

Bathroom/EnSuite: Allow the PC sum of £8,500--00 for fitting out the Bathroom /Ensuite including Shower or Bath WC suite and wash hand basin. 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.

Hot and Cold-Water Supply: Cold and hot water system to be supplied and fixed to each tap outlet position, including taps and fittings. All taps to be spray taps or aerated taps hand basin and sink. 100mm water closet branches. Rodding eyes to all

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

Manholes/Access Chambers.: Proprietary Access chambers to be installed at change of direction and change of gradient. Double seal bolt down manholes covers to internal drains.

Drains: Foul drains to new or existing pipe work. New drainage to be connected to sewer via new pipe work. All drainage pipes to be 100mm Hepworth supersleeve or Marley 110mm upvc underground pipes laid at 1 in 40 fall u.n.o or 1 in 60 maximums on minimum 100mm of pea shingle bed and surround. Test drainage on completion and leave in good working order. Double seal bolt down manhole cover and frame to manholes. See separate specification for manhole construction

Roof Trimming: 2 number 50x150 millimetre C24 joist bolted together at 600mm centres with M12 coach bolts, nuts and plate washers, Dogtooth connectors to be used with each bolt. Bolts to be staggered and kept 50mm from edge of timber Timber. All timber to be C24 grade, pressure impregnated and cut ends of timber to be painted with coloured preservative. **Openings.** Allow for forming openings as shown on the drawings including all support and finishing.

Fire Protection System: Supply and fix an automatic fire detection and alarm system to L3. standard of Part 6 of BS 5839 Smoke detector heads to be located in all rooms except bathrooms and kitchens. Heat detector to be installed in Kitchen. Smoke alarms to BS 5446 Part 1 from the Dicon range.

SEVENOAKS DISTRICT COUNCIL
REC'D 01 MAR 2022
COMMUNITY & PLANNING SERVICES

SECTION A-A

over fascia roof vents and corrugated eaves vents to foot of rafters.

no part of building to encroach on adjoining property

light shafts framed in 60x100 at 400mm centres lined with 50mm Celotex and 15mm Fire Line p.b and set. 100 celotex between studs ventilating roof lights.

plain tiles down to hips.

fascings to match and cavity wall batts

floor finish to clients choice

d.p.c. 150 concrete 200 insulation 100 hardcore

d.p.c. 1200g polythene d.p.m. g.l.

depth of foundations subject to site inspection and ground conditions

PROPOSED SECTION.

SINGLE STOREY REAR EXTENSION AT 9 NOAH'S ARK, KEMSING, SEVENOAKS, KENT. TN15 6PA DRAWING No:220221/10.A Scale: 1:50.

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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.

Walls: Masonry. 100mm cavity. External skin of 102mm facing bricks. Internal skin of 100mm Celcon blocks. (Medium density 0.12 W/m2K) with 100mm of Rock wool cavity fill insulation. See wall detail. Thermabate cavity closers to be used. 50mm PIR and 8mm lightweight plaster internally. U=0. 12 W/m2 degree K. Catic Classic lintels as detail for external openings, with tray over. Check lintel type with Catic before ordering due to load on components. Damp proof course to be a minimum of 150mm above ground level. Additional damp proof course at high and low level as required. Cavity continuing at least 225mm below lowest dpc. Supply and fix Code 4 lead cavity trays and flashings as necessary. 150mm wide vertical and horizontal d.p.c to frames. Provide movement joints in brickwork at 12m centres and block work at 6 metre centres. See details. For special brick treatment features to elevations. All frames to be draught stripped and double glazed with 20mm air gap and low "e" coating, argon filled to achieve 1.8W/m2degree C. All glazing to BS 6206 1981. 38mm softwood or upvc window boards. Where solid returns are not provided use Thermabate cavity closers to horizontal and vertical sides of openings. Code 6 lead flashings to be used under frames. Bond new blockwork correctly. Cavities to be continuous. Check Celcon details to ensure correct mix and application of mortar to block work generally. Minimum of 150mm bearing on walls and other supports is provided for lintels and beams. Stainless steel wall ties at 750mm horizontal and 450mm vertical centres staggered and each block course to reveals. Ensure solid blocking between walls and floor members. Ensure a minimum of 150mm bearing on walls and other supports is provided for lintels and beams. Cavities to be continuous. Stainless steel wall ties at 750mm horizontal and 450mm vertical centres staggered.

Pitched Roof: Plain tiles clipped at verge and fixed in accordance with manufacturer's instructions, at approximately 35 degree pitch. The Builder to ensure that the minimum pitch is achieved. 25x50 tanalised battens, on untearable Tyvek breathable felt, 50x150mm rafters at 400mm centres. 50x200 ceiling joist at 400mm centres. Timbers on 50x100 wall plates bolted to walls with 12.5mm rawl bolts at 600mm ccs. Ensure all rafters' members are double nailed each side with minimum 100mm long nails. Boxed rafter feet. Provide 5x30mm M.S. lateral restraint straps at 1.8m ccs fixed to 3 no members at right angles to rafters, joist, and wall plate. 150mm deep flow gutter and 100mm r.w.p.s. Discharge to storm water drainage system 5.0 metres from the building. System to discharge to storm drain via Hepsleeve or Marley upvc 10mm pipe work. Ensure solid blocking between walls and timber members under mild steel straps. 30x5 mm m.s straps at right angles and parallel to roof joist at 1.8m ccs. Screwed to three number members. Joist built into walls 100mm. All timber to be C24 grade regularised and tanalised. 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

Trap Hatch. Form openings in new ceiling with trimming in 100x150mm C24 tanalised timber. Supply and fix hinged and insulated roof access hatch. Double and treble rafters and roof joists around openings. Timbers bolted together with M16 bolts at 600mm centres staggered. Bolt holes minimum 50mm from edge of timber. Form opening and fix insulated trap hatch to loft with bolt fastening.