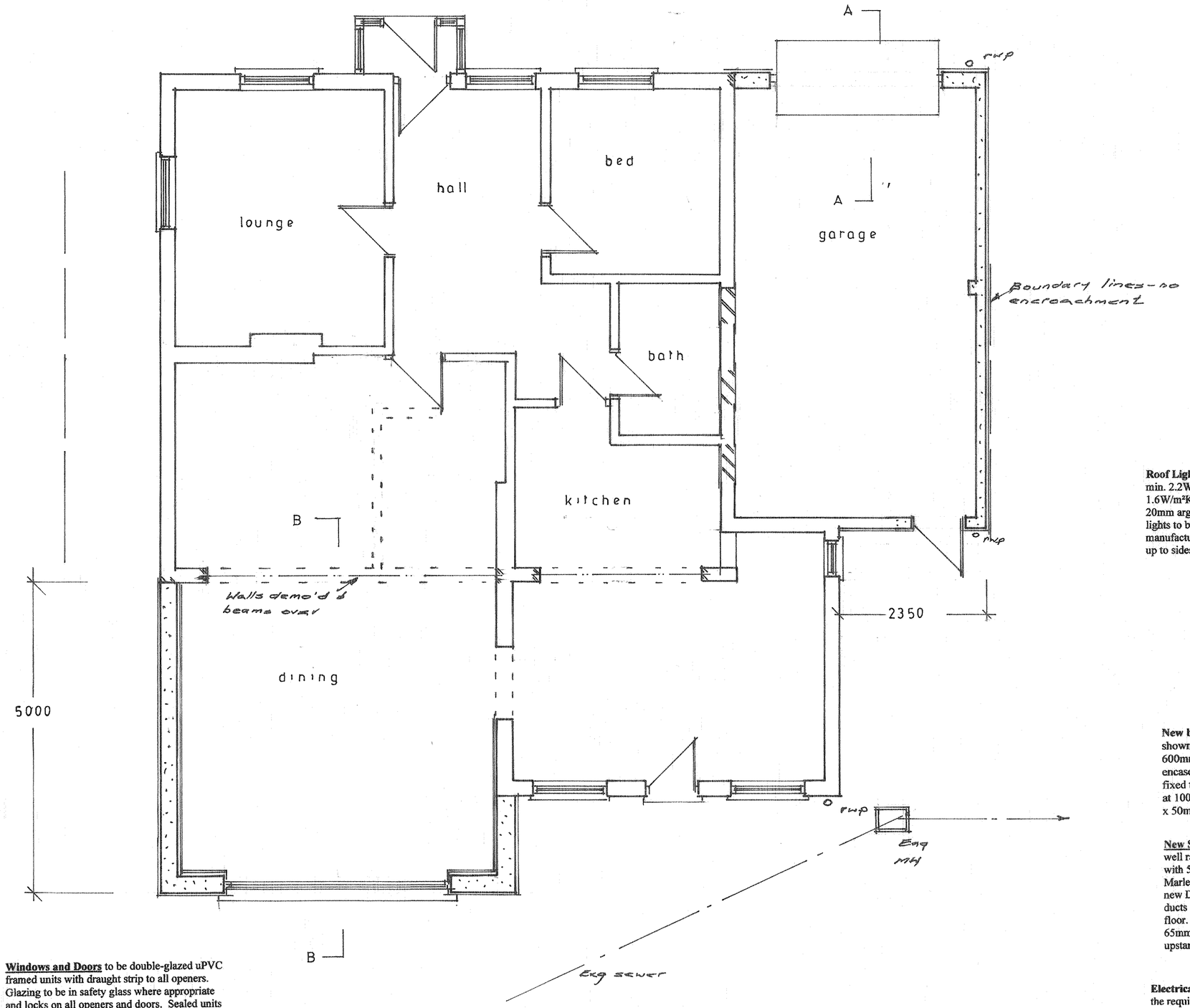
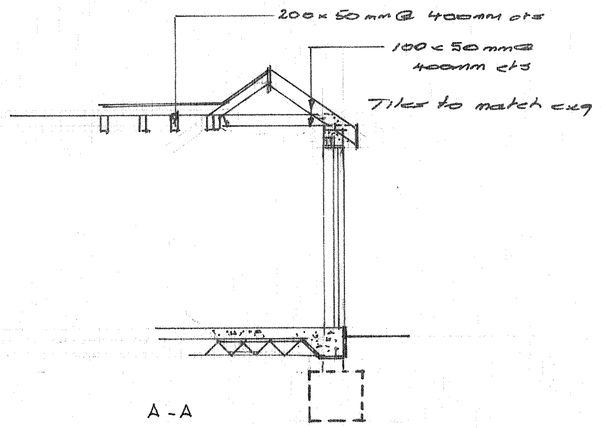
## Proposed ground floor plan 1:50




**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 dble-glazed with glass area min. 10% floor area, openable area min. 5% floor area. Render to be 20mm thick, 2 coat finish.

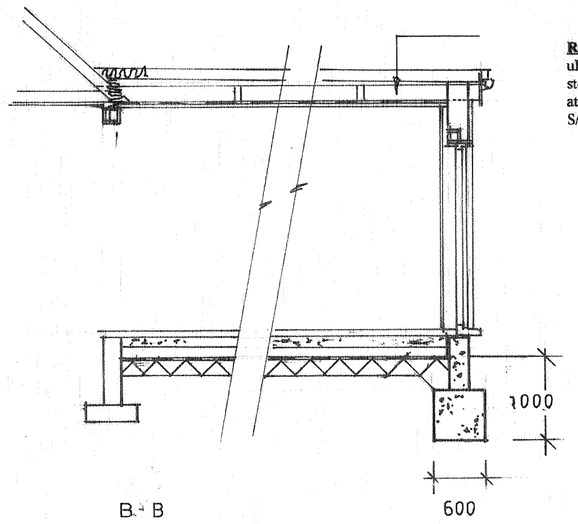
**Movement Joints** to be formed of Flexcel or similar boarding with masonary either side tied together with flexible ties. joint to be masked internally and with a waterproof mastic sealant externally. Joints to be min. 1mm thickness per metre run + 30%.




**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.**

**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 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.




**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.

**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.

**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 100mm PIR insulation & 65mm 1:4 c.s. screed. Perimeter insulation upstands & separating membrane.

**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.Lt. 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.

**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.

**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. 1.75m afl. 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 .

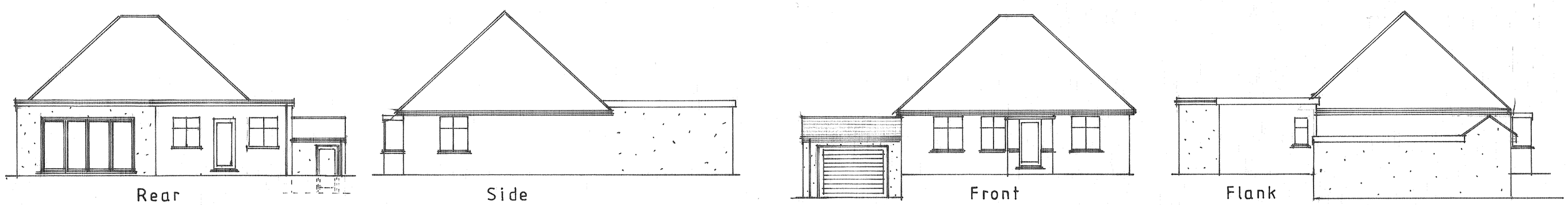
**S.v.p.** to be 100mm dia. uPVC connected to drain at base & terminated 900mm above head of windows. Bosses to be built - in to receive waste pipes & access plate at base:- Fittings with uPVC wastes and traps:- Bath:- 38mm dia., 75mm d.s. trap. Basin:- 32mm dia., 75mm d.s. trap. W.C.:- 100mm dia., 'p' trap. Rodding eyes at all changes of direction. Centre line of WC connection min. 200mm below centre line of bath or shower waste.

**New 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. Internally MH's to have bolt-down, air-tight, double seal cover.

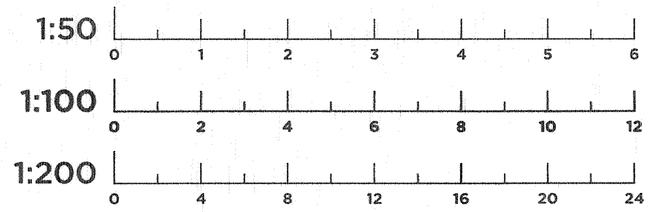
**Exg. Drains** Where becoming internal to be surrounded in 150mm pea-shingle & bridged where passing through structure with r.c. lintels with Flexcel between drain & lintel.

**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.

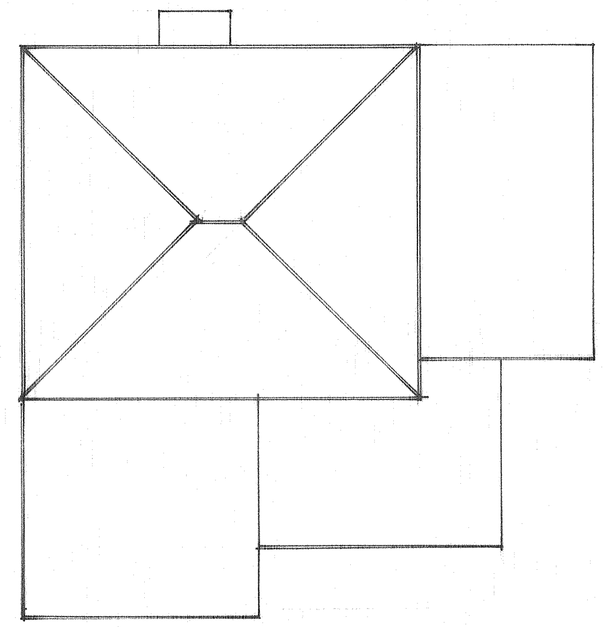
## Elevations 1:100



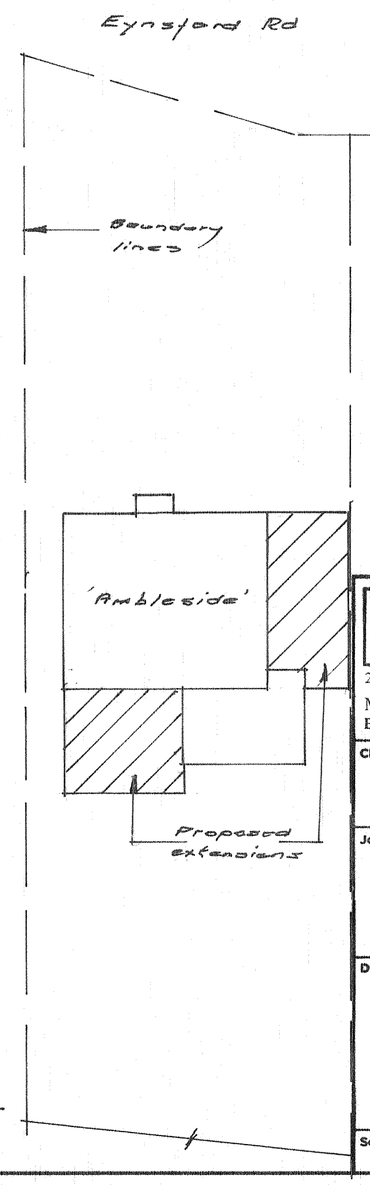

## Scale Bars (m)




## Roof plan 1:100



## Block plan 1:200




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'.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**Client**
Ms C.Reading

**Job Title**
'Ambleside', Eynsford Road, Farningham, Kent. DA4 0BQ

**Drawing Title**
Single storey side and rear extensions.

**Scale** 1:50 1:100 1:200


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841mm x 594mm A1