NOTES

- All works to be in accordance with comply with 'The Building (Scotland) Regulations 2004' as amended
- This specification shall be read in conjunction with any Structural Engineers Drawing & Specification
- All dimensions to be checked on site by contractor prior to fabrication
- All foundations to be taken down to suitable load-bearing sub-strata
- 150mm Ground Bearing Slab, layed on DPM
- DPM to lap with existing DPC
- All work to be adequately tied together
- All new rising walls to be provided with a D.P.C 150mm min. above ground level
- All lintols, sills & Cavity closures to be provided with a D.P.C
- 18mm T & G chipboard flooring, fitted on 70x45mm joists at 450 c/c, with 150mm site concrete
- Finish to match existing
- Windows to be fitted with Triple glazed, toughened glass, where applicable and fitted in accordance with BS6262. These will have a U Value of 1.0 W/m2k
- All pipework to be insulated in accordance with 6.4.1 of 'The Technical Standards' and to be located under flooring joists as far as possible

VENTILATION

12000mm2 Trickle ventilation to be provided to sun room. Remaining ventilation provided through openable parts.

WALL TIES SPECIFICATION

New Vista VE wall ties at 600mm horizontal centres and at 450mm vertical centres. Ties to begin at 225mm from any jamb and at 300

CAVITY WALL CONSTRUCTION

- 20mm render
- 100mm Block
- 50mm vented cavity.
- 50x50mm Firestops to all openings and wallheads
- 10x65mm Perpend vents at 1200mm max centres.
- Building paper on 9mm plywood sheathing.
- 145 x 45mm timber frame to be constructed at 600mm c/c, dwanged as required
- 120mm thick insulation board.
- Vapour Barrier.
- 37.5mm Insulated plasterboard.

U VALUES

WALLS

- 20mm Render 100mm Block, 50mm clear cavity, 9mm OSB, Breathing membrane, 145x45mm timber studs with 120mm Celotex GA4000 placed between Timber studs, 37.5mm PL4025 Insulated plasterboard giving a U value of 0.17W/m2k

ROOF

- Firestone rubber roofing membrane, 200mm Celotex XR4000 or equivalent Insulation board, vapour barrier, 22mm chipboard, timber joists with 12.5mm plasterboard giving a U value of 0.15/m2k

FLOOR

- 65mm Sand Cement Screed 150mm A193 mesh reinforced concrete floor on 500 gauge DPM on 120mm Celotex XR4000 or equivalent insulation on 1200 gauge d.p.m.,sealed to new and existing d.p.c.s on 25mm blinding on 150mm minimum well compacted hardcore giving a U value of 0.15W/m2k

TIMBER FRAME SPECIFICATION

- All Structural timbers to be treated (pressure impregnated).
- 120mm thick Celotex XR4000 or equivalent insulation fitted between studs 37.5mm PL4025 to inside
- Timber studs @ 600mm c/c with 145 x 45mm sole plate and continuous headbinder
- 9mm OSB fitted to frame with Breathable building paper
- Timber frame to be anchored by galvanised metal straps.
- Brickwork to be tied onto timber frame using wall ties at spacings of 600mm horizontal, 225mm vertical and 225mm within 215mm of openings.
- All openings to have 50mm x 50mm firestops fitted to give 30 mins fire protection.
- All openings to have cripple studs, as specified by Engineer.
- Lintels to be specified by Structural Engineer
- Cavity panels to be vented at high and low levels.
- For fixings, please see Engineers specification

DRAINAGE NOTES:

- All drainage to comply with Section 3 (Environment) of the Building (Scotland) Regulations 2004, and be in accordance with manufacturer's recommendations.
- New drainage to be pressure tested to BSEN 1610 2015 to sight and satisfaction of buildings control surveyor.
- All pipes to be uPVC (Marley or similar), laid at a gradient of between 1:40 and 1:100;
- 100mm bed/surround of 10mm pea gravel to external drains;
- 600mm minimum cover to external drains;
- 68mm circular downpipes (uPVC);
- Hand-hole access to base of all downpipes;
- Pipe diameters: Foul 110mm Ø, Storm 110mm Ø, Vent pipes 110mm Ø

- All drainage passing through the extension will be protected , by lintol over pipework as shown in drainage protection detail.

FLAT ROOF SPECIFICATION

- Firestone rubber roofing membrane
- 12mm Ply
- 145mm Kingspan TR27or equivalent Insulation board
- Vapour Barrier
- 22mm t&g chipboard
- Joists as specified by Structural Engineer
- 12.5mm plasterboard
- Internal ceiling to be Plasterboard, and taped ready to decorate
- Roof to be AA fire rated to give 30 minutes fire protection

ATLAS CAPOLA ROOF

- 28mm Glass roof. fire rated AA.
- Atlas Aluminum frames to BS 8118-1 :1991 and BS 8118-2 : 1991
- Glass roof fixed to flat roof on 150mm upstand constructed from 145x45mm treated timber as shown in cupola detail .
- Firestone roof membrane to cover 150mm upstand from flat roof to prevent moisture ingress.
- Glass roof to withstand wind speeds of 55 m/s and imposed live loads of 1.0 kNm2 for escape to exceed BS 6399-3.
- Glass roof under upstairs window to comply with 2.9.4
- All glazing to give a U-Value of 1.0W/m2K

FLOOR

- 22mm Chipboard flooring
- 50x75mm treated timber batons to create floating floor
- 65mm Sand Cement Screed
- 150mm A193 mesh reinforced concrete floor
- 100mm kingspan K103 insulation
- 1200 gauge d.p.m.,sealed to new and existing d.p.c.s
- 25mm blinding
- 150mm minimum well compacted hardcore
- U value of 0.15W/m2k

WINDOW SPECIFICATION

- Windows to be fitted in accordance with BS6262
- Windows to BS7412 Fitted in accordance with BS8213-4 2007
- Total U value for component including glass - 1.0 W/m2k as per page 6 of supplied Eurocell Modus brochure
- Glazing to be low E glass.
- Glazing triple glazed
- Glazing Krypton gas filled
- Fitted with trickle ventilators as per part 3.14.3 of the technical standards (12000mm2)
- Toughened safety glass fitted to windows less than 800mm above finished floor level and extension glazed roof
- Key security locks to BS3621 2007
- Factory fitted draught seal to all windows

DOOR SPECIFICATION

- Doors to Comply with BS PAS24:2007
- Doors to BS 8220 2000 Fitted in accordance with BS 8213-4 2007
- Total U value for component including glass -1.0/m2k Express XP Vision Doors See Page 20 of Express brochure enclosed
- Glazing to be low E glass.
- Glazing triple glazed
- Glazing Krypton gas filled
- Toughened safety glass fitted to all doors
- Laminated glass where necessary
- Multi point key security locks to BS EN1303 2005
- Factory fitted draught seal to all doors

DPC's

- DPC's in accordance with BS8102:1990 and BS 743 to be provided 150mm min above finished ground level within the external base course.
- DPC's also to be provided at all door and window opening jambs, construction joints, all vertical and horizontal timber cavity barriers, under all timber frame wall plates, at stepped cavity tray and behind all pre-cast concrete cills and lintols and thresholds.

ELECTRICAL NOTES

- All electrical works to conform with the I.E.T Regulations 18th edition
- Electrics to be isolated before any demolition commences
- Light and Socket switches placements to be fitted, as shown
- Light and Socket switches placements to be at least 350mm from any internal corner
- Light switches should be positioned between 900mm and 1100mm above floor level
- Sockets should be 400mm above floor level
- All extract fans to be fitted with isolator switch.
- All electrical works to be in accordance with BS 7671:2018 as amended and to installed and tested by a person having membership to S.E.L.E.C.T or N.I.C.E.I.C to comply with 4.5.0
- Smoke and Heat detectors must be minimum of Grade D detectors and hardwired, with an integral standby supply in accordance with BS5839. These should be fitted in accordance with Section 2.11.7 of 'The Technical Handbook'. New alarms interconnected. Wired to an independant circuit at the mains board.
- Downlighters in extension will be sealed to eliminate air filtration as shown.
- Lighting to be low voltage LED type to reduce energy consumption.

GENERAL

- New walls to be connected to the existing using a crocodile wall starter system.
- Site to be adequately cleared of any hazardous materials and vegetable matter prior to the commencement of works.
- All internal and external finishes to be made good on the completion of works
- Wall ties within new cavity walls @600mm max horizontal centres & 450mm max vertical centres provided, also within 225mm of any jamb @ 300mm vertical centres
- 12.5mm plasterboard, taped and blinded.

FOUNDATIONS

- New Engineers specified foundations taken down to existing house foundation level.
- Foundations to be continuous and stepped over the existing house foundation.
- If the house foundations are to be found anything other than standard strip foundation then the council are to be informed and a structural engineer is to be consulted.

UNDERBUILD SPECIFICATION

- Engineers specified concrete strip foundation, with A393 steel reinforcement with of 50mm cover from top and base
- Blockwork below ground to have a bearing strength of at least 7N/mm2
- Cavity filled with weak concrete mix up to ground level
- 150mm compacted hardcore
- 25mm Sand blinding
- 1200g Visqueen D.P.M lapped with DPC
- 50mm Solumn
- All new rising walls to be provided with a D.P.C 150mm min. above ground level

For scope of works refer to survey specification.
All other works by others (Client's Contractor).

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATIONS AND DRAWING DETAILS

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CLIENT Mr Pryde
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PROJECT SPECIFICATION
Proposed Removal of Conservatory and Erection of Orangery Extension to Rear of Dwelling. Install Velux to Lounge

CONTRACT No	DRAWING No 006
DRAWING BY Mark Mackenzie	
SCALE As Illustrated	DATE 12th November 2023

REVISIONS

WE CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAN OF THE WORKS REFERRED TO IN THE APPLICATION FOR WARRANT / PLANNING CONSENT.

SIGNED:.....DATE:.....