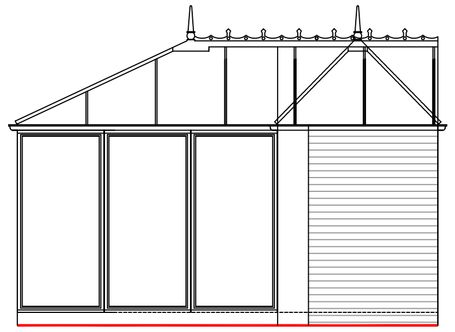
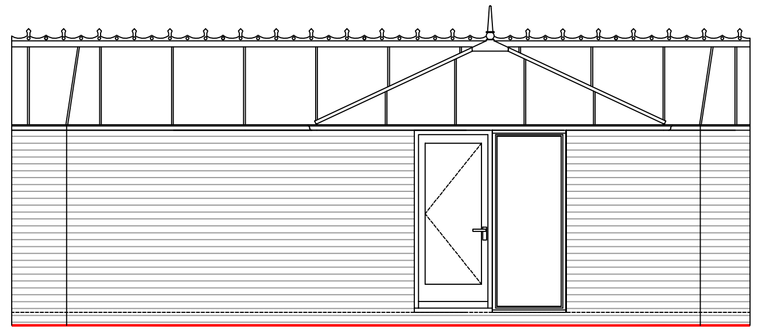


PROPOSED SIDE ELEVATION
(link/conservatory only)
scale 1:50



PROPOSED REAR ELEVATION
(link/conservatory only)
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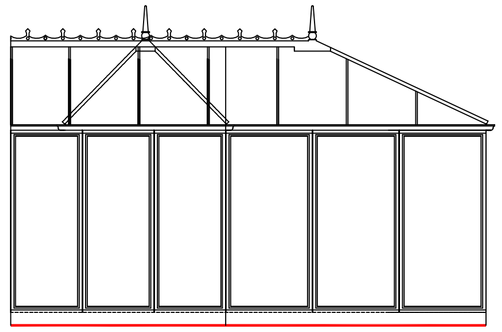
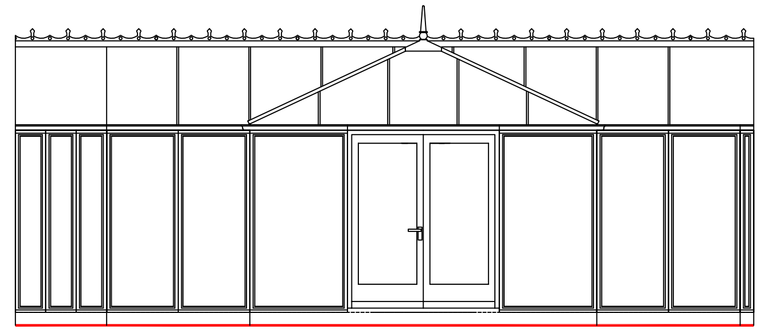
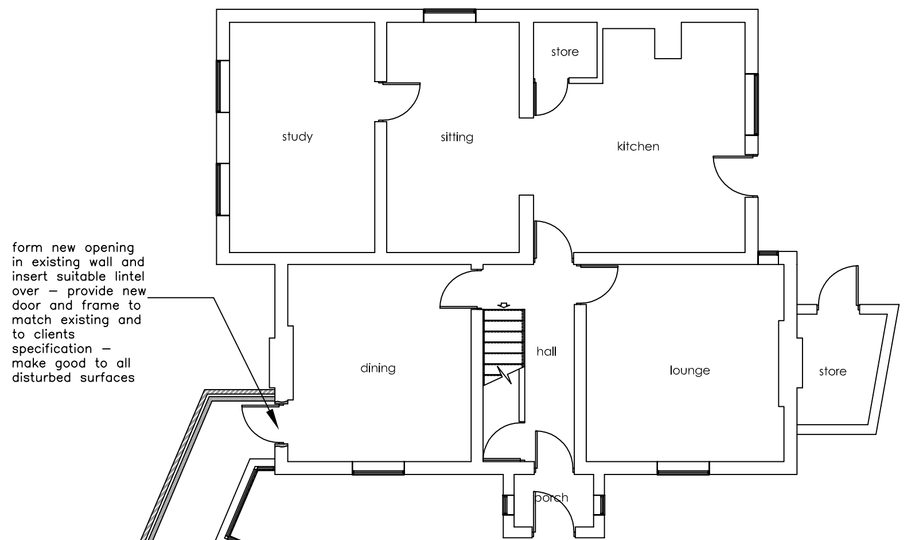


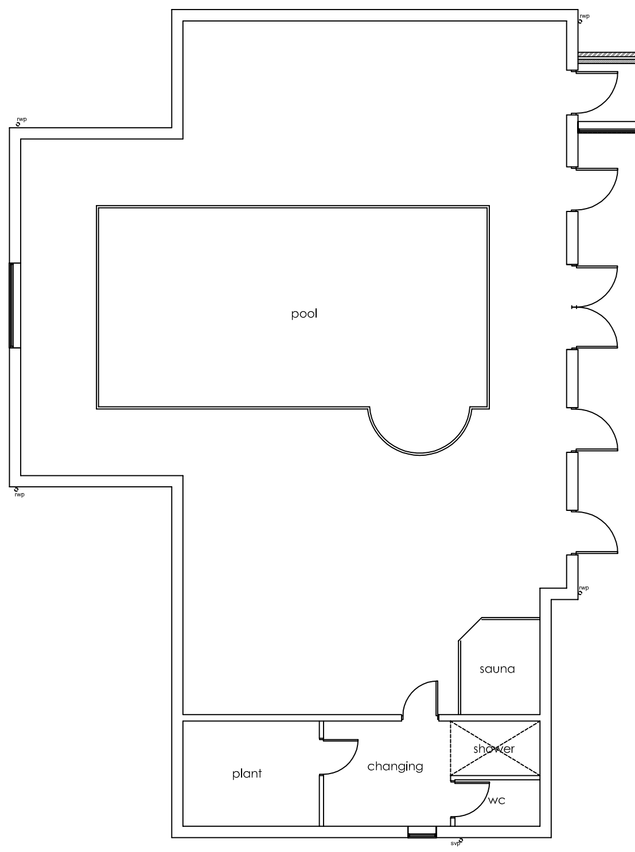
PROPOSED SIDE ELEVATION
(link/conservatory only)
scale 1:50



PROPOSED FRONT ELEVATION
(link/conservatory only)
scale 1:50

ELEVATION 3





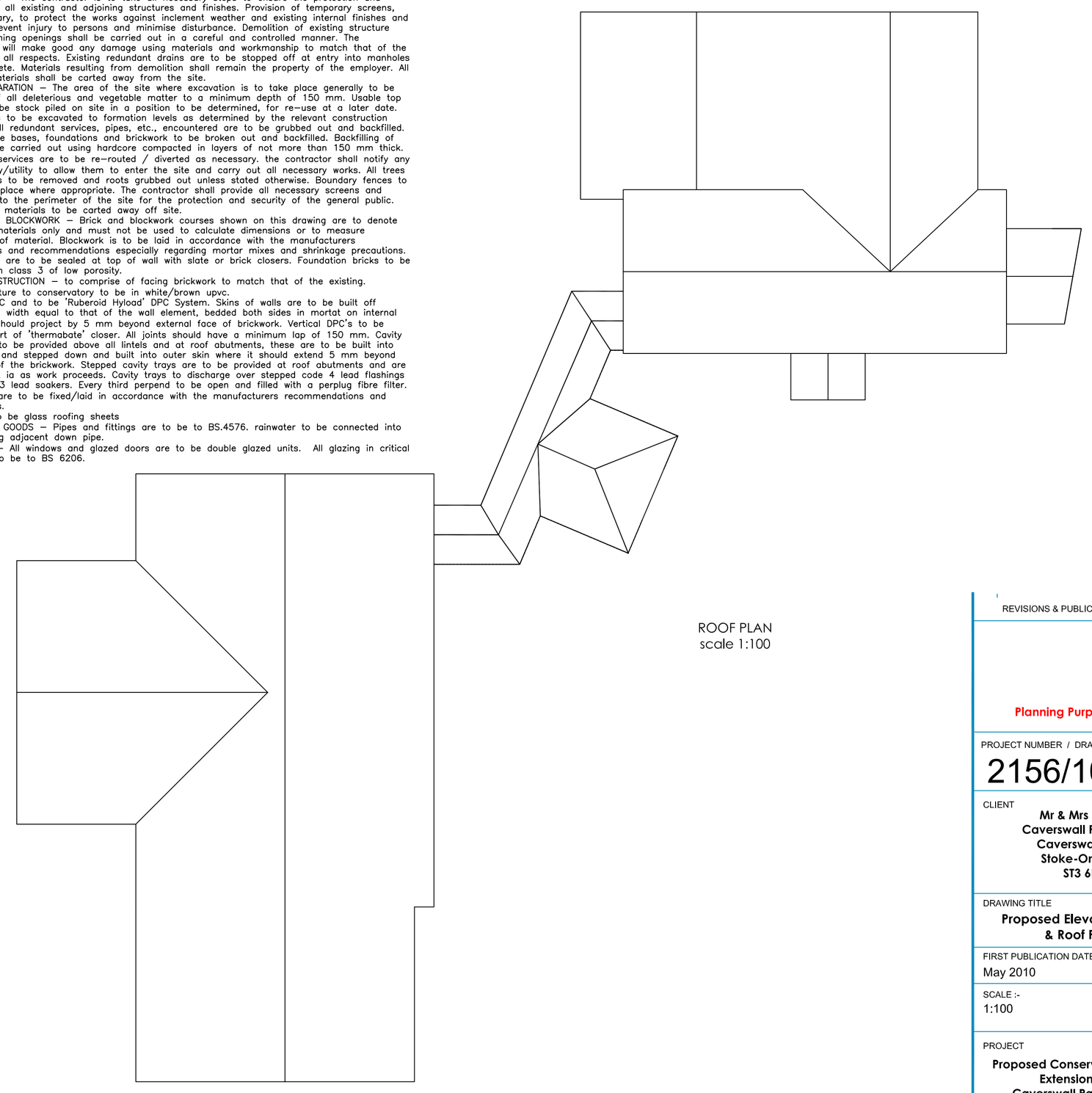
PROPOSED FLOOR PLANS
scale 1:100

ELEVATION 2

ELEVATION 4

ELEVATION 1

GENERAL CONSTRUCTION NOTES – This drawing is to obtain Local Authority approvals only. All work is to be carried out in accordance with the Local Authorities requirements, all manufacturers recommendations, all relevant British Standards Codes of Practice and all good building practices. All existing services within the vacinity of the works are to be located and suitably protected. The contractor is to check and verify all building and dimensions, levels and sewer invert levels BEFORE the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided. The contractor is to comply in all respects with the current Building Regulations whether specifically stated on this drawing or not. The Building Regulations Department of the appropriate local authority must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be consulted). Any constructional variation must have the approval of the Building Inspector and the client. The client is to be notified by the nominated contractor of any 'cost variation' to building work before it is carried out.
DEMOLITION – The contractor is to take all necessary steps to ensure the protection and stability of all existing and adjoining structures and finishes. Provision of temporary screens, as necessary, to protect the works against inclement weather and existing internal finishes and also to prevent injury to persons and minimise disturbance. Demolition of existing structure where forming openings shall be carried out in a careful and controlled manner. The contractor will make good any damage using materials and workmanship to match that of the existing in all respects. Existing redundant drains are to be stopped off at entry into manholes with concrete. Materials resulting from demolition shall remain the property of the employer. All surplus materials shall be carted away from the site.
SITE PREPARATION – The area of the site where excavation is to take place generally to be stripped of all deleterious and vegetable matter to a minimum depth of 150 mm. Usable top soil is to be stock piled on site in a position to be determined, for re-use at a later date. The site is to be excavated to formation levels as determined by the relevant construction element. All redundant services, pipes, etc., encountered are to be grubbed out and backfilled. All concrete bases, foundations and brickwork to be broken out and backfilled. Backfilling of voids to be carried out using hardcore compacted in layers of not more than 150 mm thick. Any 'live' services are to be re-routed / diverted as necessary. the contractor shall notify any public body/utility to allow them to enter the site and carry out all necessary works. All trees and shurbs to be removed and roots grubbed out unless stated otherwise. Boundary fences to remain in place where appropriate. The contractor shall provide all necessary screens and hoardings to the perimeter of the site for the protection and security of the general public. All surplus materials to be carted away off site.
BRICK AND BLOCKWORK – Brick and blockwork courses shown on this drawing are to denote types of materials only and must not be used to calculate dimensions or to measure quantities of material. Blockwork is to be laid in accordance with the manufacturers instructions and recommendations especially regarding mortar mixes and shrinkage precautions. All cavities are to be sealed at top of wall with slate or brick closers. Foundation bricks to be a minimum class 3 of low porosity.
WALL CONSTRUCTION – to comprise of facing brickwork to match that of the existing. Superstructure to conservatory to be in white/brown upvc.
DPC – DPC and to be 'Ruberoid Hyload' DPC System. Skins of walls are to be built off hylload dpc width equal to that of the wall element, bedded both sides in mortat on internal skin and should project by 5 mm beyond external face of brickwork. Vertical DPC's to be integral part of 'thermabate' closer. All joints should have a minimum lap of 150 mm. Cavity trays are to be provided above all lintels and at roof abutments, these are to be built into inner skin and stepped down and built into outer skin where it should extend 5 mm beyond the face of the brickwork. Stepped cavity trays are to be provided at roof abutments and are to be built ia as work proceeds. Cavity trays to discharge over stepped code 4 lead flashings and code 3 lead soakers. Every third perpend to be open and filled with a perplug fibre filter. All DPC's are to be fixed/laid in accordance with the manufacturers recommendations and instructions.
ROOF – to be glass roofing sheets
RAINWATER GOODS – Pipes and fittings are to be to BS.4576. rainwater to be connected into the existing adjacent down pipe.
WINDOWS – All windows and glazed doors are to be double glazed units. All glazing in critical locations to be to BS 6206.



ROOF PLAN
scale 1:100

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Planning Purposes Only

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Mr & Mrs Young
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DRAWING TITLE
Proposed Elevations, Floor & Roof Plans

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