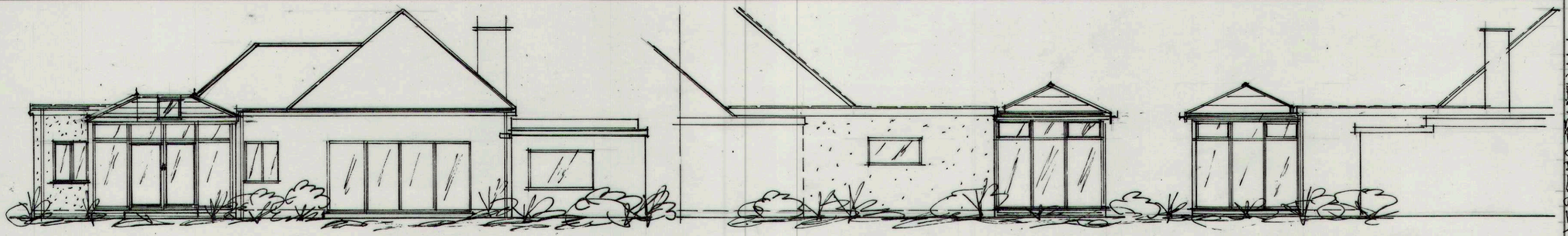
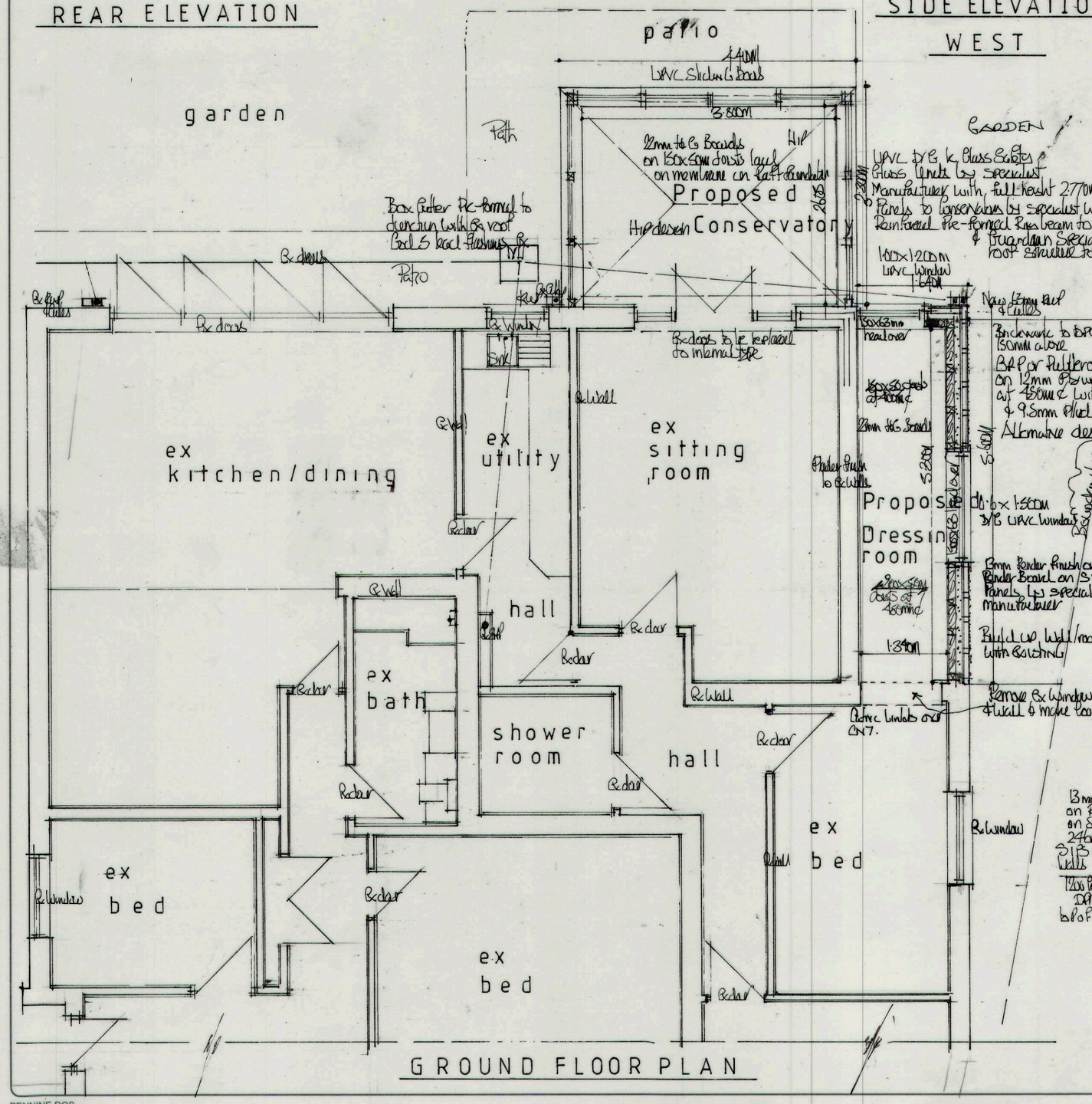


REAR ELEVATION

SIDE ELEVATION WEST

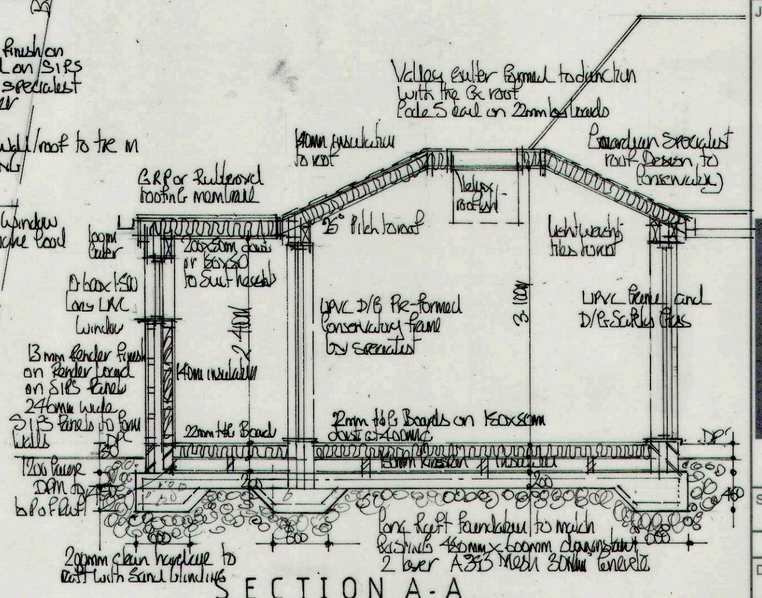
SIDE ELEVATION EAST



GROUND FLOOR PLAN

GENERAL NOTES

Guardian Warm roofing system to the new Conservatory by specialist Contractor with hidden Valley gutter to the junction with the existing roof. UPVC double glazed K Glass Safety glass to the windows & doors with opening lights equal to 20mm for Ventilation. Conservatory design & installation by specialist manufacturer.
All drains as existing with any new drains 100mm dia Flexible joints min 1in 40 fall & bed & surround in 150mm P Gravel.
All architraves, skirtings & doors to match existing. Cavities to be continuous with existing, close cavity at eaves level. M. Stainless at 300mm centres at cavity at eaves level.
All electrics to meet IEE Regulations & the client's specification with a test certificate on completion by a competent electrician.
All Plumbing & heating installation to be designed & installed by a Gas Safe Engineer using insulated pipework & TRVs to New radiators.
All fixtures, fittings & finishes to the client's specification.
Plaster finish to the existing walls.
Drawing issued for Planning & Building Regs purposes only. No work to project across boundaries.
Remove waste from Site. All timber to be treated with Preservative. Floor levels to match existing.
All work to Comply with the 2010 Building Regs as Amended & 2023 Regs and to the satisfaction of Building Control. All work to comply with CDM Regs 2015.



SECTION A-A

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

FOUNDATIONS
450x600mm deep strip raft foundation with 200mm slab section with 2 layers A393 Mesh top & bottom with 10mm stirrups & ties on Sand blinding 200mm thick clean hardcore compacted in layers to match existing raft foundation. Connect new raft to existing using 600mm long dowels 16mm thick & Resin bonded to existing. Use 30x10mm Dowels. Provide 1200 Gauge DPM Tied into DPC. Depending on levels either provide 75mm Screed on 150x50mm joists laid on the membrane with 150mm kingspan insulation between & 22mm t&G Boards. Joists at 400mm c. Floor to be level with existing floor.

WALL CONSTRUCTION
Build up 300mm wide cavity wall to DPC level 150mm above GL with 100mm Class A Blockwork or 100mm brick with 100mm cavity 100mm thick or Sheerline Blockwork inner leaf. Ties at 450mm horizontally & 450mm c vertically. Cavity fully filled.
Utilise Guardian Warm Wall system to the external walls & roof. 142mm thick panels & 142mm insulation with Render Board & 13mm Render finish with 6mm P/board & Skim internal finish.
Vertical DPCs to jambs & DPC min 150mm above GL. Cavity fill to GL. Cavity Lintels over openings & internal new openings.

ROOF CONSTRUCTION
EPDM or Rubberoid Single membrane on 12mm Plywood deck on 75x50mm timbers on 200 or 150 x 50mm C16 joists at 450mm c with 150mm kingspan insulation, 25mm air gap & 9.5mm plaster board finish with 200x18mm UPVC Fascia board, 100mm SD gutter & 68mm PVC to re-positioned B.I.G. Roof to tie in with existing to Side Extension.

E		
D		
C		
B		
A		
	Date	Revisions

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Client
Mr & Mrs J DENSLEY

Job Title
94 QUEENS DRIVE
BARNSLEY
S75 2QA

Drawing Title
Proposed Bedroom Extension And Conservatory

Scale 1/50 1/100

Date AUG 2024 | Drawn by SRW

Drg. No. 038/08/2024 | Rev.

PENNINE DOS

594 x 420mm A2