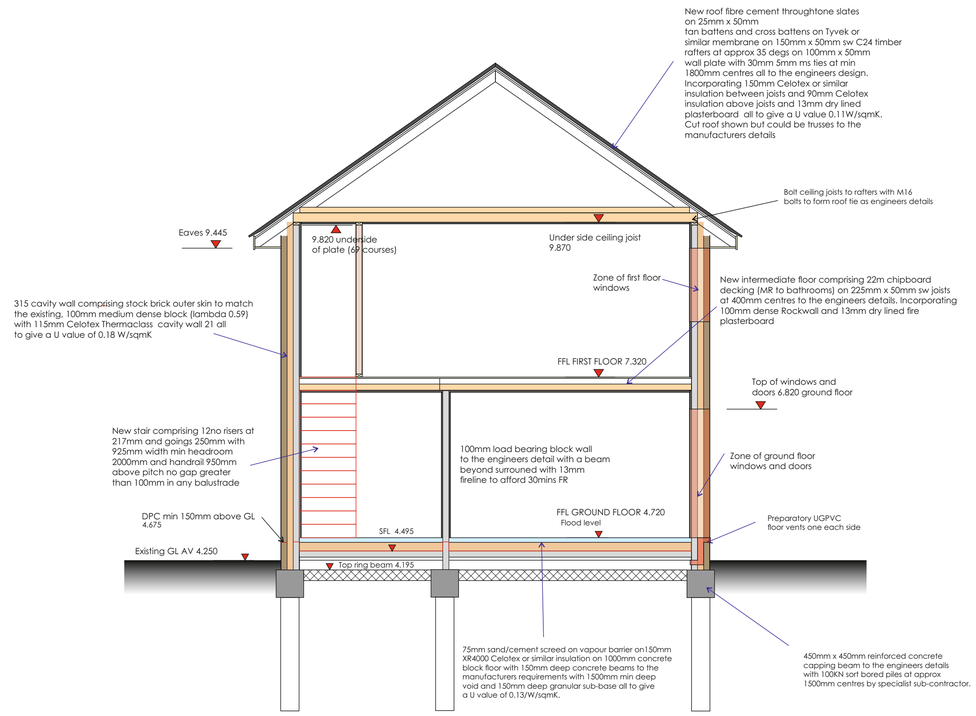

Cross - Section -1:50

See engineers drawing 1378/02 DRA LUMSDEN LTD

NOTES:

1. The contractor is responsible for ensuring the stability of all site works including any adjoining owners including all services.
2. For structural details see engineers calculations and details.
3. All aspects of drainage and sanitary pipework to be discussed with the building inspector.
4. Steel beam encasement to afford 30mins fire resistance to elements of structure and fixed using British Gypsum MF system or similar.
5. Ceilings to dry lined plaster board affording Class 1 surface spread of flame.
6. Wall ties to be incorporated at 450 mm centers vertically and 600 mm centers horizontally to conform with building regulations.
7. Reveals are to be insulated using preparatory closures to conform to building regulations.
8 .Employ robust construction to avoid thermal bridging.
9.The contractor is responsible for preparing a method statement for the proposed works and issuing to the engineer for written approvals prior to the commencement.
10. Mechanical extract ventilation to kitchen to be via cooker hood extract at 30 litres per second. Bathrooms mechanical ventilation at 15 litres per second via light operated wall fans.
11. Ventilation to be provided to all areas as required by Part F1 Table 2, Background ventilation at 8000 sq mm which should be adjustable and 1.75m above FFL.
12. Internal waste pipe offsets to use long radius bends and have no connection within 450 mm.
13. Sink and basin wastes to connect to soil pipes separately from to100 mm soil connections.
14. Waste plumbing to consist PVC fittings 100 mm dia to soil 40 mm dia to sinks and basins with 75 mm deep seal traps onto 50 mm dia floats to svp's, Rodable access required to all changes in direction.
15. New drainage to consist 100 mm dia UGPVC pipes laid to falls max at 1:80 foul and surface water all bedded and surround in pea shingle 100 mm thick and 150mm thick respectively.
16. New inspection chambers to be 300mm or 450 mm dia UGPVC with covers to suit loading over on 100 mm concrete base benched to pipe layout over new 150mm drains to conform with building regulations.
17. Soakage test will be carried out to determine adequacy of the soakaways. New soakaways consist 1800mm dia rings to water table at least 6m from any building to the building inspectors satisfaction should they be required, if required. Consider, using plastic crate systems in appropriate sub strata.
18. All new windows and roof lights to be double glazed and achieve a U value of 1.6W/sqmK .
19. All new radiators to be fitted with thermostatic radiator valves. Details of timing and zone controls to be forwarded by specialist sub-contractor. Under floor heating to ground floor and radiators to the first floor.
20. Hot water storage to be thermostatically controlled.
21. All heating pipes etc to be insulated to BS5542 standards.
22. New lighting fittings to be fitted with 100% efficient lighting .
23. All critical glazing to be toughened to conform to Part N of the building regulations.
24.All bedrooms to have escape windows with a minimum opening of 0.33sqm sited between 800mm and 1100mm above FFL with no clear opening less than 450mm. Opening stays to restrict opening to 100mm.
25.Boiler gas fired efficiency to be at least 98% SEDBUK as table 1 page 12 of the Domestic Heating Compliance guide all heating and hot water services are to comply with guide including controls.
26.New hot water supply to be via an unvented pressurised system from a mains fed indirect cylinder including timed/temperature control via room stat and thermostatic radiator to each radiator. The hot water system is employ a mixer value to deliver max 48oC hot water delivery to each fitting.
27. All light fittings to have energy fitting lamps (75% min)
28. All pipes and duct work to be fitted with the relevant insulation to conform with BS 5422.
29. Heating via gas fired existing boiler relocated.
30. Rainwater pipe are 70mm dia black PVC
31. Assumed safe ground bearing pressure taken as 112kn/sqm to be agreed on site with the building inspector. All foundations to be founded on a similar bearing strata.
32. Entrance doors and internal doors to rooms including bathrooms to have min opening 775mm and corridors to have a minimum width of 900mm.
33. Windows on the first floor are to be capable of being used as means escape with hinges to permit 90 degs opening to the plane of the wall.
34. Soundsheild plaster board to be used to all new soffiites.
35. Chipboard decking to bathrooms to be moisture resistant.
36. Minimum openable ventilation to be minimum equivalent of one twentieth of the floor area.
37.Terminate SVP's with wire cage or perforated cover.
38. All double glazing to have min 16mm air gap.
39. Lintels in brickwork unless stated by engineer to be IG L1s or similar.
40. Construction to conform with Part L2B 2010 with TER, SAP and EPC certification.
41.New hot water supply to be via gas fired balance flued combination boiler including timed/temperature control via room stat and thermostatic radiator to each radiator. The hot water system is employ a mixer value to determine safe hot water delivery to each fitting.
42. Double glazing to have a U value of 1.6 WsqmK with 16mm gap with Low E glass and 0.05 air filled.
43.All certificates and to show as built compliance and maintenance of heating and hot water is to be supplied as required by Part L1A.
44. All sockets and switches to be installed as Part. M Section 8.
45. All lintels, rafters, joists and beams to be designed by the engineer.
46. All glazing in critical locations as defined in Diagram 1 of Approved Document N to be toughened or laminated and manufactured to the safe breakage standards of BS 6206:198.
47. The potential consumption of water must not exceed 125 litres per person per day, calculated in accordance with the methodology set out in the document "The Water Efficiency Calculator for New Dwellings", published in September 2009 by the Department for Communities and Local Government. Please submit your calculations using an approved calculation tool. (Regulation 36/37).
48. To be provided a standard assessment procedure for energy rating (SAP rating) for each new dwelling, using SAP 2009.
49. The contractor is to check all proposed levels with the existing to make that they are compatible and adjust accordingly.
50. Cavity wall ties are to be positioned no greater then 300mm vertically with 225mm of window and door reveals.
51. Roof tiles to be mechanically fixed to the requirements of BS5534.
52. There is an existing separate surface water drain to which the existing rainwater pipes discharge it is intended to retain the exiting rainwater down pipe positions to drain all the roof areas/, positions are shown on the proposed ground floor plan. All to be checked on site nd approved by the building inspector.
53. Extension of existing stair to conform to Part K of the Building Regulations.
54. Heat loos calculations to be submitted to justify glazed area to sitting room/kitchen area.
55. Incorporate PAS24 windows, doors and locks to ground the floor level.
56. All partitions to achieve a 40Db sound rating and shown to be 100mm x 50mm stud
57. Provide commissioning certificates for any new heating appliances from approved installers
58. Materials to comply with the appropriate British Standards or Agreement Certificates. Alternatively, the materials should be marked, stamped, independently certified, or otherwise justified by test or calculation to show their suitability. Standards of workmanship should meet the relevant BS 8000 series.
59. An appropriate BS 7671 electrical installation certificate to be supplied from an electrician registered with a recognised trade body such as NICEIC, ECA & NAPIT .
60. An installation certificate will be supplied for any unvented hot water system.
61. An installation certificate will be supplied for any new gas appliance.
62. Existing ground floor void ventilation to be maintained.
63 Mechanical ventilation rates required are; Kitchen 60l/sec or 30l/sec via cooker hood. Utility Room 30l/sec, Bathroom, 15l/sec and toilet 6l/sec.

0 0.5m 1m 2m 3m 4m 5m

1:50 SCALE BAR

REVISIONS

SCALES @A1	1:50
DRAWN	RFW
DATE	March 2024
DRAWING	Proposed Section Dwelling

PROJECT

Proposed Dwelling Fronting Prospect Road
Prospect Road Land rear of112 / 112A High Street
Hythe Kent CT21 5LE
for: Green Beaker Ltd

WARD + ASSOCIATES
THE HOO WROTHAM ROAD
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DRAWING NUMBER 1419.WD.25

ARCHITECTURE . BUILDING SURVEYING . PROJECT MANAGEMENT