

**General Notes:**

Do not scale from these drawings. The Contractor is responsible for checking all dimensions on site prior to commencement of the works with any errors being reported to FBI CAD & DESIGN solutions as soon as possible.

Any construction work carried out prior to receiving all necessary approvals is entirely at the householders / clients risk.

All building work to be carried out to the satisfaction of the Local Authority Building Control Officer and in accordance with the current Building Regulations and as such additional unforeseen building works may be required on site.

The Contractor shall inspect all adjoining properties which may be affected by the works prior to commencement or works and record and report with the owner any defects.

The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings produced for the purpose of obtaining Building Regulations approvals only and do not constitute full working drawings.

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**SEE RIGHT BELOW; EXISTING OPENINGS**

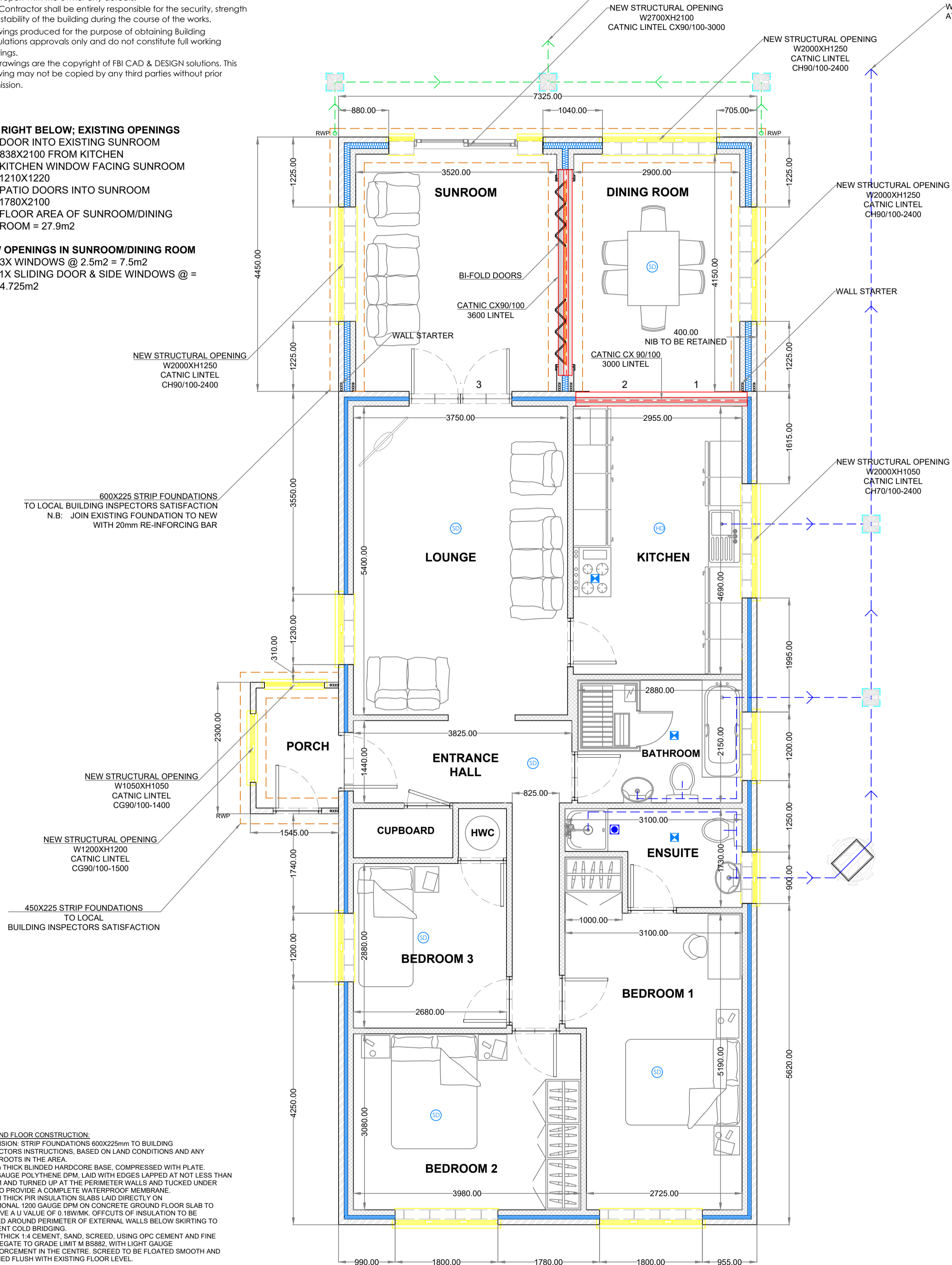
- DOOR INTO EXISTING SUNROOM  
838X2100 FROM KITCHEN
- KITCHEN WINDOW FACING SUNROOM  
1210X1220
- PATIO DOORS INTO SUNROOM  
1780X2100
- FLOOR AREA OF SUNROOM/DINING ROOM = 27.9m<sup>2</sup>

**NEW OPENINGS IN SUNROOM/DINING ROOM**

- 3X WINDOWS @ 2.5m<sup>2</sup> = 7.5m<sup>2</sup>
- 1X SLIDING DOOR & SIDE WINDOWS @ = 4.725m<sup>2</sup>

**SURFACE WATER TO SOAKAWAY:**  
NEW SOAKAWAY 5.0m FROM ALL BUILDINGS, FILLED WITH PURPOSE MADE CRATES, WRAPPED WITH TERRAM LINING, 150mm BELOW GROUND LEVEL.  
110mm DIAMETER PVC, FLEXIBLE JOINTED DRAINS LAID AT 1:40 FALL TO NEW SOAKAWAY.  
PERCOLATION TEST REQUIRED, RESULTS TO BE AGREED WITH LOCAL AUTHORITY BUILDING INSPECTOR.

WASTER WATER TO MAINS HEADER AT THE BACK OF THE SITE



600X225 STRIP FOUNDATIONS TO LOCAL BUILDING INSPECTORS SATISFACTION  
N.B: JOIN EXISTING FOUNDATION TO NEW WITH 20mm RE-INFORCING BAR

NEW STRUCTURAL OPENING  
W1050XH1050  
CATNIC LINTEL  
CG90/100-1400

NEW STRUCTURAL OPENING  
W1200XH1200  
CATNIC LINTEL  
CG90/100-1500

450X225 STRIP FOUNDATIONS TO LOCAL BUILDING INSPECTORS SATISFACTION

**GROUND FLOOR CONSTRUCTION:**  
EXTENSION: STRIP FOUNDATIONS 600X225mm TO BUILDING INSPECTORS INSTRUCTIONS, BASED ON LAND CONDITIONS AND ANY TREE ROOTS IN THE AREA.  
150mm THICK BLINDED HARDOORE BASE, COMPRESSED WITH PLATE. 1200 GAUGE POLYTHENE DPM, LAID WITH EDGES LAPPED AT NOT LESS THAN 300MM AND TURNED UP AT THE PERIMETER WALLS AND TUCKED UNDER DPC TO PROVIDE A COMPLETE WATERPROOF MEMBRANE.  
100MM THICK PIR INSULATION SLABS LAID DIRECTLY ON ADDITIONAL 1200 GAUGE DPM ON CONCRETE GROUND FLOOR SLAB TO ACHIEVE A U VALUE OF 0.18W/MK. OFFCUTS OF INSULATION TO BE PLACED AROUND PERIMETER OF EXTERNAL WALLS BELOW SKIRTING TO PREVENT COLD BRIDGING.  
65MM THICK 1:4 CEMENT, SAND, SCREED, USING OPC CEMENT AND FINE AGGREGATE TO GRADE LIMIT M BS882, WITH LIGHT GAUGE REINFORCEMENT IN THE CENTRE. SCREED TO BE FLOATED SMOOTH AND FINISHED FLUSH WITH EXISTING FLOOR LEVEL.

**WALL CONSTRUCTION:**  
ALLOW TO FORM NEW CAVITY WALLS COMPRISING AN EXTERNAL LEAF OF 100mm MEDIUM DENSITY BLOCKWORK, WITH RENDER FINISH. 1:1-6 CEMENT, SAND MORTAR, 100mm CAVITY, 100mm INNER LEAF MEDIUM DENSITY BLOCKWORK.  
CAVITY INSULATED WITH 100mm FILL ROCKWOOL INSULATION. USE 300mm VERTICAL DPC'S AT EXTERNAL AND INTERNAL CORNERS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.  
USE ANCON CLARKE STAINLESS STEEL WALL TIES INSTALLED IN ACCORDANCE WITH THE SPECIFICATION.  
BUILD IN LINTELS OVER WINDOW AND DOOR OPENINGS AS SPECIFIED AND IN ACCORDANCE WITH MANUFACTURERS DETAILS WITH DPC OVER ON 150mm END BEARING. CLOSE ALL CAVITIES AT WINDOW AND DOOR OPENINGS WITH PRE-INSULATED CAVALOCK CAVITY CLOSERS WITH DPC'S.  
WINDOW AND DOOR FRAMES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS. CLOSE CAVITY AT ROOF LEVEL WITH CAVITY CLOSURES. FIT LATERAL RESTRAINT STRAPS TO WALLS IN ACCORDANCE WITH THE SPECIFICATION. PROVIDE H/L/D DPC'S AT THE BASE OF WALLS. STRAP DOWN WALLPLATES TO WALLS WITH RETAINING STRAPS AT 1.2m CTRS WITH 1200mm LONG HOLDING DOWN STRAPS. ACHIEVE A MIN U VALUE OF 0.28W/M2K

**PROPOSED PLAN VIEW SCALE 1:50**

- KEY TO ELECTRICAL SYMBOLS ON PLANS :-**
- WALL MOUNTED MECHANICAL EXTRACT VENT GRILLE
  - CEILING MOUNTED MECHANICAL EXTRACT VENT GRILLE
  - SMOKE DETECTOR MAINS OPERATED, CEILING MOUNTED
  - SMOKE DETECTOR MAINS OPERATED, CEILING MOUNTED

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH CONSTRUCTION NOTATION DOCUMENT PTS 121

**FBI CAD & Design Solutions**  
"Far Beyond Imagination"  
"Your Dreams is Our Passion"

Email address: pt.softley@sky.com Phone: 01368 377075  
07900 954472

Title: Knock down Existing Sunroom to Build New One  
Drawn By: Paul Softley

Address: 11 Foresters Avenue, Hilgay, PE38 0JU  
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