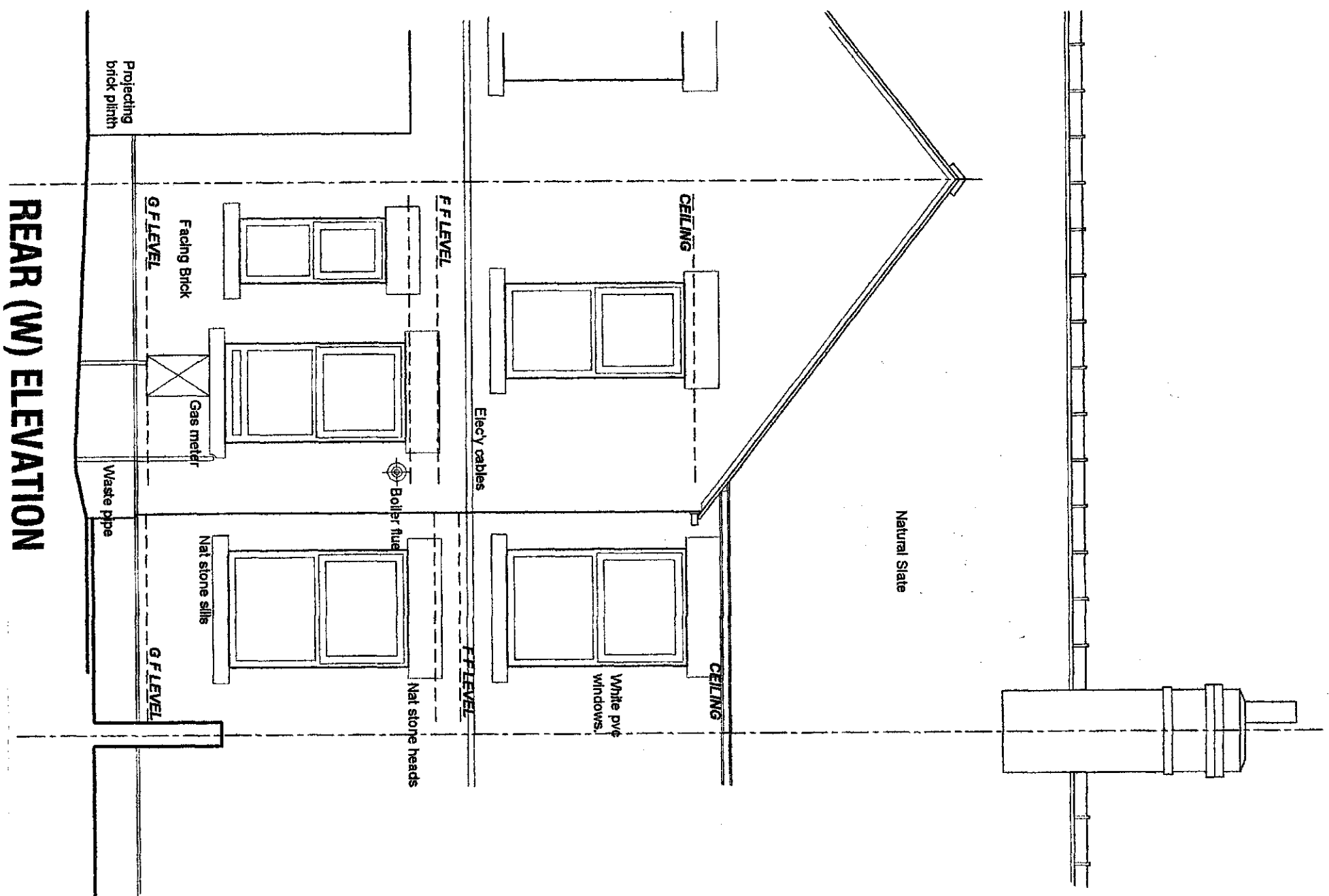
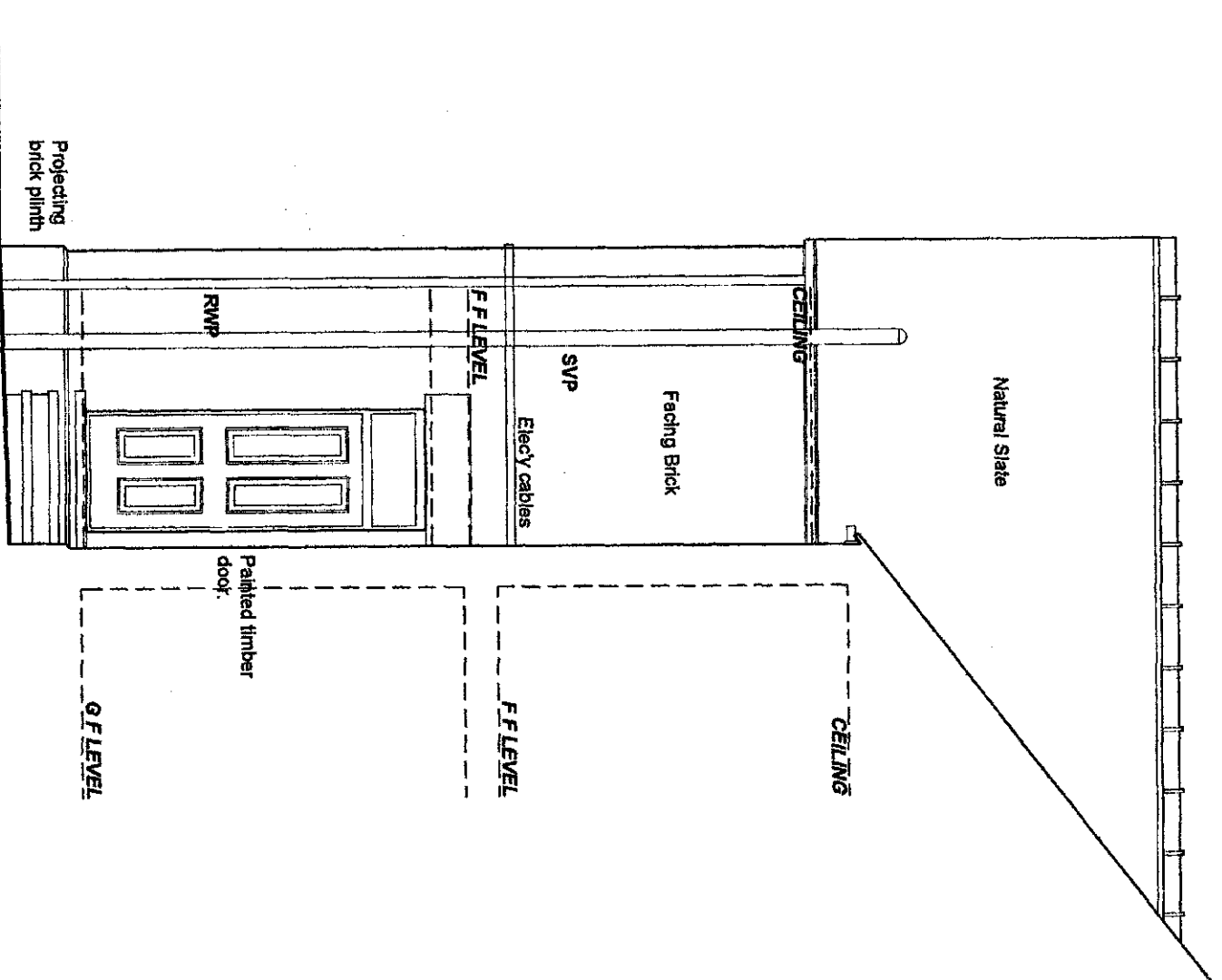
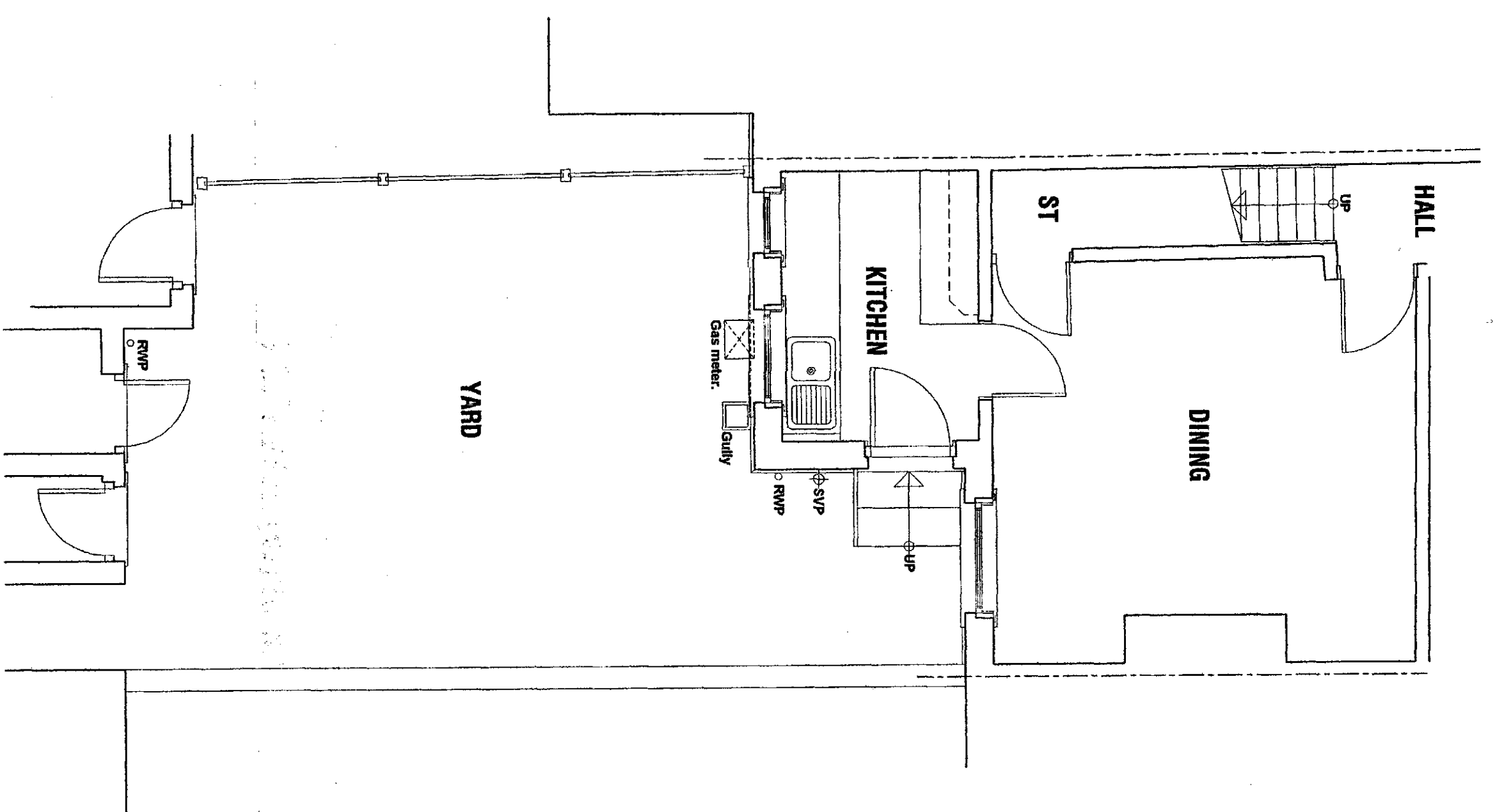




REAR (W) ELEVATION



SIDE (S) ELEVATION



GROUND FLOOR PLAN

B M S C
CORPORATE MAIL ROOM
13 OCT 2014
Received by:
ORIGINAL COPY

PROPOSED EXTENSION & ALTERATIONS,
23 WINDMILL ROAD,
WOMBWELL.

SURVEY

PLANS AND ELEVATIONS

Mr & Mrs Early.



JE Architectural Ltd
23 Windmill Road, Wombwell,
Barnsley, S73 8PW.
Tel: 01226 754507
Email: jea@aol@btconnect.com

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Scale: 1:50 @ A2	Date: JULY 2014		
Ref: 201342	Dwg No: 01		
0 cm	2 cm	4 cm	6 cm

WALLS BELOW DPC:-
Foundation quality blockwork to GL/FL in cavity construction to suit with GEN 1 designated mix concrete filling up to lowest wall width DPC as indicated on section.

DAMP PROOF COURSES:-
Horizontal DPC to all walls. DPC's to external walls to be min 150mm above external ground level. Tray DPC to be installed above all lintols, meter boxes and air bricks with perpend weep holes at max 450mm c/c. Tray DPC to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:-
 External leaf in 102.5mm facing brick to match existing in every respect.
 Internal leaf of 215mm/229mm of lightweight concrete blocks. Generally provide 100mm structural cavity with 100mm full fill cavity insulation such as Xthermax CavityTherm BBA certified, to achieve overall U-Value of approx 0.17W/m²K in strict accordance with mfr's instructions to achieve specified u-value. Stainless steel cavity wall safety ties at 750mm horizontal, 450mm vert c/c and every block course vertically at reveals within 150mm of reveal. Close cavity around all door and window openings with proprietary insulated combination dp/closer such as Cavity Ties CavityGrip or other equal and approved to prevent cold bridging. Provide and install all necessary dp/c's as specified before.

LINTELS:-
All lintels unless specified otherwise to be Catnic Cougar open backed insulated steel lintels, or other equal and approved, BBA certified and suitable for the span and load supported with min 150mm end bearings. In accordance with manufurs recommendations and schedule to be obtained before relevant work proceeds. Provide tray DPC over as before. Openings with particular lintel requirements indicated on the drawings.

DOORS AND WINDOWS:-
New doors and windows to be high performance insulated composite and white PVCu respectively with all glazing in hermetically sealed double glazed units incorporating gas filled cavity & low-E glass to ensure max 1.6 W/M²°C U-Value, fully draft sealed opening lights where indicated for natural ventilation and incorporating background ventilators giving equivalent to 5000mm² opening area.

GLAZING:-
All glazing to comply with Approved Document K of Building Regs and to BS 5713:1979.
All glazing to critical areas to be Kitemarked safety glass as follows:-
In doors and adjacent side screens to all areas below 1500mm from finished floor level.

FIRE SAFETY:-
Expand existing system to extension with self contained smoke alarms to positions indicated interconnected on exclusive mains circuit with battery back-up. Ensure FA units incorporate mains indicator light and manual test button.

HEATING AND HOT WATER:-
 Existing gas fired central heating system to be adapted extended and improved to suit by a "GAS-SAFE" plumbing contractor to enable provision of central heating system in extension in accordance with chosen mfr's instructions.
 All primary pipework to be insulated in accordance with current regulations.
 Heating system to be controlled by thermostatic radiator valves and to be linked in to ex system control if/ as necessary.
 Any non-room sealed heating appliances to have permanent ventilation to relevant rooms in accordance with manufacturers requirements.
 Existing heating gas system to comply with regulation G3, British Standards and Codes of Practice.
 No combustible material to be installed within 40mm of any gas flue.

INTERNAL LIGHTING/ ELECTRICS:-
New internal lighting to be in accordance with Approved Document L1B and Domestic Services Compliance Guide and incorporate in at least 3 in 4 positions high efficacy light fittings with lamps giving min luminous efficacy of 45 lumens/circuit-watt and a total output greater than 400 lamp lumens.

All new electrical work to be undertaken in accordance with latest edition of "Wiring Regulations" (BS7671) and to be certified by qualified electrician operating under an approved "competent persons" scheme with copy certificate to be made available to Building Control for their records.

ABOVE GROUND DRAINAGE:-
All sanitary fittings to have pvc wastes of the following sizes:
WC - 100mm dia in black pvc.
Basin - 32mm dia or 40mm if greater than 1.7m from outlet connection.

Sink & Shower - 40mm dia.
All wastes to have 75mm deep resealing traps.
All fittings to connect to repositioned pvc SVP above or min 200mm below any WC entry in sub-floor suspended from soffit with suitable straps.
Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.

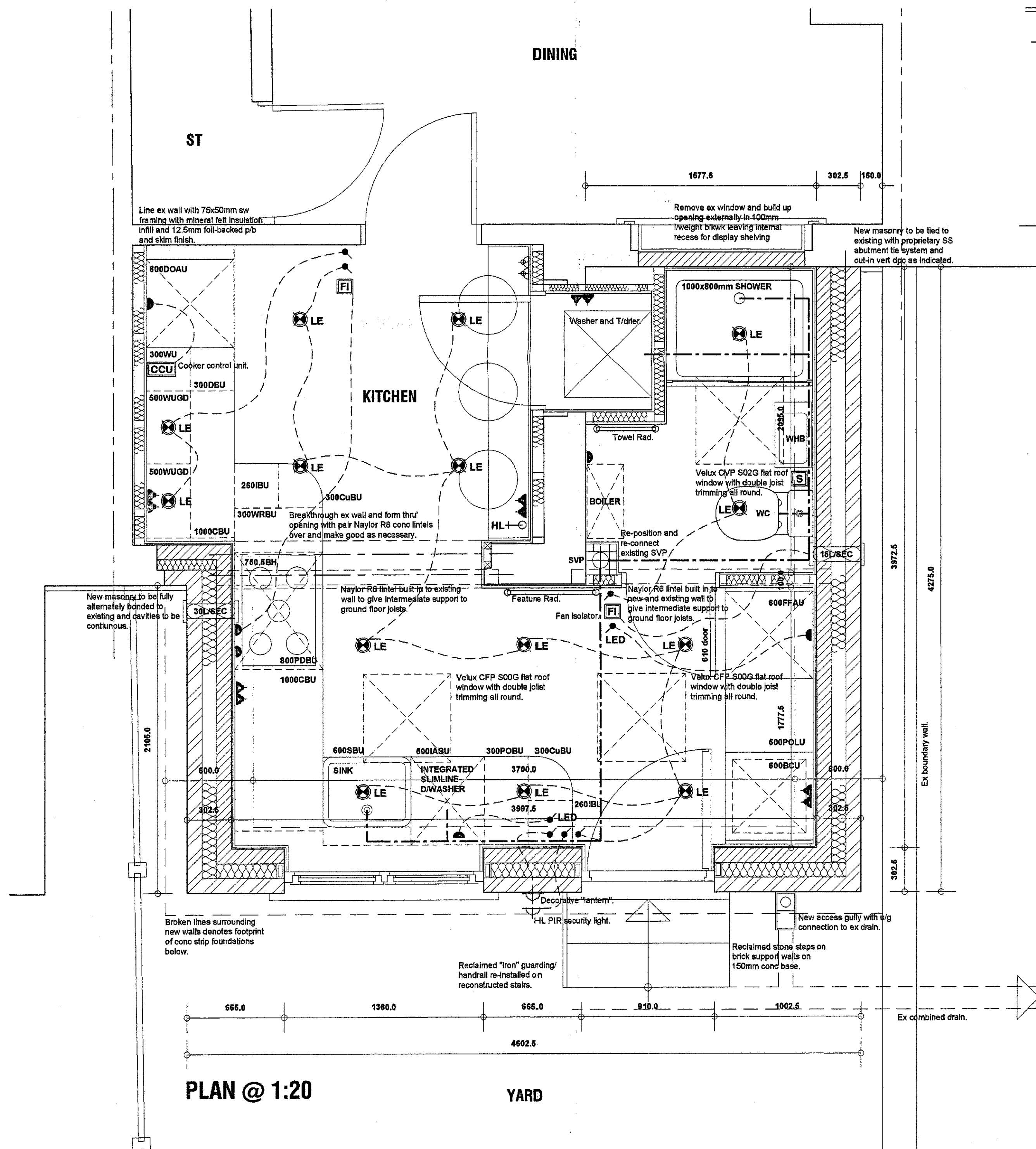
MECHANICAL VENTILATION:-
Provide the following extract rates; Kitchen - 30 litres/sec cooker hood
Shower - 15 litres/sec. Mechanical extract to be manually activated with
dedicated local controls and shower room door to incorporate 10mm air
gap under for replacement air.

Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a chimney on the right. The roof is labeled "Ex Natural Slate". The ceiling is labeled "CEILING". The facade features two windows and a door. The windows are labeled "White pvc windows". The door is labeled "Half glazed insulated corner tile door and frame". The roofline is labeled "Haddonstone TLT395 bath stone copings and ext corners". The door is labeled "Black PVC rainwater hopper and fallpipe". The drawing includes dimensions and level markers. The "F.F. LEVEL" (Finished Floor Level) is indicated. The "3 F.F. LEVEL" (3rd Finished Floor Level) is indicated. The drawing also shows "Matching rat stone heads" and "Matching Facing Brick".

REAR (W) ELEVATION

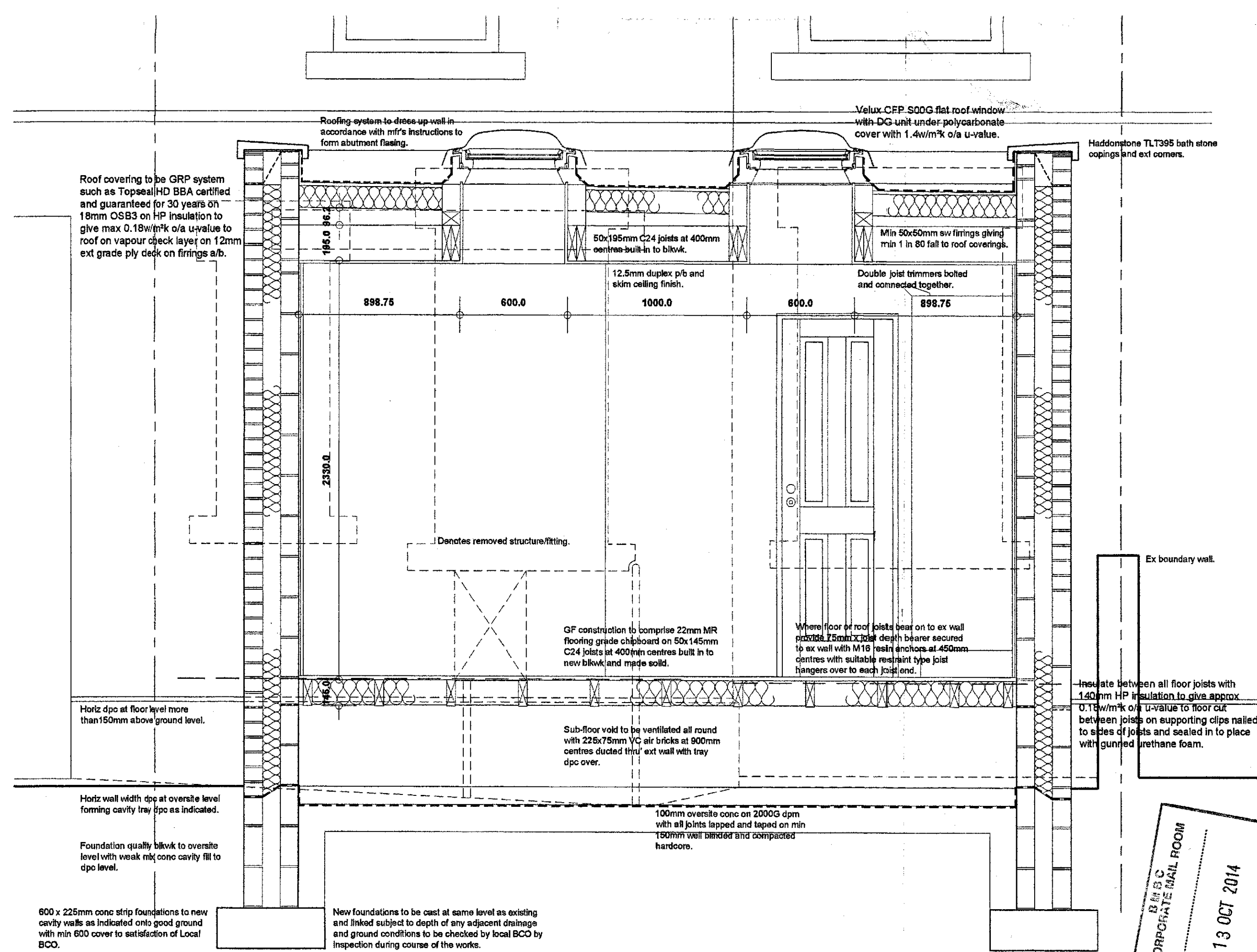
SIDE (S) ELEVATION

SIDE (N) ELEVATION



PLAN @ 1:20

YARD



TYPICAL SECTION @ 1:20

- | | |
|---|---|
| M + E KEY:- | |
|  | Recessed downlight. |
|  | Wall mounted light fitting. |
| LE | Denotes Low Energy Light fitting with compact fluorescent or LED HP lamp. |
|  | Low level 13A double switched socket outlet. |
|  | High level 13A double switched socket outlet. |
|  | Fused appliance spur. |
|  | One way Light switch. Gangs numbered and dimming indicated. |
|  | TV Aerial point. |
|  | Suggested radiator position. Size TBC. |
|  | CCTV |
|  | Cooker control unit. |
|  | Fan isolator. |
|  | Shaver socket. |

**PROPOSED EXTENSION & ALTERATIONS,
23 WINDMILL ROAD,
WOMBWELL.**

DETAILED PROPOSALS

PLAN SECTION AND ELEVATIONS

Mr & Mrs Early.



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Scale: 1:50&1:20@ A1	Date: JULY 2014
Ref: 201342	Drwg No: 02

0 cm		2 cm		4 cm		6 cm
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