GENERAL:

This is only intended to specify the basic materials and works in accordance with the statutory requirements. it is not a schedule of work or a full specification. all materials are to be used in accordance with manufacturers instructions, unless otherwise directed. all work in connection with gas, water, electricity and telephone provider is to be carried out in accordance with their statutory regulations. it is the contractors responsibility to liase with these authorities to locate underground cables etc. all dimensions are to be checked on site or alternatively, built as work proceeds, where practical all components are to be ordered from dimensions on site, any discrepancies

encountered on site are to be reported immediately to the client. if the reasonable and proper execution of the works indicated would place any operative or third party at risk at any time, details of such risk are to be reported to the client prior to

commencement. prior to the works, the contractor to provide method statement details for temporary supports which will be made available for clients

inspection in addition where works may have impact on rooms on floors below, contractor to make provision for sealing works and making good of all surfaces.

DEMOLITION AND WORKMANSHIP

Before starting any demolition or de-construction arrange with the appropriate authorities for the disconnection of services and renewal of fittings and equipment. make good any damage to attached property or any other structure. all such works must comply with BS6187 and HSE guidance notes gs 29/1,2,3 & 4. site staff responsible for supervision and control of works are to be experienced in the assessment of all risks involved and methods of such de-construction. all waste must be disposed of in line with council approved guidelines.

FOUNDATIONS:

Excavate Foundations To Reduced Levels, Exact Depth To Be Determined On Site By Building Regulations. Concrete Foundations Minimum 600 x 450, Using 20n/mm2 Concrete With 20mm Aggregate. Construct New Walls Up To DPC Consisting 300mm Wide Cavity Walls, 100mm Brickwork/Blockwork Outerskin, 100mm Cavity. With Concrete Fill Up To Ground Level Splayed Top Outwards With 1:12 Lean Mix Concrete. 100 Mm A7 Concrete Block Innerskin. Outer Face To Wall Above Ground Level, To Be As Drawings, Built In 1:2 :9 Cement, Lime & Blended Sand, (blocks To Be Bs 6073, Part 1 1981)

Where Drains Pass Through New Walls Allow Bridging Lintels 600x100x150mm To Innerskin & 600 x 100 x 150mm Pre-cast Concrete Lintel Outerskin, Pack Around Pipe With Sand. Back Fill To Foundations With Scalpings Mechanically Compacted In Layers Up To Ground Level Or Make Up To Level.

DPC/FLASHINGS:

P.v.c. Horizontal / Stepped Dpc To Be Provided In Walls As Shown - Close Cavity At Reveals & Cills With Insulation And Insulation Blocks Incorporating A Vertical Dpc To Be Be Provided At Cavity Closings Around Windows / Door Openings & Cills As Shown - Horizontal Cavity Tray Dpc To Be Provided On Lintels Over Doors & Windows. Allow Turn Up Ends 50mm Into Perp Joints Allow Type 'w' Vents To Ends & If Over 1800 Long One In The Centre. Where New Roof Abuts Walls Use Code 4 Lead Flashing 150 High.

RAINWATER:

100mm Upvc Gutter To 68mm Diameter Pipes To Connect To Storm Drainage System. All Installed In Strict Accordance With Manufacturers Instructions.

INTERNAL DOORS:

Fire Rated not required

VENTILATION:

Background ventilation to be provided with trickle vents SMOKE/HEAT DETECTORS

Where Shown To Be Mains Linked With 3 Hour

Secondary Back Up System (optical). EXTERNAL FOUL DRAINAGE:

100 Ø Foul Drains Laid To Minimum 1 In 60 Fall To Connect With Foul Drains, to be agreed with Building

Control Officer on Site Pipes Laid In Trench In Pea Gravel Or Clean Single Sized Stone Bed & Surround. Where Drains Pass Through Load-bearing Walls Place Precast Concrete

Non-composite Lintels Centrally Over As Relieving Arches. Manholes To Be 300mm U.p.v.c. House Type Up To 600 Deep & 600 Ø Over That Depth.

EXTERNAL RAINWATER DRAINAGE:

100 Ø Rainwater Laid To Minimum 1 In 60 Fall To Connect With Rainwater Drains Either new soakaway or existing system , to be agreed with Building Control Officer on Site – Pipes Laid In Trench In Pea Gravel Or Clean Single Sized Stone Bed & Surround. Where Drains Pass Through Load-bearing Walls Place Precast Concrete Non-composite Lintels Centrally Over As Relieving Arches.

HEATING AND HOT WATER PIPEWORK: Where Possible Allow For Lagging To All Heating And Hot Water Pipes.

ENERGY EFFICIENT LIGHTING: Low energy lighting to be provided

ELECTRICAL WORKS:

All Electrical Works To Comply To Part P Of The Building Regulations And A Test Certificate Of Compliance To Be Presented To The Building Control Department On Completion Of The Electrical

WINDOWS & GLAZING:

Installation.

White UPVC with double glazed units- trickle ventilation to windows of 4000mm2 to non-habitable rooms & 8000mm2 to habitable rooms. to habitable room fully openable for escape purposes. minimum 0.33m2 openable area, 450mm min wide and min 800 high lockable fasteners. double glazed units to the 4 / 20 / 4mm glass / air / glass construction using pilkington 'k' or equal low 'e' glass with argon gas filled cavities, safety glazing to all critical locations.

DRAINAGE AND PLUMBING Single stack system to BS5572. All fittings to have 75dp antivac traps. Waste pipes: whb 32 dia, sink 38 dia (combined 52 dia) WC connected to 102 dia

SVP Outlet of existing soil and vent pipe to be positioned 900mm above nearest ventilated rooflight window within 3000mm distance. Rodding access required to all bends. All waste pipes to run to fall to soil Vent Pipe 18 to 90mm/m, in accordance with Approved doc.H.



PROPOSED SIDE ELEVATION





limited to max 48 degrees Stormwa' Drainage: Connect into nev Soakaway, to be agreed with Building Control Officer on Site

Soakaway to be

building

min 5m away from

External Wall Construction:

100mm Rendered Blockwork

Plaster/Plasterboard Finish

100mm Medium Density Concrete

Leaves of cavity wall tied together with stainless steel wall ties at 450mm centres

100mm Cavity Void

Blockwork

GROUND FLOOR

50mm Kingspan Partial Fill Insulation Batts

Foul Drainage: Wessex Water Plan shows indicative foul drainage positions Drain cover has not been exposed exact positions of main sewer will only be known after excavation

Rodding eye to be provided when drain is sealed off in position agreed with Wessex Water

Any new piping through to the sewer will be constructed in 100mm plastic pipe there will be a minimum of 500mm between the edge of the new manhole & the edge of the new foundations, whilst still allowing the correct Foundations that fall within 1m of the pipe will be taken down 150mm below invert level of the sewer, a full inspection of the works should be done by Building Control once the work is complete & before any backfilling is made

Wessex Water document WWDS-BONS 3 is adhered to Building over a sewer is required, build over agreement to be finalised as per document WWDS-BONS 2

Builder to confirm that six point criteria for building near to a sewer issued by

Foundations that fall within 1m of the pipe will be taken down 150mm below invert level of the sewer, approval will be by Wessex Water after completion It is proposed to use 150x150 concrete lintels and 50mm of Celotex Insulation over any pipework that passes under loadbearing walls

adequately supported by either engineering bricks or padstones and mass fill concrete in accordance with current Building Regulations and guidance from sewers for adoption sketches Section A-A and B-B



LOAD BEARING PROPOSAL SECTION: 100mm Rendered Blockwork

Mass Fill Foundation Pre-stressed concrete lintels (min 150mm bearing each side) 50mm Celotex Rigid Insulation Granular Bedding Material around existing 150mm Pipe Existing Bedrock/Sub-Soil

HEATING:		ALARMS:		
ETR	Towel Rail - Electric		Panic alarm button	
	Electric Underfloor Heating	SD	240v smoke or heat detectors with integral sounder interlinked	
RT	Room Thermostat	✓ PIR	Passive infra red sensor	
	Water Underfloor Heating	\boxtimes	Vibration sensor	
Rad	Radiator	\bigtriangledown	Door contact sensor	
VENTILATION:		AUDIO / VISUAL:		
	Ceiling mounted Extract Fan inc. fused spur outlet	□– TV	Television connection socket below worktop level	
SWIT	SWITCHES:		Television connection socket above worktop	
F	Extract Fan isolator switch above worktop level	📕 – Data	BT/Data connection socket above worktop	
D- F	extract Fan Isolator switch below worktop level	🗆 – Data	BT/Data connection socket below worktop	
•	Light switch	\bigcirc	Ceiling speaker	
	Light switch with dimmer			
⊡- TR	Towel rail switch above worktop level			
	switch	Ø	Low voltage ceiling mounted downlight	
•	Switch for 5amp lamp circuit	⊠Sh	Low voltage ceiling mounted showerproof downlight	
SOCKETS:		\otimes	Pendant light fitting	
TT	Twin 13amp wall socket above worktop level	9	Internal wall light. Height above FFL to be agreed with client	
ŦŦ	Twin 13amp wall socket below worktop level		Under cupboard	
Ŧ	Single 13amp wall socket below worktop level	●	Supply for under	
13A 5A	13amp / 5amp socket - floor mounted	Ю	Supply for local controled	
L5a —(]	5amp lamp socket. Green lines indicate 5amp wiring	x x x	Cable mounted spotlights	
SH	Electric shaver socket		LED Lighting Strip	

В	FEB 21	ANNOTATION CORRECTED				
Α	JAN 21	LABC ISSUE				
Rev	Date	Notes				
Scale 1 : 50/25@ A1						
Project Address		66 Malvern Road, St George , Bristol				
Project Description F		Proposed Single Storey Rear Extension				
Drawing Title Proposed Plans and Elevations						
Drawing No. 002		Rev.	В			