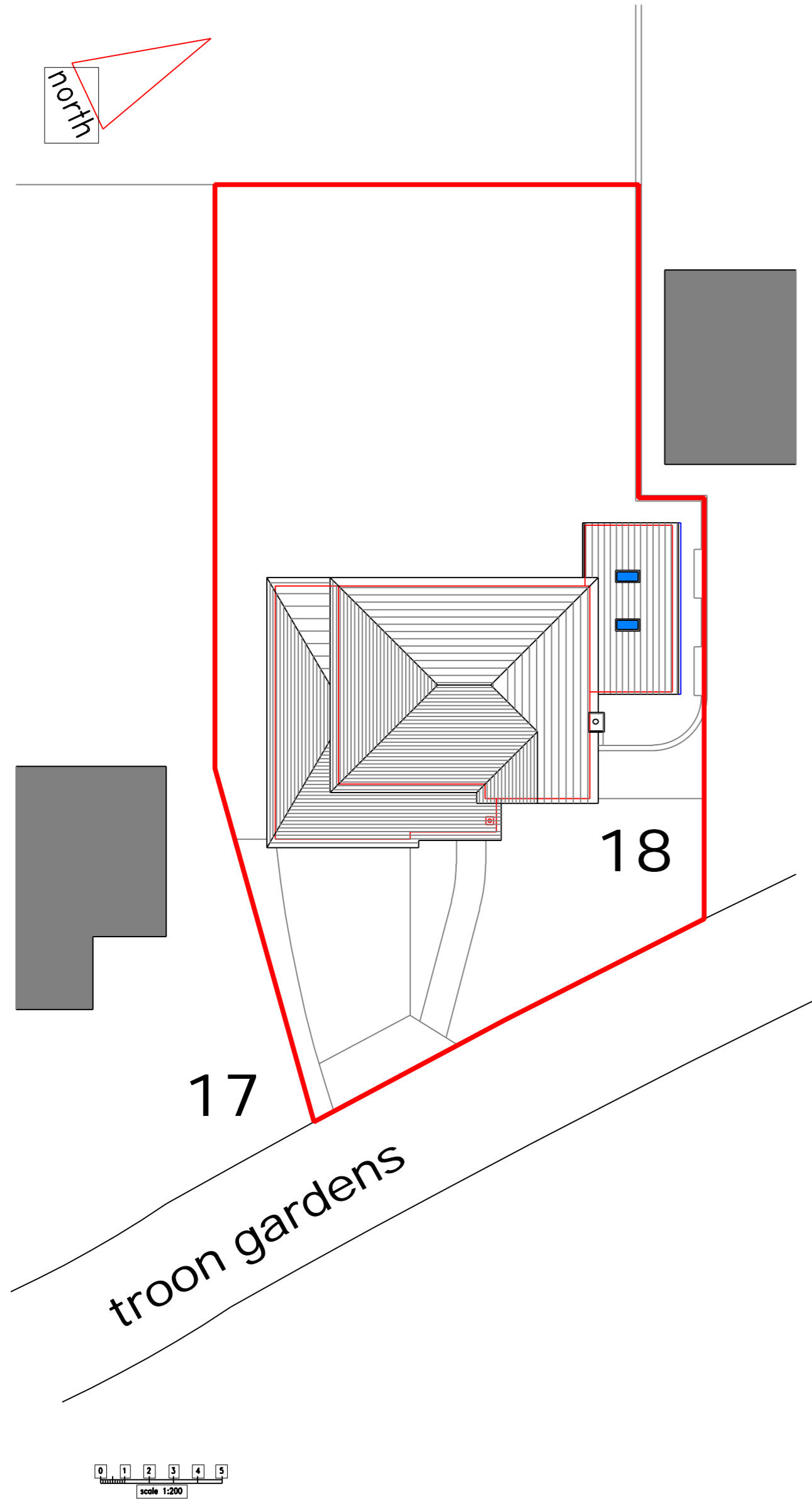


please do not scale off this drawing for construction purposes refer to relevant dimensioned information



block plan 1:200

**OUTLINE SPECIFICATION covering EXTENSION AND ALTERATIONS**

**00 - General Notes One**

All drainage works to comply fully with BSEN 1610, and the current requirements. Waste pipes and drainage systems to be installed in full accordance with the current BSEN requirements.

All work to be carried out in strict accordance with the latest Scottish Building Standards Agency Technical Handbook, to the entire satisfaction of the Local Authority, and in strict accordance with all relevant British Standards and Codes of Practice. All site workmanship to comply with BS 8000.

All Electrical Installations to be in accordance with the current editions of the I.E.E. Regulations, BS 7671, and the current Technical Standards.

Air infiltration into the building must be limited as far as reasonably possible, sealing dry lining partitions between walls, ceilings, floors and about windows, doors, roof space openings, and filling of draught stripping in frames of opening elements of windows and doors.

All new trimming and framing timbers will be treated prior to delivery with proprietary Vac Vac or equal process. All cut timbers to be retreated in strict accordance with manufacturer's recommendations.

All drawings will be read in conjunction with the specifications and details.

**01 - Single Storey Extension Notes**

**Insulation Specs**

<b>Under Concrete Floor</b>	-	<b>"Spec A"</b>
100mm Kingspan KoolTherm F3 Floor Board		U Value 0.15
<b>Walls</b>	-	<b>"Spec B"</b>
120mm Kingspan KoolTherm K12 32.5mm Kingspan KoolTherm K18		U Value 0.17
<b>Roof / Pitched Rafters</b>	-	<b>"Spec C"</b>
120mm Kingspan KoolTherm K7 62.5mm Kingspan KoolTherm K18		U Value 0.13

**Roof**

Concrete Roof Tiles to match existing, low pitched at nom 22.5 degrees with colour matching tile with associated UPVC rainwater goods and downpipes. Pitch to deliver nominal 150mm lead upstand adjacent to existing rear wall.

Code 5 lead flashings to be carefully installed to junction of new roof pitch and existing rear wall.

Roof Tiles on battens, counter battens, LR underlay, on 195mm x 47mm C24 rafters at 600mm centers, with insulation installed as shown.

**"Spec C"**. 120mm Kingspan KoolTherm K7 located between, and 62.5mm Kingspan KoolTherm K18 inner finish, giving a U value of 0.13.

With the 195mm roof timbers, this creates a 50mm top air gap.

**Walls**

New 100mm blockwork outer leaf to be built up to extension eaves soffit level and roughcast finished to match existing. New engineering brick outer base leaf to match existing complete with base dpc and brick base courses up to DPC level, and with a 50mm cavity. 140mm blockwork inner leaf up to dpc level as shown.

Upper inner leaf of 140mm x 45mm timber frame at 600mm crs with 120mm Kingspan KoolTherm K12 / Breathable Membrane / 32.5mm Kingspan KoolTherm K18 PIR insulation.

**"Spec B"**, placed within the new timber frame, and across the inner face, giving a U value of 0.17.

All Timber Framed Panels and Opening Lintels will be made up as associated specification.

Stainless steel wall ties will be at 600mm crs horizontally, and 450mm crs vertically.

**Floor**

Concrete slab set 100mm below existing House Ground Floor finish to allow 22mm T&G Flooring on 75mm x 50mm C16 timbers @ 600mm centers on a dpc. Knauf Crown Loft 40 insulation to fill under floor void.

Concrete Under Slab to be 125mm thick concrete with a layer of A252 mesh, on 500-gauge separation layer, on 100mm thick Kingspan KoolTherm K3 insulation on Heavy Duty DPM linked to DPC, on a blinded sand layer on min 150mm compacted type 1 hardcore, as **"Spec A"**, giving a U value of 0.15

**Windows and Doors**

All new UPVC windows and door arrangement will match existing.

Windows will provide a minimum of 1/30<sup>th</sup> floor area ventilation factor. All windows to be fitted with a controllable trickle vent to provide a minimum of 8000mm<sup>2</sup> per person.

All glazing below 800mm level to be toughened, with all windows to be cleanable from the inside. All glass to comply with BS 6262.

All windows and doors to be double glazed with low E glass 4/16/4 with a minimum U value of 1.4 with all glazing to be clear.

revisions A scale bars added mar'24

this is the plan referred to in the application by :  
dated :  
signed :

client Mr and Mrs J McGuinness

project proposed single storey side extension

location 18 Troon Gardens, Cumbernauld, Glasgow G68 0JW

drawing title details as proposed - 02

drawing number MO 0025 - 03 revision A

date feb'24 scale 1:200 @ A2 drawn lj

les johnson  
design and development