

Kudos Architectural Design & Surveying's drawings are subject to the designs of the Structural Engineer.

- PREAMBLE**
- The contractor will be responsible for liaison with the users and generally co-ordination of the works on site.
 - All work shall be carried out in strict accordance with the British Standard Codes of Practice. Variation to the design / specification shall not be permitted without written consent from the CA / Client.
 - The contractor shall submit a detailed method statement for the works listed within the schedule of works. The method statement shall have regard for the designer risk assessments provided and demonstrate the contractors proposals for undertaking the works in a clear and safe manner. The processes and task listed shall correspond with the Contractors construction programme.

- SITE INVESTIGATIONS**
- Undertake site investigation to verify the position of all hidden below and above ground services. Allow for marking all services in accordance with the pre-construction information pack.

- SITE PREPARATION**
- Carefully protect or remove where required all fittings to facilitate the installation of new works.
 - Dispose / store all material arising and remove waste regularly from site. Allow for registering site with Environment Agency and dispose to licensed waste transfer station. Retain all documentation for inclusion within the Mears H & S File.

- TEMPORARY WORKS**
- Allow for all necessary temporary barriers to facilitate the works.

- WORKS UPON COMPLETION**
- Upon completion of the works the contractor shall allow for a full builders clean to the relevant parts of the building that have been subject to this contract. All debris arising from the works shall be removed and spare materials removed or stored at the clients discretion.

SCHEDULE OF WORKS - 26 PRINCE ANDREW ROAD

- Works by Others**
- Work area to be cleared prior to commencement by the tenant.
 - The door will be replaced by others and will incorporate a low level threshold.

- Ceiling**
- Generally allow for the lifting of the electrical light fittings, smoke detector and all other like fittings to facilitate the redecoration of the ceiling finish. Allow for the re-installation of fittings upon completion.
 - Decorate in accordance with specification and Employers requirements.

- Spot Items**
- Break out concrete slab and dispose of material arising.
 - Prepare area in accordance with the specification requirements. Remove turf and topsoil, excavate sub soil to formation and dispose of material arising.
 - Cast new concrete slab in accordance with the specification requirements.
 - Install PCC kerb edgings with concrete hanching in accordance with the specification requirements.
 - Cast new concrete ramp with broomed finish and bullnose and trowelled edge.
 - Allow for flexcell joints to abutments and landing. Seal with min. 10mm bead of dark grey mastic sealing.
 - Allow concrete surface to cure and apply WATCO etch and clean when concrete fully dried. Apply WATCO primer to all new concrete surfaces and apply Watco Safety Grip Cold Cure to all new concrete surfaces, colour Mid grey.
 - To new balcony supply and install new 60mm galvanized M/S balustrade and handrail system to match the existing profile together with 12mm toughened obscure glass panels to match existing.
 - To ramp supply and install Key Clamp DDA handrail system comprising posts, handrail and all necessary Base Plate, wall plates, elbows and other accessories in accordance with the designs and specification requirements.
 - Make good to external areas following engineering works and return topsoil to levels. Grass seed spoil areas.

WORKS TO FOOTPATH

If undertaking works to a public footpath the Contractor shall ensure that all works are carried out in accordance with the New Roads and Streetworks Act 1991. The Contractor shall appoint a KCC approved contractor to under all works to the public highway. The contractor shall be responsible for providing all notices to the Highway Authority and providing all preliminary items necessary to divert the footpath for the duration of the works.

Prior to undertaking Highways works the Developer shall take a photographic condition survey of the adjacent Highway and issue a copy to the Highways Engineer if requested.

The application of the final wearing surface shall be undertaken when redevelopment works are completed and the risk of damage has been subsided.

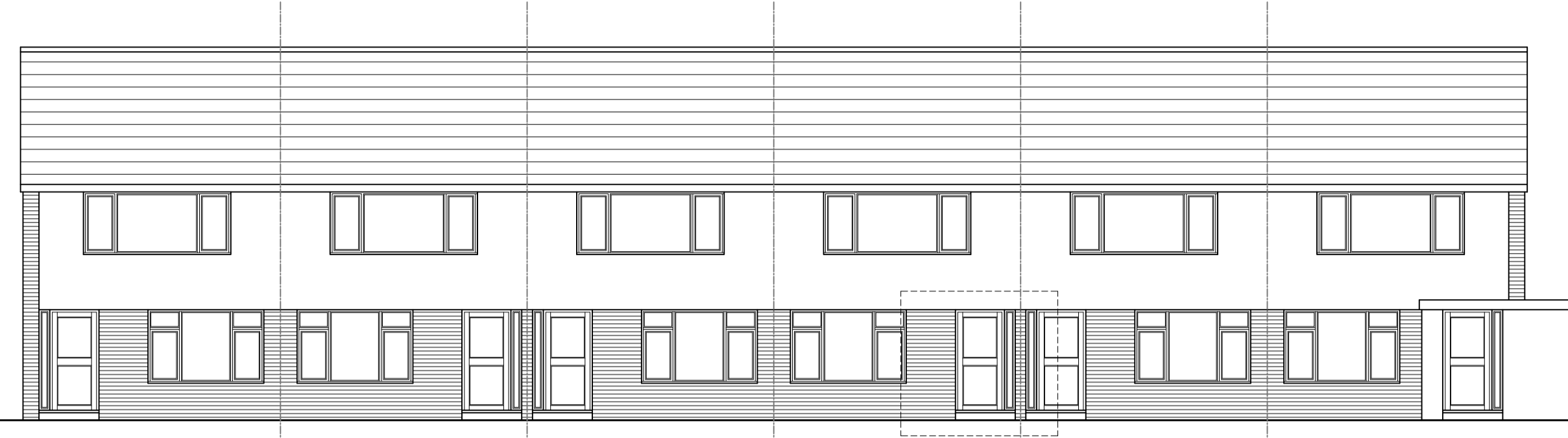
Generally, Precast concrete kerbs, channels and edgings shall comply with the requirements of clause 1101 of the specification and BS7263 (Parts 1 & 2). All kerbs shall be either 125 x 225mm half battered kerb type HB2, or, Edgings shall be 50 x 150mm type EF.

All Precast concrete edgings and kerbs shall be laid in accordance BS7533 Part 6.

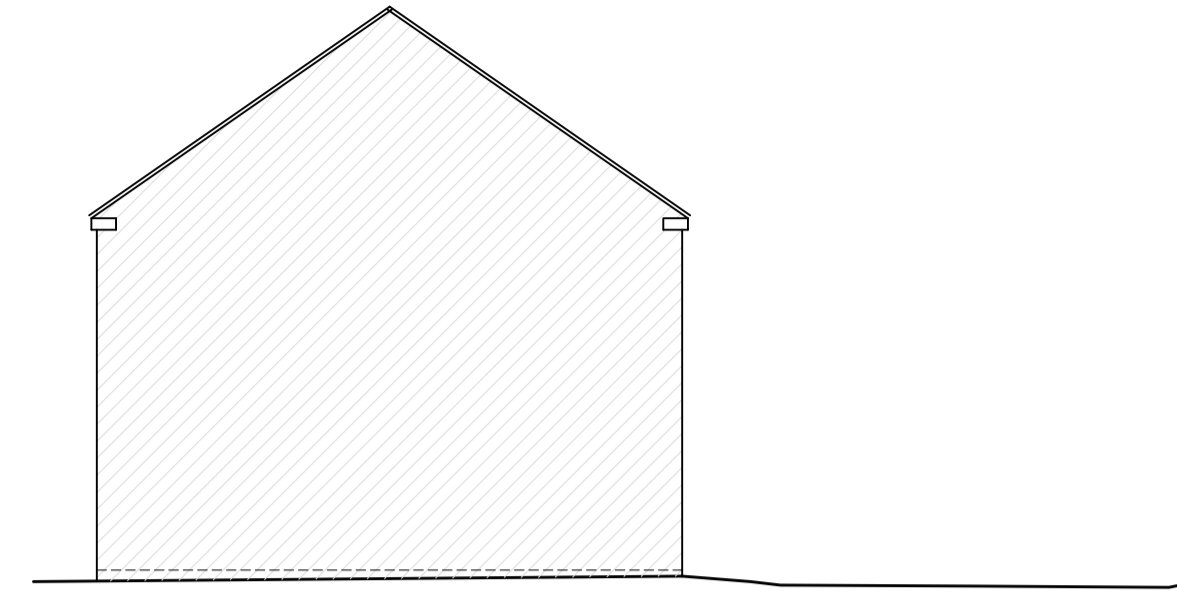
All kerbs and edgings are to be bedded in ST2 mix concrete.

Existing footway pavement construction shall be cut vertical to clean line and face.

Existing bed to be cut back to provide facility for 10 minimum thickness mortar bed. Kerb shall be bedded on class (i) mortar to clause 2404 10 to 40 thick.



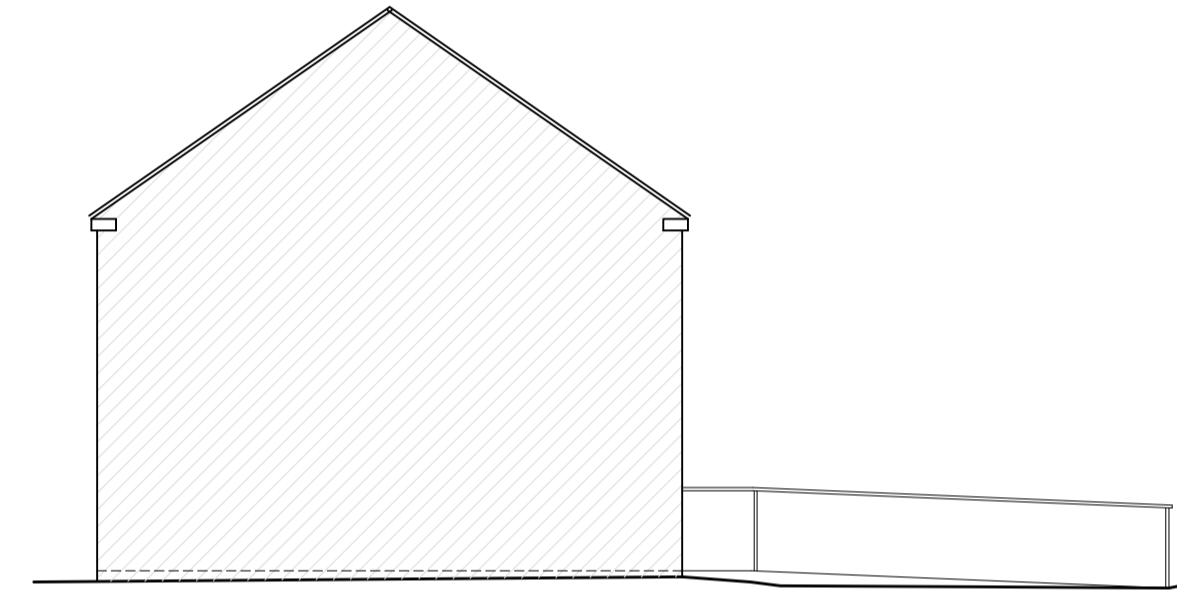
EAST FACING FRONT ELEVATION
(AS EXISTING) SCALE 1:100



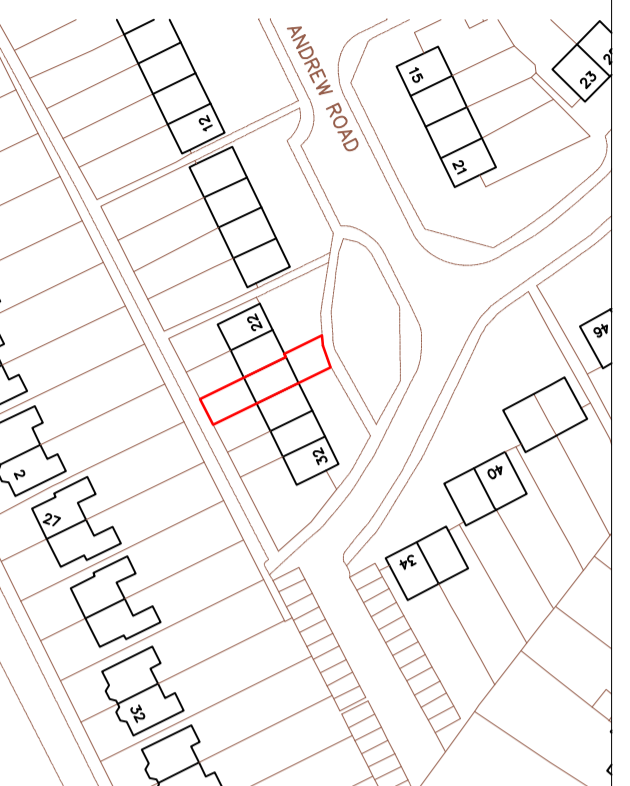
SOUTH FACING SIDE ELEVATION
(AS EXISTING) SCALE 1:100



EAST FACING FRONT ELEVATION
(AS PROPOSED) SCALE 1:100



SOUTH FACING SIDE ELEVATION
(AS PROPOSED) SCALE 1:100

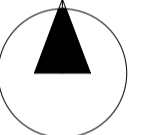


SITE LOCATION PLAN SCALE 1:1250



BLOCK PLAN SCALE 1:500

NORTH



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REVISION HISTORY

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Use figured dimensions in preference to scaled dimensions. Verify all dimensions on site and advise Kudos Architectural Design & Surveying of any discrepancies before commencing works on site.

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Project Title
26 PRINCE ANDREW ROAD, BROADSTAIRS

Drawing Title
EXISTING AND PROPOSED
ELEVATIONS AND EXTERNAL DETAILS

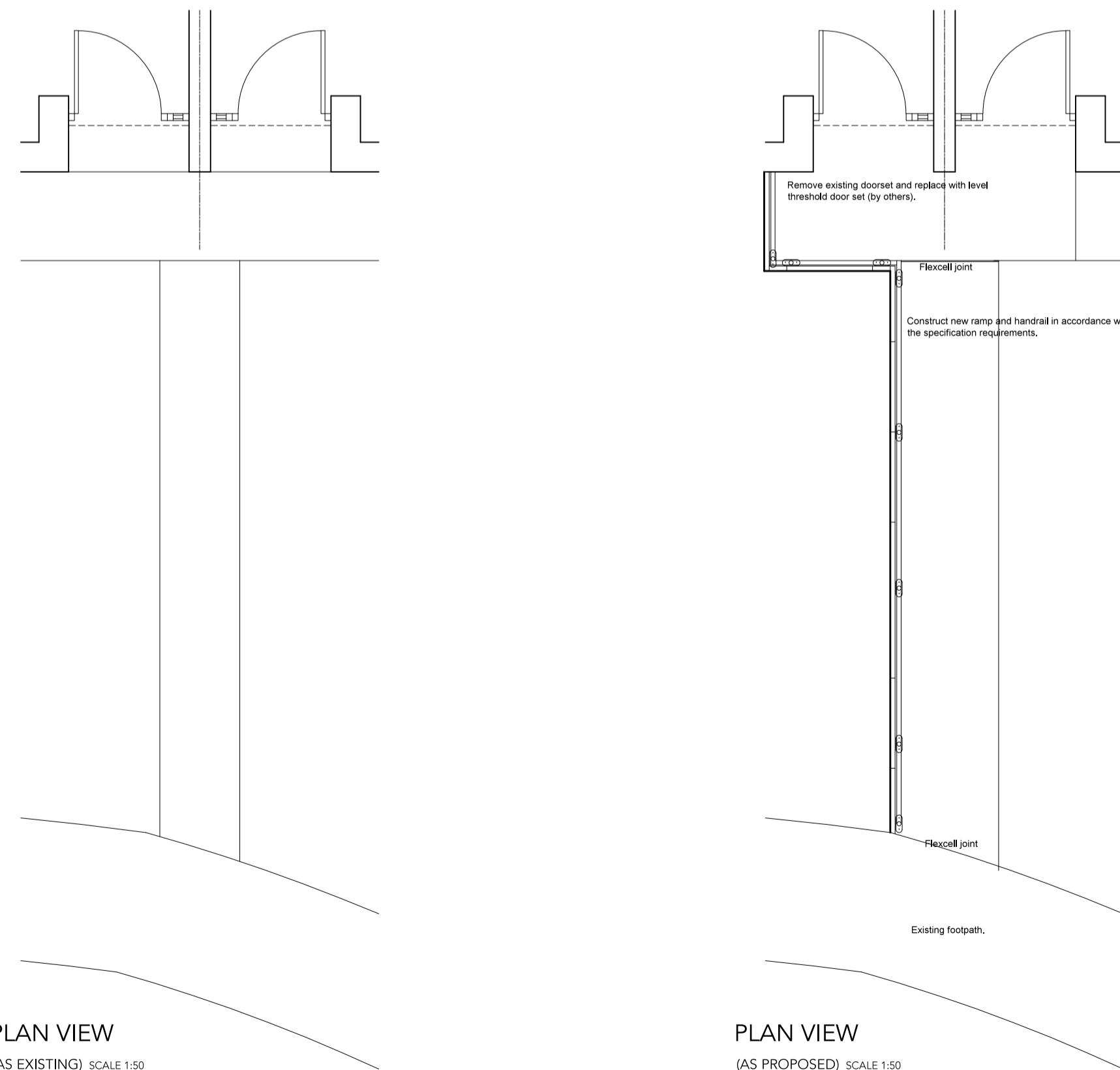
PRELIMINARY ISSUE

Scale: As shown Date: 31.10.2023

Drawing No. 23/632/JG/PR01 Rev. A

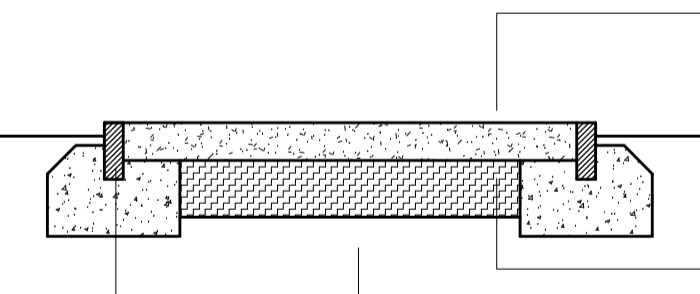
TYPICAL SECTION DETAIL FOR RAMP

(AS PROPOSED) SCALE 1:20



Prepare and expose edge of existing footpath, form new flexcell joint adjacent to new ramp. Allow for additional filling and shaping as necessary and in accordance with the specification requirements

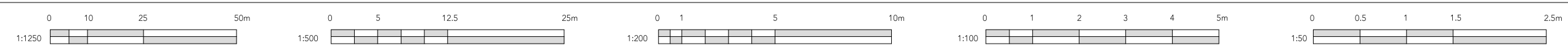
New pathway kerb edgings 150 x 50 x 915mm positioned a min. 125mm above existing finished ground level. Bed and surround new kerbs with ST2 concrete mix.



Ramp slab in ST2 mix concrete with bullnose trowelled edge and dragged finish. Allow for forming 10mm flexcell joints with mastic sealant. Max. bay length 6.0m. Add flexcell joint with 5 x M12 galvanised dowell bars.

150mm MOT Type 1 sub base, well compacted.

Carefully remove top and sub soil and prepare formation in accordance with the plans and sections.



PLAN VIEW
(AS EXISTING) SCALE 1:50

PLAN VIEW
(AS PROPOSED) SCALE 1:50