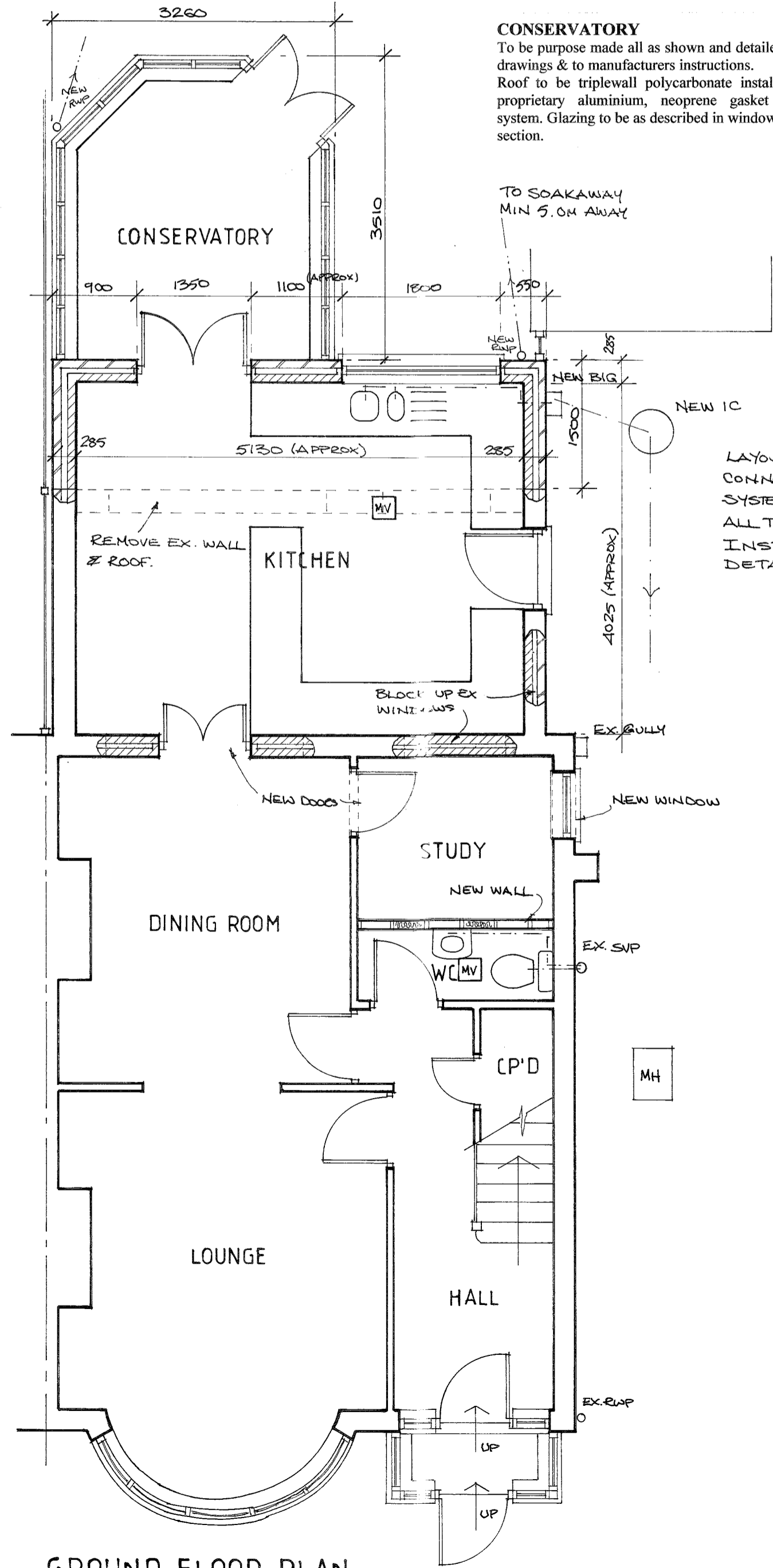


REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN

CONSERVATORY
To be purpose made all as shown and detailed on the drawings & to manufacturers instructions. Roof to be triplewall polycarbonate installed in a proprietary aluminium, neoprene gasket glazing system. Glazing to be as described in windows section.

TO SOAKAWAY MIN 5.0M AWAY

LAYOUT PLAN & INVERT LEVELS FOR CONNECTION TO EXISTING DRAINAGE SYSTEM TO BE LOCATED ON SITE & ALL TO SATISFACTION OF THE BUILDING INSPECTOR ON SITE FOR CONNECTION DETAILS.

LINTELS:

Provide steel lintels over all external openings as Catnic Cougar CG70/100 or similar approved with min. 150mm end bearings. Provide and install Rytons or similar weephole ducts above lintels to be fully insulated. Lintel lengths are shown on drawings. Internal lintels to be 100x65mm prestressed concrete plank lintels, boumcrete R15A or similar with minimum 150mm end bearings. 100x65mm lintels to be provided below ground where foul drain runs pass through external cavity walls, or internal walls.

INTERNAL WALL CONSTRUCTION:

Timber stud partition at ground floor to be constructed from 100x50mm softwood headplate, soleplate and vertical studs at max. 400 centres with staggered noggins between with acoustic quilt at least 40db between finished with 12.5 mm plasterboard taped joints and plaster skim each side.

MECHANICAL VENTILATION:

Ground floor w/c to have mechanical extract rated at min. 6 litres per second with a 15 minute over-run, wired directly into light switch. Kitchen to have cooker hood rated at 30 litres/sec or via mechanical extract fan rated at 60 litres/sec. All extracts ducted to external air with proprietary vent terminals.

HEATING:

Install full gas central heating in accordance with BS 5449 system to be capable of heating domestic hot water independently. Provide balanced flow combination condensing boiler in position shown with a SHEDDLE rating not less than 86%. All radiators to be fitted with thermostatic valves.

ABOVE GROUND DRAINAGE:

Install all Upvc above ground drainage in accordance with BS 5572. Ground floor Wc wastes connect to existing soil stack. Waste pipes to be fitted with 75mm deep seal traps to the following diameters: sink to be 40mm washbasins 32mm if waste run is less than 1.7m & 40mm if longer. All waste runs to have rodding access at all changes of direction with anti-siphon traps fitted to long or combined waste runs over 3.0m long. 100mm Upvc guttering to existing downpipes.

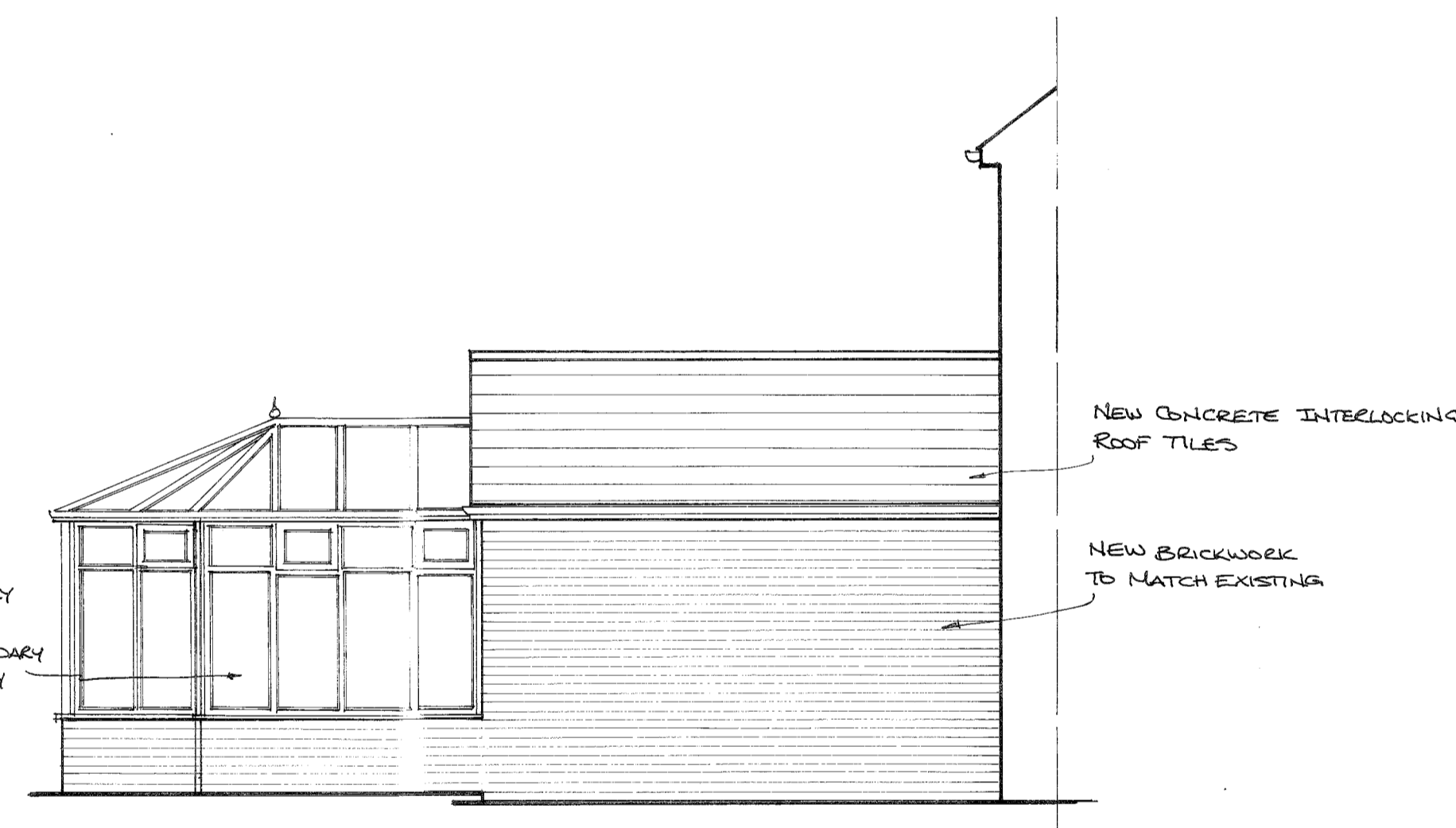
WINDOWS:

Windows to all habitable rooms are to have ventilation openings equal to 1/20th floor area together with controllable trickle vents equal to 8000 sq. mm and 4000 sq. mm to remaining rooms. All windows are to have double glazed sealed units, with 16mm air gap & a soft low E coating Pilkington K or similar to achieve a U value of 1.8 w/m²k. All new windows with glass below 800mm from the finished floor level, and all new glass to doors and side lights below 1500mm, is to be fitted with safety or laminated glass all to BS 6206 : 1981

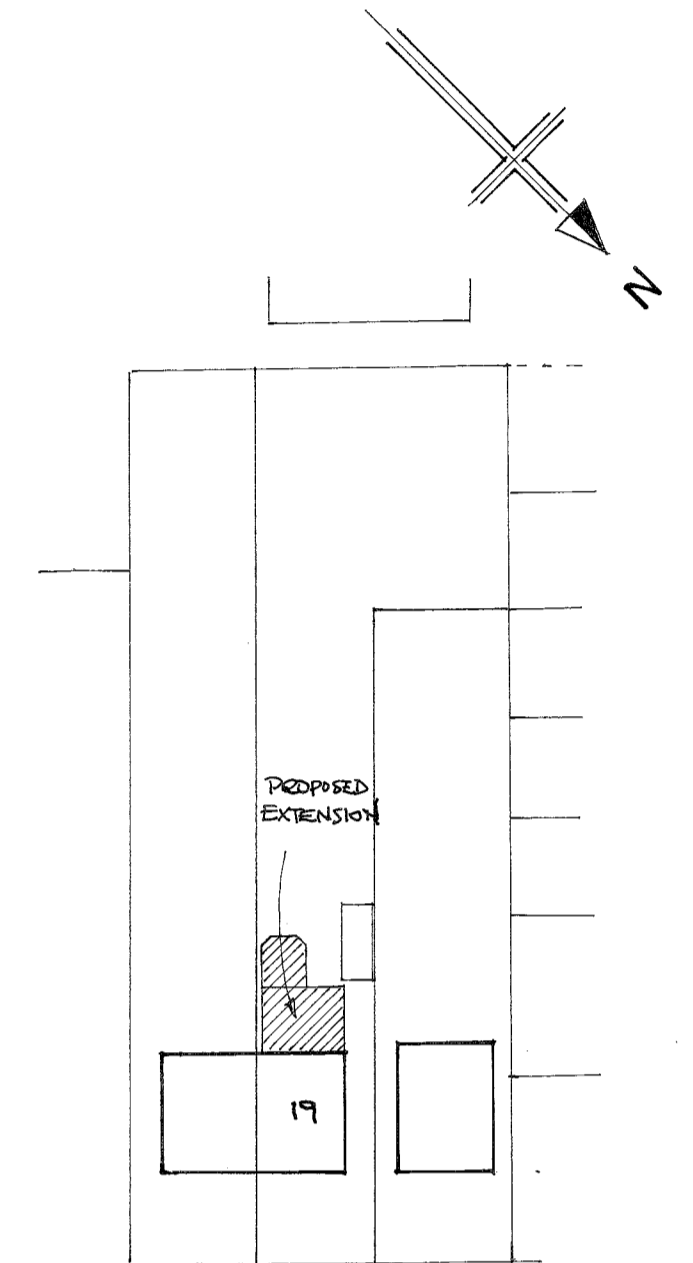
VERTICAL DPC'S:

Provide 150mm wide insulated vertical Dpc's to window and door reveals, turned upwards and lapped into frame rebates.

NEW CONSERVATORY WITH OBSCURED GLASS TO BOUNDARY ELEVATION ONLY



SIDE ELEVATION



SITE PLAN 1:500

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REV	DESCRIPTION	DATE
B	CLIENTS AMENDMENTS ADDED	27.12.07
A	SITE PLAN ADDED	2.10.07

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