

GENERAL NOTES

- All drainage to be to the satisfaction of the local authority
- All under ground drainage to be upvc laid in accordance with manufacturers instructions and to gradients stipulated by Scottish Water
- All electrical work to comply with BS 7671:2008 and 18th edition of IEE Regulations
- All windows to be UPVC and fitted with suitable hinges to allow opening handles to be below 1700mm from floor level all glazing to comply with BS6262 Part 4 :2004 All glazing below 800mm to be to BS6262.
- All windows to be fitted with perma-vents
- All structural timbers to be C16 preasure treated with an approved preservative
- Soil vent pipes to be terminated using a Durgo valve with the exception of the vent at the head of drain this to be left open vented
- All D.P.C. `s to be a minium of 150mm above finished ground level
- All sinks and wash basins to be fitted with 75mm deep seal traps
- Gutters to be Marley deep flow 110mm dia connected to underground drainage system by 65mm diameter downpipes colour brown
- All manholes to constructed to B.S. 8301.

DOWN TAKINGS

All demolition work to be carried out in accordance with BS 6187 Building Operations Regulations and Health Safety at Work Act .
All propping to be in place to support first floor prior to forming slapping in existing wall
Any asbestos material should be identified and removed in accordance with the current Asbestos Regulations and Codes of Practice

CONSERVATORY WALL CONSTRUCTION (as external wall)

Outer leaf of 100mm dense concrete blockwork 7KN
to take 6mm dry dash render to match existing,
50mm cavity , with an inner leaf of 1 layer YBS breather
foil FR joints lapped min 150mm on 12mm OSB plywood
sheathing on 100 x 50 mm C16 treated timber framing at 400mm crs
internal finish to be 62mm insulated tapered edge plasterboard
joints to be tapped and filled and finished with 2 coats gyproc
board primer, boards to be on 1 layer visqueen 1200 gauge vapour barrier
frame to be insulated with 100 mm kingspan kooltherm K12
Roof and windows by proprietary conservatory system
upvc reinforced double glazed windows
securely fixed to each adjoining units
complete with opening lights and trickle vents
polycarbonate insulated roof units to be secured to
roof bars and edge beam all as per manufacturers
instructions windows and doors to be glazed with
toughened safety glass and be secure by design
Roof and windows by proprietary conservatory system

TIMBER SUSPENDE FLOOR CONSTRUCTION (GROUND FLOOR)

22mm T&G moisture resistant chipboard flooring,joints to be glued
as construction proceeds,and fixed using anular ringshank nails to
150 x 50 mm C16 treated timber joists at 400mm CRS, floor joists to be nailed to
150 x 50mm rim joist, and resting on 150 x 33mm treated wall plates, on highload DPC
beded on new inner leaf foundation blockwork and dwarf walls.
floor to be insulated with kingspan kooltherm K3, 100mm thick
fixed between joists and supported on timber battens as required
With full depth dwangs at mid span

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FOUNDATION CONSTRUCTION ..

Foundations to be excavated and constructed in accordance with British Standards,
any soft or unsuitable material encountered at formation level should be removed
and replaced with granular fill or lean mix concrete.
Foundation concrete to be grade C35 to BS8110 with minimum cement content
of 300kg/m3, 20mm nominal aggregate to be used
Foundation excavations should be dry and sealed at earliest after excavation and inspection
foundation to be reinforced with 1 layer A393 steel mesh fabric, joints to be laped 450 mm
Base of foundation to be minimum of 600mm below finished ground level
New foundation to be dowled to existing founds with
12mmdia re-bar fixed with resin and embedded min 150 mm

NOTE

All walls to be centered on foundations with 150 mm
min scarcement
All concrete to be
Design sulphate class(DS) : DS-1
ACEC Class (ACEC) : AC- 1S
Concrete Designation : C28/35

12. All windows to be fitted with 38 x 50mm treated timber
cavity barriers wraped with D.P.C.and nailed to timber frame

13. Cavity barriers to be fitted to exterior of timber frame
at junctions with other cavities and roof space

14. Dpc to be provided at all cills, jambs and thresholds. Horizontal dpc to be a min
of 150mm above ground level. Horizontal DPC to be provided where new cavity walls
about existing external walls insulated dpc to be used in areas of cold bridging

15. All wall ties to be stainless steel to BS 1449 Part 4: 1975

16. All holding down straps to be minimum of 30 x 5 x 900mm long
stainless steel from an approved supplier, screw fixed to frame with 3 No 12x50mm
screws and provided at 1200mm CRS maximum, once bent and cast into foundation

17. All timber framing details to be in accordance with T.R.A.D.A design guides

18. external brickwork skin to have weep vents fitted at ground and mid floor levels and
at head of wall at 440 crs
Mini-vent or equal to be installed to provide equivalent of an open brick perpend
every 1500mm (max) positioned immediately above every horizontal dpc.
All clearance gaps at eaves and verges referred to in details to be filled with
compressible material and pointed with silicone mastic.

19. ENERGY CONSERVATION

All light fittings to be LED or low energy type

SOLUMN TREATMENT

50mm site concrete on visqueen 1200
membrane,all joints to be lapped and taped
with visqueen zedex dpc jointing tape,on
blinded hardcore upfill. Cavity walls to be
filled to ground level with lean mix concrete.

TIMBER FRAME

Timber kit detailing and design to be carried out in accordance with NHBC &
TRADA guidelines, current British/European Standards and codes of Practice
and in accordance with Structural Engineers Design Specification.
All structural timbers to be treated against insect and fungal attack using
Vac-Vac or similar process.
All fixings and hangers to be galvanised or stainless steel.
All dimensions and layout details to be confirmed against substructure asbuilt
sizes and details and Structural Engineer's design and specification prior to fabrication.

TIMBER FRAME PANELS

T40x50mm C16 timber studs at max 600mm crs to timber frame panels
clad with 12mm exterior grade sheathing plywood secured to
the studs with 33.5mm x 6.5mm galvanised nails at max 150mm centres of
perimeter plywood and max 300mm elsewhere. Dwangs to be provided at 1 third
and second third height of all studs. Double runner at bottom of panel and
double header at top. Damp proof course to be provided around all firestops,
cavity tray dpc along all horizontal fire stops to shed water to perrend vents.

STRAPS & CLIPS

The timber frame is to be secured to the substructure walls using 30mm x 3mm x
min 1000m long once bent galvanised or stainless steel straps at intervals not
exceeding 1.8m centres and either side of all openings and at corners of building.
Straps must extend down wall 450mm below underside of sole plate and built at
least 50mm into external leaf at their bottom end. All rafters to be tied to frame
with galvanised truss clips and suitable gable restraint straps, every 3rd rafter
to be tied to frame with stainless steel holding down straps 30 x 3 x 900 long

CDM 2015 IDENTIFIED RISKS

- All demolition work to be carried out in accordance with BS 6187 Building Operations Regulations
and Health Safety at Work Act. All slappings to be carried out as per engineers details
and all proping to in place and inspected prior to demolition work starting
- Any material suspected of containing asbestos to be removed and disposed of to comply
with current asbestos regulations and codes of practice
- Inhalation of dust from building materials vacuum cleaning to be used
- Manual handeling : foundation blockwork , timber wall panels , Fitch beam requiring min of 2 man lifts
- Working at heights erecting roof trusses and loading roof tiles
- Open excavations and manholes these are to be back filled and sealed as soon as practiable
while work proceeds
- Danger from mechanical plant during excavation of foundations and existing banking when
existing property is occupied
- Fire during construction process : fire escape plan to be drawn up and safe escape routes to be identified
- Security during works sinage indicating dangers and temporary fencing to be provided by contractor
- Danger of injury from existing services, contractor to identify location of all services l
Electricaland gas service work to be undertaken by a SELECT and GAS SAFE registered engineer
/electrician respectively

20. Access to Manual Controls

Electrical fixtures

outlets and controls should be positioned at least 350 mm from any internal corner
light switches to be positioned between 900mm and 1100mm above floor level
sockets and other service points to be positioned at least 400mm above floor level
sockets positioned above worktops to be a min of 150mm above same

Access to Manual Controls

Windows,rooflights, and ventilators

Controls for windows,rooflights ,etc should be positioned at least 350mm from any internal corner
and at a height of not more than 1700mm above floor level and not more than 1500mm
above floor level if obstructed by kitchen base units

21. All work to comply with the Building (Scotland) Regulations and amendment
Regulations current at time of application.
Do not scale from drawings. Only written dimensions to be respected. Where
applicable all dimension to be verified on site.

22. Electrical installation to be in accordance with the current edition of the I.E.E
Regulations and amendment regulations current at the time of application and in
accordance with BS7671

23. It is the responsibility of the main contractor to coordinate all components (doors,
windows, etc) with relevant structural openings.

24. All foundations and down takings to be carried out in strict accordance with
the structural engineers details ALL PROPING TO BE APPROVED
BY STRUCTURAL ENGINEER PRIOR TO WORK COMMENCING


25. These drawings are for the purpose of obtaining Building Warrant Approval
only and as such all dimensions should be site checked prior to manufacture.

ELECTRICS

Electrical works to be contractors design

electrical legend


 twin 13 amp power points

 switch


 pendant light

 hard wired smoke detector

 hard wired heat detector

 low voltage fire rated LED
downlighter with fire hood

 luminaire fitting ip55

 mechanical extract fan 30 lt/sec

ELECTRICAL:

Supply and install electrical fittings by MK (or equal and
approved) as follows.
13 amp twin flush switched socket plates complete with back
boxes.
10 amp flush plate switches complete with back boxes.
Pendant light sets incorporating heat resistant lamp holder,
PVCu insulated flexi cable and ceiling rose.
Downlighters as specified by client.
Wiring to new light points, switch points, 13 amp twin socket
points, extract fan, etc....as follows
Wiring to lighting circuit to be 1.5mm2 twin and earth PVCu
insulated cable.
Wiring to socket circuit to be 2.5mm2 twin and earth PVCu
insulated.

smoke and heat detectors throughout property to be interlinked
and hard wirred permanently to a circuit with battery back up

All electrical works to be designed, installed, tested and certified
in accordance with B.S. 7671: 2008
and the 17th Editions on the I.E.E. Regs and amendments.

DRAINAGE

Supply and fit new 110mm dia. PVCu gutters and 65mm dia. PVCu downpipes
and connect to new/existing 110mm dia PVCu underground surface water pipes.

Underground drainage pipes to be laid to gradient of 1:40 in pea gravel or
similar bedding with trenches backfilled with selected excavated material.
Roding points to be provided at end of each line of drainage as shown on plan.
Provide new manholes at change of direction at at either end of extension
where pipe passes through underbuilding
Where pipes pass through wall lintels to be provide for both wall leaves
Existing drainage under new extension to be exposed and re routed as required

All drainage works to be carried out in accordance with
BS EN 12056-2:2000, BS EN 1610:1998 and
BS EN 12056-3:2001 and to the satisfaction of the
Local Authority Building Control Dept.
Contractor to ensure that all connection permits
From Scottish Water are in place prior to start of works.

NOTE

Contractors are required to comply with current Health and Safety at Work
Regulations and CDM 2015.Regulations by providing risk assessments and method statements as required.
Client and Contractor should note that no work can start until a construction phase plan is in place and risks have been
identified and managed. In addition suitable welfare facilities should be in place prior to commencing work
The client and contractor should note that an F10 notification may be required dependant on duration of the works
Scaffolding and edge protection to be provided for all works at height
All demolition to be carried out in accordance with engineere details and methode statements
The contractor will be required to liase with all public utilities as and when required.

NOTE

DRAWINGS TO BE READ IN CONJUNCTION WITH

STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

title	scale	date	drwg no
	NTS	NOV 19	BMcl/SPEC

PROPOSED REAR CONSERVATORY AT 14 ALEXANDER AVE EAGLESHAM. FOR MR & MRS R McINNES.