

## DOWNTAKINGS

All downtakings shown dotted to be carefully removed as per HSWA & BS6127 and all finishes made good.

## FOUNDATIONS

New foundations to be 750 x 200mm C35 concrete strip foundations with 1 layer A393 mesh (bottom) to external walls and 400x200mm C35 concrete strip foundations with 1 layer A393 mesh (bottom) to dwarf walls, situated centrally under the walls and laid at a minimum 450mm below solumn level. Foundations taken down 450mm below ground level or at same depth as existing or lower than invert level of drains. Contractor to source lowest point. Foundations to be as designed and certified by Engineer and tied to existing.

## SOLUMN

Brought to a level surface and finished with 50mm lean mix concrete on 1000 gauge D.P.M. turned up at edges, taken up wall and bonded to DPC, on sand blinding on 150mm well consolidated hardcore. Underfloor ventilation provided via 215 x 150mm air bricks sleeved through external walls at 2m centres. Solumn depth to be minimum 150mm.

## UNDERBUILDING

300mm Thermalite trenchblock (or equal), built off foundations and finishing just below finished ground level. Allow for additional leaf of 100mm blockwork at patio. External cavity wall built off this base, with cavity filled with weak mix concrete to ground level. Allow for low level cavity weep vents at cavity fill level.

## GROUND FLOOR CONSTRUCTION

22mm T&G V313 moisture resistant chipboard flooring with glued joints on 200 x 50mm C16 joists @ 400c/c having 200mm thick Isover Timber Frame Roll 25 insulation on Netlon between providing a 'U'-value of less than 0.18W/m2K.

Contractor to ensure new and existing align.

## EXTERNAL WALLS

Internal leaf to comprise 1 layer of 12.5mm plasterboard with joints taped and filled on 500 gauge polythene vapour barrier on 140 x 45mm timbers at 600mm centres incorporating 140mm Knauf FrameTherm Slab 32 insulation, or equal, with TF200 membrane on 9.5mm O.S.B. Sterling Board to cavity face; 50mm cavity incorporating 50mm TDI firestop insulated cavity closers with D.P.C. installed round all openings, at all corners and horizontally at floor and ceiling; cavity also to incorporate stainless steel wall ties at 600mm horizontal centres and 375mm vertical centres. Include for 25mm Thermalboard, or equal, to all ingoes and heads of openings. Internal leaf held down with 1200x30x3mm mild steel anchor straps at 1.2m centres and to each side of openings. External leaf to be 20mm dry dash render on 100mm blockwork as indicated on elevations providing a 'U'-value of less than 0.22W/m2K. Where external finish is 100mm stonework is used a 'U'-value of less than 0.22W/m2K will be achieved. All walls to have a horizontal d.p.c. inserted min. 150mm above ground level. Cavities to be fire stopped at wallhead, floor levels, change in direction and around openings. External leaf lintols to be Catnic CTF5 lintol and Robeslee Type C concrete lintols as specified by Engineer having 150mm end bearing with DPC above, and cavity closer where required. Internal timber lintol to be 3 No. 195 x 47mm timbers spiked together on minimum 2 No. cripple studs each side. Perpend ventilation to be provided every 1.2m at cavity fill level, at first floor level above and below the cavity barrier.

## ROOF

Roof build up to be concrete roof tiles, to match existing property, on 38x25mm battens on 38x25mm counter battens on 2F Monarflex roofing felt on 18mm O.S.B. Sterling Board on prefabricated trusses at 600mm centres, provided with bracing in accordance with BS 5268 Part 3. 9mm gap to be maintained between external leaf and roof timbers. Truss certificate to be forwarded to building control prior to manufacture.

Trusses to be clipped to wallplate of leaf and held down via M.S. holding down straps at every third truss (1800mm centres) as instructed by truss manufacturer.

Ceiling to be 150mm Earthwool Loft Roll 44 quilt insulation between ceiling ties with 150mm Earthwool Loft Roll 44 quilt insulation cross-layered providing a 'U'-value 0.15W/m2K. Vaulted roof to be 75mm Celotex GA4000 between the minimum 125 x 50mm rafters (maintain 50mm air gap) with 55mm Celotex GA4000 on polythene vapour barrier to the underside of rafters finished with 12.5mm plasterboard providing 'U'-value of 0.15W/m2K.

Eaves ventilation provided via over fascia vents providing 25mm continuous soffit ventilation with 50mm air gap to be maintained between sarking and insulation. Ridge ventilation provided via Marley, or equal, ridge ventilation system providing 10,000mm2/linear metre.

All roof void ventilation to be B.S. 5250.

Include for P.V.C. fascias, soffits, deep flow gutters and 75mm downpipes as indicated.

## WINDOWS

UPVC range of double glazed units with 1No permanent of 12000sq.mm fitted in top rail.

All windows to incorporate factory fitted draft seals around opening lights. Units to be double glazed with 20mm air gap incorporating one pane of Pilkington 'K' glass on inside and Argon Gas Fill providing a -'U'-value 1.4W/m2K and Energy Rating Band A.

All windows to be High Exposure rated.

All low level glazing to comply with the requirements of BS6262-4:2005.

Opening sashes as indicated on elevations with an aggregate openable area of not less than 1/30th of the floor area it serves.

All apartments to have an aggregate glazed area of at least 1/15th of the floor area of the apartment.

All glazing must be designed and installed in order to comply with building regulation 4.8.3.

Glazing below 800mm from floor level to be toughened glass to B.S.6262 Part 4 2005.

External doors and windows to meet the recommendations for physical security in Section 2 of Secured by Design (ACPO,2009).

External door and windows to be tested and certified to BS PAS 24:077 and BS 7950:1997 and meet the recommendation of secure by design.

## SMOKE ALARMS

Alarms to be permanently wired to a circuit which is electrically protected at the consumer unit and to which no other equipment is connected other than a regularly used lighting circuit.

Alarm to have secondary battery back up in the event of power failure.

Where more than one alarm is required they shall be interconnected to activate all simultaneously upon detection of smoke.

Smoke alarms shall be positioned 300mm minimum from walls or light fittings and not directly above heaters.

## FINISHINGS

White gloss MDF skirtings with facings to match all chosen by client to match existing.

## DECORATION

All walls to be finished with White emulsion.

All ceilings to be finished with White emulsion.

## CERAMIC TILING

All tiling to be as chosen by client allowing the following provision:-

KITCHEN - Splashback

UTILITY - Splashback

## LANDSCAPING

All external works to be as per client instructions.

## LEADWORK

Code 5 lead flashings in strict accordance with the lead association details and installed by a competent specialist contractor

## FLOORING

Floor finish to be decided by client

## CEILINGS

Ceilings to be finished with 1 layer of 12.5mm plasterboard with taped and filled joints.

## DOORS

All doors to be as chosen by client and have minimum clear opening of 800mm

## NON-LOADBEARING PARTITIONS

89x50mm studs at 600mm centres clad both sides with 12.5mm plasterboard (having minimum density of 10kg/m2) with taped and filled joints. Include for 80mm quilt insulation between studs where indicated on drawings and moisture resistant plasterboard to wet areas. All partitions separating bedrooms should have 2 layers of plasterboard to each side.

## VENTILATION

Kitchen ventilation provided by mechanical extract fan in cooker hood providing an extraction rate of 60 litres per second ducted to proprietary terminal piece and give continuous operation at slow speed of 1 air change per hour.

Utility ventilation provided by Xpelair, or equal, mechanical extract fan providing an extraction rate of 30 litres per second ducted to proprietary terminal piece.

## KITCHEN DESIGN

Kitchen design by specialist contractor

## VELUX

Velux to be MK06 (front 1st floor bedroom (780mm X 1180mm - RAL 7016) as denoted on plan centered on trusses. Velux to be complete with all necessary flashings and be installed in strict accordance with manufacturers written instructions.

Include for double trimmers top and bottom.

## ELECTRICAL

All electrical work as shown on plans to be carried out in strict accordance with the 18th Edition of the I.E.E. Regulations (latest edition) and B.S.7671:2018.

All fittings to be as chosen by client.

100% of all fixed lighting to be low energy type.

Outlets and controls to be positioned minimum 350mm from any internal corner, projecting wall or similar obstruction.

Light switches 1.1m above floor level.

Sockets, telephone and television outlets 400mm above floor level and 150mm above any worktop.

## HEATING

Heating and hot water system will be extended, inspected, commissioned and tested in accordance with the manufacturer's instructions and by a registered heating engineer.

## CARBON MONOXIDE DETECTOR

Carbon monoxide detectors should comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when its working life is due to expire.

Hard wired mains operated carbon monoxide detectors complying with BS EN 50291-1:2010 (Type A) with fixed wiring (not plug in types) may be used as an alternative, provided they are fitted with a sensor failure warning device. Carbon monoxide detectors in the space containing the combustion appliance should be sited between 1m and 3m from the appliance.

## DRAINAGE

Drainage to the entire satisfaction of the Local Authority.

Sanitary pipework to be installed in accordance with BS EN 12056-2: 2000. Rain water pipes and gutters to be installed in accordance with BS EN 12056-3: 2000. S.V.P. to be installed in PVCu from solumn up to roof terminal. Waste pipes from W.H.B.s, baths & showers to be installed in PVCu A.B.S. or M.u.P.V.C. as required by the Local Authority. S.V.P. to be provided with access point adjacent to appliance connections & at base to allow easy maintenance. Where S.V.P. is enclosed in a duct a readily removable panel shall be provided adjacent to S.V.P. access point. All fittings to be connected separately to the S.V.P. as shown on drawing; bath, shower and sink wastes 50mm diameter, wash-hand basin 32mm diameter. All drainage to be connected via an acceptable deep seal trap 75mm minimum. Rainwater collection to be by 100mm PVCu Deep flow gutters on fascia brackets, with similar 75mm downpipes. All downpipes to be provided with hand hole access at base.

Drainage system outside building to be installed in accordance with BS EN 752-3: 1997(amendment 2), BS EN 752-4 1998 and BS EN 1610:1998. Any drainage passing under driveways at a depth of less than 600mm to top of pipe to be haunched in concrete. Drainage pipework passing through walls to be lintelled over with 50mm clearance all round. All drainage pipework to be bedded in pea gravel. SVP to terminate either 3000mm horizontally or 900mm vertically away from any opening window.

Dual flush WC cisterns should have an average flush volume of not more than 4.5litres. 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 minute.

ANTI SYPHON TRAPS TO BE FITTED TO WHB. AAV TO BE FITTED TO WC SINKS

Drainage pipework passing through walls to be lintelled over with 50mm clearance all round. All drainage pipework to be bedded in pea gravel. SVP to terminate either 3000mm horizontally or 900mm vertically away from any opening window.

## GLAZING CALCULATION

### EXISTING

Floor Area of Extension - 18.3m2 x 25% = 4.57m2

Existing Openings - 0m2

Total glazing allowed = 4.57m2

### PROPOSED

Windows - 2.4m2

Rooflights - 1.8m2

Total Actual Openings - 4.2m2

Given that the Existing Area is less than the Proposed Area then the proposal is acceptable.

Note: The contractor will be held to have examined the site and determined all dimensions and levels before commencing construction work. No assumption should be made without reference to the architect. No dimensions should be scaled from drawing.

Revision	Description	Date	By
A	REVISED IN LINE WITH BCO COMMENTS	07/01/21	CK

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Issue for		
WARRANT & PLANNING		
Client		
FIONA GRAHAM		
Project Title		
SIDE EXTENSION, 40 TURNBERRY DRIVE, GLASGOW, SCOTLAND, G77 5SN		
Drawing Title		
SPECIFICATION		
Scale	Date	Job No.
1:50 @ A3	16/11/2020	A093
Drawn by	Checked by	Sheet Size
CK	CK	A3
Drawing No.		Rev.
AL(00)014		A