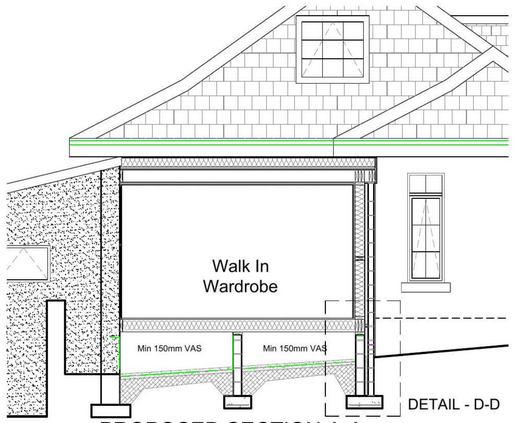
0 5m SCALE 1:100

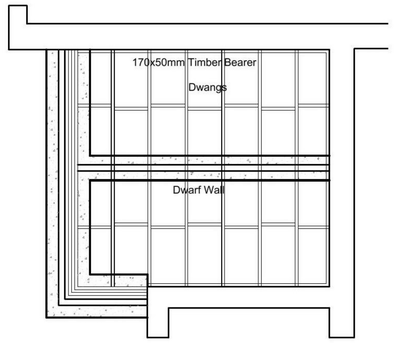
Drawing to be read in conjunction with Drawing 084-21.001 Drawing for Planning & building warrant purposes.

General Notes

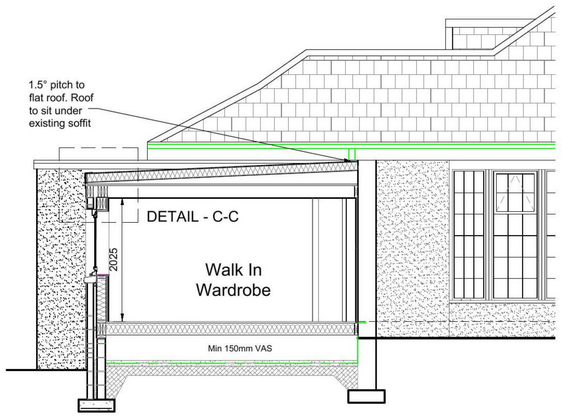
1. Do Not scale from this drawing
2. This drawing is to be read in conjunction with all relevant drawings and specifications, i.e. structural engineer's drawings etc
3. The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
4. All dimensions to be checked on site prior to fabrication or erection
5. 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.
6. Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
7. No work to be begin 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.
8. Client / Contractor responsibility to investigate existing ground prior to construction with regards to existing underground services. i.e. gas, water etc.
9. Scottish Water - It is the Owners responsibility to obtain the appropriate consents from Scottish Water regarding building over Water mains & sewers
10. Clients responsibility to confirm if in a listed building or conservation area prior to submitting for approvals.
11. For Additional information see www.cafdesigns.co.uk
12. All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
13. All works to Building (Scotland) Act 2003 and Building (Scotland) Regulations 2020
14. 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.
14. If in Doubt Ask



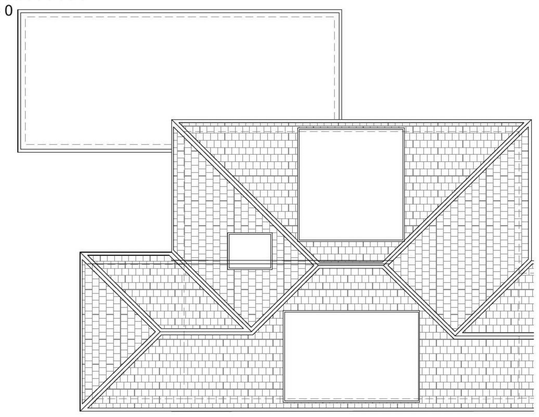
PROPOSED SECTION A-A
SCALE 1:50



PROPOSED FOUNDATION PLAN
SCALE 1:50



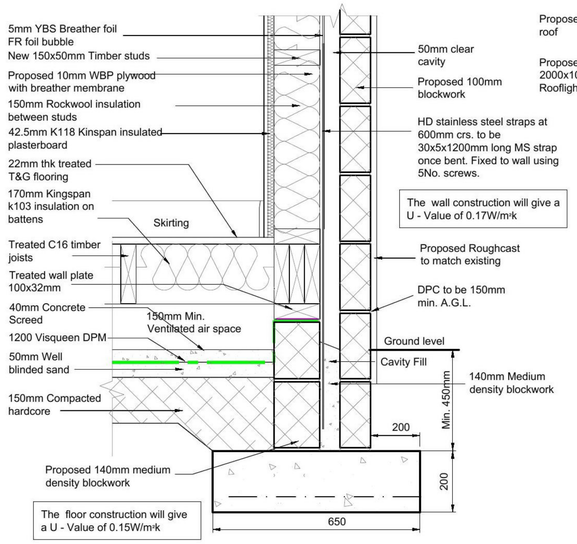
PROPOSED SECTION B-B
SCALE 1:50



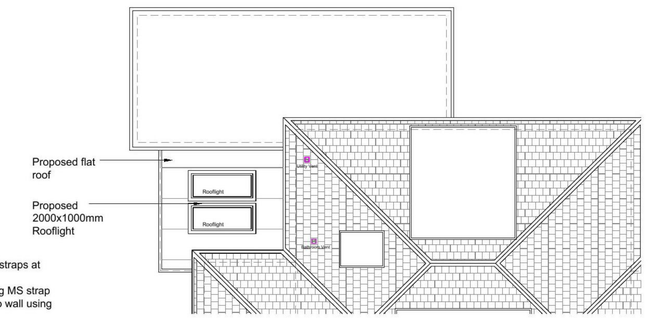
EXISTING ROOF PLAN
SCALE 1:100

Use appropriate propping equipment when undertaking slapping from existing structural walls. Propping equipment only to be removed once lintels are secured in place

All RWP's to be trap vented

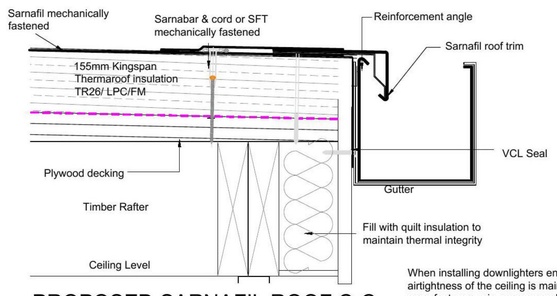


PROPOSED WALL & FOUNDATION DETAIL D-D
SCALE 1:10



PROPOSED ROOF PLAN
SCALE 1:100

Min. roof pitch 2.5°



PROPOSED SARNAFIL ROOF C-C
SCALE 1:5

When installing downlighters ensure that the airtightness of the ceiling is maintaine and that the manufacturers min. recommended air gap is maintained around and above the fittings to avoid heat from the lamp causing a potential fire

New Window:- U-value of 1.4W/m²K
- 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 n 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 All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and standard cockspur fittings.
- Windows & Doors to be fitted 'secured by design locks' as per standard 4.13
- Windows & Doors to be installed to BS8213-4:2007
- Standard D4.13.5 (2013) and product standard and component performance to BS7412:2007 for PVCu Units
- New window to be confirmed by client

Roof Lights:- U-value of 1.0W/m²K
- 1No 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.

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

Central Heating System :-
- New Radiators within proposed Extension to connect to existing heating system and have thermostatic valves (TRV's). (Contractor to inspect existing boiler to make sure it can supply new radiators)
- Client to confirm radiator positions to contractor.

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

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

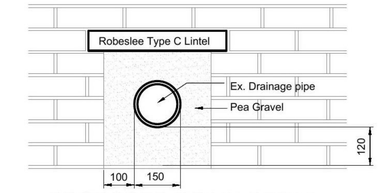
Ceilings:-
New ceilings to match existing ceiling height to be formed with 12.5mm foil backed plasterboard, taped, filled and decorated.

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

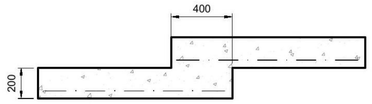
Air infiltration :-
Air infiltration limitation to comply with BRE Report 262

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

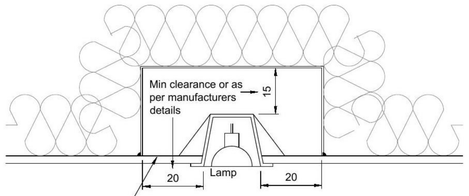
Insulation of hot water pipes :-
19mm wall for 22mm pipes; 25mm wall for 15mm pipes and 9mm wall for radiator supply pipes.



PROPOSED DRAIN DETAIL
SCALE 1:10



Stepped Foundation Pad Detail
SCALE 1:20



PROPOSED FIRE HOOD DETAIL
SCALE 1:5

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 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) 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 building 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 worktop
- Client to confirm socket and lighting positions before commencement of works
- All light fittings within extension to be 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, BS6399 Part 1, Part 2 1997, Part 3 1988
- Contractor to supply truss design certificate upon completion of works

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 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
- 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 12000mm²
- All other rooms to have ventilators capable of 10000mm²
- Toilets to have trickle ventilation to rooms with dMEVs could be formed by "undercutting" the room door to achieve an air space of at least 8,000mm2. This air space should be clear of any actual or notional floor coverings.

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 :-
- Walk in Wardrobe:- Mechanical extraction capable of 15litres/sec min.4000mm²
(Over 4sqm)

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 new Rwp
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 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.
- 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.

Roof Construction Notes

Roofs:- U-value of 0.13W/m²K
New Roof:-
- roof (Min. pitch 1.5 °) to be constructed from:-
- Sarnafil G410-12ELF Lead grey system. mechanically fixed using 6No. SPIW telescopic per m2 with All in accordance with the manufacturers written specifications. Overlaps and ends to be hand welded
- 155mm Kingspan Thermaroof insulation TR26/ LPC/FM
-18mm external grade 3 plywood,
- Sarnafil ecoVAP
- Polyethylene Vapour Control Layer
- 200x50mm C16 Timber Rafters
- 12.5mm foil backed plasterboard

Timber frame with 50mm cavity YBS bubble insulation

Proposed Wall Construction :- U-value of 0.17W/m²K
Outer Leaf
- 20mm roughcast to match existing
- 100mm blockwork
- 50mm clear cavity
Inner Leaf - Timber frame construction
- 5mm YBS Breather Foil FR Foil Bubble
- 10mm WBP plywood
- 140mm medium denisty blockwork wall below
- 150x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
- 150mm Rockwool insulation between studs
- 30mm Kingspan Thermawall TW55 insulated plasterboard with 1No. 12.5mm layer of foil backed Plasterboard or 42.5mm Kingspan insulated plasterboard
- Timber frame construction to be tied to existing wall construction by Hilti HB Bolts @ 400crs
- DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

Suspended Timber Floor Notes

Floor Construction :- U-value of 0.15W/m²K
- Constructed from 22mm treated T&G moisture resistant chipboard flooring
- 170x50mm treated timber joists at 600mm centres on
- Treated timber 100x32mm wall plate with
- 170x50mm Treated fixed to existing brickwork using hilit bolts @400crs
- Honeycoombed dwarf wall
- P/A = 0.52
- 170mm Kingspan K103 insulation between joists on battens.
- 150mm min. Ventilated air space between base of joists and solumn

Existing Walls:- Alterations.
- Any alteration works to be carefully carried out to match / complement existing walls.

Solum Construction
- Base to be 150mm thick hardcore,
- 50mm well blinded sand
- 1200 Visqueen DPM on top lapped up into DPC
- 50mm concrete screed on top.

Foundation Construction
- 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 depth or a minimum of 450mm below ground level. Whichever is greater. Foundations to be stepped to reach different ground levels
- Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1.C.5.
- Proposed foundations to lap over existing foundations by a distance of 300mm plus existing scarcement with an overall thickness of 200mm plus the foundation thickness of 200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted 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
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 sealed.

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

Lintels:
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

Door Slapping
- Use Robeslee Type C lintel with 150mm end bearing to both sides

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

Rev	Description	Date

Client and Project Address
Mr & Mrs James McCourt
3 Bankhead Road
Carmunnock G76 9BW

Drawing Title
Proposed Side Extension
Proposed Sections, Details & Notes

CAF
CAF DESIGNS
53 CALDERGLEN AVENUE
THE ELMS BLANTYRE
SOUTH LANARKSHIRE G72 9HP
[redacted]

Drawing no.
084-21.002

0 5m SCALE 1:50