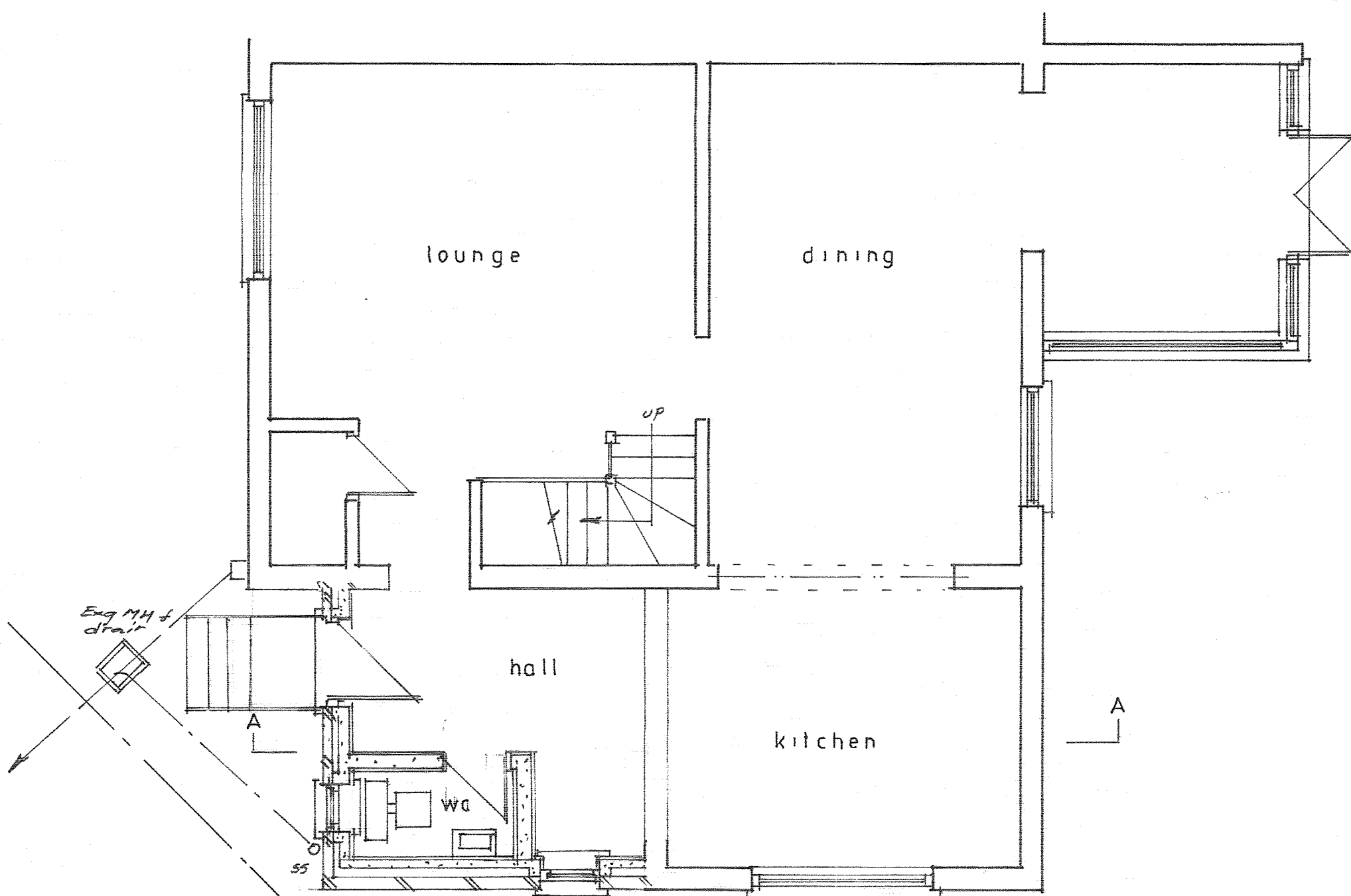


Proposed floor plans 1:100 Ground



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 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 & clg of 9.5mm plasterboard, taped & skimmed. Rollbatt insulation to 'cold roof', 100mm between rafters & 200mm overall.

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 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 Drains to be of 100mm dia. Supersleeve, laid to 1 in 40 falls & run as shown, with 150mm thick pea-shingle bedding.

External flight of steps formed as shown & kept 25mm clear of wall. Max pitch 42 degs., risers 200mm, treads 250mm, handrail min. 900mm above pitch line & 1100mm above landings. Balusters max.100mm ccs.

Elevations 1:100

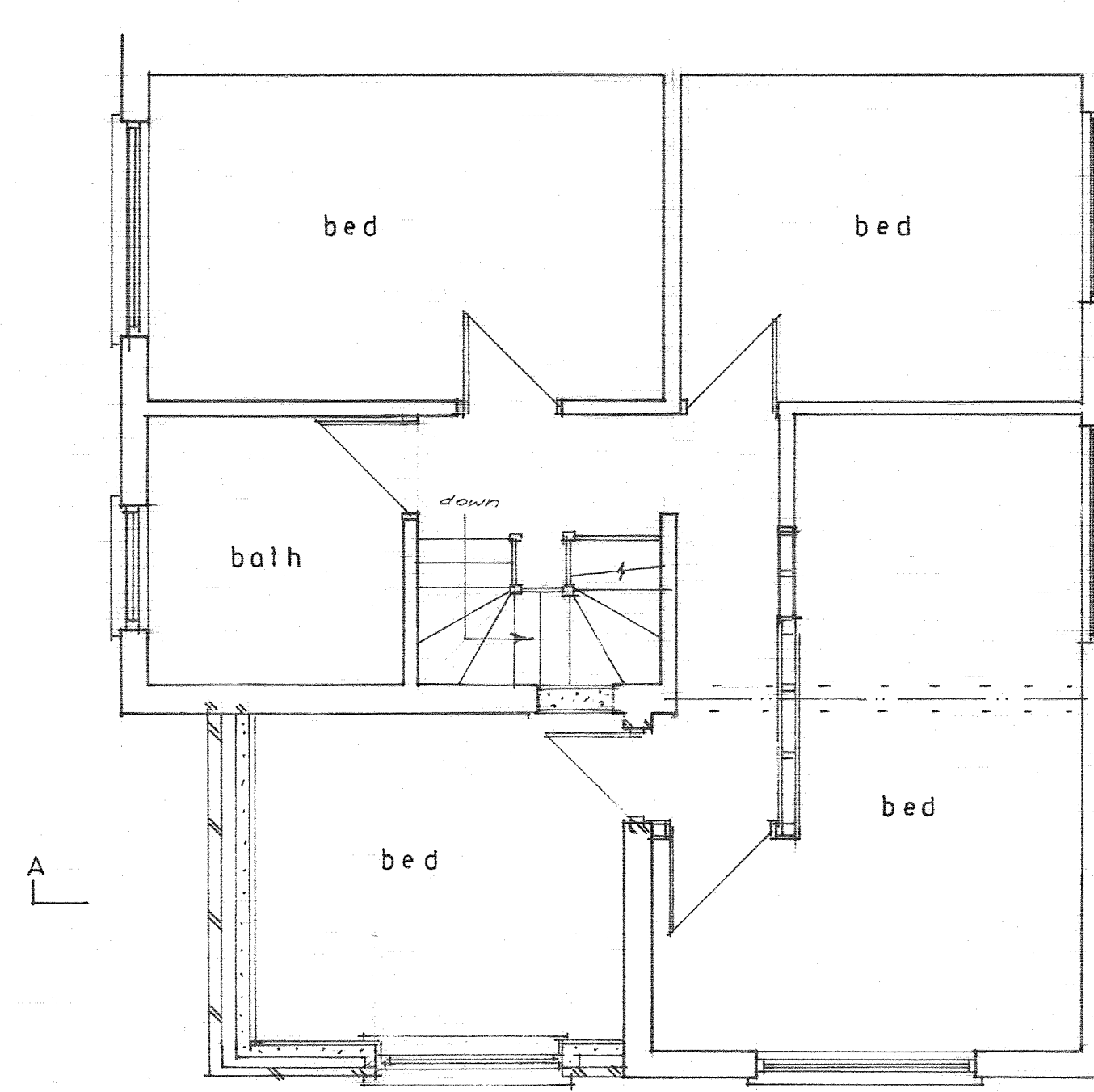
Existing



Proposed



First



Cavity Walls - Full Fill: - To achieve minimum 'U' value of 0.28W/m²K. Provide 103mm facing brick to match existing construction. 100mm cavity with 90mm Celotex Thermaclass 21 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%.

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 aft. 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.

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.

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.

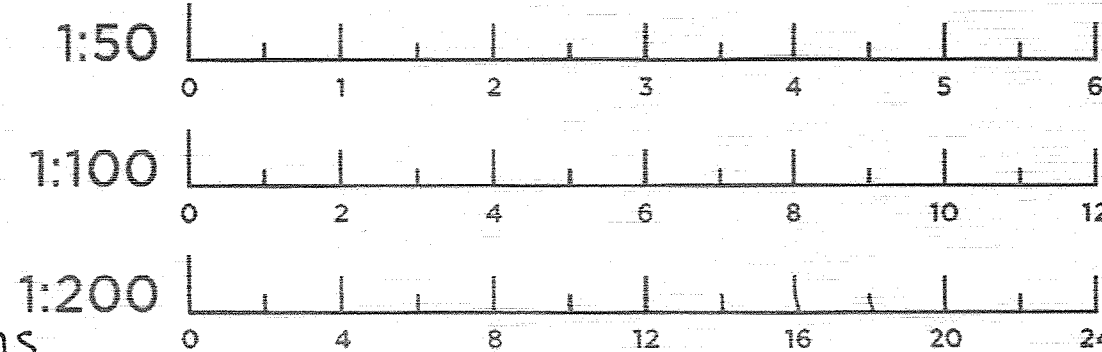
Smoke Detection: Mains operated linked smoke alarm detection system to BS 5446 - 1:2000 and BS 5839 - 6:2004 to at least a Grade D category LD3 standard and to be mains powered with battery back-up. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/storeroys 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.

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.

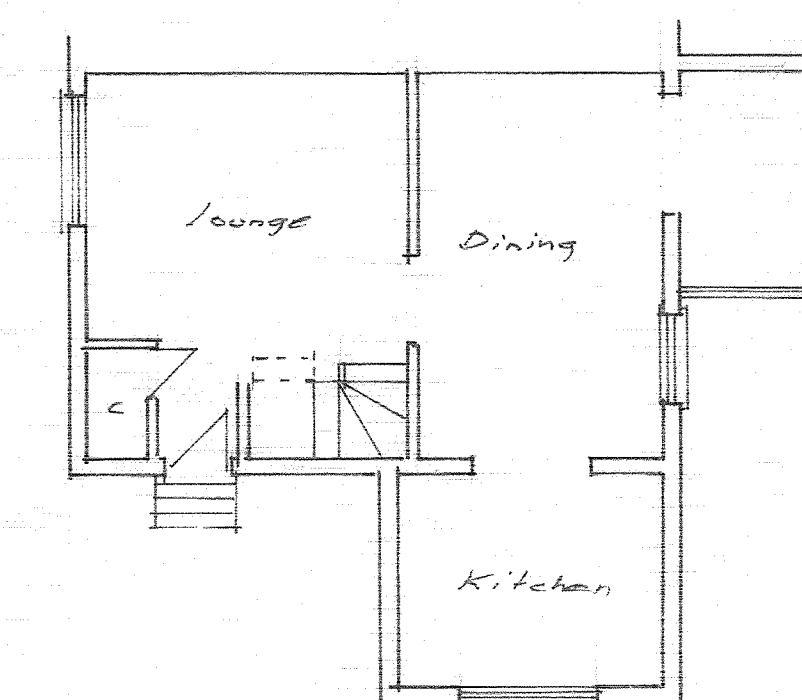
First floor formed of s.w. timbers at centres shown hung in galv. m.s. hangers on walls & strapped with 30 x 6 x 1200mm galv. m.s. straps, plugged and screwed to walls & solid strutting as shown. Floor deck of 25mm thick flooring grade chipboard & 200mm thick m.f.q. between joists. Ceiling below formed of 12.5mm plasterboard, taped and skimmed.

Suspended Timber Floor of 150mm thick, well rammed, 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.

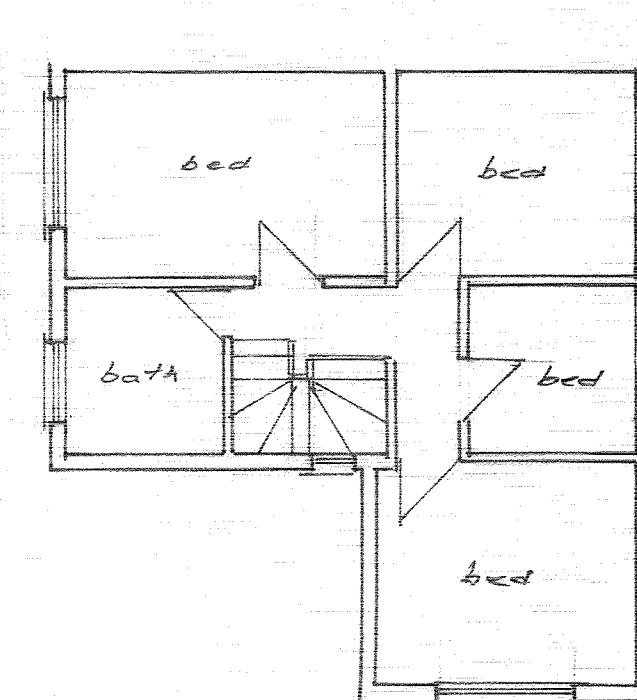
Scale Bars (m)



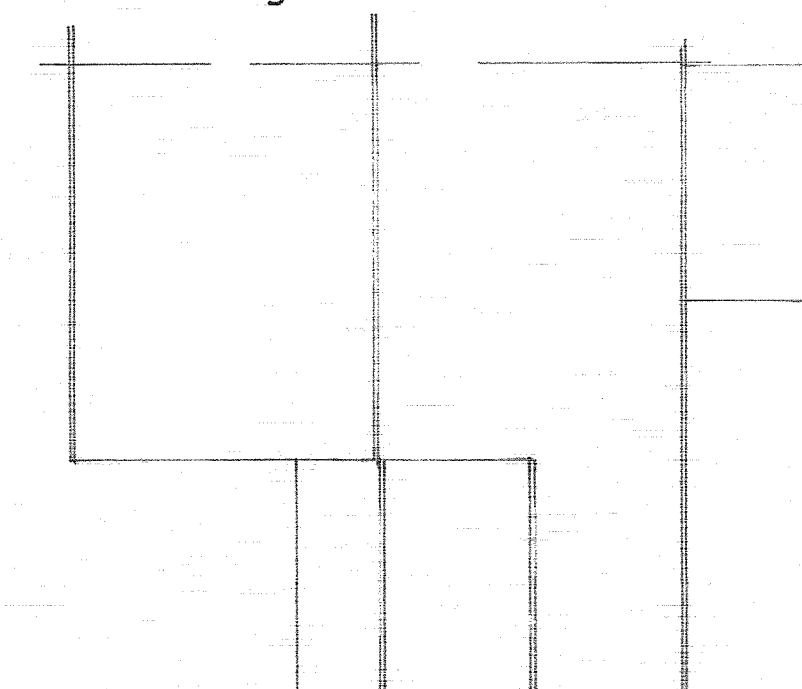
Exg floor plans 1:100 Ground



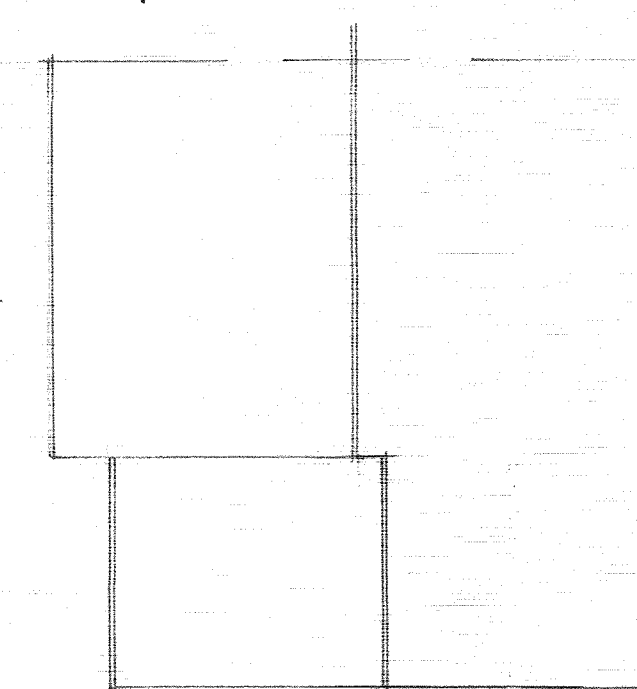
First



Roof plans 1:200 Existing

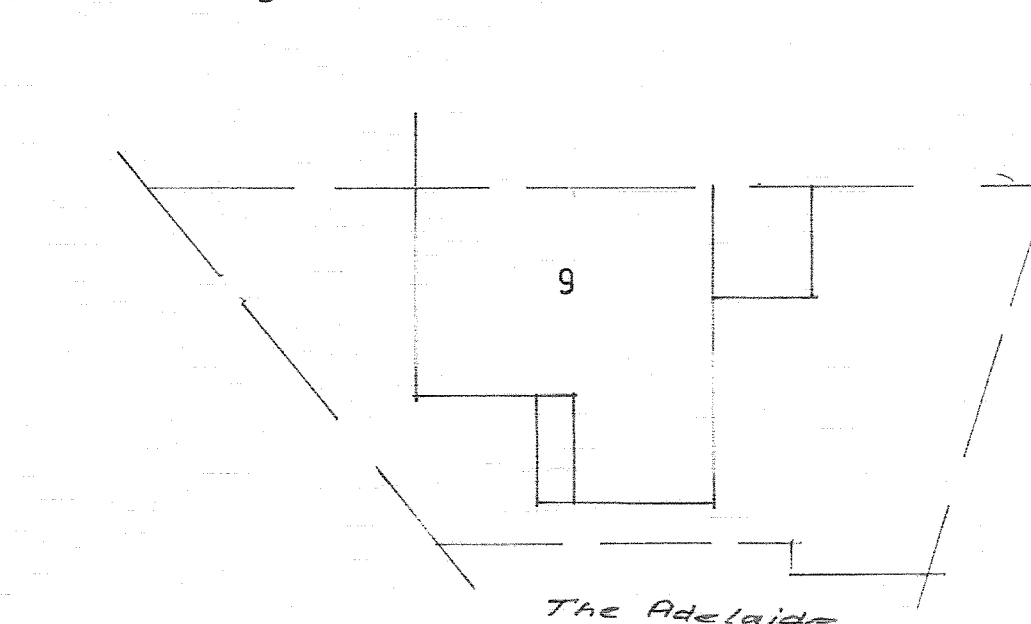


Proposed

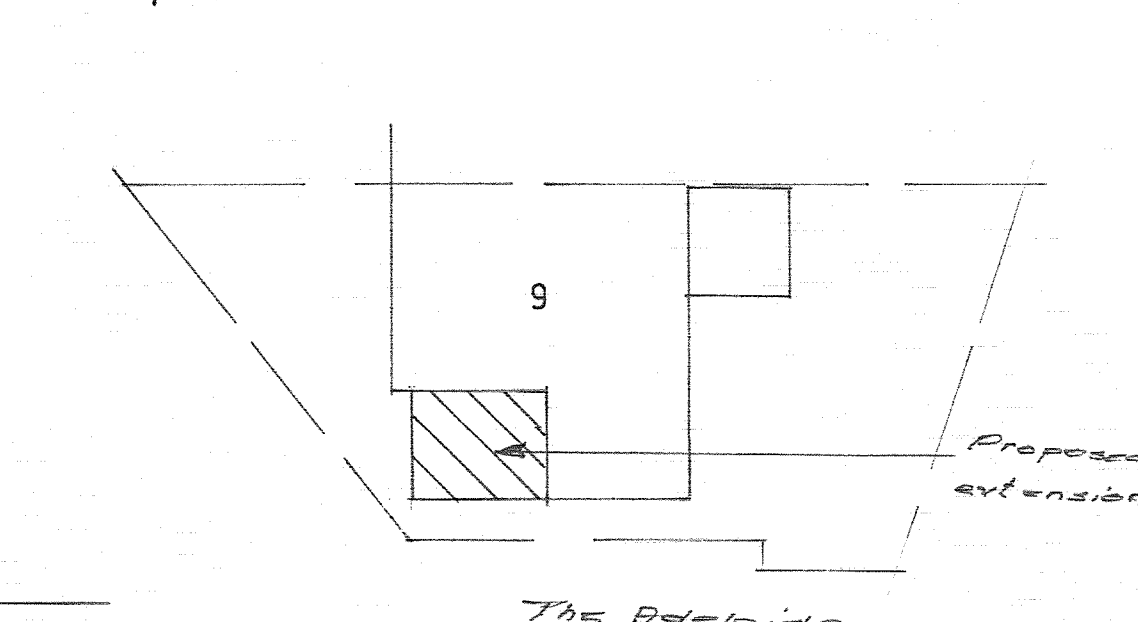


Prior to commencement of work contractor and client to confirm exact boundary positions. Contractor to inform architect of any anomalies between plans and elevations/section prior to start of work. Any key elements of the existing structure such as foundations and/or lintels, which by virtue of the proposed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

Block plans 1:200 Existing



Proposed



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Client
Mr M Richardson

Job Title
9.The Adelaide,
Higham, Kent. ME37LU

Drawing Title
Double storey side
extension

Scale 1:50 1:100 1:200