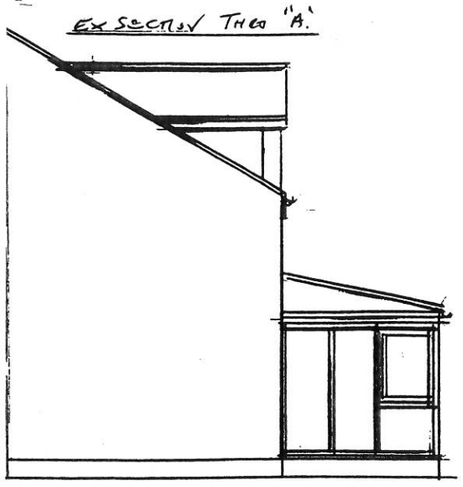
PROPOSED REPLACEMENT CONSERVATORY FOR MR, MRS BROCKLEHURST
@ NO 3 GARDEN LANE, CLEADON. SR6 7QU.

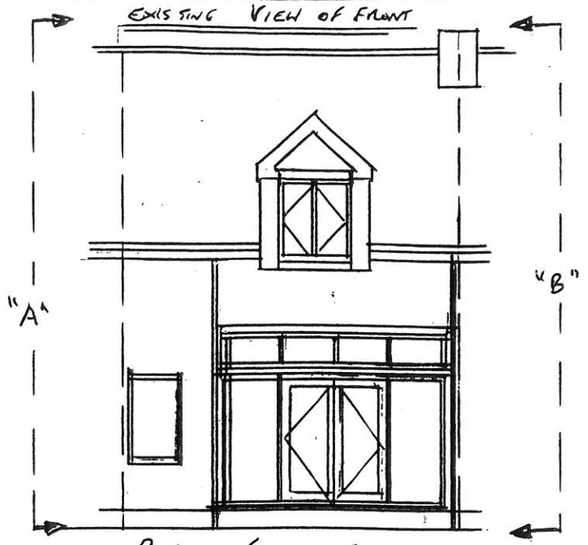
SCALE 1:100 THROUGHOUT.

PLEASE CHECK ALL SIZES ON SITE. DO NOT SCALE FROM PLAN.

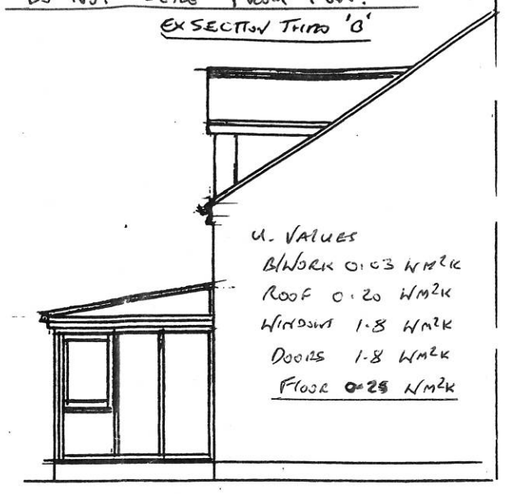
DRAWINGS BY T.M.C SURVEY + DESIGN.
THOMAS . MCMAHON @ HOTMAIL . COM

EXISTING VIEW OF FRONT



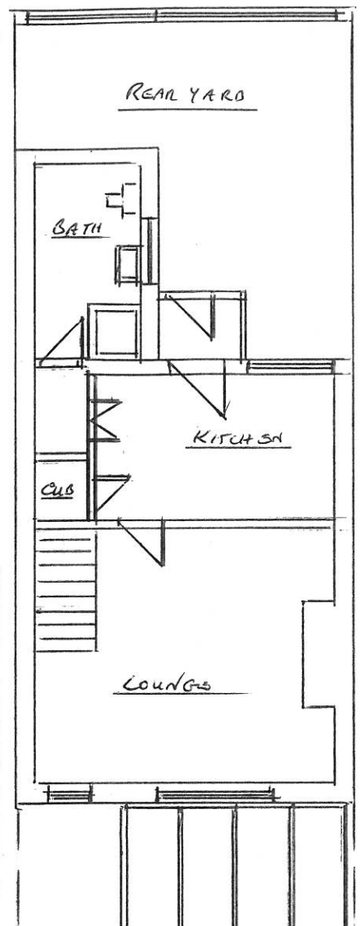


EX SECTION THRO "B"

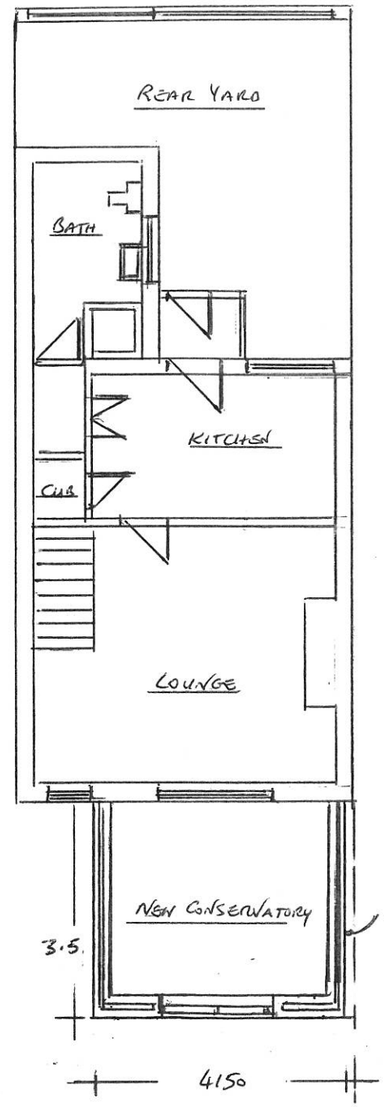


U. VALUES
B/WORK 0.03 W/M²K
ROOF 0.20 W/M²K
WINDOWS 1.8 W/M²K
DOORS 1.8 W/M²K
FLOOR 0.25 W/M²K

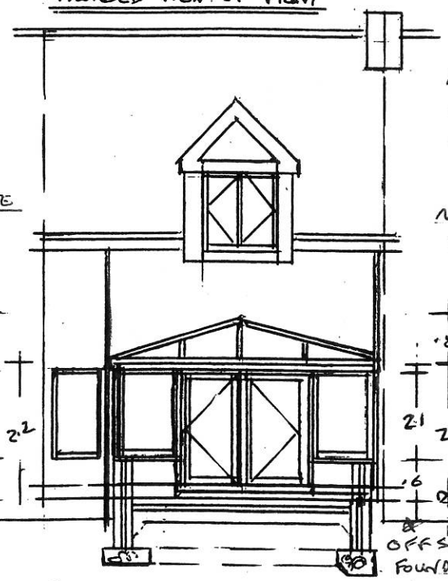
EXISTING PLAN VIEW



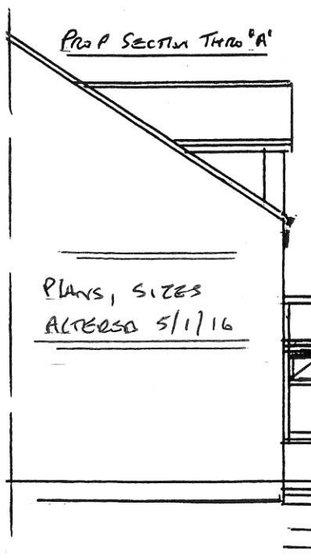
PROPOSED PLAN VIEW.



PROPOSED VIEW OF FRONT



PROP SECTION THRO 'A'



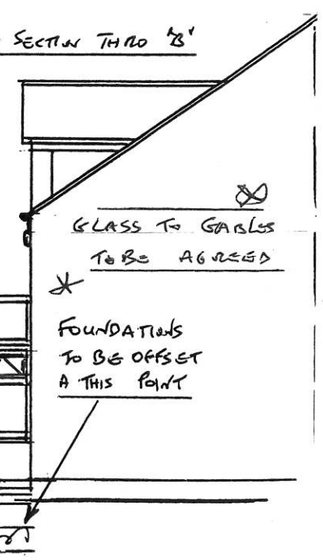
PLANS, SIZES ALTERED 5/1/16

ALL ELECTRICAL WORK TO BE 25% ENERGY EFF, ELECTRICAL WORK TO COMPLY WITH PART A + HAVE BS 7671 CERTIFICATE

ANY RADIATORS TO BE FITTED WITH TRV'S + HAVE A CERTIFICATE FROM FITTER.

NEW ROOF FINISHED TO MAN WITH MIN CODE 4 LEAD

PROP SECTION THRO 'B'



RAINWATER FROM CONSERVATORY SHALL BE INTEGRATED INTO EX SYSTEM AND DISCHARGED INTO SOAKAWAY WHICH SHALL BE PROVIDED

SITE VISIT
The contractor is required to visit the site before tendering and ascertain all local conditions and restrictions likely to affect execution of the works. The contractor must check all site dimensions before commencement of work. Any discrepancies found must be reported to the Architect/Agent before works commence. Drawings must not be scaled, figured dimensions to be used at all times and contractors/fit-out sub-contractors to use site dimensions where applicable.

BUILDING REGULATIONS/BRITISH STANDARDS
All works to comply with the current Building Regulations and Approved Documents. All materials and workmanship shall be supplied/installed to current Codes of Practice. The contractor shall carry out his statutory obligations and notify the Local Authority Building Surveyors at the relevant stages of work.

FOUNDATIONS
All foundations to be laid in accordance with the recommendations of BS 8004:1986 Code of Practice for foundations. Any trees within 20 metres of the proposed development, the foundations to be designed in accordance with N.H.B.C. guidelines chapter 4.2 - see section for details.

GROUND FLOOR (CONCRETE)
65 mm sand/cement screed over 75mm Celotex GA3000Z insulation slabs on vapour control layer on 100mm concrete slab on 1200g visqueen dpm (lapped to dpc) on sand blinding on well consolidated hardcore.

EXTERNAL WALLS
To be cavity wall construction. Outer leaf to be facing brickwork to match existing/approved by local Planning Authority, 100mm cavity fully filled with Rockwool insulations battens with 100mm Thermalite shield block work with 13mm thick lightweight plaster finish. Walls to achieve a "U" value of 0.30w/m²k. Inner and outer leaves of cavity walls are to be tied together with wall ties conforming to BS 1243:1978. Ties to be vertical twist type stainless steel, spaced at 750mm horizontal and 450mm vertical. Provide additional wall ties within 150mm of unbonded jambs of structural openings at 225mm vertical centres. Provide a horizontal dpc in walls at a level not less than 150mm above finished ground level. Provide dpc's to all horizontal and vertical edges of structural openings. Provide cranked dpc above lintols in cavity walls and stepped dpc/cavity trays at junction of roof areas or cavity walls. Provide open perp ends at 900mm max centres to drain the cavity. All external lintols, door jambs, cills to be insulated to prevent cold bridging.
Walls below ground level to be formed with Class B engineering bricks in 1:3 cement mortar. Cavity to be filled with lean mix concrete up to ground level.
New cavity walls to be tied to existing masonry via patent wall starters or wall bonding. Maintain cavities at junction of new/existing masonry walls.

LINTOLS
Provide Catnic CN3 combined (insulated) lintols to all external cavity openings as specified on the drawing. All lintols to achieve 150mm end bearing and to be encased in 125mm plasterboard and skim to achieve 30 minutes fire resistance.