4. FOR DETAILS OF INTERNAL STEPS AND NEW STAIRCASE SEE DETAIL SECTIONS ON DWG NOS DS - BA - 05 AND DS - BA - 06.

PART P. ELECTRICAL.

.1. ANY NEW ELECTRICAL WORK/INSTALLATIONS WILL BE CARRIED OUT BY A CONTRACTOR REGISTERED WITH PART P. SELF CERTIFICATION SCHEME.

.2. ANY NEW ELECTRICAL WORKS/INSTALLATIONS E.G. SWITCHES, SOCKETS OR INSTALLATIONS TO ANY BUILDING INSTALLATIONS ARE NOT ILLUSTRATED ON THIS DWG. AND HAS TO BE DETERMINED BY THE CLIENT AND THEIR CONTRACTOR.

.3. ANY ELECTRICAL WORKS DIRECTLY NOTED AS BEING REQUIRED TO BE CARRIED OUT BY THE BUILDING REGULATIONS E.G. SMOKE DETECTORS, HEAT DETECTORS, EXTRACT FANS.

PART J. BOILER AND HEATING.

.1. NEW BOILER TO BE SUITABLY RATED SEDBUK A, WALL HUNG GAS FIRED LOW EMISSION (MINIMUM) COMBI BOILER TO BE FITTED IN LOFT AREA IN A POSITION AGREED WITH CLIENT. BOILER TO HAVE FULLY INSULATED 100mm DIA FLUE TO PASS THROUGH THE ROOF WITH ALL APPROPRIATE FLASHING AND FITTED WITH A SUITABLE DISCHARGE CONE.

.2. BOILER TO CONFORM TO ALL THE REQUIREMENTS OF BS6798 AND BE FITTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

.3. ALL OTHER ALTERATIONS TO THE HEATING SYSTEM, I.E. PROVISION OF NEW RADIATORS THE RELOCATION OF ANY EXISTING RADIATORS ARE NOT ILLUSTRATED ON THIS DRAWING AND HAS TO BE AGREED BY THE CLIENT AND THEIR CONTRACTOR.

.4. INSULATED CYLINDER POSITIONED IN LOFT AREA OR OTHER SUITABLE LOCATION AS DETERMINED BY THE CLIENT AND THEIR CONTRACTOR.

EXTRACT FANS TO UTILITY, NEW SHOWER ROOM AND 2No BATHROOMS.

.1. FIT NEW EXTRACT FANS IN EXTERNAL WALL IN A POSITION AS SITE CONDITIONS ALLOW (POSITIONS SHOWN ON THE DRAWING ARE DIAGRAMMATIC ONLY) FAN TO BE DUCTED TO NEAREST WALL WITH A CAVITY SERVE WITH LINTOL OVER AND PROVIDED WITH VENT, HOSE AND CAVITY TRAY D.P.C.

.2. FANS TO BE ELECTRICALLY OPERATED AND CAPABLE OF EXTRACTING 60 LITRE PER SECOND. ELECTRICAL OPERATION REQUIRED FOR ASPD VENTILATION TO BATHROOM TO PART. 2.1.(F) AND (H)

.3. FAN TO BE CAPABLE OF PROVIDING THREE AIR CHANGES PER HOUR WITH FIFTEEN MINUTE OVERRUN.

.4. FAN TO BE INDEPENDANTLY SWITCHED FROM A FUSED SPUR SOCKET OPERATIONAL FROM A LIGHT SWITCH. FAN TO BE INDEPENDANTLY SWITCHED WITH A PULL CORD SWITCH IN THE ON POSITION.

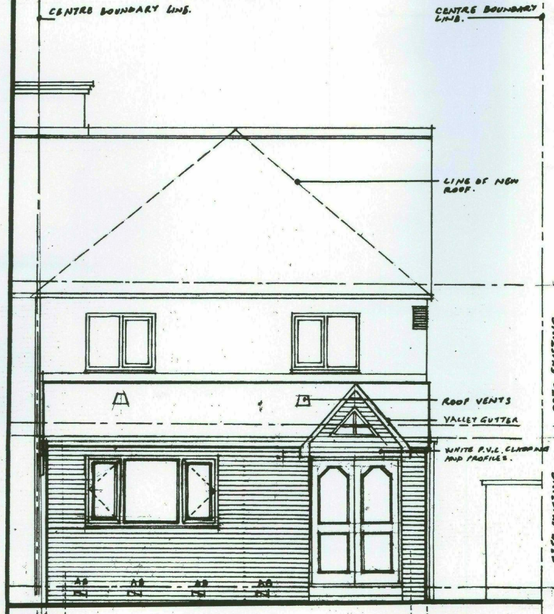
.5. FAN TO LOFT BATHROOM TO HAVE 100mm DIA. FLEXIBLE DUCT TO TERMINATE WITH GRILLE IN EAVES SOFFIT.

REF.	REVISION.	DATE.

FLOOR PLANS.

PROPOSED FRONT AND REAR EXTENSIONS AT 73, MONKSPRING. WORSBOROUGH DALE. BARNSLEY S70 4QX. FOR MR & MRS. D. SIMPSON.

DAY.		SCALE.
DATE	APRIL 2021.	1:50 METRIC.
DRAWING. No.	DS - BA - 01.	REVISION. A



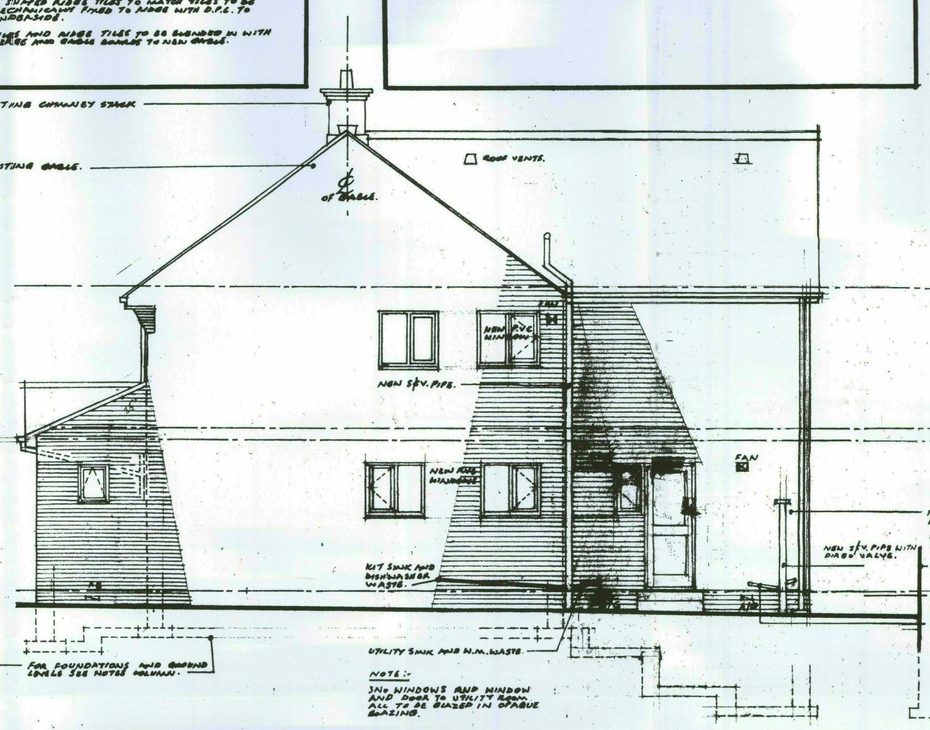
PROPOSED FRONT ELEVATION.

ROOF TILES TO NEW EXTENSION.

1. EXISTING ROOF TILES UNKNOWN. NEW TILES TO BE MATCHED IN TO EXISTING AS NEAR AS POSSIBLE.
2. EXACT TILE TYPE TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORK.
3. 'V' CUTTED RIDGE TILES TO MATCH TILES TO BE MECHANICALLY FIXED TO MORE WITH D.P.C. TO UNDERSIDE.
4. TILES AND VERGE TILES TO BE BEDDED IN WITH VERGE AND GABLE BOARDS TO NEW GABLE.

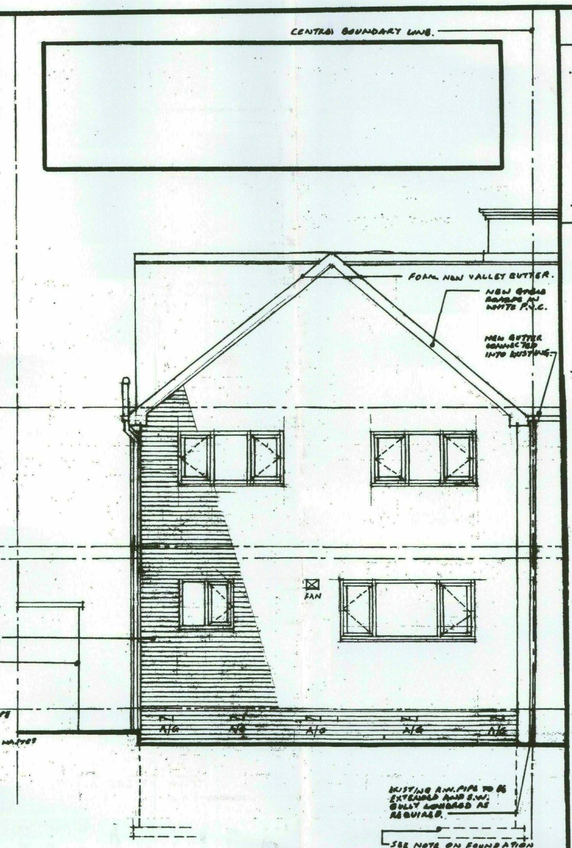
FACING BRICKWORK TO NEW EXTENSION.

1. FACING BRICKWORK TO BE IN RED RUSTIC ENGINEER TO BE AS NEAR MATCH TO THE EXISTING AS POSSIBLE AND MATCHED IN AND BONDED TO THE EXISTING EVERY COURSE.



NOTE:-
3No WINDOWS AND WINDOW AND DOOR TO UTILITY ROOM ALL TO BE GLAZED IN OPAQUE GLAZING.

PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.

EXTERNAL FASCIAS, SOFFITS, GABLE PROFILES, GABLE BARGES AND RAINWATER GOODS.

1. ALL EXTERNAL FASCIAS, SOFFITS ETC TO BE IN WHITE P.V.C.
2. ALL EXTERNAL RAINWATER GOODS TO BE IN BLACK P.V.C. TO MATCH THE EXISTING.
3. RAINWATER PIPES TO BE 75mm DIA CIRCULAR SECTION FIXED TO WALL WITH STAND OFF BRACKETS
4. RAINWATER GUTTERS TO BE 100mm CIRCULAR H.R. SECTION TO MATCH EXISTING CONDUCT FIXED TO FASCIA WITH BRACKETS AT 500 C/C'S.
5. ALL GABLE BARGES, SOFFITS OR OTHER TILE VERGE FACIAS TO BE IN WHITE P.V.C.
6. FOR DETAILS OF EAVES VENTILATION SEE DWG. Nos. DS-BA-03 AND 04.

PLUMBING TO KITCHEN, NEW UTILITY AND NEW GROUND FLOOR SHOWER ROOM.

1. EXISTING SOIL AND VENT PIPE TO BE RELOCATED AND REBOSED WITH A NEW 100mm DIA SOIL AND VENT PIPE IN P.V.C. TO BE CONNECTED TO THE EXISTING DRAIN.
2. NEW SOIL AND VENT PIPE 100mm DIA P.V.C. WITH SHOWER VALVE TO BE PROVIDED FOR NEW SHOWER ROOM.
3. SINK WASTES TO KITCHEN, SHOWER AND UTILITY TO BE 40mm DIA P.V.C. WASTES FITTED WITH A 50mm DIA. MULTI-VAC TRAP WITH A 75mm DEEP WATER SEAL.
4. WASTE TO UTILITY WASHING MACHINE AND DISHWASHER AS ABOVE AT NOTE 3.
5. WASTE TO SHOWER WASH BASIN TO BE 32mm DIA P.V.C. WASTE WITH A 32mm DIA MULTI-VAC TRAP WITH A 75mm DEEP WATER SEAL.
6. W.C. AND CISTERN TO SHOWER TO BE ANTI-SIPHON WITH A 75mm DIA WASTE WITH A 75mm DEEP WATER SEAL.
7. ALL CONNECTIONS TO NEW SOIL AND VENT PIPE TO BE IN ACCORDANCE WITH THE GENERAL PLUMBING NOTES.

EXISTING AND NEW BATHROOM.

1. ALL CONNECTIONS FOR W.C., SHOWER BATH AND WASH HAND BASINS ARE AS ABOVE.

GENERAL PLUMBING NOTES.

1. ALL NEW SMALL PIPE CONNECTIONS TO NEW SOIL AND VENT PIPES SHOULD BE OFFSET AT JUNCTIONS WITH SOIL AND VENT PIPE BY 100mm TO AVOID ANY MULTI-SYPHONAGE. CONNECTIONS SHOULD BE MADE BY A SHTPRENE JUNCTION PIECE.
2. ANY SMALL PIPE CONNECTIONS SHOULD BE AT LEAST 300mm ABOVE OR BELOW W.C. CONNECTION TO AVOID ANY MULTI-SYPHONAGE.

NEW DOORS AND WINDOWS.

1. ALL NEW EXTERNAL WINDOWS AND DOORS TO BE IN WHITE P.V.C. TO MATCH THE EXISTING.
2. GLAZING TO WINDOWS AND DOORS TO BE IN CLEAR LAMINATED SAFETY GLASS WITH SAME TONE STAMPED WITH THE B.S. NUMBER.
3. NEW WINDOWS TO HAVE A 'U' VALUE OF 1.6 w/m²k TO THE MANUFACTURERS SPECIFICATION.
4. ALL NEW DOORS TO HAVE A 'U' VALUE OF 1.6 w/m²k TO THE MANUFACTURERS SPECIFICATION.
5. ALL DOOR AND WINDOW FRAMES TO BE FITTED WITH TRICKLE VENTS WITH PLYWOOD BACKING TO GIVE AN AREA OF NOT LESS THAN 3500 SQ.MM.
6. THE TOTAL COMBINED AREA OF BOTH EXISTING AND NEW WINDOWS AND DOORS IS NOT TO EXCEED 25% OF THE TOTAL WALL AREA.
7. ANY GLAZING IN CRITICAL LOCATIONS THIS TO COMPLY WITH PART K.

NEW SLIDING FOLDING DOOR AND GARDEN AND NEW BALCONY GLAZED DOORS AND SCREEN.

1. TO BE IN WHITE P.V.C. BY SPECIALIST CONTRACTORS AND TO HAVE SIMILAR 'U' VALUES AS WINDOWS AND DOORS AND TO HAVE SIMILAR FEATURES AS 'CASEMENT/DOORS' I.E. TRICKLE VENTS TO FRAMES.

MEANS OF ESCAPE FROM WINDOWS.

1. ALL NEW WINDOWS TO HAVE AN OPENING AREA OF 0.33 SQ.M. MINIMUM AND A VERTICAL DIMENSION OF 0.75m TO COMPLY WITH REG. B.1.
2. THE CILL HEIGHT (INTERNALLY) OF ANY WINDOWS USED FOR ESCAPE NOT TO EXCEED 1100mm TO COMPLY WITH REG. B.1.
3. WINDOWS: CASEMENTS ONES ONLY - TO BE PROVIDED WITH MEANS OF OPENING AND/OR RELEASE CATCHES TO COMPLY WITH A.R. PART B. REQUIREMENTS.

VALLEY GUTTER NOTES.

1. NEW VALLEY GUTTERS TO BE FORMED AT INTERSECTION OF NEW ROOF WITH EXISTING. GUTTER BARGES TO BE 225mm FLAT ONE ON UNITS AND COVERED WITH CODE 5 LEAD LINING. LINING TO BE TAKEN UP 150mm TO WINDSILLS OR ROOF TILES. CUT TILE EDGES TO NEW GUTTER TO BE NEATLY FLAT POINTED IN CEMENT MORTAR.

NOTES.

.1. **IMPORTANT NOTE.**
BEFORE ANY EXCAVATIONS TAKE PLACE INVERT LEVELS OF EXISTING DRAINAGE TO BE ASCERTAINED TO ENSURE THAT THE FOUNDATIONS DO NOT BRING BEARING PRESSURE ON ANY DRAINAGE AND DRAINAGE PASSING THROUGH NEW WALLS IS ADEQUATELY PROTECTED.

.2. SEE GENERAL DRAINAGE NOTES BELOW.

EXISTING AND PROPOSED GROUND LEVELS.

.1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS NO SITE SURVEY USING I.P.T. LEVELS HAS BEEN CARRIED OUT. ALL LEVELS HAVE BEEN DETERMINED AT A DATUM LEVEL ON THE EXISTING DWELLING USING HEIGHT AND LENGTH DIMENSIONS WHICH MAY BE SUBJECT TO ERROR.

.2. ALL GROUND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.

.3. ALL NEW PROPOSED GROUND LEVELS TO BE DETERMINED ON SITE TO ENSURE ALL THE FOUNDATIONS ARE LAID TO A DEPTH OF 750mm MIN. TO UNDERSIDE EARTH FINISHED GROUND LEVEL.

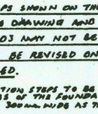
.4. FOUNDATION LEVELS MAY VARY TO THE LEVELS SHOWN ON THIS DRAWING AND WILL BE DETERMINED ACCORDING TO THE DRAINS INVERT LEVEL (SEE NOTE ABOVE) AND THE DEPTH OF THE EXISTING GARAGE FOUNDATION.

FOUNDATION LEVELS.

.1. ALL EXISTING FOUNDATION LEVELS SHOWN ARE ASSUMED AND THESE SHOULD CHECKED ON SITE FOR ACCURACY PRIOR TO COMMENCEMENT OF WORKS.

.2. ALL NEW FOUNDATION LEVELS TO BE TIED TO THE UNDERSIDE OF THE GROUND FLOOR SLAB FROM THE FINISHED GROUND LEVELS AND ARE TO VARY AS WITH THE EXISTING FOUNDATIONS BY STEPPING UP AS REQUIRED. THE NUMBER OF STEPS TO BE DETERMINED ON SITE RELATIVE TO THE LENGTH OF THE FOUNDATION.
THE STEPS SHOWN ON THE ELEVATIONS ON THIS DRAWING AND DRAWING No DS-BA-03 MAY NOT BE ACCURATE AND SHOULD BE REVISED ON SITE AS REQUIRED.

.3. FOUNDATION STEPS TO BE TWICE THE THICKNESS OF THE FOUNDATION THICKNESS AND BE 300mm MIN AS THE DIAGRAM BELOW.



.4. FOR FOUNDATION SPECIFICATION SEE DRAWING Nos DS-BA-03 AND 04.

EXTERNAL MAGRATES FOR VENTILATION TO THE NEW TIMBER SUSPENDED FLOORS.

GRATES TO BE P.V.C. OR TERRA COTTA.

.1. 215x140 60mm HIGH x 2½mm WEB AIRGRATES POSITIONED AS REQUIRED TO ENSURE UNDERFLOOR AIRFLOW. ANY VARIATION TO NEW TIMBER SUSPENDED FLOORS AIRGRATES TO BE AT NOT LESS THAN 1.0m CENTRES.

.2. AIR GRATES TO BE DUCTED THROUGH SOLITY WALL BY A TERRA COTTA OR P.V.C. SLEEVE TO THE APPROPRIATE SIZE FITTED WITH A FLY PROOF SCREEN ON THE INSIDE.

.3. ALL BRICK AND SLEEVE TO HAVE A SUITABLE TRAY D.P.C. WHERE SLEEVE BRIDGES THE CAVITY.

DRAINAGE NOTES.

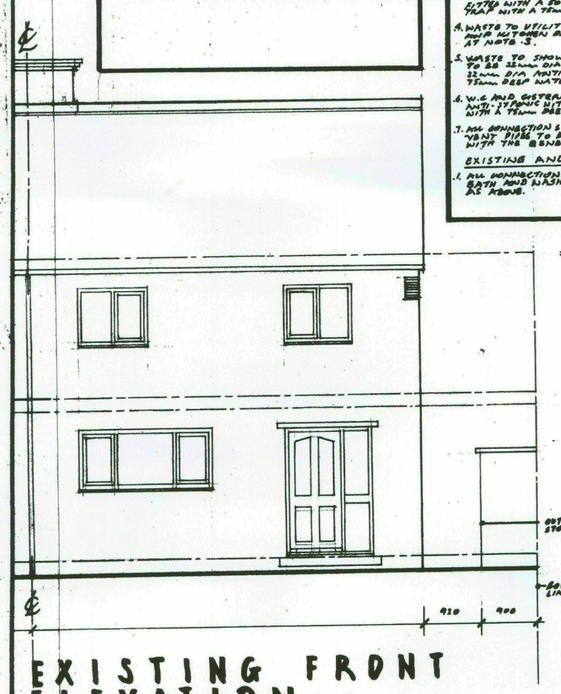
.1. FOR GENERAL DRAINAGE NOTES SEE DRAWING No DS-BA-03.

REF	REVISION.	DATE.
.A.	REAR EXTENSION REVISED FROM 5.0m TO 4.0m DEPTH AND BALCONY REMOVED. SPLIT FLOOR LEVELS REMOVED.	OCT. 21

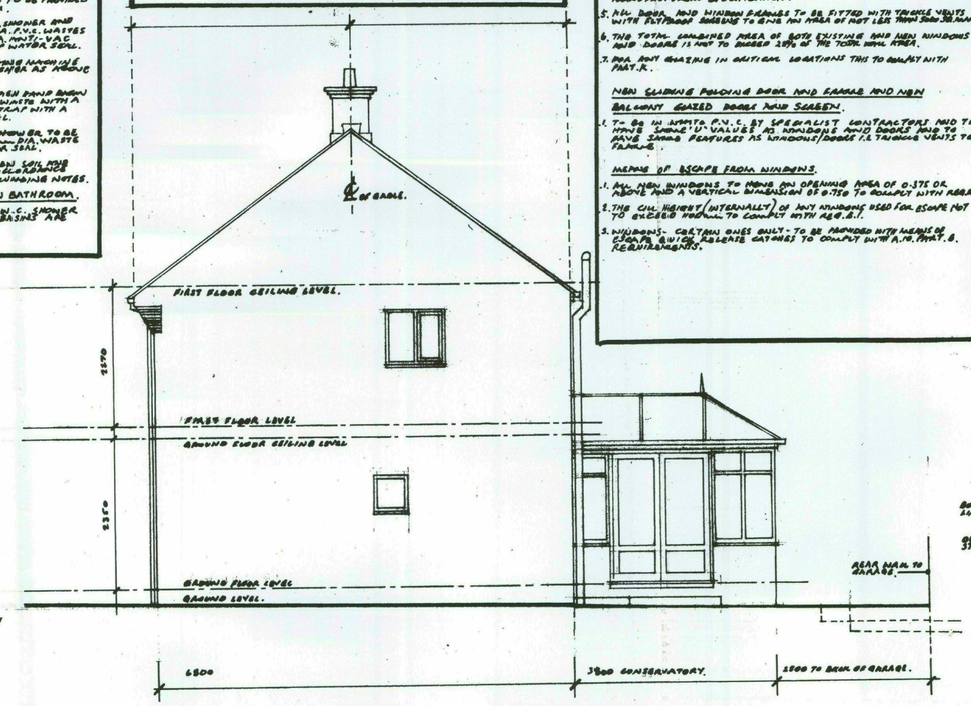
EXISTING AND PROPOSED ELEVATIONS.

PROPOSED FRONT AND REAR EXTENSIONS AT 73, MONKSPRING. WORSBOROUGH DALE, BARNSLEY S70 4QX. FOR MR & MRS. D. SIMPSON.

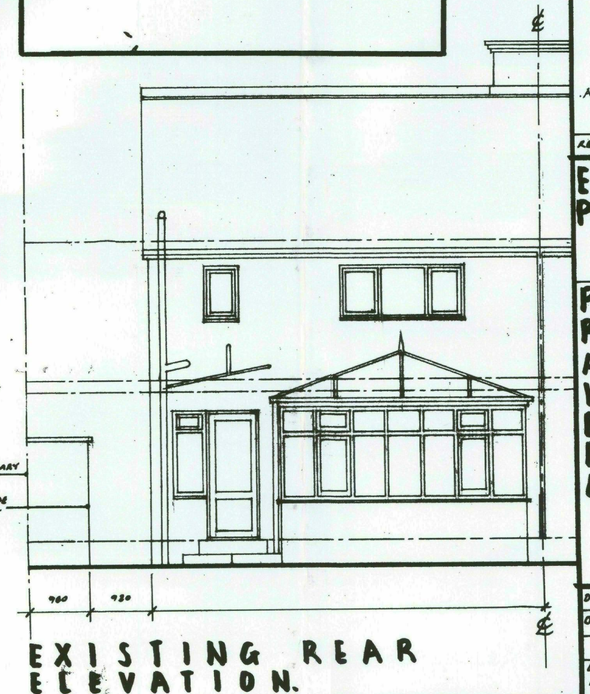
DRAWN	SCALES.
DATE APRIL 2021	1:50 METRIC.
DRAWING. NO. DS-BA-02.	REVISION A



EXISTING FRONT ELEVATION.



EXISTING SIDE ELEVATION.



EXISTING REAR ELEVATION.