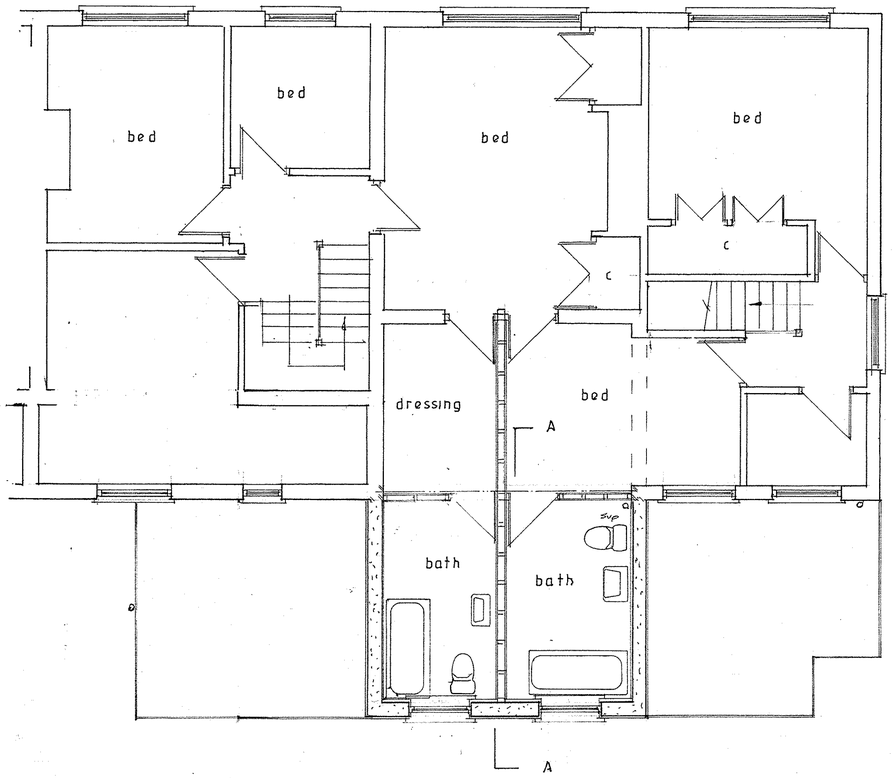
Scale Bars (m)

1:50 0 1 2 3 4 5 6

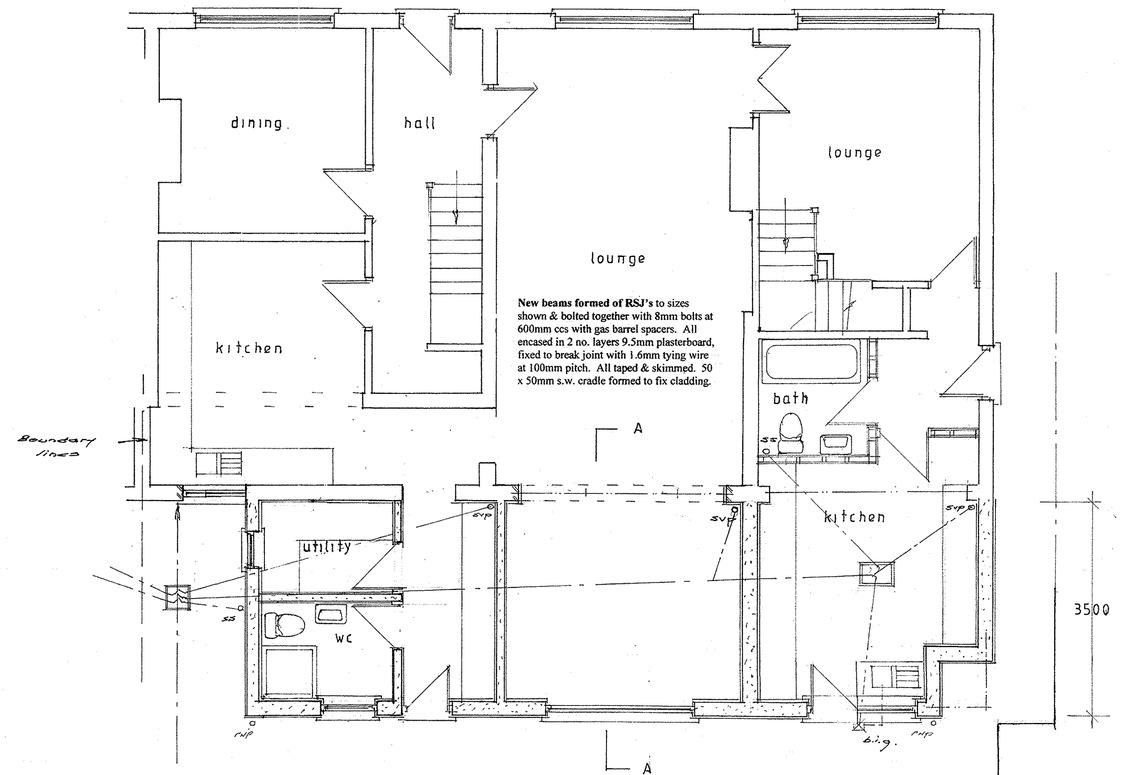
1:100 0 2 4 6 8 10 12

Proposed floor plan

First



Ground



New beams formed of RSJ's to sizes shown & bolted together with 8mm bolts at 600mm ccs with gas barrel spacers. All encased in 2 no. layers 9.5mm plasterboard, fixed to break joint with 1.6mm tying wire at 100mm pitch. All taped & skimmed. 50 x 50mm s.w. cradle formed to fix cladding.

External Walls to be of 215mm conc. blocks laid in 1:3cm below DPC 'Hyload' DPC connected to exg. & min. 150mm a.g.l. above DPC walls of 215mm Celcon Solar blocks, plastered internally. Blocks laid in 1:1:6 gm in stretcher bond with E.M.L. in every 3rd course, between windows and below windows within a 45 degree angle. New work bonded to exg. at junctions with s.s. profiles. Walls sealed externally and rendered with 1:1:6 render with drip above DPC. Internally, walls lined with 60mm Gyproc Thermaline Super, plastd. Windows bridged with catnic insul. Lintels with min. 150mm end brgs. Windows dble-glazed with glass area min. 10% floor area, openable area min. 5% floor area. Render to be 20mm thick, 2 coat finish.

Movement Joints to be formed of Flexcel or similar boarding with masonary either side tied together with flexible ties. joint to be masked internally and with a waterproof mastic sealant externally. Joints to be min. 1mm thickness per metre run ÷ 30%.

Windows and Doors to be d.g. uPVC framed units with draught-strip to all opening casements. All glazing in safety glass & locks on casements. Sealed units to have 25mm gap. Low E glass. Average U value to be 1.6 W/m²K to windows & 1.8 W/m²K to doors. Background vents to windows to be 1.75mm above floor level. Bedroom windows to have minimum width 450mm and minimum o/a area of 0.33 sq. m. to act as escape windows. Vent to bedroom min. 8000mm sq. & 4000mm sq. to bathroom.

Stud Partitions: to be 50 x 100mm s.w. at 400mm ccs. 100mm m.f.q. between studs. 12.5mm plasterboard faces, taped & skimmed. Where electrical cabling is to be sited within partitions this should all be contained within conduits. Mineral fibre quilt to be min. 10kg/cubic metre.

Roof Covering to be of Marley (or similar) elastomeric felt, laid with each layer to break joint, 75 mm end & 50mm side laps, all fully bonded in hot bitumen. 1st layer to be 180E sanded underlay with 350E mineral surfaced polyester cap sheet. felt welted at verges & eaves & dressed 150mm up abutments with Code 4 lead-cover flashings.

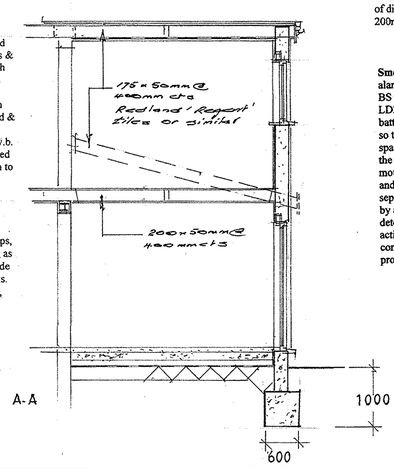
Roof Structure formed with timbers to sizes & ccs shown. Joists hung on walls in galv. m.s. hangers & set on 100 x 50mm s.w. wallplate on new walls. Solid strutting at mid-span. All strapped to walls with 30 x 50mm galv. m.s. straps at 1200 ccs, plugged and screwed. S.w. firrings set on joists to give 1 in 80 fall with 50 x 50mm s.w. cross battens & 22mm ext. ply deck. 150mm Celotex 4000 board between joists & 500 gauge polythene vapour barrier stapled to u/s of joists to form 'cold roof'. 37.5 PL4000 boards below joists, taped & skimmed. 19mm ext. ply fascia set.

Pitched Roof to be of s.w. timber to sizes and centres shown & all framed together. Rafters & clg joists to be strapped to walls & plates with 30 x 6 x 900mm glav. m.s. straps at 1200mm ccs, plugged and screwed to walls. Slope covered in Tyvek breathable roofing felt with s.w. battens at gauge to suit tiles. Tiles nailed & verges bedded in cm code 4 lead flashings at abutments. Ceiling of 500 gauge polythene v.b. stapled to joists & clg of 9.5mm plstrbrd, taped & skimmed. 270mm thick Rollbatt insulation to 'cold roof'.

First floor formed of s.w. timbers at centres shown hung in galv. m.s. hangers on walls & strapped with 30 x 6 x 1200mm galv. m.s. straps, plugged and screwed to walls & solid strutting as shown. Floor deck of 25mm thick flooring grade chipboard & 200mm thick m.f.q. between joists. Ceiling below formed of 12.5mm plasterboard, taped and skimmed.

New Solid Floor formed of min. 150mm thick, well rammed, broken brick hardcore, blinded with 50mm sand. 100mm thick 1:2:4 conc. slab. Marley 'Dampseal' DPM connected to exg. & new DPC's min. 1200g 100mm dia. PVC air-ducts built in as necessary to vent. exg. timber floor. Floor to have 75mm Celotex insulation & 65mm 1:4 c.s. screed. Perimeter insulation upstands & separating membrane.

Rainwater Disposal by means of 100mm dia. uPVC gutters fixed to falls to fascias with stop-ends & outlet to 63mm dia. r.w.p., connected at base to b.i.g. & run via drain to new brick stein S/A min. 5m from buildings.



Stub-stack as shown in 100mm dia. uPVC with air inlet valve/screw top & connected at base to drain. Access plate to base of stack. Rodding eyes at all changes in direction of waste pipes. Cent. line of bath/shower waste min. 200mm below cent. line of WC soil pipe. Lowest connection on stub-stack to be minimum 450mm above foot of bend, top to be higher than wash hand basin. Bosses to be built-in to receive waste pipes & access plate at base:- fittings with uPVC wastes and traps:- Bath:- 38mm dia., 75mm d.s. trap. Basin:- 32mm dia., 75mm d.s. trap. WC:- 100mm dia., 'p' trap.

S.v.p. to be 100mm dia. uPVC connected to drain at base & terminated 900mm above head of windows. Bosses to be built - in to receive waste pipes & access plate at base:- Fittings with uPVC wastes and traps:- Bath:- 38mm dia., 75mm d.s. trap. Basin:- 32mm dia., 75mm d.s. trap. W.C.:- 100mm dia., 'p' trap. Rodding eyes at all changes of direction. Centre line of WC connection min. 200mm below centre line of bath or shower waste.

Smoke Detection: Mains operated linked smoke alarm detection system to BS 5446 – 1:2000 and BS 5839 – 6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back-up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen. Heat detector to be activated at temperature of 58°c. Upon completion Certificate of Installation to be provided to B.C.O.

Foundations to be formed to sizes & depths shown & agreed on-site with B.C.O. to suit prevailing soil conditions. All in 1:2:4 conc.

New Drains to be of 100mm dia. Supersleeve, laid to 1 in 40 falls & run as shown, with 150mm thick pea-shingle bedding. Where internal, new drains to be encased as for exg. (i.e. stirround in 150mm pea-shingle). Bridged with 2 no. 100 x 150mm r.c. lintels.

Exg. Drains Where becoming internal to be surrounded in 150mm pea-shingle & bridged where passing through structure with r.c. lintels with Flexcel between drain & lintel.

Electrical: All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self-certification scheme such as BRE Certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS 7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a Part P Certificate will be given to the Council.

Lighting: to new rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.l.t. 40 lumens / circuit watt. 1 fitting / 25m² & 75% of fittings to be low energy.

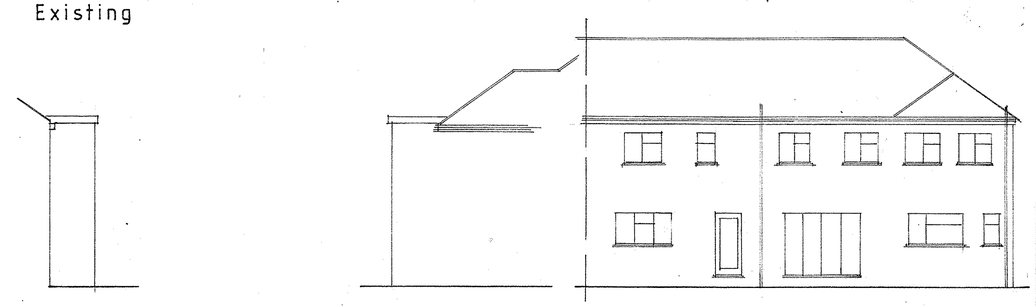
Ventilation to rooms as follows:- Habitable Rooms:- 10,000 sq mm background ventilation. Kitchens:- 4000 sq mm back. vent & ext. fan to extract 60 litres/sec. Bathrooms:- Ext. fan 15 litres/sec. 10mm gap left under bathroom door. W.C.:0 Ext. fan 3 air changes/hour & 15 min. over-run, light switch operated. Utility room 30 litres/sec. extraction. All fans ducted to external air.

Exg. central heating system to be extended into extension with pressed steel radiators, TRV's & insulated pipework. If boiler position to be changed new positioning to be decided by Gas Safe registered engineer.

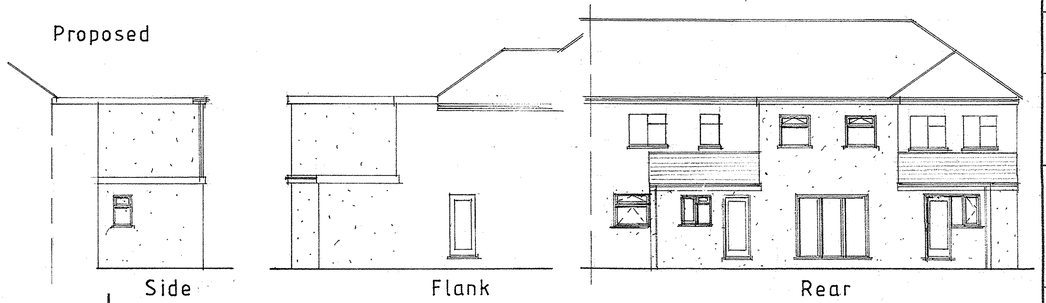
Standard Items
Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by virtue of the proposed works, will be accepting greater loadings will need to be exposed for consideration by the building control surveyor and upgraded or replaced if found necessary. All measurements are to be checked on site prior to ordering any materials. The Party Wall Act 1996 must be adhered to wherever relevant. It is the client's responsibility to seek expert advice from a professional party wall surveyor to ensure full compliance with the regulations.
Water board agreement must be provided in writing when necessary, prior to commencement of works.
Heating, lighting and internal finishes are to be agreed between the owner and chosen builder.
All structural timber members are to be grade c24 treated softwood marked KD (kiln dried) or dry to ensure the timbers have been properly stored.
All leadwork should be fixed and installed in accordance with the Lead Development Associations Handbook – 'Lead Sheet Building – A Guide to Good Practice'.

Elevations

Existing



Proposed



PLAN & SURVEY LTD
CHARTERED SURVEYORS
RICS
52A Picardy Road
Belvedere, Kent DA17 5QN
Telephone: 01322 445 133
Mobile: 07767 881 391
Mike Course MRICS
Email: planandsurvey@btinternet.com

Client: Mr and Mrs G. Payton

Job Title: 39, Upper Park Road, Belvedere, Kent. DA17 6AN

Drawing Title: Part single, part double, storey rear extension

Scale: 1:50 1:100

39/1

FVRepro Ltd
T: 01322 227 672 E: info@fvrepro.co.uk

841mm x 594mm A1