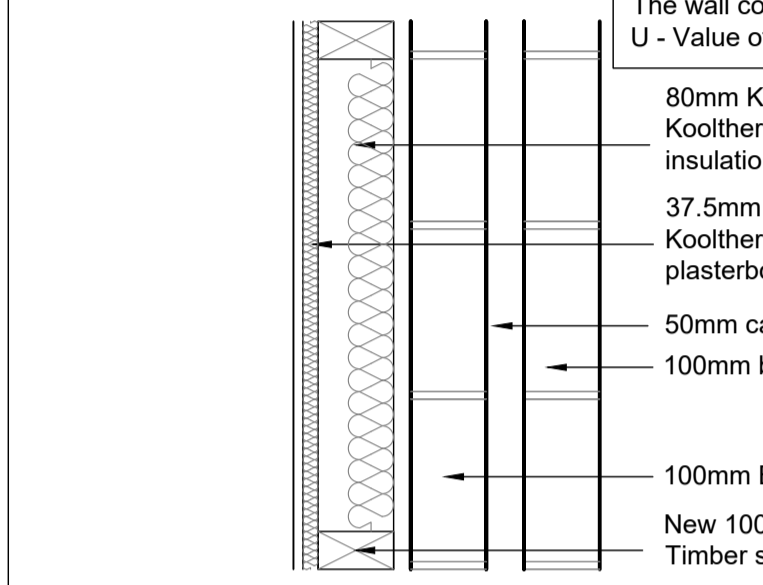
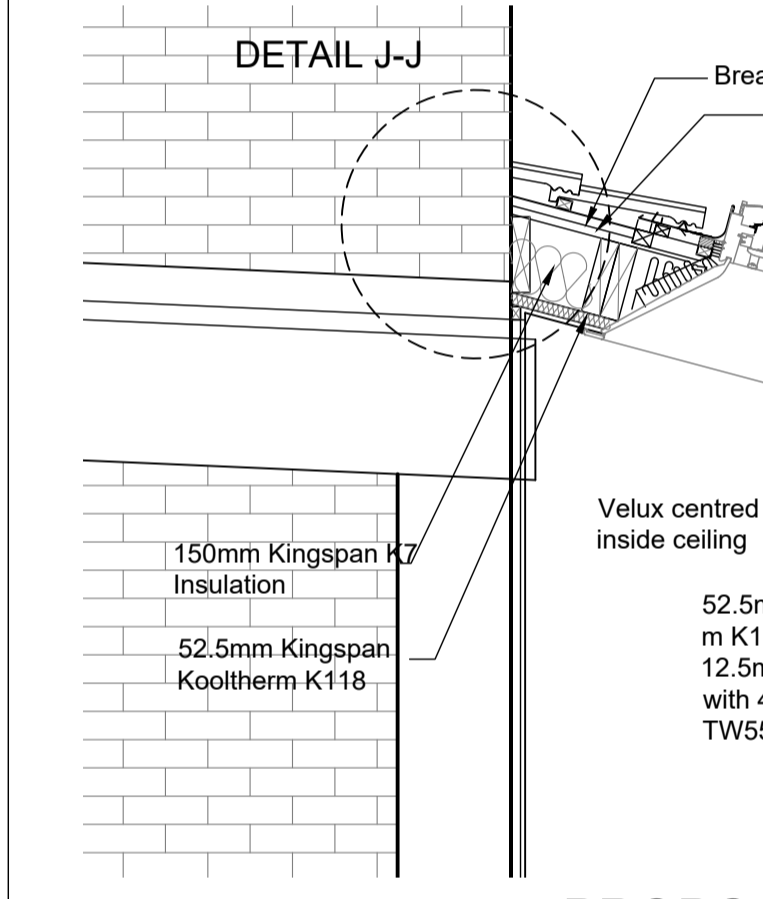


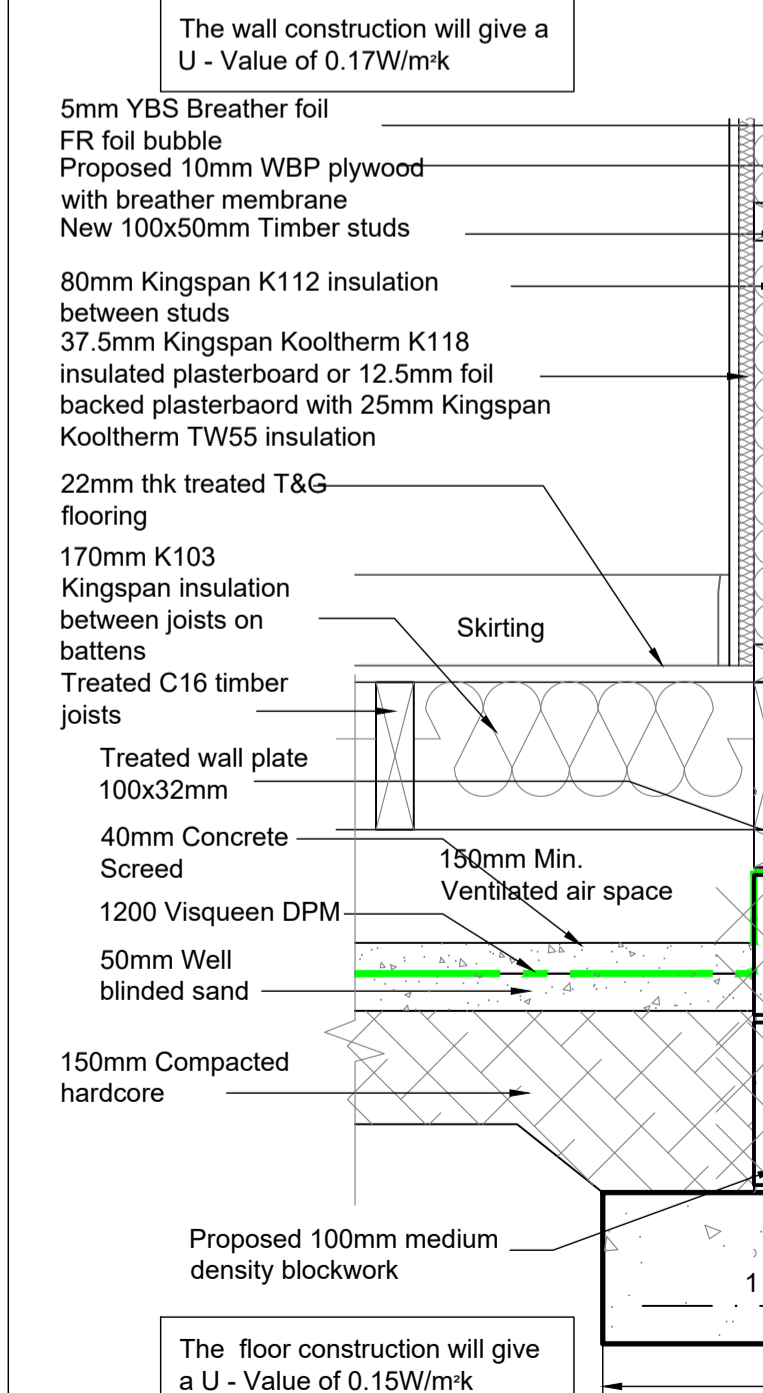
- General Notes**
- Do Not scale from this drawing
  - This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc.
  - The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
  - All dimensions to be checked on site prior to fabrication or erection
  - 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.
  - Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
  - 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.
  - Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services, i.e. gas, water etc.
  - Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains & sewers
  - Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
  - For Additional information see www.cafdesigns.co.uk
  - All down takings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
  - All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2018
  - 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.
  - If in Doubt Ask



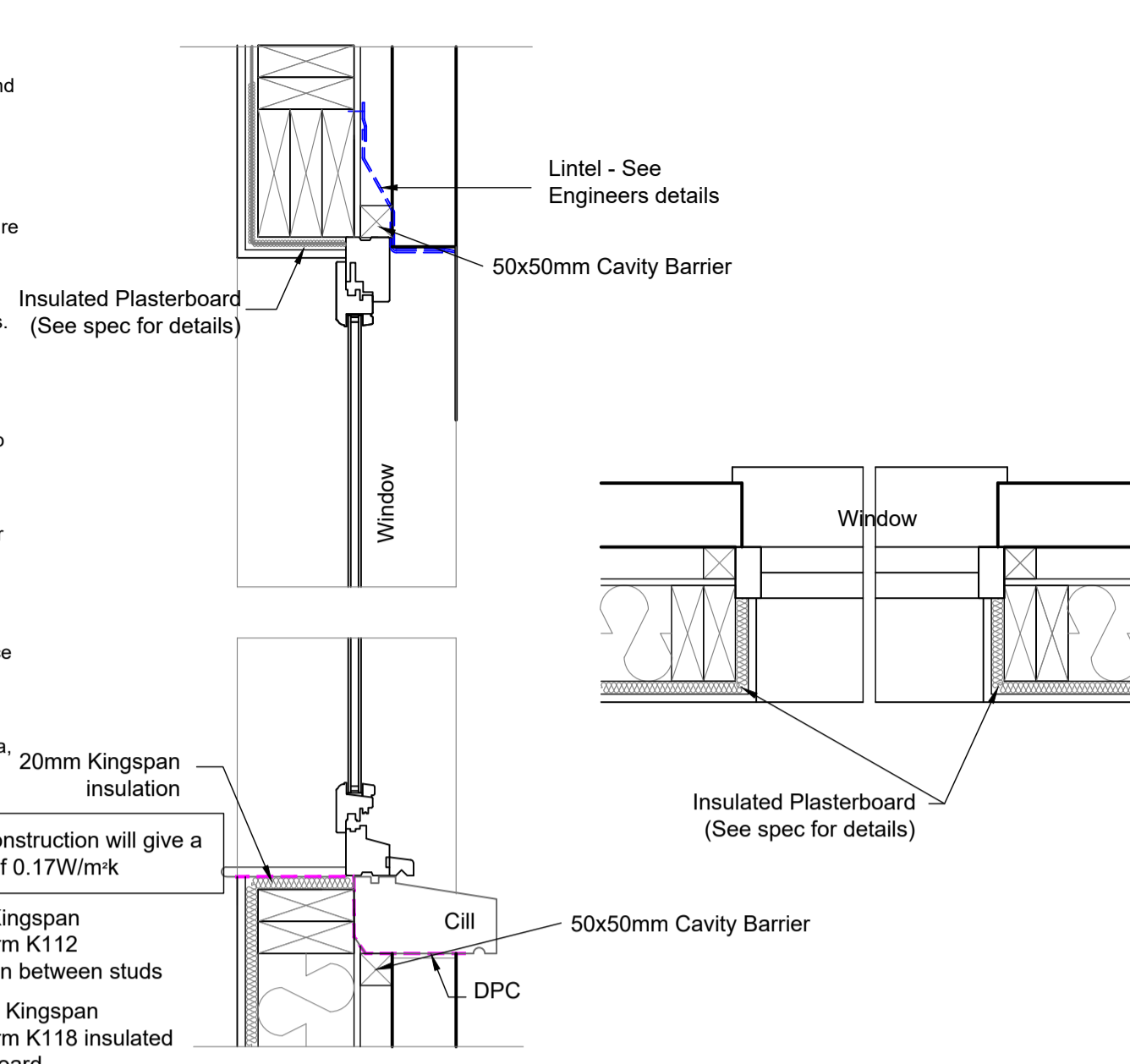
PROPOSED DETAIL H-H  
SCALE 1:10



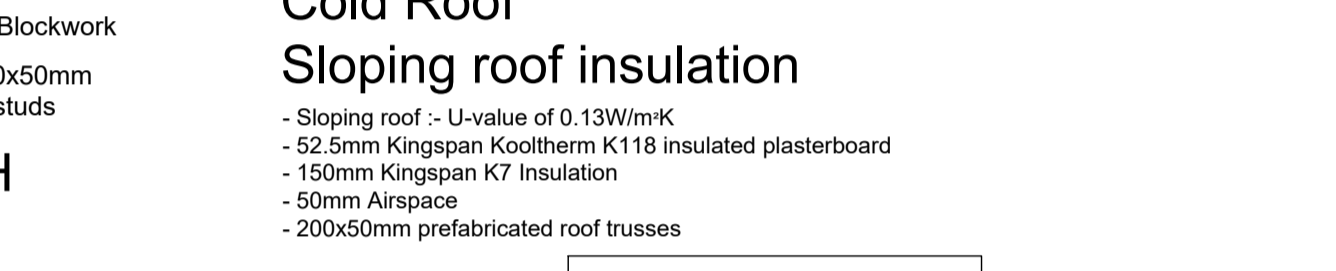
PROPOSED ROOF DETAIL F-F  
SCALE 1:20



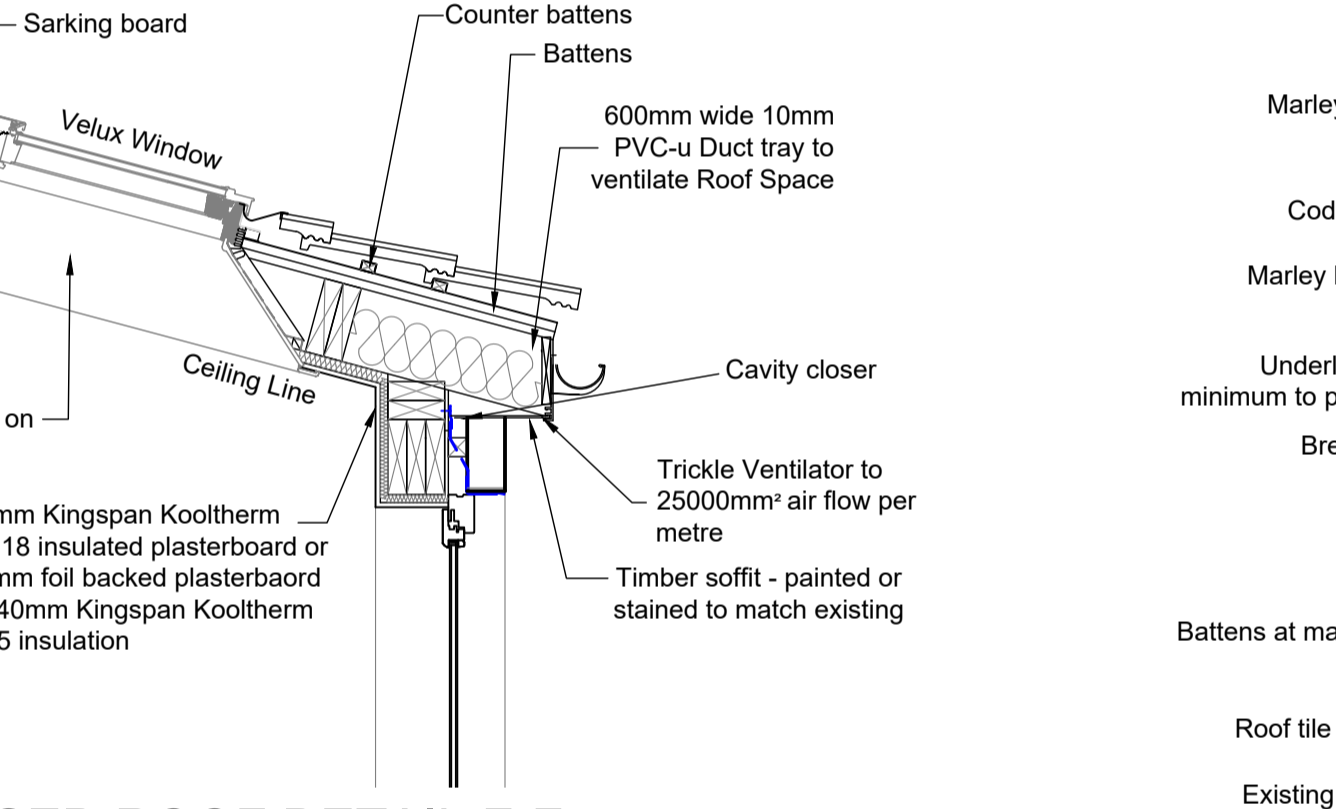
PROPOSED WALL & FOUNDATION DETAIL E-E  
SCALE 1:10



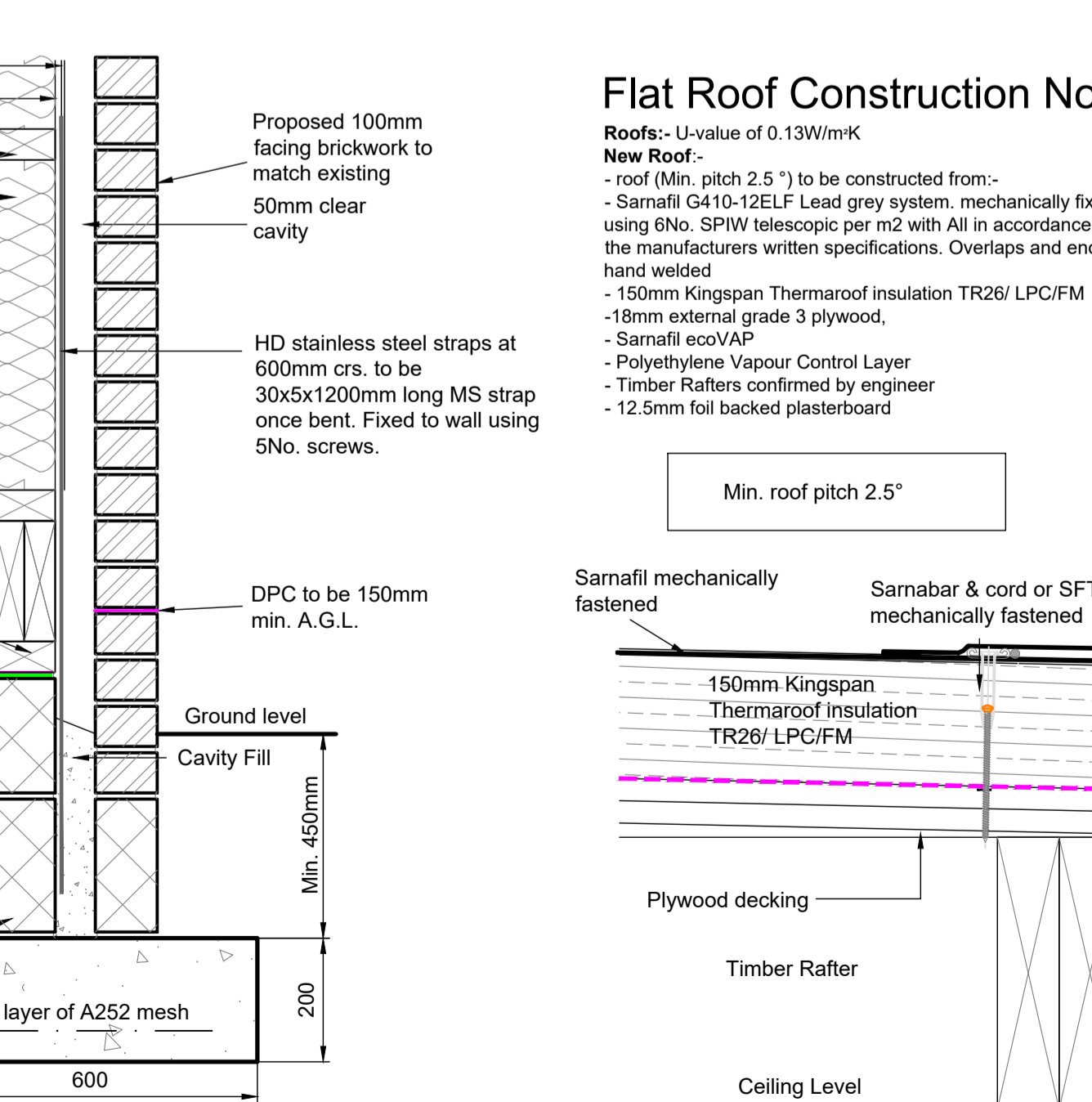
PROPOSED WINDOW JAMB/ HEAD AND CILL DETAILS  
SCALE 1:10



Cold Roof Sloping roof insulation



High Level ventilation to Mono Pitch Roof J-J  
SCALE 1:10

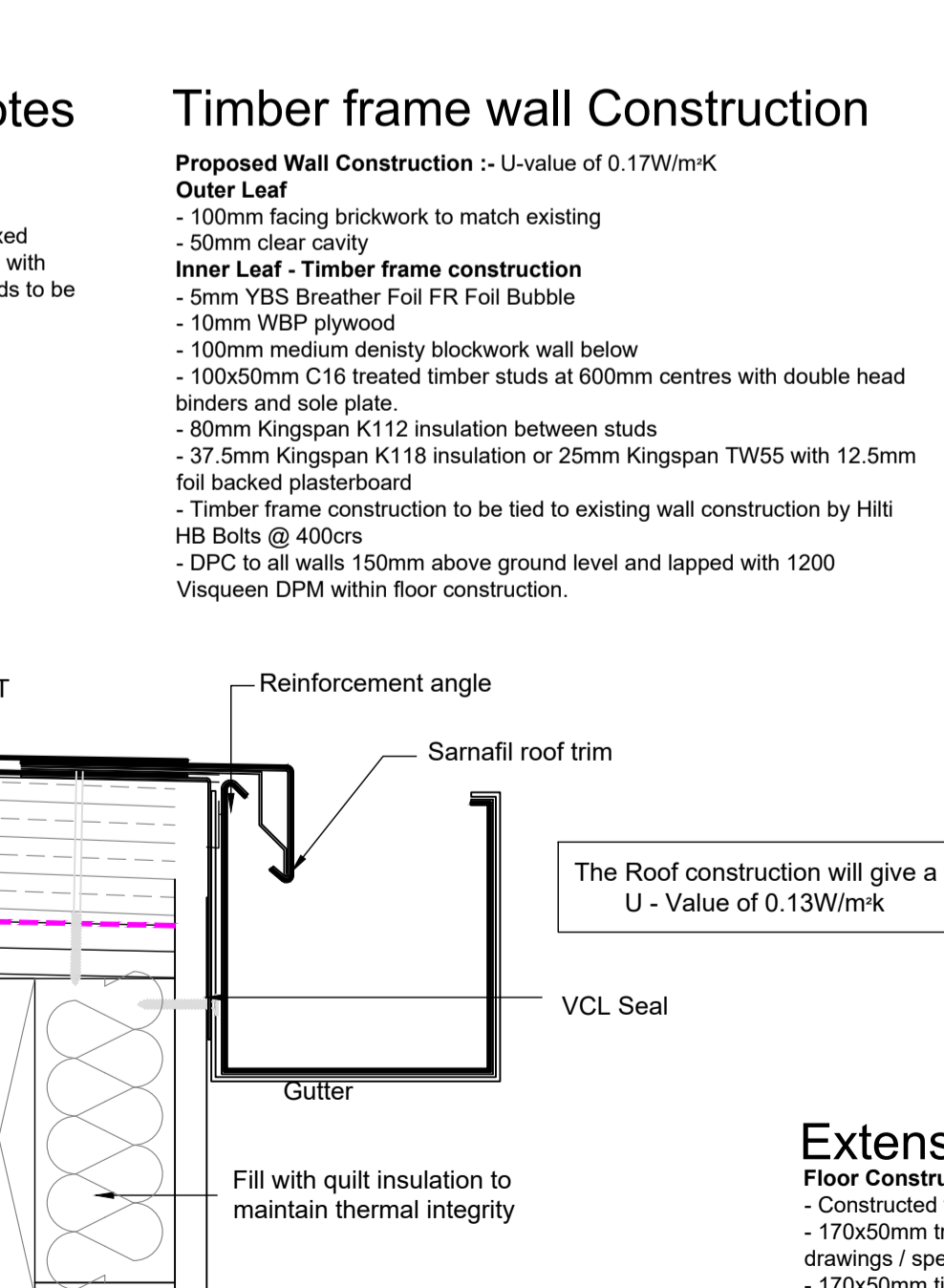


Flat Roof Construction Notes

- 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
- Ceilings:-**
- New ceilings to match existing ceiling height to be formed with 12.5mm foil backed plasterboard, taped, filled and decorated.
- 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.
- Hot water :-**
- To prevent scalding the temperature of hot water at point of delivery to a bath or bidet should not exceed 48°C

- General Roof Construction**
- General Roof construction**
- Ties to match existing colour and be redland regent or similar capable of 15° with 100mm headlap and be through-coloured no granular
  - Fixed on treated timber battens with
  - 50x38mm treated timber counter battens fixed to rafters with helifix screws.
  - Sarking to be 18mm exterior grade plywood, nailed to every stud at no less than 200mm centres using 3mmx20x50mm galvanised round nails, joints to be staggered.
  - Covered with Tyvek supro membrane
  - Form junction to existing wall with 150mm upstand code 5 lead flashing
  - Roof Pitch min. 15°
  - 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 25000mm³ air space per metre & at ridge level using Redland proprietary ventilation systems.

- Internal Doors:-**
- 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 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
- External Door:-**
- U-value of 1.6W/m²K
  - New rear door to be UPVC colour white to match existing. Door to be fitted with weather bar to base, draught excluders / weather beaters to top and sides. Include for all escutcheons and associated accessories. Doors to have shoot bolt locking mechanisms and standard cockspur fittings. Strap & line ingoes with Gyproc insulated plasterboard.
- Roof Lights:-**
- U-value of 1.0W/m²K - Garage Conversion
  - 2No Rooflight 1000x1000mm from EOS - www.eosrooflights.co.uk
- 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 1m³ 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
- Carbon Monoxide Detector :-**
- To be installed in any room where a new combustible appliance is fitted to comply with Building (Scotland) Regulations 2013 3.20.20 excluding an appliance solely for cooking.
  - Carbon monoxide detectors to comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. Detector to be within 1-3m away from the appliance
- Gas :-**
- All work to be carried out in accordance with Building (Scotland) Regulations 2013 Parts 3.17, 3.18, 3.19, 3.20, 3.21 & 3.22
  - The appliance, chimney's and flue's will meet the following BS and Building (Scotland) Regulations 2013
  - BS 5440 Part 1 & 2 :2000
  - BS 5371 Part 2 & 3 : 1991 - As amended Part 3 and 7033
  - All works to alter / extend existing internal gas supplies to be carried out by a Gas Safe Registered installer
  - Gas Fired appliances located within bathrooms to be installed to achieve compliance with Regulation 30 of the Gas Safety (Installation and use) Regulations 1998
- Central Heating System :-**
- New Radiators within proposed Extension to connect to existing heating system and have thermostatic valves (TRVs). (Contractor to inspect existing boiler to make sure it can supply new radiators)
  - Client to confirm radiator positions to contractor.
- Gas Boilers:-**
- New boiler in an existing dwelling to be a condensing boiler with a min. energy rating of 90%
  - New boiler to have boiler interlock and heater controls to comply with Building (Scotland) Regulations 2013 Parts 6.38
  - Water supply to sanitary fittings to have a thermostatic mixing valve to prevent scalding and comply with Building (Scotland) Regulations 2013 Part 4.9.5
  - Adequate ventilation to be provided to comply with Building (Scotland) Regulations 2013 Parts 3.17 to 3.22 and according to the manufacturers installation instructions
- Vent Pipes for Boilers:-**
- Vent pipes from central heating boilers will be located to comply with Regulation P2.6 of the Building Standards (Scotland) Regulations 2013. Ventilation to Boiler are not to be taken through to adjacent wardrobe/ bedroom. Note: Not to protected hallway
- External Works:-**
- Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

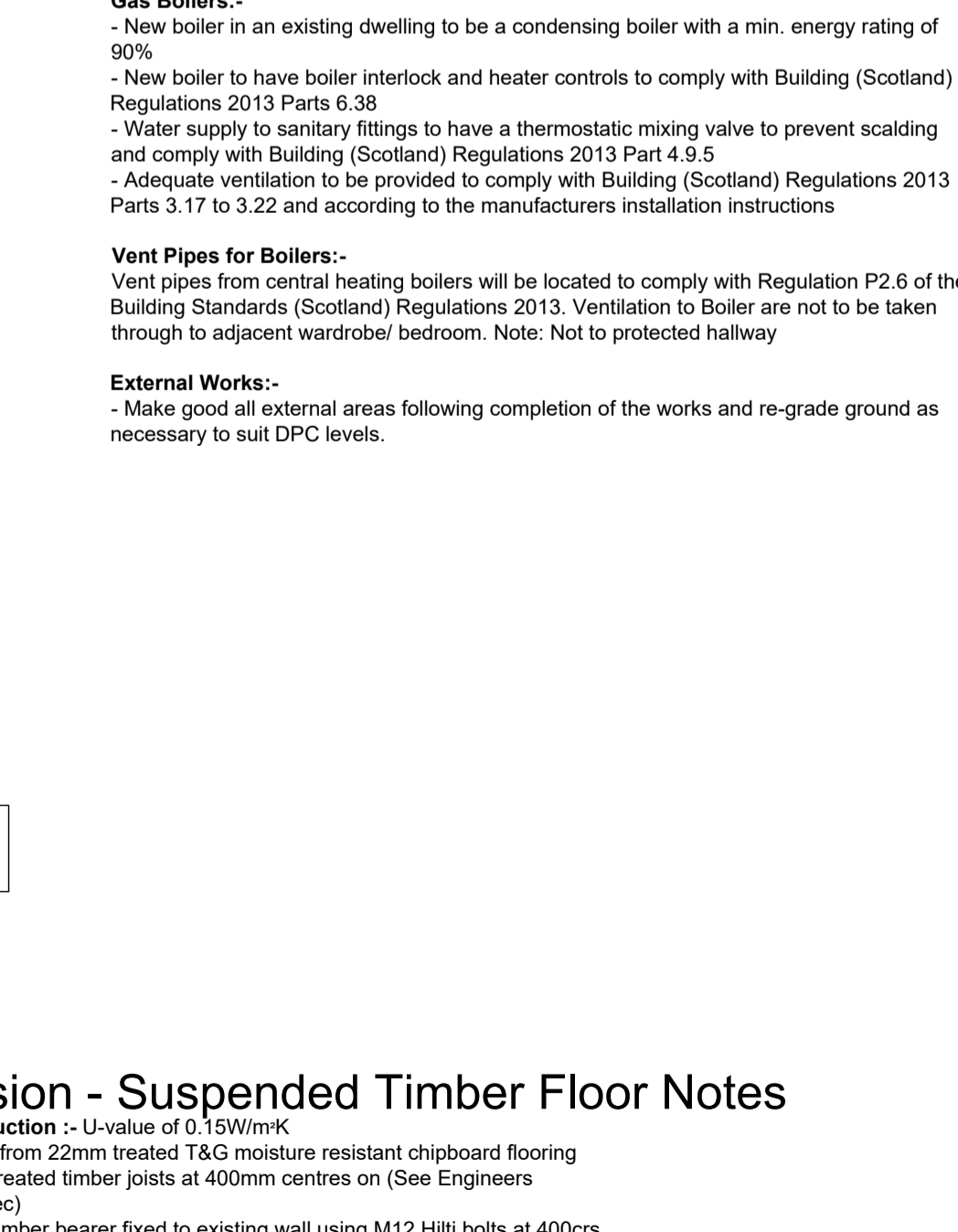


Timber frame wall Construction

- Internal Doors:-**
- 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 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
- External Door:-**
- U-value of 1.6W/m²K
  - New rear door to be UPVC colour white to match existing. Door to be fitted with weather bar to base, draught excluders / weather beaters to top and sides. Include for all escutcheons and associated accessories. Doors to have shoot bolt locking mechanisms and standard cockspur fittings. Strap & line ingoes with Gyproc insulated plasterboard.
- Roof Lights:-**
- U-value of 1.0W/m²K - Garage Conversion
  - 2No Rooflight 1000x1000mm from EOS - www.eosrooflights.co.uk
- 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 1m³ 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
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- Gas :-**
- All work to be carried out in accordance with Building (Scotland) Regulations 2013 Parts 3.17, 3.18, 3.19, 3.20, 3.21 & 3.22
  - The appliance, chimney's and flue's will meet the following BS and Building (Scotland) Regulations 2013
  - BS 5440 Part 1 & 2 :2000
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- External Works:-**
- Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

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



Extension - Suspended Timber Floor Notes

- 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 works 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 include 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 window.
  - Client to confirm socket and lighting positions before commencement of works
  - All light fittings within extension to be of 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, BS5639 Part 1, Part 2 1997, Part 3 1998
  - Contractor to supply truss design certificate upon completion of works
  - See Engineers drawings for rafter details
- 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 clearable from inside in accordance with BS6213 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 protection to comply with Building (Scotland) Regulations 2013 D4.4.3
  - New toilet / bathroom windows to have frosted / obscure glazing
  - Window will provide an unobstructed openable area for emergency escape requirements of 0.33m² and be min. 450mm wide & 735mm tall.
  - Fire Escape windows to have opening part of window max. 1100 A.F.F.L.
  - 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 :-
  - Utility Room - Mechanical extraction capable of 60litres/sec - min. 4000mm³
  - Toilet - 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 :-
  - Toilet & En-Suite Toilets:-
  - 1) WC - 100mmØ PVC Waste pipe
  - 2) WHB - 40mmØ PVC Waste pipe
  - 3) Shower - 50mmØ PVC Waste pipe
- Utility Room :-**
- 1) Waste connection & connection taps for washing machine, dishwasher
  - 2) Sink - 40mm Ø PVC Waste pipe connected to new soil pipe
- Kitchen :-**
- 1) Sink - 40mm Ø PVC Waste pipe connected to existing sink waste pipe
- Wash-Hand Basins -**
- 32mm dia UPVC un-vented branch pipe (with anti-siphonic 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-siphonic waste traps) @ gradient of 1:20 (1:20min - 1:11max), up to maximum length of 3.0 metres.]
- Kitchen Sinks / Showers -**
- 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.
- W.C.**
- 100mm dia UPVC un-vented branch pipe (with anti-siphonic 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 one W.C. is connected.
- 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**
- Dual flush WC systems should have an average flush volume of not more than 4.5 litres. Single flush WC systems 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 minute.
  - New foundations to be stepped below existing drainage
  - Where underground drains pass through under-building/ solium 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 trapped and connected separately to S.V.P.
  - All new underground drains to be 110mmØ Uprvc 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 Uprvc, 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