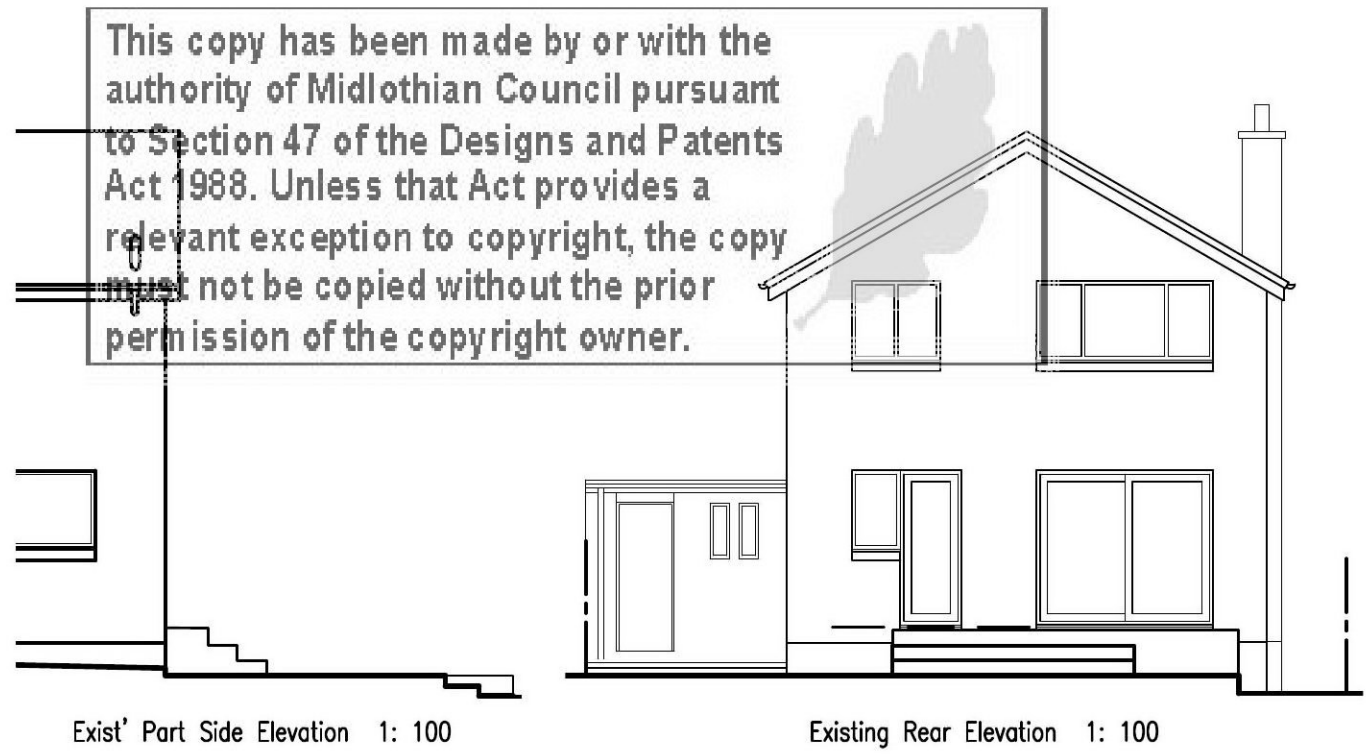


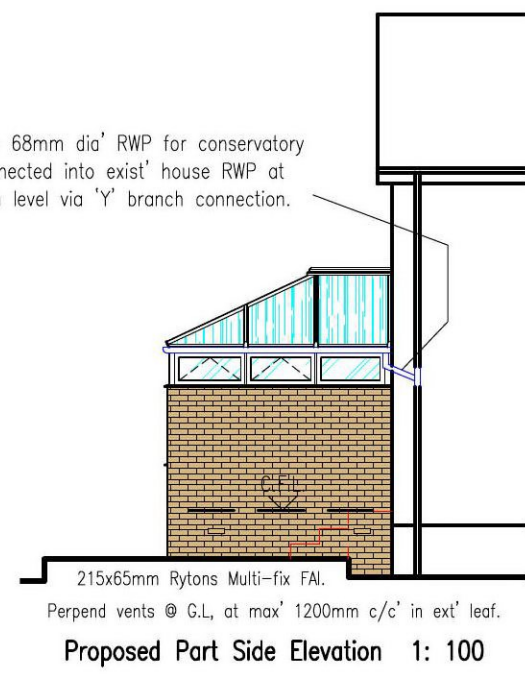
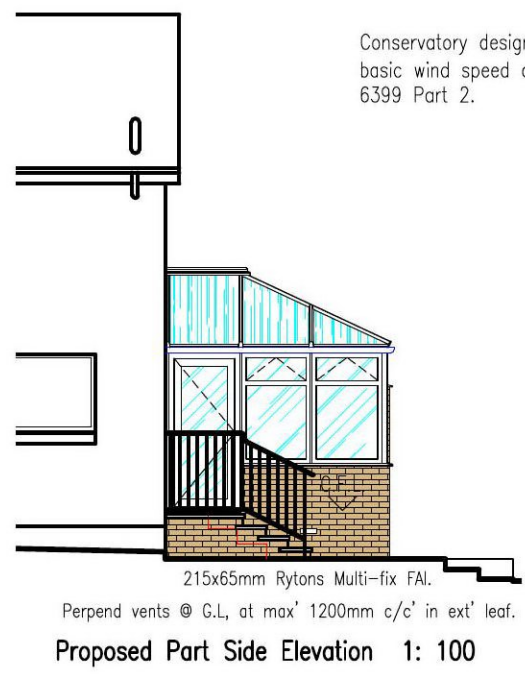
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**General Notes:**  
 All works carried out in accordance with the Building (Scotland) Regulations 2004 (2019 amended).  
 All new works, products & processes are to be in accordance with the relevant British Standards and manufacturers guidance.  
 Please note that all timber will be preservative treated.  
 Note windows & doors are fitted with a double gasket seal system to prevent air ingress (draughts).

**Limiting air Infiltration:**  
 Air infiltration to the building fabric must be minimised in accordance with BRE report 'BRE 262'. Foam sealants to be used at wall to floor junctions, wall to window or doors and between window and cill. Appropriate sealant also to be used at service penetrations in plaster'd & panels where vapour control layers & membranes intersect.

**Secure By Design:**  
 Compliance with Section 4.3.1 will be achieved by meeting the recommendations for physical security as provided in Section 2 of 'Secured by Design'. Products should be accredited – PAS24: 2007 for doorsets & BS 7950: 1997 for windows. Certification should be available. Or, products should be designed and installed to BS 7412: 2007 for uPVC with single locking point to BS 3621: 2007 or a multipoint locking system. Any lock cylinder should be in accordance with BS EN 1303: 2005, grade 5 key security and grade 2 attack resistance as a minimum. Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similarly robust glazing material. A doorset with more than one door leaf should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked. The doors & windows should be installed in accordance with BS 8213-4: 2007 or better. Note new windows and doors to be designed so as to resist forced entry as per standard 4.13.1.

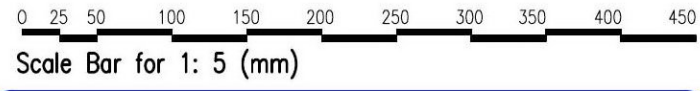


**Conservatory ventilation:**  
 Ventilation provided by conservatory.  
 Single Door Area – 1.64m<sup>2</sup>; 6 x top hoppers – 0.20m<sup>2</sup> each.  
 Trickle ventilation via 6no trickle vents to head of opening windows with each vent providing a min' 4000mm<sup>2</sup> ventilation.

**Drainage:**  
 120mm dia' Marley Classic Deepflow rhones (rainwater pipes & rhones to be installed as per BS EN 12056-3: 2000) discharging into 68mm uPVC RWP connected into existing house RWP at high level via 'Y' branch connection. Note there is no underground drainage within this application.

**Wall Ties:**  
 Cavity wall ties in new walls to be Ancon ST1 250mm or equal & approved fitted as per manufacturers instructions. Wall ties installed at 450mm staggered c/c's maximum.

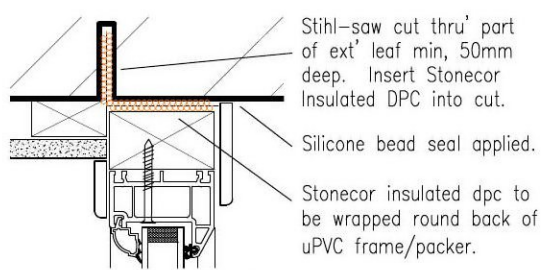
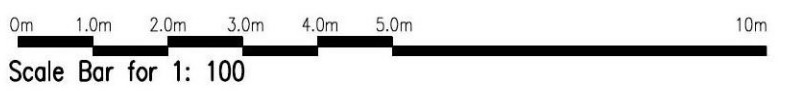
**Handrails:** (By Applicant)  
 New wrought iron handrails fixed to outer edge of landing/platt & steps with 8mm dia' expanding rawbolts. Balustrades designed such that a 100mm dia' sphere will not pass thru' and handrail to be a min' of 900mm above pitch line of steps and to a min' of 1100mm above landing/platt.



**Floor [0.15W/m<sup>2</sup>k]**  
 18mm thk chip'd on 195x47mm timber joists @ max' 400mm c/c's with 185mm thk Ecotherm insulation hung between joists with Netlon or equal & approved. New ventilated solum area formed with 50mm thk conc' floor slab on Visqueen 1200 BBA DPM on 50mm thick sand blinding on 150mm thick well consolidated hardcore on cleared ground. Note all vegetable & top-soil matter removed prior to laying of solum.

**Conservatory Heating:**  
 New structure to be heated by means of a central heating radiator fitted with a thermostatic valve and all pipework to be Kuterlex Plus 10mm dia or equal and approved. Pipework fitted as per manufacturers instructions. Note all pipework to comply with BS 5422: 2009.

**Fixings.**  
 Conservatory bolted to house wall with 8mm dia' expanding rawlbolt fixings & to new walls with 10mm dia' expanding bolts at 450mm c/c. Cills fixed to dado walls with 140x10mm dia' fischer fixings at 600mm c/c.

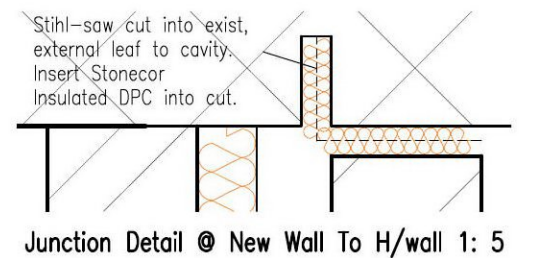


**Existing House Wall Treatment:**  
 Exist' house wall now within new conservatory finished with 12.5mm thick plasterboard sheeting taped & filled joints ready for decoration on 50x25mm S.W timber strapping on Air-tec single insulation. Note insulation to prevent cold bridging.

Note there are 2no existing FAI's affected by proposed conservatory works. These are maintained by venting into new solum area. Exist' FAI's to be removed to maximise air flow.

Electrical installation to comply with BS 7671: 2018 & Section 4.5 of the Building (Scotland) Regulations 2004 (2019 amendment). Note all sockets, switches and fittings to comply with Building Standard 4.8.5. I.e, Light switch to be between 900 to 1100mm above C.F.L & sockets minimum of 400mm above C.F.L. All sockets/switches to be a minimum of 350mm away from an internal corner/projecting wall or similar obstructions. Note a min, 75% of all light fittings within new conservatory to be of LOW ENERGY TYPE in compliance with 6.5.1.

Key to Electrical Installation(s)	
Symbol	Denotes;
	Double Socket(s)
	Single Light Switch
	Ceiling Light



**Bryant AND Cairns**  
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 2/3 Borthwick View  
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 Loanhead,  
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 Scotland EH20 9QH.  
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 Fax: 0131 448 2096  
 Web: BryantandCairns.co.uk

**Proposed Conservatory**  
 at: 303 Rullion Road, Penicuik.  
 for: Mr & Mrs Fraser

<b>Work:</b>	<b>Home:</b>			
<b>drawing title:</b> Exist'/Proposed Elevations				
<b>drawing no.</b> C5599/01	<b>revision:</b>	<b>drawn by:</b> NJG	<b>date:</b> 20.1.21	<b>scale:</b> see drg