



**New Window:-** U-value of 1.4W/m<sup>2</sup>K

- New windows to be UPVC to match existing finish and mastic pointing around all edges, fixed into rebated openings within wall and with DPC and insulated cavity closers all round. Window to have cill to match existing, laid on DPC. Window to be supplied treated and primed for final decoration on site, complete with locking handle. Strap & line ingoes with Gyproc insulated plasterboard.All windows to be lockable All windows to be 60mm Tilt /Turn c/w stay hinges, shoot bolt locking mechanisms and

- Windows & Doors to be fitted 'secured by design locks' as per standard 4.13

- Standard D4.13.5 (2013) and product standard and component performance to BS7412:2007 for PVCu Units

- New window / finish to be confirmed by client

### Exterior Door:- U-value of 1.4W/m<sup>2</sup>K

- New rear door to be UPVC colour to match existing. Door to be fitted with weather bar to base. draught excluders / weather beaters to top and sides. Include for all escutcheons and associated accessories. Doors to have shoot bolt locking mechanisms and standard cockspur fittings. Strap & line ingoes with Gyproc insulated plasterboard. - Supply and install threshold units at external door opening, complete with DPC's. - New door /finish 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

### Velux Window:- U-value of 1.3W/m<sup>2</sup>K

- Attic - 2No. Velux windows - 780x1680mm. Client to confirm if to be used manually or - Extension - 2No. Velux windows - 780x980mm. Client to confirm if to be used manually or

Windows. Doors, Ceiling Hatches and Access Panels to be draught stripped. Window Seals to conform to BS 6375 relating to performance of windows and air infiltration. House entrance doors, windows and ceiling hatches to be fitted with external quality weather seals and draught stripping.

- Oven / hob will comply with Building (Scotland) Regulations Part 3.11.2 whereby there will be provisions for an oven with the appropriate surrounding 1000x600mm activity space. The Oven will have incoming services to be gas or electric supply.

- Within the kitchen there will be a minimum storage space of 1m<sup>3</sup> to comply with Building (Scotland) Regulations Part 3.11.3. - Kitchens to be confirmed by client and take into account beam heights when kitchen

- All smoke alarms and heat alarms in a dwelling should be interconnected so that detection of a fire in any alarm, operates the alarm signal in all of Smoke alarms and heat alarms should be interconnected in accordance with BS5839: Part 6: 2019. - Smoke alarms and heat alarms should be mains operated and permanently wired to a

circuit which should take the form of either - An independent circuit at the main distribution board, in which case no other electrical equipment should be connected to this circuit (other than a dedicated

monitoring device installed to indicate failure of the mains supply to the alarms), or - A separately electrically protected regularly used local lighting circuit.

- To be located 3m from any sleeping accommodation - Located a min. 300mm away from any lighting

### - Smoke alarm to be an Optical smoke Alarm suitable for kitchen open plans areas and

- Heat Alarm to conform to BS 5446:Part 2:2003

- To be installed to any room where a new combustible appliance is fitted to comply with Building (Scotland) Regulations 2013 3.20.20 excluding an appliance solely for cooking. Carbon monoxide detectors to comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. Detector to be within 1-3m

All work to be carried out in accordance with Building (Scotland) Regulations 2013 Parts 3.17, 3.18, 3.19, 3.20, 3.21 & 3.22 The appliance, chimney's and flue's will meet the following BS and Building (Scotland)

BS 5871 Part 2 & 3 : 1991 - As amended Part 3 amd 7033 - All works to alter / extend existing internal gas supplies to be carried out by a Gas Safe

Gas Fired appliances loacted within bathrooms to be installed to achieve compliance with Regulation 30 of the Gas Safety (Installation and use) Regulations 1998

- New Radiators to connect to existing heating system and have thermostatic valves (TRV's). (Contractor to inspect existing boiler to make sure it can supply new radiators)

Vent pipes from central heating boilers will be located to comply with Regulation P2.6 of the Building Standards (Scotland) Regulations 2013. Ventilation to Boiler are not to be taken through to adjacent wardrobe/ bedroom. Note: Not to protected hallway - Boiler flue outlet should be 300mm below any guttering and 300mm from vertical drain/

- Make good all external areas following completion of the works and re-grade ground as

- All steelwork to have 1no. layer 15mm Glasroc F Firecase board (60mins Fire resistance) using Gypframe system comprising FEA1 metal angles and Glasroc F Firecase screws. Glasroc F FireCase backing strip at board joints. See Separate detail and refer to manufacturers written recommendations

Drainage

System outside a building), and BSEN 12056-3;2 2000 (For Rainwater Pipes and Gutters). Drainage & Plumbing work to comply with Sections 3.5, 3.6 & 3.7 of the Building (Scotland) Regulations 2013

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### Electrical

current amendments, together with the current BRITISH STANDARDS & CODES OF PRACTICE The building Will be provided with electrical power in accordance with BS 7671: 2018 18th Edition IEE Regulations.

Socket outlets are to be provided to comply with Building (Scotland) Regulations 2013 Parts 4.6.1, 4.6.2 & 4.6.4. **Contractor - Electrician /Client** 

- All electrical work to be carried out by a SELECT or NICEIC registered contractor and supply electrical certificate upon completion of works to building control Min socket requirements to be :- In the Kitchen - 6 sockets, in each apartment - 4 sockets and anywhere in the dwelling an additional 4 sockets - Sockets to comply with 4.8.5 - whereby sockets must be a min. of 350mm from an internal corner and not more than 1.2m A.F.F.L. Also light switches should be positioned between

900 & 1100mm A.F.F.L. - TV, BT & socket points to be positioned Min. 400mm A.F.F.L and 150mm above any worktop

-Where sockets are concealed, such as to the rear of white goods in a kitchen, separate DPC's also to be provided at all construction joints, under all wall plates, at stepped cavity switching should be provided in an accessible position, to allow appliances to be tray, all cavity barriers and behind all pre-cast concrete cills and lintels and thresholds to isolated comply with Section 3.10.0 Precipitation of the Building (Scotland) Regulations 2013. DPC to be stepped where required to maintain a min. 150mm A.G.L.

- Client to confirm socket and lighting positions before commencement of works - All light fittings to be low energy type including lamps to comply with Building (Scotland) Regulations 2013 D6.5.1

# Downlighters:-

Downlighters should: Dry lining junctions between wails, ceilings, floors, around window/door openings to be Be at centres of not less than 0.75m Have openings no greater than 100mm diameter or 100x100mm Be installed at no more than one downlighter per 2m2 of total ceiling are in each room General Construction Information :-Downlighters may be installed at a greater density than 1per 2m2 if the light fittings are - All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the supported by test evidence undertaken in accordance with Annex B of the standards Building (Scotland) Regulations 2013

All timber used to be installed to BS5268. **Roof Trusses** 

### Trussed rafters to be designed and manufactured to BS5268 Part 2 2002, Part 3 1998. BS6399 Part 1, Part 2 1997, Part 3 1988 - Contractor to supply truss design certificate upon completion of works

Leadwork All Leadwork to be in accordance with 'Leadsheet Association Recommendations' and to BS6915:2001

### Windows :- Safety Glazing -

All glazing to conform to BS6262:Part 4-5 2018 and BS 6206 and the Building (Scotland) Regulations 2013 Parts 4.8.2, 4.8.3 & 4.8.4. All glazed openings to be safely cleanable from inside in accordance with BS8213 Part 1. - All apartments to have a min. glazed area of 1/15th of the floor area to comply with Building (Scotland) Regulations 2013 Part 3.16.1 - Window controls must be positioned not more than 1.5m above F.F.L. - New windows to conform to BS6399 Part1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2013 D4.4.3 - Guarding of windows should be designed and comply with Building (Scotland) Regulations 2013 4.8.4. so that it is not easily climbable by young children

### **Natural Ventilation**

- Ventilation will comply with Building (Scotland) Regulations 2013 Parts 3.14 & conform to the BRE Digest or the table to this specification. - The rooms will be ventilated to min. 1/30th of the floor area it serves by trickle ventilators above all windows & patio doors. - Natural Ventilation to comply with CIBSE Guide A:1986, Design Data, Section A4, Air - Windows & doors to have permanent ventilators built into head of frames to comply with

Infiltration and natural ventilation 3.14.2 - Apartments to have ventilators capable of 12000mm<sup>2</sup>

- All other rooms to have ventilators capable of 10000mm<sup>2</sup>

# **Mechanical Ventilation:-**

- Mechanical Ventilation to be carried out in accordance with the BS5720: 1979 or CIBSE Guide B: 1996, Section B2 and Natural Ventilation to be comply with CIBSE Guide A:1986, Design Data, Section A4, Air Infiltration and natural ventilation. Isolation switches should be fitted with mechanical extraction - Provide the mechanical / natural ventilation to the following rooms from Ventaxia or similar approved - Utility Room :- Mechanical extraction capable of 30litres/sec - min. 4000mm<sup>2</sup>

- Kitchen :- Mechanical extraction capable of 60litres/sec - min. 4000mm<sup>2</sup> - To conserve power the extractor fans should have a specific fan power rating of 0.5 W/l/s

The fan outlets are to be ducted through the outside wall as indicated on the proposed floor plans. All external fans to be provided with vermin control covers.

### Drainage:-New drainage required to :

Utility Room 1) Waste connection & connection taps for washing machine, dishwasher 2) Sink - 40mm Ø PVC Waste pipe connected to new soil pipe

Kitchen : 1) Waste connection & connection taps for washing machine, dishwasher 2) Sink - 40mm Ø PVC Waste pipe connected to existing sink waste pipe

# Kitchen Sinks

1:80 gradient

Wet Areas:-

Outer Leaf

confirmed by client.

- 50mm clear cavity

- 10mm WBP plywood

head binders and sole plate

Hilti HB Bolts @ 400crs

- 50mm dia UPVC un-vented branch pipe (with anti-syphonic waste traps) @ gradient of 1:40 (1:40min - 1:11max), up to maximum length of 4.0 metres.

### - 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 new drainage as indicated internally is to be installed in heat resistant UPVC by Marley

or equally approved. - All internal wastes to be installed to manufacturers instructions and recommendations

trapped and connected separately to S.V.P.

- The external drainage is a separate system

100mm layers, to 400mm above the pipe crown

- 100mm facing brickwork to match existing

Inner Leaf - Timber frame construction

- 5mm YBS Breather Foil FR Foil Bubble

140mm medium denisty blockwork wall below

150mm Rockwool insulation between studs

Visqueen DPM within floor construction

Any New Drainage will be installed as per BS EN 12056-2: 2000 (Sanitary Pipework), BS EN 752-3: 1997 (amendment 2), BS EN 752-4; 1998 and BS EN 1610:1998 (For Drainage

# Electrical work will be carried out in accordance with the 18th edition of the I.E.E. including

- All new underground drains to be 110mmØ Upvc pipes and laid on 10mm granular material

- 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

- All pipework above ground will be UPVC. The connection between fireclay 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.

All wet areas - Sink etc. to be tiled to prevent water infiltration to plasterboard. Tiles to be

# **Extension Timber frame wall Construction** Proposed Wall Construction :- U-value of 0.17W/m<sup>2</sup>K

150x50mm C16 treated timber studs at 600mm centres with double

- 42.5mm Kingspan K118 insulated plaswterboard - Timber frame construction to be tied to existing wall construction by

- DPC to all walls 150mm above ground level and lapped with 1200

# Existing Walls:- Alterations.

- Any alteration works to be carefully carried out to match / complement existing walls.

SCALE 1:500

Solum Construction - Base to be 150mm thick hardcore,

- 50mm well blinded sand

- 1200 Visqueen DPM on top lapped up into DPC - 50mm concrete screed on top

**Foundation Construction** - Concrete foundation to be 600x200mm foundation pad c/w 1 layer of A252 mesh The proposed foundations will be the same type as the existing and taken to the same depth or a minimum of 450mm below ground level. Whichever is greater. Foundations to be stepped to reach different ground levels

Movement joint to be installed between existing and new foundations and walls in accordance with regulation Structure 1.C.5. - Proposed foundations to lap over existing foundations by a distance of 300mm plus existing scarcement with an overall thickness of 200mm plus the foundation thickness of 200mm. Alternatively 4No. 20mm diameter dowel bars 400mm long to be resin grouted 200mm into existing foundations

- If when the existing foundations are exposed they comprise of a non standard design, works must cease and building standards must be contacted' - Building standards to be contacted and given the opportunity to inspect foundation

trenches prior to pouring concrete

### Vapour Control Membranes

Vapour membranes to be overlapped at junctions by 150mm mm and bonded with mastic strip and sealed with jointing tape In accordance with manufacturers written instructions.

- All concrete to be class C35min. No high alumina cement to be used.

- All brickwork to be a minimum course strength of 21N/m in class (iii) mortar brickwork to

be 'Frost free'. Wall ties to be min. class (ii) 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 or equal and approved & 600mm crs. - New brickwork to be fixed to existing structure using galvanised steel connector Wall Starter by Catnic or similar approved. Garage conversion wall to be toothed in. - Anchors to be Vertical V-Type galvanised mild steel 30x2.5x1200mm restraint straps by Catnic or equal and approved @ 600mm crs fixed to timber framing, lower brickwork course and roof. The holding down straps 30x2.5mm to be attached to the stud by 6No.

3.36x65mm ring shank nails at 2.4m centres, at every opening and at the end studs of a wall attaching the strap to the stud and placing the L-shaped end of the strap at least three courses under the masonry cladding

### nternal Walls :-

- Internal partitions to be 75x50mm treated timber studs at 600mm centres complete with top, bottom and mid runners/ dwangs with 80mm Rockwool RWA45 insulation between studs for acoustic purposes. 1No. layer 12.5mm moisture resistant plasterboard with a minimum density of 10kg/m2 to each side of partition, taped filled and decorated in base coat and 2 top coats emulsion in colour selected by client. Additional dwangs as required to suit radiators / kitchen units and additional fixings as required by the end user

### **Sealing Junctions between Elements**

Infiltration to be limited by sealing dry lining junctions between walls, ceilings and floors and at window, door and roof space openings

- Refer to Engineers Details & Specifications

Cavity Barriers :-Cavity barriers to be 30mins fire resistance and provided around all openings of the cavity, at corners/ junction of 2No. walls, ceiling level and between roof space to comply with Section 2.4.1/2.4.2 Cavity barriers of the Building (Scotland) Regulations, whereby the maximum distance between barriers is 10m.

### Cavity wall ventilation :-

- Catnic 'weep vents' to be used on brickwork, and to be spaced to max. 500mm<sup>2</sup> 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. Cavity weep vents to be installed above cavity trays to enable

moisture to be taken externally - Front intake of air to be every horizontal 2m min. Proposed front intake air brick vents c/w proprietary clay cavity liner (225x75mm), DPC and cavity tray

### Fire Protection

End wall nearest neighbouring land (less than 500mmm from boundary) to have Medium fire resistance protection to conform to Building (Scotland) Regulations Regulations 2013 Part 2.6.1.

- To achieve medium fire resistance on the side walls all sockets, switches to have galvanised steel back boxes with Queltherms intumescent and accoustic putty pads with up to a 2hour fire rating.

# Client and Project Address Mr & Mrs Forrester 27 Challum Drive Motherwell ML1 2FD

Drawing Title Proposed Extension / Conversion **Proposed Details & Notes** 



# PLANNING

CAD Location

Drawn by CAF

Scale

1:50

Drawing no

C:\Drawings\007-24 Date

Mar 24

Paper Size A1