

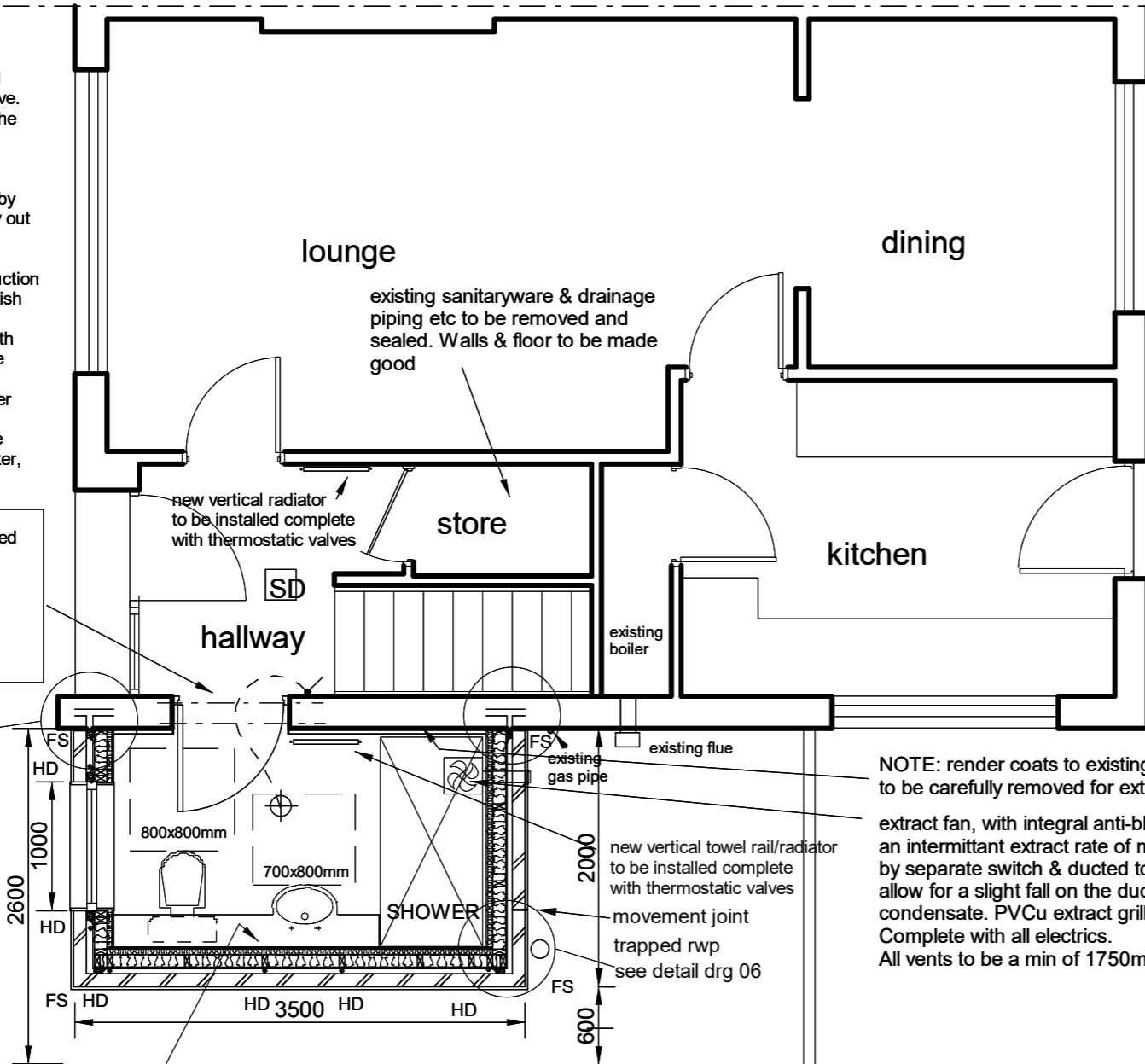
The Contractor shall be responsible for all temporary works necessary to ensure the stability of the existing structure at all times. prior to the removal of any loadbearing or supporting walls, the existing structure must be adequately propped & must remain so until all the alteration work is completed & cured.

Contractor designed propping to support a line load of 24kN/m
Temporary works needling & propping installed to support existing floor & wall construction above. All props to be taken down to a solid footing in the solumn.

All duntaking works to be carried out by hand by a suitable contractor. The Contractor shall carry out the works in accordance with BS 6187:1982 'Code of Practice for Demolition' and BS 5228 'Codes of Practice for Noise Control on Construction and Open Sites. All current amendments to British Standards shall be deemed to be included. The works shall be carried out in compliance with the Health and Safety at Work Act 1974 and the Health and Safety Executive Publications, Guidance Notes GS29/1, 2, 3 and 4 and all other relevant publications to these works. The Contractor must familiarise himself with the location of the incoming gas, electricity, BT, water, sewerage and other services.

property to be propped new opening to be formed in brick cavity wall complete with type 'C' (100 x 145mm) precast concrete lintels by Robeslee or equal approved. Minimum 150mm end bearings each side of openings
All wall & floor finishes to made good

At Junction With Existing Cavity Wall
At junctions of new brickwork and blockwork with existing cavity walling cavity to be maintained by cutting vertically the external leaf of brickwork with a Stihl saw. Connection of new walling to be by 'Trueline crocidile' metal wall plates plugged and screwed to existing wall maximum every five courses. Complete installation to be to manufacturers instructions and recommendations. Vertical 'Damcor' insulated DPC to be inserted at junction.



2 layers 15mm Gypsum Firelineboard stagger jointed finish [no service zone] to boundary elevation

IMPORTANT NOTE
existing gas pipe installation to be exposed by hand digging pipes to be re-routed to suit extension if required by Scottish Gas. All before workcommences

NOTE: render coats to existing cavity wall to be carefully removed for extent of new extension
extract fan, with integral anti-blowback shutter, capable of an intermittent extract rate of min 15 litres per second, operated by separate switch & ducted to the outside air, though external wall, allow for a slight fall on the duct to the outside to dispell any condensate. PVCu extract grille with integral fly screen. Complete with all electrics. All vents to be a min of 1750mm from floor level.

- FS Rockwool sock type fire stop at max 10m vert ctrs, stapled to timber with s/s staples, to provide min FR30.
- HD Catnic holding down straps at 1200mm CRS. Catnic HL/1350/150 in 30 x 2.5mm galvanized mild steel.
- SD Mains wired smoke detector

Notes:
DO NOT SCALE DIMENSIONS FROM THIS DRAWING. ALL DIMENSIONS INCLUDING FIGURED DIMENSIONS & ANGLES, TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORKS.
All works to be carried out in accordance with the Building Standard (Scotland) Regulations 2004, and the Domestic Technical Handbook, and all subsequent amendments. Building Control Department to be notified of site commencement min. 7 days in advance.

ROOF
NOTE Builder to provide specialist roof truss design certificate to local authority & Structural Engineer before manufacture.

ROOF Marley Pre cast concrete tiles colour to match existing tiles on 27x50mm treated swd tile battens, on 15x50mm treated swd counter battens, on Roofshield breather membrane or equal on 13mm BIFB or 9.5mm ply sarking. Pitch of 25deg. All laid in accordance with Manufacturer's specification. on timber joists at 600 ctrs.
150mm Celotex XR4000 cut & fitted between horizontal ceiling rafters.
Joints to be sealed all finished with lightweight plaster (BS5250). Every rafter to be fixed to wallhead plate with truss clips every third rafter to be tied down to brickwork with 600mm long MS tie down straps screw fixed to walling.

VERGE upvc Marley verge trim colour to match
All new windows to have 12000mm² vents to top frame
20mm Upvc fascia plate. 10mm Upvc soffit at eaves with precut 25mm wide ventilation slots covered with mesh protection to stop insect penetration.
GABLE STRAPPING FOR PITCHED ROOF
Gable walls should be strapped to roofs at 2m centres. All external walls running parallel to roof rafters to be restrained at roof level using 1000mm x 30mm x 5mm galvanised mild steel horizontal straps or other approved to BSEN 845-1 built into walls at max 2000mm centres and to be taken across minimum 3 rafters and screw fixed.
Provide solid dwangs between rafters at strap positions. All wall plates to be 100 x 50mm fixed to inner skin of cavity wall using 30mm x 5mm x 1000mm galvanized metal straps or other approved to BSEN 845-1 at maximum 2m centres.

existing garage
Rainwater Pipework Pipes, fittings and accessories to be PVC-U to BS EN 12056-3:2000; 75mm Upvc deepflow gutters with 68mm circular Upvc downpipes or equal and approved. All rainwater connection to be trapped and vented.
Render & brickwork to match existing in type pattern, banding & all detailing.
Lintols to outer leaf to be 150mm prestressed concrete with DPC tray over to max opening of 2700mm and min end bearing as manufacturer recommendations. Lintols to be propped during construction until the masonry has cured.
PERPEND CAVITY WALL VENTS 75 x 10mm to be located at ground floor level immediately below the DPC @ max. 1200mm ctrs.
At eaves level immediately below the eaves cavity barrier @ max. 1200mm ctrs.

Construction Design and Management Regulations (CDM) Developer/Contractor/Tradesmen/Labourers to give due diligence to all works, methods, insurances, plant and machinery and materials to comply with all Health and Safety regulations during construction of this project.

Contractor to check any materials suspected of containing asbestos and manage in accordance with the current Asbestos and Health and Safety Regulations

PROPOSED GROUND FLOOR PLAN

