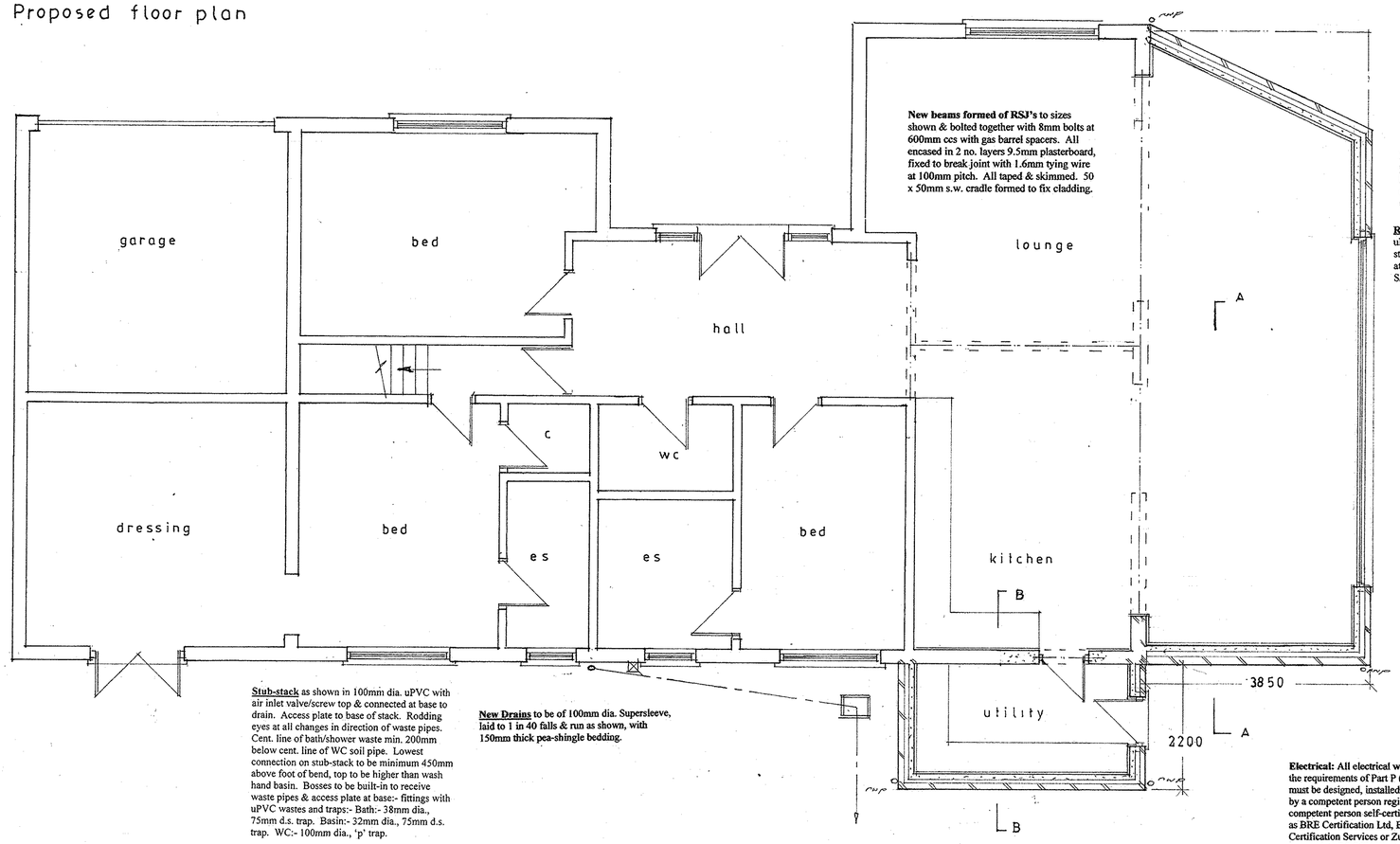
Proposed floor plan



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.

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.

New Drains to be of 100mm dia. Supersleeve, laid to 1 in 40 falls & run as shown, with 150mm thick pea-shingle bedding.

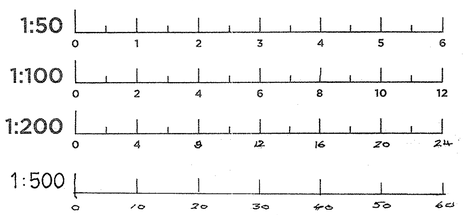
Pitched Roof to be of s.w. timber to sizes and centres shown & all framed together. Rafters & clg joists to be strapped to walls & plates with 30 x 6 x 900mm galv. m.s. straps at 1200mm ccs, plugged and screwed to walls. Slope covered in Tyvek breathable roofing felt with s.w. battens at gauge to suit 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'.

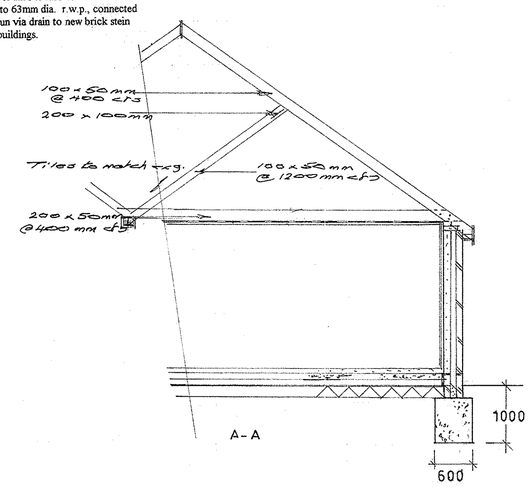
Valley Gutter formed of non- bituminous felt underlay on lay boards with Code 5 lead valley lining in max. 1500mm. Layboards to be 25mm thick external ply with linings carried 450mm up under tiling on the sides.

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.

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. Backgroun vents to windows to be 1.75mm above floor level.

Scale Bars (m)





Cavity Walls- Full Fill: - To achieve minimum 'U' value of 0.28W/m²K. Provide 103mm facing brick to match existing construction. 100mm cavity with 100mm Rockwool cavity batts & 100mm lightweight block K value 0.11. Internal finish 13mm lightweight plasterboard on dabs. Walls to be built with 1:1:6 cement mortar. Wall ties to be at 450mm vertical centres. Cavity to be carried min. 225mm below DPC.

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%.

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.

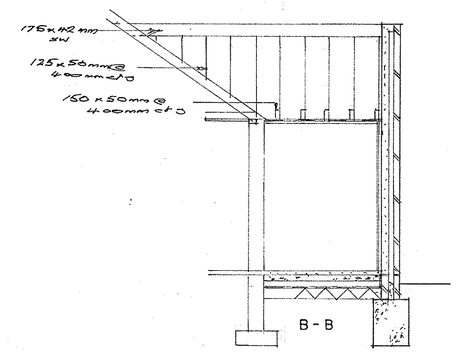
Foundations to be formed to sizes & depths shown & agreed on-site with B.C.O. to suit prevailing soil conditions. All in 1:2:4 conc. Eccentric foundations to have min. 50mm outer spread.

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.

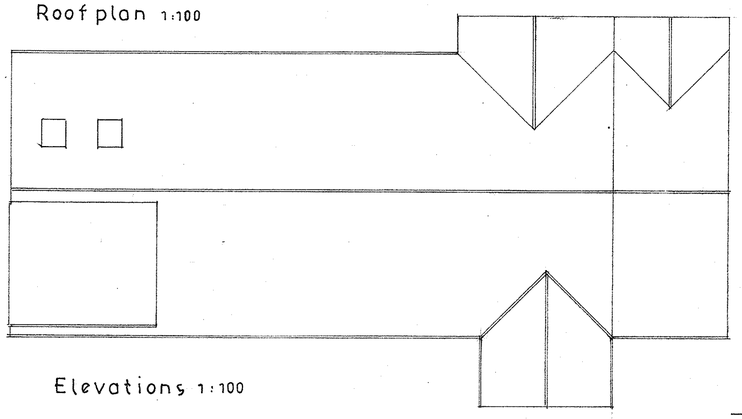
Ventilation to rooms as follows:- Habitable Rooms:- 10,000 sq mm background ventilation. Kitchens:- 4000 sq mm back. vent & ext. fan to extract 60 litres/sec. Bathrooms:- Ext. fan 15 litres/sec. 10mm gap left under bathroom door. W.C.:0 Ext. fan 3 air changes/hour & 15 min. over-run, light switch operated.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

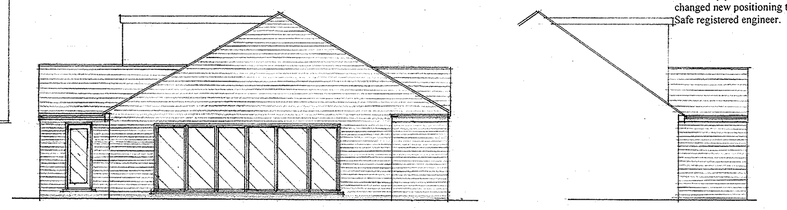


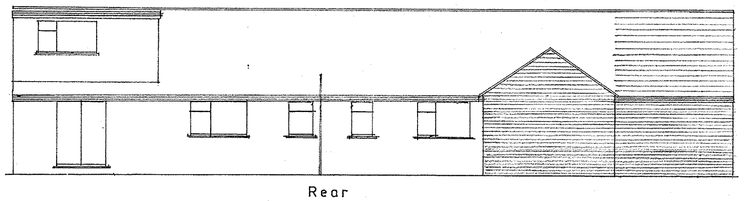
Standard Items
Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by 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'.

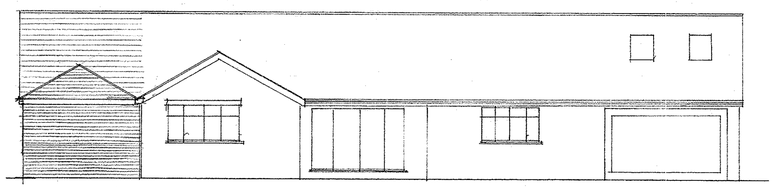
Roof plan 1:100



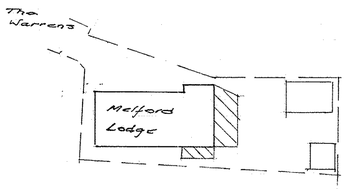
Elevations 1:100







Block plan 1:500



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Client
Mr N. Fathers

Job Title
Melford Lodge
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Kent DA3 8DB

Drawing Title
Single storey side and rear extensions

Scale 1:50 1:100 1:200

841mm x 594mm A1