

GENERAL CONSTRUCTION NOTES:-

ALL WORKS TO COMPLY WITH CURRENT CODES OF PRACTICES
AND BRITISH STANDARDS.

FOUNDATIONS:-

TO BE MIN. 1000. BELOW FINISHED EXTERNAL GROUND
LEVELS, TO SUIT GROUND CONDITIONS
WIDTHS TO BE AS SHOWN ON DRAWINGS.

GROUND FLOOR:-

75 SAND/CEMENT SCREED ON POLYTHENE SEPARATION
LAYER ON KINGSPAN KOOLTHERM K103: 75MM
INSULATION BOARD ON 1000 GAUGE POLYTHENE D.P.M
ON 150 OVERSILT CONCRETE BE INFORMED WITH
A14Z MESH TOP AND BOTTOM WITH MIN. 40 COVER
ON MIN. 150 WELL CONSOLIDATED HARD CORE.

ROOF:-

CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING
ON 38 X 25 F.W. PRESERVATIVE TREATED BATTENS ON
ROOFING MEMBRANE. TYNEX OR SIMILAR APPROVED
ON 125 X 50 RAFTERS, 22 1/2° PITCH, AT 400 MAX. C/P.
GRADE C24.
BATTENS TO BE BIRD'S MOUTHED OVER 100 X 50 WALL
PLATE AT EXTERNAL WALL AND SKEN NAILED TO PLATE.
TO BE NOTCHED OVER 100 X 50 WALL BEARER TO BE
BOLTED TO WALL WITH 106 BOLTS AT 400 MAX. C/P.
CEILING JOISTS TO BE 125 X 50 AT 400 MAX. C/P GRADE
C24 WITH VAPOUR CONTROL LAYER FIXED TO THE
UNDER SIDE OF CEILING JOISTS PRIOR TO FIXING
12.5 PLASTERBOARDS WITH SKIN FINISH.
TO BE SUPPORTED ON WALL PLATE AT EXTERNAL
WALLS AND BOLTED TO RAFTERS WITH 106 BOLTS.
AND M.S. HANGERS BOLTED TO EXISTING WALL.
125 MINERALWOOL INSULATION TO BE PROVIDED
BETWEEN CEILING JOISTS WITH ITS MINERALWOOL
INSULATION TO BE PROVIDED OVER CEILING JOISTS.
30 X 75 X 1000 LONG ANCHOR STRAPS FIXED TO THE TOP
OF WALL PLATE BENT AND TAKEN DOWN INNER FACE OF
EXTERNAL WALLS MIN. 900. AND FIXED THREE TIMES
WHERE INDICATED 'W.S.' ON THE DRAWING.
30 X 5. LATERAL RESTRAINT STRAPS TO BE FIXED TO
THE TOP OF 3RD RAFTERS AND CEILING JOISTS. TO BE
TAKEN DOWN THE OUTER FACE OF INNER SKIN MIN. 100
WHERE INDICATED 'S' ON THE DRAWING.
SOLID BLOCKING TO BE PROVIDED UNDER STRAPS.

EXTERNAL WALLS:-

TO CONSIST OF 105 FACING BRICKWORK TO MATCH
EXISTING. 75 CAVITY. 100 BLOCKWORK INNER SKIN
'TUBO' BY THERMATITE OR SIMILAR APPROVED.
WITH 13 LIGHTWEIGHT PLASTER FINISH.
STAINLESS STEEL WALL TIES TO BE PROVIDED AT
750CS HORIZONTALLY AND 450CS VERTICALLY AND
STAGGERED AND AT 2250 VERTICALLY. 150. FROM
OPENING IN CAVITY WALL.
CAVITY WALLS TO BE CLOSED AT ALL JAMBS AND CILLS
AT OPENINGS WITH THERMATITE CAVITY CLOSURE
CAVITY TO BE FILLED WITH MINERALWOOL SEMI-
RIGID INSULATION BATT. ROCKWOOL OR SIMILAR
APPROVED.

DAMP PROOF COURSES:-

TO BE 'AQUACARD' BY MARLEY BUILDING PRODUCTS
OR SIMILAR APPROVED TO BE MIN. 150. ABOVE FINISHED
EXTERNAL GROUND LEVELS.

FLASHINGS:-

CODE 4. LEAD FLASHINGS TO BE PROVIDED AT ALL
ROOF AND WALL ABUTMENTS.

GLAZING:-

ALL GLAZING TO BE IN TONGUED GLASS IN
ACCORDANCE WITH PART. K. OF THE BUILDING REGS.

LINTELS:-

TO BE PRESSED STEEL 'CATNIC' OR SIMILAR APPROVED
WITH MIN. 150. END BEARING.

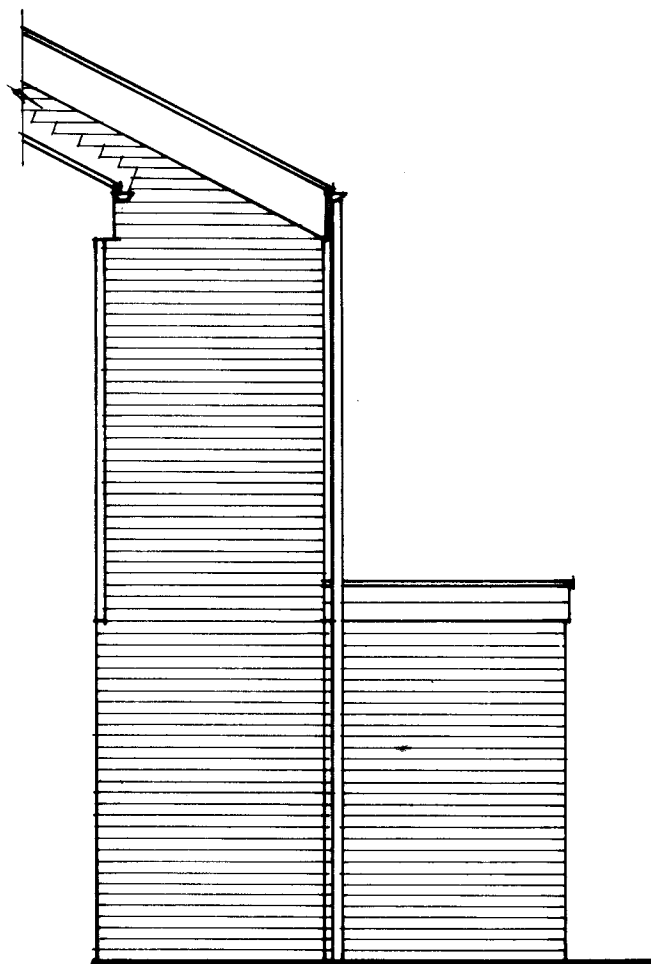
W.I. : CG 90/100 : 1200.
D.I./I. : CG 90/100 : 1500.

VENTILATION:-

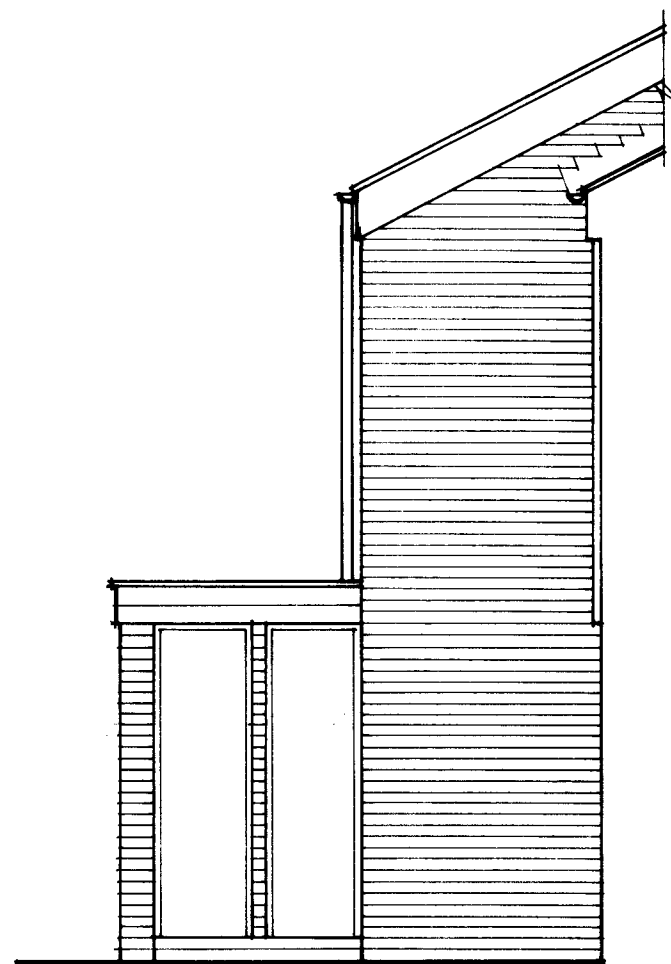
ROOF TO BE VENTILATED VIA EAVES VENTILATORS
EQUIVALENT TO A 25MM CONTINUOUS AIR CAP AT THE
EAVES. AND VENT TILES EQUIVALENT TO A CONTINUOUS
5MM AIR CAP AT ROOF AND WALL ABUTMENT.

DRAINAGE:-

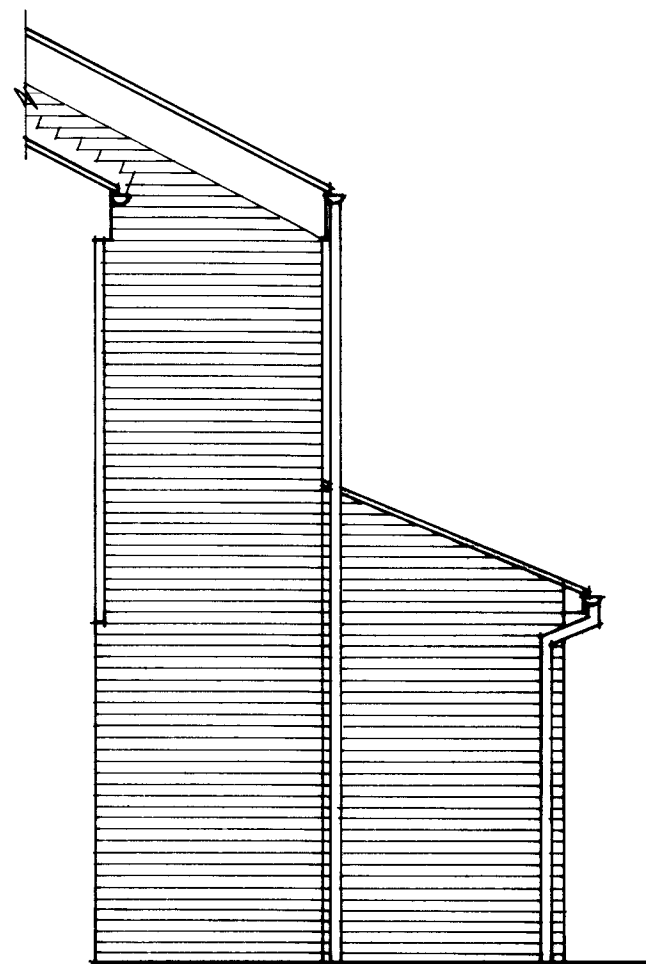
100 & HALF ROUND DREFFLOW U.P.V.C. CUTTER WITH 68 &
U.P.V.C. RAIN WATER PIPE TO BE CONNECTED TO
EXISTING DRAIN RUN.



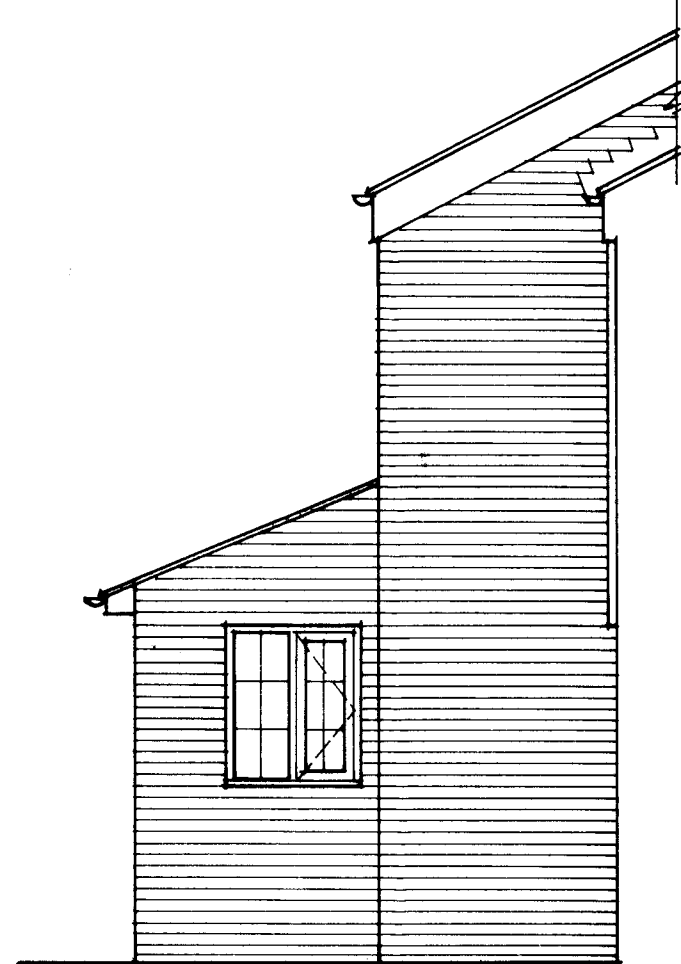
EXISTING SIDE ELEVATION.
ADJOINING PROPERTY N°28.



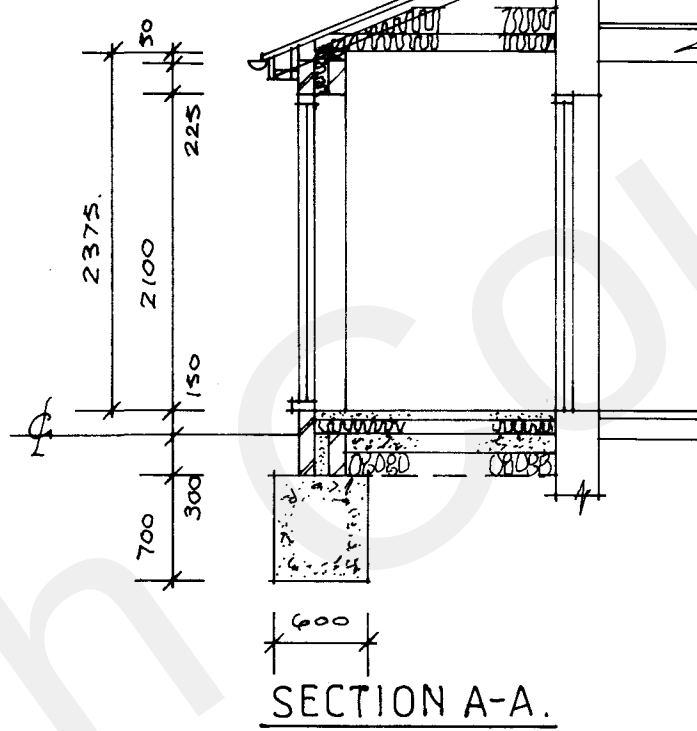
EXISTING SIDE ELEVATION.
ADJOINING PROPERTY N°24.



PROPOSED SIDE ELEVATION.
ADJOINING PROPERTY N°28.



PROPOSED SIDE ELEVATION.
ADJOINING PROPERTY N°24.



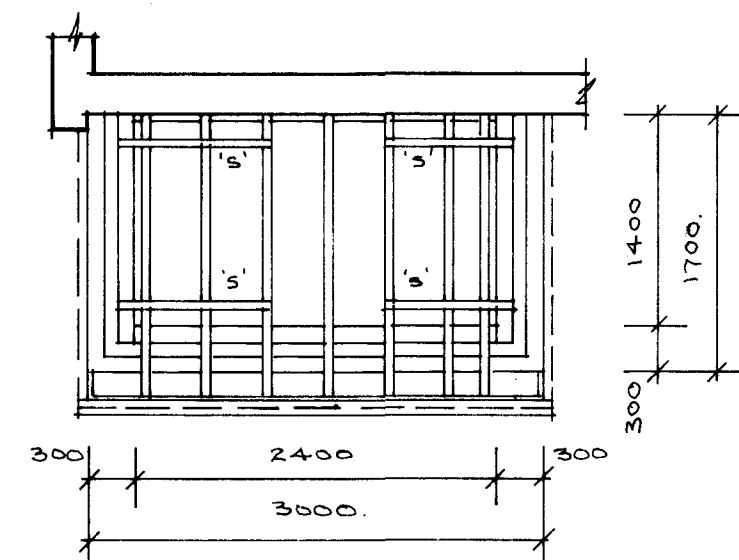
SECTION A-A.



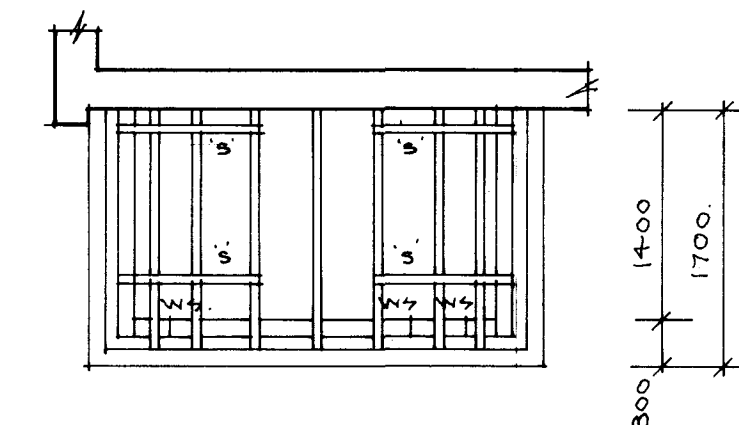
EXISTING FRONT ELEVATION.



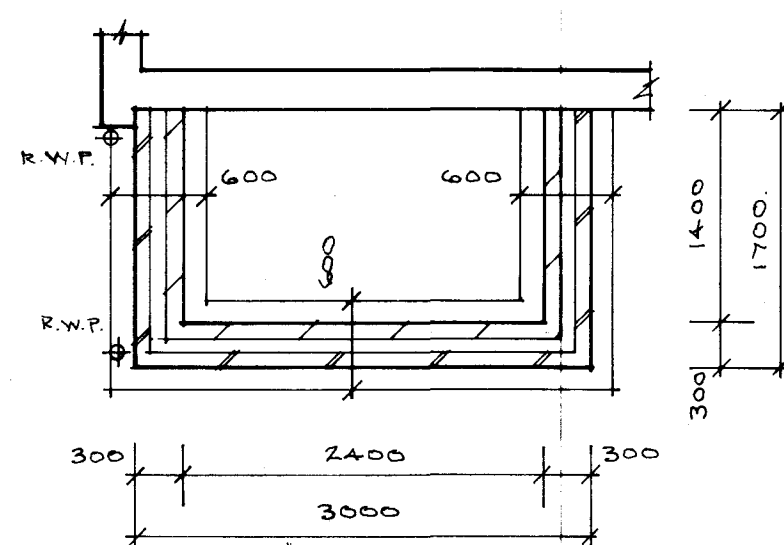
PROPOSED FRONT ELEVATION.



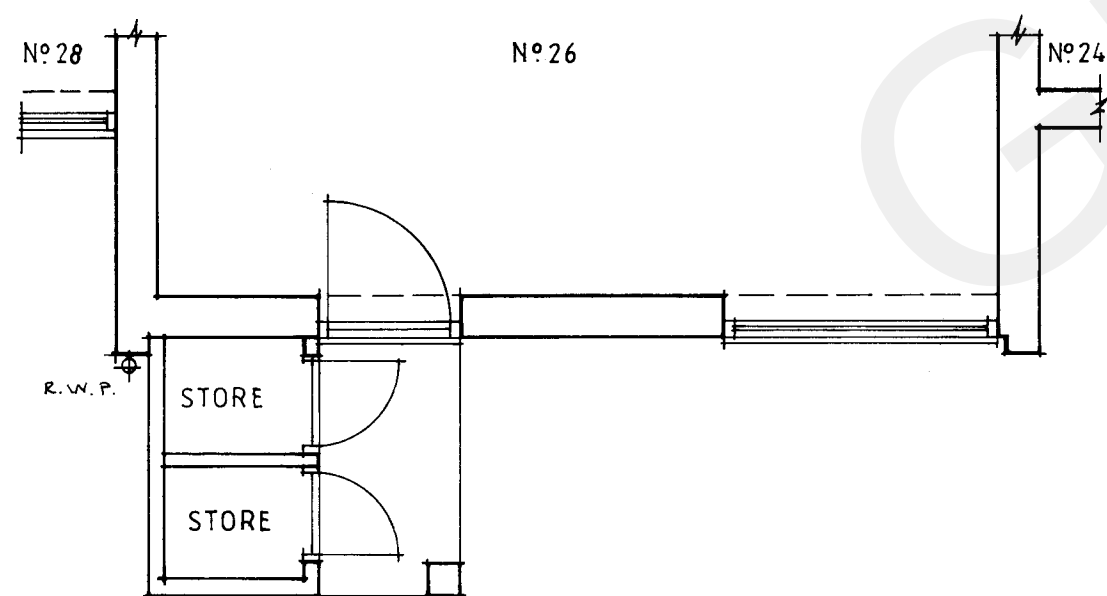
RAFTER PLAN.



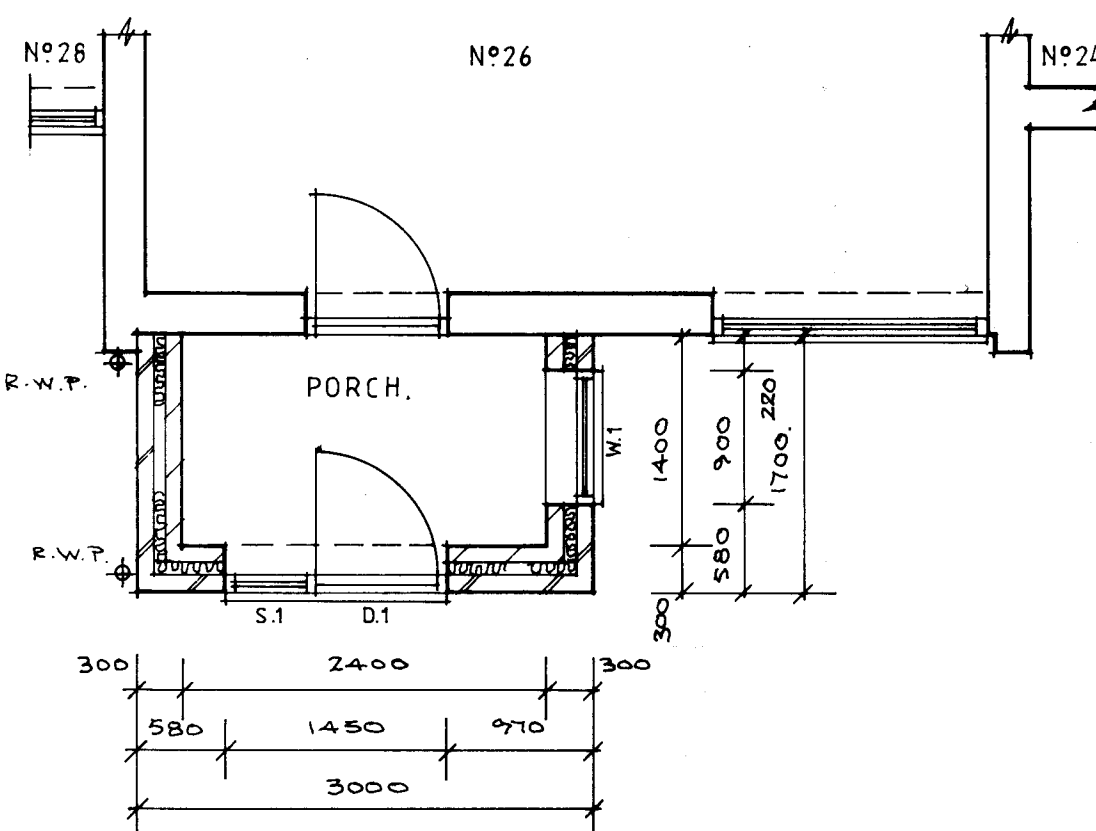
CEILING JOIST PLAN.



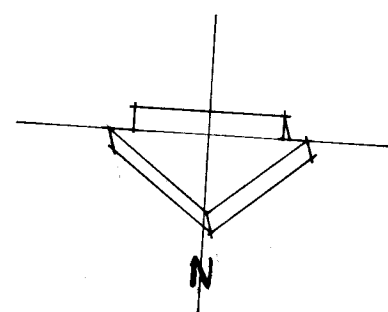
FOUNDATION PLAN.



EXISTING PLAN.



PROPOSED PLAN.



0 1 2 3 4
SCALE BAR 1:50 METRES.

Client:	MR & MRS. SHELDRAKE		
Job:	PORCH, 26 HIGHVIEW VIGO KENT		
Drawing:	EXISTING & PROPOSED: PLANS, SECTION & ELEVATIONS		
Date	MARCH 22	Scale	1:50
Job no.	22/09	Drawn by	ASB
		Drawing no.	WD.01.
		Revision no.	