

NUMBERED NOTES.

1. Remove existing conservatory doors, window frames and polycarbonate roof kit.
1. demolish existing conservatory walls and break up existing floor slab.
Remove / re-site existing services as required and make good to disturbed surfaces.
Check suitability of existing foundations. - See FOUNDATIONS notes.
2. Over window opening, provide CATNIC CG70/100 Standard Duty lintel. Installed in accordance with CATNIC guidelines / specifications, with minimum 150 mm end bearings.
3. To safeguard against any lintel deflection, (Due to point loads from trimmers to flat roof lantern's light well) which may compromise the operation of the proposed bi-fold doors. Provide 203 X 102 X 23kg UB over inner leaf of door opening, (minimum 100 mm end bearings on PCC padstones).
To support outer leaf of b/wk. UB to have additional 10 mm thick bottom plate, welded to bottom flange. Provide cavity tray over. - From bottom plate, diagonally across cavity, to top flange of UB.
Provide CELOTEX insulation boards to each side of UB's vertical web.
Ensure 1/2 hour fire protection to all steelwork.

Side elevation

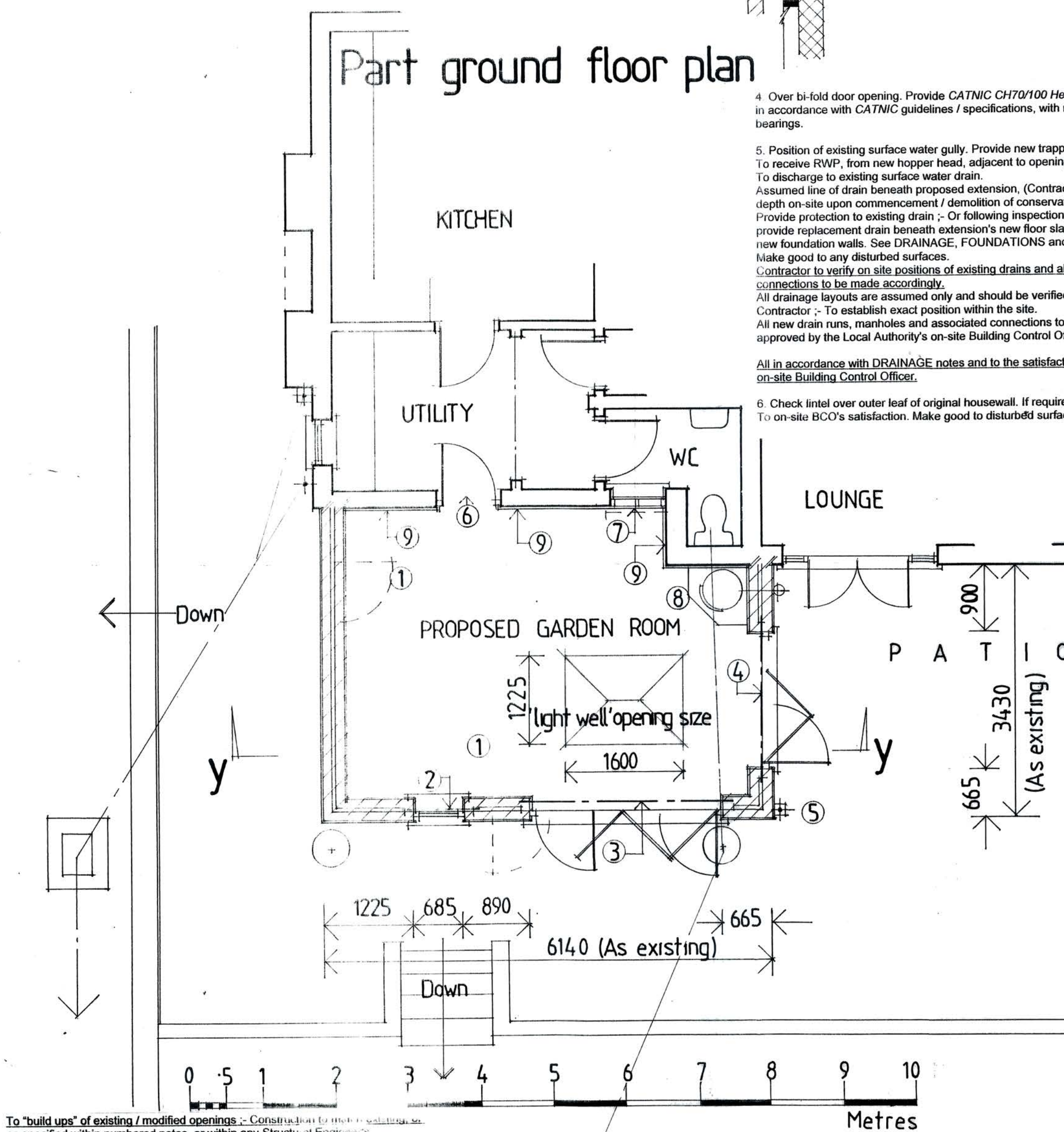
Rear elevation

Rear/side elevation

Part ground floor plan

Flat roof joist plan

SECTION yy



4. Over bi-fold door opening. Provide CATNIC CH70/100 Heavy Duty lintel. Installed in accordance with CATNIC guidelines / specifications, with minimum 150 mm end bearings.
5. Position of existing surface water gully. Provide new trapped gully, (if required) To receive RWP, from new hopper head, adjacent to opening in parapet wall.
To discharge to existing surface water drain.
Assumed line of drain beneath proposed extension, (Contractor to verify exact line / depth on-site upon commencement / demolition of conservatory).
Provide protection to existing drain. - Or following inspection, if of poor quality, provide replacement drain beneath extension's new floor slab and through existing / new foundation walls. See DRAINAGE, FOUNDATIONS and GROUND FLOOR notes.
Make good to any disturbed surfaces.
Contractor to verify on site positions of existing drains and all new drain runs / connections to be made accordingly.
All drainage layouts are assumed only and should be verified on site by Building Contractor. - To establish exact position within the site.
All new drain runs, manholes and associated connections to be inspected and approved by the Local Authority's on-site Building Control Officer, prior to covering.
All in accordance with DRAINAGE notes and to the satisfaction of the Local Authority's on-site Building Control Officer.
6. Check lintel over outer leaf of original housewall. If required, provide new RC lintel. - To on-site BCO's satisfaction. Make good to disturbed surfaces.

7. Remove existing window frame and close up opening, (To outer leaf only) with studded framework.
Check for lintel over outer leaf of original housewall and if required, provide new RC lintel, as for "6".
8. Provide, off constructional hearth, wood burner and associated, insulated flue pipe. Actual appliance to be chosen by Client. See HEARTH AND WOOD BURNER notes on Plan Number Campbell 01/21
9. To any areas of existing house walls which become internal. Provide finish of 12.5 mm plasterboard and skim on adhesive plaster dabs, with skirting boards and cornice detailing to match existing / to Client's choice.

- * All services, electric, plumbing and central heating radiators etc. To be decided between Client and Contractor.
- * Modify / extend existing patio area, as required by Client.

ANY WORK COMMENCED ON SITE PRIOR TO THE GRANTING OF BUILDING REGULATIONS AND PLANNING APPROVALS, (IF REQUIRED) IS AT OWNER'S / CONTRACTOR'S OWN RISK.

FOUNDATIONS.

- * Client is of the opinion that the foundations to the existing conservatory (To be demolished) are at an adequate depth / on adequate sub-strata and will be suitable to support the proposed structure.
- Prior to commencement. The Client / builder is to provide 2 No trial holes. - One adjacent to the original property (By the external frame leading into the dwelling's lounge) The other at the diagonally opposite corner of the existing conservatory. These trial holes, showing the existing foundations to be inspected by the Local Authority's on-site Building Control Officer and if approved by the Officer, to be used to support the new structure. If deemed inadequate, break out and provide new foundations, as detailed below. *

600 mm wide X mass fill concrete to within 225 mm of ground level, or 200 mm thick C35 strength concrete strip foundations, with lightweight mesh.
Minimum 1000 mm below ground level, or to required depth / good bearing strata. - To the satisfaction of the Local Authority on-site Building Control Officer.
Excavations to be inspected and approved by BCO prior to concreting.

All to BS8004 Foundations and current Building Regulations.
Concrete brick, Engineering brick or Thermalite Trenchblock to be used below ground level.
Cavity to have weak mix concrete infill to within 225 mm of DPC. - With chamfered top edge falling to external face.
DPC to be Visqueen 2000 Minimum 150 mm above ground level.
To be linked to existing DPC's and new floor DPM's, (Where applicable).

Foundations to be taken down to below invert of any drain within 1.0 Metres.
Any drains below buildings to have encasement of 200 mm concrete and have 150 X 100 mm RC lintels over where drain passes through foundation walls.
Provide expandable foam sealant, or equivalent flexible packing between drain encasement and RC lintel over.
Seal around drain, where passing through foundation wall, (To each side) With rigid sheet material.
Backfill excavations with well consolidated hardcore.

If the ground conditions are clay and there are trees / hedges closeby, then the foundation depth and design should either follow NHBC guide "Building Near Trees" or follow a Structural Engineer's appraisal.

Provisional minimum foundations are indicated. Actual size, type and depth to be agreed on site with Local Authority BCO depending on site conditions.

GROUND FLOOR - EXTENSION (SOLID, NOT INCLUDING UNDERFLOOR HEATING).

Break up existing, un-insulated floor slab to existing conservatory and cart away spoil.
Provide new insulated ground floor slab as detailed below. -
Finished level to match existing dwelling, unless specified otherwise on sections / floor plans.
Selected floor finish, by Client on 65 mm sand / cement screed on minimum 125 mm thick concrete floor slab, (incorporating lightweight mesh) on Visqueen 1200 membrane, with taped joints. - To act as Vapour Control Layer, VCL on 125 mm thick CELOTEX F15125 floor insulation boards, (Installed in accordance with CELOTEX specification).
Insulation boards to be dressed up at external face of walls to u / side of screed. - Use CELOTEX USA4025 boards.
Insulation boards on Visqueen 1200 Damp Proof Membrane, linked to DPCs.
DPM on 50 mm sand blinding on minimum 150 mm thick, well consolidated hardcore.

To maintain ventilation to any existing sub-floor voids. - Should any existing airbricks, venting sub-floor voids become covered by the proposed Provide 100 mm Diam vent ducts beneath proposed floor slab, to new air bricks, within new cavity walls.
Provide "periscope" vent ducts, as required by site levels, with cavity trays over as required.
All to satisfaction of the Local Authority, on-site Building Control Officer.

Home-Plan's instruction is only limited to the preparation of drawings for submission to the relevant Local Planning & Building Control Authorities, for the Planning and Building Regulations applications. - And for their subsequent use on site by the Client's chosen Contractors, (Following the consideration, checking and approval by those relevant Authorities).
Any work commenced on site prior to LPA or Building Control approval is undertaken at Client's own risk.
Home-Plan's instruction does not include for any site supervision of the Client's chosen Building Contractor / specialist contractors on site.
Figured dimensions only are to be used in preference to any scaled dimensions. All dimensions to be checked on site by the Building Contractor, prior to commencement of the works on site. - Any discrepancies or variations are to be notified to Home-Plan.

It is the Client's responsibility to ensure that all land upon which building is to take place is indeed within their ownership and not subject to any restrictive covenants.
The drawing should be read in conjunction with any Structural Engineer's calculations / design details. - Any Structural Engineer's calculations / details / sizes of structural elements should take precedent over any sizes / details contained upon the Home-Plan drawing.

The suitability of any existing structure and the stability of such is presumed to be structurally sound for purpose. The drawing does not constitute a structural appraisal of the existing building / associated structure.
It is the Client's responsibility to employ an experienced Building Contractor, who has full knowledge and understanding of current good building practice, current Building Regulations and current British Standards.

It should be noted that any structural alterations to the existing building fabric may cause some damage to adjacent surfaces. This should be taken into consideration with regard to any repairs and re-decoration costs.

FLAT ROOF (WARM ROOF)
 Grey finish to proprietary Glass Fibre Reinforced Polyester Resin, cold liquid applied flat roof waterproofing system. - Suggest POLYROOF 185 (Tel 01352 735135)
 To be installed by registered installer and in accordance with manufacturer's specification and in accordance with details within POLYROOF Agreement certification OR -
 Single membrane of Firestone RubberCover EPDM roofing system. To be installed and bonded to ply roof deck in strict accordance with Firestone specification / guidelines.

Roof finish on. -
 19 mm exterior grade ply sheeting on variable layer of roof insulation.

Variable layer of roof insulation to be. -
 120 mm thick CELOTEX XR4000 (To give U Value of 0.18 w/m2K)
 OR
 140 mm thick CELOTEX XR4000 (To give U Value of 0.16 w/m2K)
 Insulation on Visqueen 1000 gauge polythene, as vapour control layer.
 VCL on 19 mm exterior grade plywood sheeting on firings to falls.

Top plywood deck fixed through insulation, VCL and lower ply decking, through firings (As per site levels / requirements at 1.80 falls) and into flat roof joists below. - All as per CELOTEX specification.

Fixings to be corrosion proof wood screws at a frequency to suit the design wind loads. Refer to BS6399-2 Code of Practice for Wind Loads.
 As a guide 16 No fasteners per board will resist a wind load of 2.22 KN/m2 based on a design load of 0.4KN per fastener.
 Ensure that fixings are no less than 10 mm from board edge or 50 mm from each corner and equally spaced along the supporting joists.
 Fixings should be long enough to penetrate a minimum 38 mm into the supporting flat roof joist.
 Stagger opposing fixings where two boards are on the same joist.

Flat roof joists to be positioned at maximum 400 mm centres. - Sized as on floor Plans / sections and of C24 Grade timber.

Flat roof joists to be doubled / tripled up each side / around trimmed opening forming glazed lantern's "light well". - To be bolted together with M10 coach bolts and square plate washers with BAT toothed plate timber connectors between timber elements at max 400 mm centres.

Where flat roof joists / timber trimmers run off at right angles from trimmers. - Joists to be seated in standard duty galvanised joist hangers.
 Trimmers to be seated in heavy duty galvanised joist hangers.

Joists to be strapped down to walls, with 30 X 5 X 1800 mm galvanised straps at 1800 mm centres.

Ceiling beneath joists of 12.5 plasterboard with skim finish.
 Insulation extended down to wall insulation / ceiling level at perimeter of roof.

Flat roof covering to be dressed up housewall and parapet wall minimum 150 mm and dressed into chase with cover flashing / cavity trays over as applicable. - All to the satisfaction of the LA on site BCO.

Drawing for Local Authority applications.

CHECK ALL DIMENSIONS ON SITE

PART PREPARED FROM SURVEY.

PROPOSED PART G.FLOOR PLAN & ELEVATIONS.

Proposed ground floor rear extension to replace conservatory to dwelling.

LOCATION: "Tea Cottage"

Macclesfield Road
 Rushton Spencer
 Staffordshire
 SK11 0QU

CLIENT: Mr & Mrs Campbell.

Scale 1:50 @A1

Plan Number :-

DATE: 16.01.2022

Campbell 01/22

Home-Plan.

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Amendments

A NOTES ADDED FOR B.C.O.'S APPLICATION

B

C

D

Date

09-02-2022

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