

24 APR 2020

PROPOSED SECTION.

**PROPOSED TWO STOREY SIDE EXTENSION AT
36 SEATON AVENUE, HYTHE, KENT. CT21 5HH
SCALE; 1:50. Uno. Drawing No: 250320/01.**

**THESE DRAWINGS AND SPECIFICATION FOR TOWN AND COUNTRY PLANNING
AND BUILDING REGULATION PURPOSES ONLY. NO PART OF PROPOSED
BUILDINGS OR FOUNDATIONS TO ENCROACH ON ANY ADJOINING PROPERTY,
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IN PART OR WHOLE, WITHOUT PRIOR WRITTEN CONSENT. ALL DIMENSIONS TO
BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND ANY
ERRORS OR DISCREPANCIES TO BE NOTIFIED TO THE SURVEYOR. WRITTEN
DIMENSIONS TAKE PREFERENCE OVER SCALING.**

Internal Walls: Supply and fix 32mm thick linings and hardwood panelled internal doors on 1.5 pairs of 75mm steel butts, brass door furniture and door latch, to openings, with 38 x 25mm stops. 25 x 75mm moulded architrave and 25 x 150 moulded skirting throughout. 50x100mm studwork framing..

Windows: Glazing to conform to B.S. 6206. 1981. 150mm vertical and horizontal d.p.c to frames or Thermabate cavity closers. Fully open able windows minimum size 450 x 750 to be installed in accordance with manufacturer's instructions and well flashed to ensure they are watertight

Health and Safety.

1. All work including propping shall be executed with due regard to the ground conditions, the proximity of neighbouring land, drainage and buildings.
2. The Contractor shall provide enough temporary works to ensure the safety of all persons and the works.
3. Existing services may be present. Risk of live services strike.
4. Refer to site investigation report for potential contamination issues.
5. All work to be carried out by a competent Contractor working to Approved Method Statements accepted by the Client.

Concrete.

1. All reinforced concrete and construction concrete to be in accordance with BS.8110. Parts 1 and 2 (latest revisions and the specification where applicable). All concrete to be sulphate resisting in accordance with BRE Special Digest.1. Certification required from the Supplier.
2. All reinforced concrete to have minimum characteristic cube strength of 30N/square mm at 28 days unless otherwise specified. All concrete to be sulphate resisting to BRE Special Digest 1. Certification required from the Supplier.
3. All mass concrete to have minimum characteristic cube strength of 30N/square mm at 28 days unless otherwise specified.
4. All concrete below ground to have a minimum cement content of 320 kg/m square.
5. No admixtures are permitted to concrete unless specifically approved in writing.
6. Reinforcement to be in accordance with BS 4461 or BS 4483 as required.
7. All workmanship and method of construction should comply with all relevant and current Codes of Practice, British Standards, EEC Standards and The Building Regulations.
8. This drawing to be read in conjunction with all relevant Engineers, Architects and Designers drawings.
9. All work shall be carried out to the satisfaction of the Engineer and Building Control Body.
10. Cover to reinforcement 50 millimetres.

Flat Roof: Sarnafil rubberised single layer roofing, glass fibre or 3 layers of high performance elastomeric felt overlaid on 18 mm external grade ply on 50 mm firrings to fall on 50x200mm C24 flat roof joist at 400mm centres. Upvc fascia with upvc or Supalux soffit. 68mm rainwater pipe piped downside of building to gully and soak away 5 metres from the building. Code 4 lead d.p.c. and flashings. Provide 50x100 noggins to take edges of boarding. 1200-gauge polythene vapour barrier to warm side of insulation. Ceiling finish to be 1-layer 12.5mm duplex Fireline plaster board staggered joint and set to ceilings on 1200 g polythene vapour barrier. 50 mm Celotex to soffit of roof joist and 100mm Celotex between roof joist. Provide 50x100 noggins to take plasterboard edges. Code 4 lead flashing and cavity tray to LDA standards. 150mm deep flow gutter and 68mm r.w.p.s. Discharge to storm water drainage system. System to discharge to storm drain via Hepsleeve or Marley upvc 110mm pipe work. Ensure solid blocking between walls and timber members under m.s straps. 30x5 mm m.s straps at right angles and parallel to roof joist at 1.8m ccs. Screwed to three number members and bearing on a whole block. Joist built into walls 100mm. All timber to be C24 grade regularised and tanalized. Double nail all passings and head and foot of all members. Ensure all rafters' members are double nailed each side with minimum 100mm long nails. 32mm upvc or tanalized fascia and 16 mm t and g boarding, upvc or cement fibre soffit to match. Provide 125mm gyproc cove at angle between wall and ceiling to match.

Painting: 3 coats emulsion on plastered surface and aluminium primer to be used in wall positions as necessary. Knot, stop, prime and paint 2 coats undercoat and 1 coat gloss to timber and metal surfaces. Lightly oil hardwood surfaces.

Foundations: Subject to site investigation and approval 600mm wide x 1.0 metre minimum deep C20P concrete trench fill foundations. Final depth to suit site conditions and Approved Inspector approval. Provide lintel or annular ring giving 25mm gap around pipe work where passing through foundations with 6 no. 25mm high tensile steel bars in the foundation with minimum 50mm cover. Foundations walls in hard stock bricks or dense concrete blocks with wall ties as for main walls. Refer to foundation details for variants to this standard

Ground Floor: 75 mm cement and sharp sand screed on 100mm ground floor concrete over site on 1200-gauge polythene d.p.m. bonded to d.p.c under concrete. 200mm Celotex floor insulation. 100mm consolidated hardcore. Floor to line through ground floor levels to gain level access. Make good to floors through openings. Allow for floor finishes to client's choice.

Drains: Foul and storm water drains to manhole via new pipe work. All pipes to be 100mm Hepworth super sleeve or 110mm un plasticised poly vinyl chloride laid at 1 in 40 u.n.o on minimum of 100mm of pea shingle bed and surround. Test drainage on completion and leave in good working order. See separate specification for manhole construction

Soil Pipes: Vented to atmosphere or fitted with a Durgo valve.

Pipe Boxing: Encase pipes in duct constructed of two layers of 12.5mm p.b and set on min 50x25 battens. Fire stop all holes through walls, floors, ceilings, ducts and other openings. Fill duct with fibreglass.

Proposed Steel Beams. Roof Beams to be 203x103x23 Kg/m with timber plates bolted together through the web and top flange at 600mm centres staggered using M16 bolts. 450x100x225mm deep dense concrete pad stones each end of beam.

First Floor: 22mm chipboard or external grade plywood tongued and grooved and fixed with 65 mm ring shank nails at 150mm ccs on 50x175mm C24 floor joists at 400mm ccs. All timber to be C24 grade regularised and tanalized. Double nail all passing's. Herringbone strutting at 1.8 metre centres. All timber to be tanalized softwood. 200mm fibreglass insulation in floor depth. Provide additional noggins to ceiling joist and 15 mm Fireline plasterboard and set to ceiling. See details for sound proofing. Floor to line through at all floor levels to gain level access..Double joist under partitions and bathrooms and around stairs.

