General Notes

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

Please note this drawing is not a conveyance drawing.

Proposed on-site soakaways to be maintained by the owner for the life duration of the property.

This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning and Building Regulations approvals. This drawing must not be used as a contract document alone. The works will not be supervised or inspected by Status Design unless specifically contracted to do so. It is the client or their agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract, etc.

All materials to be new unless stated otherwise and all components and materials, etc. to be used, fitted and installed, etc. in strict accordance with manufacturers' instructions and relevant Code of Practice. Materials should conform to appropriate British Standard specification or BBA Certificate or European Code equivalent.

The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health and Safety Legislation for Building Sites and Work Places. The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations 1994 (CDM) and Health and Safety at Work, etc., Act 1974 (HSW Act) an independent Planning Supervisor will be required, whom should be supplied with a set of all relevant drawings, etc.

The works shall comprise of all that shown on the drawings and information, etc. *Works that may not specifically be shown but may be reasonably inferred* as necessary to carry out the works shall be deemed to be included.

These notes relate to this drawing and all associated drawings.

CONVERSION/EXTENSION

Convert existing double garage to dayroom in the manner shown.

Extend dayroom forward in the manner shown by filling in new external walling between existing piers.

Remove existing garage doors.

Provide UPVC bow window as shown with suitable curved cavity wall below.

Provide 100mm stud partition and internal door to form store as shown.

Existing floor to be painted with 2 no. coats of Synthaprufe waterproofer, either 100mm Jablite or 60mm Celotex insulation and Weyroc flooring decking to make level with existing house floor.

To front extension part of dayroom provide new floor of Weyroc flooring decking on either 100mm Jablite or 60mm Celotex on 1200 gauge polythene DPM on 100mm concrete oversite on minimum 150mm maximum 600mm well blinded and compacted hardcore.

Both floors to be made level.

To bay window provide suitable flat roof of 75mm x 50mm joists at 400mm centres with 60mm Celotex insulation.

Flat Roof Construction (Warm Deck)
12.7mm white spar chippings bedded on bitumen on 3 no. layers built up felt (first layer asbestos based) on insulated roof deck comprising felt on Celotex Double R RG2080 85mm insulation on 12mm external grade plywood decking on 50mm to 0mm timber firrings securely spiked to treated timber joists (size stated on drawing). Provide 30 x 5mm mild steel anchor and lateral restraint straps to joists fixed to walls at maximum 1200mm c/c. Provide suitably sized fascia board. Form all necessary felt drips including tilting fillets and keep felt drips clear of fascia boarding. If flat roof intersects with pitched roof ensure flat roof felt laps under felt of pitched roof by a minimum of 600mm.

Safety Glazing
Provide safety glass to BS6206 to all windows to a minimum height of 800mm above floor level plus doors to a minimum height of 1500mm above floor level. Side screens to be same as doors if within 300mm of doors.

Wall Construction
275mm cavity walls to consist of:
100mm face brickwork (see site plan for details), 75mm cavity to be filled with Crown Dritherm full fill insulation in accordance with BBA Certificate No. 86/1678 or similar approved, 100mm internal skin of Celcon standard blocks or similar approved to give 0.35 U/value. Cavity walls tied together using galvanised iron or plastic twist ties spaced 900mm horizontally and 450mm vertically to BS1243, 1978. Internal blockwork walls to receive 10mm sand/cement render and skim finish. Robust details in accordance with T50, 2001.

Habitable Room Trickle Ventilation
Provide proprietary trickle ventilators to head of windows giving a total opening area of not less than 8000mm².

Ceilings
To all insulated roof ceilings provide 12.5mm Gyproc Duplex plasterboard or similar and either 5mm skim or Artex finish. To remaining ceilings provide 12.5mm Gyproc plasterboard or similar with finishes as above.

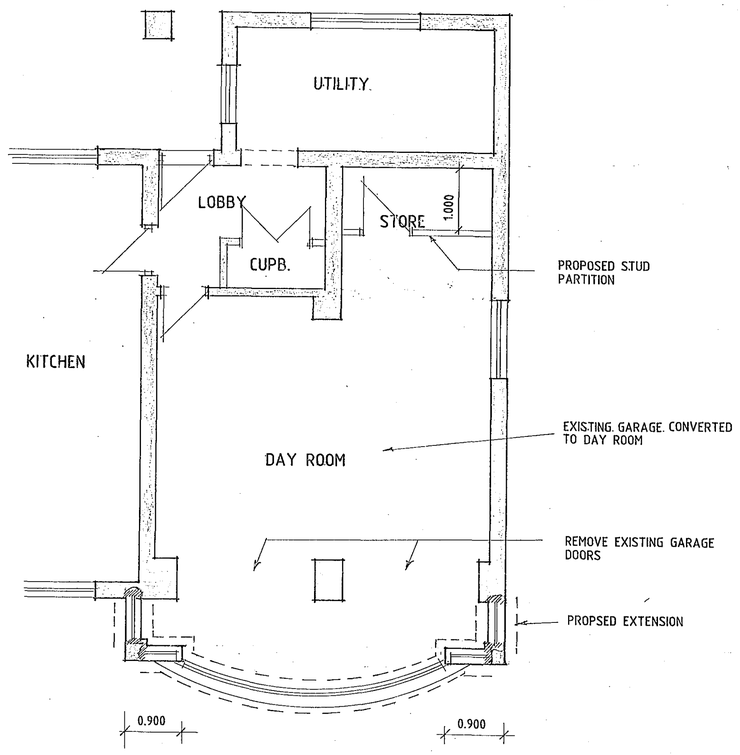
Sub-structure Walling
100 mm Class A dense concrete blocks. Bitumen felt d.p.c. to external walls 150mm above ground level. Weak mix infill to base of cavities to terminate 225mm below lowest d.p.c. level.

Glazing
All windows and doors to be double-glazed with minimum 16mm spacing and to use Pilkington 'K' glass or similar approved, efficiency of 0.05.

Foundations
As indicated on plan provide concrete strip foundations. To cavity walls provide 700mm wide x 225mm thick and to 100mm walls provide 450mm wide x 225mm thick, unless noted otherwise. To non-load bearing internal walls thicken out ground floor oversite concrete to 450mm wide x 200mm thick. Widen foundations at chimney breast accordingly and make 300mm thick. Foundations to be taken down to an approved firm base, subject to local authority specifications. Concrete to be ST3 grade unless noted otherwise. Proximity of existing and proposed trees are to be taken into account in accordance with N.H.B.C. chapter 4 when determining foundation depth.

All windows to give minimum 1/20th of floor area as ventilation and to be double-glazed.

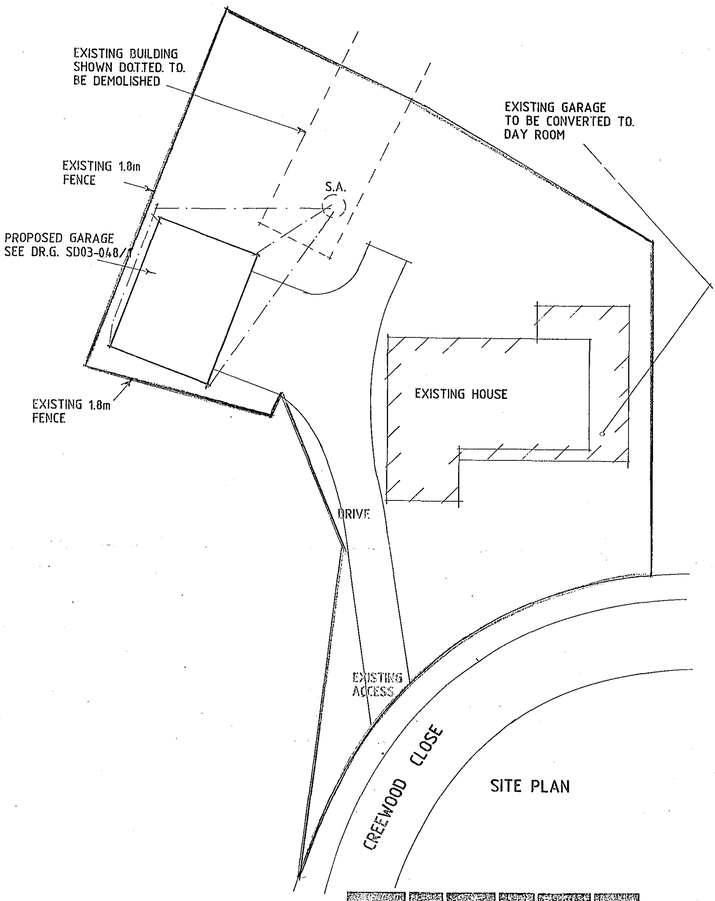
Heating System
Provide room thermostat or thermostatic radiator valves or similar approved to control the output from the heating system.



GROUND FLOOR PLAN



FRONT



SITE PLAN

THIS DRG. TO BE READ IN CONJUNCTION WITH SD03-040/1

B - ALTS - 12.5.05
A - ALTS/DETAILS ADDED - 2.4.04

DETERMINED
PLAN

SHDC
Planning & Development
19 MAY 2005
Ref: 0674/05

Status
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED EXTENSION TO CREEWOOD HOUSE, CREEWOOD CLOSE, HOLBEACH FOR

MR. & MRS. M. SEAMAN.

1:50 1:100	SD03-048/2
DEC-03	B.GILHAM.

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