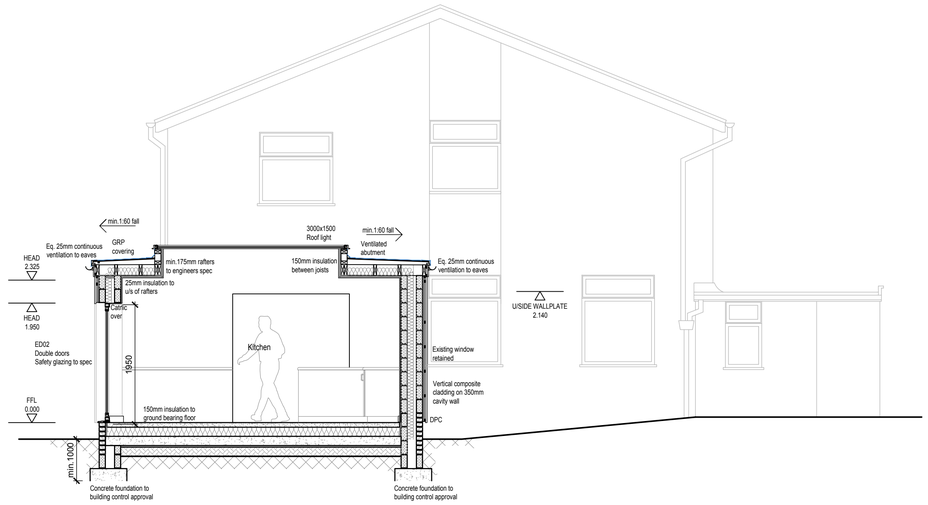
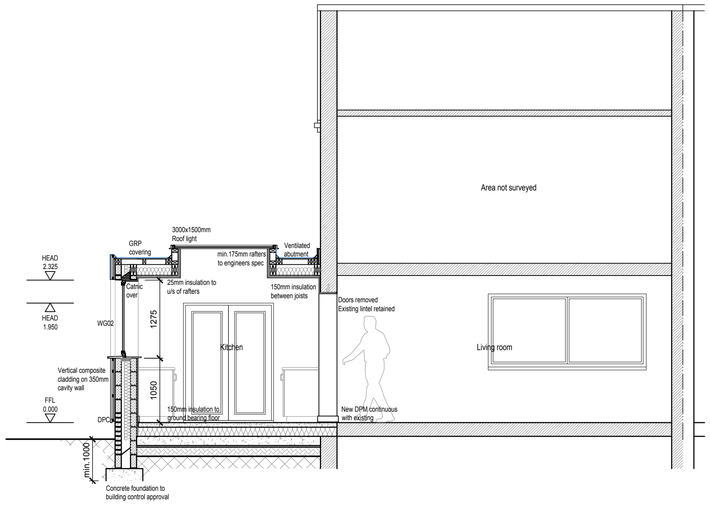


Proposed Section A-A
Scale 1:50



Proposed Section B-B
Scale 1:50

GENERAL

All work to comply with the current requirements of the Building Regulations and Allied Legislation. All materials are to be used and installed in accordance with the relevant manufacturer's recommendations. All contractors/sub-contractors must ensure to their own satisfaction that they are in possession of the currently issued drawings and details, before commencing the relevant work stage on site.

All materials and workmanship to comply with current British Standard Specifications and Agreement Certificates.

All electrical work is to comply with IEE Regulations (BS 7671: 2008) and be installed by a NICEIC Approved Electrician.

The Contractor is to check and verify all dimensions on site.

All materials are to be used in accordance with the Manufacturer's instructions and Health & Safety advice.

All workmanship is to comply with BS 8000: Workmanship on Building Site.

All work is to comply with the Construction (Health, Safety & Welfare) Regulations 1996, and CDM 2015 regulations.

Commissioning Certificates are required for the installation of the boiler and hot water system together with an Operation & Maintenance Instruction manual.

All work is to comply with current Building regulations

SITE CLEARANCE, EXCAVATION AND DEMOLITION

Survey before starting the works, examine all available drawings and carry out a thorough examination of the site and its environment.

FOUNDATIONS

Form concrete foundations all in accordance with Engineers drawings and details. Outline of foundation only indicated upon Architectural drawings.

Final foundation depth to be to the approval of the Building Control Inspector on site.

GROUND FLOOR CONSTRUCTION

Floors to be a concrete ground bearing slab on 1200g polythene d.p.m. (bonded continuously with wall d.p.c.) over 25mm sandblinding on 150mm well compacted type 1 hardcore.
Over floor slab provide 150mm thick Celotex GA4000 insulation with tightly butted taped joints (or equivalent approved), in strict accordance with manufacturer's instructions.

Flooring perimeters to be insulated with 25mm thick insulation to eliminate thermal bridging, upstand thickness not to exceed combined thickness of wall plaster and skirting.

Lay over insulation a separating layer of building paper to BS 1521 :1972 min 500g, joints to be laped minimum 150mm. Finish with 75mm fibre reinforced sand and cement screed. (all to achieve a 'U' value of 0.18 W/m²K).

Allow for connecting new DPM within existing house to new within extension.

DAMP PROOF COURSE (DPC)

Provide 2000 gauge polythene to BS6515 DPC as a continuous horizontal DPC beneath all ground floor walls. Lap joints a minimum 150mm. DPCs to extend to full wall thickness of each skin and be at least 150mm above adjacent ground and paving levels.

WALLS BELOW DPC

353mm O/A width, outer skin 102mmblue engineering brickwork above ground and minimum 2 courses below, minimum compressive strength 5N/mm², FL frost rating and class III mortar mix (1:4) with an inner skin of 100mm thick dense concrete blockwork (7.3 N/mm unless otherwise indicated by engineer) or equivalent concrete block below ground. 100mm nominal cavity width.

Mortar to be 1:4 mix cement/sand. Fill cavities to within 225mm of d.p.c. level with 1:10 weak mix concrete splayed towards outer skin. Cavity ties to be Ancon Staifix RT2 or similar stainless steel ties to BS EN 845-1, and the types to BS PD6697:2010, built in at 750mm horizontal and 450mm vertical maximum staggered centres.

WEEPHOLES

Form small weepholes in vertical joints sloping down towards the external face at 450mm centres in cavity walls, and in situations where the cavity is closed to allow water gathered by the tray to be discharged through the outer leaf.

EXTERNAL WALLS

100mm Thermalite blocks with a 150mm wide nominal cavity partially with 100mm Celotex CW4000 cavity wall insulation or similar approved.

Inner skin of 100mm Thermalite blocks, (compressive strength 3.6 N/mm², thermal conductivity 0.15WmK,).

Cavity ties to be Stainless steel Ancon Staifix and include insulation retaining clips, or similar approved, built in at 750mm horizontal and 450mm vertical maximum staggered centres (double number at openings).

External finish is to be vertical composite cladding to match main dwelling fixed to horizontal 25x38mm treated timber battens over 25x38mm vertical battens over a breather paper on a blockwork external leaf.

Finish blockwork internally with 12.5mm plasterboard with 3mm skim finish.

All to achieve a 'U' value of 0.18 W/m²K.

Provide movement joints where indicated upon the drawings and in accordance with Structural Engineers details / recommendations.

STEEL BEAMS & POSTS

Steel posts and beams as indicated on drawings – final design to engineer's design and specification.

Steel beams to be protected with two coats of zinc phosphate primer. All steel beams to be coated with Nullifire paint system S to achieve half hour fire resistance (except those supporting roofs). Steels to be tightly built into walls as detailed by the Engineer.

LINTELS

Lintels as specified by Engineer.

Provide Catnic or similar approved timber frame lintels to openings. All to be designed and specified by Engineer.

PIPES PASSING THROUGH FLOORS AND WALLS

Pipework boxing to be constructed from two layers of 12.5mm Gyproc plasterboard wallboard (each layer 8kg/m²) joints staggered, finished with 22mm tonged and grooved timber boarding, color/finish to client specification, all fixed to 38 x 38mm treated softwood framework. Provide min 25mm mineral wool quilt insulation (min 10kg/m³) around pipe. Ensure all voids around pipes are sealed with suitable sealant.

COLD FLAT ROOF STRUCTURE (0.15 W/m²K)

Flat roof to be min.175x50mm rafters as specified by structural engineer. Over rafters fix min.25mm perpendicular timber furrings to create a 1:60 fall to gutter. Over furrings fix 18mm OSB deck. Weatherproofing is to be GRP by specialist. Roof is to maintain a min.50mm clear ventilation, at perimeter roof provide ventilated soffit board to allow equivalent 25mm continuous ventilation.

Provide 120mm Celotex XR4000 insulation between rafters. Line inside face with 52.5mm Celotex PL4040 insulated plasterboard over a vapour control layer. Finish with 3mm skim coat of gypsum board plaster. Joints filled with Gyproc Jointex and taped along with the whole surface finished with Gyproc Drywall Topcoat.

All structural softwood to be C24 tanalised and grading mark 'DRY' or 'KD' unless specified otherwise by Engineer.

STRAPS & ANCHORS

Fix straps and anchors in the following location:
Bat galvanized steel wallplate straps to secure plate to wall at 1.2m centres.
Bat M305 galvanized steel straps at centres specified by specialist anchoring floor joists to walls.
Bat M305 galvanized steel straps at 2m centres anchoring ceiling ties to walls and rafters to gable end walls.

Fix noggins between timber to which straps are fitted. The noggins being 50mm wide and a depth matching the adjoining member. Straps to pass over not less than 3 members.

FLASHINGS AND WEATHERINGS

Leadwork flashings to be formed from lead sheet fully supported and to have a min 150mm lap joints, dressed 200mm under tiles, all in strict accordance with the Lead Development Association recommendations. Apply a coat of patination oil to all exposed leadwork.

Allow for a cavity tray and weepholes at 1.8m centres abouve abutment flashing.

WINDOWS

Casement windows to clients specification fitted with low-E argon gas filled double glazed units to achieve a (area weighted average) U Value of 1.4 W/m²K. Windows to be fitted with manufacturer's trickle ventilators.

Any openable windows with cill height less than 800mm above FFL to be fitted with restrictors.

At least one window per habitable room on the upper floor is to be an egress window with an unobstructed opening of at least 0.33m² 450mm high and 450mm wide with a maximum height of 1100mm from finished floor level to the bottom of the openable area. Escape casements should be non-lockable. Windows indicated as Egress are to have flying mullions as indicated upon the drawings. Reveals are to be provided with Fire rated cavity closers.

All windows are to be fitted with manufacturers trickle vents to provide min.8000mm² ventilation per unit.

Reveals are to be provided with 22mm Gyproc Thermaline plasterboard.

EXTERNAL DOORS

Folding doors to be glazed with laminated safety glass as indicated on Architectural drawings.
Glazed doors to achieve a (area weighted average) U Value of 1.4 W/m2K
All external doors to be draught stripped.

Reveals are to be provided with 22mm Gyproc Thermaline plasterboard.

EXTERNAL DOORS

Double/ sliding doors to be glazed with laminated safety glass as indicated on Architectural drawings.
Glazed doors to achieve a (area weighted average) U Value of 1.4 W/m2K
All external doors to be draught stripped.

Reveals are to be provided with 22mm Gyproc Thermaline plasterboard.

GLAZING

All glazing to external doors and windows to be sealed double glazed units, unless required differently by the Local Authority.

Glazing within 1500mm of floor level in doors and adjacent glazing frames within 300mm horizontally of a door opening to be glazed in laminated safety glass complying with BS6206 (inner and outer panes).

Windows and glazed frames within 800mm of floor level to be glazed with laminated safety glass to provide containment from a person falling against it.

LIMITING INFILTRATION

All external doors and windows to be fitted with manufactures draft seals.

PLUMBING, HEATING and ELECTRICAL

Hot water supply to be as existing - extended to serve into new extension.
Cold water supply to be as existing - extended to serve into new extension.
Heating supplies to be as existing - extended to serve into new extension.
(ALL TO BE CONFIRMED ON SITE)

All power sockets and switches to be fitted between 450mm and 1200mm from finished floor level.

ELECTRICAL SWITCHES AND SOCKETS

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a registered person competent under Part P.

All electrical installation to comply with current IEE regulations and supply by-laws.

All appropriate certificates and declarations must be provided for submission to the local authority upon completion of the installation.

Socket outlets to be positioned 450mm from finished floor level to bottom edge of sockets.
Light switches to be positioned 1200mm from finished floor level to top of switch.

Consumer units to have RCD protection and miniature circuit breakers labeled to indicate use.

EFFICIENT EXTERNAL AND INTERNAL LIGHTING SYSTEMS

Provision to be made for fixed lighting outlets to be capable of only taking low energy lamps with luminous efficiency greater than 40 lumens/circuit watt.

100% of new lighting to be energy efficient.

Any external lights that are provided to be low energy PIR controlled to ensure that they automatically extinguish when there is adequate daylight or when they are not required at night.

SMOKE \ HEAT DETECTORS

If none present allow for installation of mains operated self–contained smoke \ heat alarms which conform to BS 5446:Part 1 (location indicated upon drawing).

Smoke\heat alarms to be interconnected so that detection of smoke by one unit operates the alarm signal in all of them. Units to be permanently wired to a separately fused circuit. Units to have secondary power supply.

Each unit to be at least 300mm away from any light fitting.

VENTILATION

Rapid and background ventilation requirements shall be achieved by:

Kitchen – for rapid ventilation provide an extract capable of extracting at a rate of 60 litres per second, which may be operated intermittently. Extract to be ducted to discharge directly to open air via a 100mm dia. flexible duct through ceiling void, cavity wall and terminated with manufacturers UPVC grille.

Habitable rooms – opening window (1/20th of room floor area) with adjustable vent (min 8000mm² per window)
All extracts to be fitted in strict accordance with the manufacturer's instructions. Mechanical extracts to be operated by independent switches not pullcords.

DRAINAGE

Proposed below ground drainage shown indicatively, final layout and details to be confirmed by specialist contractor prior to construction and approved by Building Control.

New manholes / inspection chamber and gulleys to be specified by specialist.

All design and levels to Building Control approval.

Surface water to connect into proposed soak away, design and levels all to be confirmed on site and approved by Building Control.

Foul drainage to connect into existing system, existing system to be inspected on site and all design and levels to be approved by Building Control

WASTES

Fit deep seal traps to all sanitaryware and sinks and connect into new gulleys/soil pipes as indicated. Provide 38mm dia waste with anti-syphonage trap where waste runs exceed 1.7 metres. Fit rodding eyes at elbows and tees.

Waste sizes:

Sink	38 dia
Washing Machine	38 dia

The entire internal drainage system to be Osma UPVC or similar approved, fitted in accordance with their recommendations. Horizontal runs to be laid to a minimum fall of 1 in 60.

RAINWATER GOODS

Gutters to be 125mm half round to Local authority approval with matching fittings and 68mm diameter downpipes. Positions as shown on plan. All surface water to be dealt with to BCO approval.

PRELIMINARY

Notes

Do Not Scale (unless for the purposes of planning).
Report all discrepancies, errors and omissions.
Verify all dimensions on site before commencing any work on site or preparing shop drawings.
All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations that from time to time shall apply.
For all specialist work, see relevant drawings.

CDM 2015

Under the CDM regulations 2015, the client will need to employ a principal designer and principal contractor to assist in the health and safety process and co-ordinate health and safety matters. Further advice with regards to the clients duties and the duties of the principal designer & principal contractor can be found on the Internet (such as CONIAC Industry Guidance & HSE website), or alternatively you should take advice from a suitably qualified company. This drawing, together with an asbestos survey or any other surveys and record drawings / information that the client has on the building or site such as service locations should be passed on to the contractor. Our brief does not extend to principal designer role, so the principal contractor will be responsible for developing health and safety file during construction and handing it over to the client as an as built health and safety file.

Rev	Date	Description
A	31/10/23	Living room window amended
B	02/11/23	Structural information indicated
C	01/02/24	Updated in line with clients comments.

KENT DESIGN STUDIO
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web - www.kentdesignstudio.co.uk tel - 01580 230413

Scale: 1:50 @ A1
Date: October 2023

BUILDING REGS

Project Title
Proposed Works At:

12 Norman Close,
Maidstone,
Kent,
ME14 5HR

Description
Proposed Sections

Drawing Number
4442 52 C

Drawn By - MRH