

SPECIFICATION

GENERAL NOTES

Building classification by purpose - 1C
 All scaffolding to be in accordance with B.S. 9373
 Contractor to check all dimensions on site & report any discrepancies to the client before commencing work.
 All work to be carried out in accordance with the current Health & Safety at work act and CDM regulations
 All electrical work to conform to the latest edition of the I.E.E Regulations (18th Edition) & B.S. 7671: 2018.
 Heat detector to be installed in Kitchen. Smoke detector to be mains fed complying with BS 5446: Part 2: 2003 and to be interlinked. Optical detectors to be installed in accordance with BS EN 14604:2005 and have battery back up.
 Smoke alarms to be positioned at least 300mm away from any wall or lighting point.

SITE PROTECTION

The proposed site has to be protected by heras fencing. All footways to be clear and safe for passage

GROUND FLOOR U-Value - 0.15W/m²K

Ground floor to consist of a levelling screed on ground bearing concrete slab (Engineer to confirm thickness) on 100mm Kingspan Kooltherm K103 Floorboard insulation on a layer of DPMe with 100mm lapped joints on a 50mm sand blinding on 300mm blinded hardcore, well consolidated and free of al vegetation.

(Perimeter/ Area - 1.0) .

EXTERNAL WALL (U-Value - 0.22W/M²K)

19mm smooth render (Colour: White) on 100mm block or facing brack (style to match existing house) with 50mm well ventilated cavity, inner leaf of timber frame 140x50 S/W studs at 600 centres, (120mm K12 Kingspan Kooltherm between studs) with 9mm sheathing plywood fixed in breather membrane paper with lapped joints, vapour check layer with lapped joints, internal finish of 12.5mm plasterboard, all joints to be filled, taped, sealed & smooth for decoration
 NOTE- Blockwork tied to frame with T.F. type S.S. ties at 450 centres vertically & 600mm horizontally stud centres).

Vertical D.P.C's to door/ window openings & lapped with head & cill D.P.C & lapped with existing. Damp proof course provided minimum 150mm from F.G.L & lapped with existing.

Mortar fill in cavity below ground. level with weep holes at 1200 centres max.

NOTE- 50x50mm SW fire stops at eaves level, first floor level around perimeter, corners (1 each side) and round all openings & at junction with existing. All vertical and horizontal stops to have DPC protection at bridging cavity.

Provide high level and low level cavity vents at 1.2m centres.

Foundations to be taken down taken to the underside of the existing house foundations and to the invert level of any drainage whichever is the greatest.

PITCHED ROOF (U-value of roof - 0.13wm²k)

Concrete interlocking rooftiles (Marley Modern, slate grey or similar or approved) with a minimum of 100mm headlap on 50x25 S.W. treated battens on 50x25 counter battens on 1 layer of type IF underslating felt to B.S. 747 lapped 150mm, horizontally 100mm, vertically on 12mm treated sarking on mono timber 200x50mm (minimum) roof rafters @ 600mm centres, (Rafters to be installed in accordance with manufactures recommendations) 40° Roof pitch, each truss end to be fixed to 100x50mm, wall plate by galvanised standard clips both sides. Insulation 150mm, Kingspan Kooltherm K7 insulation laid between rafters with a minimum of 50mm air space above. Ceiling finish 52.5mm Kingspan Kooltherm K18 (12.5mm plasterboard) with tape and fill finish on polythene vapour check layer.

WINDOWS& EXTERNAL DOORS

High performance double glazed UPVC doors and glazed window. Client to confirm window & door arrangement with contractor prior to manufacture. External UPVC finish to be Anthracite. Internal UPVC frame to be Anthracite. The opening area of each window is 1/30th of the floor area it serves.

NOTE- U value of double glazing to windows to be 1.2 W/M² °K achieved by the use of low-E(En-0.05) glass with 16mm min gap between panes. Low level glazing to doors and sidelight to comply with BS6262:Part4:2005.

External doors to be installed in accordance with PAS 24:2012 (Note 21.1b); or PAS 24:2016 (Note 21.1b also applies); or STS 201 Issue 4:2012 (Note 21.1c); or LPS 1175 Issue 7.2 (2014) Security Rating 2+ (Note 21.1d); or STS 202 Issue 3 (2011) Burglary Rating 2 (Note 21.1d); or LPS 2081 Issue 1 (2015) Security Rating B+ (Note 21.1e)

Ground Floor window to be installed in accordance with Note 21.1b; PAS 24:2012 and the traditional UK PAS 24 test methodology; or Via BS EN 1627:2011 Resistance Class 3 (which references BS EN 1628, 1629 & 1630), with additional test criteria to address known criminal methods of entry within the UK (which are not sufficiently catered for within the European Standards)

LIGHTING

All internal lighting to be of energy efficient fittings with lamps with a luminous efficacy greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens. All external lighting to be to be automatically controlled so as to switch off when daylight is sufficient. Internal downlighters to be installed not less than 2m2 per fitting an have a diameter not more than 100mm and be close fitting to the ceiling. Fire Hood covers to be installed over downlighters to maintain fire integrity of ceiling.

DRAINS & SANITARY APPLIANCES

All house drainage to be 100mm dia. U.P.V.C. drains. Existing drains to be lintoled over where passing under walls. Where gutters and rainwater pipes are used, they should be constructed and installed in accordance with the recommendations described in BS EN 12056-3: 2000. Drainage shall be laid and connections made to the satisfaction of the Local Authority and in pipes to be sized as follows:- WC - 150mm Dia, WHB - 38mm Dia, Shower - 50mm Dia. all pipes to fall at the gradient of 1:80.

WC to be fitted with dual flush with an average flush volume of not more than 4.5 litres. Taps to WHB to be fitted with flow restrictors. Taps serving WHB's should have a flow rate of not more than 6 litres per minute.

Thermostatic Mixer Valves to be fitted to wash hand basins to prevent scalding.

VENTILATION

All apartments within each dwelling are to be provided with windows with opening areas of a minimum of 1/30th of the floor area of the apartment. Trickle ventilation is to be a minimum of 12,000 sq.mm in each apartment, 10,000sq.mm to Kitchen. Kitchen to have a mechanical extraction capable of at least 30 l/ sec (intermittent) above a hob, or least 60 l/sec (intermittent) if elsewhere.

HEATING

All New radiators to be fitted with TRVs. Pipework to new radiators to be insulated to prevent heat loss. Primary circulation pipes for heating circuits should be insulated wherever they pass outside the heated living space or through voids which communicate with and are ventilated from unheated spaces. Primary circulation pipes for domestic hot water circuits should be insulated throughout their length, subject only to practical constraints imposed by the need to penetrate joists and other structural elements.

All heating and gas installation should be installed by a gas safe registered engineer.

ACCESS TO MANUAL CONTROLS

An openable window, rooflight that provides ventilation should have controls for opening positioned 350mm from any corner, projecting wall and other obstruction and at a height of no more than 1.7m above floor level.

All electrical fixtures should be positioned at least 350mm any internal wall, projecting wall or similar obstruction. Light switches should be positioned between 900mm and 1000mm above floor level, standard switches should be positioned at least 400mm above floor level, above an obstruction i.e. fixtures should be 150mm above the projecting surface.

LANDSCAPING

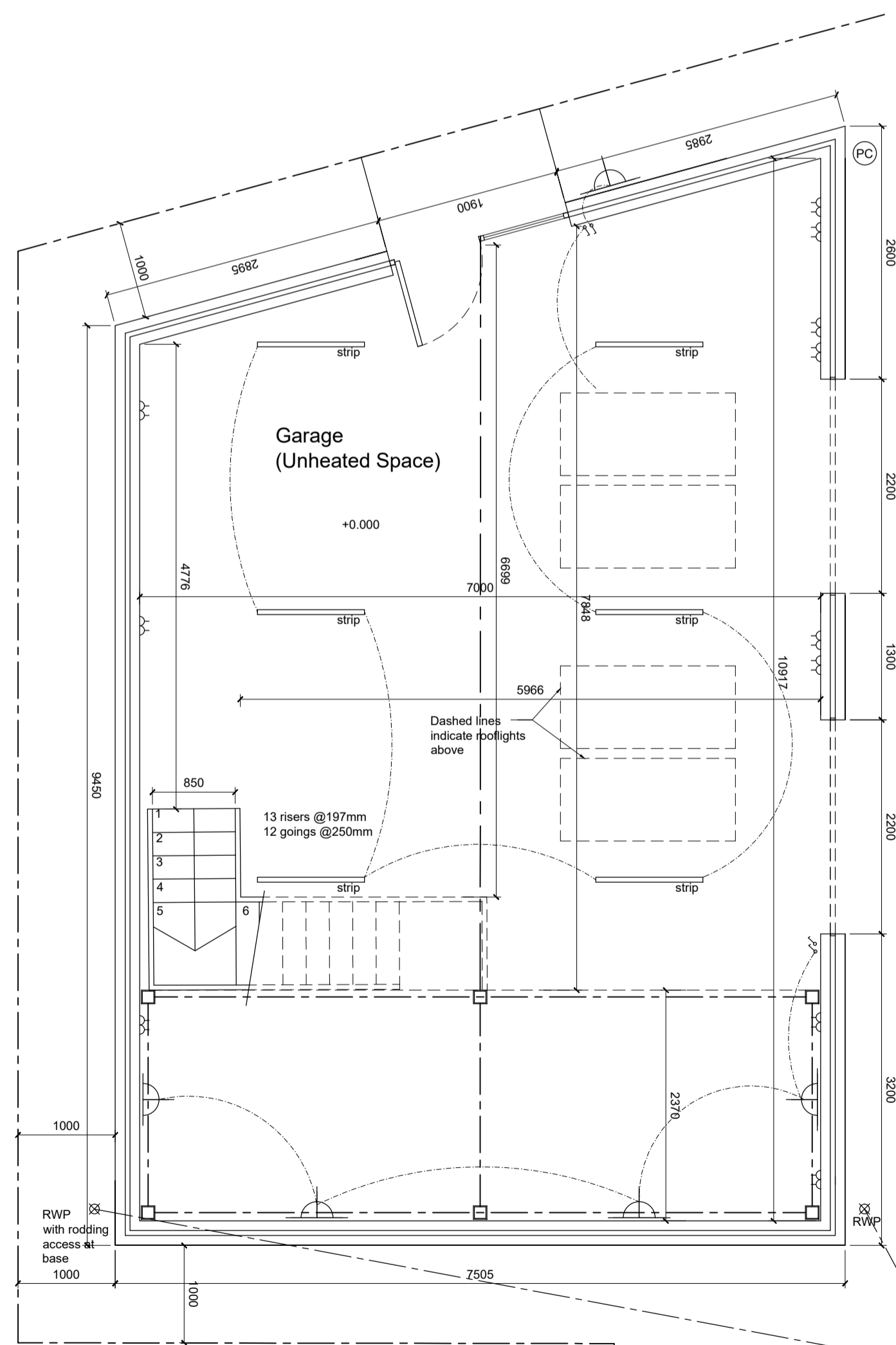
As part of the remediation strategy in response to the Site Investigation, prior to the start of works, 600mm of clean top soil to be installed over the site with of soft landscaping a certificate to be provided to NLC Planning.

STAIRS

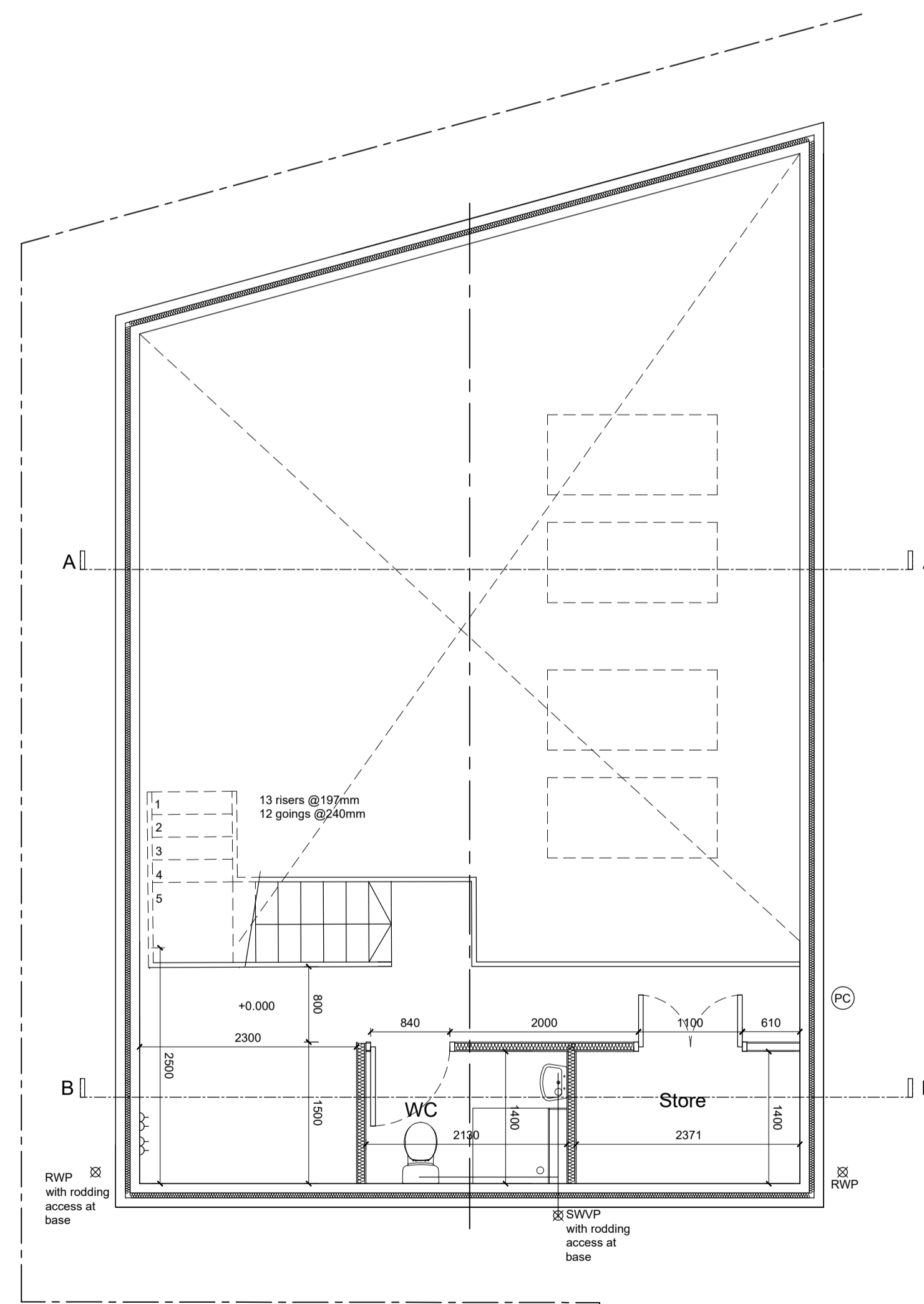
Floor to floor height to be 2540mm with 13no. equal risers @ 197mm & 12 goings @250mm

Handrail to be 900mm above stair pitch. Minimum head height to be 2000mm above pitch line.

GROUND FLOOR PLAN (1:50)



FIRST FLOOR PLAN (1:50)



B	140122	Updated following clients comments	SS
A	070222	Updated following bc comments	SS

Rev	Date	Description	Iss
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Project Status:

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Project Title	
Mr Fraser Craig Plot 1 Glen Douglas Drive Dullatur	Garage Outbuilding Proposals Scale: 1:50 @ A1

L(20)007 B