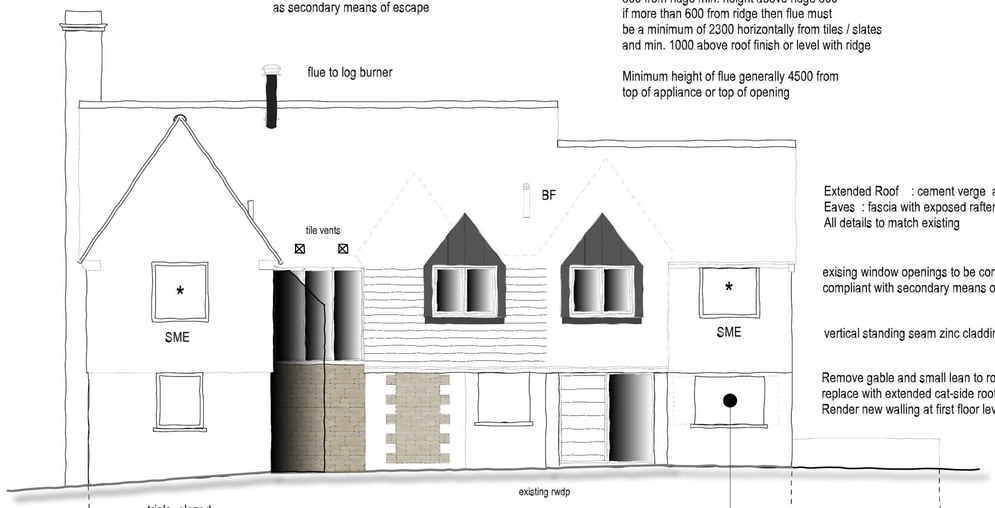
existing windows marked * to be replaced with new
new windows with openings to be compliant
as secondary means of escape

App'D Doc J

Where chimney terminates less than
600 from ridge min. height above ridge 600
if more than 600 from ridge then flue must
be a minimum of 2300 horizontally from tiles / slates
and min. 1000 above roof finish or level with ridge

Minimum height of flue generally 4500 from
top of appliance or top of opening

flue to log burner



Extended Roof : cement verge and coping stones
Eaves : fascia with exposed rafter feet
All details to match existing

exising window openings to be confirmed as
compliant with secondary means of escape requirements

vertical standing seam zinc cladding to dormers

Remove gable and small lean to roof to forward projections
replace with extended cat-side roof
Render new walling at first floor level to match existing

triple glazed
roof glazing within
coloured aluminium framing above
new stairs

remove door and frame
cavity wall infill
stone walling to match existing

new windows shown shaded

extended roof guttering to connect to existing

North

Customer Option :
replace kitchen window opening reduced in width
cill height to suit internal layout.

East

vertical standing seam zinc cladding

insert cast stone
'dummy corble' block into
gables

vertical standing seam zinc cladding

approx line of bank

West

Upper ground floor opening width to
align with first floor window surrounds

1F +5030

UGF +2515

LGF +/- 0.00

metal balustrading
final design to customer approval

side extension
dressed stone to match
existing house

'dry' stone walling

door styles and opening
arrangements to be confirmed

South

coloured metal copings, sills and to
opening reveals in both metal clad and stone walling

Materials

Pitched roof
Concrete roof tiles to match existing

Walling
'Dry' Stone walling rear extension dressed stone to side extension
Areas of Standing seam zinc cladding where indicated

Rough cast render at first floor level along North Elevation

All new windows and external doors Coloured Aluminium
Final selection of style, colour and opening arrangement
all to be agreed with client

Glazing

New windows WER Band 'C' or better.
Window & Door 'U' values of 1.4 W/m2K

All glass to doors & adjacent sidelights below1500mm within 300mm
and to all windows and screens with cill hts of less than 800mm
to be toughened glass in accordance with BS6206 class C.
Doors and adj. side lights if over 900mm wide to be to be in accordance
with BS6206 class B

Windows & External Doors
All windows and doors to be draught sealed and junction
with external masonary wall and internal finishes to be mastic sealed.

Windows to living rooms and bedrooms to be fitted with trickle vents
providing 5000 sq.mm. 'equivilant area' of ventilation. Subject to
minimum whole house ventilation requirements windows to kitchens,
utility rooms, bathrooms and cloakrooms
may be fitted with trickle vents providing 2500 sq.mm. of ventilation.
All opening casements to open to a minimum of 30 deg.
Windows to all first floor bedrooms & ground floor 'inner' rooms to
have
opening casement to provide min. clear opening of 0.33sm
(typically 450mm x 750mm) with max cill ht. of 1100mm .
Builder to confirm with supplier prior to purchase.

Ground floor any other easily accessible windows to be 'secure
windows' complying with PAS 24:2012
All frames to be mechanically fixed to structure in accordance with
manufacturers recommendations

External Doors to be a 'secure doors sets' complying with PAS
24:2012
Letter plates where fitted to have maximum aperture of 260mm x
40mm
and to comply with Door and Hardware Federation's (DHF) technical
specification TS 008:2012
main Entrance door to be fitted with viewer and door chain / limiter.

All frames to be mechanically fixed to structure in accordance with
manufacturers recommendations

[redacted]

WORK TO FIGURED DIMENSIONS ONLY

CHECK DIMENSIONS ON SITE BEFORE COMMENCING WORK.
DISCREPANCIES AND / OR AMBIGUITIES BETWEEN SITE DIMENSIONS ,THIS DRAWING AND INFORMATION GIVEN ELSEWHERE TO REPORTED TO STEVE MITCHELL BUILDING DESIGN FOR CLARIFICATION BEFRORE PROCEEDING

ALL WORKS TO BE READ IN CONJUNCTION WITH SPECIFICATION AND ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH LATEST BRITISH STANDARDS / CODES OF PRACTICE AND MANUFACTURERS RECOMMENDATIONS
THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY OTHER SPECIALIST CONSULTANT OR SUPPLIERS / MANUFACTURERS DRAWINGS
ENSURE COMPLIANCE WITH ANY CONDITIONS NOTED WITHIN WITH LOCAL AUTHORITY PLANNING AND BUILDING REGULATION APPROVAL NOTICES
FINAL OPENING SIZES / DIMENSIONS OF PRE-FABRICATED UNITS TO BE CONFIRMED BY MANUFACTURER / INSTALLER PRIOR TO MANUFACTURE OR FORMING OF OPENINGS

Ref	Date	Description
REVISIONS		

CLIENT
Mr & Mrs Lindley

PROJECT
Extensions and Internal Alterations

DRAWING TITLE
Elevations

SITE
4 Court Orchard Painswick GL6 6UU

SCALES / PAPER SIZE 1 : 100 @ A2
DATE Dec. 2020

DWG NO 1240.03