

Ground Floor 1:50

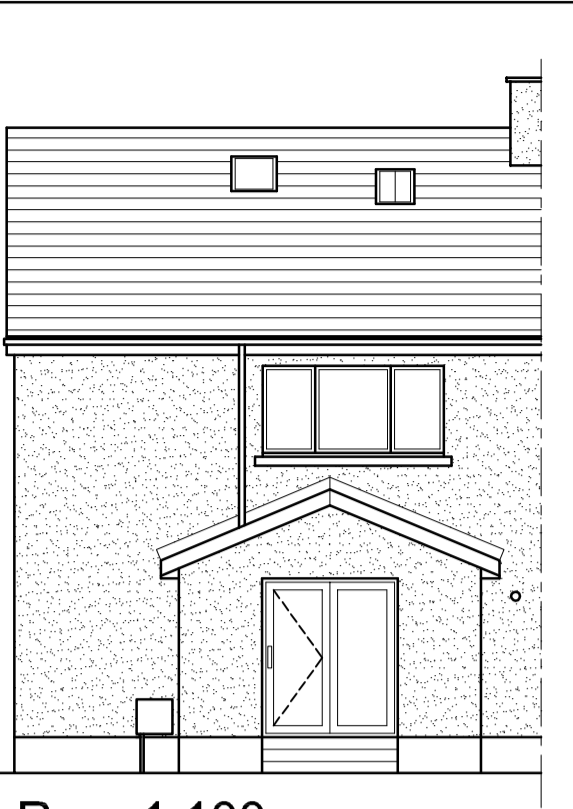
FOUNDATIONS
Contractor to excavate and inspect existing foundations to ensure they are standard strip foundations. If not structural engineer to be consulted prior to commencing main work. Contractor to excavate for foundations and ensure they are down to a good bearing ground, and not to be formed on any made up ground. Any concerns regarding ground conditions to be referred to structural engineers prior to continuing with works. Ensure all vegetable matter and topsoil is removed from site prior to digging foundations and laying hardcore. Building Control to inspect excavations prior to pouring concrete. Foundations to be in concrete strip foundations designed mix RC35 grade concrete (600mm x 200mm for cavity wall), taken down to a minimum 600mm below finished ground level or down to level of existing foundation or down to good bearing ground (whichever is the greater). Foundations are to be stepped below any drains which pass below proposed extension (unless drainage is to be re-routed, see drainage notes) to allow minimum 150mm pea gravel haunching all round drainage pipes. Fit A393 mesh fabric reinforcement (with 50mm bottom cover) in all foundations. Ensure mesh fabric has an overlap of two pitches between adjacent sheets. Ensure a minimum overlap on mesh fabric of 300mm at each step.

ANCHOR STRAPS
All ground floor anchor straps are to be built into brick/block underbuilding and taken 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 are to be in stainless steel.

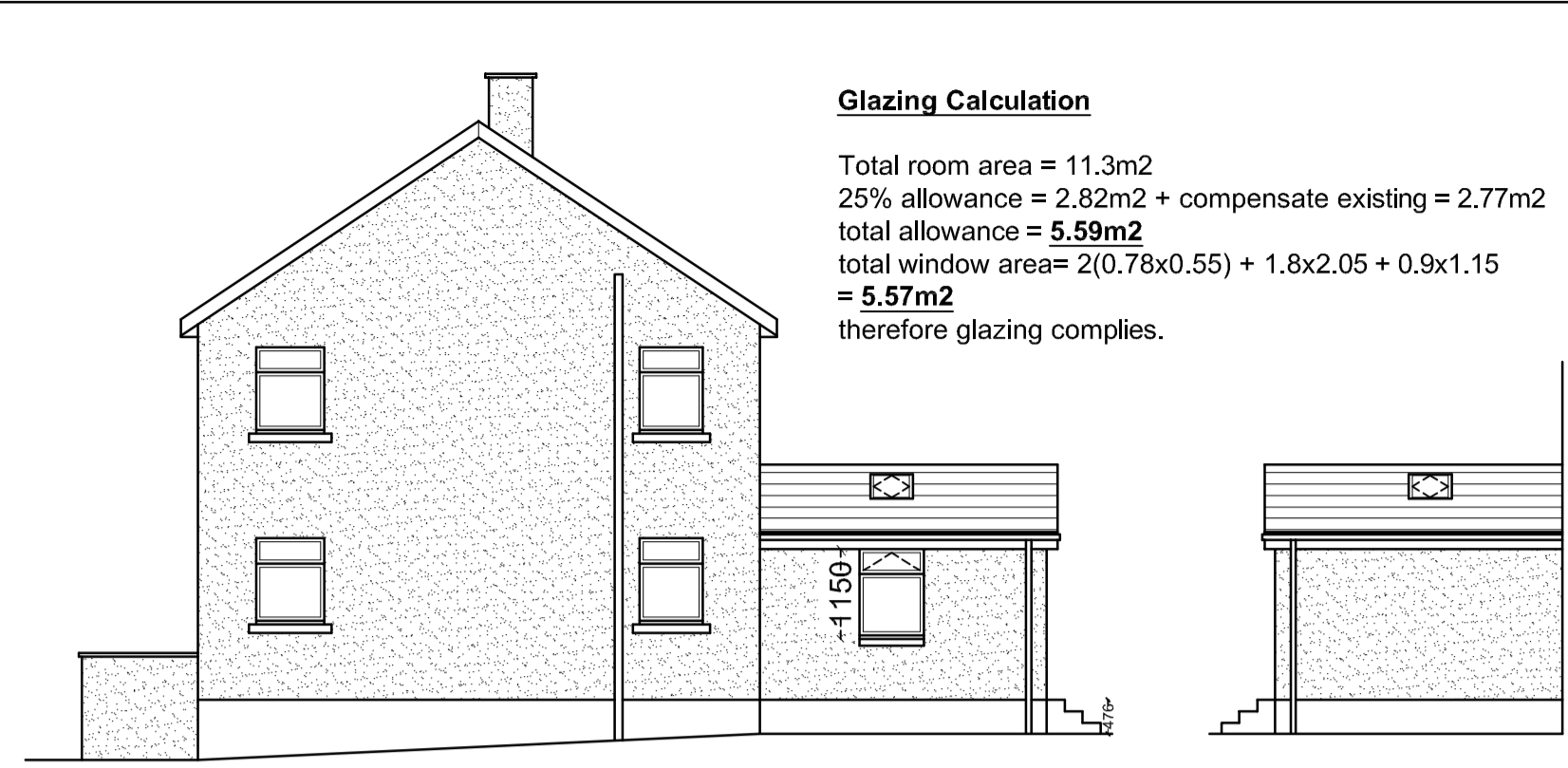
SOLUM
Ensure all vegetable matter and topsoil is removed from site prior to digging foundations and laying hardcore. Solum to be 50mm sand/cement screed on visqueen DPM (1200 gauge) on sand/binding on 150mm well consolidated and compacted hardcore, ensure DPM is dressed up wall at edges. Solum level 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. Fit fireclay liners to FALs. Form vents through to existing solum, sub-floor ventilators 220 x 65 mm must be installed in the perimeter wall not more than 1500mm centres.

DPCS
A dpc membrane shall be provided in the foundation walls, at a height of not less than 150mm above highest ground level. The new dpc to be tied into the level of dpc on existing house. DPM from below solum to be dressed up wall taken under DPC at inner leaf. Ensure wallplates to take kit are fitted on DPC. Fit DPC between firestops and outer leaf. A dpc shall also be provided at all window jambs, external doors and sills.

UNDERBUILDING
All underbuilding to be built in dense 7kn concrete block suitable for underground conditions, to be 1 leaf of 100mm thick blockwork with 50mm cavity and 1 leaf 150mm blockwork. 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 walls. Built 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 145x45mm treated timber wallplates on DPC for seat to new timber frame kit. Any drains passing through underbuilding to be firelined over and haunched in 150mm pea gravel all round. Underbuilding to be securely tied to existing with suitable wall starters (Expanet, catnic or similar). Wall ties; Outer leaf to be tied to inner leaf with stainless steel all ties @ 450mm vertical and 600mm horizontal centres.

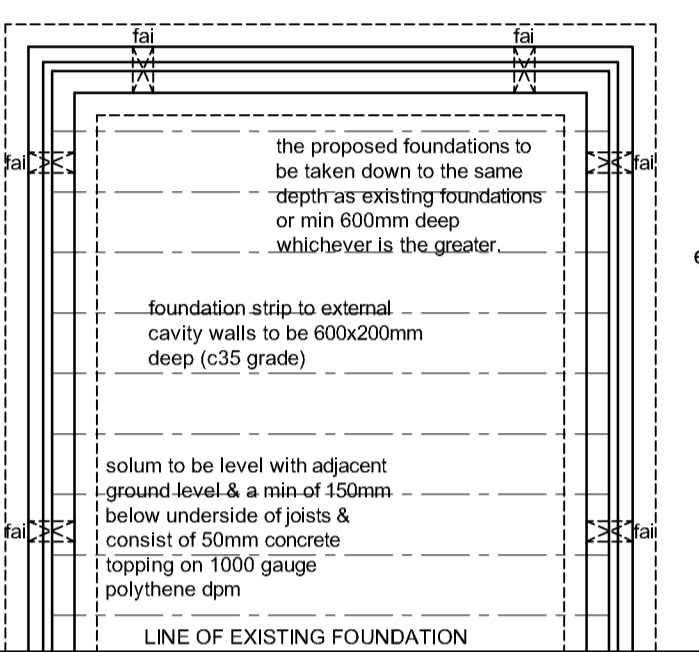


Rear 1:100



Side 1:100

Side 1:100



Foundation Plan 1:50

CEILING
Shall be 1 layer of 12.5mm plasterboard on 1 layer 1000 Gauge Visqueen polythene vapour barrier (joints taped) overlaid with 1 layer of 100mm Eurothane GP Insulation between trusses and 1 layer of 120mm Eurothane GP Insulation cross laid over trusses. Ensure 50mm min air gap is maintained at eaves.
Velux Shaft
Velux shaft insulated with 1 layer 90mm celotex qa4000 insulation between 100x50mm timber framing and 1 layer 70mm celotex qa4000 insulation with vapour barrier and 1 layer 12.5mm plasterboard to inner face.

INTERNAL PARTITION CONSTRUCTION
Infill wall 2x 75x50mm SC3 timber frames @ 600mm centres with 12.5 mm plasterboard (10kg/m²) sheeting finish to both inner sides, with all joints taped and filled, 75mm rockwool rwa45 acoustic clips to be packed between studs. Existing walls to be strapped and lined with 12.5mm plasterboard with all joints lapped and filled.

DRAINAGE
Prior to works commencing plumber to investigate on alterations to proposed drainage layout, any alterations to proposed drainage layout to Building Control and client approval. Grub out any redundant underground drainage. Ensure that all underground drainage complies with B.S. EN 752 and be agreed with the responsible Building Control Officer prior to the commencement of any works, and laid and tested to the Council's entire satisfaction. Fit new 100mm deepflow uPVC gutters with deepflow uPVC downpipes and connect into existing surface water drainage, fit rodding eyes at change of direction. Fit vented traps at base of rainwater pipes only if drainage system is combined system. All drainage uncovered in the process of excavation must be fully exposed, supported and encased in 150mm pea gravel. Ensure that foundations are taken below level of any drain that passes below proposed extension. All new underground drainage to be in 100mm uPVC, bedded and haunched in pea gravel and laid to falls, all to connect into existing. Where waste to be suspended below floor joists, ensure no joists are cut or notched. All drainage passing through external walls to be linted over and haunched with 150mm pea gravel with rocker joint either side. All wastes to be laid to fall, gradient to be 1 in 80. Above floor drainage to be boxed in at floor level. Allow for access at all bends in drainage. Pipework from new sinks, to be 42mm diameter uPVC, from new RWFP's to be 100mm uPVC. Sanitary pipe work should be constructed and installed in accordance with the recommendations in BS EN 12056-2: 2000. All pipework to be installed in accordance with manufacturers instructions. Hot and cold water pipes are to be fully insulated to BS 5422:2009.

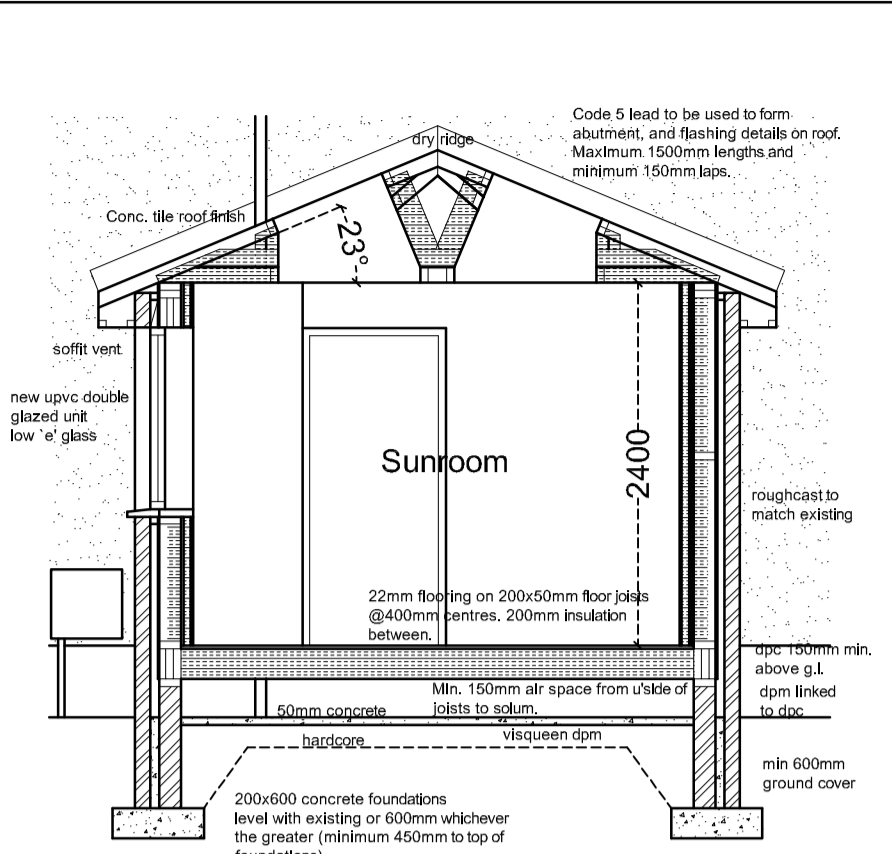
FLOOR CONSTRUCTION
Floor to be 22mm tongue and groove moisture resistant flooring chipboard flooring on 200x50mm C16 or better grade timber joists @ 400mm centres on 100x50mm treated timber wallplate on DPC. ensure floor is fully covered, fit perimeter joists as per standard good practice. Fit twin dwangs below any partitions. Fit dwangs at midspan of all joists and below partitions @ 600mm centres. 200mm celotex xr4000 insulation on supported with battens or celotex insulation clip. 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.

INTERNAL FINISHES
Internal finishes, fitments etc - Type of skirting's, facings, doors, ironmongery, no of light fittings/power points etc, to be agreed with the client prior to ordering or completing tender.

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

Glazing Calculation

Total room area = 11.3m²
25% allowance = 2.82m² + compensate existing = 2.77m²
total allowance = **5.59m²**
total window area = 2.0(7x0.55) + 1.8x2.05 + 0.9x1.15 = **5.57m²**
therefore glazing complies.



Section 1:50

SMOKE ALARMS
Optical smoke alarms should conform to BS EN 14604: 2005. Heat alarms conforming to BS 5446: Part 2: 2003 have fixed-temperature elements and operate on the principle of responding to the temperature of the fire gases in the immediate vicinity of the heat alarm. Smoke alarms should be located in circulation spaces; not more than 7m from the door to a living room or kitchen not more than 3m from every bedroom door, and in circulation spaces more than 7.5m long, no point within the circulation space should be more than 7.5m from the nearest smoke alarm. A smoke alarm located in an access room (which could include a stair and landing), serving an inner room should be not more than 3m from the door of the inner room, a smoke alarm in the principal habitable room should be sited such that no point in the room is more than 7.5m from the nearest smoke alarm and in the case of a heat alarm, no point in the kitchen should be more than 5.3m from the nearest heat detector. Therefore, smoke alarms should be ceiling mounted and positioned away from any wall or light fitting. In order to reduce unwanted false alarms, smoke alarms should not be sited directly above heaters, air conditioning ventilators or other ventilators that might draw dust and fine particles into the smoke alarm. Smoke alarms and heat alarms should be ceiling mounted and located such that their sensitive elements are: in the case of a smoke alarm, between 25mm and 600mm below the ceiling, and at least 300mm away from any wall or light fittings, and in the case of a heat alarm, between 25mm and 150mm below the ceiling. 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. Carbon monoxide detector (to be to BS EN 50291-1:2010) to be fitted as indicated. Detector to be sited no closer than 1m and no further than 3m from appliance.

HEATING SYSTEM
Existing boiler with fan assisted flue to be relocated and 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.

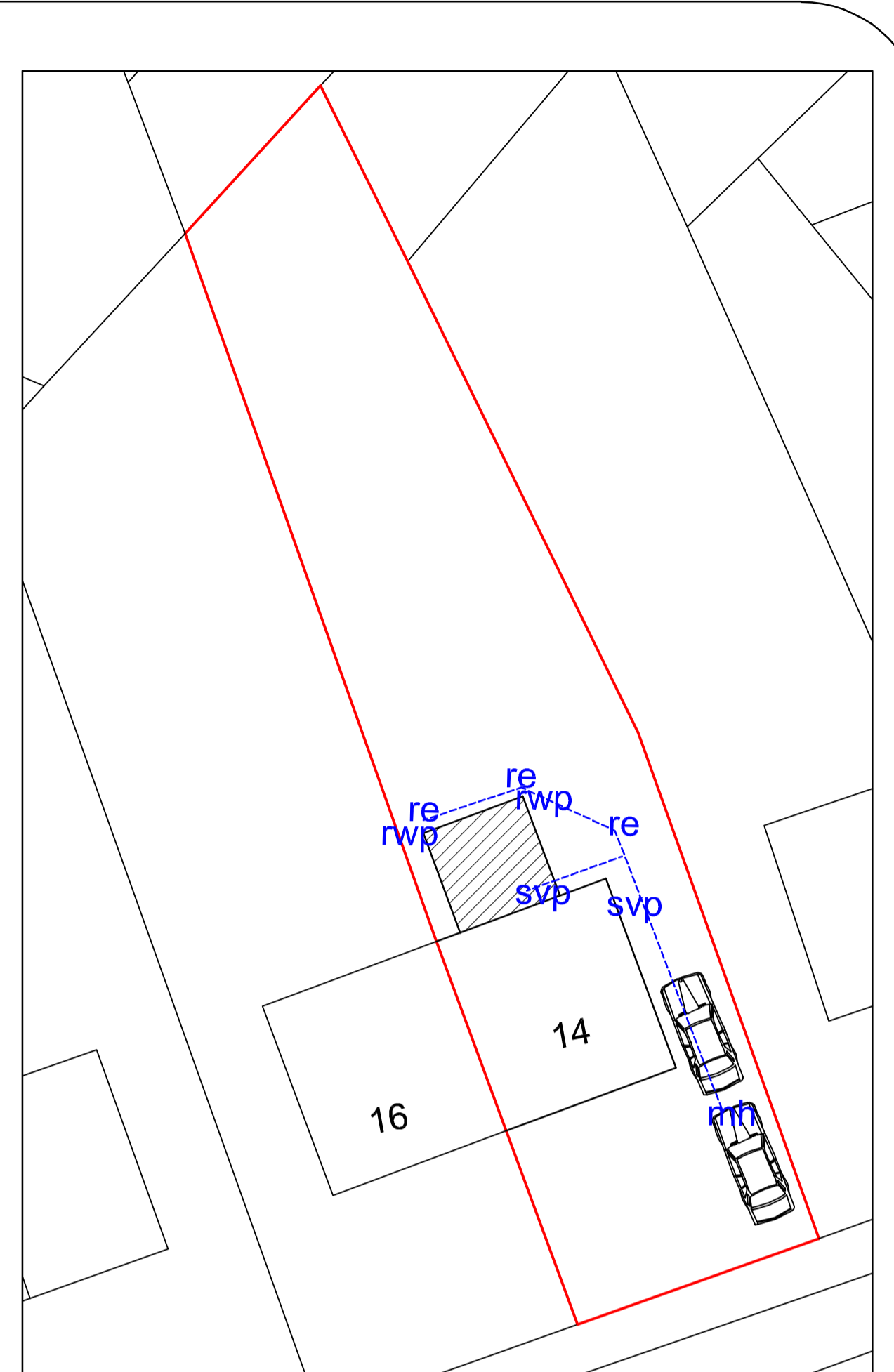
AIR INFILTRATION
The contractor is to seal all dry lining junctions between the walls, ceilings, floors, etc., and at all window, door and roofspace openings, vapour control membranes also to be sealed and all the service penetrations into the fabric of the building also to be sealed. Provide draught stripping at all doors, windows and rooflights. Ensure that the infiltration of any air into the building is limited in full accordance with the provisions of the B.R.E. Report B.R. 262: 2002.

COLD BRIDGING:
Ensure cold bridging is eliminated i.e. Floor insulation is taken to perimeter walls aligning with wall insulation taken down to floor level. Ensure loft insulation is draped over head binder and wall insulation taken to jamb runner. Insulated plasterboard returned into jamb avoiding spots at jamb.

ROOF
Concrete tiles to new lower rear roof to be "MARLEY MODERN" type or equal with 75mm headlap on 50x25mm battens and counterbattens on untrearable felt on 15mm plywood on prefabricate roof trusses 90x45mm @ 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 RWFP's.

LEADWORK
All leadwork to be in Code 5 lead, laid on a suitable underlay, ensure all leadwork is installed as per standard good practice recommended by The Lead Sheet Association. Minimum upstand of lead flashing where extension roof abuts existing wall to be 150mm. As the finish to the existing wall is drydash render Building Control do not insist that cavity trays are fitted, however contractor to liaise with client to determine client's requirements in this respect as it is recommended that cavity trays are installed.

EXTERNAL STEPS
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.



Block Plan 1:200

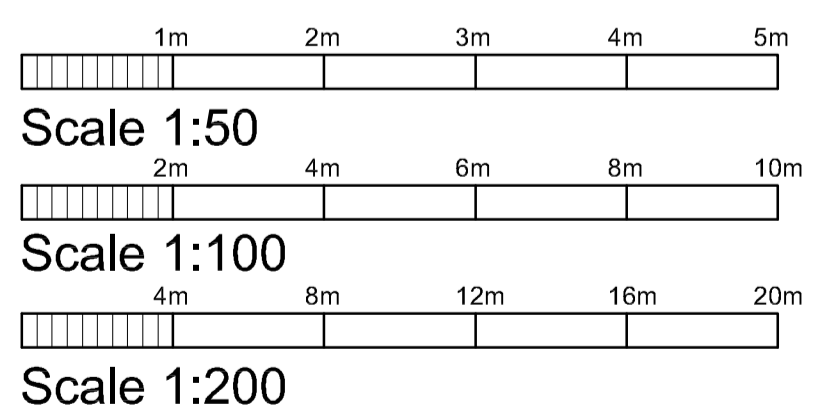
GENERAL
The Relevant Person is responsible for ensuring all works are carried out in accordance with The Building (Scotland) Act 2003, as amended, and The Building (Scotland) Regulations 2004, as amended.
The Construction (Design and Management) Regulations 2007 are intended to protect people working in construction and others who may be affected by their activities. The regulations require the systematic management of projects from concept to completion and throughout the life cycle of the structure, including eventual demolition. Clients have a duty to ensure that competent people are employed to do the work, that sufficient time is allocated for the work to be undertaken and that the various members of the design and construction teams co-operate and exchange information. It is the clients duty to appoint an appropriately qualified health and safety adviser to oversee the project as required.

DO NOT SCALE FROM PLANS.
ALL SIZES TO BE CHECKED ON SITE PRIOR TO THE ORDERING OR MANUFACTURING OF ANY MATERIALS.
THIS RELATES TO ROOF TRUSSES IN PARTICULAR, IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK SIZES ON SITE PRIOR TO ORDERING MATERIALS.
All dimensions shown are in millimetres.
No works must begin without ensuring that the stamped approved drawing has been issued, contractor should consult with client or architect to ensure they are working from the approved plan. It is to be noted that insulation u values are carefully calculated and should the contractor change to a suitable alternative it will be their responsibility to prove by calculation that it complies.
Contractors are to liaise with clients for details of all finishes location and no of power points lights fans etc. required.

this drawing is produced solely for the purposes of obtaining planning consent and building warrant approval. Any variation from any builders quotation/contract should be discussed with contractor by client/ie no of power points, light fittings, window styles etc). No deviation to specification, structural or otherwise without confirmation from Architect/ Structural Engineer. No liability will be accepted for any omission on this drawing should the drawing be used for construction purposes. All material to be fitted as per manufacturers recommendations.
Prior to any works commencing the contractor is to familiarise himself with the location of all underground or overground services within the site, i.e. gas, electricity, telephone, water, drainage, sewers etc., take full responsibility and liability for same and arrange for any alterations or relocation of services as required. Include for liaising with utility companies as required prior to commencing works. Contractor to visit site, including all sub-contractors and to liaise with client as required to fully gauge all client requirements prior to commencing works or completing tender. The contractor shall be responsible for all the necessary temporary works to ensure the safety of the existing structure. All temporary works should take cognisance of the age and condition of the existing structure and the effects of the works to be undertaken.
The client/contractor shall be responsible for contacting building control/planning to arrange site inspections and following through to completion.
No part of the works shall encroach upon any boundary.
Building standards to be given the opportunity to inspect the following areas of work prior to covering up, foundation trenches, drainage connections and insulation details to external walls and ground floor.

U - VALUES
Walls - 0.17 W/m²K
Floors - 0.15 W/m²K
Roof - 0.12 W/m²K
Windows and doors - 1.4 W/m²K
Velux - 2.1 W/m²K

ELECTRICAL INSTALLATION
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. Electricians 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 fitted on the downlights in the ceiling to avoid the insulation touching the units. All new light fittings are to be of low energy type.



Project : Mr & Mrs McIndes 14 Caledonia Road Baillieston, G69 7DQ	Proposed
Scale 1:50/1:100/1:200	
Date: 05/03/24	Rev cal/02