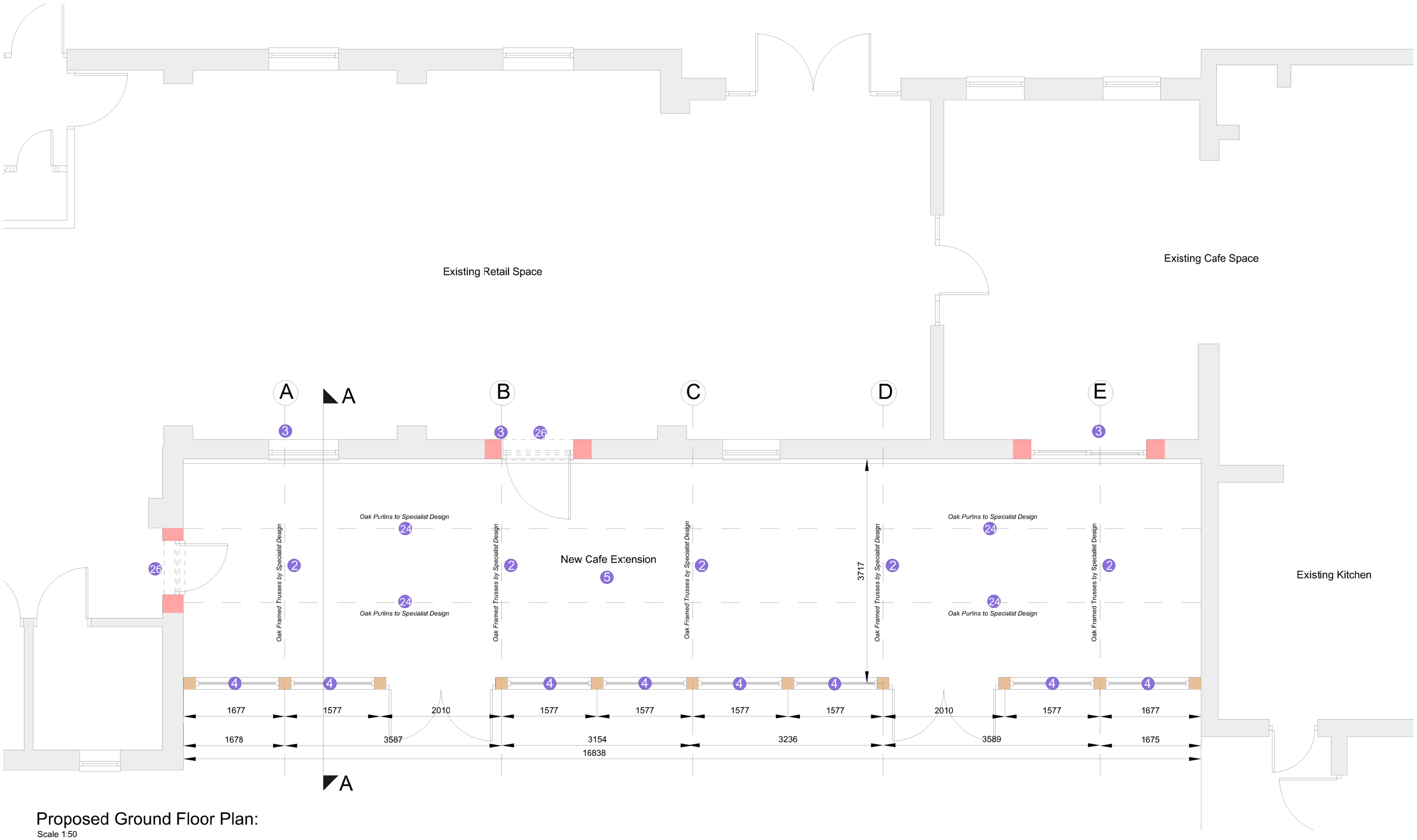
All heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand.

Figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once

This drawing has been prepared in accordance with the CDM (Construction Design and Management) and all forseeable design risks to those involved or affected by construction have been avoided wherever possible



Proposed Ground Floor Plan:

Scale 1:50

Legend:

1. Roof weathered in Sandtoft 20 / 20 tile in Antique Slate finish. Roof tiles to be laid to a minimum 15° pitch with a minimum 100mm headlap.
2. Oak Framed Trusses by Specialist Design.
3. Engineer to confirm if additional support is required to existing window to cope with new loads from roof. See Plan drawing 2887-24 for details.
4. Oak framed double glazed windows. Glazing to be low emissivity (Low E) Pilkington K glass or similar approved hermetically sealed double glazing to BS 5713: 1979 with min 16mm air gap. Glazing to doors and windows to be safety glass to BS EN 12150.

   Glazing to have 2 levels of Manifestation to be applied between 850mm - 1000mm and 1400mm -1600mm. Manifestation to comply with BS EN 12600 and BS 6206.
5. Insulated Ground bearing floor slab to Structural Engineers details.
6. Tyvek Breathe membrane fixed on Plywood.
7. 18mm Exterior grade T&G boarding
8. 100mm x 44mm C16 grade rafters at 400mm centres. Insulation with Celotex GA4000 50mm maintaining a continuous 50mm void.
9. Oak Fascia
10. Oak framed cill to specialist details complete with drip.
11. 1200g Visqueen Damp Proof Membrane lapped with taped joints into DPC under cill.
12. 75mm cementitous screed laid over 500g vapour control layer.
13. 25mm minimum rigid Insulation to run edge of slab.
14. 225mm Kay-Metzeler floor insulation (125mm + 100mm laid in 2 layers.) VCL to topside and bottom 500 gauge.
15. Wall to compirse of class 3 facing brickwork to match existing.
16. 150mm concrete slab to structural engineers details.
17. 1200g Visqueen DPM laid over 25mm Sand Blinding.
18. Remove any deleterious materials and lay min 150mm well compacted hardcore in layers to building inspectors approval.
19. 300mm wide x 215mm Aircrete Blockwork.
20. Strip foundation and pad foundations to Oak posts to be designed by Structural Engineers details.
21. 75mm Celotex GD 5000 plasterboard with laminated insulation
22. Cast Iron Gutter & RWP
23. 200mm x 200mm Oak beam to Specialist Design.
24. Oak Purlins to specialist design.
25. Code 4 Lead Flashing
26. Existing window to be carefully removed and form new opening, making good to disturbed surfaces . Install new internal doorset.

DRAWING MUST BE READ IN CONJUNCTION WITH DRAWING 2887-23.

Rev	Date	By	Detail

Drawing status
Planning Conditions

Client
Mr & Mrs A Doherty

Project/Location
New Extension to Shop at Heath House Farm.

Heath House Farm, Caverswall Old Rd, Forsbrook, Staffs, ST11 9BQ

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Drawing title
Proposed Plan

Scale(s)	Date	Drawn	Checked
1:50 @A2	Nov 2017	JK	BJ

Drawing number
2887-24

Revision