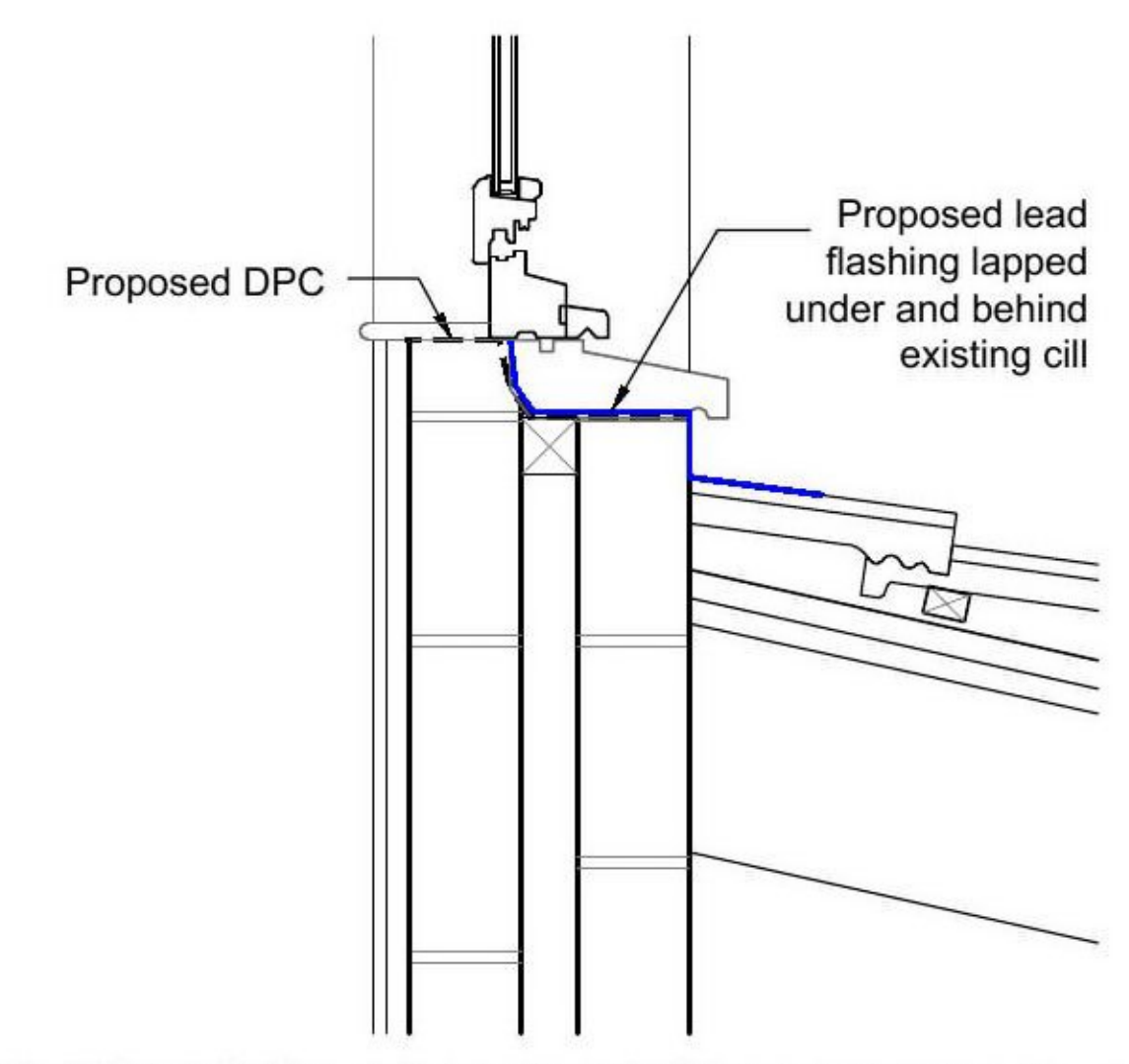
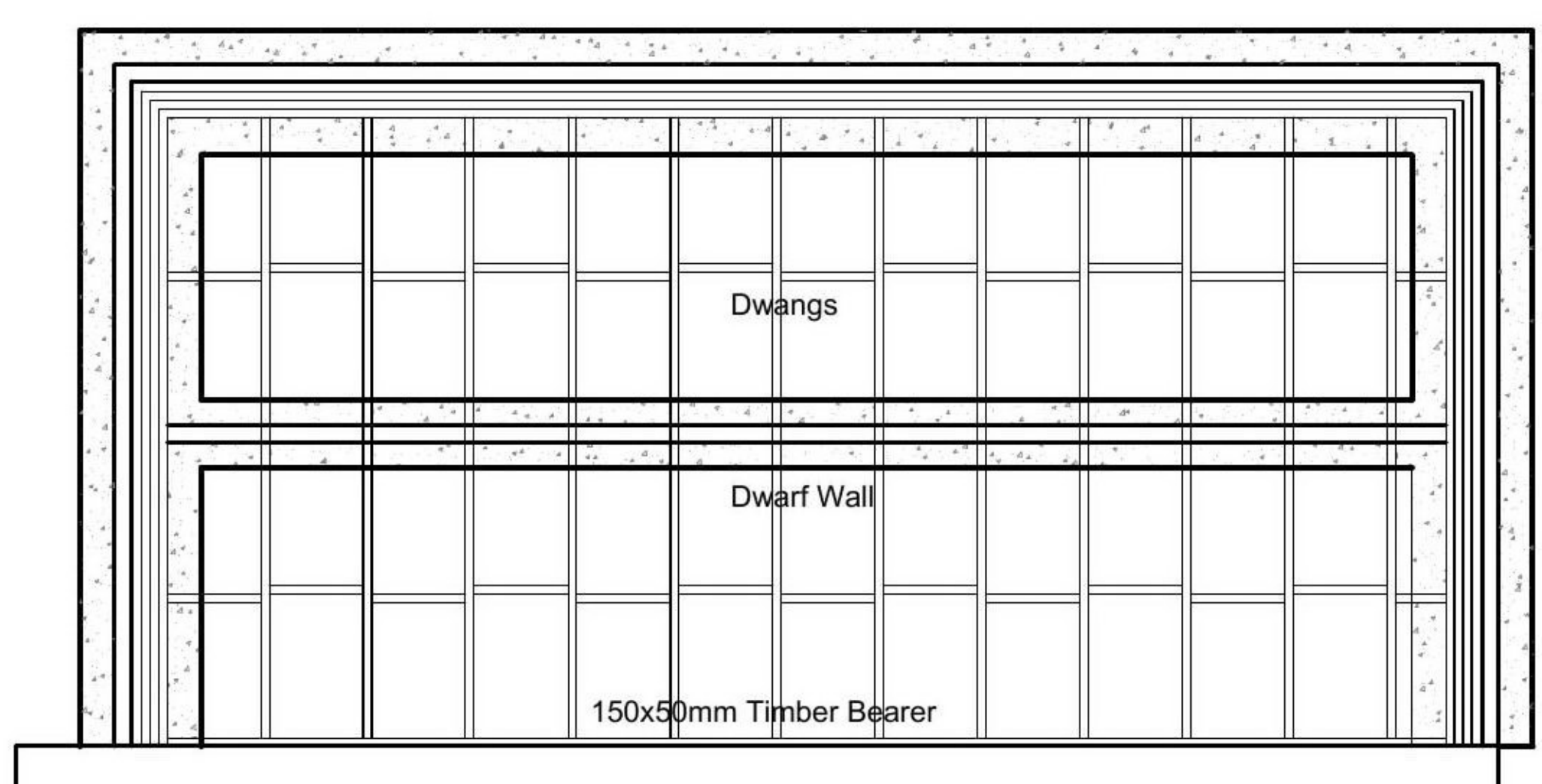


- General Notes**
1. Do Not scale from this drawing
 2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
 3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
 4. All dimensions to be checked on site prior to fabrication or erection
 5. Contractor to take exact measurements on the proposed roof to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
 6. Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
 7. No work to be begun until the appropriate approvals (i.e Building warrant and planning) have been received. Initial drawings submitted to the council may require altering to suit local authorities comment. Councils stamped drawings should be used during construction.
 8. Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
 9. Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains & sewers
 10. Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
 11. For Additional information see www.cafdesigns.co.uk
 12. All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
 13. All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
 14. Where the land is sloping at the proposed works or surrounding area, then it is the clients responsibility to provide a survey i.e. topographical survey to provide accurate gradients.
 14. If in Doubt Ask

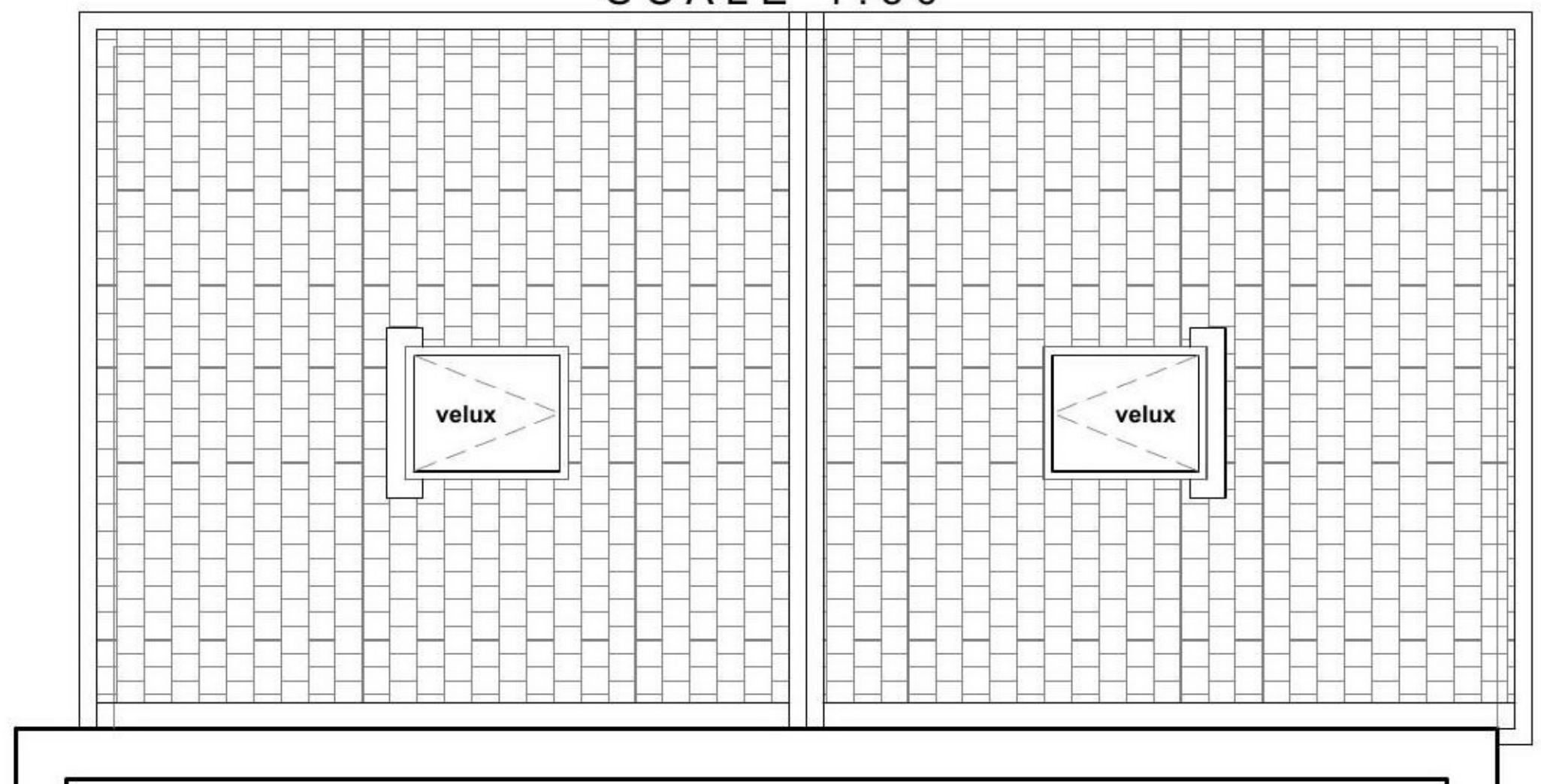
Drawing to be read in conjunction with Drawings 054-04.001. Drawing for Planning & Building Warrant purposes.



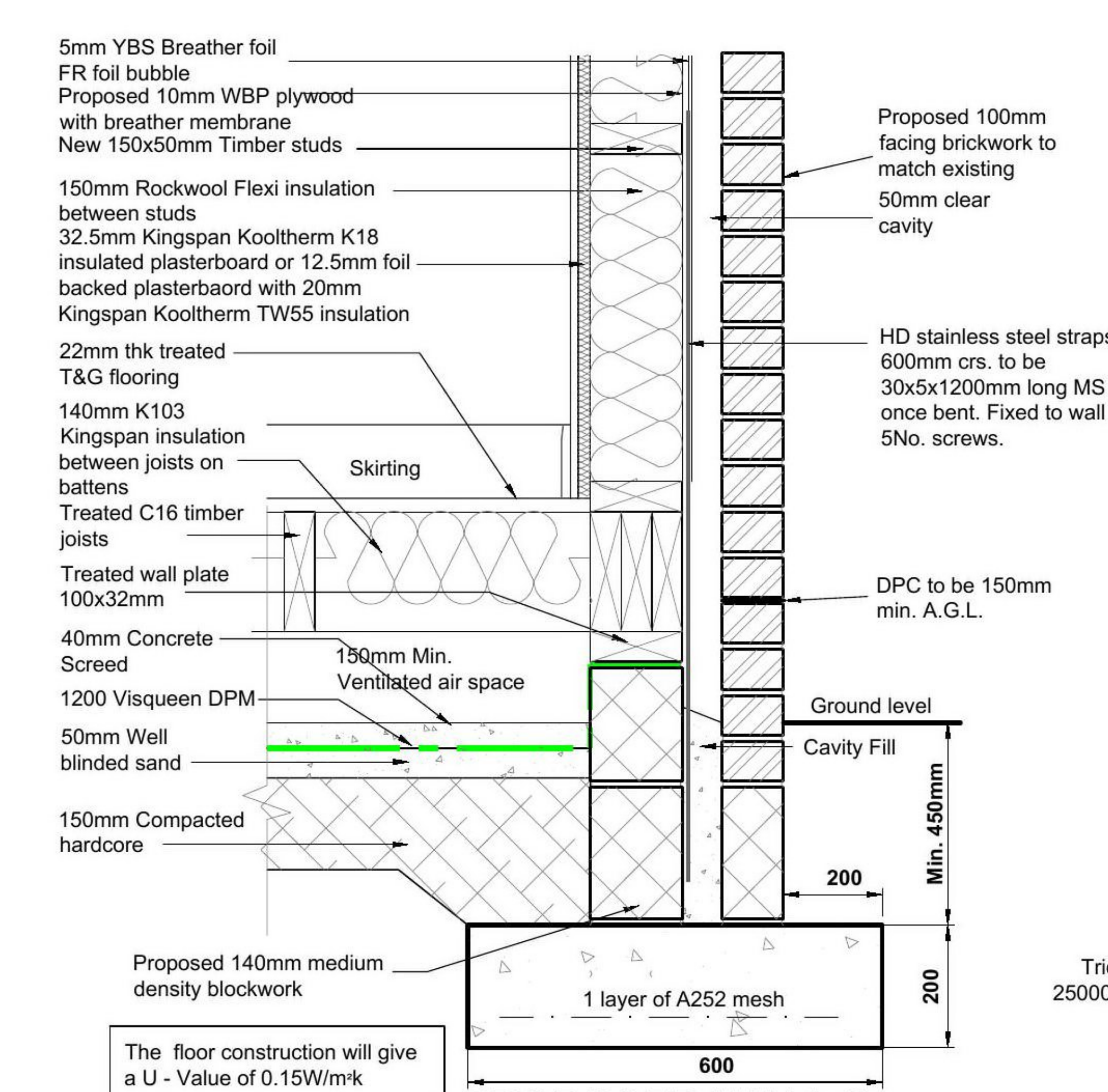
PROPOSED WINDOW DETAIL F-F
SCALE 1:10



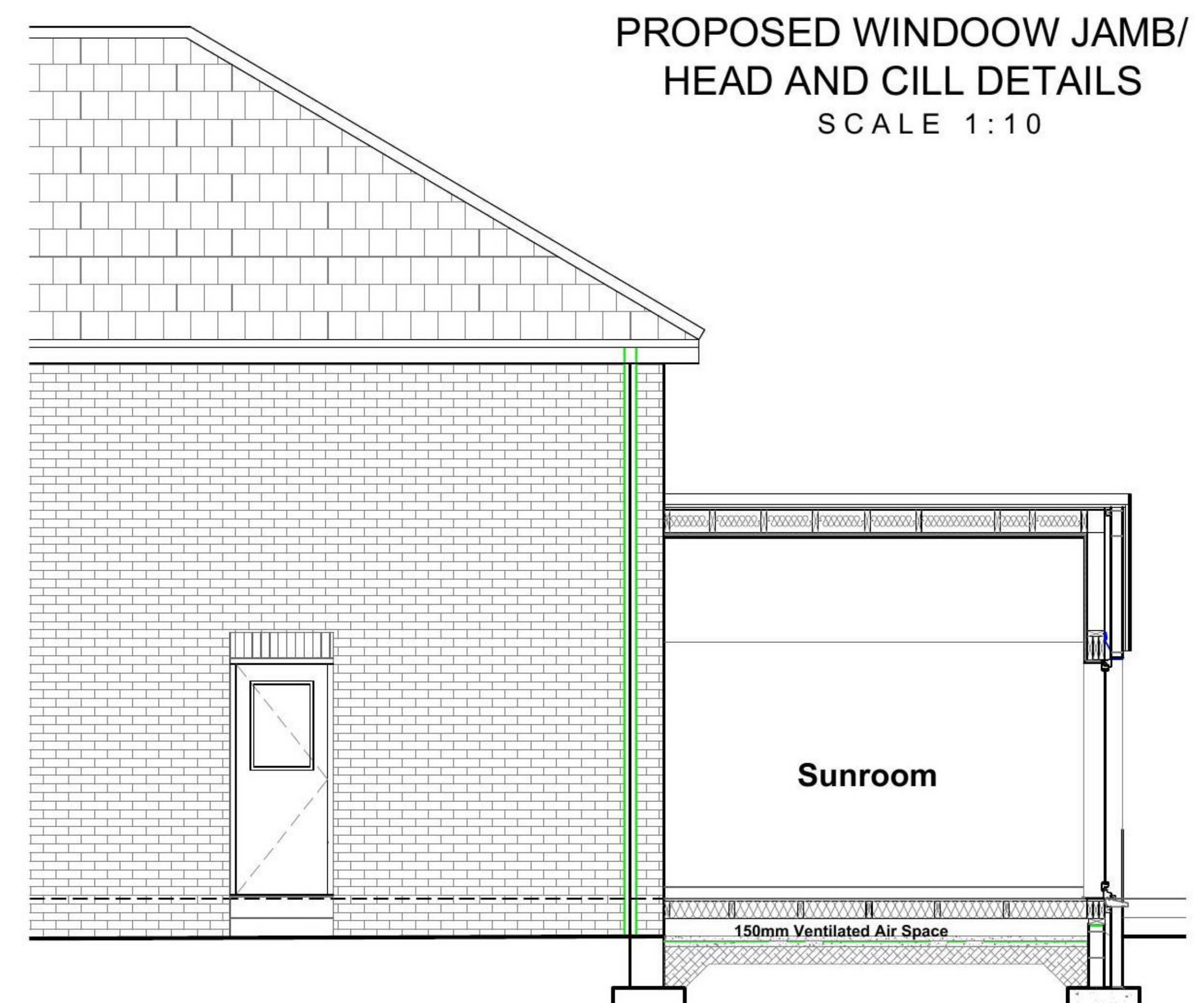
PROPOSED FOUNDATION LAYOUT
SCALE 1:50



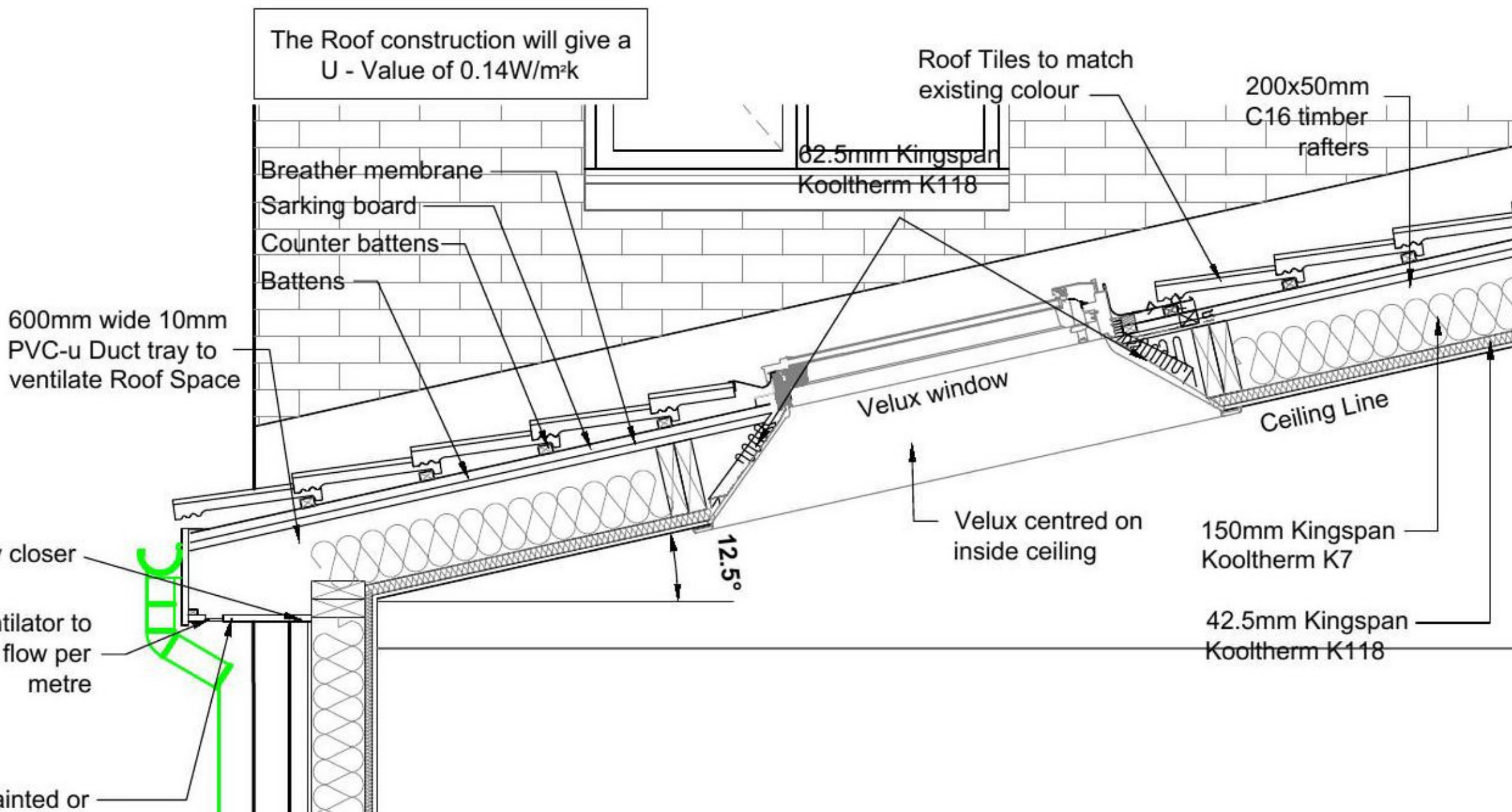
PROPOSED ROOF PLAN
SCALE 1:50



PROPOSED WALL & FOUNDATION DETAIL C-C
SCALE 1:10



PROPOSED SECTION B-B
SCALE 1:50



PROPOSED ROOF DETAIL D-D
SCALE 1:20

New Window: U-value of 1.4W/m²K
 - New windows to be UPVC to match existing with white gloss finish and mastic pointing around all edges. Fixed into rebated openings within wall and with DPC and insulated cavity closers all round. Window to have cill to match existing, laid on DPC. Window to be double glazed, hermetically sealed units, tilt in turn. Window to be supplied treated and primed for final decoration on site, complete with locking handle. Strap & line ingoes with Gyproc insulated plasterboard. Glazing to be 24mm Double glazed Units. All windows to be lockable
 All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and standard cockspru fittings
 - Windows & Doors to be fitted 'secured by design locks' as per standard 4.13
 - Windows & Doors to be installed to BS213-4:2007 - Standard D4.13.5 (2013) and product standard and component performance to BS7412:2007 for PVCu Units and BS4973:2009 for aluminium alloy units
 - New window to be confirmed by client

Exterior Folding Doors: U-value of 1.4W/m²K
 - New rear external folding doors to be aluminium medium grey. Doors to be from www.thefoldingslidingdoors.com or similar 70mm thk.
 - Doors & Windows :-
 - to be designed and constructed in accordance with the material used
 BS 7412: 2007, for PVCu units.
 BS 4973: 2009, for aluminium alloy units;
 - Fixing of a doorset should be in accordance with recommendations given in section 8 of BS213-4: 2007

Velux Window: U-value of 1.3W/m²K
 - 2No. Velux windows - 780x980mm. Client to confirm if to be used manually or electrically operated
 - Flat roof Kerb' - velux windows required as pitch is less than 15 degrees

Draught sealing / stripping
 Windows, Doors, Ceiling Hatches and Access Panels to be draught stripped.
 Window Seals to conform to BS 6375 relating to performance of windows and air infiltration. House entrance doors, windows and ceiling hatches to be fitted with external quality weather seals and draught stripping.

Kitchen :-
 - Oven / hob will comply with Building (Scotland) Regulations 2013 Part 3.11.2 whereby there will be provisions for an oven with the appropriate surrounding 1000x600mm activity space. The Oven will have incoming services to be gas or electric supply.
 - Within the kitchen there will be a minimum storage space of 1m to comply with Building (Scotland) Regulations 2013 Part 3.11.2

Smoke Detector :-
 - To be interconnected in accordance with BS 5839:Part 6 : 2019
 - To be installed to comply with the recommendations of BS5839:Part 1:2013 for a Grade D type LD3 system and Building (Scotland) Regulations 2013 Section 2.11.2. The system to be permanently wired to an independent circuit at the mains distribution board. Where two or more alarms installed in a dwelling they shall be interconnected.
 - To be located 3m from any sleeping accommodation
 - Located a min. 300mm away from any lighting
 - Smoke alarm to be an Optical smoke Alarm suitable for kitchen open plans areas
 - Heat Alarm to conform to BS 5446:Part 2:2003

Central Heating System :-
 - New Underfloor Heating within Extension to connect to existing heating system and have thermostatic (Contractor to inspect existing boiler to make sure it can supply new radiators)

External Works:-
 - Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

Timber frame with 50mm cavity YBS bubble insulation
Proposed Wall Construction :- U-value of 0.19W/m²K
Outer Leaf
 - 100mm facing brickwork to match existing
 - 50mm clear cavity
Inner Leaf - Timber frame construction
 - 5mm YBS Breather Foil FR Foil Bubble
 - 10mm WBP plywood
 - 140mm medium density blockwork wall below
 - 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
 - 150mm Rockwool insulation between studs
 - 32.5mm Kingspan K118 insulation Or 20mm Kingspan TW55 with 12.5mm foil backed plasterboard
 - Timber frame construction to be tied to existing wall construction by Hilti HB Bolts @ 400crs
 - DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

Cold Roof Construction
General Roof construction U-value of 0.13W/m²K
 - Tiles to be Redland Regent and match existing colour and be capable of 12.5° approx. with 100mm headlap and lapped through-coloured no granular
 - Fixed on treated timber battens with
 - 50x38mm treated timber counter battens fixed through insulation to rafters with helifix screws.
 - 18mm OSB, nailed to every truss at no less than 200mm centres using 3mmØx50mm galvanised round nails, joints to be staggered.
 - Covered with roof membrane
 - Form junction to existing wall with 150mm upstand code 5 lead flashing c/w Cavity Tray Type X
 - Roof Pitch min. 12.5°
 - 200mm timber soffit match existing
 - Proprietary fixing straps / roof anchors to manufacturer's written recommendations.
 - Roof to be ventilated at soffit using continuous 25x47mm Eaves soffit ventilator system capable of 25000mm² air space per metre & at ridge level using Redland proprietary ventilation systems.

Cold Roof Sloping roof insulation
 - Sloping roof :- U-value of 0.14W/m²K
 - 42.5mm Kingspan Kooltherm K118 insulated plasterboard
 - 150mm Kingspan Kooltherm K7
 - 50mm Airspace
 - 200x50mm C16 Rafters @ 400crs

Timber frame with 50mm cavity YBS bubble insulation
Proposed Wall Construction :- U-value of 0.19W/m²K
Outer Leaf
 - 100mm facing brickwork to match existing
 - 50mm clear cavity
Inner Leaf - Timber frame construction
 - 5mm YBS Breather Foil FR Foil Bubble
 - 10mm WBP plywood
 - 140mm medium density blockwork wall below
 - 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
 - 150mm Rockwool insulation between studs
 - 32.5mm Kingspan K118 insulation or 20mm Kingspan TW55 with 12.5mm foil backed plasterboard
 - Timber frame construction to be tied to existing wall construction by Hilti HB Bolts @ 400crs
 - DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

Suspended Timber Floor Notes
Floor Construction :- U-value of 0.17W/m²K
 - Constructed from 22mm treated T&G moisture resistant chipboard flooring
 - 150x50mm treated timber joists @ 600crs
 - 150x50mm Timber bearer tied to existing wall construction by Hilti HB Bolts @ 400crs
 - Treated timber 100x32mm wall plate with
 - Honeycombed dwarf wall
 - P/A = 0.54
 - 140mm Kingspan K103 insulation on battens
 - 150mm min. Ventilated air space between base of joists and solum

Drainage
 Any New Drainage will be installed as per BS EN 12056-2: 2000 (Sanitary Pipework), BS EN 752-3: 1997 (amendment 2), BS EN 752-4: 1998 and BS EN 1610:1998 (For Drainage System outside a building), and BS EN 12056-3:2000 (For Rainwater Pipes and Gutters). Drainage & Plumbing work to comply with Sections 3.5, 3.6 & 3.7 of the Building (Scotland) Regulations 2013

Electrical
 Electrical work will be carried out in accordance with the 18th edition of the I.E.E. including current amendments, together with the current BRITISH STANDARDS & CODES OF PRACTICE.
 The building will be provided with electrical power in accordance with BS 7671: 2018
 Lighting and socket outlets are to be provided to comply with Building (Scotland) Regulations 2013 Parts 4.6.1, 4.6.2 & 4.6.4.

Contractor - Electrician /Client
 - All electrical work to be carried out by a SELECT or NICEIC registered contractor and supply electrical certificate upon completion of works to building control
 Min socket requirements to be :- In the Kitchen - 6 sockets, in each apartment - 4 sockets and anywhere in the dwelling an additional 4 sockets
 - Sockets to comply with 4.8.5 - whereby sockets must be a min. of 350mm from an internal corner and not more than 1.2m A.F.F.L. Also light switches should be positioned between 900 & 1100mm A.F.F.L.
 - TV, BT & socket points to be positioned Min. 400mm A.F.F.L and 150mm above any worktop
 - Client to confirm socket and lighting positions before commencement of works
 - All light fittings within extension to be low energy type including lamps to comply with Building (Scotland) Regulations 2013 D6.5.1

Timber
 All timber used to be installed to BS5268.

Roof Trusses
 Trussed rafters to be designed and manufactured to BS5268 Part 2 2002, Part 3 1998, BS6399 Part 1, Part 2 1997, Part 3 1998
 - Contractor to supply truss design certificate upon completion of works

Leadwork
 All Leadwork to be in accordance with 'Leadsheet Association Recommendations' and to BS6915:2001

Windows - Safety Glazing -
 All glazing to conform to BS6262:Part 4 2005 and BS 6206 and the Building (Scotland) Regulations 2013 Parts 4.8.2, 4.8.3 & 4.8.4. All glazed openings to be safely cleanable from inside in accordance with BS8213 Part 1.
 - All glazing as appropriate to be installed in accordance with BS6262: Part 4,2005
 - All apartments to have a min. glazed area of 1/15th of the floor area to comply with Building (Scotland) Regulations 2013 Part 3.16.1
 - Window controls must be positioned not more than 1.5m above F.F.L.
 - New windows to conform to BS6399 Part 1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2013 D4.4.3
 - Guarding of windows should be designed and comply with Building (Scotland) Regulations 2013 4.8.4, so that it is not easily climbable by young children

Natural Ventilation
 - Ventilation will comply with Building (Scotland) Regulations 2013 Parts 3.14 & conform to the BRE Digest or the table to this specification.
 - The rooms will be ventilated to min. 1/30th of the floor area it serves by trickle ventilators above all windows & patio doors.
 - Natural Ventilation to comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
 - Windows & doors to have permanent ventilators built into head of frames to comply with 3.14.2
 - Apartments to have ventilators capable of 12000mm³
 - All other rooms to have ventilators capable of 10000mm³

Mechanical Ventilation:-
 - Mechanical Ventilation to be carried out in accordance with the BS5720: 1979 or CIBSE Guide B: 1996, Section B2 and Natural Ventilation to be comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation.
 - Provide the mechanical / natural ventilation to the following rooms from Ventaxia or similar approved :-
 - Toilet - Ex. vent to be rerouted Mechanical extraction capable of 15litres/sec min 4000mm³
 - Kitchen - Mechanical extraction capable of 60litres/sec - min. 4000mm³

Fans
 The fan outlets are to be ducted through the outside wall as indicated on the proposed floor plans. All external fans to be provided with vermin control covers.

Drainage:-
 New drainage required to :-

Kitchen :-
 1) Sink - 40mm Ø PVC Waste pipe connected to existing sink waste pipe

Kitchen Sinks -
 - 50mm dia UPVC un-vented branch pipe (with anti-siphonic waste traps) @ gradient of 1:40 (1:40min - 1:11max), up to maximum length of 4.0 metres.

- New foundations to be stepped below existing drainage
 - Where underground drains pass through under-building / solum walls, an opening should be formed to allow at least 100mm thick pea-gravel around the drain, including a new 65mm thick pre-stressed lintel over.
 - All new drainage as indicated internally is to be installed in heat resistant UPVC by Marley or equally approved.
 - All new underground drains to be 110mmØ Upvc pipes
 - Proposed 100mm UPVC RWP's to be trapped and connect to existing RWP.
 - All pipes laid on 150mm well compacted granular material, side fill to be granular material well compacted to half the pipe depth, and top fill in granular material well compacted in 100mm layers, to 400mm above the pipe crown.
 - All pipework above ground will be UPVC. The connection between fireclay and UPVC pipework to be by a suitable proprietary connector.
 - Where any pipe passes through the polythene DPM, the DPM to be fitted with a sealed collar, lapped up and sealed to the pipe at the top of the ground floor slab and to the DPM.

Wet Areas:-
 All wet areas - Sink etc. to be tiled to prevent water infiltration to plasterboard. Tiles to be confirmed by client.

Internal Doors:-
 - New timber doors to give a clear opening of 800mm to comply with Building (Scotland) Regulations 2013 Part 4.2.4

Internal Door Ironmongery
 - Ironmongery to be confirmed by client

General
 - All walls and plasterboard ceiling to be painted 1No. coat Primer and 2No. coats Vinyl emulsion all to be finished in colour specified by client
 - All work to be carried out as per manufacturers written specifications.
 - All sizes to be checked and anomalies to be flagged before commencement of work or purchasing materials

Air infiltration :-
 Air infiltration limitation to comply with BRE Report 262

Services :-
 - All services (i.e. pipework, ductwork etc.) to have appropriate fire dampers at points of openings through separating walls & floors to comply with Building (Scotland) Regulations 2013 Parts 2.2.4 & 2.2.5
 - All services passing through foundations to comply with Building (Scotland) Regulations 2013 Part 1.1.1 and meet the BS8004:1986 Foundation regulation.
 Any service penetrations through a separating wall or floor must be sealed with intumescent mastic.
 Insulation to heating pipes to BS 5422:2009

Insulation of hot water pipes :-
 19mm wall for 22mm pipes; 25mm wall for 15mm pipes and 9mm wall for radiator supply pipes.

Existing Walls:- Alterations.
 - Any alteration works to be carefully carried out to match / complement existing walls.

Solum Construction
 - Base to be 150mm thick hardcore,
 - 50mm well blinded sand
 - 1200 Visqueen DPM on top lapped up into DPC
 - 50mm concrete screed on top.

Foundation Construction
 - Concrete foundation to be 600x200mm foundation pad c/w 1 layer of A252 mesh
 - The proposed foundations will be the same type as the existing and taken to the same depth or a minimum of 450mm below ground level. Whichever is greater. Foundations to be stepped to reach different ground levels
 - Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1 C.5.
 - Proposed foundations to lap over existing foundations by a distance of 300mm plus existing scarcerment with an overall thickness of 200mm plus the foundation thickness of 200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted 200mm into existing foundations
 - If when the existing foundations are exposed they comprise of a non standard design, works must cease and building standards must be contacted
 - Building standards to be contacted and given the opportunity to inspect foundation trenches prior to pouring concrete

DPC's
 DPC's also to be provided at all construction joints, under all wall plates, at stepped cavity tray, all cavity barriers and behind all pre-cast concrete cills and lintels and thresholds to comply with Section 3.10.0 Precipitation of the Building (Scotland) Regulations 2013. DPC to be stepped where required to maintain a min. 150mm A.G.L.

Vapour Control Membranes
 Vapour membranes to be overlapped at junctions by 150mm mm and bonded with mastic strip and sealed with jointing tape In accordance with manufacturers written instructions. Dry lining junctions between walls, ceilings, floors, around window/door openings to be sealed.

General Construction Information :-
 - All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the Building (Scotland) Regulations 2013
 - All concrete to be class C35min.
 - No high alumina cement to be used.
 - All brickwork to be a minimum course strength of 21N/m in class (iii) mortar brickwork to be 'Frost free'
 - Wall ties to be min. class (ii) at max 600mm c/c horizontally and 450mm vertically. Ties to be stainless steel. Ties every 3rd course. Wall ties to be 'BT-2' stainless Steel ties by Catnic or equal and approved & 600mm crs.
 - Wall ties to be max 300mm apart vertically and within a distance of 225mm from the vertical edges where the aperture has been formed
 - New brickwork to be fixed to existing structure using galvanised steel connector Wall Starter by Catnic or similar approved
 - Anchors to be Vertical V-Type galvanised mild steel 30x2.5x1200mm restraint straps by Catnic or equal and approved @ 600mm crs fixed to timber framing, lower brickwork course and roof. The holding down straps 30x2.5mm to be attached to the stud by 6No. 3.36x65mm ring shank nails at 2.4m centres, at every opening and at the end studs of a wall attaching the strap to the stud and placing the L-shaped end of the strap at least three courses under the masonry cladding

Sealing Junctions between Elements
 Infiltration to be limited by sealing dry lining junctions between walls, ceilings and floors and at window, door and roof space openings

Lintels:
 - Refer to Engineers Details & Specifications

Cavity Barriers :-
 Cavity barriers to be 50x50mm wrapped in DPC and provided around all openings of the cavity, at corners/ junction of 2No. walls, ceiling level and between roof space to comply with Section 2.4.1/2.4.2 Cavity barriers of the Building (Scotland) Regulations 2013 Part, whereby the maximum distance between barriers is 10m.

Cavity wall ventilation :-
 - Catnic 'weep vents' to be used on brickwork, and to be spaced to max. 500mm per metre length of wall. Vents to be staggered so they are not aligned vertically. Cavity to be ventilated below DPC level and at eaves and verge level with the equivalent of an open brick perpend every 1.2m.
 - Front intake of air to be every horizontal 2m min. Proposed front intake air brick vents c/w proprietary clay cavity liner (225x75mm) , DPC and cavity tray

Fire Protection :-
 End wall nearest neighbouring land (less than 500mm from boundary) to have Medium fire resistance protection to conform to Building (Scotland) Regulations Regulations 2013 Part 2.6.1.

- Timber kit at boundary (Adjacent to No.3) to have 2No. layers of 12.5mm plasterboard with staggered joints
 - To achieve medium fire resistance on the side walls all sockets, switches to have galvanised steel back boxes with Firethruem 'lintels' secured behind.
 - All steelwork to have 2No. layers 12.5mm plasterboard with staggered joints

Rev	Description	Date

Client and Project Address
Mr & Mrs Edward Leishman
5 Littlemill Drive
Crookston G53 7GF

Drawing Title
Proposed Rear Extension
Proposed Sections details & Notes

CAF

CALF DESIGNS

53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9UP

www.cafdesigns.co.uk

PLANNING

Drawn by CAF	CAD Location C:\Drawings\054-20	Paper Size A1
Scale 1:50	Date Aug 20	

Drawing no. 054-20.002