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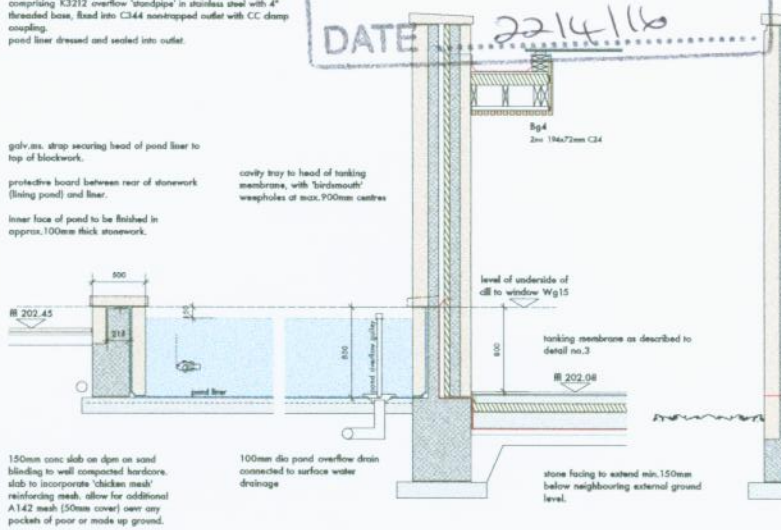
AMENDED PLANS RECEIVED
DATE 22/4/16

detail no.1

POND SPECIFICATION

POND LINER
proprietary polymer butyl (isobutylene isoprene rubber) (blue lilie) on geotextile protective underlay (blue broken line). all installed in accordance with manufacturers recommendations
seals to pipework passing through liner to be formed in accordance with pond liners manufacturers instructions.

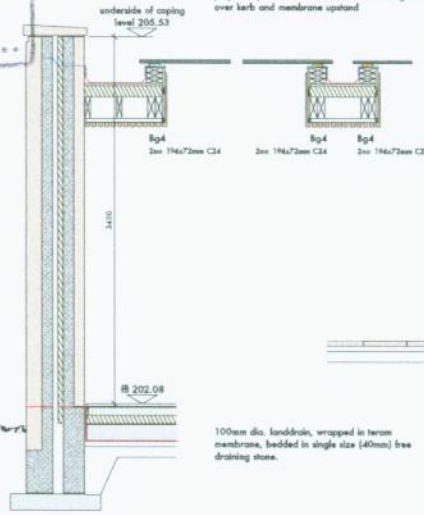
POND OVERFLOW GULLEY
to be manufactured by and installed in accordance with the recommendations of :-
wade international
tel.01787 475151
comprising K3212 overflow 'standpipe' in stainless steel with 4" threaded base, fixed into C344 non-trapped outlet with CC clamp coupling.
pond liner dressed and sealed into outlet.



detail no.2

SOFFIT CONSTRUCTION
joists to be underdrawn with 50x50mm battens at max.600mm centres
'black' breathable membrane.
ex.38x38mm oak slats at 50mm centres. all fixings concealed.
finish as described to drg.no.1484/***

oak veneer wbp ply linings to rooflight recesses



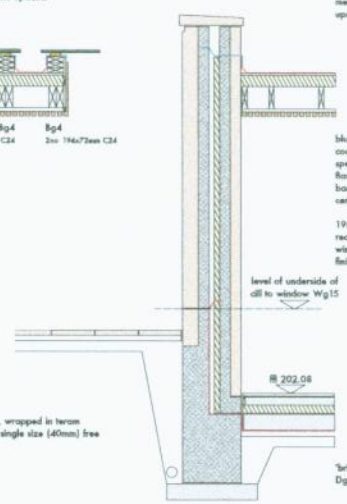
detail no.3

hatched area indicates voids between joists to eaves to be fully filled with min.450mm wide compressed mineral fibre insulation quilt

approx.300mm wide x 50mm high upstand to exposed outer edge of 'flat' roof, formed in preservative treated sw.
membrane and flashing dressed over upstand.

blue line indicates polyester powder coated aluminium flashings, colour as specified to windows.
flashings adhered to 12mm wbp ply backing on studwork at max.600mm centres.

19mm wbp ply to 150mm wide 'blind' recess adjacent door Dg8 and windows Wg14/Wg15.
finish as described to drg.no.1484/51



detail no.4

allow for taking down existing existing wall up to underside of first floor windows.
rebuilt wall to match existing
wall to incorporate continuous dpc for full width of wall, to align with underside of window cills

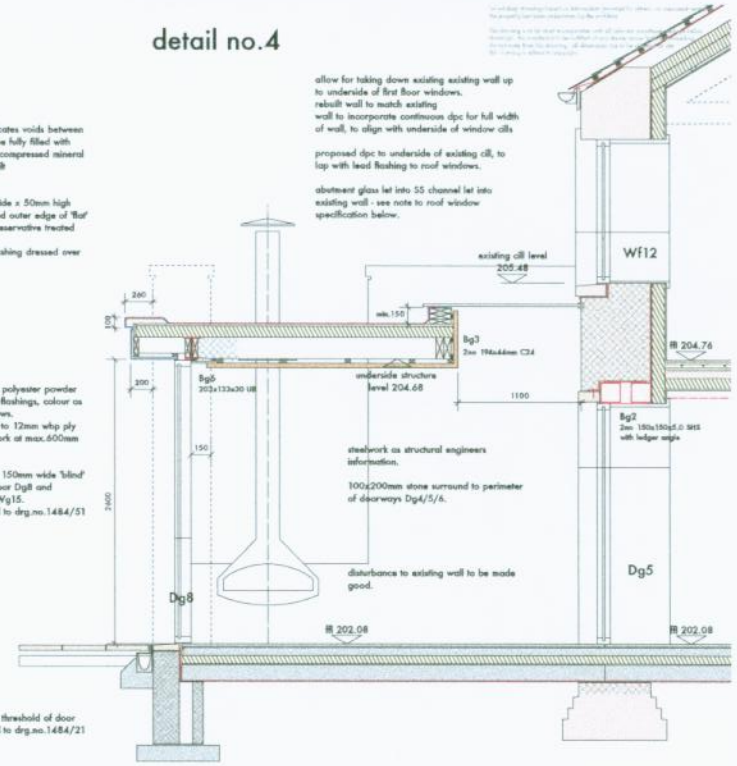
proposed dpc to underside of existing cill, to lap with lead flashing to roof windows.

abutment glass let into SS channel let into existing wall - see note to roof window specification below.

steelwork as structural engineers information.

100x200mm stone surround to perimeter of doorways Dg4/5/6.

disturbance to existing wall to be made good.



STOVE
'Ergofocus' suspended stove, to be manufactured by and installed strictly in accordance with the recommendations of :-
fDiligence International ltd
tel. 01364 644 790
weight - 83kg
stove and external flue to be supplied by client (at no cost to contract). contractor to allow for taking possession of stove and for its installation.

position, height, etc... of external flue to be fully in accordance with building regulations Approved Document J.
exact positioning to be agreed on site.

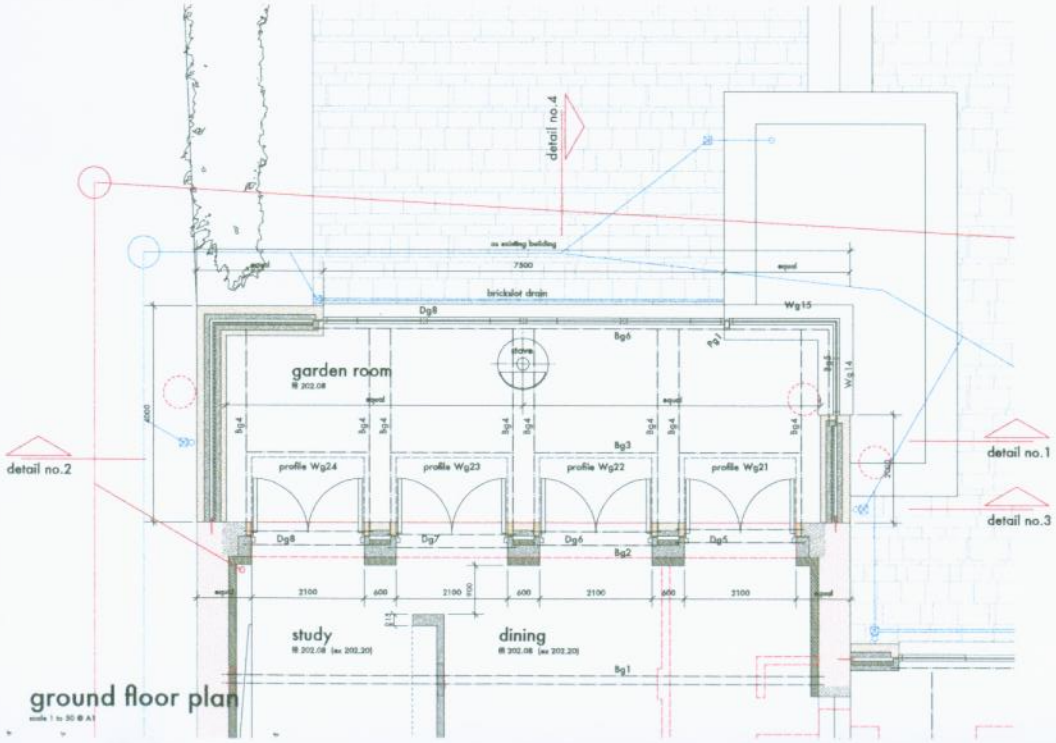
ROOF WINDOWS - Wg21, Wg22, Wg23, Wg24
contractor design element
to be in accordance with BS648:1964, BS6399-1:1996, BS6399-2:1997, BS6399-3:1988, TN66, TN67, BS5516-1:2004, BS5516-2:2004, BS6262-6:2005.
for costing purposes allow for the following :-
top leaf - 10mm toughened and heatsoaked cavity
bottom leaf - 10+10 laminated heat soaked with 1.52 PVB interlayer.
supported on all sides.
laid to nominal falls
3 sides supported on kerb formed using 3no.150x100mm sw packers bolted together.
remaining side supported in SS channel (thermally broken) let into wall. isolated using neoprene packers (or similar).
glass sealant as glass engineers recommendations

TANKING MEMBRANE - red line
'sheetseal GR' self adhesive tanking membrane (or equivalent approved), manufactured by, and installed in accordance with the recommendations of :-
RIW ltd
tel. 01344 397777
all joints to have min.150mm laps and be fully sealed.
all corners to be reinforced.
continuous cavity tray to head of tanking membrane, with 'birdsmouth' weepholes at max.900mm centres
junctions to dpm, dpc, cavity trays, etc... to be fully lapped and bonded.

ROOF CONSTRUCTION
single ply membrane as described to drg.no.1484/24.
on celotex tempdeck TD4126, 126mm thick (incorporating 6mm ply facing), on 194x44mm C16 joist at max.450mm centres.
soffit as specified to detail no.2
outlets to ends of gutter as described to drg.no.1484/24.

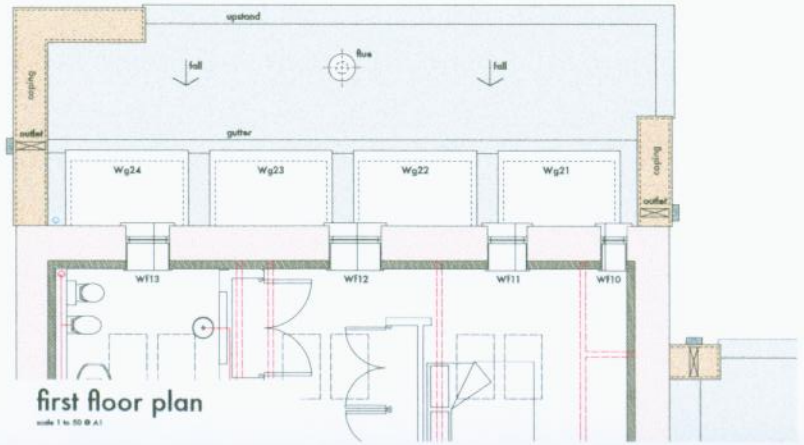
EXTERNAL WALL CONSTRUCTION (approx.550mm wide)
general cavity wall construction as described to north wall to kitchen, drg.no.1484/36.

FLOOR CONSTRUCTION
as described to kitchen floor to drg.no.1484/36



ground floor plan

scale 1 to 50 @ A1



first floor plan

scale 1 to 50 @ A1

rev.A 17.04.15 tender

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middle warble hey farm
long row mellor

garden room

drg no. 14.84 / 35 rev A
drawn no date feb 2015 scale 1 to 25 @ A1 / 1 to 50 @A3