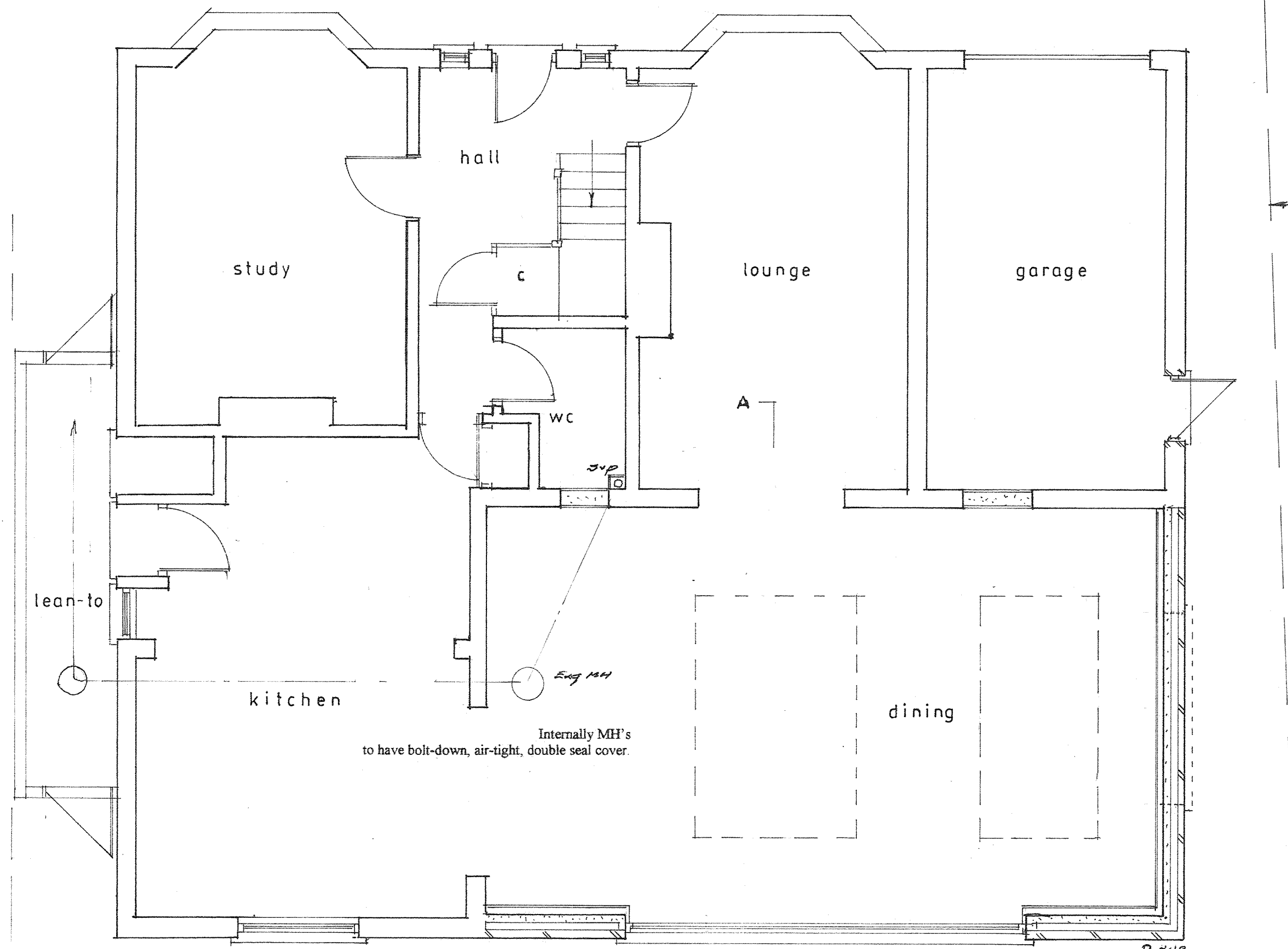


Proposed floor plan 1:50



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 130-140 PIR insulation board. 12.5mm plasterb'd clg, taped & skimmed. 19mm ext. ply fascias against wall to form 'warm roof' with drip batten.

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 Lights & Roof Windows - Roof lights min. 2.2W/m² 'U' value. Roof windows min. 1.6W/m² 'U' value. Double glazing to have 20mm argon gap & soft coat low-E glass. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

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 double-glazed uPVC framed units with draught strip to all openers. Glazing to be in safety glass where appropriate and locks on all openers and doors. Sealed units to have overall width of 28mm with min. 20mm Argon filled gap and Low-E aluminium soft coated glass. Average U values to be 1.2W/m²K for windows and 1.0W/m² for doors. Background vents to be min. 1.75m² all. Habitable rooms and Kitchen windows to have min. width 450mm escape casement with min. o/a area of 0.33sq M.

Suspended Timber Floor of 150mm thick, well rained, broken brick hardcore, 50mm sand blinding, 100mm thick 1:2:4 concrete oversite. Honeycomb brickwork sleeper walls at 1000mm ccs, DPC on wall with 100 x 50mm s.w. wallplate. Joists to sizes & ccs shown, nailed to plates. 150mm PIR insulation fixed between joists on timber battens. 25mm T & G flooring grade chipboard deck. Floor vented with air bricks at 1200mm ccs.

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.

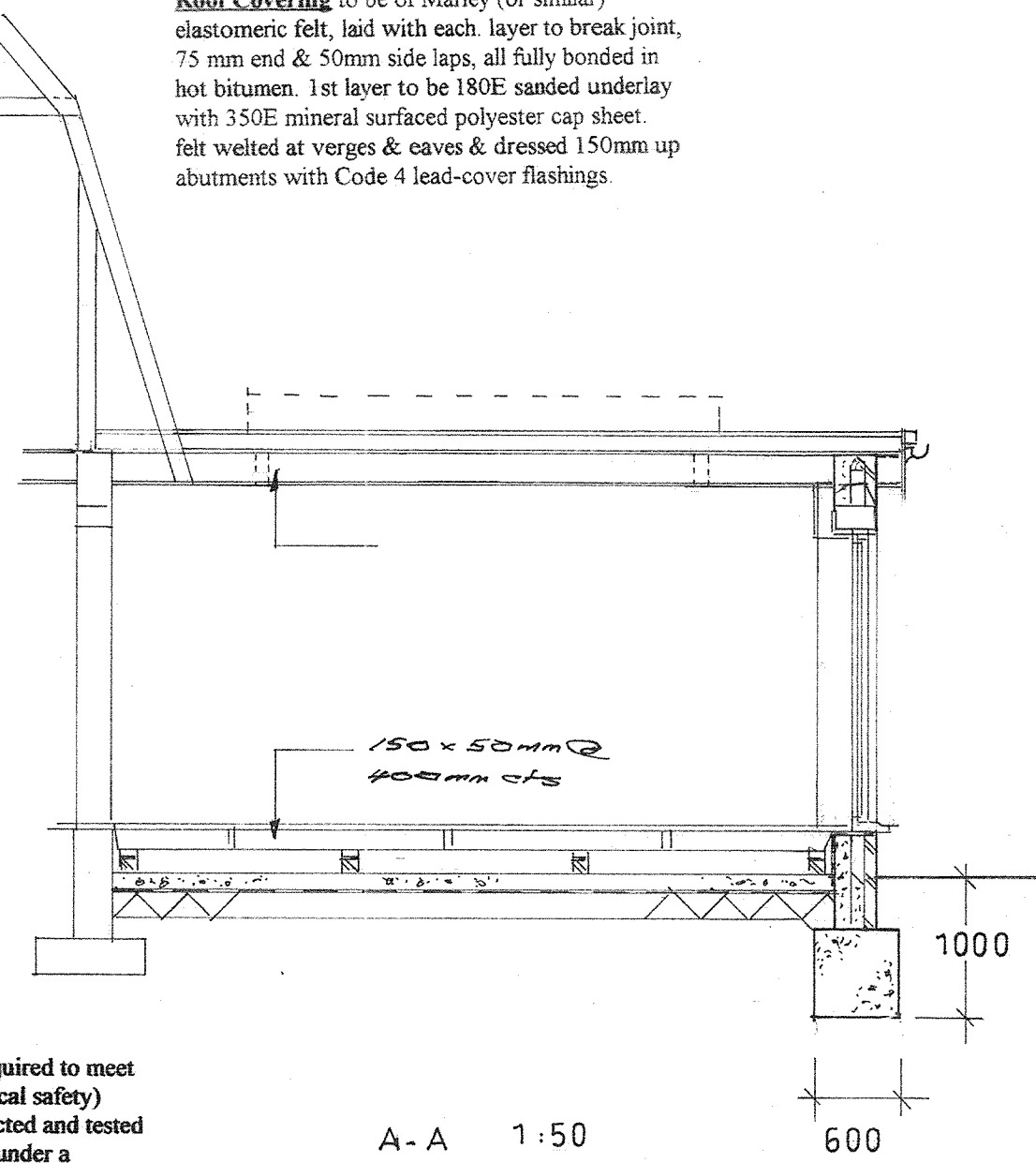
Lighting: to new rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.l.t. 40 lumens / circuit watt. 1 fitting / 25m² & 75% of fittings to be low energy.

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.

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.

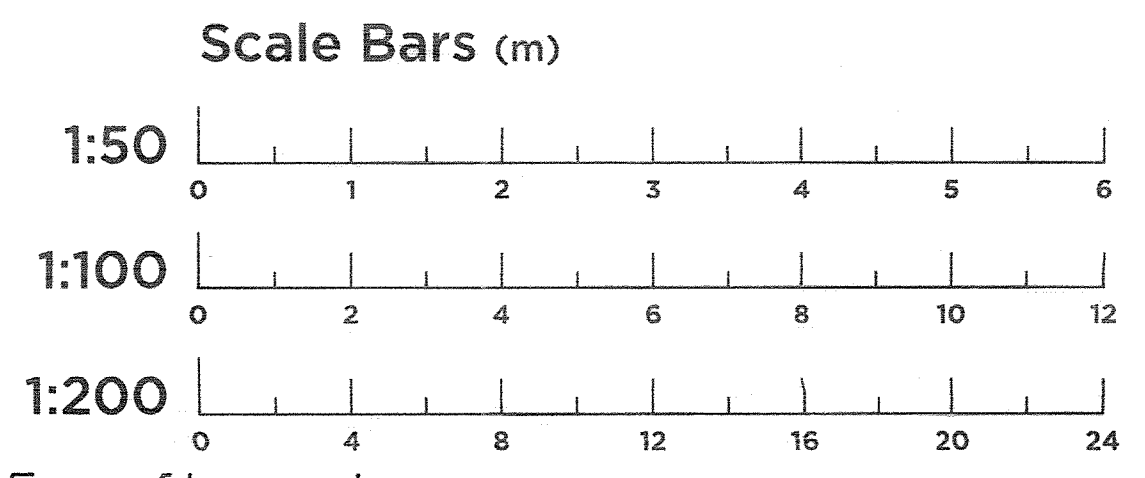
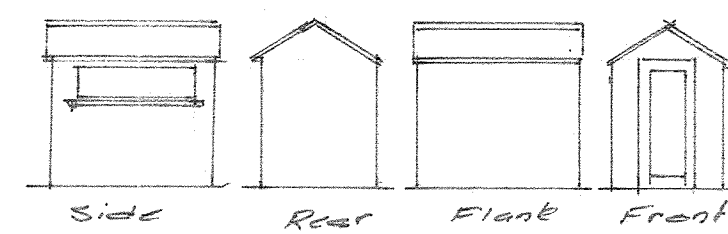
Cavity Walls- Full Fill: - To achieve minimum 'U' value of 0.28W/m²K. Provide 103mm facing brick to match existing construction. 150mm cavity with 150mm Rockwool cavity batts full fill insulation & 100mm lightweight block K value 0.11. Internal finish 13mm lightweight plasterboard on dabs. Walls to be 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 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%.

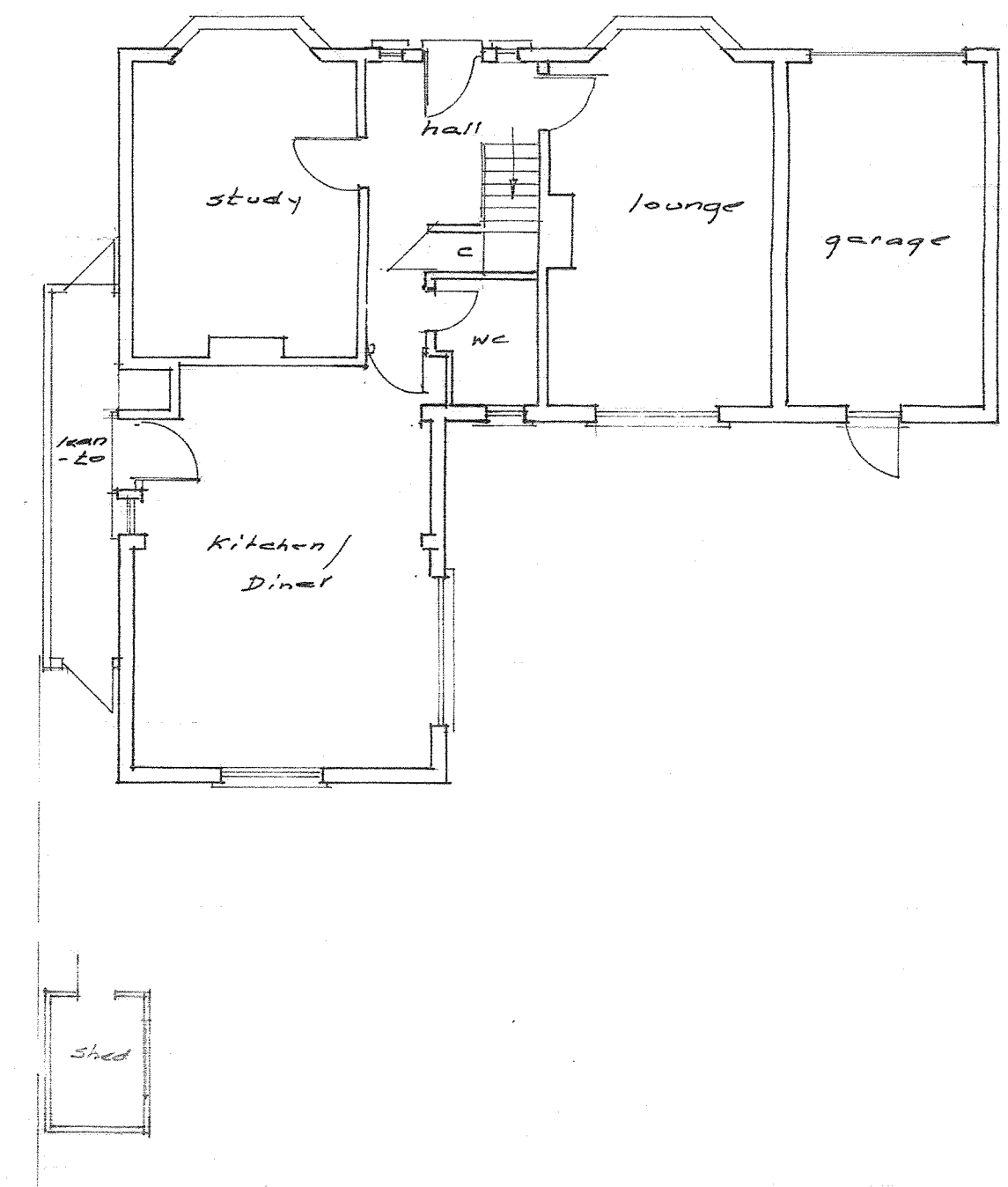


Foundations to be formed to sizes & depths shown & agreed on-site with B.C.O. to suit prevailing soil conditions. All in 1:2:4 conc.

Shed elevations (Exg)

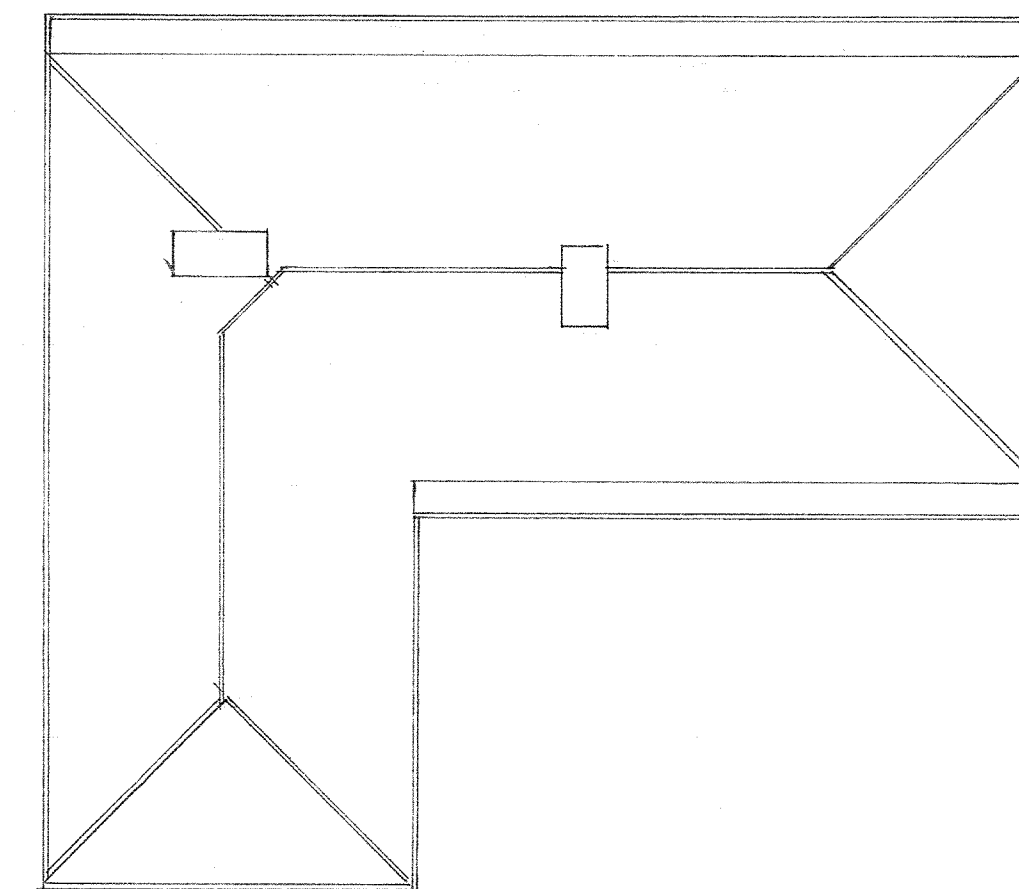


Exg floor plan 1:100

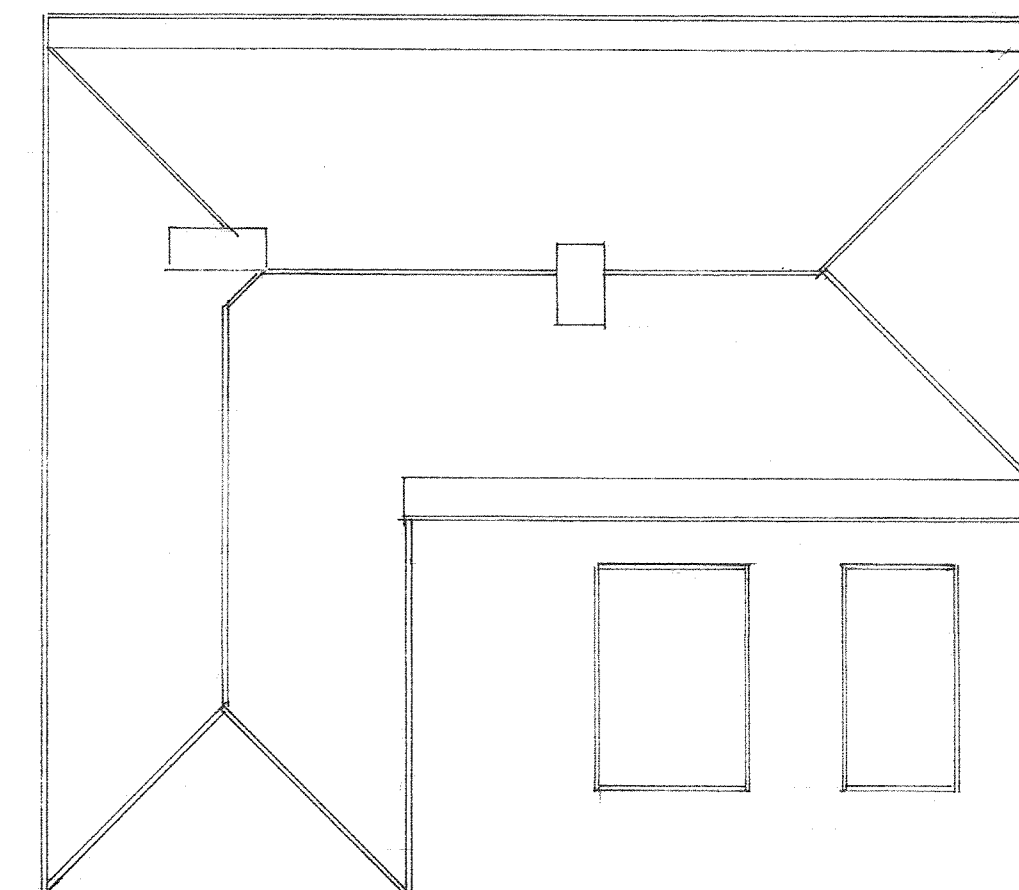


Roof plans 1:100

Existing



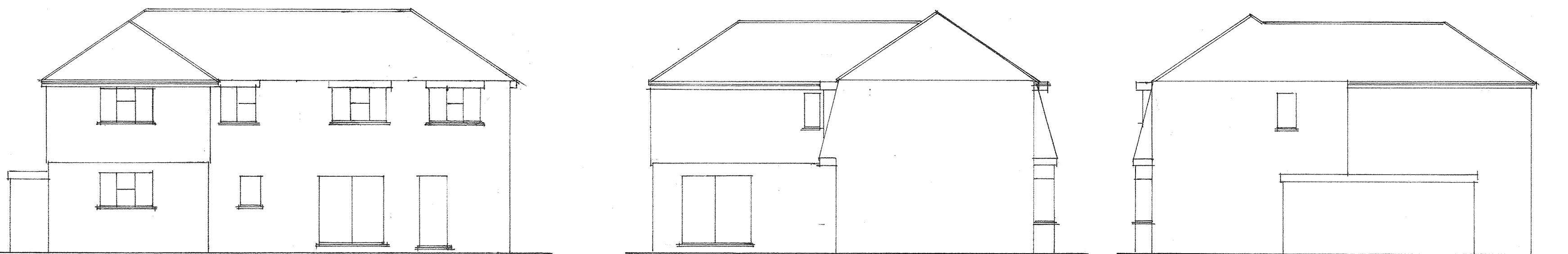
Proposed



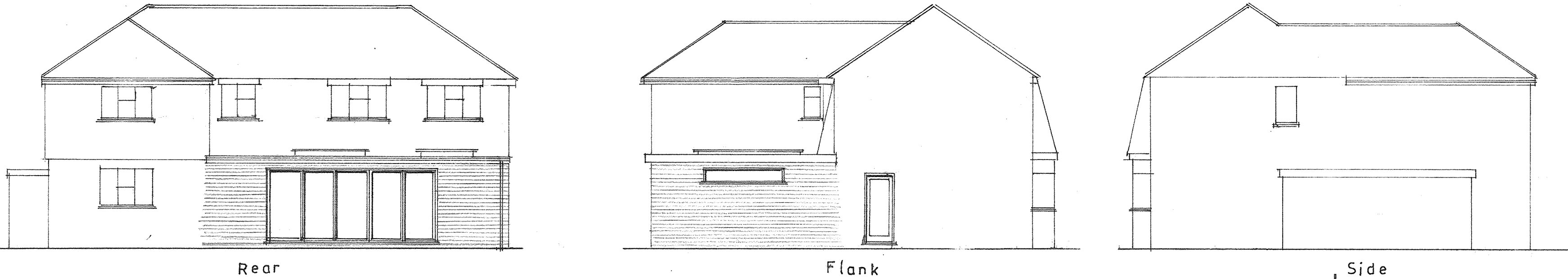
Standard Items
Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by 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 1:100

Existing



Proposed



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