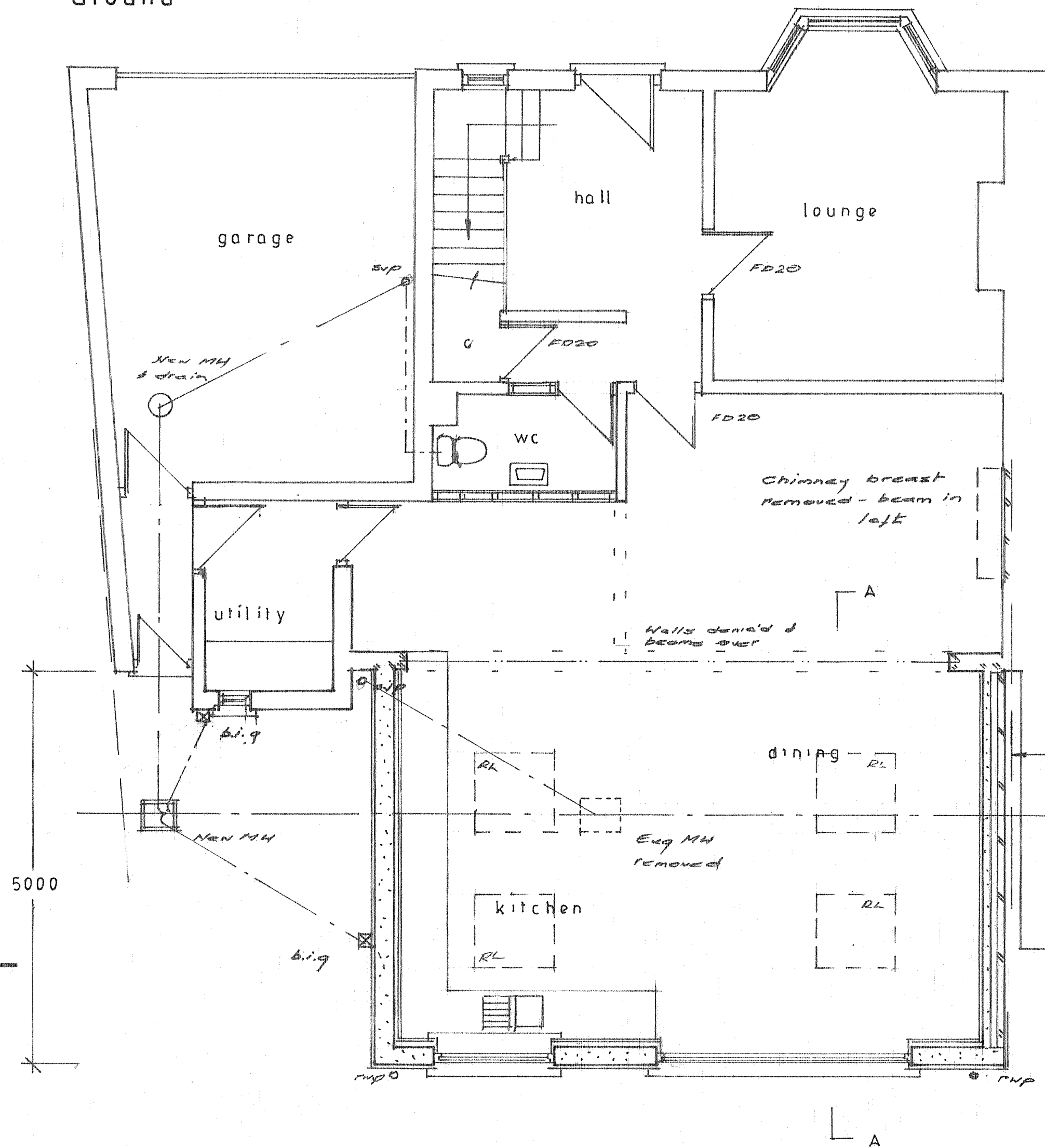


Floor plans 1:50
Ground



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 70mm Kooltherm 112 insulated plasterboard on 47 x 25mm s.w. battens & 3mm skim. Windows bridged with catnic insul. Lintels with min. 150mm end brgs. Windows double-glazed with glass area min. 10% floor area, operable area min. 5% floor area. Render to be 20mm thick, 2 coat finish.

Cavity Walls - Full Fill - To achieve minimum 'U' value of 0.18W/m²K. 100mm lightweight blocks (K value 0.11) forming inner & outer skins & 90mm Kooltherm cavity insulation. Walls plastered internally & 20mm rendered externally. 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.

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.

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%.

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.

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.

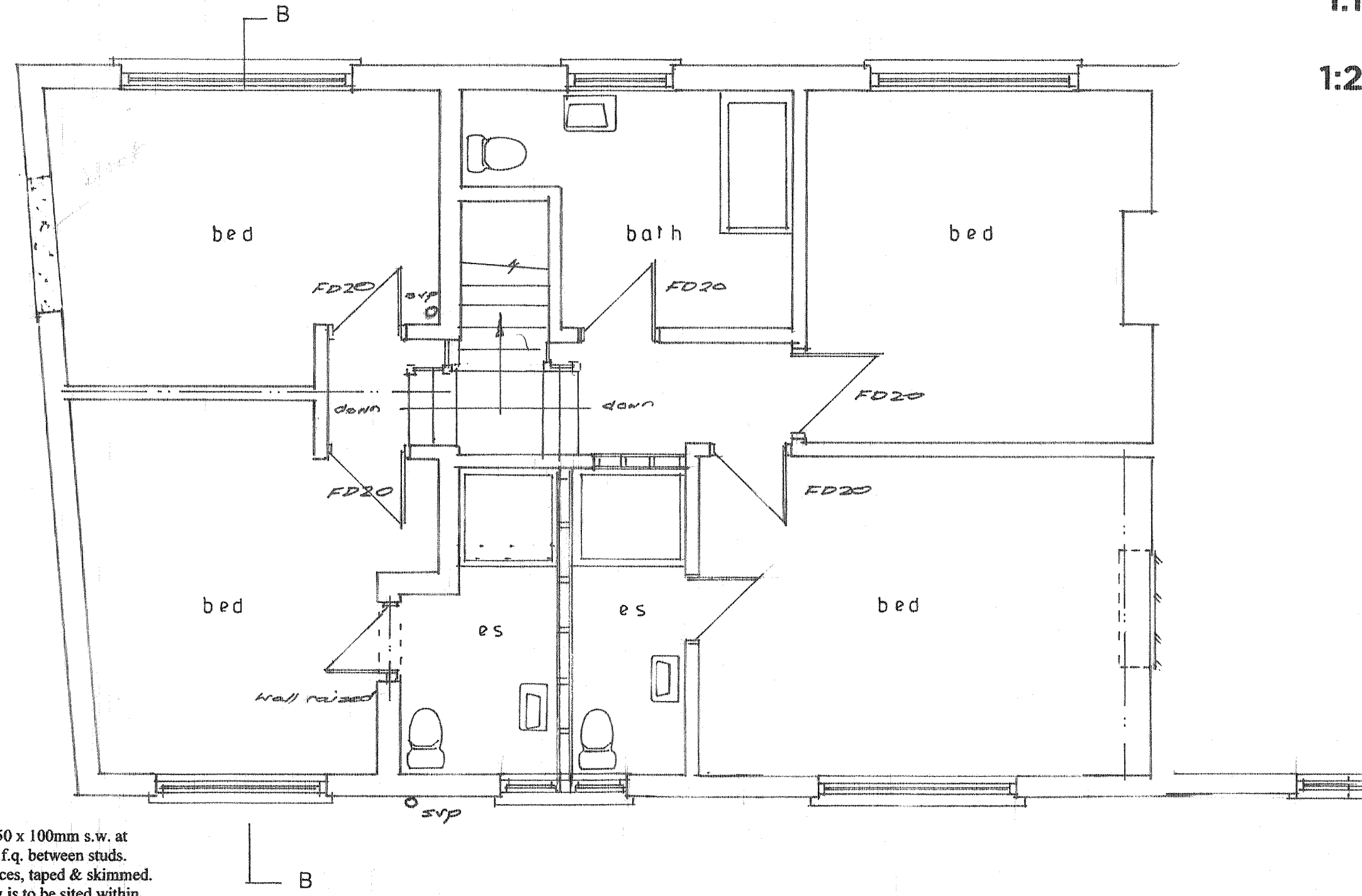
Lighting: to new rooms to be provided with min. 1 no. light fitting with luminous efficacy of n.l.t. 40 lumens / circuit watt. 1 fitting / 25m² & 75% of fittings to be low energy.

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 af. Habitable rooms and Kitchen windows to have min. width 450mm escape casement with min. o/a area of 0.33sq M. Vent to Bedroom to be min. 8000mm sq and to Bathrooms 4000mm sq.

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.

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.

First



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.'s 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.

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.

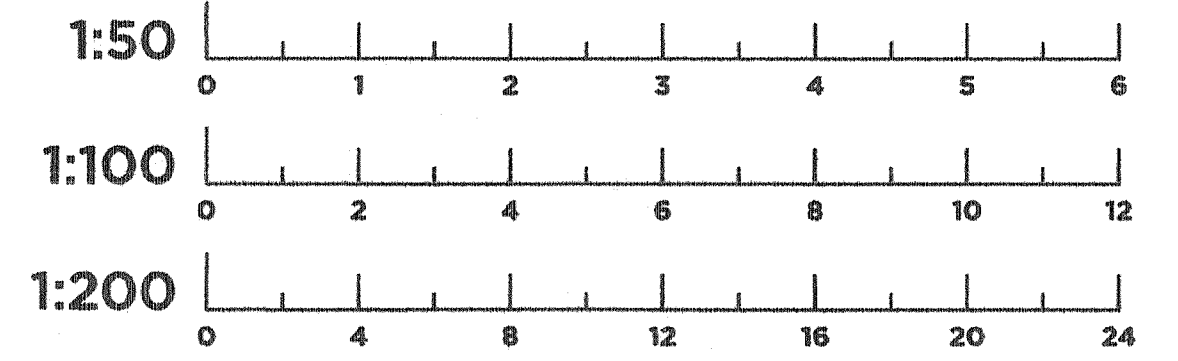
Public Drainage Exg MH on sewer to be removed & exg drain made good in full round clayware. Existing sewer to be surrounded in 150mm thick pea shingle & bridged where passing through foundations with RC lintels. Foundations to be kept min. 600mm clear of exg sewer. New drain branch connections to sewer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

Roof Lights & Roof Windows: - Roof lights min. 2.2W/m²K 'U' value. Roof windows min. 1.6W/m²K '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.

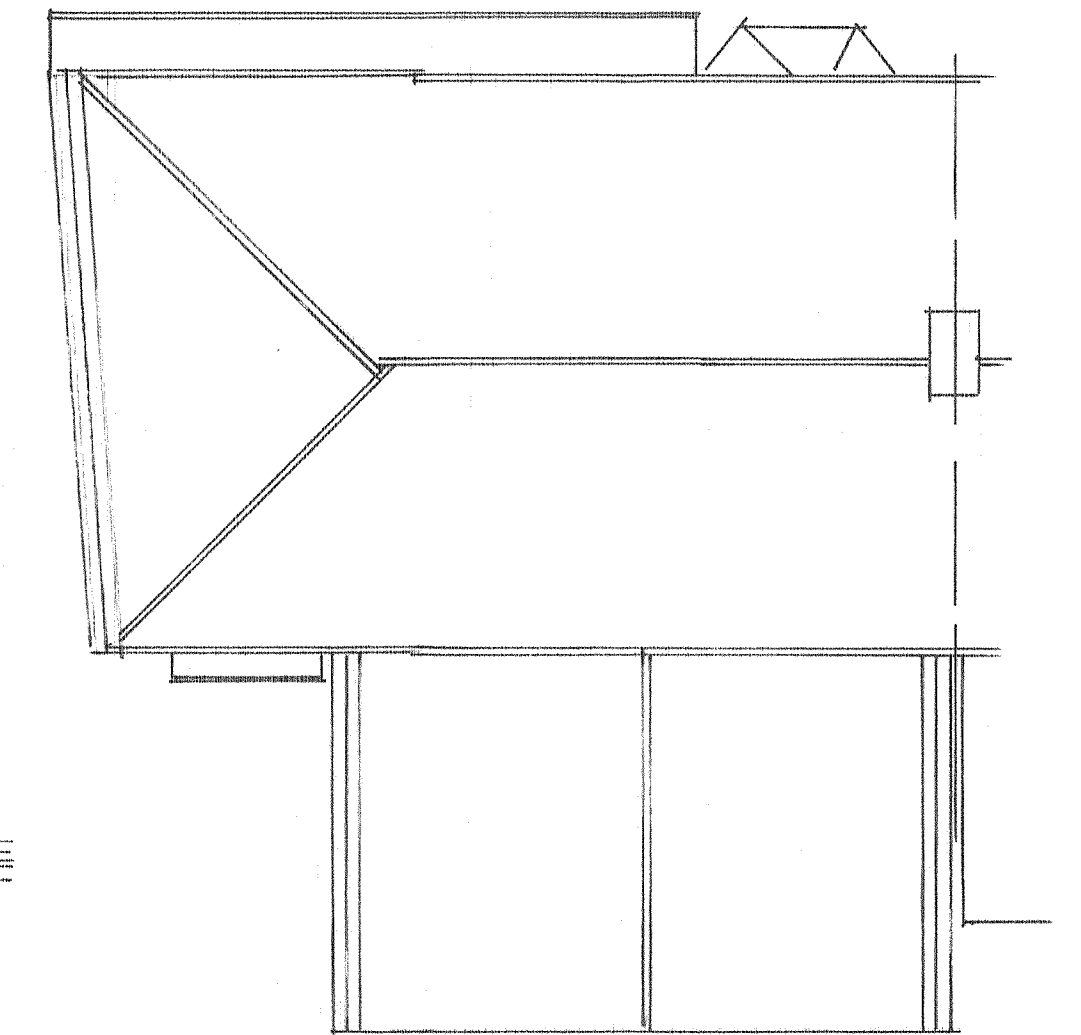
Pitched Roof to be of s.w. timber to sizes and centres shown & all framed together. Rafters & clg joists to be strapped to walls & plates with 30 x 6 x 900mm gliv. m.s. straps at 1200mm ccs, plugged and screwed to walls. Slope covered in Tyvek breathable roofing felt with s.w. battens at gauge to suit 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. Rollbatt insulation to 'cold roof', 100mm between rafters & 200mm overall.

Parapet Wall raised as shown & closed with D.P.C. with either double creasing tile course with brick-on-edge coping or weathered coping stones. Cavity tray built in if required. D.P.C.'s all connected to lead cover flashings. Box gutter formed with 25mm ext. ply gutter sole & lay boards with Code 5 lead lining dressed 150mm up under tiling & up wall under cover flashings. Fittings set under sole for falls.

Scale Bars (m)



Roof plan 1:100



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.

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.

New M/H formed on drain run as shown with min. 150mm conc. base & 225mm semi-eng'g bwk walls in 1:3cm. Drains in MH in channel section with benching around. MH to have pressed metal cover & frame.

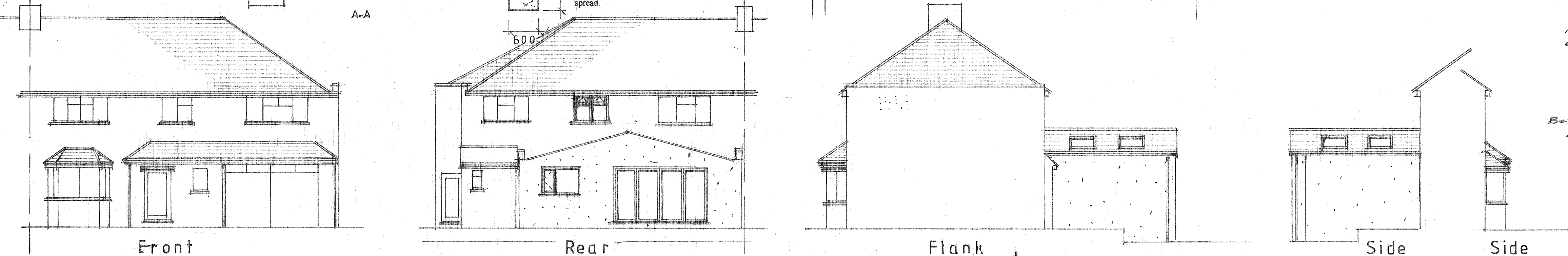
Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by virtue of the proposed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

Trussed rafters to form new pitched roof and All installed to manufacturers instructions. Design calculations to be submitted to BCO for approval prior to manufacture.

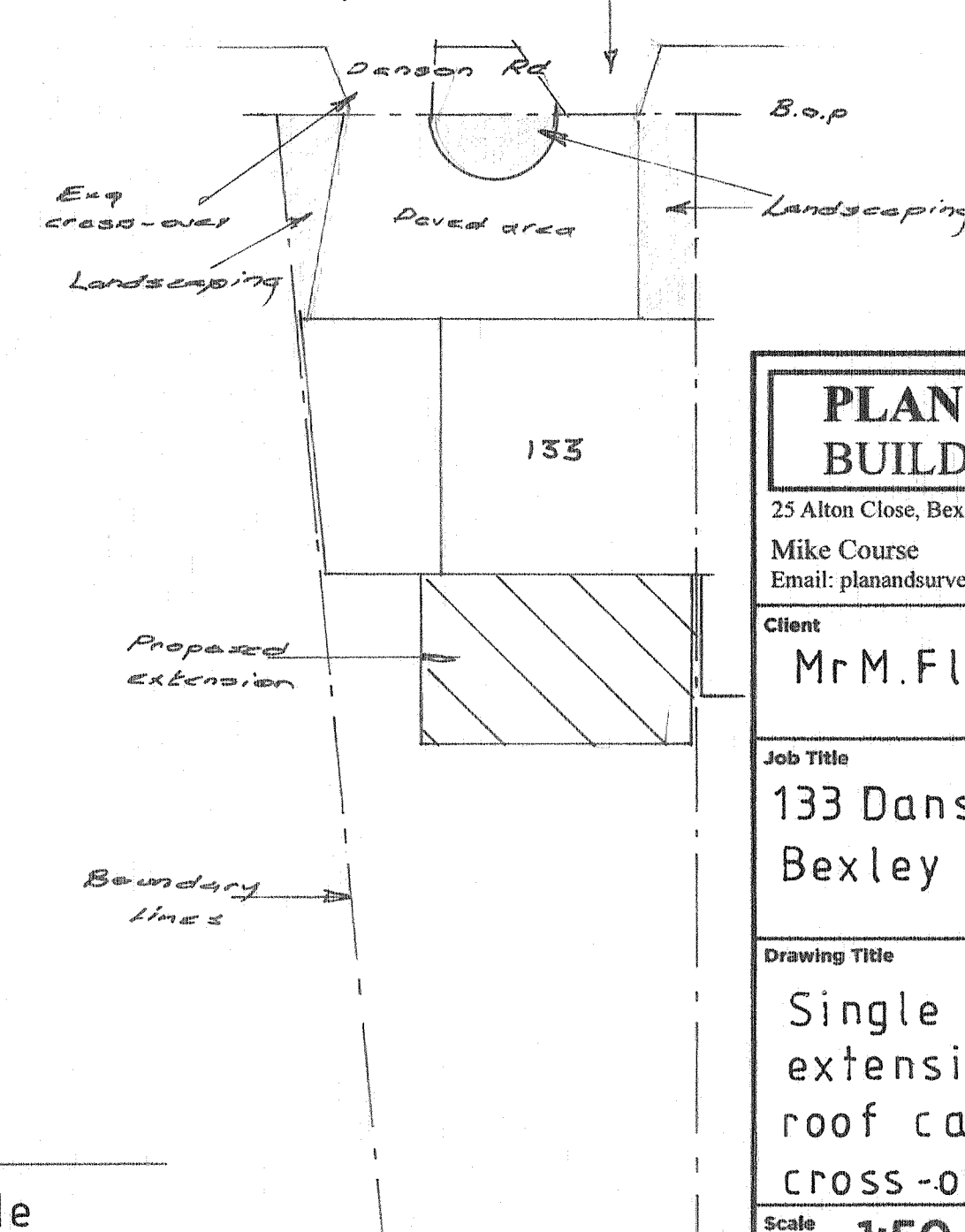
Rainwater Disposal by means of 100mm dia. uPVC gutters fixed to fascias with stop-ends & outlet to 63mm dia. r.w.p., connected at base to b.i.g. & run via drain to new brick stein S/A min. 5m from buildings.

Suspended Timber Floor of 150mm thick, well rammed, broken brick hardcore, 50mm sand bedding, 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.

Elevations 1:100



Block plan 1:200



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Client
Mr M. Fleming

Job Title
133 Danson Road
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Drawing Title
Single storey rear extension and front roof canopy and front cross-over driveway

Scale 1:50 1:100 1:200