

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 liaise 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 20v/m² 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 'v' 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.

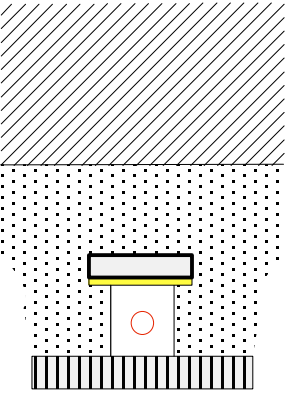
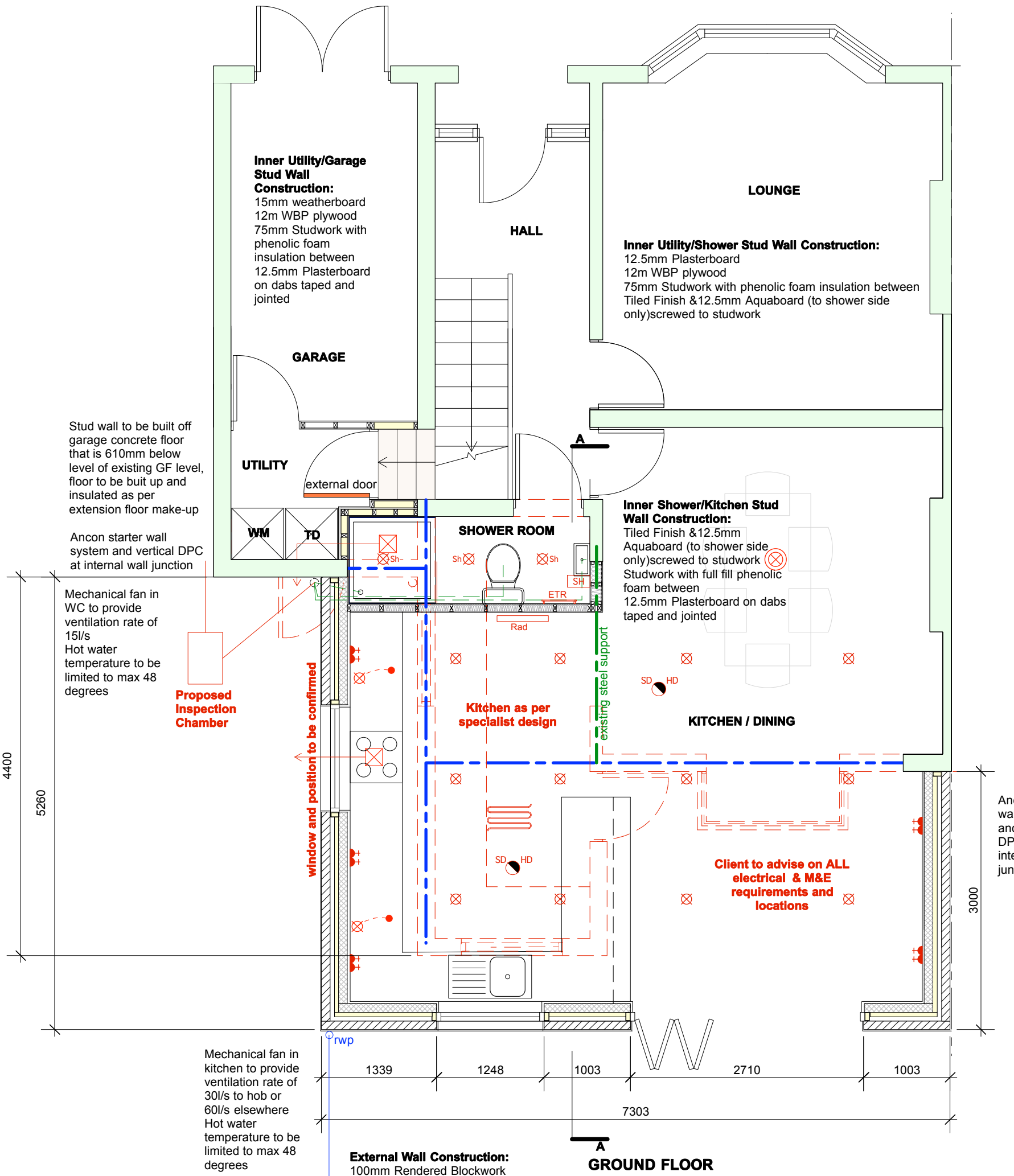
HEATING AND HOT WATER PIPEWORK:
Where Possible Allow For Lagging To All Heating And Hot Water Pipes.

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 Installation.

WINDOWS & GLAZING:
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 'N' 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 full soil Vent Pipe 18 to 90mm/m, in accordance with Approved doc.H.



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:	
	Towel Rail - Electric		Panic alarm button
	Electric Underfloor Heating		240v smoke or heat detectors with integral sounder interlinked
	Room Thermostat		Passive infra red sensor
	Water Underfloor Heating		Vibration sensor
	Radiator		Door contact sensor
VENTILATION:		AUDIO / VISUAL:	
	Ceiling mounted Extract Fan inc. fused spur outlet		Television connection socket below worktop level
SWITCHES:			Television connection socket above worktop level
	Extract Fan Isolator switch above worktop level		BT/Data connection socket above worktop level
	Extract Fan Isolator switch below worktop level		BT/Data connection socket below worktop level
	Light switch		Ceiling speaker
	Light switch with dimmer	LIGHTING:	
	Towel rail switch above worktop level		Low voltage ceiling mounted downlight
	switch		Low voltage ceiling mounted showerproof downlight
	Switch for 5amp lamp circuit		Pendant light fitting
SOCKETS:			Internal wall light. Height above FFL to be agreed with client
	Twin 13amp wall socket above worktop level		Under cupboard Strip Light
	Twin 13amp wall socket below worktop level		Supply for under cupboard light
	Single 13amp wall socket below worktop level		Supply for local controlled wall light
	13amp / 5amp socket - floor mounted		Cable mounted spotlights
	5amp lamp socket. Green lines indicate 5amp wiring		LED Lighting Strip
	Electric shaver socket		

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