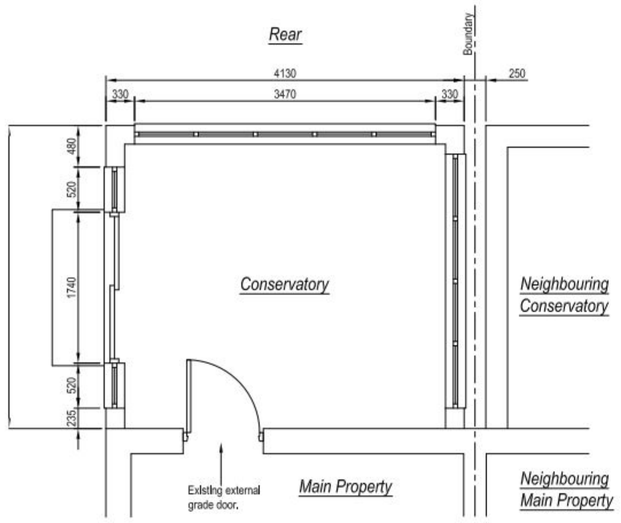
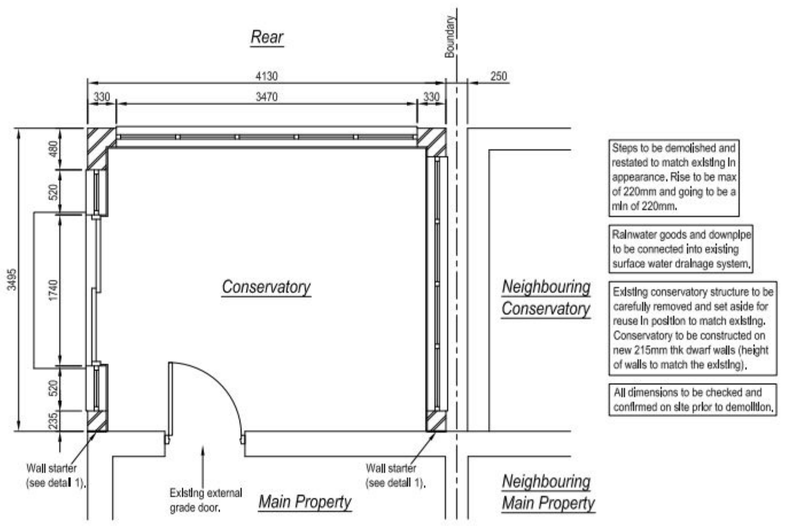
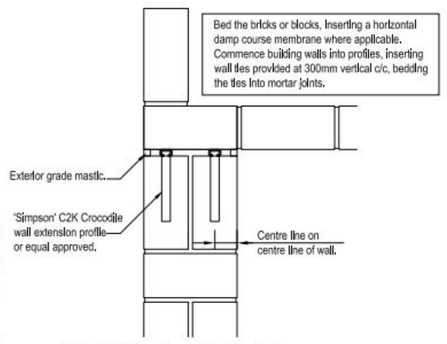


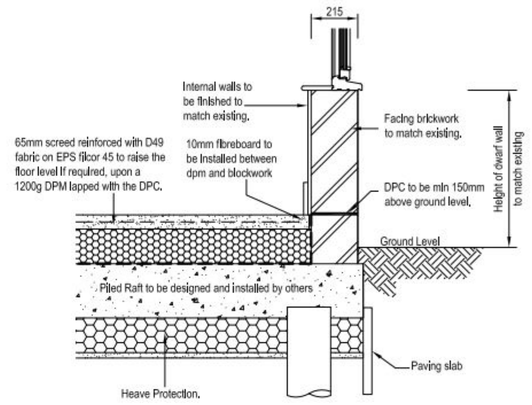
Existing Plan
Scale 1:50



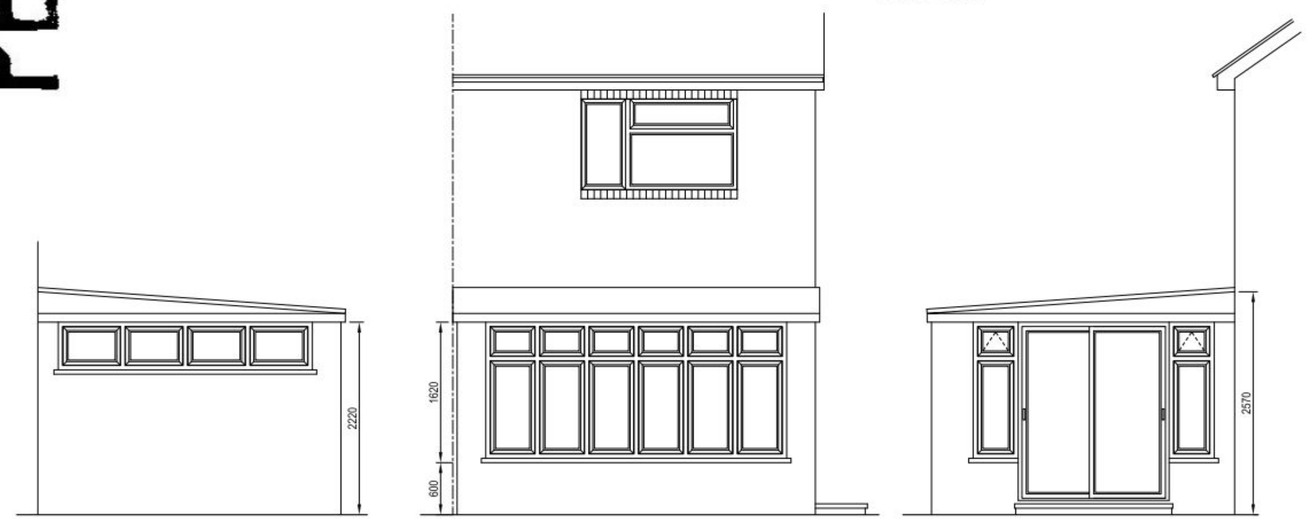
Reconstruction Plan
Scale 1:50



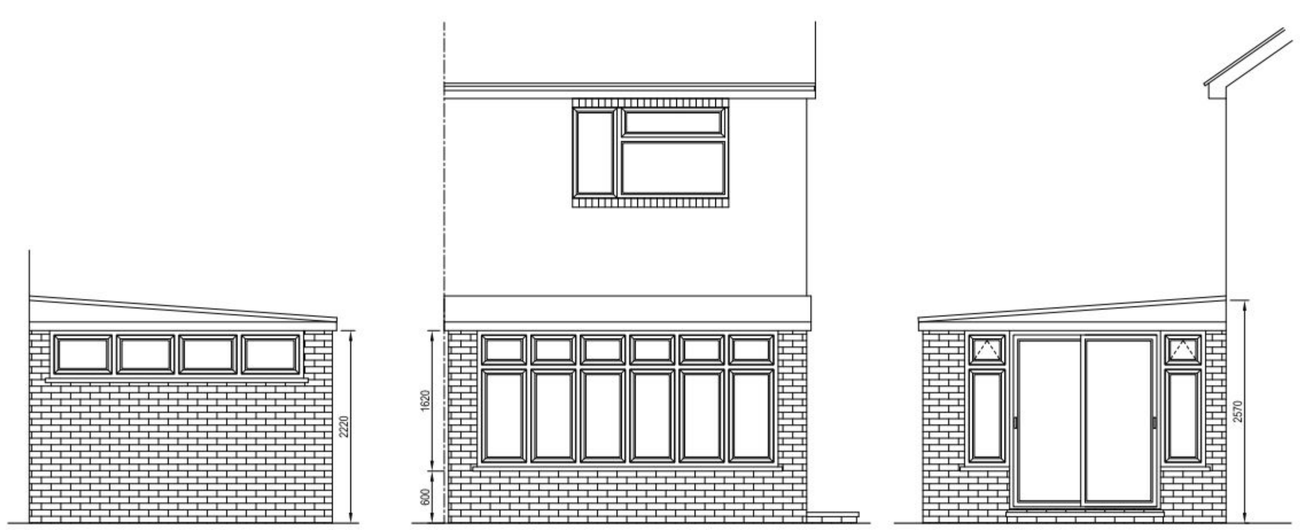
Wall Starter Detail 1
Scale 1:10



Typical Foundation Section
Scale 1:20



Existing Elevations
Scale 1:50



Proposed Elevations
Scale 1:50

PERMIT

General

This drawing is to be read in conjunction with Cunningham Lindsey / Oriel standard contract documentation and all other relevant documents, unless alternative arrangements have been agreed with the Contract Administrator.

Do not scale this drawing, except for Planning purposes. The Contractor shall check all dimensions and levels on site prior to demolition of the existing structure. Any discrepancies shall be notified immediately to the Contract Administrator and the Design Engineer.

Layout of the works is to remain unaltered unless otherwise agreed with the Contract Administrator and the Design Engineer.

Contractor shall locate all services (including overhead) prior to commencement of any works on site and liaise with the Contract Administrator.

All temporary works are to be designed and detailed by the Contractor, including the provision for pumping, shoring & propping. Design to be undertaked by a suitably qualified professional.

All excavations and exposed foundations are to be adequately supported and protected by the Contractor at all times in accordance with Health & Safety requirements.

All materials to be fit for purpose and all works, whether specified or implied, to be in accordance with current Building Regulations, British Standards, Codes of Practice and accepted good building practice.

All proprietary products are to be installed strictly in accordance with the manufacturers recommendations.

On completion of the works the Contractor shall be responsible for reinstating the surrounding ground finished surfaces to their original state.

The structural design has been prepared in accordance with the CDM Regulations. In addition to the usual risks associated with building works and materials the Contractor should also ensure:

that demolition, excavation, drilling, cutting etc into existing structures or materials be carried out carefully in case there are any hidden services

that all items to be demolished or removed, eg walls, beams, slabs etc, are assessed for any loadbearing or stability function and temporary propping provided as necessary

that any existing structure or materials to be drilled, cut, or otherwise disturbed, be checked for asbestos content and appropriate action taken

Walls

External leaf: 215mm facing brickwork to match existing.

Where a new wall abuts an existing wall, a wall starter profile is to be provided in accordance with manufacturers recommendations (refer to detail for further information). A vertical dpc is to be inserted at the junction of new and existing cavity walls where the existing runs through the cavity (see detail).

Unless noted otherwise on the drawing masonry construction locally below lintel bearings to be minimum of 27.5 N/mm² bricks or 7.3 N/mm² blocks laid in class M4 (1:6) mortar in accordance with BS 5628.

All masonry below ground level to be suitable for purpose, as designated by brick/block manufacturer, laid in class M6 (1:4) mortar. Concrete blocks should not be used below dpc level where there are sulphates in the ground, unless suitability is confirmed by the block manufacturer. Where sulphate levels are class 3 or higher Sulphate Resisting Portland Cement (SRPC) to be used for the mortar.

Lead Work

All lead work to be in accordance with all LSA requirements current at time of installation.

Drainage

New rainwater goods and downpipe to be re-connected to the existing surface water drainage system.

Electrical System

To be designed and installed by a suitably qualified Electrical Engineer. Design and Installation shall comply with Building Regulations Part P, and BS 7671.

Proper design, installation, inspection and testing of electrical installations is required to protect persons from fire or injury.

Electrical installations to be inspected and tested during and at the end of installation, before they are taken into service. Test certificate to be issued to Building Control on completion of the works.

All sockets and switches are to be situated at appropriate heights between 450mm and 1200mm above finished floor level. Socket and switch boxes are not to be situated back-to-back.

SUBJECT TO LOCAL PLANNING AUTHORITY APPROVAL
NOT FOR CONSTRUCTION

PLEASE NOTE LOCAL BUILDING CONTROL APPROVAL IS NOT REQUIRED

0.0m 1.0m 2.0m 3.0m 4.0m 5.0m
Scale 1:50.

THIS DRAWING WAS PRODUCED AT A1

REV	DRAWN	DATE	DESCRIPTION
B	DP	09.05.2011	Drawing amended elevations changed
A	CLB	09.02.11	Drawing approved by Lead Office

Oriel
1st Floor Design Office, Solent House,
Solent Business Park, Whiteley,
FAREHAM, Hampshire PO15 7AF

JOB ID
Illett

SITE ADDRESS
47 Place Crescent
Waterlooville
Hants PO7 5UP

PROJECT
Demolition and Reconstruction of Rear Conservatory on New Piled Raft Foundation

DRAWING TITLE
Plans, Section, Detail and Elevations

INITIAL DRG DATE	DRAWN BY
January 2011	David Price
SCALE: As Shown	CHECKED BY: Initials

REFERENCE	DRG No.	Rev.
3510934	101	B