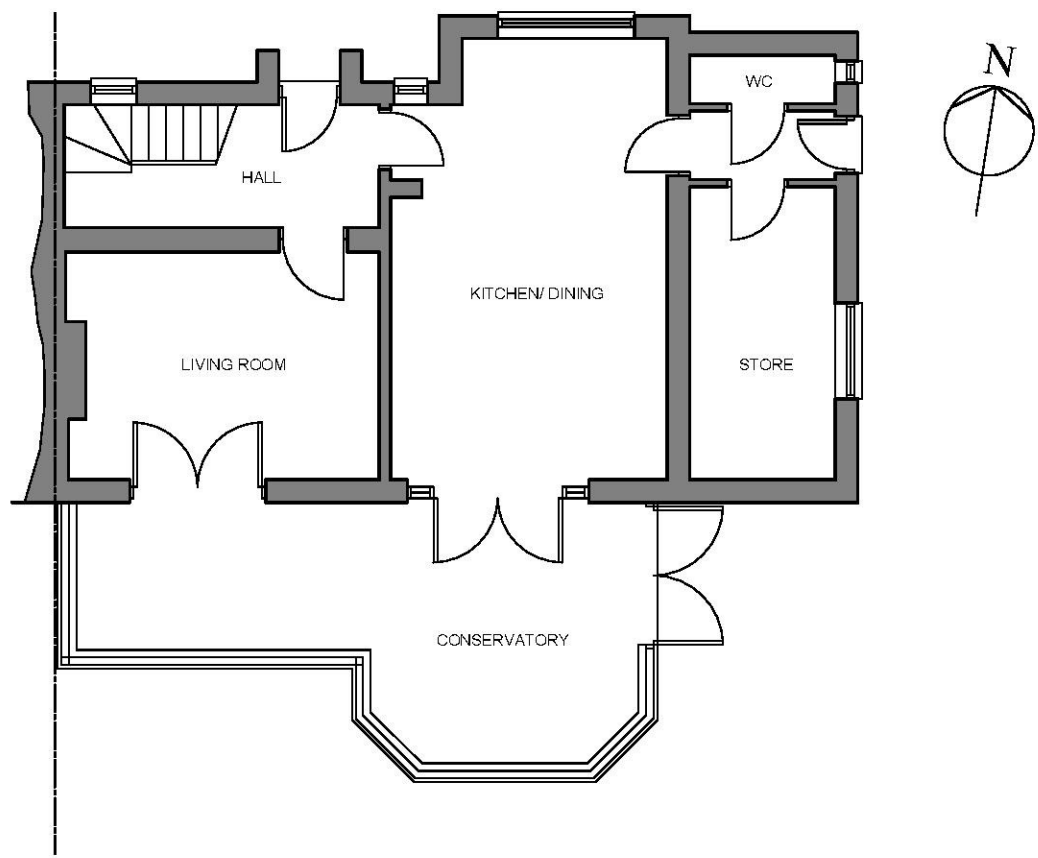


Scale Bar 1:100



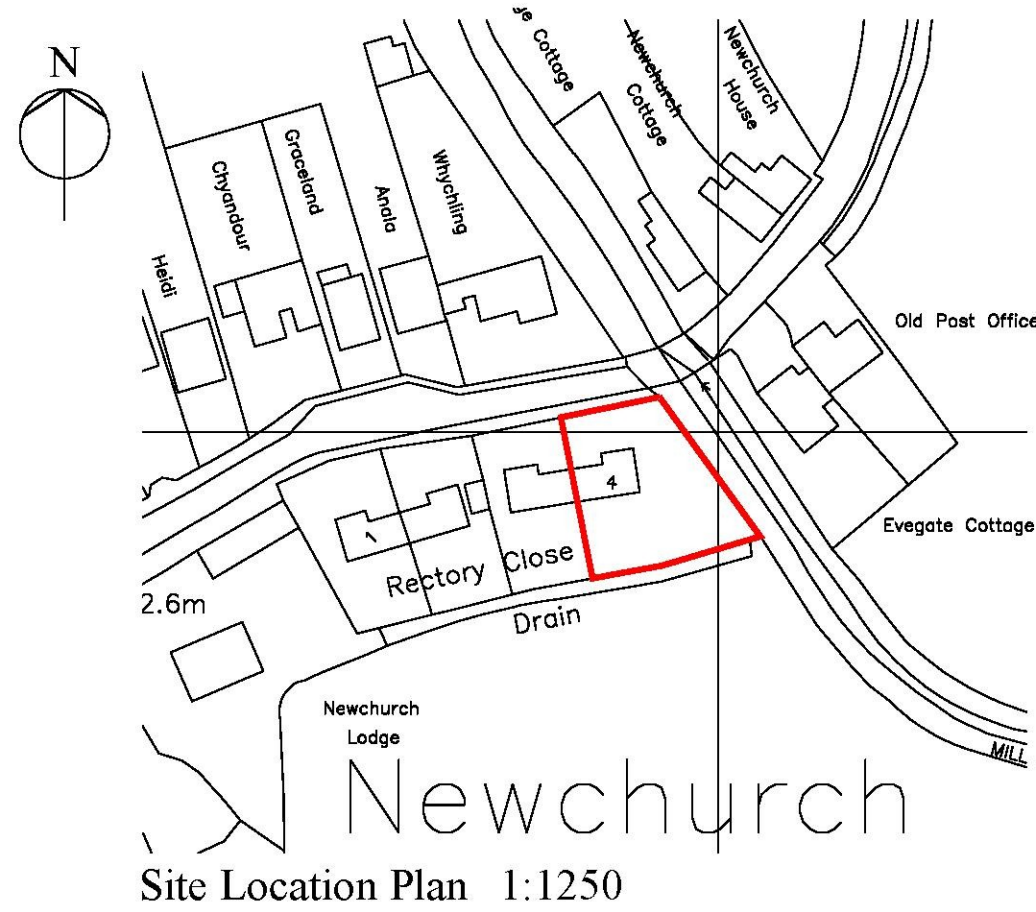
Ground Floor Plan As Existing 1:100



Existing Rear Elevation 1:100



Existing Side Elevation 1:100



Site Location Plan 1:1250

NOTES:

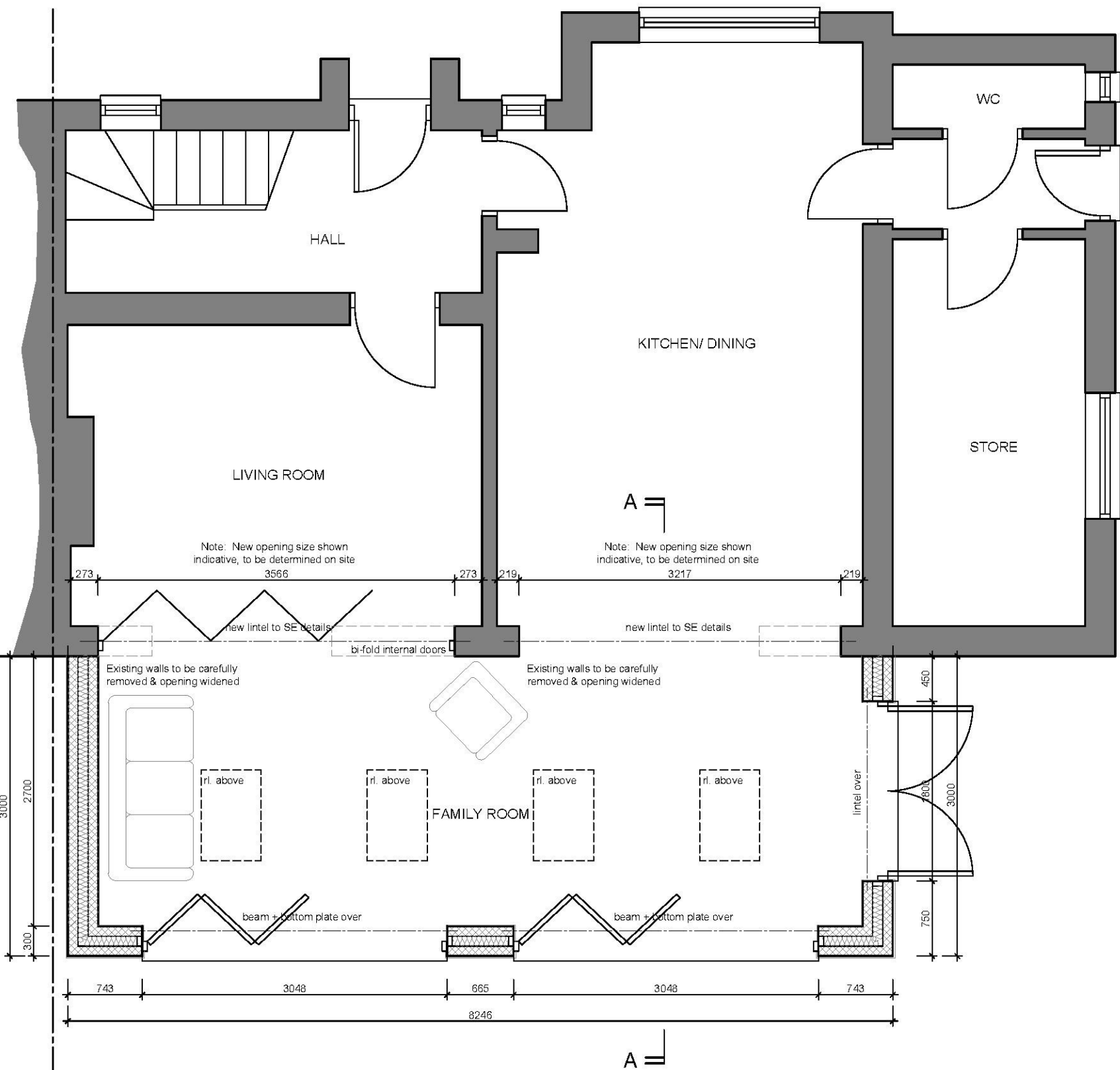
Do Not Scale.

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.

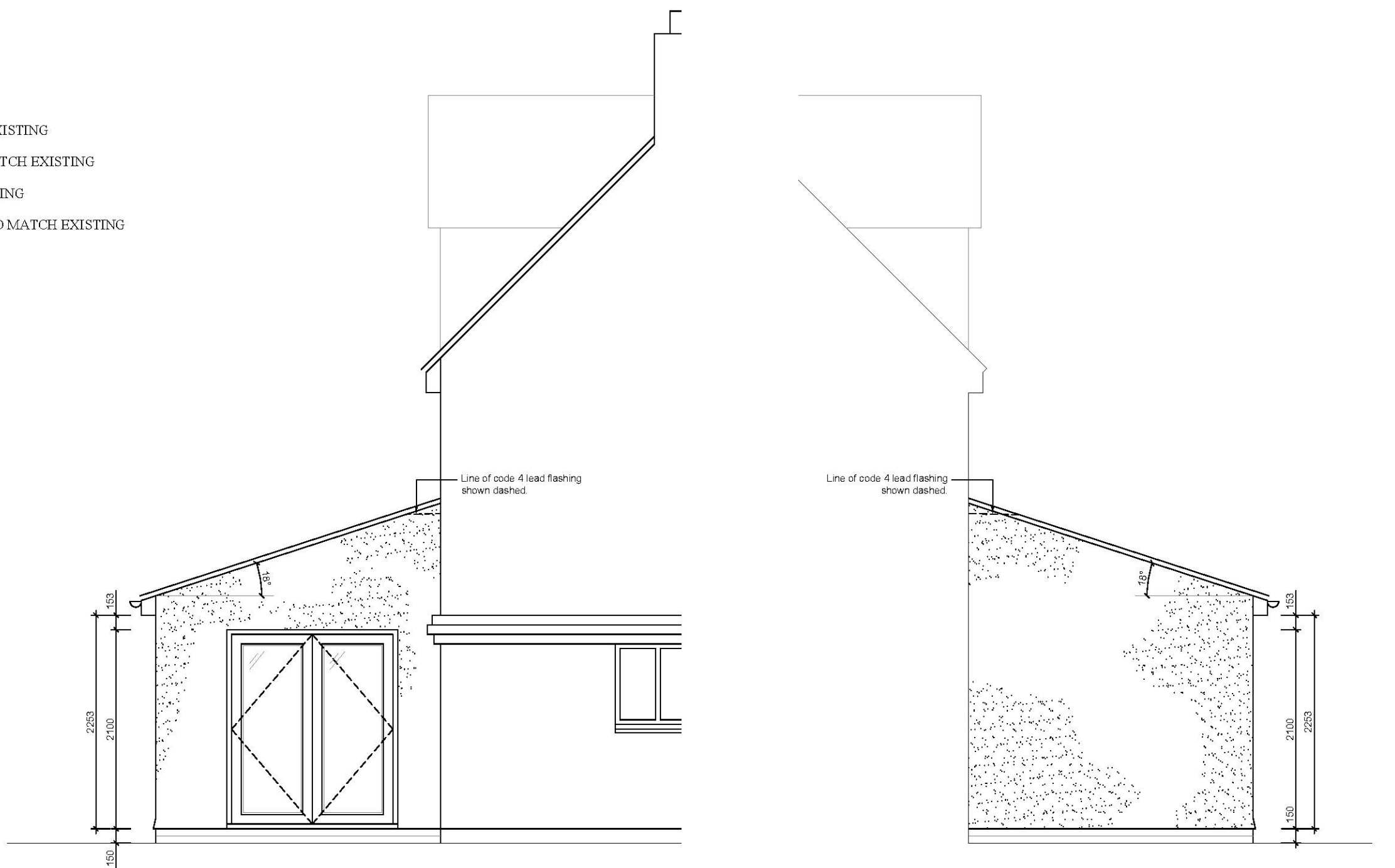
For all specialist work, see relevant drawings.



Ground Floor Plan As Proposed 1:50

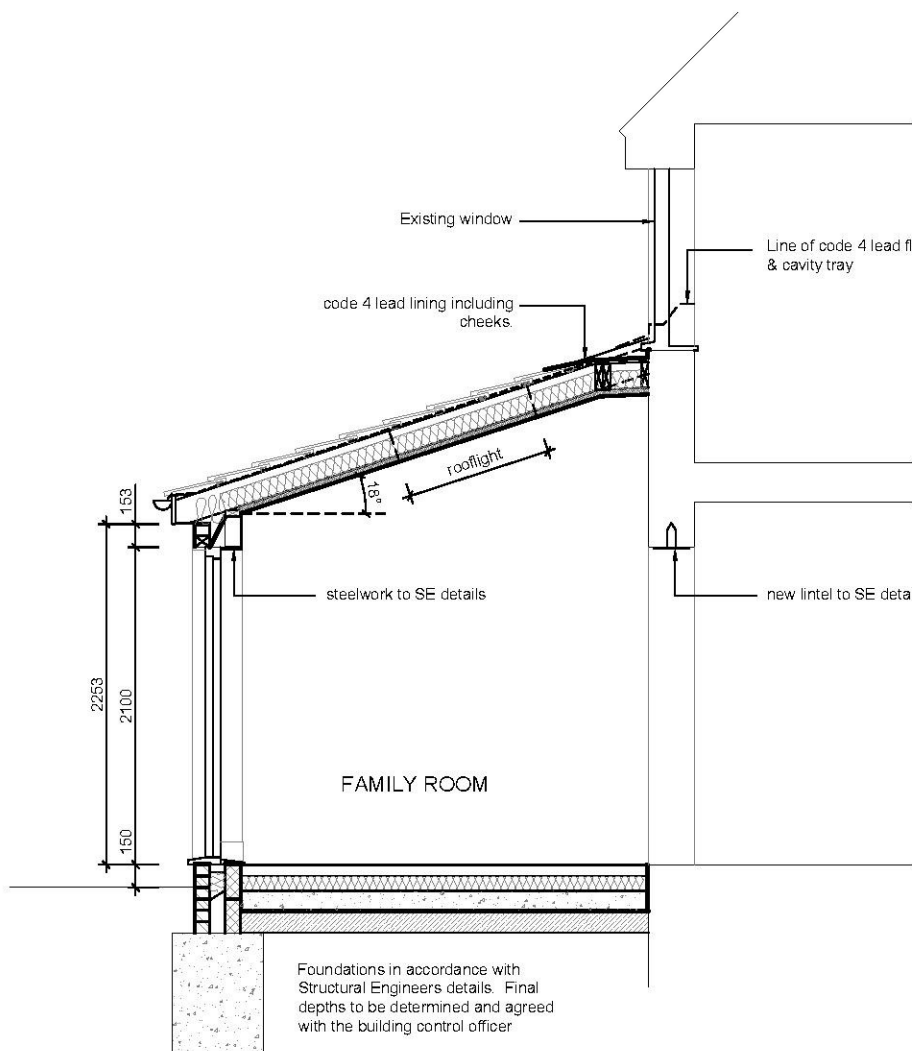


Proposed Rear Elevation 1:50



Proposed Side Elevation 1:50

Proposed Side Elevation 1:50



Typical Section A - A 1:50

GENERAL
All work to comply with the current requirements of the Building Regulations and Allied Legislation. All materials are to be used and installed in accordance with the relevant manufacturers recommendations. All contractors/sub-contractors must ensure to their own satisfaction that they are in possession of the currently issued drawings and details, before commencing the relevant work stage on site.

SITE CLEARANCE AND EXCAVATION
Survey before starting the works, examine all available drawings and carry out a thorough examination of the site and its environment. Remove existing conservatory & strip off all vegetable soil, to the area of extension, removing all shrubs etc. and grub up roots. Prepare formation levels in accordance with layout plans. Excavate foundation trenches etc. to the dimensions to the satisfaction of the Building Control Inspector on site.

FOUNDATIONS
Foundations to be to 1:3:6 mix concrete trench fill foundations width 600mm under 302mm walls. Minimum concrete depth 800 mm, minimum trench depth 1000mm below finished ground level. Final foundation depth to the approval of the Building Control Officer on site.

WALLS BELOW D.P.C.
CAVITY WALLS - 302mm G/A width, outer skin 102mm facing brickwork in stretcher bond, 100mm nominal cavity width and inner skin of 100mm thick dense concrete blockwork (7.0 N/mm unless otherwise indicated by engineer). Mortar to be 1:3 mix cement/sand. Fill cavities to within 225mm of d.p.c. level with 1:10 weak mix concrete played towards outer skin.

Where service pipework passes through external walls build in 100 x 65mm prestressed concrete lintel over opening, with 150mm min end bearings.

GROUND FLOOR CONSTRUCTION
75mm thick cement / sand screed on building paper on 100mm thick Celotex GA4100/ FF4100 or similar insulation to achieve 0.17W/m²K. 125mm thick slab designated mix RC35 concrete to BS-5328: 1991 with one layer of A142 mesh placed 50mm below surface. All laid on 1200g polythene DPM well lapped and bonded to dpc, sand blinding then 150mm min. deep inert well compacted hardcore.

Based on a P/A ratio of 0.6.

DAMP PROOF COURSE
Provide Hyload DPC as a continuous horizontal DPC beneath all ground floor walls. Lap joints a minimum 150mm. DPCs to extend to full wall thickness of each skin and be at least 150mm above adjacent ground and paving levels.

Fit proprietary insulated cavity closers suitable for 100mm cavity between internal and external skins of cavity

LINTELS
Cathic or similar galvanised steel lintels as indicated upon plans and sections. Lintels to have minimum 150 mm end bearings. Fit timloc or similar cavity tray over lintels in cavity walls. Refer to Structural Engineers design.

ROOF STRUCTURE
Rafters to be 47 x 150mm C24 @ 400mm c/c fixed to 125 x 50 tanalised timber bolted to existing external wall & 100 x 50 tanalised timber wall plate. Ensure roof pitch suits tiles.

All structural softwood to be SC4 tanalised and include grading mark 'DRY' or 'KD'.

RAINWATER GOODS
Gutters to be 125mm uPVC half round or similar with matching fittings and 70mm diameter downpipes. Position as shown on plan.

STRAPS & ANCHORS
Fix straps and anchors in the following location:
Bat galvanized steel wallplate straps to secure plate to wall at 1.2m centres.
Bat M305 galvanized steel straps at 2.0m centres anchoring rafters to gable end walls.

Fix noggins between timber to which straps are fitted. The noggins being 50mm wide and a depth matching the adjoining member. Straps to pass over not less than 3 members.

STEELWORK
All steelwork to be in accordance with the Structural Engineers details.

PITCH ROOF COVERINGS
Concrete tiles to match existing fixed to 38 x 25mm tanalised softwood battens laid over Tyvek Supro breather membrane, draped over the rafters (max. 10mm). All to be installed in strict accordance with the manufactures recommendation and details. Tiling to extend to overhanging centre line of gutters. Eaves to be finished with UPVC fascias/soffit to match existing.

FLASHINGS AND WEATHERINGS
Provide cavity trays to existing cavity wall at all junctions with new roof together with code 4 lead flashing and soakers. Apply a coat of patination oil to all exposed leadwork.

WARM ROOF INSULATION
Lay 120mm Celotex XR4120 between rafters & 52.5mm Celotex PL4000 beneath sloping ceilings taped and sealed in strict accordance with manufacturer's instructions to create vapour control seal & to achieve a U Value of 0.15W/m²K. Ensure insulation to be provided between the rafters is friction fitted and pushed up tight to the underside of the stop nails to ensure a min. 10mm gap is maintained to drape the breather membrane.

CEILING LININGS
Line all ceilings with 15mm thick Gyproc plasterboard (min. mass per unit area of 10Kg/sqm) and 5mm skim coat of Gypsum board plaster.

WINDOWS AND DOORS
Double glazed windows and doors to achieve a min. U Value of 1.6 W/m²K as indicated on elevations to match existing. Windows to be fitted with a manufacturers trickle ventilators, size and location indicated on drawings. All windows and doors to be draught-stripped. All doors/windows to have 1 part polysulphide mastic sealant applied both internally and externally to seal frame to wall.

Windows and glazed frames within 600 mm of floor level or within 300 mm horizontally of a door opening to be glazed with laminated safety glass (inner and outer panes). All glazing within doors to be laminated safety glass (inner and outer panes). Glazing to comply with BS 6206 and BS 6262.

HEATING
All pipework not exposed within rooms to be lagged. Ensure any extension to the existing heating system (eg Radiators) have thermostatic valves.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a registered person competent under Part P to do so.

Rev	Date	Description
Project Title Proposed Single Storey Rear Extension at No. 4 Rectory Close, The Street Newchurch Romney Marsh TN29 0EA		
Drawing Description Existing & Proposed Plans, Sections & Elevations		
Scale 1:100/ 1:50		
July 2016		
Drawing Number		Revision
5651E/ 01		H