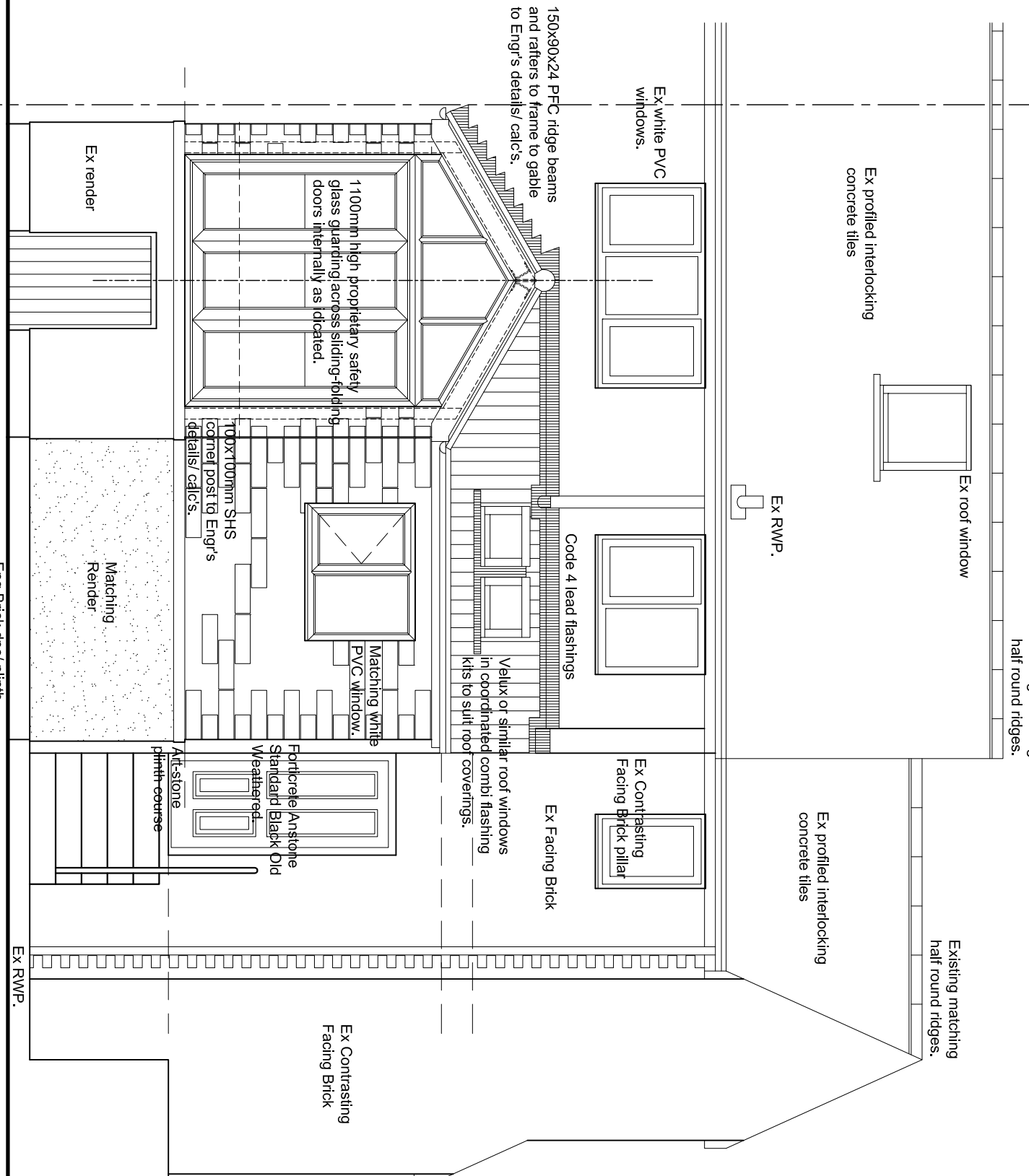




REAR (SSE) ELEVATION

LEVATION

GENERAL:-

FOUNDATIONS:-

Foundations to be constructed at 600x225mm to new cavity walls off good ground with at least 600mm cover below any adjacent drainage. All foundations and excavation works to be subject to inspection by LA Building Control Officer.

Building Control Officer

WALLS BELOW DPC:-
Standard foundation quality blockwork, solid, with strength 7N/mm². All cavity walls to have GEN 1 designated mix concrete filling up to 225mm below lowest DPC.

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's to rise min 150mm across cavity. All DPC's to be min 2000 Gauge.

EXTERNAL CAVITY WALLING:

[illegible]

LINTELS

Unless specified otherwise, limits over all openings to the Canalic Coupler Insulated Steel linlets, or other equal and approved, BBA certified and suitable for the span and load supported with min. 150mm end bearings in accordance with manu's recommendations. Provide tray DPC over as before.

Openings with other particular linlet requirements indicated on the drawings.

WINDOWS AND DOORS:-

Existing in every respect, double glazed with HP DG units incorporating 16mm gas filled cavity & low-E glass to ensure max 1.6 W/m² C.U.-Value fully draft sealed, with opening lights as indicated giving min 1/20th floor area natural ventilation. Trickle vents to be provided to give min 5000mm² to habitable rooms and 2500mm² to all other rooms.

GLAZING:-

All glazing comply generally with Approved Document K of Building Regs and to BS 5773:1979 and BS EN 1279.

Obscure glazing to all bathrooms and WC's.

All glazing to critical areas to be Kitemarked safety glass as follows:-

- Windows with sill height less than 800mm from internal floor level.*
- In doors and adjacent side screens to all areas below 1500mm from finished floor level.*

All windows and doors to be fully draft sealed.

MECHANICAL VENTILATION:

Provide the following extract rates:-
Kitchen - 30 Litres /second if incorporated in cooker hood otherwise 60 litres/second
Mechanical extract to be manually activated generally and, in any windproof accommodation, to be wired thru, lighting circuit for auto activation and with min 15 minute overrun in conjunction with 10mm undercut to room door for replacement air.

FIRE SAFETY:

interconnected, and all wired on an exclusive mains circuit with battery back-up. Incorporate mains indicator light and manual test button. Smoke alarms to be provided no more than 7.5m away from any doors into habitable rooms with at least 120 detector at each floor level. Install heat detectors to any kitchens which are open to other accommodation.

ABOVE GROUND DRAINAGE:

All new and any recommended sanitary fittings to have pvc wastes of the following sizes:

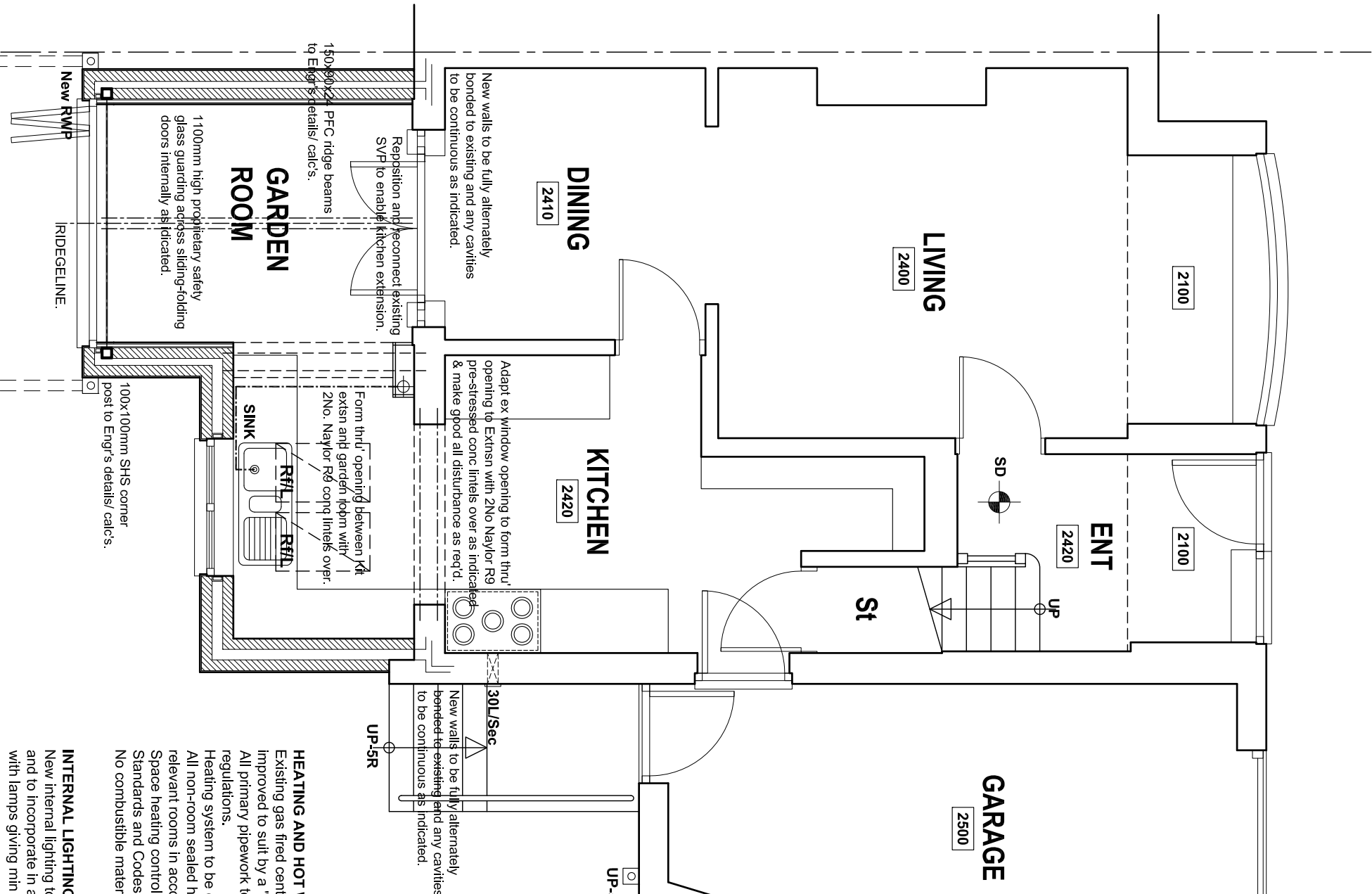
- WC's & Sinks - 100mm dia in black pvc.
- Bathtubs - 32mm dia or 40mm if greater than 1,7m from outlet connection.
- Sinks, Baths & Showers - 40mm dia.

All wastes to have 75mm deep resealing traps.

All fittings to connect to branch drain to connect to E/S SVP as shown on plans and to incorporate all airtightness valve for ventilation as shown.

Rodding points to be provided to any lengths of drainage which cannot be reached from any other part of the system.

Any brand pipe discharging to a gully to terminate below grate level but above water level.



GROUND FLOOR PLAN

Water storage outlet

Revised /	Issued /	Drawings /
PROPOSED EXTENSION & ALTERATIONS, 17 GARDEN HOUSE CLOSE, MONK BRETTON, BARNSTLEY, S7J 2ED. DETAILED PROPOSALS Plans Section & Elevations. Mr & Mrs Chappell.		
JE Building Design Services JE Architectural Ltd 23 Windmill Road, Wombwell, Barnsley, S7J 8WV Tel: 01226 832000 Email: je@jebuildingdesign.com		
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Scale: 1:20, 50 @ A1	Date: JAN 2021	
Ref: 2020336	Dwg/ No: 02	
10mm	2.5mm	5mm
10mm	2.5mm	5mm

DETAILED PROPOSALS

Mr & Mrs Chappel



J&J
Building Design Services

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Scale: 1:20/50@A1 Date: MAY 20

Ref: 202036