

GENERAL NOTES

- ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DIMENSIONS ON SITE FOR THE FABRICATION/MANUFACTURE OF COMPONENTS OFF SITE. E.G. STEEL AND TIMBER BEAMS ETC.
- ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORK, ORDERING MATERIALS AND FABRICATION.
- DO NOT SCALE FROM DRAWINGS.
- ANY DEVIATION FROM DRAWINGS/SPECIFICATIONS/NOTES TO BE CLEARED WITH DESIGNER IN CONSULTATION WITH THE CLIENT PRIOR TO WORKS COMMENCING. ALL WORKS TO CURRENT BUILDING STANDARDS (SCOTLAND) REGULATIONS AND TECHNICAL STANDARDS.
- BUILDING RISK CLASSIFICATION- RG1A

FOUNDATIONS

- THE PROPOSED FOUNDATIONS TO BE TAKEN DOWN TO THE SAME DEPTH AS EXISTING FOUNDATIONS.
- NORMAL GROUND CONDITIONS HAVE BEEN ASSUMED IN THE DESIGN OF THE FOUNDATION AND THE FORMATION SHOULD BE CAPABLE OF PROVIDING AN ALLOWABLE GROUND BEARING PRESSURE OF 100kN/m²
- IF SITE CONDITIONS VARY FROM THE ABOVE THE ENGINEER SHOULD BE CONSULTED BEFORE PROCEEDING.

CONCRETE

- STRUCTURAL CONCRETE SHALL BE QUALITY CONTROLLED, MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN 'BRITISH STANDARDS CODE OF PRACTICE' BS EN 1992 AND ASSOCIATED ANNE.
- STRUCTURAL CONCRETE WILL BE RC35 CLASS XC2 SPECIFICATION TO BS8500 AND SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 35N/mm² AT 28 DAYS. COVER TO ALL REINFORCEMENT SHALL BE 50mm.
- THE CONTRACTOR SHALL TAKE REPRESENTATIVE CUBES FOR TESTING BY AN INDEPENDENT LABORATORY AT 7 DAYS AND 28 DAYS IN ACCORDANCE WITH THE SPECIFICATION.
- MESH REINFORCEMENT TO BE TO BS4483 BAR REINFORCEMENT TO BE TO BS4449 BENDING REINFORCEMENT TO BE TO BS8666.
- FORMATION LEVEL OF ALL EXCAVATIONS TO COMPRISE C7.5 BLINDING CONCRETE 50mm MINIMUM THICKNESS.
- ALL PROPPING TO HOLORIB SLABS ONLY TO BE REMOVED AFTER CONCRETE HAS REACHED 75% DESIGN STRENGTH.
- REINFORCEMENT TO BE INSTALLED USING ROM GRADEPLATE AND MESHMEN SPACERS @ 600 c/c EACH WAY.
- REINFORCEMENT TO HAVE 50mm COVER
- ALL REINFORCEMENT TO BE CLEARLY LABELLED INDICATING THE FOLLOWING INFORMATION
 - PROJECT
 - BEAMS/LAB REFERENCE
 - BAR MARK NUMBER

TIMBER

- ALL STRUCTURAL TIMBERS ARE TO BE STRENGTH CLASS C24 COMPLYING WITH BS EN 1995
- ALL NAILS SHALL BE 3.35 Ø SHERADISED SQUARE TWISTED AS SUPPLIED BY 'BAT' INDUSTRIES OR APPROVED EQUAL.
- ALL JOIST HANGERS, TRUSS CLIPS, FRAMING ANCHORS AS SUPPLIED BY 'BAT' INDUSTRIES OR APPROVED EQUAL
- ALL TOOTH PLATE CONNECTORS SHALL COMPLY WITH BS EN 1995 USING ENLARGED WASHERS.

INTERNAL WALL CONSTRUCTION

- INTERNAL LOADBEARING AND NON-LOADBEARING PARTITIONS FORMED WITH 97X47mm TIMBER STUD FRAMING @ 600mm CENTRES WITH 12.5mm GYPROC WALLBOARD TEN PLASTERBOARD SHEETING SCREW FIXED BOTH SIDES AT MAXIMUM 150mm CENTRES WITH 100mm ISOWOOL FRAMEBATT 35 INSULATION PACKED TIGHT WITHIN FRAMING. WALLBOARD TO BE FINISHED WITH A SKIM COAT OF PLASTER.
- 47x97 CRIPPLE STUDS TO BE SPIKED TO MAIN STUDS TO FORM NEW DOOR OPENING AS NAILING SCHEDULE.
- DWANGS TO BE ADDED AT THIRD POINTS

BRICKWORK / BLOCKWORK

- ALL BRICKWORK SHALL BE CONSTRUCTED USING UNITS OF GRADE FL OR FN WITH A MINIMUM COMPRESSIVE STRENGTH OF 21N/mm² AND SHALL BE CONSTRUCTED USING A M4 CLASS MORTAR.
- ALL NEW BRICKWORK TO BE FULLY BONDED WITH EXISTING.
- ALL BLOCKWORK TO BE LIGHTWEIGHT AGGREGATE CONCRETE UNITS OF 1400kg/m³ DENSITY WITH MINIMUM COMPRESSIVE STRENGTH OF 7N/mm² AND SHALL BE CONSTRUCTED USING AN M4 CLASS MORTAR.
- WALL TIES TO BE MIN. CLASS (i) AT MAX 600mm c/c HORIZONTALLY AND 450mm VERTICALLY. TIES TO BE STAINLESS STEEL. TIES EVERY 3RD COURSE. WALL TIES TO BE BT-2 STAINLESS STEEL TIES BY CATNIC O.E.A. & 600mm c/c
- WALL TIES TO BE MAX. 300mm APART VERTICALLY AND WITHIN THE DISTANCE OF 225mm FROM THE VERTICAL EDGES WHERE THE APERTURE HAS BEEN FORMED.
- NEW BRICKWORK TO BE FIXED TO EXISTING STRUCTURE USING GALVANISED STEEL CONNECTOR WALL STARTER BY CATNIC O.E.A.
- CATNIC 'WEEP VENTS' TO BE USED ON BRICKWORK AND TO BE SPACED AT MAX. 500mm PER METRE LENGTH OF WALL. VENTS TO BE STAGGERED SO THEY ARE NOT ALIGNED VERTICALLY. CAVITY TO BE VENTILATED BELOW DPC LEVEL AND AT EAVES AND VERGE LEVEL WITH THE EQUIVALENT OF AN OPEN BRICK PERPEND EVERY 1.2m

GENERAL ROOF CONSTRUCTION

- TILES TO BE FORTIURETE CENTURION LOW PITCH CONCRETE ROOF TILEOR EQUAL APPROVED AND MATCH EXISTING COLOUR AND BE CAPABLE OF 10° APPROX. WITH 100mm HEADLAP AND BE THROUGH-COLOURED NOT GRANULAR.
- FOXED ON TREATED TIMBER BATTENS WITH 50x38mm TREATED TIMBER COUNTER BATTENS.
- OSB TO BE 18mm EXTERIOR GRADE PLYWOOD, NAILED TO EVERY TRUSS AT NO LESS THAN 200mm c/c USING NAILS AS PER NAILING SCHEDULE. JOINTS TO BE STAGGERED.
- COVERED WITH ROOF MEMBRANE FROM JUNCTION TO EXISTING WALL WITH CAVITY TRAYS.
- ROOF PITCH MIN. 10°
- 200mm TIMBER SOFFIT TO MATCH EXISTING.
- PROPRIETARY FIXING STRAPS / ROOF ANCHORS TO MANUFACTURERS INSTRUCTIONS.
- ROOF TO BE VENTILATED AT SOFFIT USING CONTINUOUS 25x47mm EAVES SOFFIT VENTILATOR SYSTEM CAPABLE OF 25000mm² AIR SPACE PER METRE & AT RIDGE LEVEL USINGFORTIURETE PROPRIETARY VENTILATION SYSTEMS OR V APPROVED.

GENERAL EXTERNAL WALL CONSTRUCTION

- 102.5mm FACING BRICKWORK TO MATCH EXISTING (OUTER) - 50mm CAVITY - 102.5mm BRICKWORK (INNER)
- 5mm YBS BREATHER FOIL FR FOIL BUBBLE BETWEEN BRICKWORK & TIMBER
- TIMBER FRAMING TO EXTERNAL WALL TO BE: 50x38mm C16 TREATED TIMBER STUDS @ 600mm c/c WITH DOUBLE HEAD BINDERS AND SOLE PLATE
- 50mm CELOTEX FR5000 BETWEEN STUDS WITH CELOTEX PL3025 O.E.A. OR 12.5mm FOIL BACKED PLASTERBOARD.
- DPC TO ALL WALLS 150mm ABOVE GROUND LEVEL AND LAPPED 1200 VISQUEEN DPM WITHIN FLOOR CONSTRUCTION.

CONTRACTOR DESIGN REQUIREMENTS (SCHEDULE 1).

THE CONTRACTOR SHALL PROVIDE FULL DESIGN CALCULATIONS, DRAWINGS AND DETAILS, INCLUDING FIXINGS FOR CERTIFICATION BY THE ENGINEER FOR ALL SPECIALIST CONTRACT DESIGN ITEMS SCHEDULED BELOW PRIOR TO FABRICATION OR CONSTRUCTION.

PERFORMANCE SPECIFICATION REQUIREMENTS - ROOF TRUSSES

- ALL ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY A SPECIALIST ROOF TRUSS MANUFACTURER OR HAVE BEEN DESIGNED IN ACCORDANCE WITH BS EN 1995 THE LOADINGS, IN ADDITION TO WATER STORAGE TANK, ARE AS FOLLOWS:

RAFTER - DEAD LOAD	= 1.20 kN/m2
RAFTER - IMPOSED LOAD	= 0.60 kN/m2
CEILING TIE - DEAD LOAD	= 0.40 kN/m2
CEILING TIE - IMPOSED LOAD	= 0.25 kN/m2
- WIND LOAD (BASIC WIND SPEED 25.5m/sec)

EFFECTIVE HEIGHT OF ROOF(He)	= 3.3m
SITE TERRAIN CATEGORY	= E
ALTITUDE ABOVE SEA LEVEL	= 18m

- THE ENGINEER SHALL BE RESPONSIBLE FOR CHECKING THE ADEQUACY OFTHE TRUSS DESIGN AND LOCAL BRACING DETAILS.
- DETAIL DRAWINGS APPROVED BY THE ENGINEER SHALL BE AVAILABLE ON SITE FOR INSPECTION BY A REPRESENTATIVE OF THE DEPARTMENT OF BUILDING CONTROL.
- BRACING, HOLDING DOWN AND RESTRAINT DETAILS NECESSARY FOR THE OVER-ALL STRUCTURAL STABILITY.

DOWNTAKINGS

- ALL DOWNTAKINGS & DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BS 6187:2011 AND THE HEALTH AND SAFETY AT WORK ACT 1974.

BASIC NAILING SCHEDULE:

STUDS TO SOLE & HEAD PLATE: 2NO. 90mm.LG. X 4mm.Ø ROUND WIRE NAILS, ALL NAILS TO BE GALVANISED.
 STUD TO CRIPPLE: 300mm.C/C STAGGERED (90mm.LG. X 4mm.Ø ROUND WIRE NAILS)
 LINTEL TO STUD: 4NO. END NAILED (90mm.LG. X 4mm.Ø ROUND WIRE NAILS)
 LINTEL/LINTEL: 300mm.C/C STAGGERED (90mm.LG. X 4mm.Ø ROUND WIRE NAILS)
 PANEL/PANEL: 150mm.C/C STAGGERED (90mm.LG. X 4mm.Ø ROUND WIRE NAILS)
 OSB/PLYWOOD SHEATHING: 65mm.LG. X 3.35mm.Ø ROUND WIRE NAILS @ 300mm.C/C GENERALLY
 PERIMETER NAILING: 150mm.C/C (65mm.LG. X 3.35mm.Ø ROUND WIRE NAILS)
 VERTICAL INTERMEDIATE NAILING:300mm.C/C (65mm.LG. X 3.35mm.Ø ROUND WIRE NAILS)
 BOTTOM RAIL TO SOLEPLATE: 4mm.Ø X 90mm.LG. ROUND WIRE NAILS @ 300mm. C/C STAGGERED

SOCKETS AND SWITCHES NOTES:

SOCKETS, SWITCHES ETC. FOR KITCHEN TO BE POSITIONED AS FOLLOWS:

- AT LEAST 350mm FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION
- NOT MORE THAN 1.2m ABOVE FLOOR LEVEL
- AT LEAST 150mm ABOVE WORKTOP LEVEL
- LIGHT SWITCHES BETWEEN 900mm AND 1100mm ABOVE FLOOR LEVEL
- INACCESSIBLE OUTLETS TO HAVE SEPARATE SWITCH PROVIDED IN ACCESSIBLE LOCATION

KITCHEN WHITEGOODS:

- MECHANICAL EXTRACT FAN AND VENT WITH INDEPENDENT SWITCH
- CAPACITIES -
 - UTILITY ROOM: 30ltrs/sec
 - KITCHEN: 60ltrs/sec
 - SHOWER ROOM: 15ltrs/sec
- ALL ELECTRICAL WORK TO BE TO IEE REGS AND BS 7671:2008

WINDOWS & GLAZING:

- WHITE FINISH UPVC CASEMENT WINDOW UNIT TO NEW ROOMS TO MATCH STYLE OF EXISTING WINDOWS.
- WINDOWS TO BE INSTALLED TO BS 6399, 38&50mm DPC WRAPPED CAVITY BARRIER AROUND WINDOW WITH CILL BACK AND ENDS WRAPPED.
- NEW WINDOW TO HAVE 1200mm² TRICKLE VENTILATOR FITTED.
- ALL GLASS TO BE TOUGHENED, GAS FILLED DOUBLE GLAZING UNITS (4/20/4mm) TO BS 6262:2005, LOW-E GLASS TO GIVE 1.4W/m²K U-VALUE MINIMUM USING HARD COATING METHOD.

EXTERIOR DOOR:

- NEW REAR PATIO DOOR TO BE UPVC COLOUR WHITE TO MATCH EXISTING. DOOR TO BE FITTED WITH WEATHER BAR AT BASE, DRAUGHT EXCLUDERS / WEATHER BEATERS TO TOP AND SIDES. INCLUDE FOR ALL ESCUTCHEONS AND ASSOCIATED ACCESSORIES. DOORS TO HAVE SHOOT BOLT LOCKING MECHANISM AND STANDARD COCKSPUR FITTINGS. STRAP & LINE INGOES WITH GYPROC INSULATED PLASTERBOARD.
- SUPPLY AND INSTALL THRESHOLD UNITS AT EXTERNAL DOOR OPENING, COMPLETE WITH DPCS
- NEW DOOR TO BE CONFIRMED BY CLIENT
- DOORS TO BE FITTED SECURE BY DESIGN LOCKS - WINDOWS TO BS:7950, DOOR LOCKS TO BS:3621 AND DOORS OF ENHANCED SECURITY TO BS PAS 24-1.

U-VALUES:

- WALLS - 0.17W/m²K
- FLOORS - 0.15W/m²K
- ROOF - 0.11W/m²K
- WINDOWS & DOORS - 1.4W/m²K

DRAINAGE:

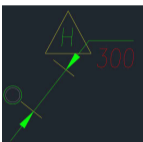
- KITCHEN SINKS - 50mm Ø UPVC UN-VENTED PIPE (WITH ANTI-SYPHONIC WASTE TRAPS) @ GRADIENT OF 1:40 UPTO A MAX. LENGTH OF 4m.
- NEW FOUNDATIONS TO BE STEPPED BELOW EXISTING DRAINAGE.
- WHERE UNDERGROUND DRAINS PASS THROUGH UNDER-BUILDING / SOLUM WALLS, AN OPENING SHOULD BE FORMED TO ALLOW AT LEAST 100mm THICK PEA-GRAVEL AROUND THE DRAIN, INCLUDING A NEW 65mm THICK PRE-STRESSED LINTEL OVER.
- ALL UNDERGROUND DRAINS TO BE 110mm Ø UPVC PIPES.
- ALL NEW DRAINAGE AS INDICATED INTERNALLY IS TO BE INSTALLED IN HEAT RESISTANT UPVC BY MARLEY O.E.A.
- PROPOSED 100mm UPVC RWP's TO BE TRAPPED AND CONNECT TO EXISTING RWP.
- ALL PIPES LAID ON 150mm WELL COMPACTED GRANULAR MATERIAL, SIDE FILL TO BE GRANULAR MATERIAL WELL COMPACTED TO HALF THE PIPE DEPTH AND TOP FILL IN GRANULAR MATERIAL WELL COMPACTED IN 100mm LAYERS TO 400mm ABOVE THE PIPE CROWN.
- ALL PIPEWORK ABOVE GROUND WILL BE UPVC. THE CONNECTION BETWEEN FIRECLEY AND UPVC PIPEWORK TO BE BY A SUITABLE PROPRIETARY CONNECTOR.
- WHERE ANY PIPE PASSES THROUGH THE POLYTHENE DPM, THE DPM TO BE FITTED WITH A SEALED COLLAR, LAPPED UP AND SEALED TO THE PIPE AT THE TOP OF THE GROUND FLOOR SLAB AND TO THE DPM.

INTERNAL DOORS:

- NEW TIMBER DOORS TO GIVE CLEAR OPENING OF 800mm TO COMPLY WITH BUILDING (SCOTLAND) REGULATIONS 2013 PART 4.2.4.

MATERIALS:

- ALL NEW STRUCTURAL TIMBER TO BE NOMINAL C16 OR C24 EUROPEAN RED OR WHITE WOOD, GENERAL STRUCTURAL GRADE OR CANADIAN HEM-FIR AT LEAST GRADE 2 IN ACCORDANCE WITH BS 5268.
- ALL NEW STRUCTURAL TIMBER SHALL BE PRESSURE IMPREGNATED WITH CHROMATED COPPER BORON UNLESS OTHERWISE NOTED. ALL CUT ENDS TO RECEIVE 2 COATS OF PRESERVATIVE.
- ALL FACING BRICKWORK SHALL HAVE A MINIMUM CRUSHING STRENGTH OF 27.5N/mm²
- ALL METAL FIXINGS, HANGERS, WALL TIES ETC. USED IN CONSTRUCTION SHOULD BE RUST PROOF i.e. GALVANIZED OR STAINLESS STEEL AND THIS INCLUDES NAILS,SCREWS USED TO FIX HANGERS, WALL TIES ETC. AT NO TIME SHOULD DIFFERENT METALS BE USED TOGETHER WITHOUT THE APPROVAL OF THE ENGINEER (i.e. STAINLESS STEEL HANGERS AND MILD STEEL NAILS)
- WALL INSULATION TO BE 50mm CELOTEX FR5000 WITH CELOTEX PL3025 O.E.A. TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- CEILING INSULATION TO BE 2 LAYERS (200+100) SUPERGLASS MULTI-ROLL 44 QUILT INSULATION OF CAPABLE OF ACHIEVING U-VALUE OF 0.15(m2K/W), LAID IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
- NEW 1200x500mm DOUBLE PANELLED RADIATOR FITTED WITH THERMOSTATIC RADIATOR VALVE (TRV) TO BE INSTALLED. RADIATORS TO BE CONFIRMED BY CLIENT.

FIRE RATINGS:

⊕ FIRE RATED HALOGEN DOWNLIGHTER C/W INTUMESCENT HOODS WHERE REQUIRED TO ACHIEVE SHORT TERM FIRE RESISTANCE (MIN. 30MINS) ALL DOWNLIGHTERS TO HAVE 90Ø2mm HOLES.

⊞ SMOKE ALARM ON INDEPENDENT CIRCUIT - TO BS 5839

⊞ HEAT ALARM ON INDEPENDENT CIRCUIT - TO BS 5839

⊞ CARBON MONOXIDE DETECTOR TO BS EN 50291-1-1 WALL MOUNTED IN ACCORDANCE WITH BS EN 50292

SMOKE AND HEAT DETECTION SYSTEMS TO COMPLY WITH BS 5839-6: 2019 AND BS 5446-2: 2003 RESPECTIVELY. THE HOUSE SHOULD BE FITTED WITH A GRADE 2 SYSTEM WITH ALL NEW AND EXISTING SMOKE AND HEAT DETECTORS HARD WIRED AND INTER-LINKED WITH BATTERY BACK UP.

C01	27/02/2024	JW	ISSUED FOR WARRANT	JW	JW
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS:	WARRANT ISSUE
-----------------	----------------------

CLIENT:	4 LOCKSLEY AVENUE OWNER
---------	--------------------------------

ARCHITECT:	N/A
------------	------------

PROJECT:	4 LOCKSLEY AVENUE EXTENSION
TITLE:	SPECIFICATION SHEET

SCALE @ A1:	N/A	CHECKED:	JW	APPROVED:	JW
PROJECT NUMBER:	001	DESIGNED:	JW	DRAWN:	JW
		DATE:	JAN. 2024		

DRAWING No:	G-007	REV:	C01
-------------	--------------	------	------------