

Ensure cold bridging is elli is taken to perimeter walls taken down to floor level. draped over head binder a head runner. Insulated pla jamb avoiding spots at jam try lining junctions floors, etc., and at all openings, vapour control d and all the service of the building also to be ping at all doors, ure that the infiltration of nited in full accordance R.E. Report B.R. 262: Project:
Mr & Mrs Mcdermott
92 West Avenue
Uddingston, G71 6HA
Scale 1:50/1:100/1:200

All underbuilding to be built in dense 7kn concrete block suitable for underground conditions, to be two leaves of 100mm thick brickwork with 50mm cavity between. Cavity to be filled up to ground level with lean mix concrete. Any visible external leaf to be of facing brick (to match existing). Sub floor solum vents and liners @ 1500mm maximum centres built into cavity and dwarf walls. Any sleeper walls to be in 100mm dense concrete block suitable for underground conditions, fit vents into any sleeper and loadbearing walls to allow through ventilation. Build in anchor straps for timber frame kit to underbuilding, see anchor strap notes for specification.

Fit DPC to all walls 150mm minimum above finished ground level. Fit 100x50mm treated timber wallplates on DPC for seat to new timber frame kit. Any drains passing through underbuilding to be lintelled over and haunched in 150mm pea gravel all round. Underbuilding to be securely tied to existing with suitable wall starters (Expamet, catnic or similar).

Wall ties; Outer leaf to be tied to inner leaf with stainless steel all ties @ 450mm vertical and 600mm horizontal centres.

Velux Shaft
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Velux shaft insulated with 1 layer 90mm celotex
ga4000 insulation between 100x50mm timber
framing and 1 layer 70mm celotex ga4000
insulation with vapour barrier and 1 layer 12.5mm
plasterboard to inner face.

CEILING
Shall be 1 layer of 12.5mm plasterboard overlaid with 1 layer of 100mm celotex ga4000 insulation between trusses and 1 layer of 120mm celotex xr4000 insulation cross laid over trusses.

Ensure all vegetable matter and topsoil is removed from site prior to digging foundations and laying hardcore. Solum to be 50mm sand/cement screed on visqueen DPM (1200 gauge) on sand blinding on 150mm well consolidated and compacted hardcore, ensure DPM is dressed up wall at edges. Solum level to run through with finished ground level. Ensure there is minimum 150mm vented airspace from the top of the solum to the underside of the floor joists. Underfloor ventilation: Fit fresh air inlets to vent solum in location shown, ensure fresh air inlets are fitted with insect barriers. Sleeper walls to be fitted with vents to allow through ventilation.

Fit fireclay liners to FAIs. Form vents through to existing solum. Sub-floor ventilators 220 x 65 mm must be installed in the perimeter wall at not more than 1500mm centres.

HEATING SYSTEM

Existing boiler (located on upper floor) to be checked to be suitable to allow for expansion of the system. Central Heating to Gas Safe Regs. designed in accordance with CIBSE Guide. Radiators fitted with thermostatic control valves. Hot and cold water pipes are to be fully insulated to BS 5422:2009.

Concrete tiles to new lower rear roof to be "MARLEY WESSEX" type or equal with 100mm headlap suitable to min 15deg pitch on 50x25mm battens and counterbattens on untearable felt on 15mm plywood on prefabricate roof trusses 95x45mm @ 600mm centres (Design Certificate for trusses to be submitted to Building Control prior to works commencing on site), proprietary truss clips used to fix truss to wall plate, fix in accordance with manufacturers instruction. Roofspace to be ventilated via a continuous 25mm air gap at eaves protected by a vermin proof grille and at ridge via"MARLEY DRY RIDGE VENTILATION SYSTEM" (or equal). Fit timber or uPVC fascia and at eaves, fit deep flow uPVC gutters and deep flow uPVC RWP's.

Install new smoke alarms as indicated.

Smoke alarms to be ceiling mounted, fitted minimum 300mm from all light fitments, all to be interconnected and fitted on non- maintained circuit with battery backup, all to be installed as per manufacturers instructions to comply with BS 5839: part 6:2019. Install heat detector in kitchen (to be to BS 5446:part2:2003). Smoke alarms to be installed within 3000mm of all bedroom doors and within 7000mm of all other apartment doors.

Walls - 0.17 W/m2K
Floors - 0.15 W/m2K
Roof - 0.11 W/m2K
Windows and doors - 1.4 W/m2K.

EXTERNAL STEPS
1200mm Platt to be formed to allow doors to open outwards. Exact total rise of steps to be checked and confirmed on site, see proposed floor plan and elevations. Ensure no steps have a rise greater than 170mm and going of 250mm min.

Gable wall restraint
1200mm long tension straps at 1800mm intervals to be provided along gable wall and fixed to underside of

ANCHOR STRAPS
All ground floor anchor straps are to be built into brick/block underbuilding and laken minimum 600mm up timber frame wall panels, all to be @ 1200mm centres, all to be minimum 1200mm long, 30mm wide x 5mm thick, also to be fitted at each corner and adjacent to each door and window. All anchor straps to be in stainless steel.

All electrical installations to be carried out in full accordance with B.S. 7671: 2018 and 18th edition of the IEE and building regulations. electrical installation will be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS 7671:2018, as amended. Electrics to be installed and/or tested by a SELECT or NICEIC approved electrician. An electrical certificate will be required before completion is approved. Allow for all earth bonding and for altering consumer unit and fitting MCBs as required. light switches should be positioned at a height of between 900 mm and 1.1 m above floor level. standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level and 350mm away from corners. Light fittings and sockets to be provided to clients requirements. Light fittings to be firerated downlighters with ip rating of 65. dwangs to be fitted around the downlighters in the ceiling to avoid the insulation touching the units. All new light fittings are to be of low energy type.

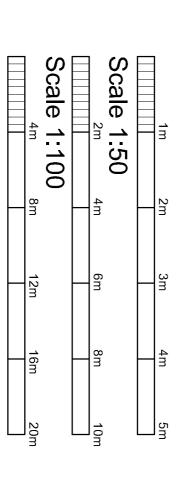
VENTILATION

Kitchen to be provided with a mechanical ventilator, having an intermittent extraction rate of 60 litres/second minimum. Bathrooms to be provided with a mechanical ventilator, having an intermittent extraction rate of 15 litres/second. Vent to be ducted to external air source and to be fitted with a vermin proof grille.

FLOOR CONSTRUCTION

Floor to be 22mm moisture resistant tongue and groove chipboard flooring (moisture resistant flooring is required to kitchen and bathroom areas) or alternative floor covering as agreed by clients on 200x50mm C16 or better grade timber joists @ 400mm centres on 100x50mm treated timber wallplate on DPC, ensure floor is fully dwanged, fit perimeter joists as per standard good practice. Fit twin dwangs below any partitions. Fit dwangs at midspan of all joists and below partitions @ 600mm centres. 200mm celotex xr4000 insulation on netlon between joists. Fit timber joist runners to existing building using m12 bolts with resin anchors at 300mm centres and joist hangers to support joists as required. Ensure proposed finished floor level in new extension runs through with existing finished floor level in existing house.

drainge protection



1m	2m	3m	4m	5m
Scale 1:50				
2m	4m	6m	8m	10m
Scale 1:100				
4m	8m	12m	16m	20m
Scale 1:200				
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Rev

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Proposed