ALL WORKS --TO COMPLY WITH THE BUILDING STANDARDS SCOTLAND REGULATIONS 2014. ALL WORKS TO BUILDING (SCOTLAND) ACT 2003 & BIULDING (SCOTLAND) REGULATIONS 2004 AS AMENDED 2019.
& SMALL BUILDINGS STRUCTURAL GUIDANCE CONTAINED WITHIN SECTION 1 OF THE TECHNICAL HANDBOOKS.
BUILDING CONTROL DEPARTMENT TO BE NOTIFIED OF SITE COMMENCEMENT 7 DAYS IN ADVANCE. TO BS

DEMOLITION AND DOWNTAKES

TO BE CARRIED OUT IN A SAFE MANNER CAUSING MINIMUM DISTURBANCE THROUGH NOISE AND DEBRIS.
ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE HEALTH AND SAFETY AT WORK ACT 1974 AND TO B.S. 6187 : 2011.

ELECTRICAL

ALL ELECTRICAL INSTALLATIONS TO BE IN STRICT ACCORDANCE WITH CURRENT I.E.E. REGULATIONS 18TH EDITION AND TO B.S. 7671 : 2008.
POWER POINTS ON BOUNDARY WALLS TO BE SURFACE MOUNTED.
LIGHT SWITCH HEIGHT TO BE BETWEEN 900 TO 1100mm ABOVE FLOOR.
SOCKET HEIGHT TO BE 400mm ABOVE FLOOR LEVEL & @ LEAST 350mm FROM CORNER.
ALL EXTRACT FATO BE SEPARATELY SWITCHED.
HEAT RESISTANT SHROUDS TO BE FITTED TO RECESSED LIGHT FITTINGS.
75% OF NEW LIGHTING BULBS TO BE LOW ENERGY TYPE.
ELETRICAL COMPLIANCE TEST CERTIFICATE TO BE PROVIDED. ALL ELECTRICAL WORKS TO BE CARRIED OUT BY EITHER A SELECT OR NICEIC APPROVED CONTRACTOR.

DRAINAGE

FOR INSPECTION AND CONSULTATION ALL DRAINAGE WORKS TO BE TO THE SATISFACTION OF LOCAL AUTHORITY REGULATIONS & B.S.E.N. 12056:2000
ADEQUATE ACCESS TO BE PROVIDED TO ALL DRAINS FOR CLEANING.
ALL RAINWATER CONNECTIONS TO BE TRAPPED AND VENTED.
NEW DRAINS TO BE LAID 1: 40.
NO DRAIN RUNS TO PASS THROUGH FOUNDS.
FOUNDATIONS TO BE TAKEN BELOW INVERT LEVEL OF ANY NEW / EXPOSED PIPE RUNS & LINTOLLED OVER WHERE PASSING THROUGH SUB-STRUCTURE WALLS.
ALL NEW DRAINS TO BE LAID AND SUROUNDED IN PEA GRAVEL.
OBSOLETE DRAIN CONNECTIONS TO BE CAPPED AND SEALED.

ALL SEPARATE CONNECTIONS TO STACK.
ALL UNDERGROUND DRAINS TO BE EXPOSED FOR INSPECTION & CONSULTATION WITH SCOTTISH WATER BEFORE CONNECTIONS ARE MADE.

"U" VALUES

WALLS: 0.19. ROOF: .0.13. FLOOR: 0.15

SEDBUK

EXISTING BOILER SEDBUK VALUE IS LESS THAN 78% THEREFORE APPLYING MAXIMUM "U" VALUES.
NEW RADIATORS TO BE FITTED WITH THERMOSTAT CONTROLLED VALVES.
ALL NEW HEATING PIPEWORK & HOT WATER PIPES ALONG WITH ANY EXPOSED EXISTING HEATING & HOT WATER PIPES TO BE INSULATED TO COMPLY WITH BS5422: 2009.
GAS PIPEWORKS TO BE CARRIED OUT BY A COMPETANT GAS SAFE REGISTERED INSTALLER TO APPROPRIATE B.S.
A CO DETECTOR TO BE INSTALLED ADJACENT TO ANY NEW / ALTERED GAS APPLIANCES.
CARBON MONOXIDE ALARM POSITIONED 1M-3M FROM BOILER.

DAYLIGHTING

GLAZED AREAS TO ROOMS TO BE EQUAL TO AT LEAST 1/15TH OF FLOOR AREA.

LIMITATION OF AIR

LIMITATION OF AIR IN BUILDING MUST BE LIMITED BY SEALING ALL JUNCTIONS BETWEEN WALLS, CEILINGS AND FLOORS. ALSO AT WINDOW AND ROOF SPACE OPENINGS. DRAUGHT STRIP ALL OPENABLE ELEMENTS OF WINDOWS AND DOORS. TO COMPLY WITH BRE REPORT 262:2002.

FIRE

IONISED SMOKE ALARMS TO BE INSTALLED. ALL SMOKE ALARMS TO BE LINKED & HARDWIRED TO ELECTRICAL INSTALLATION. TO COMPLY WITH B.S. 5446 : Pt1 : 2000. & BS 5839 : Pt 6 2004.
AT LEAST 1No SMOKE ALARM TO BE INSTALLED IN PRINCIPAL HABITABLE ROOM, AT LEAST 1No SMOKE ALARM TO BE INSTALLED TO EVERY CIRCULATION SPACE ON EACH STOREY, IE, HALLWAY & LANDINGS, AT LEAST 1No SMOKE ALARM IN EVERY ACCESS ROOM SERVING AN INNER ROOM. AT LEAST 1No HEAT ALARM INSTALLED IN KITCHEN.
NOTE :- ALL ALARMS TO BE CEILING MOUNTED AND INTERLINKED
CARBON MONOXIDE ALARM POSITIONED 1M-3M FROM BOILER AND IN ROOMS WITH SOLID FUEL BURNERS.

MATERIALS

BRICK 21N/mm². BLOCK 7N/mm².
CONCRETE GRADE 35. TIMBER C24.
MORTAR 1 : 1: 6 Class III B.S. 5268.
STRUCTURAL TIMBER C24.
USE OF MATERIALS, FITTING COMPONENTS AND WORKMANSHIP TO COMPLY WITH B.S. 8000.

VENTILATION:

FAMILY ROOM AND DINING AREA.

TO BE NATURALLY VENTED TO ATMOSPHERE VIA WINDOW OPENINGS EQUAL TO AT LEAST 1/30TH OF FLOOR AREA.
PERMANENT VENTILATION ALSO REQUIRED AT WINDOWHEAD PROVIDED VIA PERMAVENTS 12000mm².

FOUNDATIONS

200mm THK CONCRETE STRIP FOUNDATIONS, TYPE C35 TO BS5328. REINFORCED WITH A193 BRC. STEEL MESH 50mm MIN COVER. FOUNDS TO BE TAKEN DOWN TO GROUND OF SUITABLE BEARING CAPACITY.
CONCRETE FOUNDS TO BE POURED DIRECTLY ON TO TRENCH FOUNDATION, GLEN TYPE1 CONCRETE TO BS5328, SEE STRUCTURAL ENGINEERS DETAILS.
100mm DENSE CONCRETE BLOCK OUTER LEAF AND 140mm DENSE CONCRETE BLOCK INNER LEAF, CAVITY WALL TO FLOOR LEVEL, WITH CONCRETE CAVITY INFILL TO GROUND LEVEL. . TOP OF FOUNDS TO BE BUILT LEVEL & PLUMB, WHERE GROUND UNDULATES TO BE BUILT IN STEPS WITH 300mm OVERLAPS BETWEEN UPPER & LOWER FOUNDS. CARE TO BE TAKEN NOT TO DISTURB EXISTING FOUNDS. WHEN EXCAVATING IF GROUND IS FOUND TO BE SUBSTANDARD E.G. BUILT UP GROUND ETC, CEASE ANY FURTHER WORKS & CONSULT AN APPROVED STRUCTURAL ENGINEER.

WALLS

102. 5 COMMON BRICK/DENSE CONCRETE BLOCK OUTER LEAF. RENDERED TO MATCH EXISTING PROPERTY, 50mmWIDE CAVITY, INNER LEAF CONSISTS 147x50mm TREATED TIMBER STUDS @ 400mm CRS..
9.5 thk. PLYWOOD SHEATHING, BUILDING PAPER TO B.S. 4016(COROVIN) BREATHER MEMBRANE LAPPED ALL ROUND. 90mm thk. KINGSPAN KOOLTHERM K12 INSULATION BOARD FULLY RESTRAINED AGAINST INSIDE SURFACE.
VISQUEEN 500 GAUGE VAPOUR CONTROL MEMBRANE. INTERNAL FINISH OF 47.5mm thk. KINSGPAN KOOLTHERM K18 INSULATION BOARD.
AIR CAVITY TO HAVE CAVITY BARRIERS/ FIRE STOPS @ 4.5M. CRS VERTICALLY WITH 50x42 TREATED TIMBER AROUND WINDOW OPENINGS AND HORIZONTALLY AT CEILING, ROOF EAVES AND VERGES.
AUSTENITIC S.G. WALLTIES TO B.S. 1449 – 4.44 TIES PER SQ.M.
WALLTIES POSITIONED @ 450mm CRS VERTICALLY & 800mm CRS HORIZONTALLY (STAGGERED PITCH).
TIMBER PANELS TO BE NAILED @ 300mm CRS & 150mm @ EDGES. & SECURED TO BRICK BASE WITH GALVANISED MILD STEEL ANCHOR STRAPS @ 1200mm CRS.
PERPENDICULAR VENTS OF A.B.S. HIGH QUALITY PLASTIC TO BE POSITIONED TO DRAIN AND VENT CAVITY, PLACED @ 1200mm ALONG LINE OF HORIZONTAL CAVITY BARRIERS/ FIRE STOPS.
CAVITY BARRIERS/FIRE STOPS TO BE PROVIDED @ ALL EXTERNAL CORNERS, INCLUDING EDGES OF CAVITY, AROUND HEAD, JAMBS & CILLS OF WINDOWS & DOORS.
CAVITY BARRIERS TO HAVE A SHORT FIRE RESISTANCE. (30 minutes)
CAVITY BARRIERS TO BE NAILED TO TIMBER FRAME @ 300mm CRS. TO PREVENT MOVEMENT DUE TO SUBSIDANCE, SHRINKAGE OR THERMAL COLLAPSE.
NEW TIMBER FRAMED CONSTRUCTION TO BE BOLTED TO EXISTING WALLS WITH 9mmØ RAWLBOLTS @450CRS.
ALL NEW BRICKWORK TO BE TIED TO EXISTING WITH FURFIX FIXINGS.
"U" VALUE 0.19W/M²K

FLOORING – GROUND FLOOR

100mm THK CONCRETE WITH A252 STEEL MESH REINFORCEMENT, 50mm MIN COVER. ON KINGSPAN KOOLTHERM K3 FLOORBOARD 130mm THK. ON VISQUEEN 1000 DPM, ASH BLINDING AND 150mm WELL CONSOLIDATED BOTTOMING. DPM IN WALLS TO BE LINKED TO DPC IN WALLS.
"U" VALUE 0.15 W/M²K

ROOF

MANUFACTURED ROOF TRUSSES DESIGNED TO COMPLY WITH B.S. 5268: 1985 BY GANGNAIL SYSTEMS LTD. MAX INSIDE SPAN 6800mm approx..
17.5° approx. PITCH ANGLE. TO BE CHECKED BEFORE ORDERING TRUSSES. TRUSSES POSITIONED @ 600mm CRS., STRUCTURE TO INCLUDE ALL BRACING TO MANUFACTURERS INSTRUCTIONS.
12mm TIMBER SARKING, 1 LAYER SLATERS FELT.
50 x 25mm BATTENS & COUNTERBATTENS POSITIONED TO SUIT MARLEY MODERN ROOF TILES COLOUR- DARK GREY, TO MATCH EXISTING ROOF.
EACH TRUSS TO BE TIED DOWN WITH BATT TRUSS CLIPS. 100mm THK GLASSFIBRE INSULATION QUILT TO BE PACKED BETWEEN TRUSSES AT CEILING LEVEL, WITH A FURTHER 250mm THK LAID OVER.
12.7 THK PLASTERBOARD CEILING, TAPE & FILL ALL JOINTS.EAVES VENTILATION TO BE PROVIDED BY 25mm GAP CONTINOUOS, SOFFIT VENTS & ROOF VENTS PROVIDING 20,000mm FREE AIR. DESIGN CERTIFICATE FOR TRUSSES TO BE HANDED TO BUILDING CONTROL OFFICER BEFORE WORKS PROCEED..
"U" VALUE 0.13 W/M² K

WINDOWS

UPVC DOUBLE GLAZED WINDOWS FITTED WITH EASY CLEAN HINGES AND SAFETY RESTRICTORS.
ALL GLAZING TO COMPLY WITH BS 6262
NOTE:- ALL LOW LVEL GLAZING TO BE TOUGHENED SAFETY GLASS TO COMPLY WITH BS6262:Part4 :2000.
(K GLASS) PERMA-VENTS AT WINDOWHEAD 12000mm² "U" VALUE 1.4W/M²

VELUX WINDOWS

2 No VELUX WINDOWS TYPE M04 (780 x 980mm) WINDOWS ARE DOUBLE GLAZED.
ALL GLAZING TO COMPLY WITH BS 6262.
VENTS TO BE INSTALLED ABOVE AND BELOW VELUX WINDOWS.
(K GLASS) PERMA VENTS TO BE FITTED AT WINDOWHEAD 12000mm2.
"U" VALUE 1.4 W/M2K

PATIO DOORS

UPVC DOORS TO COMPLY WITH B.S. EN ISO 9001.
DOUBLE GLAZED TOUGHENED SAFETY GLASS TO COMPLY WITH BS 6262:Part4 :2000.
("K" GLASS) WITH 12000mm² PERMA-VENTS @ WINDOWHEAD. "U" VALUE 1.4W/M² K

SLAPPINGS

EXISTING WALLS ARE PLUMB AND IN GOOD CONDITION.
ALL TEMPORARY SUPPORT WORKS TO BE DESIGNED AND CONSTRUCTED TO ADEQUATELY SUPPORT OPENINGS DURING CONSTRUCTION. SUPPORT TO REMAIN IN POSITION UNTIL NEW WORKS HAVE CURED.

SLAPPING No1

EXISTING DENSE BLOCKWORK / TIMBER FRAME CAVITY WALL TO BE SLAPPED OUT TO FORM AN OPENING 3200mm WIDE x 2100 CLEAR HEADROOM FOR DETAILS OF SUPPORT SEE STRUCTURAL ENGINEERS DETAILS.

ENERGY

METHODS TO COMPLY WITH CURRENT REGULATIONS – PARTS 6.3 - 6.8.

CONTRACTORS

TO CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK

SECURITY

ALL ACCESSIBLE GROUND FLOOR DOORS & WINDOWS TO COMPLY WITH THE CURRENT "SECURE BY DESIGN" CRITERIA.
WINDOWS TO BE CONSTRUCTED TO PREVENT UNLAWFUL ENTRY, IN ACCORDANCE WITH BS 7950: 1997 AND BS PAS 24:2007 AND BY POLICE INITIATIVE "SECURE BY DESIGN."

project **PROPOSED SINGLE STOREY REAR EXTENSION.**
Client **MR & MRS M. STEVEN** **12 PICKETLAW DRIVE** **CARMUNNOCK. G76 9AA**
drawing **NOTES & SPECIFICATION**
scale
date 20/07/21
drg no. **3253/11**

SYMBOLS

Smoke Detector
Heat Detector
Carb/Mon Detector
Carb/Dio Detector
Light Fitting
13amp Twin Socket