EXISTING GROUND LEVELS.

1. ALL EXISTING GROUND LEVELS SHOWN ARE APPROXIMATE AS NO SITE SURVEY USING SPOT LEVELS HAS BEEN CARRIED OUT. LEVELS HAVE BEEN ESTIMATED BY A DATUM LEVEL ON THE EXISTING DWELLING USING HEIGHT AND WIDTH MEASUREMENTS.
2. ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS TO ENSURE ADEQUATE FOUNDATION DEPTH WORKS REQUIRED.
3. THE ABOVE NOTES SPECIFICALLY APPLY TO THE GARAGE CONCRETE FLOOR TO GROUND LEVEL AS NO OTHER GROUND LEVELS ARE AFFECTED.
4. FOR FURTHER NOTES SEE DRAWING NO DK-MIR-06.

FOUNDATION LEVELS.

1. ALL EXISTING FOUNDATION LEVELS ARE ASSUMED AND THESE SHOULD BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
2. ANY EXISTING FOUNDATIONS MAY BE SUBJECT TO SCRUTINY AS REQUIRED BY THE L.A. BUILDING CONTROL DEPT.
3. FOR SPECIFICATIONS FOR NEW FOUNDATIONS TO STRUCTURAL PIERS SEE DRAWING DK-MIR-02
4. FOR OTHER FOUNDATION DETAILS SEE SECTIONS ON DWG. NOS DK-MIR-05 AND DK-MIR-06.

EXTERNAL RAINWATER GOODS, FASCIAS SOFFITS AND VERGE PROFILES IF USED.

1. ALL EXTERNAL R.W. GOODS TO BE 100 WHITE P.V.C. TO MATCH EXISTING.
2. R.W. PIPES TO BE 75mm SQ. SECTION FIXED TO WALL WITH STAND-OFF BRACKETS
3. GUTTERS TO BE 100mm TO MATCH THE EXISTING SECTION (OGEE) FIXED TO FASCIA WITH BRACKETS AT MAX 600mm CENTRES.
4. ALL EXTERNAL FASCIAS, BARGEBOARDS, JOISTS AND EAVES WOORIT TO BE IN WHITE P.V.C. TO MATCH EXISTING.
5. VERGE PROFILES IF USED TO BE P.V.C. ANTHRACITE GREY.

NEW FACING BRICKWORK.

1. NEW FACING BRICKWORK TO MATCH THE EXISTING AS FAR AS IS POSSIBLE AND TO BE AUSTIC, BOND PLACED AND DRAWING, SAMPLE MULTI-COLOURED FACINGS

NEW ROOF AND RIDGE TILES.

1. NEW ROOF AND RIDGE TILES TO MATCH THE EXISTING AS FAR AS POSSIBLE AND TO BE CONCRETE INTERLOCKING (STANDARD) COLOUR - MULTI-BLUE - TYPE REDLAND DOUBLE ROMAN.

ROOFING FELT.

1. COLOUR RUSTIC GREEN MATCH EXISTING.

ROOF AND EAVES VENTILATION.

1. ROOF VENTILATION TO BE PROVIDED AS IS REQUIRED VENTS TO BE INCORPORATED INTO THE ROOF PITCH AND THE VENTILATION PROVIDED TO BE EQUIVALENT TO 5000.50 mm IN ACCORDANCE WITH BLDG. REG. C.1. AND B.E.5539 AND ARE FITTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
2. ROOF VENTS TO BE FITTED AT HIGH LEVEL TO MAINTAIN CROSS FLOW VENTILATION.
3. 50 mm GAP TO BE MAINTAINED AT EAVES LEVEL ABOVE THE INSULATION VENT TRAY TO BE FITTED ABOVE ROOF INSULATION TO MAINTAIN THE ROOF VENTILATION.
4. 100 mm TRAP MAINTAINED ABOVE INSULATION AND UNDER THE ROOF FINISH FOR CROSS VENTILATION.
5. 100 mm DIA P.V.C. VENTS TO BE FITTED TO THE EAVES SOFFIT WITH INSECT PROOF SCREENS TO THE INSIDE. VENTS TO BE FITTED AT SUITABLE CENTRES ALONG THE EAVES. MAX. CENTRES 300 mm.

AS AN ALTERNATIVE TO THE A 50mm WIDE CONTINUOUS P.V.C. VENT STRIP CAN BE FITTED BEHIND THE FASCIA IN LINE WITH THE SOFFIT OF EAVES TO THE NEW BRICKWORK IN LINE WITH THE SOFFIT.

7. FOR VENTILATION DETAILS TO NEW FLAT ROOF SEE DWG. NO DK-MIR-06.

NEW WINDOWS.

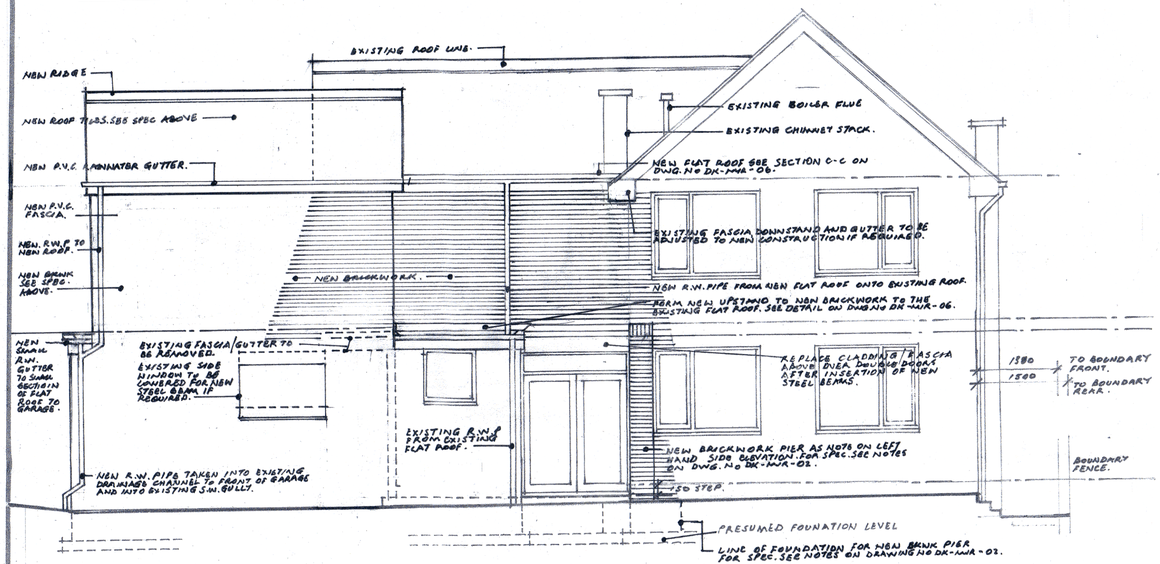
1. ALL NEW EXTERNAL WINDOWS TO BE IN WHITE P.V.C TO MATCH EXISTING.
2. GLAZING TO WINDOWS TO BE IN CLEAR LAMINATED SAFETY GLASS WITH EACH PANE STAMPED WITH THE B.S. KITE MARK.
3. ALL NEW WINDOWS TO HAVE A 'U' VALUE OF 1.4 W/M²K TO THE MANUFACTURES SPECIFICATION.
4. ALL WINDOW FRAMES TO BE FITTED WITH TRICKLE VENTS WITH INSECT PROOF SCREENS TO GIVE AN AREA NOT LESS THAN 5000 SQ mm.
5. WHERE APPLICABLE WINDOW OPENING LIGHTS TO EQUAL 1/20th OF THE ROOM FLOOR AREA FOR NATURAL VENTILATION.
6. THE TOTAL COMBINED AREA OF BOTH NEW AND EXISTING WINDOWS AND DOORS IS NOT TO EXCEED 25% OF THE TOTAL WALL AREA.
7. FOR ANY GLAZING IN CRITICAL LOCATIONS THIS TO COMPLY WITH PART K.

MEANS OF ESCAPE FROM WINDOWS.

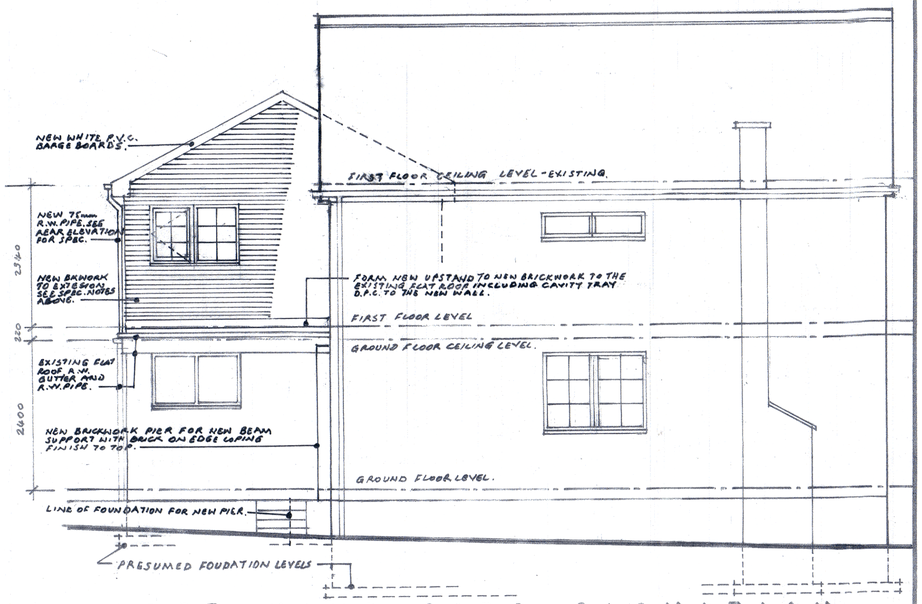
1. ALL NEW WINDOWS TO HAVE AN OPENING AREA OF 0.375 DIA ABOVE AND A VERTICAL DIMENSION OF 0.350 TO COMPLY WITH REG. B.1.
2. THE SILL HEIGHT (INTERNALLY) OF ANY WINDOWS USED FOR ESCAPE IS NOT TO EXCEED 1100mm TO COMPLY WITH REG. B.1.
3. WINDOWS - CERTAIN ONES ONLY - TO BE PROVIDED WITH MEANS OF ESCAPE QUICK RELEAS CATCHES TO COMPLY WITH APPROVED DOCUMENT B. PARAGRAPH 2.10.

NOTES.

REF.	REVISION.	DATE.

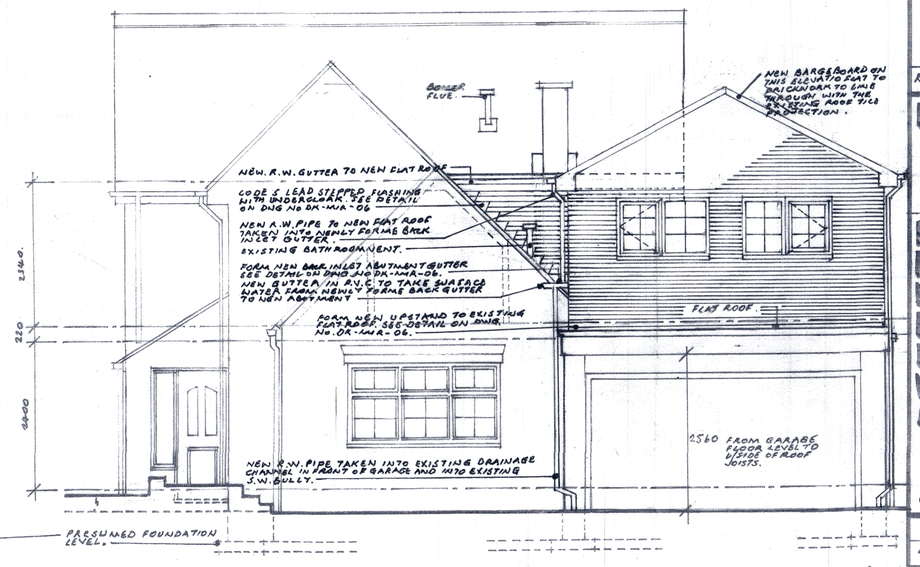


REAR ELEVATION.



LEFT HAND SIDE ELEVATION.

FRONT ELEVATION.



RIGHT HAND SIDE ELEVATION.

PROPOSED ELEVATIONS.

PROPOSED FIRST FLOOR BEDROOM EXTENSION AT 9, FAIRWAYS, UPPER HOPTON, MIRFIELD WF14 8PY FOR MR & MRS. D. KENWORTHY.

APP. No. PP12852142

DRN		SCALES. 1:50 METRIC
DATE	JAN. 24.	
DRAWING No. DK-MIR-04		REVISION.