

LIMITATION OF 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 2019 Parts 2.2.4 & 2.2.5
- All services passing through foundations to comply with Building (Scotland) Regulations 2019 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

FIRE PROTECTION :-
End wall nearest neighbouring land (less than 500mm from boundary) to have Medium fire resistance protection to conform to Building (Scotland) Regulations Regulations 2019 Part 2.6.1.

- Timber kit at boundary to have 2No. layers of 12.5mm plasterboard with staggered joints
- To achieve medium fire resistance on the side walls all sockets, switches to have galvanised steel back boxes with Firetherms 'Intulec' secured behind.
- Velux window GGL has a fire rating of Double A rated.
- All steelwork to have 2no. layers 12.5mm plasterboard with staggered joints

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

EXTERNAL STEPS AND LANDINGS:
where accessible access is not required 100mm min and 170mm max rise and a min going of 250mm to be used.

- pitch line no greater than 32 degrees.

• aggregate of steps to be twice the rise plus one going to be between 550mm - 700mm min width of stair to be 900mm.

•where double doors open out then landing to be a min 900mm.

•where single door opens out then landing to be a min of 900mm beyond centre arc of door swing.

• landings to be level or within 170mm to underside of door cill, landings also required where ground to floor level is greater than 600mm

EXTERNAL DOORS:

• All external doors including frames to achieve min. 1.4W/m2K U-Value.

• External doors to be UPVC. Glazed doors to double or triple glazed to ensure U-Value specified above is achieved.

• External glazed doors to have a bolted leaf.

• Trickle ventilation to be provided in frames where required to meet areas specified in 'ventilation' part of notes.

• Minimum clear width of all new internal doors is 775mm and 800mm Clear opening to any door which is not approached head on, existing openings with new doors to maintain existing clear width. Refer dimensions on plans for clear widths achieved throughout.

• All glazing to conform to BS6262:Part 4 2005 and BS 6206 and the Building (Scotland)

WINDOWS:

• All new windows including frames to achieve MIN 1.4W/m2K U-Value.

• Windows to be UPVC. Glazing to double or triple glazed to ensure U-Value specified above is achieved.

• All new & existing window frames to be fitted with new draft proofing.

• Trickle ventilation to be provided in frames where required to meet areas specified in 'ventilation' part of notes.

• To provide natural lighting equaling at least 1/15th of floor area of room for open plan kitchen

• All glazing to conform to BS6262:Part 4 2005 and BS 6206 and the Building (Scotland)

• New toilet / bathroom windows to have frosted / obscure glazing

• All glazed openings to be safely cleanable from inside in accordance with BS8213 Part 1.

SECURITY

• External doors & windows are to be designed to resist forced entry. They are to betested & certified by a notified body as meeting PAS24:2007 (doorsets) and BS7950:1997 (windows) or similar recognised standards for security.

• Windows and door to be installed as per manufacturers recommendations and installed to satisfy the security standards of Section 4.13 as set out in section 2 of Secured by Design.

• Windows are to have a keyed locking system with removable key.

• External doors to have 1.5 pairs of hinges (conforming to BS EN 1935:2002) that do not allow the pins to be removed unless they are open and are to have a single point locking device (conforming to BS 3621:2007).

Fixed glazing to be capable of resisting loads calculated in accordance with BSEN1991-1-1 and associated PD6688-1

GLASS ROOF WINDOW:- U-value of 0.6W/m²K TRIPLE GLAZED

- 2No. roof windows - 2000 x 1000mm. Client to confirm if to be used manually or electrically operated

INTERNAL DOOR CLEAR DOOR OPENING WIDTH:
Door from a corridor with a minimum width of 1050mm min clear opening width of 775mm, Door from a corridor with a minimum width of 900mm min clear opening width of 800mm, this maybe reduced where approached head on.

- Door between rooms min clear opening width of 775mm.
- Door to en-suite sanitary accommodation min clear opening width of 670mm

DRAINAGE

1. All drainage to be to the satisfaction of the local authority drainage inspector. Main contractor to arrange testing inspections and obtain approval with LA inspector at required stages in the installation. LA to be informed of arranged dates in advance of test/ inspection.

2. All drainage pipes, traps & fittings to be installed strictly in accordance with manufacturers recommendations & instructions.

3. Sanitary pipework to be constructed & installed to BS EN 12056-2:2000 and BS EN 12056-3:2000.

4. Drainage systems outside / under the building to be constructed & installed to BS EN 752-2 2017 & BS EN 1610:1998.

5. All traps to waste appliances to be deep seal, anti-syphon.

6. All sanitary pipework to be neatly concealed.

7. Water efficient fittings should be provided to all WCs and WHBs within a dwelling. Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. 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

8. Installation of the hot water system to be tested and commissioned in accordance with the manufacturers instructions and operating instructions to be provided for the occupier.

9. Testing eyes are to be provided where any new drainage connects to existing drainage.

sink kitchen sink: 32mm ∅ mupvc branch (for runs up to 1700mm long) connection to stack, 75mm trap seal, 22mm/m min branch gradient 40mm ∅ branch for runs up to 3000mm long, 18-45mm/m branch gradient

w/machine 40mm ∅ mupvc branch - 75mm trap seal

wc water closet: 100mm ∅ upvc soil branch connection to stack, 50mm trap seal, 20mm overflow from cistern to outside, 18mm/m min branch gradient. To have average flush volume not more than 4.5L.

whb wash hand basin: 40mm ∅ mupvc branch connection to stack, 75mm trap seal, 18-45mm/m min branch gradient. Taps to have flow rate of not more than 6L/min.

shower: 40mm ∅ mupvc top accessible trap (for cleaning) branch connected to stack, 75mm trap seal accessible trap, 18-90mm/m min branch gradient

AAVs air admittance valve: installed in a vertical position above the flood level of the highest appliance connected to 100mm stack, Durgo type valve cap, insulated cover to be left on. internal air admittance valve to be fitted above flood level of sink,where air admittance valve to be boxed in then discreet gaps around the boxing or ventilation of the boxing into a ventilated roof void are some acceptable methods of providing ventilation. In the absence of manufacturer's instructions, a free area of 2500mm² is considered reasonable provision Air admittance valves to be installed in accordance BS EN 12380: 2002

STUBB stubb stack: installed in a vertical position above the flood level of the highest appliance connected to 100mm stack, Durgo type valve cap, insulated cover to be left on

Thermostatically controlled Mixing Tap(s) to be provided within Kitchen as in accordance with BS EN 1111: 1999 or BS EN 1287.

All pipes supplying hot water to appliances to be insulated in accordance with Part 4.6.1 of the Building Standards Technical Handbook and BS 5422:2009.

Use approved collar boss/multi-connector where pipes connect at the same level.

UNDERGROUND DRAINAGE:
100mm ∅ UPVC Drainage pipe from new STUBB to run in solum and connect into existing cast iron SWVP. UPVC pipes laid no flatter than 1 in 80 for surface water and 1 in 60 for foul, bedded in a minimum of 150mm, 10mm nominal pea gravel surrounds. Cut out section of existing pipe where connection is to be made and replace with new upvc pipe, using Timesaver rubber seal connections between new & existing or similar approved. Provide testing eyes at each end of new section of pipe for testing before covering. Protect all new underground drainage as note above.

GUTTERS AND RAINWATER PIPES:
Gutters to be UPVC high capacity gutters with 68mm dia rainwater pipes. ,220mm deep fascia, variable soffit, guttering to be deep-flow with a flow rate of 0.96lts/ps for roof area up to 46m2 with outlet at one end, guttering laid to flow to outlet, roof area to be checked for required number of outlets to guttering prior to installation of underground drainage,



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:

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