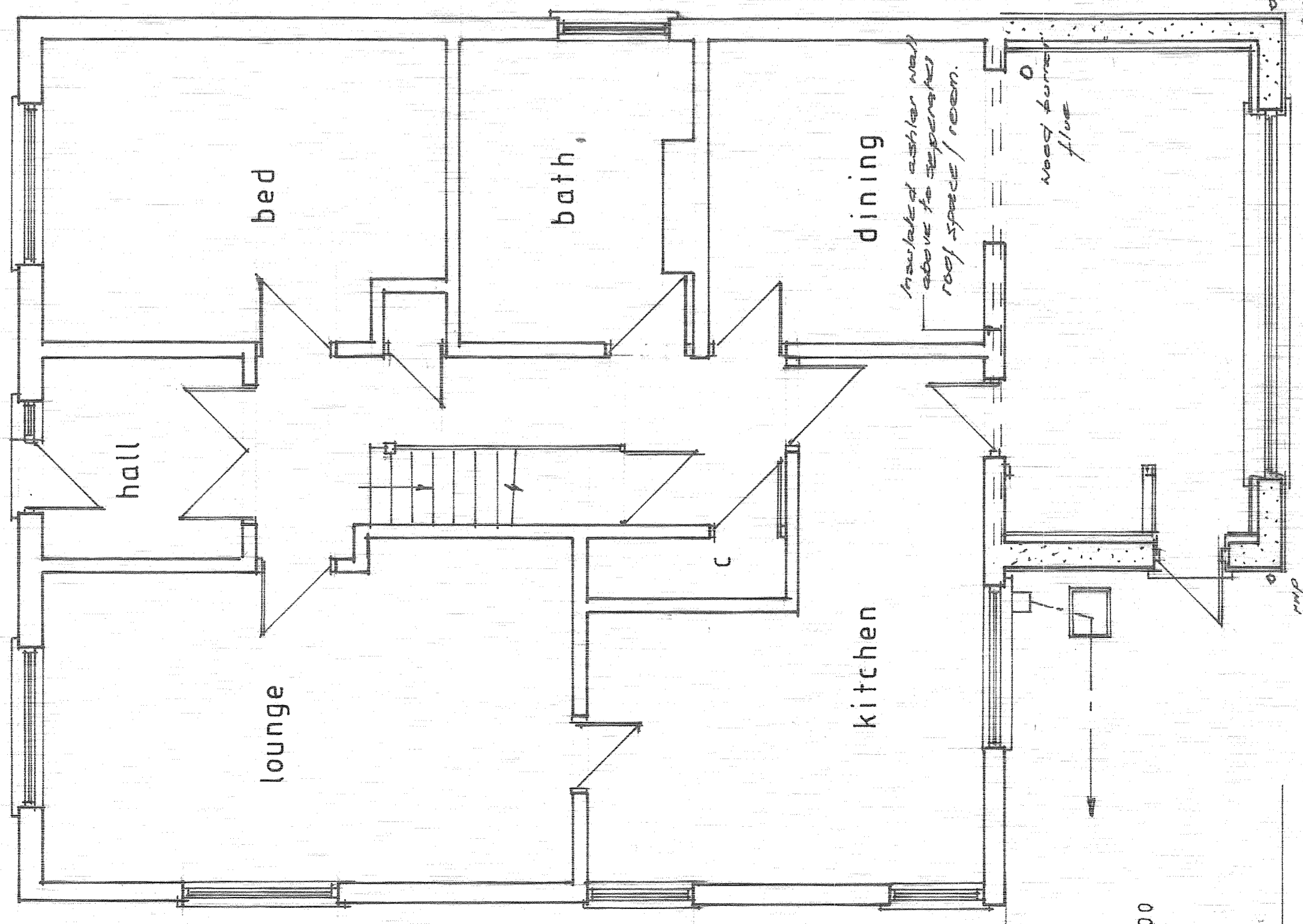


Proposed floor plan 1:50



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

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

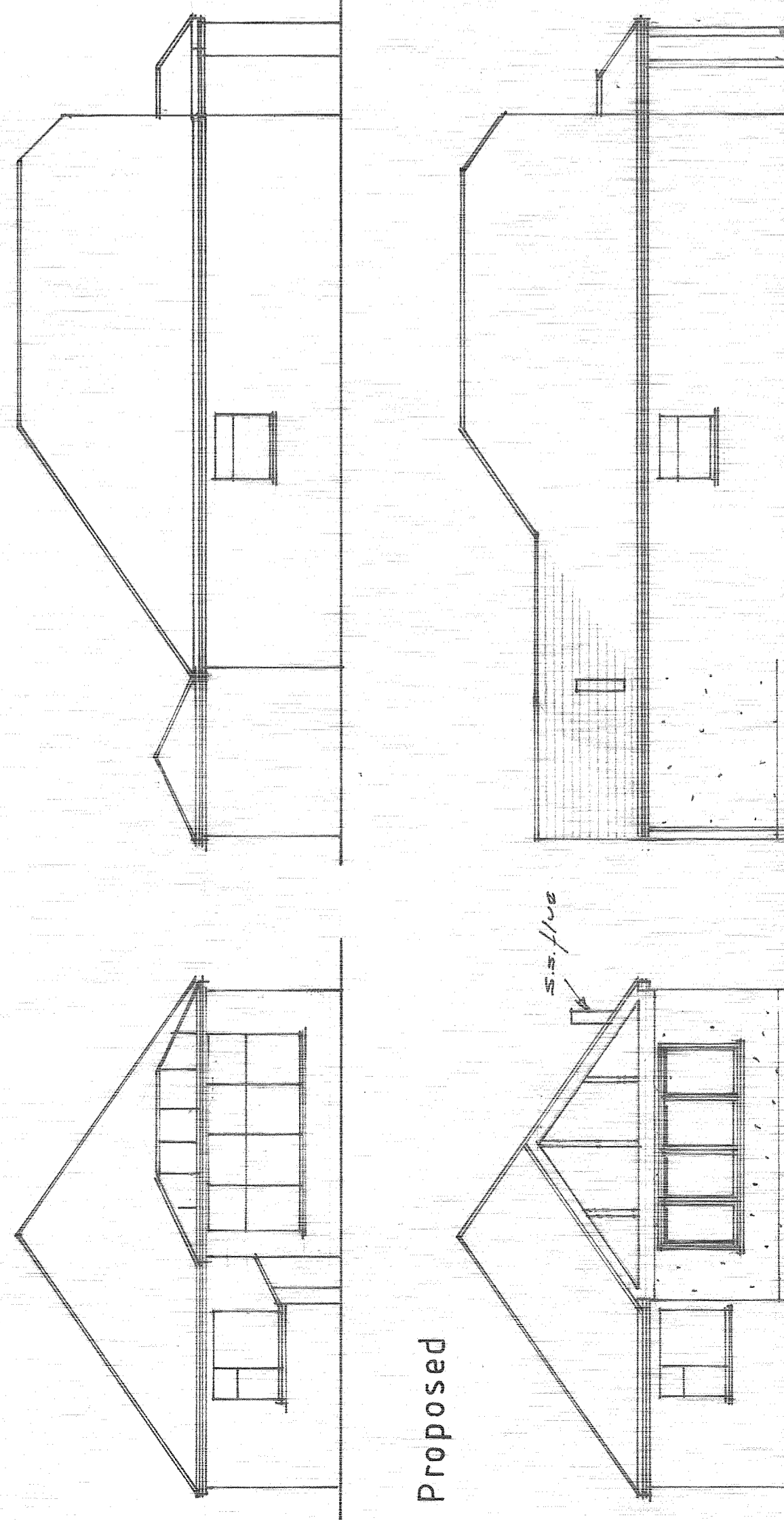
External Walls to be of 215mm conc. blocks laid in 1:3cm below DPC 'Hyload' DPC connected to e.g. & min. 150mm a.g.l. above DPC walls of 215mm Celcon Solar blocks. Plaster to be applied to both sides in stretcher bond with E.M.L. in every 3rd course, between windows and below windows within a 45 degree angle. New work bonded to e.g. at junctions with s.s. profiles. Walls sealed externally and rendered with 1:5 render with 70mm Kooltherm 119 on both sides. Windows 47 x 25mm s.w. battens & 3mm skim. Windows bridged with eptic insul. Linels with min. 150mm end bgs. Windows double-glazed with glass area min. 10% floor area, operable area min. 5% floor area. Render to be 20mm thick, 2 coat finish.

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%.

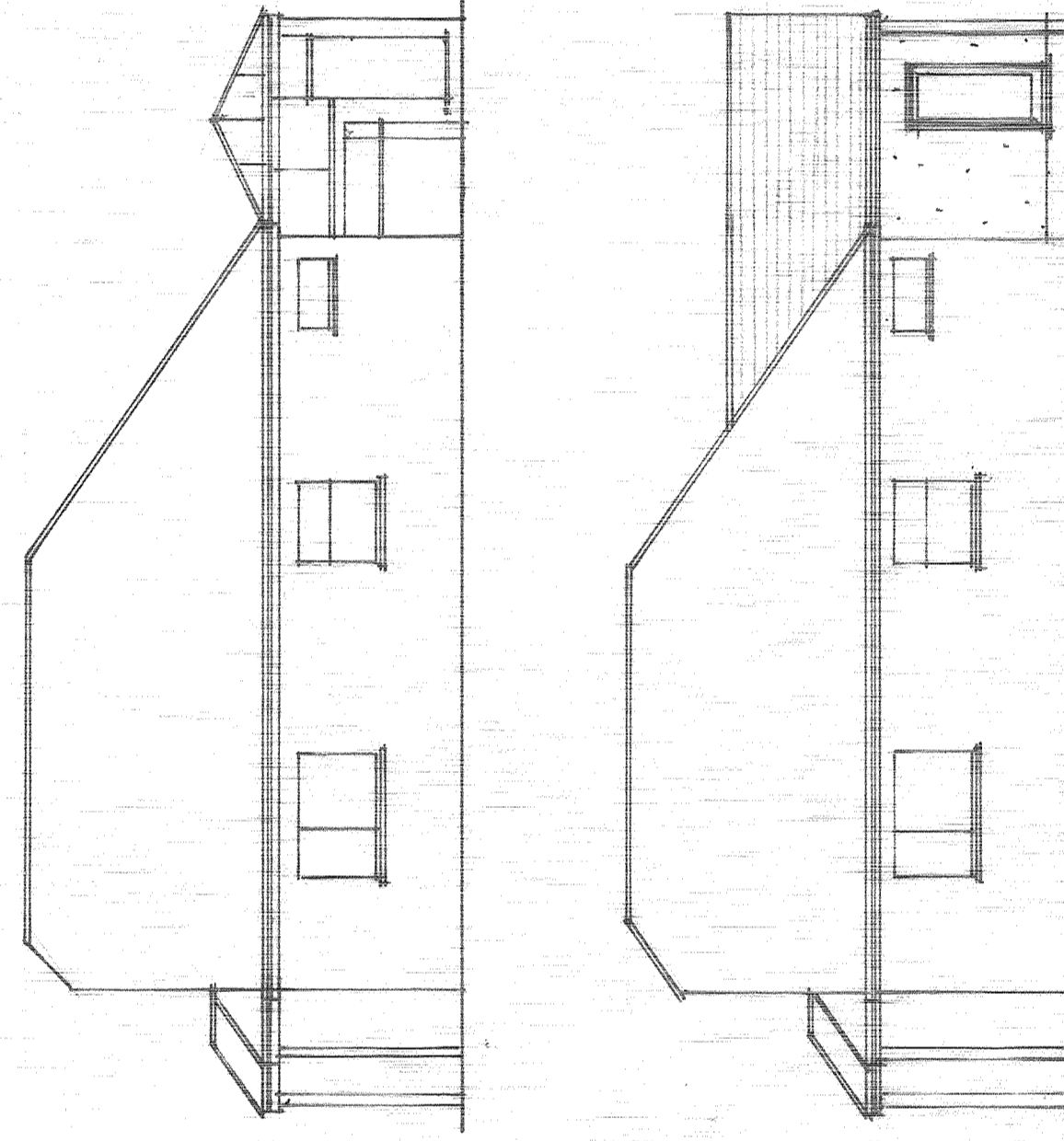
Boundary - no encroachment

Windows and Doors to be double-glazed uPVC framed units with draught strip to all operators. Glazing to be in safety glass where appropriate and locks on all openers and doors. Sealed units to have overall width of 20mm with min. 20mm clear gap and U.V. values to be 1.2W/m²K for windows and 1.0W/m² for doors. Background vents to be min. 1.75m² ad. Habitable rooms and Kitchen windows to have min. width 450mm escape easement with min. o/a area of 0.33sq M.

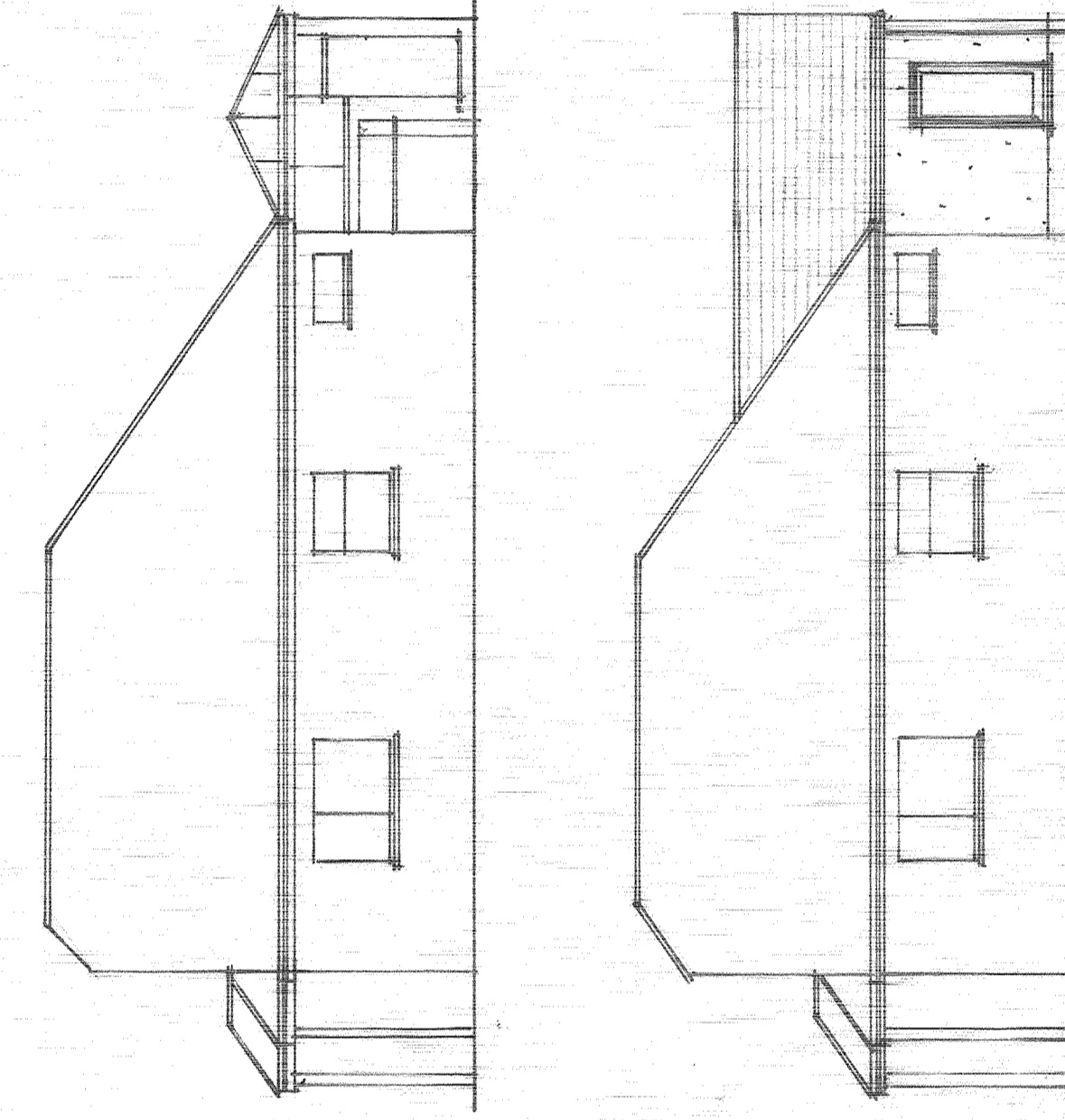
Elevations Existing 1:100



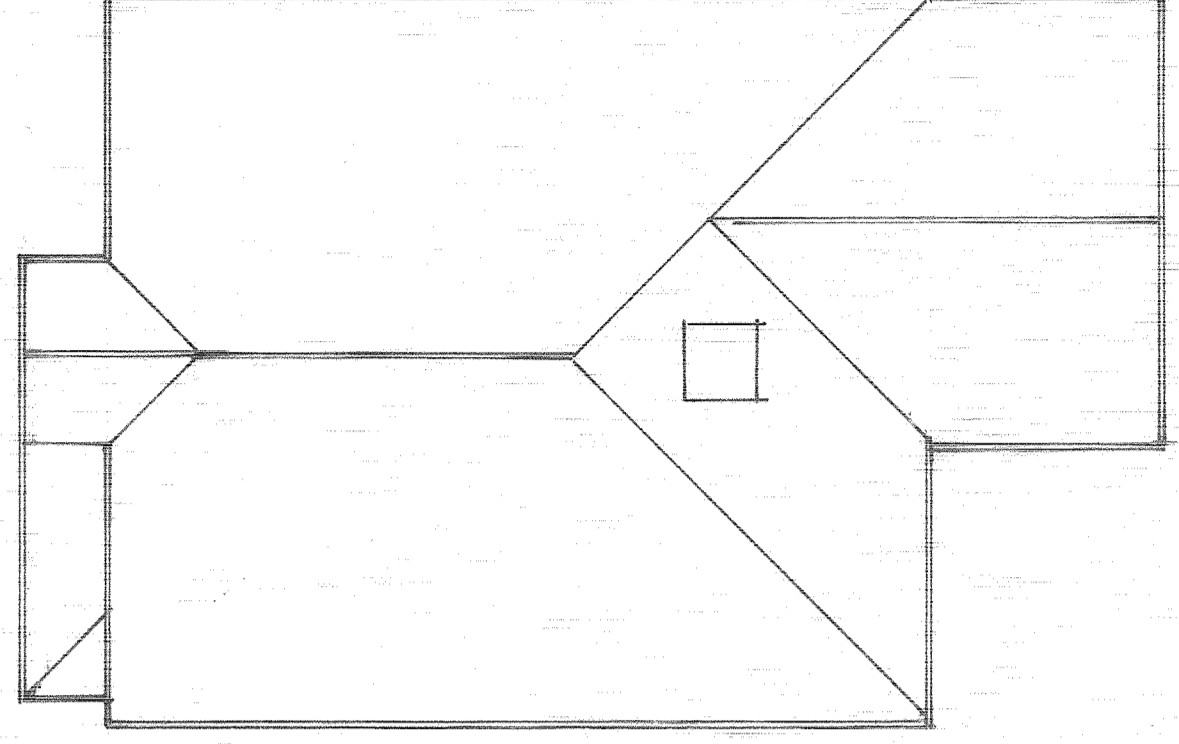
Proposed



Roof plans Existing 1:100

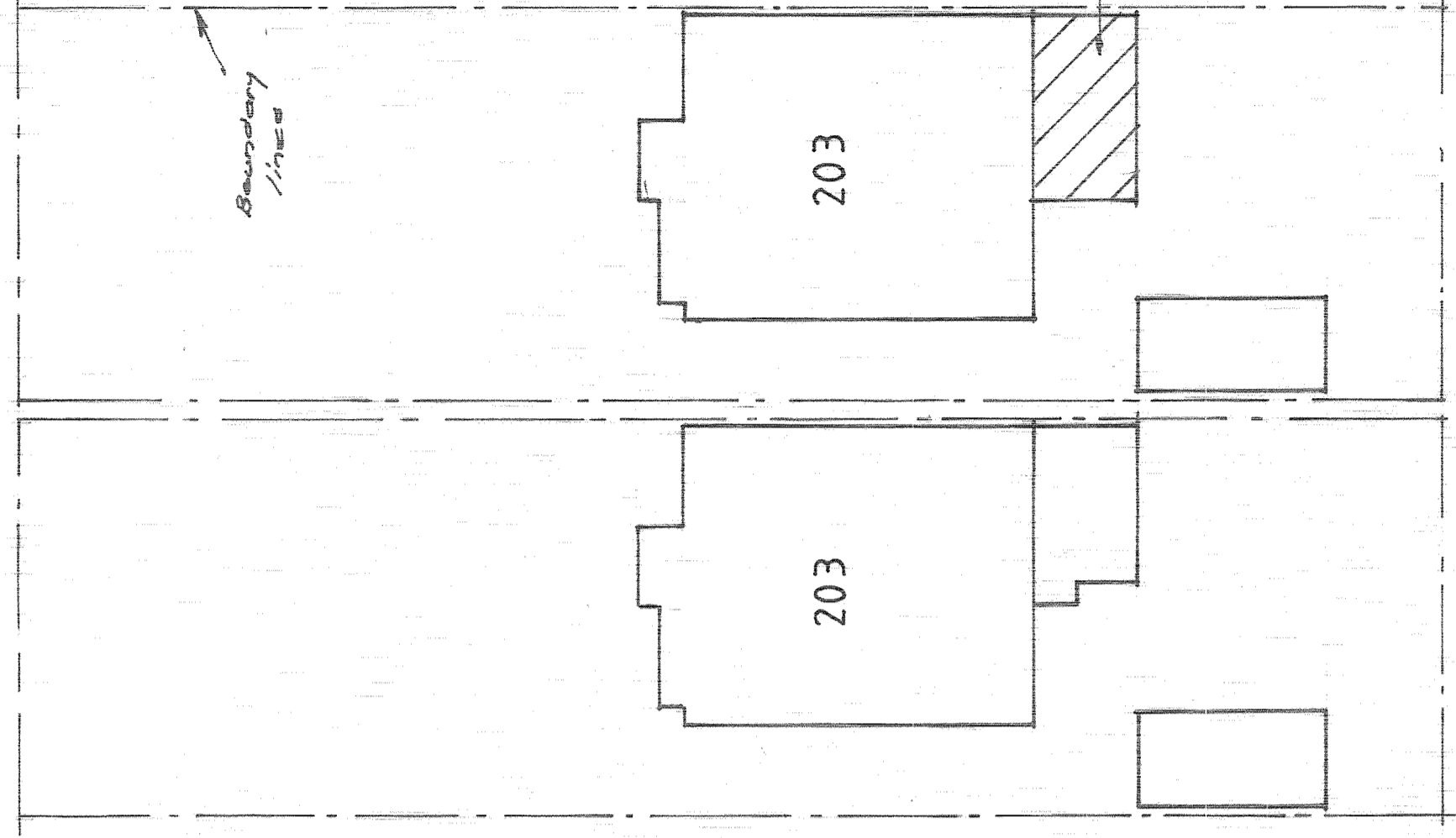


Proposed

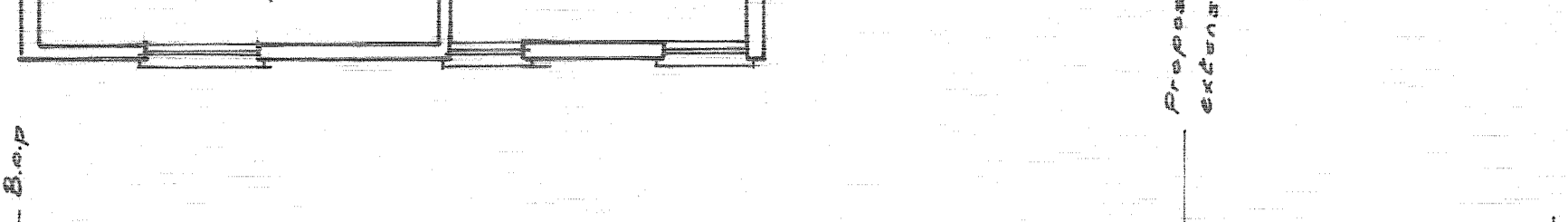


Block plans 1:200

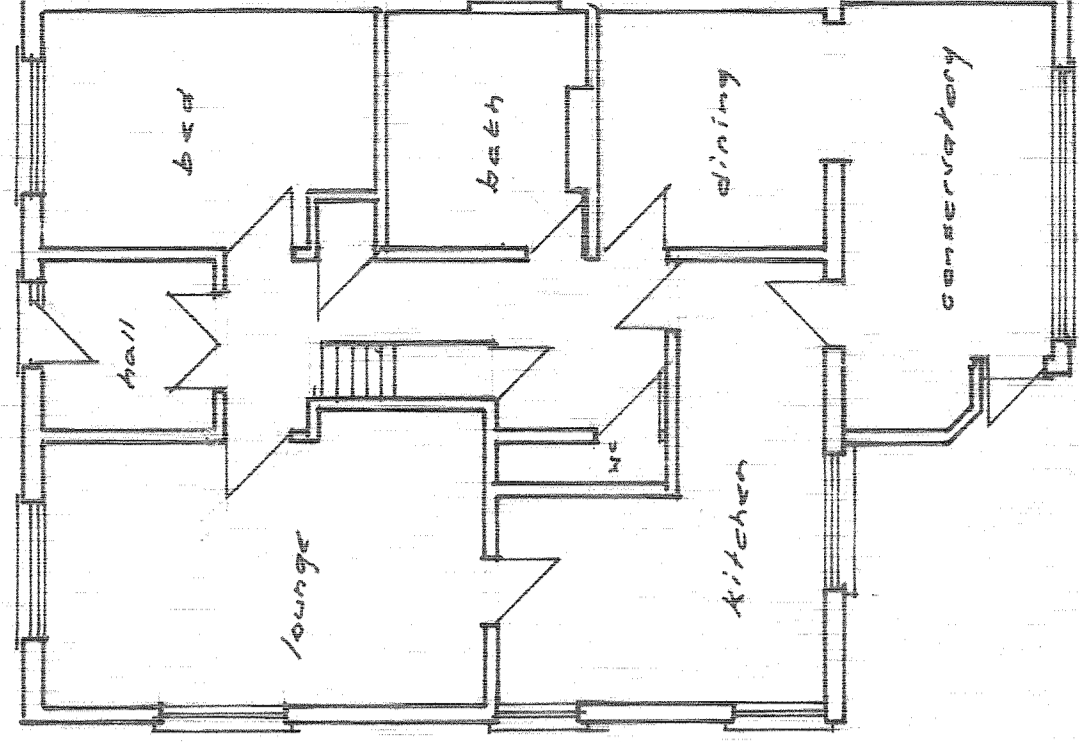
Existing



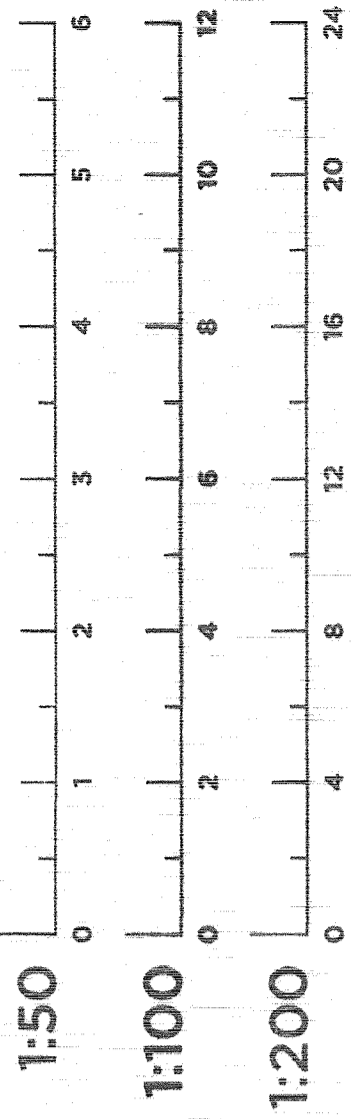
Proposed



Exg floor plan 1:100



Scale Bars (m)



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, shall be identified by the contractor and agreed in writing with the architect. All measurements are to be taken from the finished ground level unless otherwise stated. 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. Where an agreement must be provided in writing, it is the client's responsibility to ensure that it is in accordance with the Party Wall Act 1996 and the Party Wall (Amendment) Act 2004. Heating, lighting and internal finishes are to be agreed between the owner and the contractor. All structural timber members are to be grade c24 treated softwood marked KD (kain dried) or dry to ensure the timbers have been properly stored. All leadwork should be fixed and installed in accordance with the Lead Development Authority's Code of Practice for Lead Sheet Building - A Guide to Good Practice.

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Client
Mr P. Barnden

Job Title
**203, Main Road
Longfield, Kent**

Drawing Title
Single storey rear extension

DA3 7PJ

Scale
1:50 1:100 1:200