

Do not scale this drawing.
All dimensions to be checked on site before
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No. Date Reason

GENERAL CONSTRUCTION NOTES :-

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

FOUNDATIONS :-

THERE ARE NOTICES IN THE VICINITY THAT WOULD
AFFECT THE DESIGN OF THE FOUNDATIONS.
TO BE MIN. 1000 BELOW EXTERNAL FINISHED GROUND
LEVELS, TO SUIT SITE CONDITIONS AND TO BUILDING
CONTROL INSPECTORS FINAL APPROVAL.
WIDTHS TO BE AS SHOWN ON DRAWINGS.

GROUND FLOOR :-

20 TIMBER FLOORING BOARDS TO MATCH EXISTING
ON 12 EXTERNAL GRADE PLYWOOD DECKING ON
225 X50 FLOOR JOISTS AT 400 MAX. CS. GRADE C24.
JOISTS TO BE SUPPORTED ON M.P. HANGERS AT
EXTERNAL WALLS.

SOLID STRUTTING TO BE PROVIDED AT MID SPAN OF
JOISTS AND TO BE EQUAL TO THE DEPTH OF JOISTS.
GROUND COVER TO BE PROVIDED MIN. 150 BELOW
JOISTS AND TO BE FORMED WITH 100 OVERSITE
CONCRETE ON 1200 GAUGE POLYTHENE D.P.M. ON
50 SAND BLINDING ON 150 MIN. WELL CONSOLIDATED
HARD CORE.

2ND LAYERS OF KINGSPAN, KOOL THERM K103 OF
75+100 INSULATION BOARD TO BE PROVIDED
BETWEEN FLOOR JOISTS TO BE SUPPORTED ON
25 X25 TIMBER BATTENS FIXED TO SIDE OF JOISTS.

FLAT ROOF :-

SINGLE PLY ROOFING MEMBRANE ON KINGSPAN,
KOOL THERM TRZT 110+100 ROOF INSULATION
BOARDS ON VAPOUR CONTROL LAYER ON 18MM
EXTERIOR GRADE PLYWOOD DECKING ON FIRKING
PIECES LAID TO FALL MIN. 1:100 ON 225 X50 FLAT
ROOF JOISTS AT 400 MAX. CS. GRADE C24.
JOISTS TO BE SUPPORTED ON 100 X75 WALL PLATES
AT EXTERNAL WALLS AND SKEW NAILED TO PLATES.
TRIPLE JOISTS TO BE BOLTED TOGETHER WITH
12 Ø BOLTS AT 400 MAX. CS. AND STAGGERED
30 X25 X1000 ANCHOR STRAPS FIXED TO THE TOP OF
WALL PLATES BENT AND TAKEN DOWN INNER FACE
OF EXTERNAL WALLS MIN. 900. AND FIXED THREE
TIMES WHERE INDICATED W/S. ON DRAWINGS.

EXTERNAL WALLS :-

TO CONSIST OF 105 FACING BRICKWORK TO MATCH THE
EXISTING. 100 CAVITY. 100 BLOCKWORK INNER SKIN
'TURBO' BY THERMALITE OR SIMILAR APPROVED OR
TIMBER CEDAR BOARDING ON 38 X25 SW BATTENS
ON BREATHER FELT ON 100 BLOCKWORK SHIELD BY
THERMATITE OR SIMILAR APPROVED. 100 CAVITY.
100 BLOCKWORK 'TURBO' BY THERMALITE OR
SIMILAR APPROVED. BOTH LINED INTERNALLY WITH
125 PLASTER BOARD WITH SKIM FINISH ON PLASTER
DABS.

STAINLESS STEEL WALL TIES TO BE PROVIDED AT
750 CS HORIZONTALLY AND AT 450 CS VERTICALLY
AND STAGGERED AND AT 225 CS VERTICALLY. 150
FROM OPENINGS IN CAVITY WALLS.

CAVITY WALLS TO BE CLOSED AT ALL JAMBS AND
CHIEFS AT OPENINGS WITH 'THERMATITE' CAVITY
CLOSERS OR SIMILAR APPROVED.
NEW WALLS TO BE MECHANICALLY FIXED TO
EXISTING WALLS WITH 'BAT' WALL STARTER OR SIMILAR
APPROVED.

KINGSPAN KOOL THERM K103: 90MM INSULATION
BOARD TO BE PROVIDED IN CAVITY AND FIXED IN
ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
MAINTAINING 10MM RESIDUAL CAVITY.
BLOCKWORK TO BE FROST RESISTANT BELOW D.P.C.
LEVELS.

MORTAR MIXES TO BE 1:1:6 ABOVE D.P.C. AND 1:1/2:4
BELOW D.P.C.

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 ADJUTMENTS.

HEATING :-

NEW RADIATOR TO BE PROVIDED WITH THERMOSTATIC
VALVES.

INTERNAL LIGHTING :-

FIXED LIGHTING THAT ONLY TAKES LAMPS HAVING A
LUMINOUS EFFICACY GREATER THAN 75 LUMENS PER
CIRCUIT WATT TO BE PROVIDED TO ALL NEW FITTINGS.

ELECTRICALLY :-

INSTALLATION TO COMPLY WITH PART F OF THE
BUILDING REGULATIONS AND TO BE INSTALLED BY A
COMPETENT AND REGISTERED PERSON.
CERTIFICATE AND DESIGN OF INSTALLATION TO BE
PROVIDED ON COMPLETION OF THE WORKS BY A
COMPETENT AND REGISTERED PERSON.

GLAZING :-

ALL GLAZING TO BE IN TOUGHENED GLASS IN
ACCORDANCE WITH PART K OF THE BUILDING RECS.

LINTELS :-

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

W/L : CG90/100 : 2400

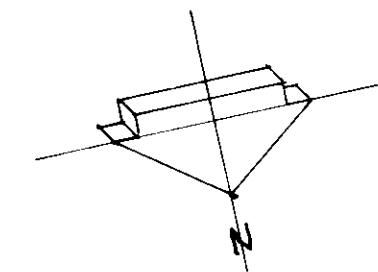
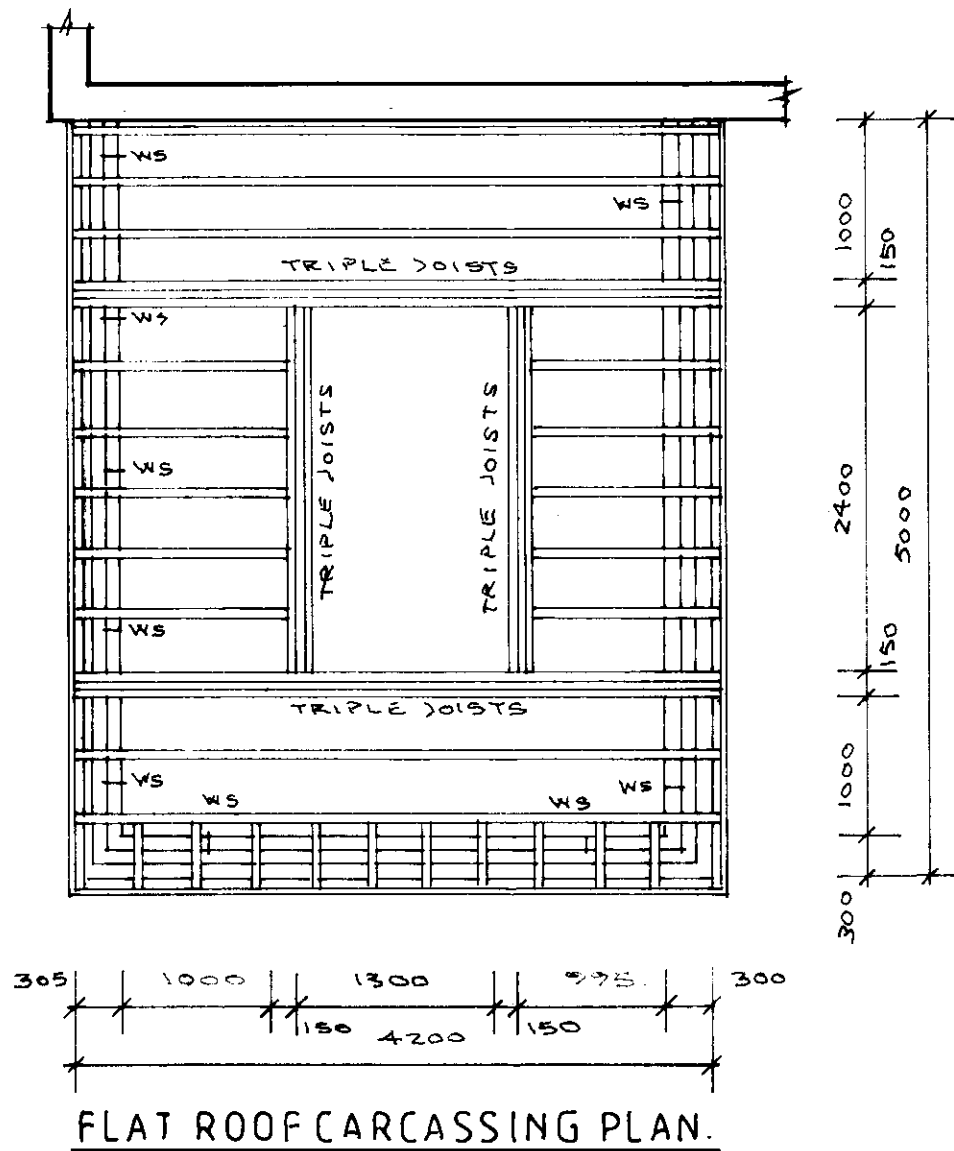
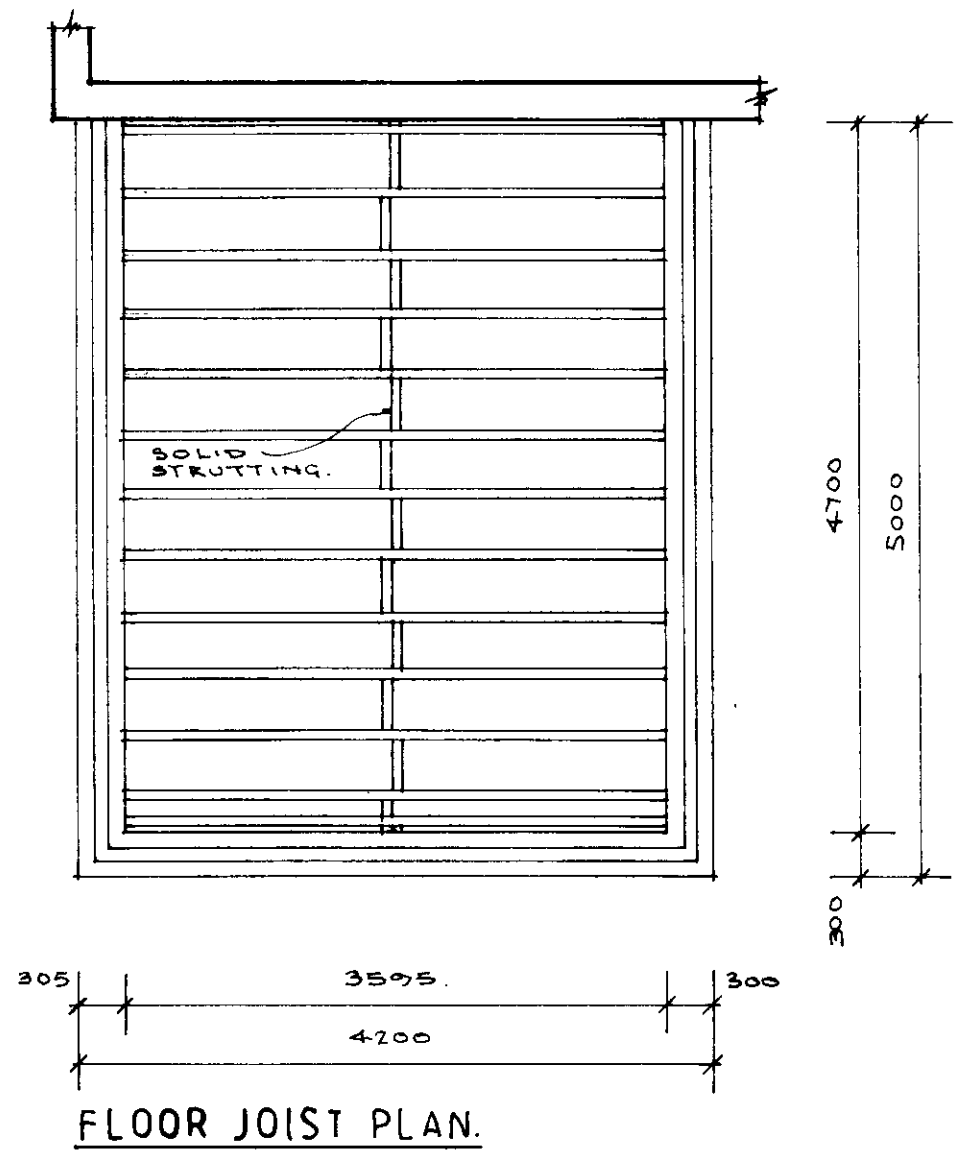
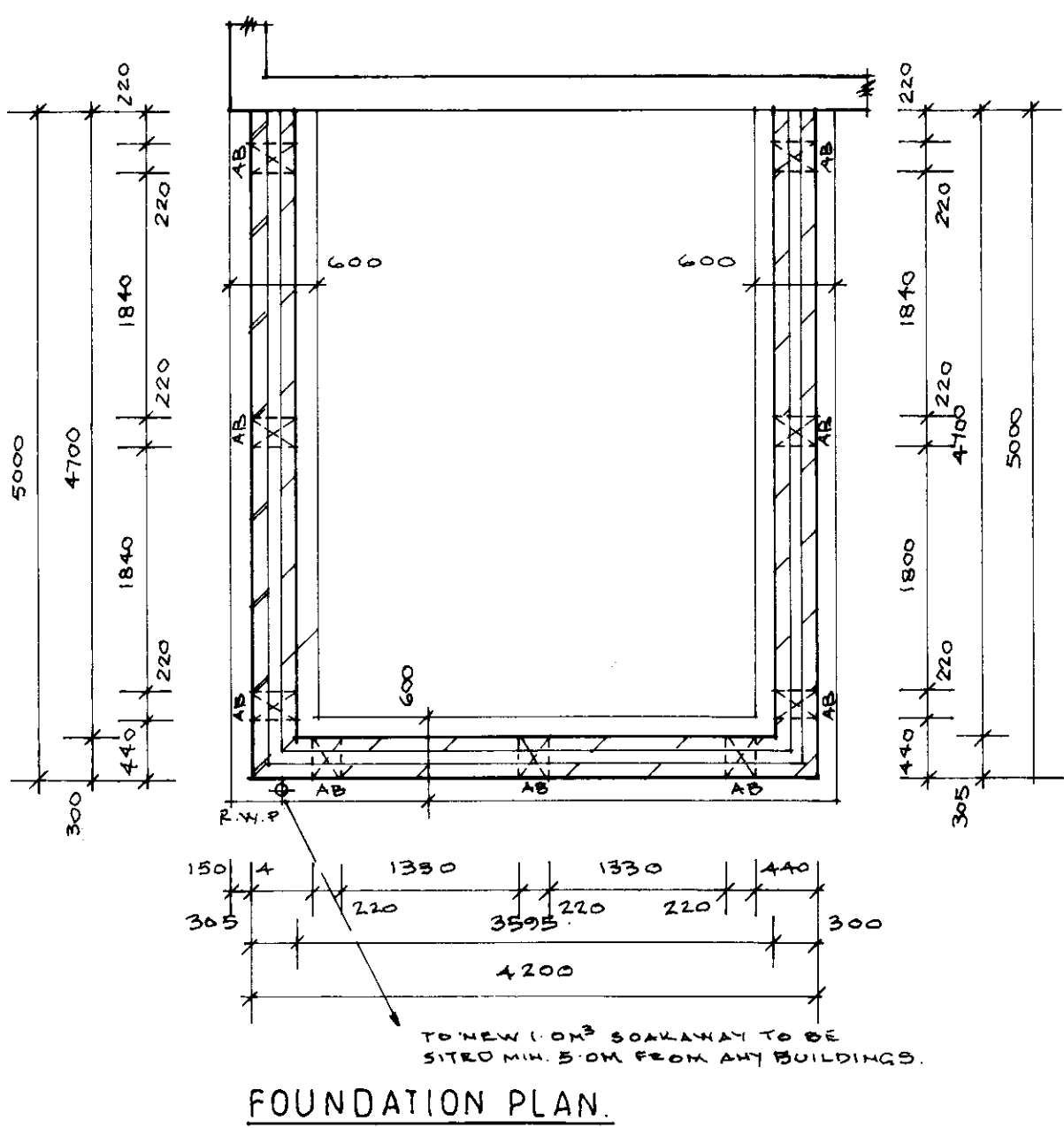
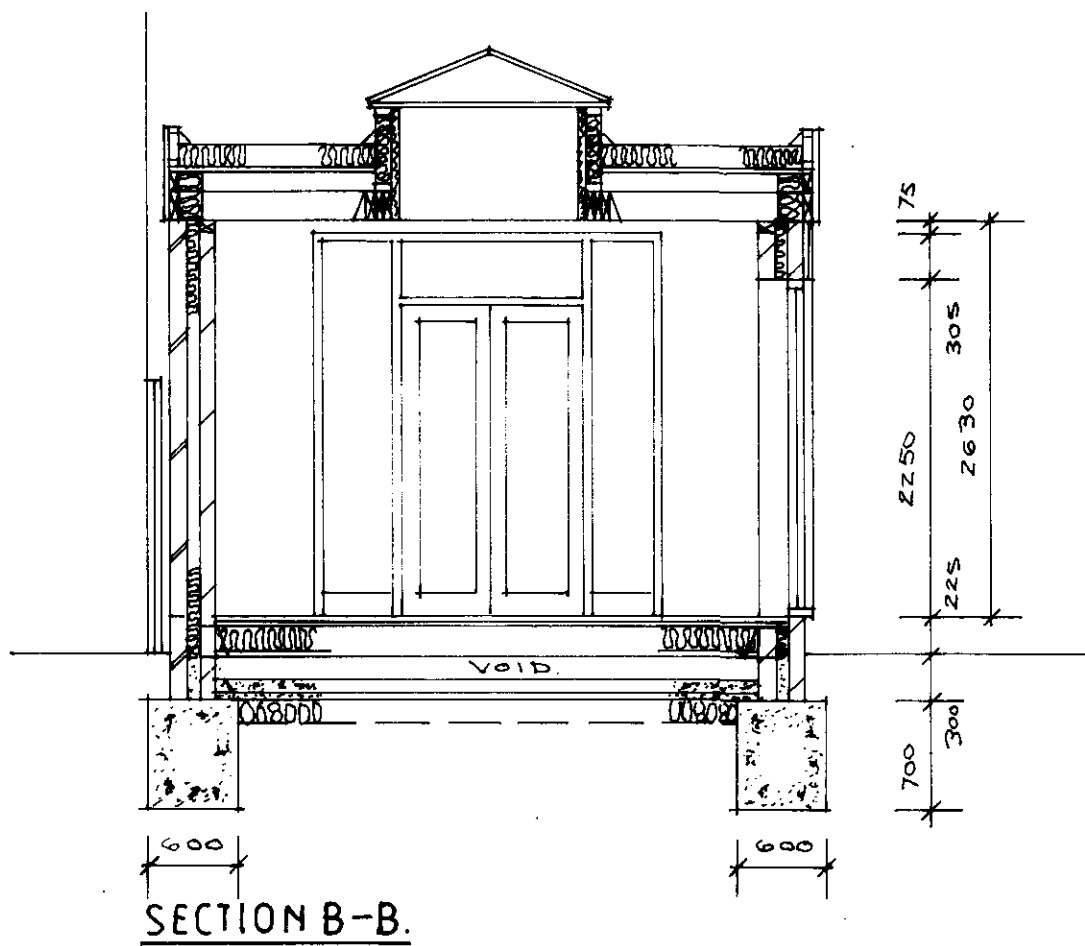
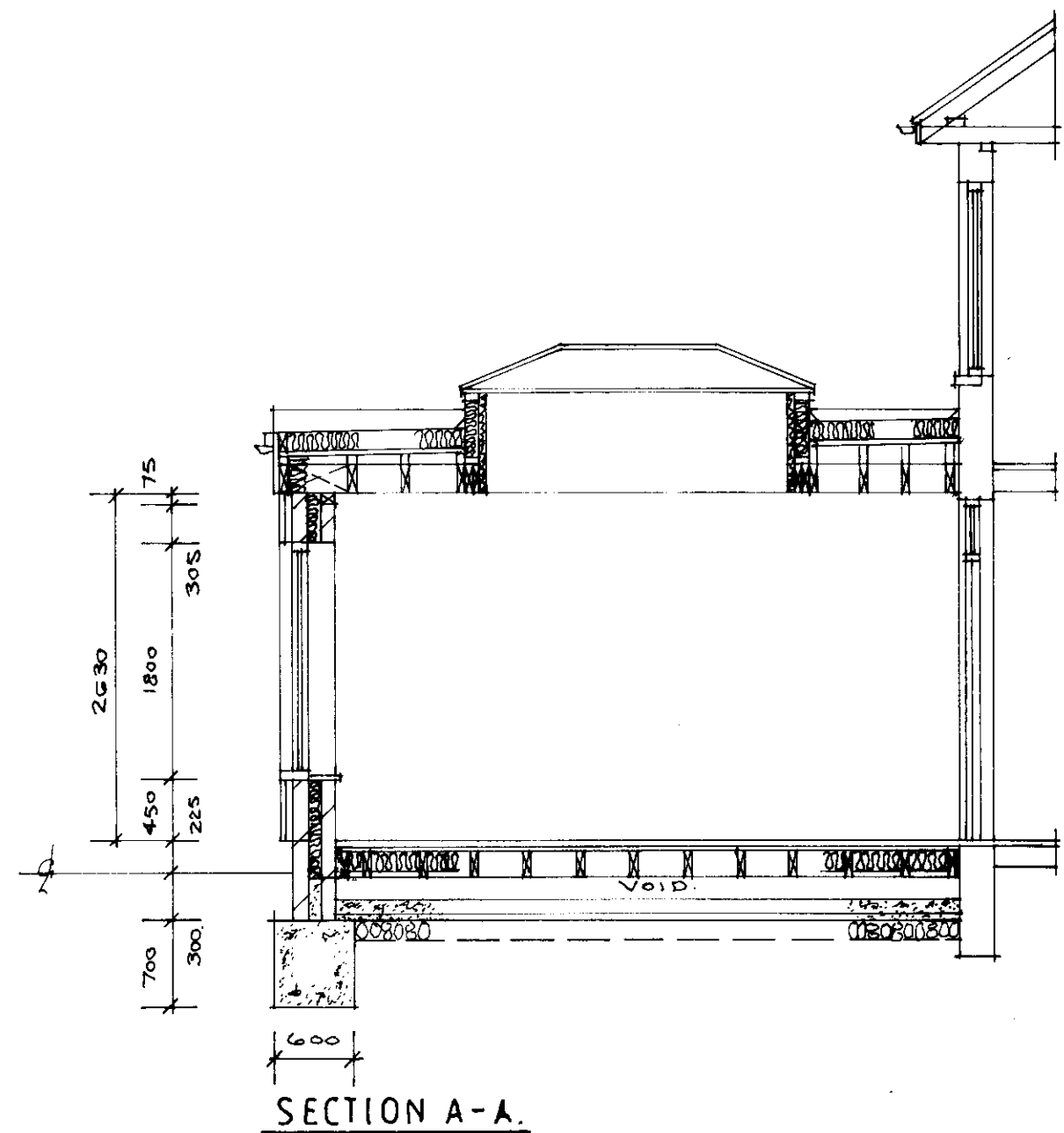
W2/D/W5 : CG50/100 : 2100

VENTILATION :-

WINDOWS AND DOORS TO BE IN U.P.V.C. TO BE PROVIDED
WITH DOUBLE GLAZED SEALED UNITS WITH MIN. 16MM
AIR GAP FILLED WITH ARGON GAS WITH GLASS TO BE
E.L.O. 25 TO GIVE MIN. U-VALUE OF 1.4 W/M²K. AND TO
BE PROVIDED WITH TRICKLE VENTS TO GIVE MIN.
800MM² BACKGROUND VENTILATION. TO BE
PROVIDED WITH HIT AND MISS VENTILATOR.
GROUND FLOOR TO BE VENTILATED VIA 225 X65
LOUVERED AIR BRICKS, TO PROVIDE 7750MM²
FREE AREA WITH SWAN NECKS, WHERE THEY ARE
INDICATED A.B. ON DRAWINGS.

DRAINAGE :-

ALL NEW DRAINS TO BE 100 Ø U.P.V.C. TO BE
SURROUNDED WITH MIN. 150 FEA SHINGLE.
100 Ø HALF ROUND U.P.V.C. CUTTER WITH 68 Ø U.P.V.C.
RAIN WATER PIPE TO BE TAKEN TO NEW 100 Ø
SOAKAWAY, STORAGE CREAT. TO BE SITED MIN.
5.0M FROM ANY BUILDINGS.



Client	MR & MRS. EVANS		
Job	PROPOSED EXTENSION. 36 OLD ROAD WEST GRAVESEND		
Drawing	DETAILED PLANS & SECTIONS		
Date	JUN 26	Scale	1:50
Drawn by	ASB		
Job no.	267/25	Drawing no.	WD.02.
		Revision no.	