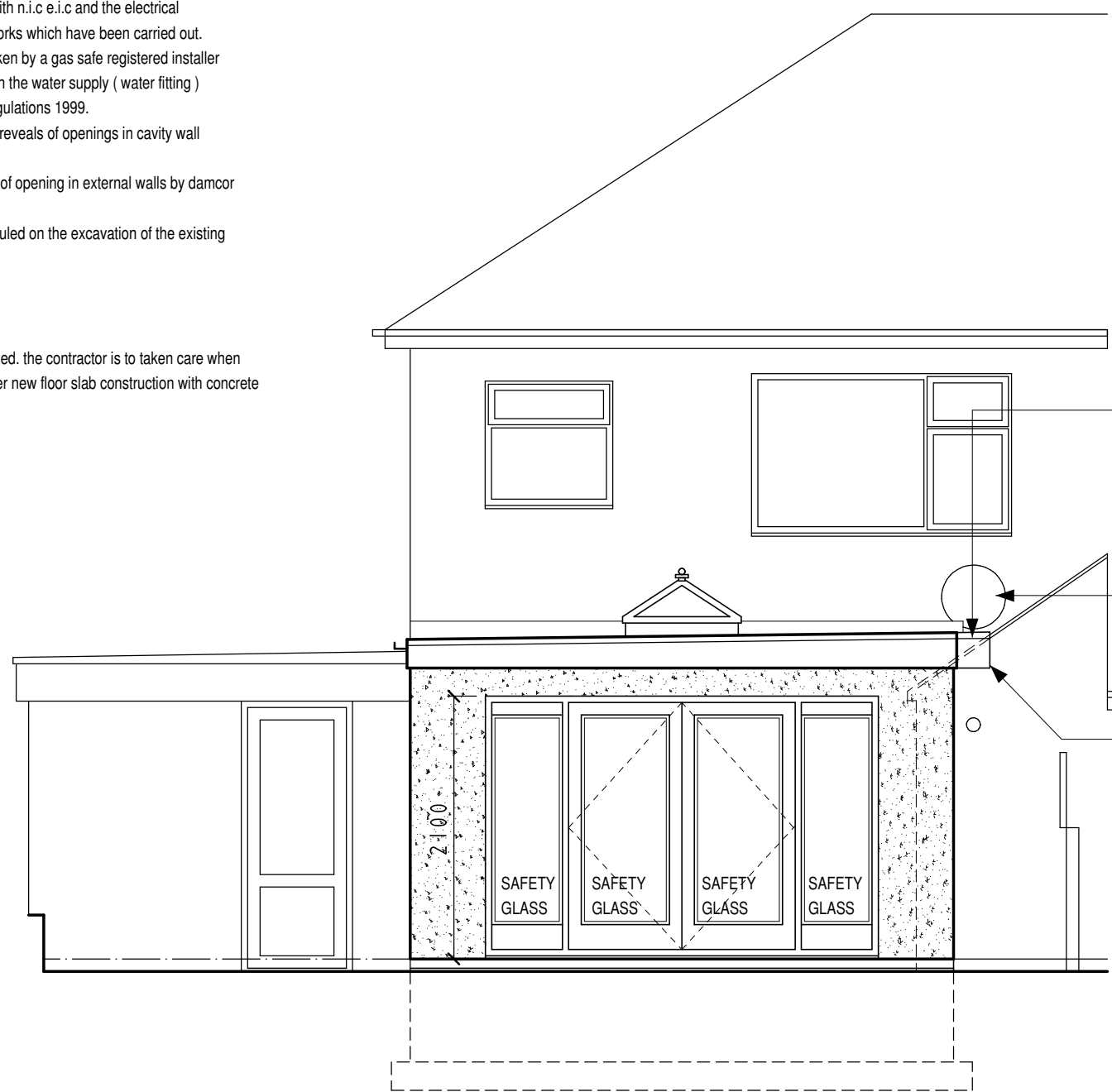


GENERAL NOTES

1. all new works to be carried out are to comply to the building regulations 2013 and all subsequent amendments
2. all materials are to be fixed in strict accordance with the manufacturers written instructions and recommendations and the relevant british standards and code of practice.
3. all structural timbers are to be sc3 stress graded and pressure impregnated with an approved preservative.
4. all glazing units to external windows and doors are to be double glazed and glass is to comply to bs6262 and tsen12150 in all critical locations.
5. any electrical works to be carried out are to be under taken by an approved contractor and a member of e.c.s.a and all works are to comply with n.i.c.e.c and the electrical contractor is to provide a test certificate for all new works which have been carried out.
6. any gas works to be carried out are to be under taken by a gas safe registered installer
7. all new water service installations shall comply with the water supply (water fitting) regulations 1999 and accp 8 legionellosis central regulations 1999.
8. provide mastic pointing to all external and internal reveals of openings in cavity wall construction.
9. provide and fix insulated dpc's to all cavity closers of opening in external walls by damcor or similar approved
10. contractor is to ensure no existing services are fouled on the excavation of the existing conservatory concrete slab. it is known that there is;
 - existing foul drainage
 - existing electrical cables
 - existing bt cablesand possibly further cabling which hasnt been identified. the contractor is to taken care when excavating and encase all drainage and cabling under new floor slab construction with concrete surround.



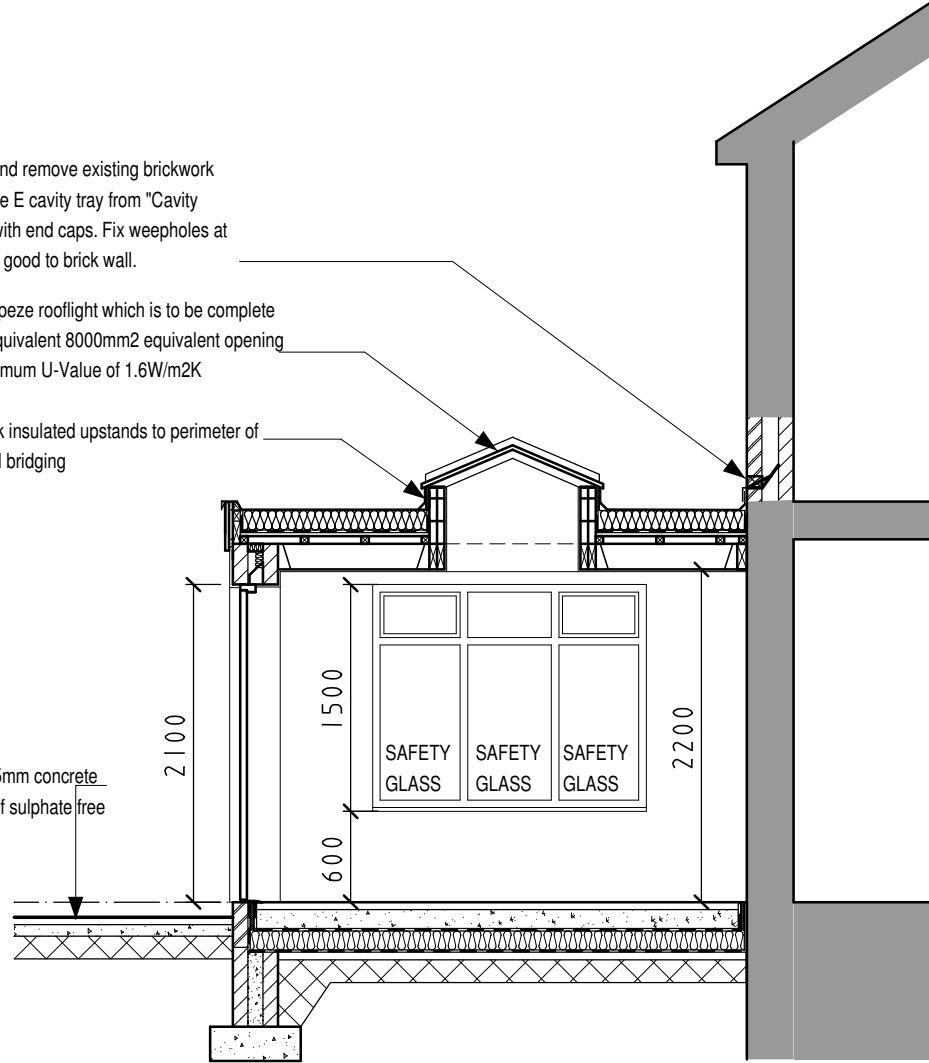
FLAT ROOF INTERSECTION WITH PITCHED ROOF
Where new flat roof construction intersects with existing pitched roof construction carefully remove existing roof tiles, battens and dress back roofing felt. Fix treated s.w. timber noggins between new flat roof joists and existing rafters and cut PUR insulation to suit pitch of roof. Fix 18mm thick WBP plywood deck up existing rafters minimum 300mm and fix treated s.w. timber tiling fillet at head. Dress Sika Sanafill up and over tiling fillet and form weather seal. Dress DPC over and lap up end of rafters minimum 300mm and lap new roofing felt to pitched roof over. Refix roofing battens and tiles over and make good.

Sawcut into existing wall and remove existing brickwork course and insert new Type E cavity tray from "Cavity trays of Yeovil" complete with end caps. Fix weepholes at 900mm max cts and make good to brick wall.

New rooflight company trapeze rooflight which is to be complete with trickle vents to give equivalent 8000mm² equivalent opening area and to achieve a minimum U-Value of 1.6W/m²K

Provide and fix 25mm thick insulated upstands to perimeter of rooflight to prevent thermal bridging

New external paving on 75mm concrete bed on 150mm thick bed of sulphate free hardcore



PROPOSED REAR ELEVATION

PROPOSED SECTION A-A

PROPOSED SIDE ELEVATION

FOUNDATIONS

The contractor is to include for excavating for 1m deep foundations. include for casting new reinforced concrete strip foundations which are to be provisionally 225x600mm wide reinforced with 2no. layers of B503 steel mesh with minimum 50mm concrete cover top and bottom. Exact size and depth of foundations are to be agreed with building control body and architect prior to casting on-site.

BELOW GROUND WALL CONSTRUCTION

Include for constructing below ground walls with 2no. skins of 100mm thick solid dense concrete blockwork which are to have a minimum compressive strength of 7.0nm². build external blockwork skin up to 225mm below ground level and commence blue engineering brick thereon after which is to be minimum Class B and F2S2 grade. Include for forming 100mm thick cavity between skins and infill with weak mix concrete cavity fill and set approx. 225mm below DPC.

GROUND FLOOR SLAB

Include for excavating material to depth suitable for forming new concrete floor construction as follows. lay 150mm thick layer of well-compacted sulphate free hardcore which is to have 50mm thick sand blinding well rolled over. lay 1200 gauge dpm over and lap up into new DPC. lay 125mm thick Celotex GA4000 rigid floor insulation board and fix 25mm thick insulated upstands to whole perimeter of room. lay vapour control layer over and lap into new DPC. cast 125mm thick fibre reinforced concrete slab over. finish with 50mm thick sand cement screed.

NOTE: where new floor slab butts up to existing wall provisionally include for taking up vcl and dpm minimum 150mm above finished floor level.

DAMP PROOF COURSE

The contractor is to include for laying new Hyolad polypropylene DPC on both skins of blockwork at a minimum of 150mm above ground level. DPC is not to be carried through the cavity. DPC is to project minimum of 5mm from external face.

REMEDIAL WORKS DPC

where new cavity wall is to be built up to the existing the contractor is to include for saw cutting the existing brick work vertically and provide and place 1/2lead or similar vertical d.p.p to prevent water penetrating the new proposal and is to project min 25mm from face of the existing brick work and make good to all disturbance.

CONNECT NEW WALLS TO EXISTING

Where new walls butt up to existing include for tying together with Ancon Stalfix stainless steel starter wall ties which are to be fix at max 225mm vertical cts.

CAVITY WALL CONSTRUCTION

The contractor is to include for forming new cavity wall construction with 2no. skins of 100mm thick dense Tarmac topblock solid 3.5n medium density concrete blocks having 100mm clear cavity having Celotex cw 4000 50mm thick insulation internally plaster finish in 10mm brown plaster & 3mm finishing plaster 50mm clear cavity is to be maintained & kept clean below dpc include for staffordshire blue outer skin facings - incorporate weak mix conc cavity infill below dpc. include for Stalfix RT2 General Purpose Wall Tie Type 2 Ties which are to be spaced at 450mm vertical centres and 900mm horizontal centres. include for closing all cavities with turned block or collecta xcc standard 100mm thick cavity closers. fix 10mm thick insulated vertical dpc within joints of all openings. Cavity wall to achieve a minimum U-Value of 0.28W/m²K.

RENDER WALL FINISH

finish externally with '3co' render stollit 'X' (1.0 grain) through coloured acrylic resin render system (include a c3 cost range colour colour to be agreed) over sto - primer acrylic based intermediate coat, over 15mm slovelv cote cement base polymer modified base coat note this work must be carried out by a '3co' approved contractor render to be complete with all stainless steel beads & stops as required stop render at floor level incorporating BS743 grade dpc to both skins. EXACT TYPE TO BE AGREED WITH CLIENT ONSITE.

LINTELS

The contractor is to include for providing and fixing 1no. Catic CH90/100 heavy duty galvanised steel lintel over door opening where denoted on floor plans and include for inserting CG90/100 standard duty lintel where denoted on floor plans. all lintels are to be hot dipped galvanised and insulated and are to have a minimum end bearing of 150mm. Include for forming weepholes above all openings which are to be set at maximum 900mm centres and fix cavi-weep pvc weepole vents to match colour of rendered wall finish.

CAVITY TRAYS & WEEPHOLES

The contractor is to provisionally include for inserting new Type E cavity tray from cavity trays of yeovil which is to be fixed at a minimum of 150mm above the finished roof level. include for sawcutting into the existing and inspect to see if cavity is present. include for providing and fixing cavi-weep upvc weepole vents which are to be fixed at a maximum 900mm cts.

FLAT ROOF CONSTRUCTION

contractor is to include for forming new flat roof which is to comprise of 47x170mm C16 treated s.w. timber flat roof joists spaced at 400mm cts which are to be fixed to the existing walls with joist hangers fixed to pole plates and hung from new walls with joist hangers. when forming well for rooflight and include for fixing trimmer joists. over joists fix treated s.w timber linings which are to have a minimum thickness of 25mm. fix 18mm thick wbp plywood over and dress metal lined vapour barrier over and allow for lapping up into all flashings and roof trims with minimum 150mm laps. fix 130mm thick Celotex EL3000 flat roofing insulation over. lay 1.8mm thick Sika Sanafill single ply membrane sheeting over which is to be adhered to the insulation with manufacturers adhesive. minimum 150mm laps which are to be hot air welded all to be installed by an approved Sika Sanafill contractor.

to all abutments provide and fix 50x50mm tilting fillet and turn up roofing membrane and lap into lead flashing - form minimum upstand of 150mm. at eaves level fix Sika Sanafill aluminium capping over timber fascia molding and fix roofing membrane up to beading and seal.

The contractor is to provide and fix galvanised steel herringbone strutting which is to comply with BS EN 846 2000. Herringbone struts are to be spaced at a maximum of 1800mm cts and are to be fixed with 2.8mm reinforced head nails.

provide lateral support to new flat roof joists which are to be fixed to the first three ceiling joists running parallel external walls fixed to timber noggins and pack out between wall and joist to provide tight joint and straps to be spaced at 1200mm cts.

FASCIA BOARDS

Include for providing and fixing 25x50mm tanalised timber battens to timber perimeter upstands and fix 18mm thick solidcore UPVC fascia boarding over - colour to clients choice.

JOIST HANGERS

The contractor is to include for hanging all flat roof joists from new blockwork and pole plates with BAT galvanised steel joist hangers which are to suit size of joists fixed on site.

POLE PLATES

The contractor is to include for providing and fixing C24 63x170mm s.w timber pole plate where joists butt up to existing wall. fix with M12 bolts at 600mm cts which are to be resin anchored into wall. Hang new roof joists off pole plates with galvanised steel joist hangers to suit joist sizes.

DOUBLE FLAT ROOF JOISTS

The contractor is to include for doubling up all flat roof joists around the rooflight. Include for forming timber kerbs for roof light to be fixed with C16 50x150mm treated s.w timbers and C16 50x75mm treated s.w timbers.

LEAD FLASHINGS

The contractor is to include for providing and fixing code 4 lead flashings where new flat roof butts up to existing dwelling wall. provisionally say lead is to be lapped up wall face minimum 150mm from the finished surface of the flat roof and is to be dressed into cavity tray all laps between lead to be minimum 150mm. seal all joints with lead mate mastic and treat with pairation oil post installation.

RAINWATER GOODS

include for providing and fixing new upvc rainwater goods which are to comprise of 100mm dia half round upvc gutters and 68mm dia downpipes to match that of the existing include for all fixing brackets to be installed in accordance to the manufacturers written instructions.

NEW ROOFLIGHT

Where denoted on floor plans and sections provisionally include for providing and fixing 900mm x 900mm square rooflight company Mild steel section pyramid rooflight which is to achieve a minimum U-value of 1.6W/m²K and is to be complete with manual pole vinder mechanism. Glazing is to be toughened to BS EN 12150 and trickle vents are to be incorporated to achieve a minimum 8,000mm². Include for fixing with kerb adaptor complete with weathering flashing. EXACT TYPE OF ROOFLIGHT TO BE AGREED

WINDOWS, PURGE VENTILATION, SAFETY GLAZING

The contractor is to include for providing and fixing new upvc windows with patterns shown on plans and elevations. upvc windows are to have 28mm thick double glazed units all glazing in critical locations to be toughened or laminated safety glass to BS EN 12150 and Part N of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows. total opening casement area is to total no less than 1/20th of the total floor area of the orangery. all windows are to have a minimum U-Value of 1.6W/m²K.

include for all windows to have trickle vents in the heads which are to have a minimum operable area of 8000mm². exact colour to be agreed with client prior to ordering and fixing on-site.

DOORS, SAFETY GLAZING

The contractor is to include for providing and fixing rear doors which are to have a side lights either side. all glazing units are to have 28mm thick double glazed units which are to be toughened or laminated safety glass to BS EN 12150 and Part N of the current building regulations. doors are to achieve a minimum weighted U-Value of 1.6W/m²K. exact colour to be agreed with client prior to ordering and fixing on-site.

PLASTERBOARD FINISH

All walls are to be finished with 12.5mm thick gypsum plasterboard fixed on dabs and all ceilings are to be finish with same mechanically fixed to flat roof joists. Tape all joints and apply skim finish

ELECTRICAL WORKS

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd. BSI. NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to the local building control authority.

GAS WORKS

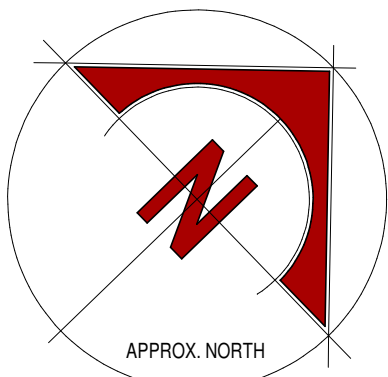
All gas works are to be undertaken by a Gas Safe registered engineer who are to be registered on the Gas Safe register and fully qualified

NEW STORMWATER DRAINAGE
Provisionally include for taking new storm water drainage into existing manhole as denoted on floor plans. provide and fix new 110mm x 110mm hepburn square top hopper gully where noted on plans which is to be trapped and is to be bedded on 100mm thick bed of concrete with 100mm concrete surround. Break through existing manhole and firmly bed section of new pipework and make good to benching with water proof mortar and make good manhole. EXACT DETAILS ARE TO BE AGREED WITH BUILDING CONTROL

EXTEND EXTERNAL PAVING
Remove existing rear brick dwarf wall and cart away. Construct new 215mm thick brick wall on new 450mm wide x 150mm deep concrete strip foundation and extend existing paving. Lay minimum 150mm thick layer of well compacted hardcore, 75mm thick concrete bed over with paving slab to match existing over. EXACT TYPE TO BE AGREED WITH CLIENT.
NOTE: All brickwork is to be minimum F2S2 grade and strong mortar mix is to be used.

PROPOSED GROUND FLOOR PLAN

SCALE - 1:50 @ A1



Mr. J. Shufflebotham
Proposed orangery to rear
of existing dwelling at
Richmond, School Road,
Bagnall, ST99JP