

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. All downtakings and demolition works to be carried out in accordance with BS 6187:2011 and the Health and Safety at Work Act 1974
12. All works to Building (Scotland) Act 2003 and Building (Scotland)Regulations 2019
13. 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. All new works, products and processes are to be in accordance with the relevant british standards and manufacturers guidance and be in accordance with the building (scotland) regulations and all current amendments
15. Should any of the building envelope materials be altered or substituted. Then the contractor must provide re-calculated U-Value and condensation data to confirm any alterations comply with the building regulations Energy Section 6.2.
16. Any substitute materials should be 'equal and approved' to those being specified providing equivalent or better performance requirements, and compatible with their adjacent materials, installed in accordance with manufacturer's recommendations.
17. Proposed new works to be built following the guidance in Accredited Construction Details (Scotland).
14. If in Doubt Ask

GENERAL CONSTRUCTION INFORMATION :-

- All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the Building (Scotland) Regulations 2019

- 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 Ref:VWC

- 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

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 2019. 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.

CAVITY BARRIERS :-

Cavity barriers to be 50x50mm wrapped in DPC (Rockwoool TCB or equivalent) 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 2019 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

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 2019 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

- Smoke alarm to be an Optical smoke Alarm suitable for kitchen open plans areas

-Heat Alarm to conform to BS 5446:Part 2:2003

CARBON MONOXIDE DETECTOR :-

To be installed to any room where a new combustible appliance is fitted to comply with Building (Scotland) Regulations 2019 3.20.20 excluding an appliance solely for cooking. Carbon monoxide detectors to comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector.Detector to be within 1-3m away from the appliance

Gas :-

All work to be carried out in accordance with Building (Scotland) Regulations 2013

Parts

3.17, 3.18, 3.19, 3.20, 3.21 & 3.22

The appliance, chimney's and flue's will meet the following BS and Building (Scotland) Regulations 2013

BS 5440 Part 1 & 2 :2000

BS 5871 Part 2 & 3 : 1991 - As amended Part 3 amd 7033

- All works to alter / extend existing internal gas supplies to be carried out by a Gas Safe

Registered Installer

Gas Fired appliances located within bathrooms to be installed to achieve compliance with

Regulation 30 of the Gas Safety (Installation and use) Regulations 1998

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.

ELECTRICAL

All Electrical installations should be designed, constructed, installed and tested in accordance with BS 7671:2018 and submitted only by a person or company having membership to S.E.L.E.C.T or N.I.C.E.C or similar Electric schemes recognised by the Scottish Building Standards Agency.

Fixed lighting to have a minimum of 75% as low energy type with luminous efficacy at least 45 lumens/circuit watt.

The minimum no of 13A socket outlets to be provided per dwelling:

☐ • 4 within each apartment

☐ • 6 within the kitchen, at least 3 of which should be situated above worktop level in addition to any outlets provided for floor-standing white goods or built-in appliance

• at least 1 within each circulation area on a level or storey.

All electrical work to be carried out by a competent electrical contractor. The installation i.e. the design

construction , inspection and testing will be completed in strict accordance with BS7671:2008 9 (2018)

(IEE wiring regulations,17th edition) incorporating all amendments and in compliance with other building regulations,

in particular , will not compromise fire stopping , structural integrity , sound insulation, thermal insulation and other

matters, the contractor will provide the relevant certification at the completion of this part of work.

Heights of Switches, Sockets, Etc:

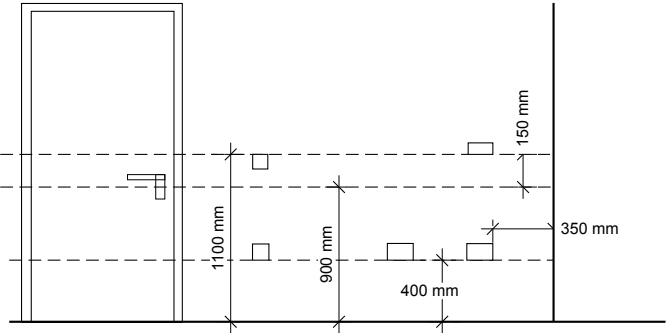
Provide switches and socket outlets for lighting and other equipment at appropriate heights. light switches to be adjacent to door openings and between 900-1100mm height between 400mm from finished floor level. Not to be less than 350mm from internal corners.

Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface.

Where sockets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated

- Client to confirm socket and lighting positions before commencement of works

Refer diagram:



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 :- Utility Room :- Mechanical extraction capable of 60litres/sec - min. 4000mm²

- En-Suite & Toilet :- Mechanical extraction capable of 15litres/sec min.4000mm²

- Kitchen :- Mechanical extraction capable of 60litres/sec - min. 4000mm²

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.

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

All trickle ventilators to be installed at a height no less than 1750mm above FFL. provided within window/door frames.

External Works:-

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

PROPOSED EXTENSION TO

DWELLING FOR

MR C. HADDOW

52 WEIRWOOD AVENUE

GARROWHILL

GLASGOW

G69 6HR

NOTE:- THESE DRAWINGS IN FULL ARE TO BE USED FOR THE PURPOSE OF OBTAINMENT OF LOCAL AUTHORITY APPROVALS I.E. PLANNING PERMISSION AND BUILDING WARRANTS ONLY WHERE APPLICABLE AND TO BE USED FOR GUIDANCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY FOR FINAL MEASUREMENTS OF ALL NECESSARY SIZES AND RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS OF HIS OWN MEASUREMENTS NOT WITH STANDING THE APPROVAL OF THE DESIGNER AND OR BUILDING STANDARDS SURVEYOR.

LEVELS AND SPECIFICATIONS ARE TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORKS AND PURCHASING OF GOODS. DRAWINGS HAVE BEEN DONE IN ACCORDANCE WITH SITE SURVEY, NO RESPONSIBILITY SHALL BE HELD FOR GAS, WATER SUPPLY AND DISCHARGE SERVICES WHICH ARE WITHIN FOOTPRINT OF PROPOSED WORKS AND ANY SPECIALIST FOUNDATIONS REQUIREMENTS, LEVELS AND MEASUREMENTS TAKEN AND ALSO POSITIONING OF BOUNDARY LINES, IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT BOUNDARY LINES NOTED ON DRAWINGS ARE CORRECT BEFORE WORK COMMENCEMENT DO NOT SCALE OFF DRAWINGS

revisions: