

**PROJECT:** Proposed Alterations and Extension to House  
**ADDRESS:** 3 Kirk Lane, Livingston Village  
**CLIENT:** Mr. & Mrs. MacDougall

## **GENERAL**

All new works to be carried out in accordance with the Building Standards (Scotland) regulations 2004 as amended and to the satisfaction of the Local Authority Building Standards Service.

Drainage works to be carried out in accordance with BS EN 12056-2: 2000, BS EN 752-3: 1997, BS EN 752-4: 1998, BS EN 1610: 1998 and to satisfaction of the Local Authority Building Standards Surveyor.

Electrical works to be in accordance with B.S. 7671:2008, B.S.S.R. 2004 and to current edition of I.E.E. regulations.

Prior to any works commencing, contractor to determine location of all underground services within site boundaries ie. gas, electricity, telephone, water, drainage, public sewers and arrange for any alterations or re-location as required.

All workmanship to comply with BS 8000.

All proprietary products to be installed strictly in accordance with manufacturers instructions.

Contractor to check all dimensions on site prior to ordering materials or commencing works.

Contractor to provide adequate temporary propping and shoring as required during operations.

Client to be responsible for accurately determining all boundary positions on site.

Contractor to ensure foundation excavations are taken to level of adequate undisturbed load bearing strata. Design assumes concrete strip foundations to existing house. Contractor to consult Building Standards Surveyor and Structural engineer should it be found that existing foundations are other than strip foundations.

Contractor to advise client on responsibilities under Construction (Design and Management) Regulations 1994.

The plans accompanying this application are for the sole purpose of obtaining relevant statutory approvals.

**Note- Plans and outline specification to be read in conjunction with engineers details.**

## OUTLINE SPECIFICATION

**FOUNDATIONS**-Generally 600x200mm concrete strip foundations to external walls reinforced with A142 fabric mesh. 450x200mm strip foundations to internal sleeper walls where applicable taken to level of existing. Minimum 450mm frost cover to be provided. Excavations to be inspected by Building Standards Surveyor.prior to concreting.

**UNDERBUILDING**-300mm cavity walling with lean mix cavity fill to ground level. D.p.c. to all rising walls min. 150mm above ground level.

**SOLUM**-50mm site concrete on 1200 gauge polythene damp proof membrane on sand blinding on min. 150mm consolidated hardcore. Solum level to be no lower than finished external ground level. Note- Surface soil and vegetable matter to be removed from solum areas.

**GROUND FLOOR**- 22mm tongue and grooved treated chipboard flooring on timber treated joists as specified by engineer on 95x47mm treated wallplate on d.p.c. 150mm Cellotex GA4000 rigid insulation between joists (thermal conductivity 0.022 W/mK) supported on netlon. (Max. U-value 0.15 W/m<sup>2</sup>K)

**EXTERNAL WALLS**- 100mm Facing brick to match existing on 100mm dense concrete block, 50mm cavity firestopped with 47x47mm treated timbers, d.p.c. to face positioned around openings, eaves and verge and generally at 8.0m centres. Perpend cavity vents at 1.20m centres positioned at high and low level. Stainless steel flexible wall ties at 600mm centres horizontally and 450mm centres vertically nailed to vertical studs. Timber frame inner leaf comprising Breather Foil FR breather membrane on 9.5mm exterior quality sheathing ply on 45 x 145mm treated timber studs at 600mm centres sheathed internally with 37.5mm Cellotex TB4000 composite board, joints taped and filled with 120mm Cellotex GA4000 rigid insulation boards between studs.Timber frame secured to walling below with 900mm galvanised holding down straps nailed to studs and built into external leaf positioned generally at 1800mm centres. Movement joints to external leaf to be provided in strict accordance with manufacturers written instructions. (Max. wall U-value 0.17W/m<sup>2</sup>K)

**Note-Refer to engineers details for all structural timber dimensions/arrangement.**

External leaf tied to existing walls with stainless steel wall profile channels fixed in accordance with manufacturers instructions. Timber frame inner leaf bolted to existing wall with 10mm dia. self drilling anchors at 600mm centres. Vertical dpc placed in 25mm deep stihl saw cut in cavity at wall junctions.

**LINTELS**-Generally 2 no. 47x195mm timbers spiked together supported on double 95x45mm cripple studs over openings to timber frame. Catnic galvanised steel lintels code CTF 5 over openings to outer leaf with minimum 150mm end bearing. Refer to engineers details for full specification.

**ROOF**-Unventilated roof comprising Marley Mendip smooth concrete roof tiles colour to match existing fixed in accordance with manufacturers instructions to suit 15 degree roof pitch on 38x25mm tile battens on 38x25mm counter battens on breather membrane (kingspan nilvent or similar approved) on 18mm treated sarking boards with 3mm gap between boards on raised tie roof trusses by specialist contractor on 95x45mm timber head binder with proprietary galvanised truss clips. Ceiling finished with 37.5mm Cellotex TB4000 insulated plasterboard joints taped and filled for direct decoration with 200mm Cellotex GA4000 rigid insulation boards between rafters. (Roof U-value 0.12 W/m<sup>2</sup>K).

**CEILING**- Horizontal ceiling to upper room finished with 12.5mm plasterboard joints taped and filled for direct decoration with 100mm Rafter Roll insulation between trusses and 200mm across trusses to provide 300mm overall depth (thermal conductivity 0.032 W/mK) . (Roof U-value 0.11 W/m<sup>2</sup>K).

**VENTILATION**-High performance double glazed window units to clients specification with opening areas in excess of min. 1/20 th. floor area of room served. **Note - Glazing to doors, windows and rooflights to have a U- value of 1.2W/m<sup>2</sup>K.** Trickle ventilators fitted to window head (12000mm<sup>2</sup> to apartments). Low level glazing to be toughened in accordance with B.S.6262. Part 4:2005. Note- Draught stripping to be provided to all window and door frames.

All dry lining junctions between walls, ceilings, and floors, and at window, door and roof space openings to be adequately sealed.

**DOORS/WINDOWS** - New external doors to meet the recommendations for physical security in Section 2 of `Secured by Design` (ACPO, 2009) or be tested and certified by a notified body as meeting a recognised standard for security.

**ELECTRICS**- Electrical works to be in accordance with B.S. 7671:2008, B.S.S.R. 2004 and to current edition of I.E.E. regulations.

Light switches positioned 900-1100mm above floor level and minimum 350mm from internal corners.

Socket outlets positioned minimum 350mm from corners and minimum 400mm above floor level.

Note- Height and corner limits apply to all types of electrical controls.

**DRAINAGE**- Marley or similar approved pvc deepflow rainwater gutters connected to 68mm dia downpipes.

NOTE - Site meeting to be arranged between contractor and Local Authority Building Standards Surveyor to discuss drainage proposals prior to works commencing.

**HEATING**-Existing central heating system extended as necessary to serve additional radiators. Heating engineer to check existing boiler capacity and confirm adequacy prior to works commencing and advise applicant and contractor accordingly. Thermostatic radiator valves fitted to all radiators. Replacement boiler where required to be gas fired condensing boiler to clients specification installed by Gas Safe registered heating engineer in strict accordance with boiler manufacturers written instructions. SEDBUK rating to new boiler to be minimum 86%.

All heating pipes to be insulated with proprietary pipe insulation in accordance with BS.5422.