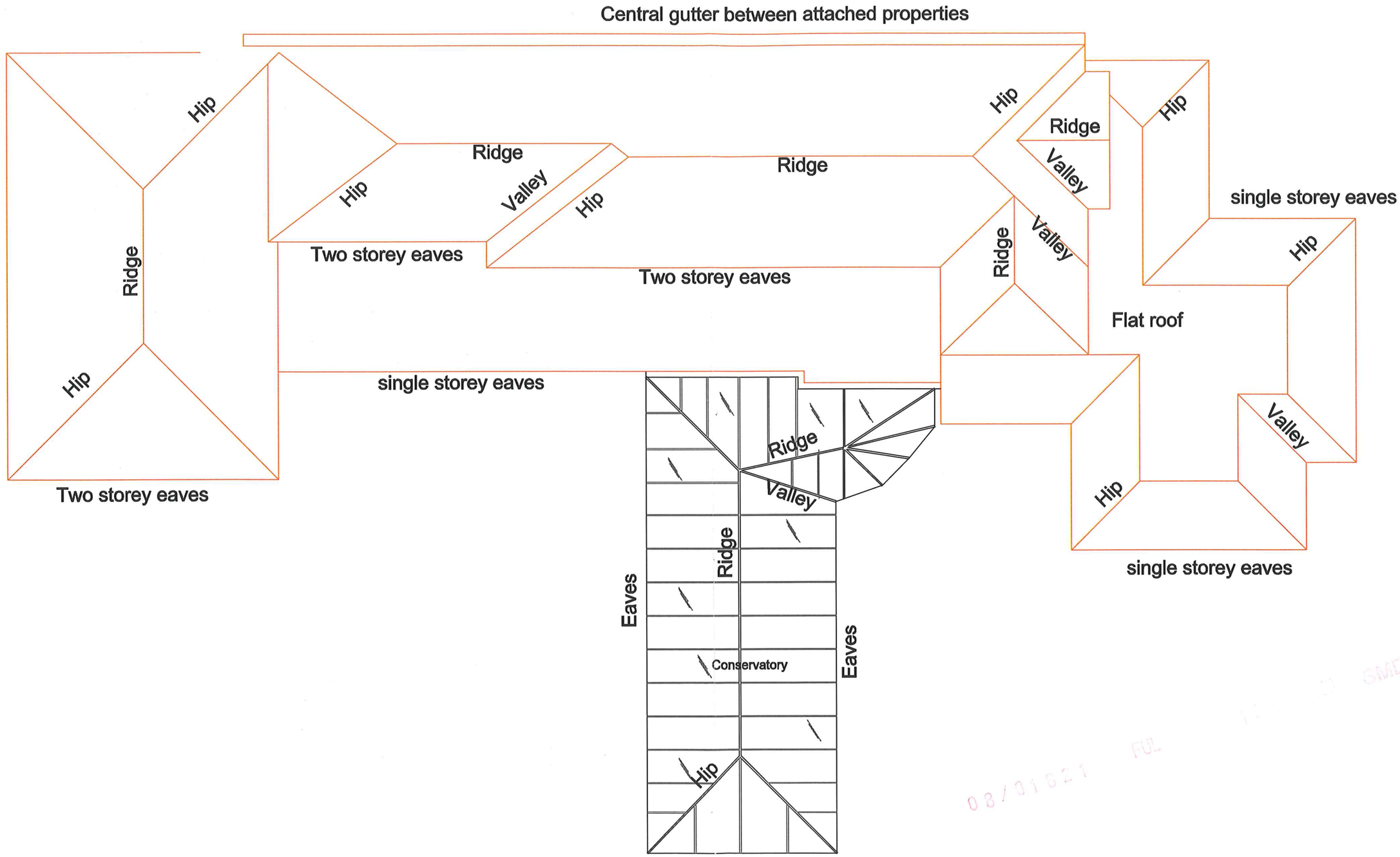

Proposed Conservatory

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		Stoke on Trent	**Scale** 1/100
	Drawing Name	Conservatory Roof Plan	**Drg No** G00159/06

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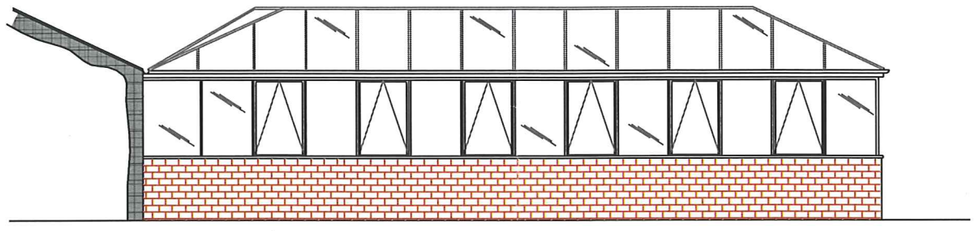

Norh Elevation

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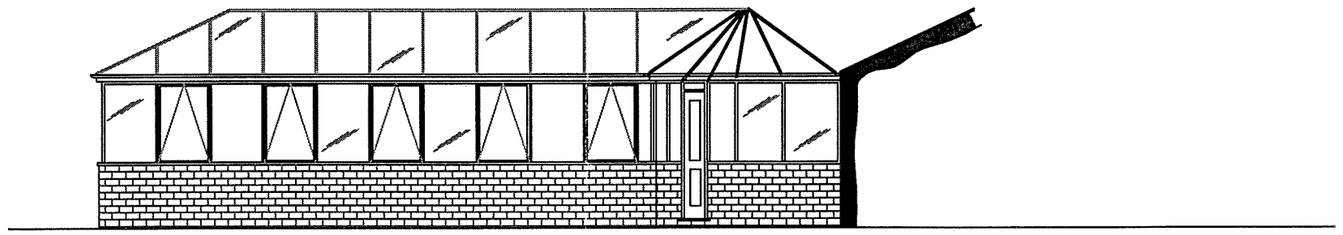
Front Elevation



Side Elevation

Asbestos
Type 3 survey to be undertaken in accordance with Control of Asbestos Regulations 2006 and HS1974

Plumbing
All Pluming, heating work and gas carcassing work is to be undertaken by a CORGI registered engineer. A formal certificate must be provided for the gas carcassing work carried out.

Electrical
All Electrical work must be carried out by an IEE NIC engineer. Adaptations, extensions etc. to the installation are to be in accordance with the 17th edition of the IEE regulations. A formal certificate must be provided for the electrical work carried out in accordance with Part P of the current Building Regulation

Emergency Lighting
Supply and install new Thorn Light fittings in positions shown on the drawing in the extension and as may be requested by the fire services in accordance with British Standard BS5588, 1997 & BS 5266, 1988;

Timber
All structural timbers are to be structural graded tanalised timbers. All cut ends; notches etc. are to be treated using two generous coats of Cuprinol or similar timber preservative against fungi and insect infestation.

Joinery timber is to be Vac-Vac treated and primed all round prior to installation.

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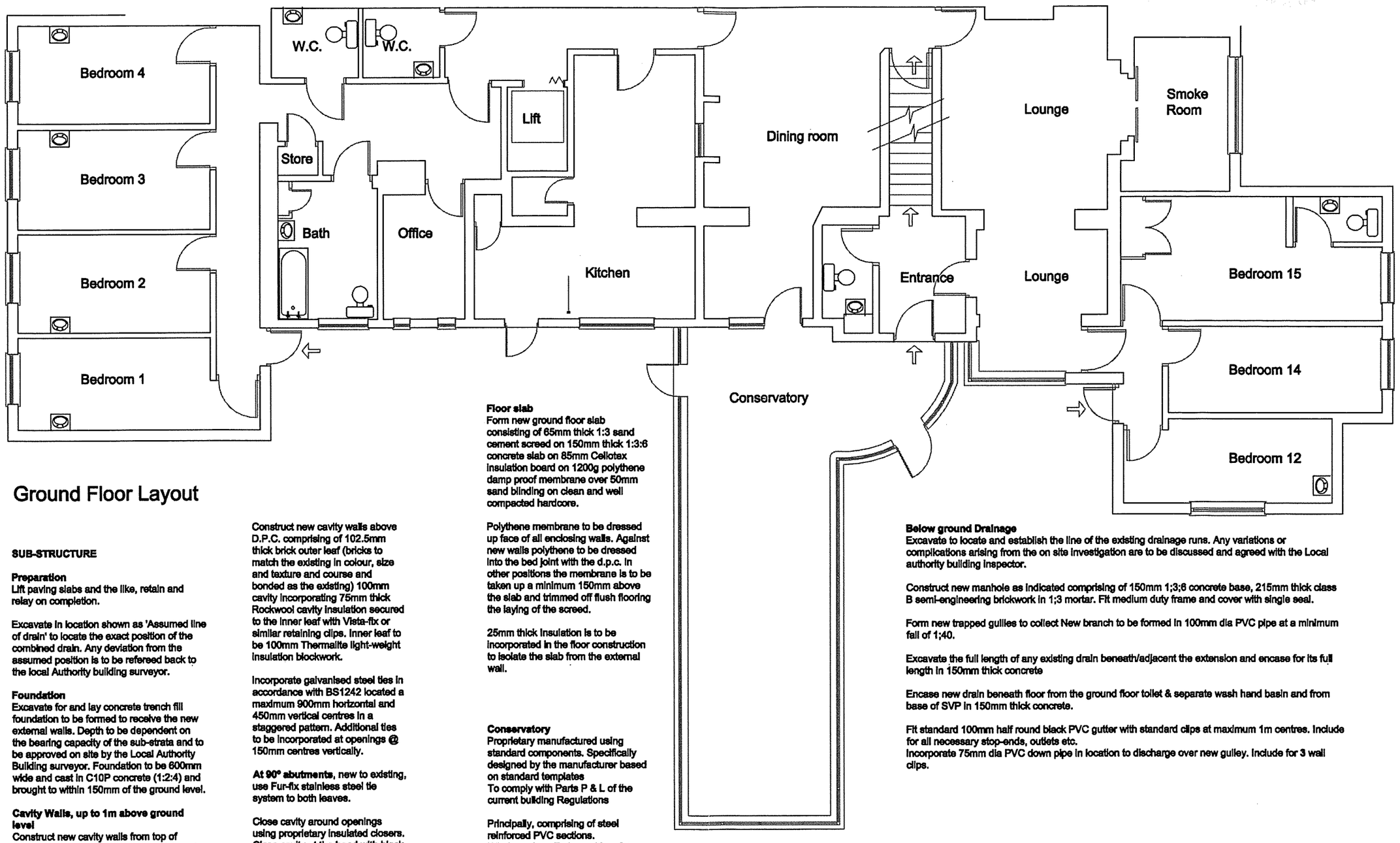

Ground Floor Layout

SUB-STRUCTURE

Preparation
Lift paving slabs and the like, retain and relay on completion.

Excavate in location shown as 'Assumed line of drain' to locate the exact position of the combined drain. Any deviation from the assumed position is to be refereed back to the local Authority building surveyor.

Foundation
Excavate for and lay concrete trench fill foundation to be formed to receive the new external walls. Depth to be dependent on the bearing capacity of the sub-strata and to be approved on site by the Local Authority Building surveyor. Foundation to be 600mm wide and cast in C10P concrete (1:2:4) and brought to within 150mm of the ground level.

Cavity Walls, up to 1m above ground level
Construct new cavity walls from top of foundation upto D.P.C. level comprising of two leaves of 102.5mm class B semi-engineering brickwork laid in 1:3 mortar forming a 100mm wide cavity.

In corporate weak mix concrete fill in cavity up to ground level, maintain a minimum 175mm clear cavity below dpc level

Install Permabit polymer D.P.C. in both leaves with 100mm laps to ends and corners include for dressing into existing D.P.C. bed joint a minimum of 100mm.

Construct new cavity walls above D.P.C. comprising of 102.5mm thick brick outer leaf (bricks to match the existing in colour, size and texture and course and bonded as the existing) 100mm cavity incorporating 75mm thick Rockwool cavity insulation secured to the inner leaf with Vista-fix or similar retaining clips. Inner leaf to be 100mm Thermalite light-weight insulation blockwork.

Incorporate galvanised steel ties in accordance with BS1242 located a maximum 900mm horizontal and 450mm vertical centres in a staggered pattern. Additional ties to be incorporated at openings @ 150mm centres vertically.

At 90° abutments, new to existing, use Fur-fix stainless steel tie system to both leaves.

Close cavity around openings using proprietary insulated closers. Close cavity at the head with block return and D.P.C.

Floor slab
Form new ground floor slab consisting of 65mm thick 1:3 sand cement screed on 150mm thick 1:3:6 concrete slab on 85mm Celotex insulation board on 1200g polythene damp proof membrane over 50mm sand blinding on clean and well compacted hardcore.

Polythene membrane to be dressed up face of all enclosing walls. Against new walls polythene to be dressed into the bed joint with the d.p.c. In other positions the membrane is to be taken up a minimum 150mm above the slab and trimmed off flush flooring the laying of the screed.

25mm thick insulation is to be incorporated in the floor construction to isolate the slab from the external wall.

Conservatory
Proprietary manufactured using standard components. Specifically designed by the manufacturer based on standard templates
To comply with Parts P & L of the current building Regulations

Principally, comprising of steel reinforced PVC sections.
Windows, Low E glass with safety glass in the door and safety glazing within 1m of the door.

Door 4 point locking hook reveal bolts Min clear width 900mm.

Glazing
In accordance with Part N of the Current Building Regulations, glazing within 800mm of the floor is to be laminated to BS6208

Below ground Drainage
Excavate to locate and establish the line of the existing drainage runs. Any variations or complications arising from the on site investigation are to be discussed and agreed with the Local authority building inspector.

Construct new manhole as indicated comprising of 150mm 1;3;6 concrete base, 215mm thick class B semi-engineering brickwork in 1;3 mortar. Fit medium duty frame and cover with single seal.

Form new trapped gullies to collect New branch to be formed in 100mm dia PVC pipe at a minimum fall of 1;40.

Excavate the full length of any existing drain beneath/adjacent the extension and encase for its full length in 150mm thick concrete

Encase new drain beneath floor from the ground floor toilet & separate wash hand basin and from base of SVP in 150mm thick concrete.

Fit standard 100mm half round black PVC gutter with standard clips at maximum 1m centres. Include for all necessary stop-ends, outlets etc.
Incorporate 75mm dia PVC down pipe in location to discharge over new gulley. Include for 3 wall clips.

Proposed Conservatory

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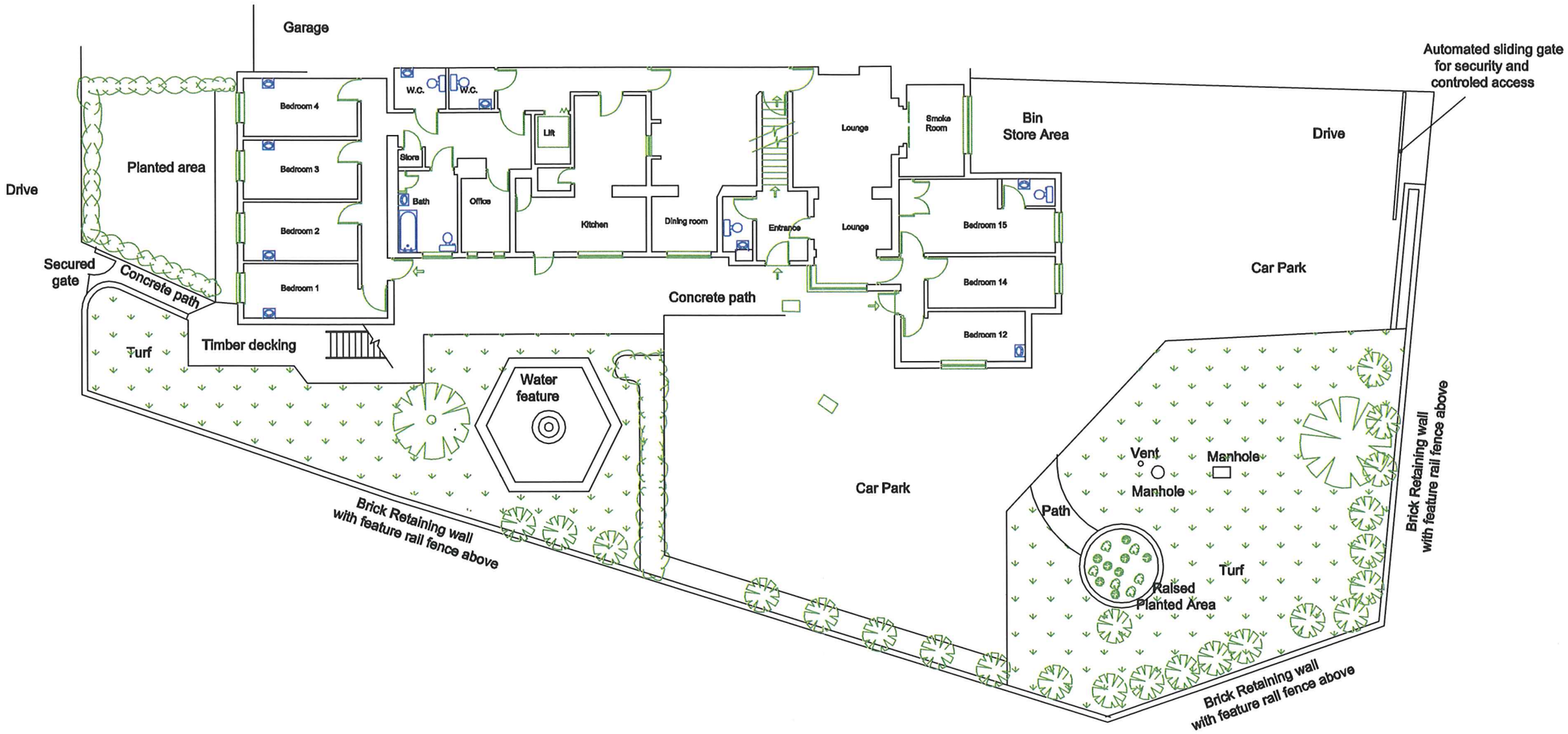

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Drawing Name	Existing Layout, External	**Drg No** G00159/04B

G Beddows MCIOB

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