



Wall Connection - 150mm stainless steel flat wall ties at 450mm vertical centres into mortar of walling secured with non shrink grout. Flexcell board sealed with Expandite or equal mastic with proprietary waterproof backing

All doubled up members to be spiked together using M4mm Ø galvanised nails 90mm long at 300mm staggered centres.

New RWP, colour to match. Gully trap to be used if a combined system

Post/wall connection detail. Timber post fixed down to blockwork with Simpson Strong - Tie reinforced angle brackets, type E2 / 2.5 / 7090, fully nailed to bottom of post and fixed into block with a minimum of 2no. Hilti (or equal) HRD-U 8 frame anchors

Glass in Windows and Doors to be toughened, designed to resist human impact as set out in BS 6262: Part 4: 2005, where all, or part, of a pane is: within 800mm of floor level; or part of a door leaf; or within 300mm of a door leaf and within 1.5m of floor level.

All ground work to be checked prior to works starting to ensure ground complies with section 4 of the Scottish Building Standards Technical Handbook; Conservatories 2nd Edition.

Any existing drains passing through the building to be suitably protected, reconstructed or re-routed.

New 100mm UPVc Drainage to be surrounded with 5-10mm pea gravel

Foundations to bear on original firm natural sub-soils a minimum of 450mm minimum below ground level and below the invert level of any adjacent drains.

Any unfinished or partially complete works to be kept safe and secure to complied with Reg 15.

Neighbouring footpath to be regular cleaned and keep free of building debris and related materials to complied with Reg 14.

Outlet and controls of electrical fixtures to be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switched to be positioned at a height of between 900mm and 1100mm above floor level.

Standard switched or unswitched socket outlets or outlets for other services to be positioned at least 400mm above floor level. Above obstruction, such as worktop, fixtures should be at least 150mm above projection surface.

Where socket outlets are concealed, separate switching should be provided in an accessible position, to allow appliances to be isolated.

An openable window, to have controls for opening, positioned at least 350mm from any corner, projection wall or any obstruction with a height off;

- No more than 1700mm above floor level where access to controls is unobstructed,
- No more than 1500mm above floor where access control is limited by a fixed obstruction, no more than 900mm High, 600mm max projection.
- No more than 1200mm above floor level, in unobstructed location, within an enhanced apartment or within accessible sanitary accommodation.

Host wall: Framing to consist of 100x50mm C16 timber posting at 600mm maximum centres with double bottom & top rails and 1No. row of mid height dwangs. Openings to be lintelled (over) with 2No. 200x50mm C16 grade timbers supported off cripple studs (CS) both ends.

All fixed light fitting installed to be low energy type and designed to achieve appropriate lighting levels as per 6.5.1 of the Technical Standards & Section 13 of the Domestic Building Services Compliance Guide for Scotland 2022 Edition. Megaman Luminaires (or equal).

The existing heating system is capable of maintaining a temperature of 21°C in at least 1 apartment and 18°C elsewhere. All in accordance with part 3.13.1 of the Building Standards.

Conservatory roof to be designed to withstand the potential load exerted from escaping from the window above. Conservatory roof will be designed to withstand snowload of 0.75kN/m² (which includes for an individual to access the roof to clear it) as per requirement of BS EN1991-1-3:2003 & BS EN 1991-1-4:2004

- EXISTING DWELLINGHOUSE ALREADY HAS THE FOLLOWING:**
- 1 smoke alarm installed in the principal habitable room
 - 1 smoke alarm in every circulation space on each storey (GFL hall and FFL landing)
 - 1 smoke alarm in every access room serving an inner room
 - 1 heat alarm installed in every kitchen
 - 1 CO detector where the boiler is located with habitable accommodation

PROPOSED CONSERVATORY TO COMPLY WITH THE SCOTTISH BUILDING STANDARDS 'CONSERVATORIES GUIDE 2ND EDITION' TECHNICAL HANDBOOK. FOUNDATIONS, WINDOWS, ROOF AND WALLS TO COMPLY WITH SECTIONS 5-12.

Any discrepancies or queries regarding any part of the works to be discussed prior to any affected work being carried out.

Drawings not to be scaled and all sizes to be checked on site.

Final position of rad's to be agreed on site by customer. All new pipework insulated with foam pipe lagging to BS5422:2009. Rad fitted with thermostatic valve

Lighting / Electrical Items all as per Specification and to final positions to be agreed on site by customer.

Electrical Specifications & Legend		
	13 Amp Double Socket	4 No.
	Light Switch [DIMMER]	1 No.
	Downlighter	6 No.
	External Wall Light [RELOCATED]	1 No.
	Smoke Detector	1 No.
	Radiator	1 No.

Electrical items shown indicatively for the purpose of Building Warrant approval. Final locations to be confirmed onsite with client prior to installation; and to comply with Part 4.6.4 & Part 4.8.5 of the recent edition of the TECHNICAL STANDARDS.

GENERAL NOTES			
ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E REGULATIONS AND TO COMPLY WITH THE 18TH EDITION OF THE BS 7671: 2018 'THE REQUIREMENTS FOR ELECTRICAL INSTALLATIONS'.			
ANY DISCREPANCIES OR QUERIES REGARDING ANY PART OF THE WORKS TO BE DISCUSSED PRIOR TO ANY AFFECTED WORK BEING CARRIED OUT.			
WHILST THE HIGHLIGHTED AREAS ARE INDICATIONS OF SERVICES BELOW GROUND THERE MAY BE OTHERS OUT WITH, THEREFORE ALL EXCAVATIONS SHOULD INCORPORATE EXTREME CARE AND DILIGENCE.			
DRAWINGS TO BE READ AND UNDERSTOOD PRIOR TO WORK COMMENCING. FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. EXISTING DRAINAGE AND SERVICES POSITIONS TO BE CONFIRMED ON SITE. ANY DISCREPANCIES TO BE REPORTED BACK TO ARCHITECT.			
CUSTOMER APPROVAL			
SALES ADVISER			
SALES MANAGER			
APPROVAL	DATE	SIGNATURE	

No.	REVISION	DRAWN BY	CHECKED BY	DATE
2	ISSUED FOR PLANNING & WARRANT APPROVAL	Z.URQUHART		10/11/2023
1	ISSUED TO CUSTOMER FOR APPROVAL	Z.URQUHART		08/11/2023
0	ISSUED TO SALES FOR APPROVAL	Z.URQUHART		01/11/2023

CUSTOMER:
MRS E. MARTIN
10 CORSKIE PARK
DUNECHT
WESTHILL
ABERDEENSHIRE, AB32 7AE

PROJECT:
PROPOSED EXTENSION

THISTLE CONTRACT NO: **40986**

THISTLE HOUSE, WOODSIDE ROAD
BRIDGE OF DON, ABERDEEN, AB23 8EF
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DATE	NOVEMBER '23	DRAWING NO:	201
SCALE	1:50		

