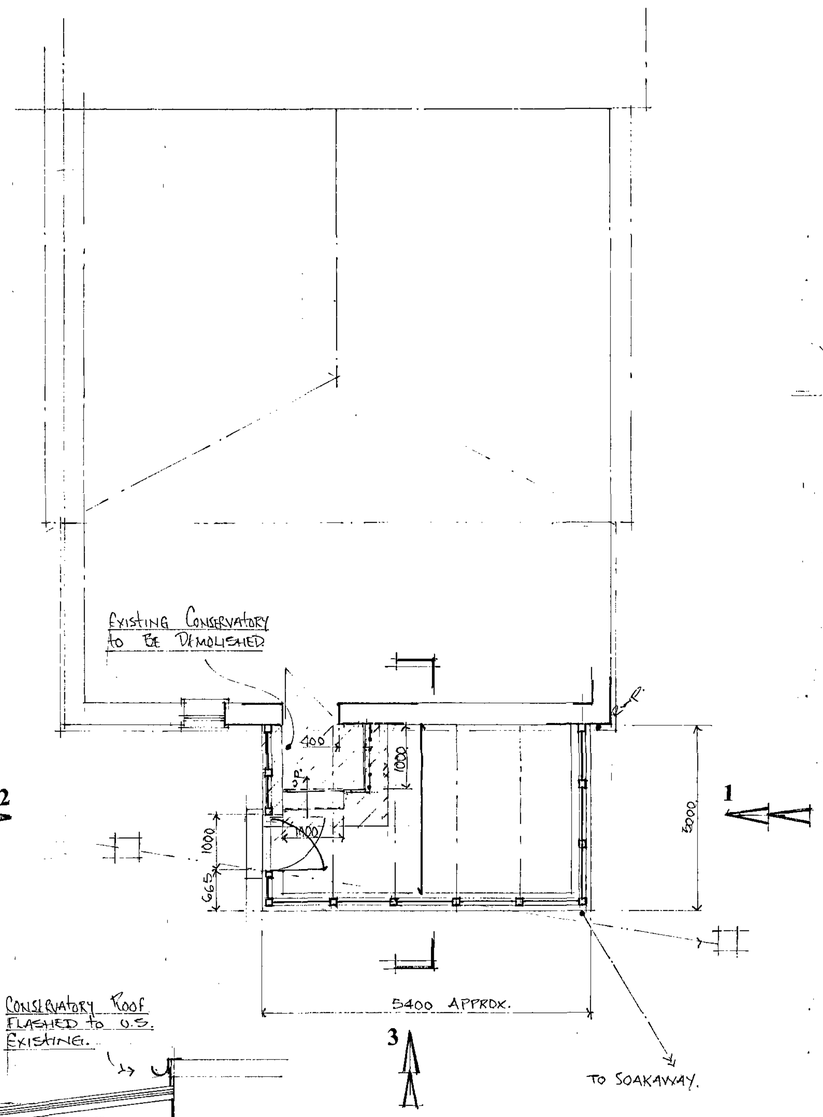
Foundations
All concrete to be grade C35
Foundations to be 600mm x 225 mm deep. Placed 1000 mm below fgl. Or as directed by the Building inspector.
Where foundations cross drainage services the foundations to be taken down below the I.L. of the pipe. A concrete lintol to be placed over to bridge the pipe.
Provide rocker pipes either side of the wall and a 50mm space between masonry and pipe with flexible seal.
It is assumed that the ground conditions facilitate the use of traditional strip foundations.
The building Inspector to advise otherwise.

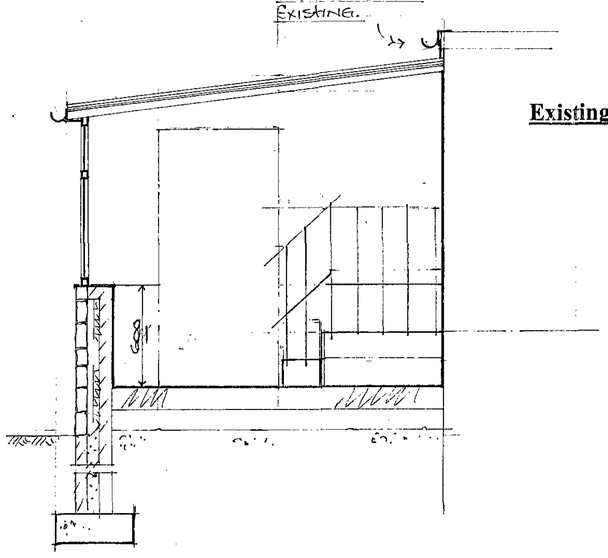
Walls
Internal skin
100 mm Thermolite shield or similar blockwork
Cavity
For 100 mm air gap filled with 25 gap + 75 kingspan k8.
Wall insulation to extend 150 mm below the top of the floor insulation.
Cavity to extend full height up into roof space.
Cavity fill of weak mix conc to be no higher than 225 mm below highest dpc
Cavity to be sealed at eaves with insulated cavity closer incorporating a vert dpc.
All cavity wall returns to be 655 mm minimum.
Insulated cavity closers to be provided to all reveals.

External skin
125 natural stone
Stainless vertical twist wall ties to be provided at 750 horiz c/c and 450 mm vert c/c , every block depth to reveals.
Weep holes to be provided where applicable.

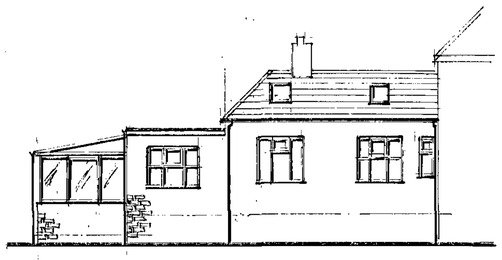
Internal walls
Load Bearing walls
Internal sleeper walls to be honeycombed to allow cross ventilation.



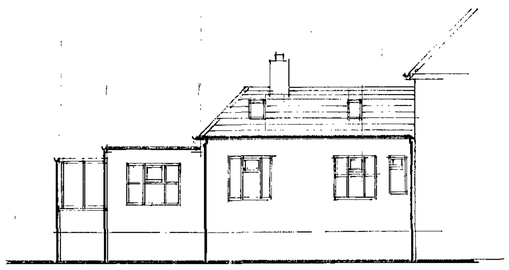
Existing / Proposed Ground Floor Layout



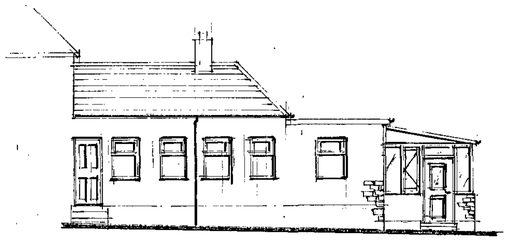
Section On A - A



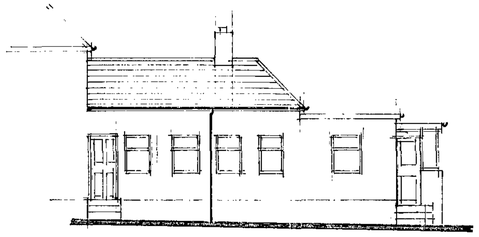
Proposed Elevation on 1



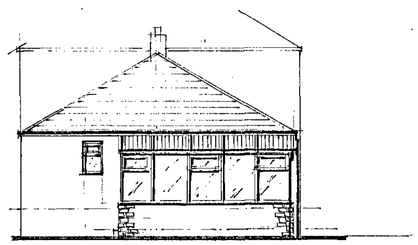
Existing Elevation on 1



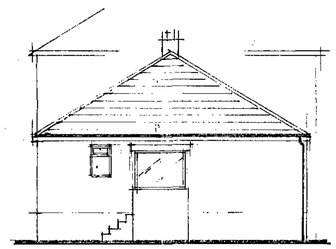
Proposed Elevation on 2



Existing Elevation on 2



Proposed Elevation on 3



Existing Elevation on 3

Electrical Installations.
All installations to be subject to certification under the "competent persons scheme"
Qualified to a min of Part P
A certificate shall be supplied on completion of all electrical works
Lighting – 1 in 4 to be low energy.

Heating.
Thermostatically controlled electric panel radiators to be connected to spurs extended from existing circuit.

Stairs
Max pitch to be 42 degree. Risers at 200 mm per riser with min going of 225mm
Min headroom above pitch line to be 2m.
Wrought iron Handrail required 900 above treads.
Hand railing to be provided around stair opening 1100 high. Vert spindles to be max 100 mm c/c

Conservatory construction.
Any calculations to be produced by the supplier and submitted to building control a min of 28 days prior to erection.
Roof to be triple layer poly carbonate material.

Plumbing and Drainage.
Hepworth or similar 112mm UPVC gutters, brackets and fittings down pipe to be 75 mm dia. **Surface water drainage**
All external drains to be 100mm Osma plastic pipe bed and surround in gravel to falls
Surface water – 1:100
All new surface water to be taken to a soakaway a min of 5m from any building
All drainage and protection details to existing shall be agreed with the Building inspector.

Doors / windows.
All to be UPVC double glazed (min 16 mm gap between panes) glazed with Pilkington K glass with soft low "E" coating .
Style and colour of all to match existing.
All windows to have 1/20 th floor area as open light.
Safety glass(stamped accordingly) to be provided to all critical areas.- Door and panels 1.5 m from ffl. Or windows within 800 mm from ffl.
Trickle vents to be provided to all new windows 8000 mm2 min.

DPC's
To be provided to
External walls 150 mm above fgl.
All door and window jamb / heads
Under lintols
Above all air bricks

Radon Barrier
Where Radon Barrier is required visqueen to be 2000 g with all joints overlapped and gas taped and all penetrations thro to be sealed. This to continue thro the external leaf with tray dpc. On suspended timber floor visqueen to be placed under oversite conc.

For category 1 land fill sites use gas membrane such as Monarflex or similar

Timber Ground Floor
47 195 {sc 3 } softwood joists at 400 c/c with herringbone strutting at mid span.
19 mm T & G floor grade particle board {EN 312-5} screwed to joists or 19mm T&G floorboards {BS 1297} 200 mm fibre insulation to be provided between joists.
Joists to be built into walls or attached to joist hangers. Ends of joists where built in to be treated.
Provide oversite concrete on 1200 g visqueen. Provide 150mm between conc and u.s. of joists.
Airbricks required to all sides of extension at
900 c/c

U Values
The builder shall ensure that the following values are achieved.

Walls	0.28w/m2k
g.f.	0.22{with P/a 09}
Windows / doors	1.6w/m2k

All roof and wall insulation to be continuous.

Scope of Works

General.
Erection of a side conservatory

Notes.
General
These plans and details have been prepared for the purpose of providing information to the local authority to assist them in determining approval or rejection of planning / building regulations.
These notes and details indicated on these drawing drawings are to be checked and verified by the contractor at the time of pricing and prior to commencement, the builder shall satisfy himself that all details and dimensions are correct.
Any discrepancies shall be identified at the time of tendering and the client notified in writing of such changes required.
All dimensions to be taken to the nearest brick size.
His price shall be deemed to include for:
Any additional calculations as required by building control and as a result any additional building works that may be required..
Satisfying all current relevant codes of practices and British Standards shown or omitted from
these drawings.
When appropriate it is the owners responsibility to serve notice on the adjoining / adjacent neighbours for the proposed works under the Party Wall act 1996 . The explanatory booklet can be obtained free of charge from ODPM free literature PO Box 236 West Yorkshire LS23 7NB. Tel 0870 122 6236

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

E		
D		
C		
B		
A	21.3.11	STEPS CHANGED + DLIGHT ADDED
	Date	Revisions

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Tel 0114 3279 118
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Nº 1 GREENLAND
HIGH HOYLAND
BARNSLEY
S75 4AZ.

RECEIVED 06 APR 2011

Client
JOAN HALL.

Job Title
Proposed side Conservatory Elevations.

Drawing Title
General Arrangement /

Scale 1 : 50 1 : 100 1 : 25

Date 5.1.11 | Drawn by Steve Camps

Drg. No. R / 01 | Rev. A

594 x 841mm A1