Drawing to be read in conjunction with

& Building Warrant purposes

1. Do Not scale from this drawing

area prior to submitting for approvals.

Regulations 2018

General Notes

dimensions

Drawings 023-19.002. Drawing for Planning

specifications, i.e. structural engineer's drawings etc

2. This drawing is to be read in conjunction with all relevant drawings and

3. The contractor must advise the Designer and Engineers of any

discrepancies between the contract drawings and the existing site

4. All dimensions to be checked on site prior to fabrication or erection

5. Contractor to take exact measurements on any roof at 15° 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

7. No work to be begin untill the appropriate approvals (i.e Building

the council may require altering to suit local authorities comment.

Councils stamped drawings should be used during construction.

9. Scottish Water - It is the Owners responsibility to obtain the

11. For Additional information see www.cafdesigns.co.uk

The wall construction will give a

Proposed 10mm WBP plywood with breather membrane

New 150x50mm Timber studs

150mm Rockwool Flexi insulation

42.5mm Kingspan Kooltherm K18

backed plasterbaord with 30mm

insulated plasterboard or 12.5mm foil

Kingspan Kooltherm TW55 insulation

Skirting

150mm Min.

Ventilated air space

U - Value of 0.17W/m²k

5mm YBS Breather foil

FR foil bubble

between studs

22mm thk treated -

Kingspan insulation

between joists on -

Treated C16 timber

Treated wall plate

40mm Concrete

1200 Visqueen DPM-

150mm Compacted

Proposed 140mm medium

The floor construction will give a

density blockwork

U - Value of 0.15W/m²k

100x32mm

Screed

50mm Well

hardcore

blinded sand

T&G flooring

170mm K103

battens

joists

with BS 6187:2011 and the Health and Safety at Work Act 1974

13. All works to Building (Scotland) Act 2003 and Building (Scotland)

construction with regards to existing underground services. i.e. gas,

proposed area prior to commencement of works or ordering of materials.

warrant and planning) have been received. Initial drawings submitted to

8. Client / Contractor responsibility to investigate existing ground prior to

appropriate consents from Scottish Water regarding building over Water

10. Clients responsibility to confirm if in a listed building or conservation

12. All downtakings and demolition works to be carried out in accordance 0mm Kingspan

Proposed retaining

Engineers drawings

Proposed 100mm

Proposed dry dash

600mm crs. to be

5No. screws.

min. A.G.L.

Ground level

Cavity Fill

200

DPC to be 150mm

Roughcast to match

HD stainless steel straps at

30x5x1200mm long MS strap

once bent. Fixed to wall using

medium density

olockwork

50mm clear

cavity

existina

wall with 100mm -

upstand. See

for details

PROPOSED WINDOOW JAMB/

HEAD AND CILL DETAILS

SCALE 1:10

DETAIL C-C

Vestibule

Electrical

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

Lighting and socket outlets are to be provided to comply with Building (Scotland)

Min socket requirements to be :- In the Kitchen - 6 sockets, in each apartment - 4 sockets

corner and not more than 1.2m A.F.F.L. Also light switches should be positioned between

- TV , BT & socket points to be positioned Min. 400mm A.F.F.L and 150mm above any

- All light fittings within extension to be low energy type including lamps to comply with

Trussed rafters to be designed and manufactured to BS5268 Part 2 2002, Part 3 1998,

- Contractor to supply truss design certificate upon completion of works

- Client to confirm socket and lighting positions before commencement of works

- Sockets to comply with 4.8.5 - whereby sockets must be a min. of 350mm from an internal

supply electrical certificate upon completion of works to building control

Regulations 2013 Parts 4.6.1, 4.6.2 & 4.6.4.

Building (Scotland) Regulations 2013 D6.5.1

All timber used to be installed to BS5268.

BS6399 Part 1, Part 2 1997, Part 3 1988

and anywhere in the dwelling an additional 4 sockets

Contractor - Electrician /Client

900 & 1100mm A.F.F.L.

Solum Construction

- 1200 Visqueen DPM on top lapped up into DPC

- 50mm concrete screed on top.

Existing Walls:- Alterations.

stepped to reach different ground levels

existing scarcement with an overall thickness of 200mm plus the foundation thickness of

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 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 wails, ceilings, floors, around window/door openings to be

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 2018 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 Part1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2013 D4.4.3

- New toilet window to have frosted / obscure glazing - 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

Ventilation will comply with Building (Scotland) Regulations 2013 Parts 3.14 & conform to the BRE Digest or the table to this specification.

above all windows & patio doors. - Natural Ventilation to comply with CIBSE Guide A:1986, Design Data, Section A4, Air nfiltration and natural ventilation.

- The rooms will be ventilated to min. 1/30th of the floor area it serves by trickle ventilators

- Windows & doors to have permanent ventilators built into head of frames to comply with

- Apartments to have ventilators capable of 12000mm²

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

- Toilet :- Mechanical extraction capable of 15litres/sec min.4000mm²

- All other rooms to have ventilators capable of 10000mm²

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.

New drainage required to :-1) WC - 100mmØ PVC Waste pipe

2) WHB - 40mmØ PVC Waste pipe 3) Shower - 50mmØ PVC Waste pipe

trapped and connected separately to S.V.P.

Wash-Hand Basins -- 32mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) at a gradient to suit length of waste pipe, up to maximum length of 1.7 metres. (0.50 metres = 1:11 gradient); (0.75 metres = 1:12 gradient);(1.00 metres = 1:20 gradient);(1.25 metres = 1:30 gradient);

(1.50 metres = 1:40 gradient);(1.75 metres = 1:50 gradient). - 40mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) @ gradient of 1:20 (1:20min - 1:11max), up to maximum length of 3.0 metres.

- 50mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) @ gradient of Any service penetrations through a separating wall or floor must be sealed with intumescent

1:40 (1:40min - 1:11max), up to maximum length of 4.0 metres.

- 100mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) @ gradient of 1:40 (1:60min - 1:11max), up to maximum length of 6.0 metres or 12.0 metres if more than

- Water efficiency fittings should be provided to all WC's and WHB's within a dwelling to comply with standard 3.27.1 & 3.27.2 i.e. Dual flush WC cisterns should have an average flush volume of not more than 4.5

litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres. Taps serving wash or hand rinse basins should have a flow rate of not more than 6 litres per - 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 internal wastes to be installed to manufacturers instructions and recommendations

- 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 - All stacks and stub stacks (below ground) will be 100mmØ Upvc, and include a min.

200mm radius bend at the foot, and have a distance from lowest branch to invert of drain not less than 450mm (in the case of a stub stack, the distance from the lowest branch of any other appliance to invert of drain will not exceed 2500mm)

- 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.

All wet areas - Shower, Whb's, Sink etc. to be tiled to prevent water infiltration to

plasterboard. Tiles to be confirmed by client. Suspended Timber Floor Notes

- Constructed from 22mm treated T&G moisture resistant chipboard flooring - 170x50mm treated timber joists @ 400crs - 170x50mmTimber bearer tied to existing wall construction by Hilti HB Bolts @ 400crs - Treated timber 100x32mm wall plate with

- P/A = 0.75- 170mm Kingspan K103 insulation on battens

- Honevcoombed dwarf wall

- 150mm min. Ventilated air space between base of joists and solumn

System outside a building), and BSEN 12056-3;2 2000 (For Rainwater Pipes and Gutters). Drainage & Plumbing work to comply with Sections 3.5, 3.6 & 3.7 of the Building (Scotland)

- Base to be 150mm thick hardcore, - 50mm well blinded sand

- Any alteration works to be carefully carried out to match / complement existing walls.

Electrical work will be carried out in accordance with the 18th edition of the I.E.E. including **Foundation Construction** current amendments, together with the current BRITISH STANDARDS & CODES OF - 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 The building Will be provided with electrical power in accordance with BS 7671: 2018 depth or a minimum of 450mm below ground level. Whichever is greater. Foundations to be

- Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1.C.5. - All electrical work to be carried out by a SELECT or NICEIC registered contractor and - Proposed foundations to lap over existing foundations by a distance of 300mm plus

200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted

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

Internal Walls :-- Internal partitions to be 75x50mm treated timber studs at 600mm centres complete with

top, bottom and mid runners/ dwangs with 80mm Rockwool RWA45 insulation between studs for acoustic purposes. 1No. layer 12.5mm moisture resistant plasterboard to each side of partition, taped filled and decorated in base coat and 2 top coats emulsion in colour selected by client.

Additional dwangs as required to suit radiators / kitchen units and additional fixings as required by the end user

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

New slapping - Use Robeslee Type C lintel with 150mm end bearing to both sides General Extension

- Use Robeslee Type C lintel with 150mm end bearing to both sides - Use Timber lintels over windows for timber kit construction inner leaf - to be 3No. 200x50mm timber lintels on cripple stud formation

- 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. 500mm² 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

Mr & Mrs Derek McCluckie

21 Balfour Terrrace East Kilbride G75 0JQ

Proposed Front Extension Proposed Sections, Details & Notes



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PLANNING

Drawn by **CAD Location** CAF C:\Drawings\093-20 Paper Size 1:50 Nov 20

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093-20.002

75m SCALE 1:50

1 layer of A252 mesh

PROPOSED WALL &

FOUNDATION DETAIL D-D

SCALE 1:10

The wall construction will give a

U - Value of 0.17W/m²k

Timber soffit - painted or -

stained to match existing

Trickle Ventilator to

Cavity Closer

50mm clear cavity

25000mm² air flow per

600mm wide 10mm

PVC-u Duct tray to _

ventilate Roof Space

New Window:- U-value of 1.4W/m²K

standard cockspur fittings

BS7412:2007 for PVCu Units

- New window to be confirmed by client

Exterior Door:- U-value of 1.4W/m²K

- New door to be confirmed by client

BS 7412: 2007, for PVCu units:

weather seals and draught stripping.

3.17, 3.18, 3.19, 3.20, 3.21 & 3.22

- Doors & Windows :-

Draught sealing / stripping

BS8213-4: 2007

Smoke Detector :-

Regulations 2013

new radiators)

Internal Doors:

Air infiltration :-

2013 Parts 2.2.4 & 2.2.5

Services :-

necessary to suit DPC levels.

Regulations 2013 Part 4.2.4

Internal Door Ironmongery

- Ironmongery to be confirmed by client

plasterboard, taped, filled and decorated.

emulsion all to be finished in colour specified by client

Air infiltration limitation to comply with BRE Report 262

Insulation to heating pipes to BS 5422:2009

Insulation of hot water pipes :-

General Roof construction

joints to be staggered.

Outer Leaf

- 50mm clear cavity

- 10mm WBP plywood

binders and sole plate.

DPM within floor construction

Bolts @ 400crs

- Tiles to match specification

Covered with roof membrane

Roof Pitch to Match existing

- 200mm timber soffit match existing

- 100mm medium density blockwork

Inner Leaf - Timber frame construction

- 5mm YBS Breather Foil FR Foil Bubble

- 140mm medium density blockwork wall below

- 150mm Rockwool Flexi insulation between studs

- Fixed on treated timber battens with

- 50x38mm treated timber counter battens

- Form junction to existing wall with cavity trays

level using Redland proprietary ventilation systems.

Proposed Wall Construction: - U-value of 0.17W/m²K

- All work to be carried out as per manufacturers written specifications.

2013 Part 1.1.1 and meet the BS8004:1986 Foundation regulation.

General Roof Construction

- OSB to be 18mm exterior grade plywood, nailed to every truss at no

less than 200mm centres using 3mmØx50mm galvanised round nails,

- Proprietary fixing straps / roof anchors to manufacturer's written

- Roof to be ventilated at soffit using continuous 25x47mm Eaves soffit

ventilator system capable of 25000mm² air space per metre & at ridge

Timber frame wall Construction

- 20mm dry dash roughcast and low level smooth render to match existing

- 150x50mm C16 treated timber studs at 600mm centres with double head

- 42.5mm Kingspan Kooltherm K18 insulated plasterboard or 12.5mm foil

- Timber frame construction to be tied to existing wall construction by Hilti HB

- DPC to all walls 150mm above ground level and lapped with 1200 Visqueen

backed plasterbaord with 30mm Kingspan Kooltherm TW55 insulation

BS 5440 Part 1 & 2:2000

and doors of enhanced security to BS PAS 24-1

Robeslee Type C Lintel

100 150

PROPOSED SECTION B-B

SCALE 1:50

Breather membrane —

Sarking board —

Counter battens-

Battens -

Roof Tiles to match -

Prefabricated Roof

Ventilated Air space

Rockwool Rollbatts

Rockwool Rollbatts

Rockwool Rollbatts

400mm thk Roof

Insulation in total

100mm thk Roof

300mm thk Roof

Insulation

Insulation

existing colour

Trusses

Ceiling Line

New 150x50mm Timber studs

Proposed 10mm WBP plywood

42.5mm Kingspan Kooltherm K18

backed plasterbaord with 30mm

insulated plasterboard or 12.5mm foil

Kingspan Kooltherm TW55 insulation

PROPOSED COLD ROOF &

WALL DETAIL C-C

SCALE 1:10

with breather membrane

150mm Rockwool Flexi

insulation between studs

5mm YBS Breather foil

FR foil bubble

PROPOSED DRAIN DETAIL

Stepped Foundation Pad Detail

SCALE 1:20

SCALE 1:10

Ex. Drainage pipe

— Pea Gravel

- 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

glazed, hermetically sealed units, tilt n turn. Window to be supplied treated and primed for

final decoration on site, complete with locking handle. Strap & line ingoes with Gyproc

All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and

- New rear door to be UPVC colour white to match existing. Door to be fitted with weather

- Doors to be fitted secure by design locks - Windows to BS:7950, Door locks to BS:3621

- Fixing of a doorset should be in accordance with recommendations given in section 8 of

Window Seals to conform to BS 6375 relating to performance of windows and air infiltration.

- 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

All work to be carried out in accordance with Building (Scotland) Regulations 2013 Parts

The appliance, chimney's and flue's will meet the following BS and Building (Scotland)

- All works to alter / extend existing internal gas supplies to be carried out by a Gas Safe

Gas Fired appliances loacted within bathrooms to be installed to achieve compliance with

- New Radiators within proposed Extension to connect to existing heating system and have

- Make good all external areas following completion of the works and re-grade ground as

- New timber doors to give a clear opening of 800mm to comply with Building (Scotland)

New ceilings to match existing ceiling height to be formed with 12.5mm foil backed

- All walls and plasterboard ceiling to be painted 1No. coat Primer and 2No. coats Vinyl

- All sizes to be checked and anomalies to be flagged before commencement of work or

- 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

- All services passing through foundations to comply with Building (Scotland) Regulations

19mm wall for 22mm pipes; 25mm wall for 15mm pipes and 9mm wall for radiator supply

thermostatic valves (TRV's). (Contractor to inspect existing boiler to make sure it can supply

House entrance doors, windows and ceiling hatches to be fitted with external quality

escutcheons and associated accessories. Doors to have shoot bolt locking mechanisms and

- Windows & Doors to be fitted 'secured by design locks' as per standard 4.13

- Standard D4.13.5 (2013) and product standard and component performance to

bar to base, draught excluders / weather beaters to top and sides. Include for all

standard cockspur fittings. Strap & line ingoes with Gyproc insulated plasterboard.

- Supply and install threshold units at external door opening, complete with DPC's.

- to be designed and constructed in accordance with the material used

Windows. Doors, Ceiling Hatches and Access Panels to be draught stripped.

- To be interconnected in accordance with BS 5839:Part 6 : 2019

or more alarms installed in a dwelling they shall be interconnected.

- To be located 3m from any sleeping accommodation

BS 5871 Part 2 & 3 : 1991 - As amended Part 3 amd 7033

- Client to confirm radiator positions to contractor.

Regulation 30 of the Gas Safety (Installation and use) Regulations 1998

- Located a min. 300mm away from any lighting

- Windows & Doors to be installed to BS8213-4:2007

closers all round. Window to have cill to match existing, laid on DPC. Window to be double

insulated plasterboard. Glazing to be 24mm Double glazed Units. All windows to be lockable