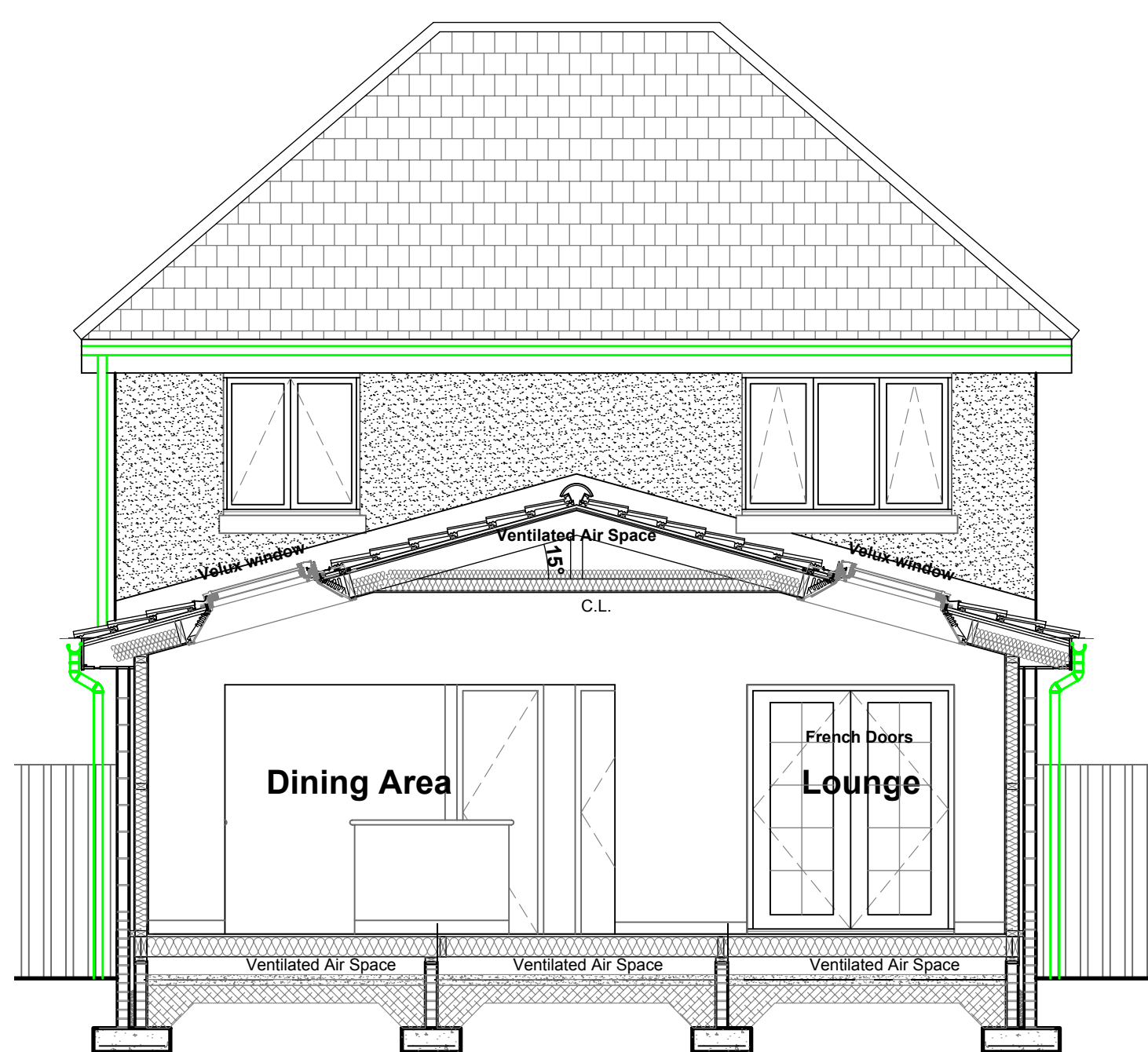


Drawing to be read in conjunction with Drawings 029-09.001. Drawing for Planning & Building Warrant purposes.

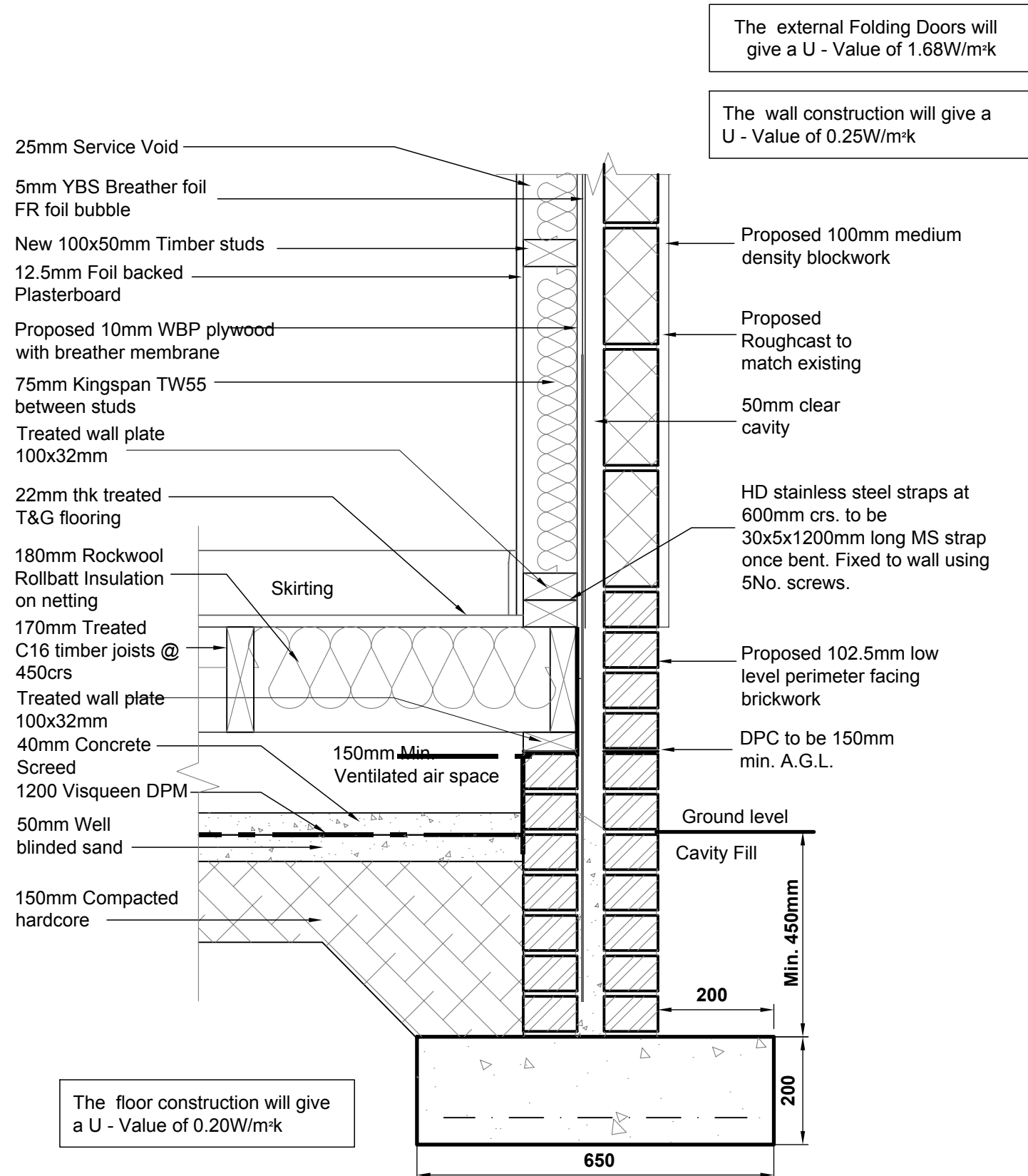
General Notes

- Do Not scale from this drawing
- This drawing is to be read in conjunction with all relevant drawings and specifications.
- The contractor must advise the Designer and Engineers of any discrepancies between the contract drawings and the existing site dimensions
- All dimensions to be checked on site prior to fabrication or erection
- Contractor to take exact measurements on any roof at 15° to ensure roof construction c/w lead flashing sits under first floor window cills and does not impede at its furthest projection the internal ceiling height.
- Contractor / Client to inform of any underground services within the proposed area prior to commencement of works or ordering of materials.
- No work to be begun until the appropriate approvals have been received. Initial drawings may require altering to suit local authorities comments
- For Additional information see www.cafdesigns.co.uk

Prior to the removal of any loadbearing or supporting walls the existing structure must be adequately propped and remain so until the alteration work is complete and cured



PROPOSED SECTION B-B
SCALE 1:100



PROPOSED WALL & FOUNDATION DETAIL
SCALE 1:10

Exterior Folding Doors:- U-value of 1.68W/m²K
 - New rear folding doors to be Aluminium powder coated brown to match existing timber windows. Doors to be from www.thefoldingslidingdoors.com 70mm thermally broken aluminium or similar approved and 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 doors to be confirmed by client

Draught sealing / stripping
 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.

Kitchen :-
 - Oven / hob will comply with Building (Scotland) Regulations 2004 As Amended 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 1m² to comply with Building (Scotland) Regulations 2004 As Amended Part 3.11.2

Smoke Detector :-
 - To be installed to comply with the recommendations of BS5839:Part 6:1995 for a Grade D type LD3 system and Building (Scotland) Regulations 2004 As Amended Section 2.11.2. The system to be permanently wired to an independent circuit at the mains distribution board. Where two or more alarms installed in a dwelling they shall be interconnected.
 - To be located 3m from any sleeping accommodation
 - Located a min. 300mm away from any lighting

Gas :-
 All work to be carried out in accordance with Building (Scotland) Regulations 2004 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) Regulations 2004 As Amended BS 5440 Part 1 & 2: 2000 BS 5871 Part 2 & 3: 1991 - As amended Part 3 and 7033

Central Heating System :-
 - New Radiators within proposed Extension 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)
 - Client to confirm radiator positions to contractor.

External Works:-
 - Make good all external areas following completion of the works and re-grade ground as necessary to suit DPC levels.

Sound Transmission :-
 The new sound and fire separation specification to comply with Building (Scotland) Regulations 2004 As Amended Parts 5.1.3 & 5.1.12

Ceilings:-
 New Vaulted ceiling within extension to be formed with 12.5mm foil backed plasterboard, taped, filled and decorated.

General
 - All walls and plasterboard ceiling to be painted 1No. coat Primer and 2No. coats Vinyl emulsion all to be finished in colour specified by client
 - All work to be carried out as per manufacturers written specifications.
 - All sizes to be checked and anomalies to be flagged before commencement of work or purchasing materials

Suspended Timber Floor Notes

Floor Construction :- U-value of 0.2W/m²K
 - Constructed from 22mm treated T&G moisture resistant chipboard flooring
 - 50x170mm treated timber joists at 450mm centres on
 - Treated timber 100x32mm wall plate with
 - 180mm Rockwool Rollbatt insulation between joists on netting or similar approved.
 - 150mm min. Ventilated air space between base of joists and solum

**Timber frame with 50mm cavity
YBS bubble insulation**

Proposed Wall Construction :- U-value of 0.25W/m²K
Outer Leaf
 - 20mm dry dash roughcast to match existing above perimeter facing brick
 - 100mm medium density blockwork above facing brick to match
 - 102.5mm perimeter low level facing brickwork outer leaf to match existing in make and colour.
Inner Leaf - Timber frame construction
 - 5mm YBS Breather Foil FR Foil Bubble
 - 10mm WBP plywood
 - 100x50mm C16 treated timber studs at 600mm centres with double head binders and sole plate.
 - No layer of 12.5mm foil backed plasterboard taped, filled and prepared for direct decoration.
 - 75mm Kingspan TW55 between timber studs.
 - Timber frame construction to be tied to existing wall construction by Hilli HB Bolts @ 400c/s
 - DPC to all walls 150mm above ground level and lapped with 1200 Visqueen DPM within floor construction.

General Roof Construction

General Roof construction
 Tiles to be Redland Regent capable of 12.5 degree pitch and to match existing colour.
 - Fixed on treated timber battens with
 - 50x38mm treated timber counter battens fixed through insulation to rafters with helifix screws.
 - Sarking to be 18mm exterior grade plywood, nailed to every truss at no less than 200mm centres using 3mmx450mm galvanised round nails, joints to be staggered.
 - Covered with Tyvek supra membrane- Ceiling to be 12.5mm plasterboard.
 - Form junction with code 5 lead flashing at existing roof, where required tank around first floor windows and all existing pipework. 100mm code 5 upstand.
 - Roof Pitch approx. 15° min.
 - 200mm timber soffit match existing
 - Proprietary fixing straps / roof anchors to manufacturer's written recommendations.
 - Roof to be ventilated at soffit using continuous 25x47mm Eaves soffit ventilatory system capable of 10000mm² air space per metre & at ridge level using Redland proprietary ventilation systems.
 - Roof to be ventilated between rafters to be ventilated at ridge using Redland 'Ventilated Dry Ridge System'
 - Rafters supported off joint hangers fixed to 200x50mm C16 bearer bolted to wall with M12 bolts @ 500c/s

Roofs:-
 All timber trusses to comply with the latest Scottish Technical Standards and local authority conditions.
Warm Roof construction (Above proposed lounge) consists of :- U-value of 0.18W/m²K
 - Timber rafters to be 200x50mm C16 @400c/s
 - Roof insulation to be 2No. 70mm Kingspan Kooltherm K17
 - Maintain space between underlay and insulation of 60mm (i.e. 60mm Ventilated continuous airspace)
Warm roof Notes
 All timber trusses to comply with the latest Scottish Technical Standards and local authority conditions.
Warm Roof construction consists of :- U-value of 0.19W/m²K
 - Timber rafters to be 200x50mm C16 @400c/s
 - Roof insulation to be 2No. 70mm Kingspan Kooltherm K17
 - Maintain space between underlay and insulation of 60mm (i.e. 60mm Ventilated continuous airspace)

Cold Roof Construction
 - Horizontal roof insulation to be 2No. 70mm Kingspan Kooltherm K17 :- U-value of 0.13W/m²K

General Notes

Drainage
 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 System outside a building), and BS EN 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 2004 As Amended

Electrical
 Electrical work will be carried out in accordance with the 17th edition of the I.E.E. including current amendments, together with the current BRITISH STANDARDS & CODES OF PRACTICE.
 The building will be provided with electrical power in accordance with BS 7671: 2008 Lighting and socket outlets are to be provided to comply with Building (Scotland) Regulations 2004 As Amended Parts 4.6.1, 4.6.2 & 4.6.4.

Contractor - Electrician /Client
 - An electrical test certificate must be completed by competent approved Electrical Engineer and provided to Building Control Department upon completion of works
 - Whereby min socket requirements to be :- In the Kitchen - 8 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 points to be positioned Min. 400mm A.F.F.L and 150mm above any worktop
 - Client to confirm socket and lighting positions before commencement of works

Timber
 All timber used to be installed to BS2568.

Roof Trusses
 Trussed rafters to be designed and manufactured to BS2568 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 - U-value of 1.68W/m²K
 All glazing to conform to BS6262:Part 4 2005 and BS 6206 and the Building (Scotland) Regulations 2004 As Amended 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 glazing as appropriate to be installed in accordance with BS6262: Part 4:2005
 - All apartments to have a min. glazed area of 1/15th of the floor area to comply with Building (Scotland) Regulations 2004 As Amended Part 3.16.1
 - Doors to have 8000mm permanent ventilators built into head of frames.
 - New windows to conform to BS6399 Part 1 1996 for pedestrian barrier protection to comply with Building (Scotland) Regulations 2004 As Amended D4.4.3

Natural Ventilation
 - Ventilation will comply with Building (Scotland) Regulations 2004 As Amended 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 Infiltration and natural ventilation.

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.
 - Provide the mechanical / natural ventilation to the following rooms from Ventaxia or similar approved :-
 - Kitchen - Mechanical extraction capable of 60litres/sec - min. 4000mm²

Fans
 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 :-
Kitchen
 1) Waste connection & connection taps for washing machine, dishwasher
 2) Reconnect Sink - 40mm Ø PVC Waste pipe connected to new soil pipe

Kitchen Sinks / Showers -
 - 50mm dia UPVC un-vented branch pipe (with anti-siphonic 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 new underground drains to be 110mmØ firelay pipes
 - Proposed 100mm UPVC RWP's to be trapped and connect to existing RWP.
 - The external drainage is a separate system, with foul and surface water only combined just before discharging to a public sewer.
 - 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.
 - Where any drain passes below a foundation the pipe to be fully encased in mass concrete. min. 150mm all rounds and to the underside of the foundation.
 - Where any pipe passes through a foundation wall, an opening to be formed in the wall, with a concrete lintel, with 50mm clearance all round, and a 25mm thick compressible material plate on the outside face of the wall.
 - 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.

Services :-
 - All services (i.e. pipework, ductwork etc.) to have appropriate fire dampers at points of openings through separating walls & floors to comply with Building (Scotland) Regulations 2004 As Amended Parts 2.2.4 & 2.2.5
 - All services passing through foundations to comply with Building (Scotland) Regulations 2004 As Amended Part 1.1.1 and meet the BS8004:1986 Foundation regulation.
 Any service penetrations through a separating wall or floor must be sealed with intumescent mastic.

Insulation of hot water pipes :-
 19mm wall for 22mm pipes; 25mm wall for 15mm pipes and 9mm wall for radiator supply pipes.

Construction Notes:-

Existing Walls:- Alterations.
 - Any alteration works to be carefully carried out to match / complement existing walls.

Foundation Construction
 - Base to be 150mm thick hardcore.
 - 50mm well blinded sand
 - 1200 Visqueen DPM on top lapped up into DPC
 - 40mm concrete screed on top.
 - Concrete foundation to be 650x200mm 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 scarrenment 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

DPC's
 DPC's also to be provided at all construction joints, under all wall plates, at stepped cavity tray, all cavity barriers and behind all pre-cast concrete cills and lintels and thresholds to comply with Section 3.10.0 Precipitation of the Building (Scotland) Regulations 2004 As Amended

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. Dry lining junctions between walls, ceilings, floors, around window/door openings to be sealed.

General Construction Information :-
 - All wall construction to dwelling to comply Section 6.0.3/6.0.4 Thermal Conductivity of the Building (Scotland) Regulations 2004 As Amended
 - 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 (ii) 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-Z' stainless Steel ties by Catnic or equal and approved @ 600mm c/s.
 - New brickwork to be fixed to existing structure using galvanised steel connector Wall Starter by Catnic or similar approved Ref:VWC
 - Anchors to be Vertical V-Type galvanised mild steel 30x2.5x1200mm restraint straps by Catnic or equal and approved @ 600mm c/s fixed to timber framing, lower brickwork course and roof

Internal 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 on 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

Lintels:
Folding door Opening
 - Use Catnic Timber Frame lintels Ref CTF5 4575mm (Spine height 256mm) with fixing clips 50x3.5Ø plain head galvanised nails for brickwork over proposed windows.
 - Use Timber lintels over windows for timber kit construction inner leaf - to be 2No. 220x50mm timber lintels on cripple stud formation
New slapping to kitchen
 - Outer leaf - Use Catnic CNXK with min. 150mm end bearings to both sideson concrete pastones
 - Use Timber lintels over windows for timber kit construction inner leaf - to be 2No. 200x50mm timber lintels on cripple stud formation

Cavity Barriers :-
 Cavity barriers to be 50x50mm wrapped in DPC 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 2004 As Amended Part, whereby the maximum distance between barriers is 10m.

Cavity wall ventilation :-
 - Catnic 'weep vents' Ref:VW to be used on brickwork, and to be spaced to 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.
 - Front intake of air to be every horizontal 2m min.

Fire Protection :-
 - New internal Garage door to be FD30S with self closer

Rev	Description	Date
A	Extension depth increased by 600mm	Aug 09

Client and Project Address
Mr & Mrs Stephen Nelson
 68 Calderglen Avenue
 Blantyre G72 9UN

Drawing Title
**Proposed Rear Extension
Proposed Sections Details & Notes**

PLANNING

Drawn by	CAD Location	
CAF	C:\Drawings\029-09	
Scale	Date	Paper Size
1:50	July 09	A1

Drawing no.
029-09.002 A