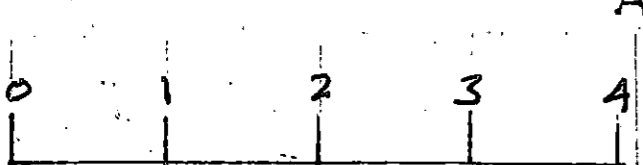


rear.

**EXISTING ELEVATIONS.**

**SINGLE STOREY REAR EXTENSION AT 9 NOAHS ARK, KEMSING, SEVENOAKS, KENT. TN15 6PA DRAWING No:220221/02. A Scale: 1:50.**



scale bar 1:50

cut r.w.p to discharge on roof of extension.

**PROPOSED ELEVATIONS.**

**SINGLE STOREY REAR EXTENSION AT 9 NOAHS ARK, KEMSING, SEVENOAKS, KENT. TN15 6PA DRAWING No:220221/07. Scale: 1:50.**

**General:** The contractor is to provide everything of every sort and kind, which may be necessary for the due and proper execution of the several works included in the Contract, according to the true intent and meaning of the drawings and specification taken together, whether the same may or may not be particularly described in the drawings and specification or shown on the drawings, provided the same are to be reasonably and obviously inferred there from and in the case of any discrepancy between the drawings and specification, the decision of the Surveyor/Architect is to be followed. Use written dimensions

**Limitations:** This specification is provided solely to cover Planning and Building Regulation aspects of the proposal.

**Foundations:** Subject to site investigation and approval 1.0 metre minimum deep C30P concrete trench fill foundations. 450 mm wide. 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. Foundation depth subject to site investigation and AI approval.

**Ducts:** All underground services to be ducted through foundations and sub floor

**Substructure Walls:** 102mm facing bricks in English bond. 100mm dense concrete block internal skin. Prestressed concrete lintels over pipework. 150 bearing to lintels. D.P.C to B.S.743 at the base of all walls. Damp proof course maximum 150mm above ground level. Additional damp proof course at low level as required. Lintels giving 25mm gap around pipe work where passing through foundations with 6 no. 25mm high tensile steel bars in the foundation lintels with minimum 50mm cover.

**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 100mm C35P concrete. 150mm Celotex insulation. On consolidated hardcore and sand blinding.

**Concrete:**

1. All 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 concrete to have minimum characteristic cube strength of 35N/square mm at 28 days unless otherwise specified. All concrete to be sulphate resisting to BRE Special Digest 1. Certification required from the Supplier. All mass concrete to have minimum characteristic cube strength of 35N/square mm at 28 days unless otherwise specified. No admixtures are permitted to concrete unless specifically approved in writing.
3. All concrete below ground to have a minimum cement content of 320 kg/m square.
4. Reinforcement to be in accordance with BS 4461 or BS 4483 as required.
5. All workmanship and method of construction should comply with all relevant and current Codes of Practice, British Standards, Structural Standards and The Building Regulations.
6. This drawing to be read in conjunction with all relevant Engineers, Architects and Designers drawings. All work shall be carried out to the satisfaction of the Engineer and Building Control Body.
7. Foundation to be placed in the zone at a datum between 0.750 m and 1.4 metres below ground level as indicated on the drawings.
8. Hardcore to be clean, inert, well graded rock stone or gravel properly compacted in layers not exceeding 150 mm. Hardcore to be non-frost susceptible. Blinding concrete may be omitted under slab area provided the sub base is blinded with fines or sand.
9. Any areas of backfill over the proposed site of the building to be adequately compacted. Any soft spots to be removed and replaced with subbase material compacted in layers.
10. Block/ Brickwork to substructure walls. Stainless steel wall ties as necessary. Mortar mixes 1:1:4.
11. Concrete grade for blinding concrete to be Gen1. A minimum of 50mm blinding concrete is to be placed in all excavation that are to remain open overnight.

**KITCHEN:** Allow the P.C sum of £5,500-00 for fitting out the Kitchens including (optional double drainer sink), washing machine and spin dryer. Connect hot and cold-water supplies to appliance positions. Supply and fix extractor providing an extraction rate of 30 litres per second. Supply and fix ceramic glazed wall and floor tiles. Pattern to client's choice. PC sum for tiles £40-00 per square metre.

**Bathroom:** Allow the P.C sum of £2,600-00 for sanitary fittings to the room. Supply and fix. Rooms to have mechanical extraction giving 30 litres per second intermittent rate, with a 15-minute overrun. Connect hot and cold-water supplies to all fittings Half tile rooms to Client's choice. P.C. sum for tiles £35 per square metre. Baths or showers to client choice. Supply and fix wash hand basin and WC suites to client's choice Wash hand basin to be positioned to client choice half tile walls to Client's choice. P.C. sum for tiles £35 per square metre. Rooms to have mechanical extraction rate giving 30 litres per second intermittent rate, with a 15-minute overrun. Connect hot and cold-water supplies to all fittings. Supply and fix mechanical extraction system to ensure discharge is ducted at high level to external air.

**Foul-Wastewater pipes:** Sink waste pipes to be connected to trapped gullies prior to drain entry.

**Drainage:** Connect to drains new 100mm upvc single stack systems with 40mm anti-vac traps and waste pipes, to wash Hand basin, shower, and sink potential manhole cover and frame to manholes. See separate specification for manhole construction

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

**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.
6. All temporary propping to the Contractors design. The safety and stability of the new permanent structure is the responsibility of the Contractor

**Dimensions.** The Surveyor/Engineer is not responsible for dimensions, except where shown on his drawings. All setting out information, dimensions etc shall be calculated from the Surveyor/Architects drawings.

3 DISTRICT COUNCIL

1 MAR 2022

& PLANNING SERVICES