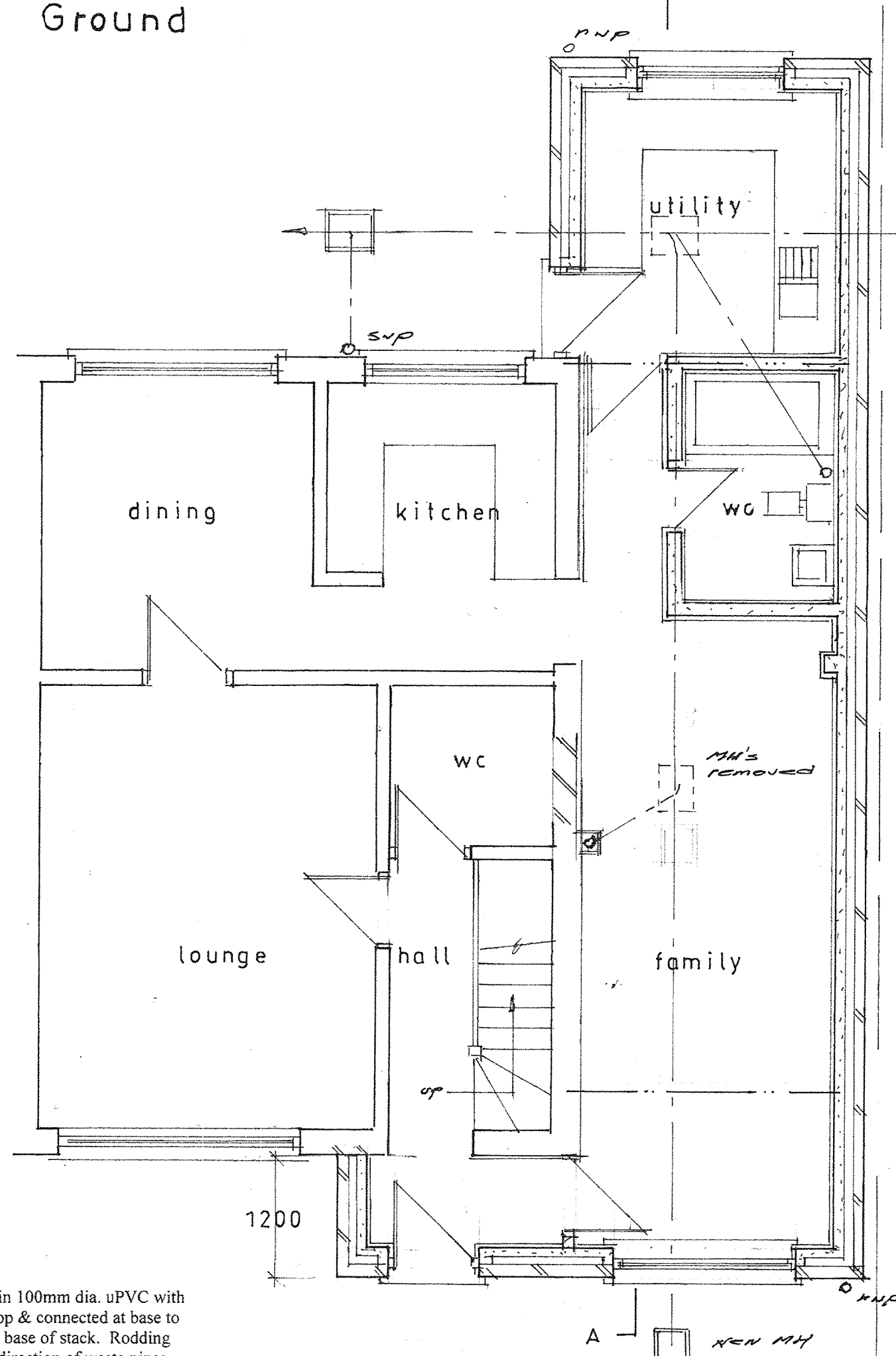
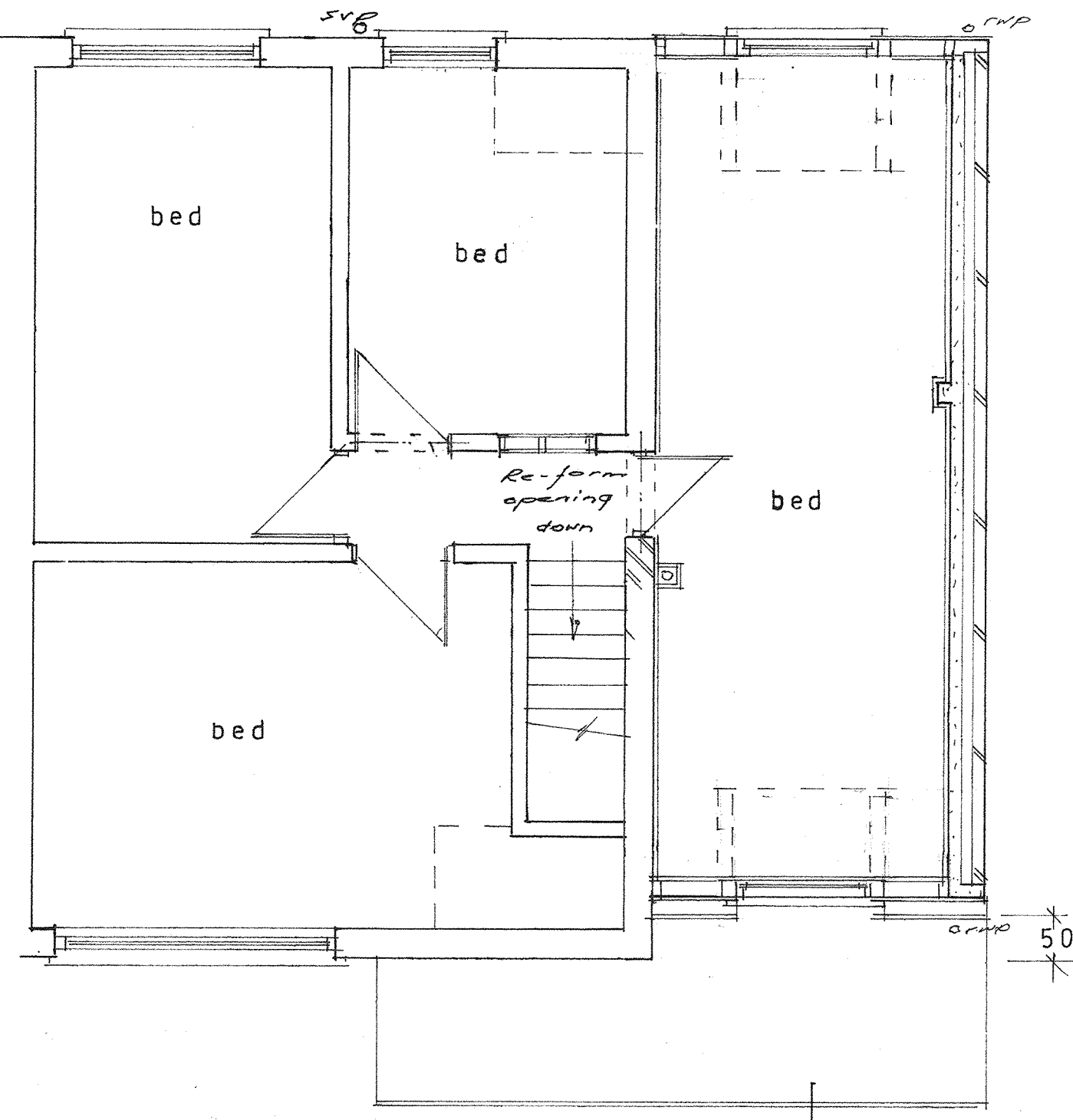


Proposed floor plans

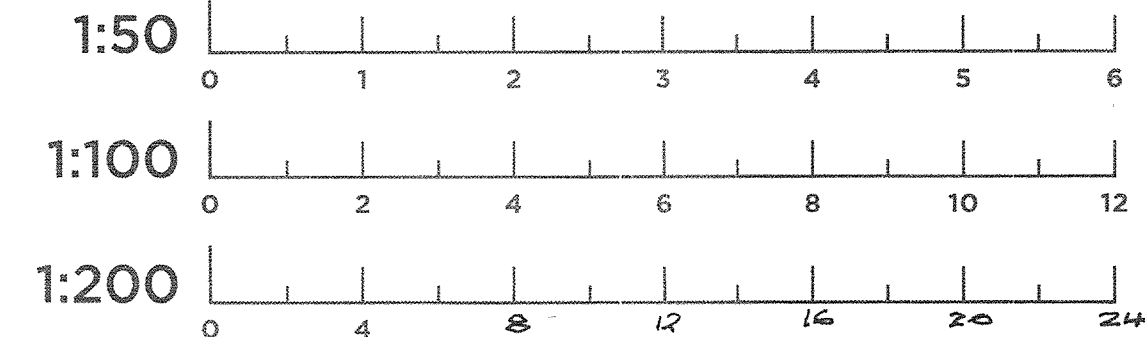
Ground



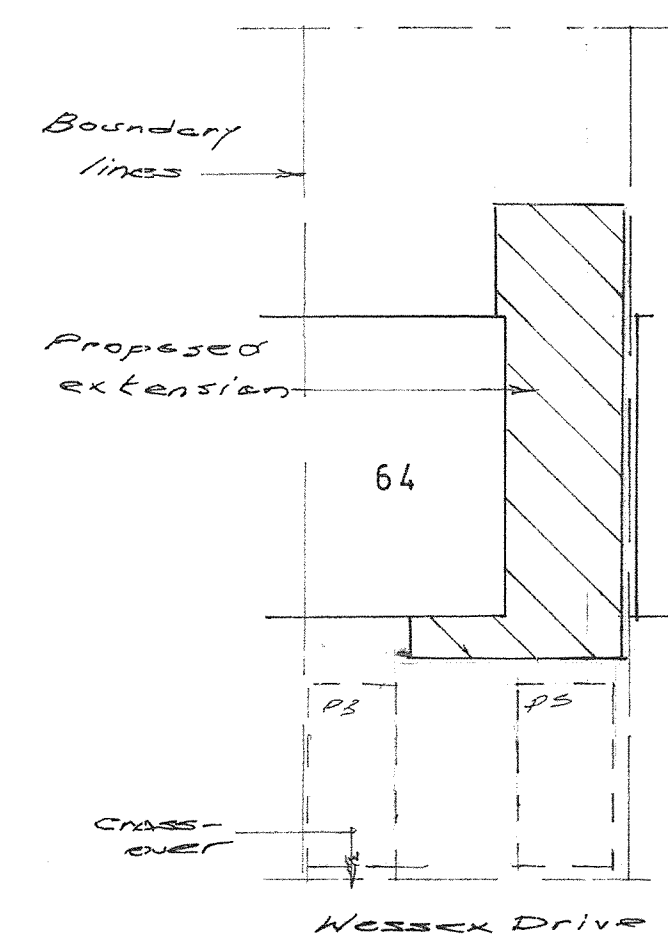
First



Scale Bars (m)



Block plan 1:200



**Cavity Walls- Full Fill:** - To achieve minimum 'U' value of 0.28 W/m<sup>2</sup>K. Provide 103mm facing brick to match existing construction. 100mm cavity with 100mm Rockwool cavity bats & 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.

**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.

**Movement Joints** to be formed of Flexcel or similar boarding with masonry 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%.

**Lighting:** to new rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.l.l. 40 lumens / circuit watt. 1 fitting / 25m<sup>2</sup> & 75% of fittings to be low energy.

**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/stoys 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.

**Windows and Doors** to be d.g. uPVC framed units with draught-strip to all openings. All casements. All glazing in safety glass & locks on casements. All glazing to have 25mm gap. Low E glass. Average U value to be 1.6 W/m<sup>2</sup>K to windows & 1.8 W/m<sup>2</sup>K 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.

**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.

**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.

**Pitched Roof** to be of s.w. timber to sizes and centres shown & all framed together. Rafters & c/g 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 & c/g of 9.5mm plasterboard, taped & skimmed. 270mm thick Rollbatt insulation to 'cold roof'.

**Cold pitched roof construction** to be of rafters to sizes, centres & pitch indicated on plan. Across rafters breathable sarking felt with 25 x 38mm tanalised timber battens & 25mm thick treated vertical counter battens. Below rafters 500 gauge polythene vapour barrier & 52mm Celotex PL 4000 under barrier with 100mm Celotex GA 4000. 5mm skim coat to underside.

**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.

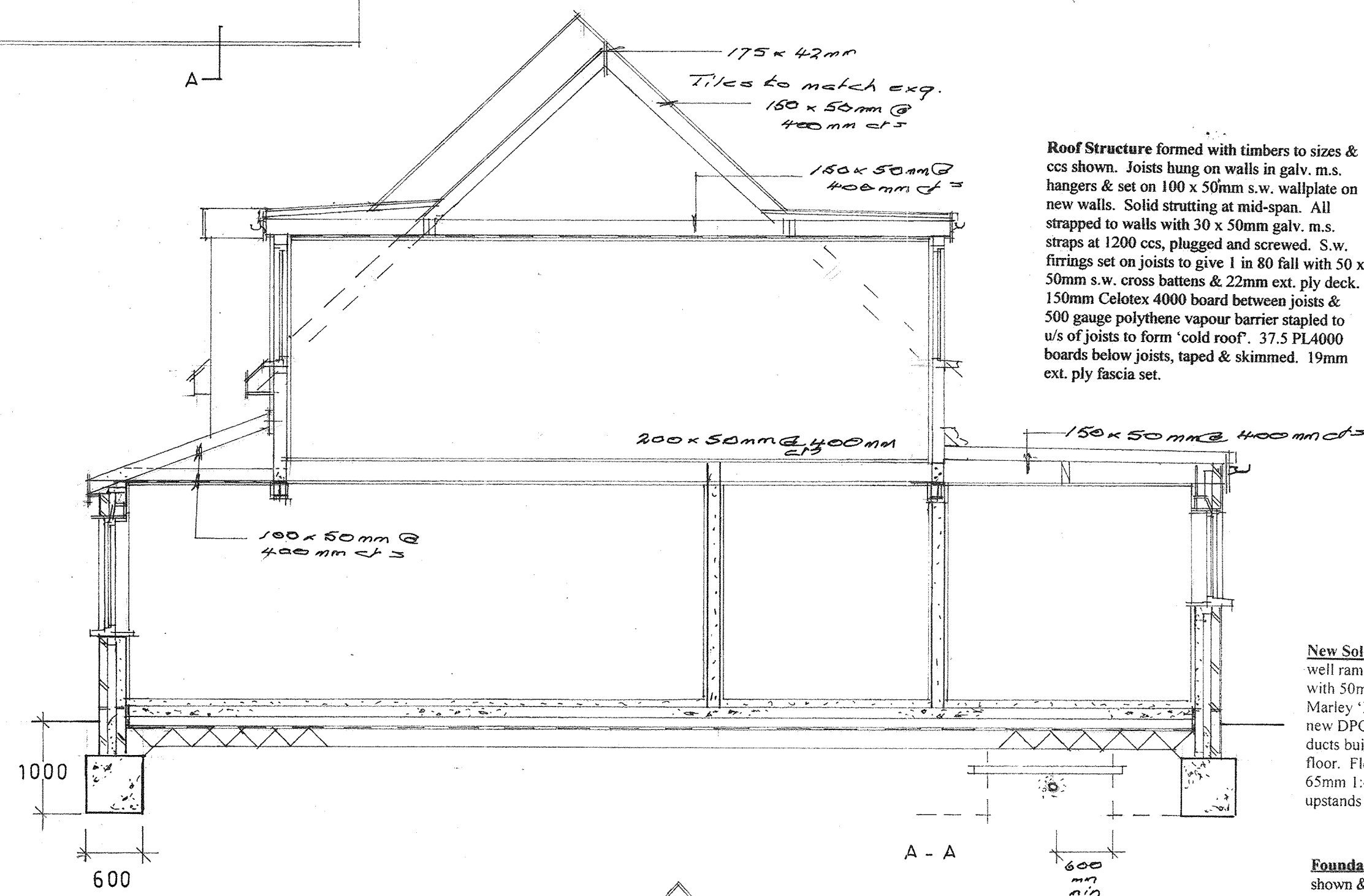
**New M/H** formed on drain run as shown with min. 150mm conc. base & 225mm semi-eng' chg bk walls in 1.3cm. Drains in MH in channel section with benching around. MH to have pressed metal cover & frame.

**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. surround in 150mm pea-shingle). Bridged with 2 no. 100 x 150mm r.c. lintels.

**Public Drainage** Exg MH on sewer to be removed & exg drain made good in full round clayware. Existing sewer to be surrounded in 150mm thick pea shingle & bridged where passing through foundations with RC lintels. Foundations to be kept min. 600mm clear of exg sewer. New drain branch connections to sewer to discharge in direction of flow of sewer. New MH formed externally of extension with drain for rodding connected to main sewer.

**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.

**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.



**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. firings 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.

**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 180F sanded underlay with 350F mineral surfaced polyester cap sheet. Felt welded at verges & eaves & dressed 150mm up abutments with Code 4 lead-cover flashings.

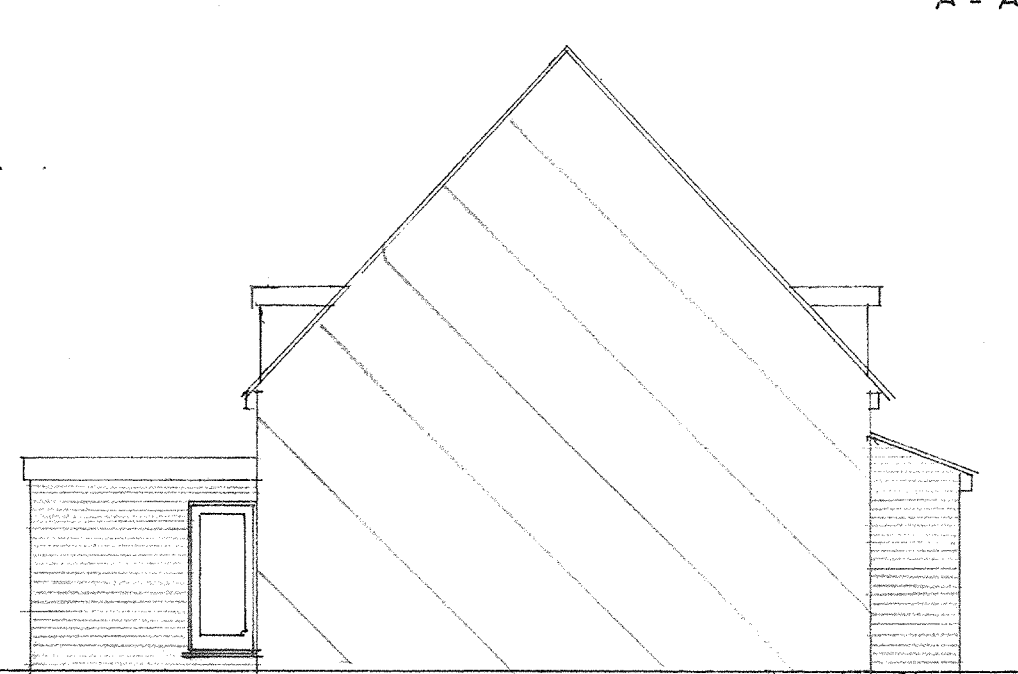
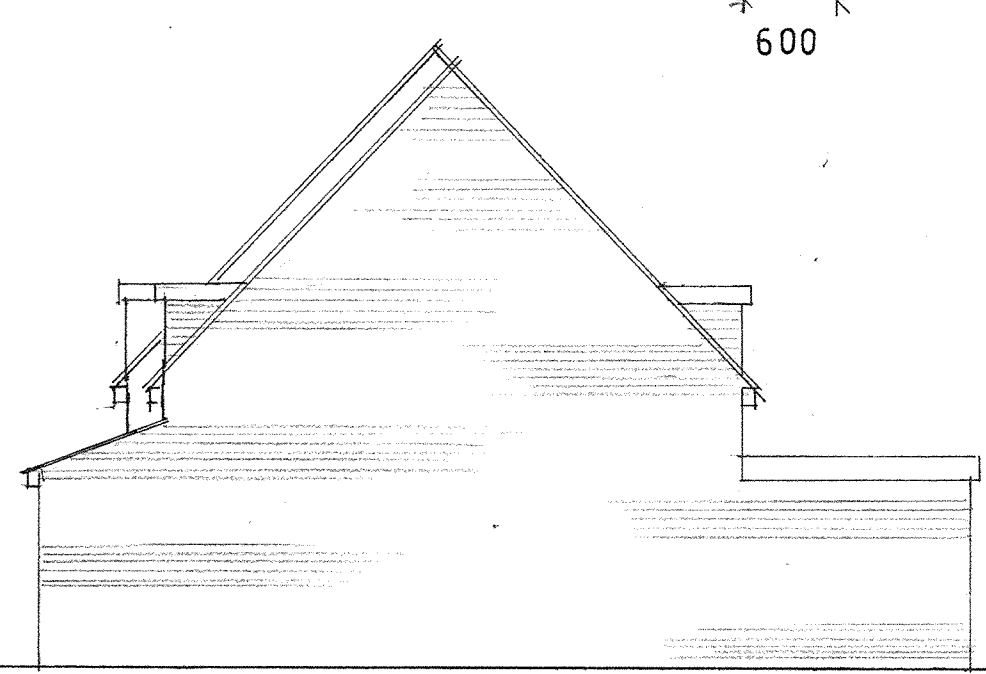
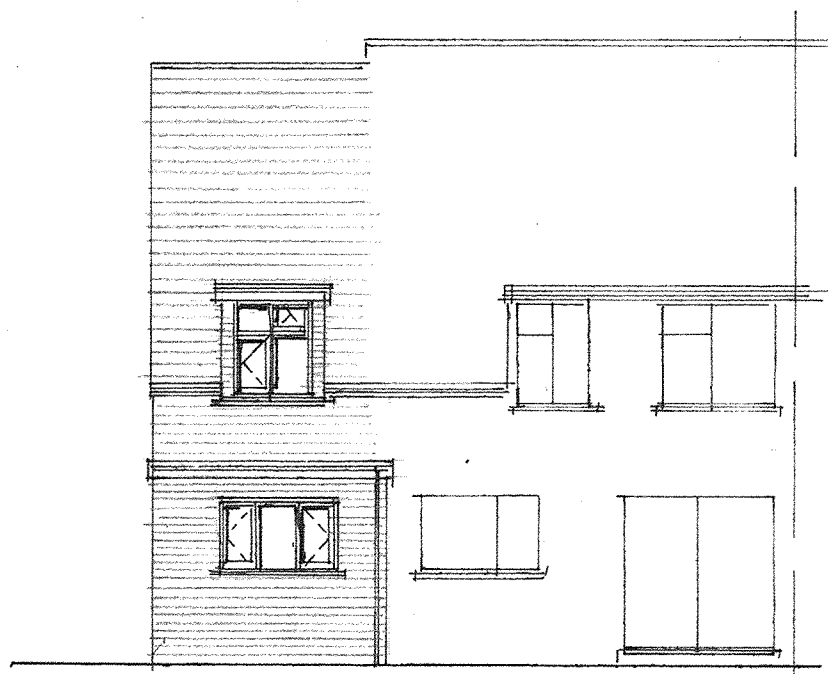
**Rainwater Disposal** by means of 100mm dia. uPVC gutters fixed to falls to fascias with stop-ends & outlet to 65mm dia. r.w.p., connected at base to b.g. & run via drain to new brick drain S/A min. 5m from buildings.

**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.

On commencement of foundations BCO to inspect due to swallow holes. Foundations to be reinforced as required.

**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 affected will need to be accepted 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'.



Front.

Rear

Flank

Side

PLAN & SURVEY LTD  
CHARTERED SURVEYORS

RICS

Mike Course MRES  
Email: planandsurvey@btinternet.com

Client  
Mr K Thind

Job Title  
64 Wessex Drive  
Erith Kent  
DA8 3AF

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