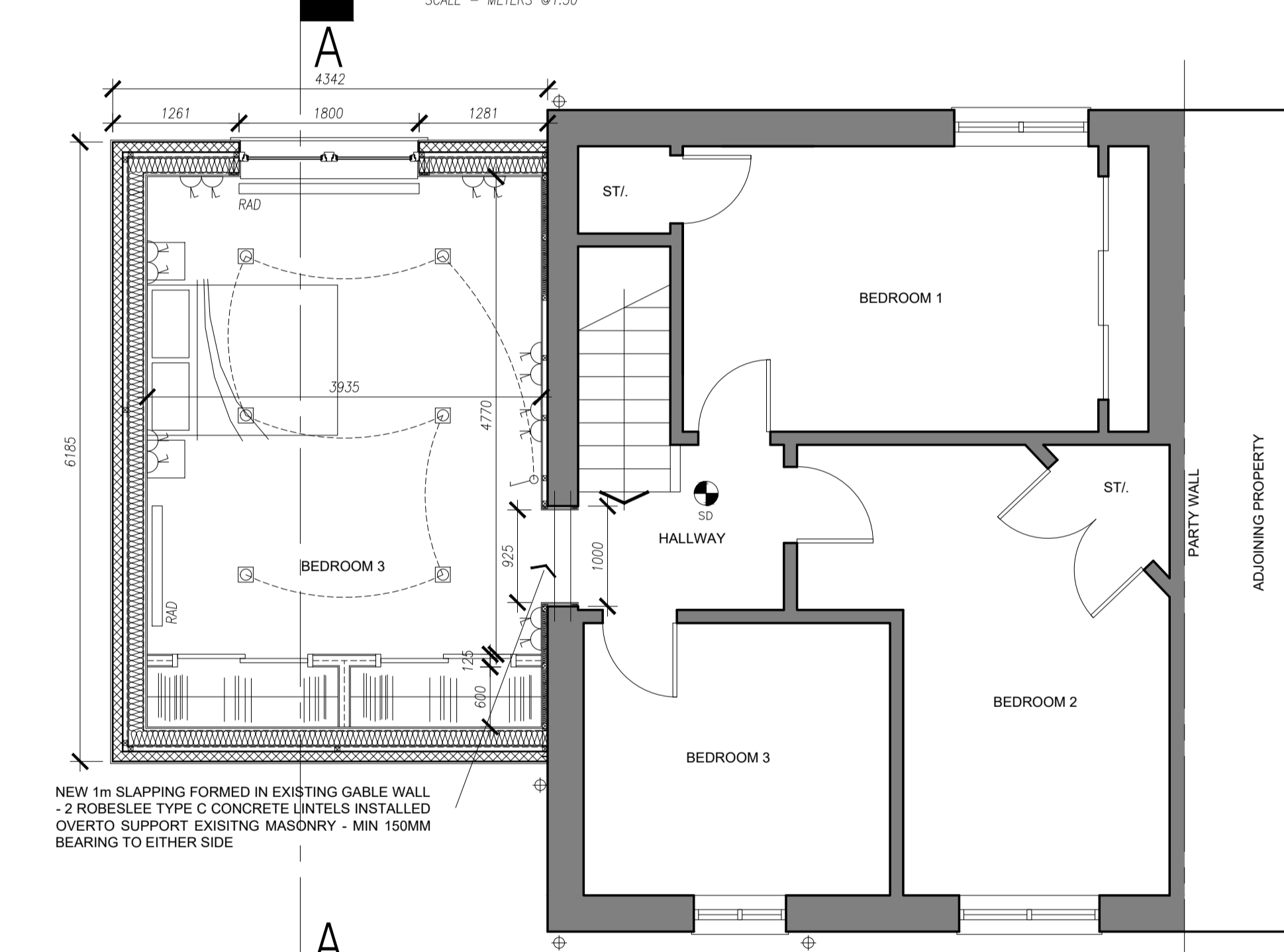


GROUND FLOOR PLAN
SCALE 1:50 @ A1



FIRST FLOOR PLAN
SCALE 1:50 @ A1

ELECTRICAL SYMBOLS

LIGHTING

- 2-WAY LIGHT SWITCH (S2)
- 1-WAY LIGHT SWITCH (S1)
- PULL CORD SWITCH (S-PC)
- WALL MOUNTED DOWNLIGHT (DL-W)
- SURFACE MOUNTED LUMINAIRE (L-SM)
- 1200MM FLUORESCENT LIGHT FITTING (FL-9)
- LOW VOLTAGE RECESSED DOWNLIGHTER (D-LV)

POWER

- SINGLE 13A OUTLET (P1)
- DOUBLE 13A OUTLET (P2)
- COOKER CONTROL UNIT AND SINGLE 13A SOCKET OUTLET AT WORKTOP LEVEL (CCU)
- SINGLE 13A OUTLET AT WORKTOP LEVEL (P1W)
- DOUBLE 13A OUTLET AT WORKTOP LEVEL (P2W)
- SOCKET OUTLET WITH PILOT LIGHT (SOPL)
- CONSUMER UNIT WITH E.L.M.C.B. (EDB)
- ELECTRICITY METER (EM)
- MECHANICAL EXTRACTOR FAN

SAFETY

- SMOKE DETECTOR
- HEAT DETECTOR
- CARBON MONOXIDE DETECTOR

INTERNAL PARTITION TYPES (GENERAL)

100 X 50MM TIMBER STUD PARTITION WITH 12.5MM GYPROC WALLBOARD TEN 10KG/m² PLASTERBOARD TO EITHER SIDE (MR PLASTERBOARD WHERE APPROPRIATE), ALL JOINTS SEALED

100 X 50MM TIMBER STUD PARTITION WITH 12.5MM GYPROC WALLBOARD TEN 10KG/m² PLASTERBOARD TO EITHER SIDE (MR PLASTERBOARD WHERE APPROPRIATE) WITH 50MM ACOUSTIC INSULATION BETWEEN STUDS, ALL JOINTS SEALED

100 X 50MM LOAD BEARING TIMBER STUD PARTITION WITH 9MM OSB SHEATHING TO ONE SIDE & 12.5MM GYPROC WALLBOARD TEN 10KG/m² PLASTERBOARD TO EITHER SIDE (MR PLASTERBOARD WHERE APPROPRIATE) WITH 50MM ACOUSTIC INSULATION BETWEEN STUDS, ALL JOINTS SEALED

E.J. - EXPANSION JOINT

U VALUE COMPENSATORY APPROACH CALCULATIONS (AS PER ANNEX 6B OF THE SBS)

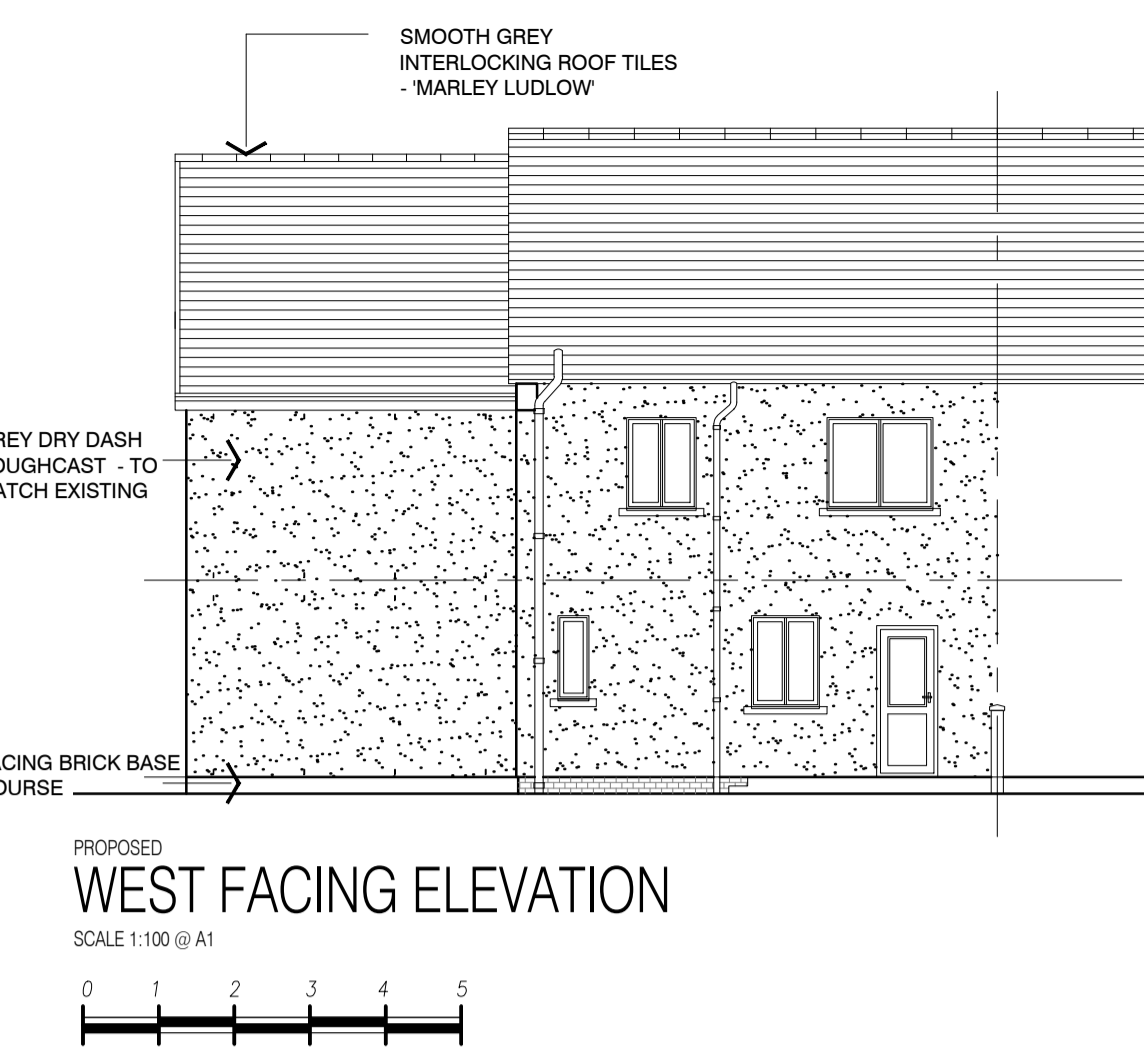
NOTIONAL VALUES	WALLS	FLOOR	ROOF	GLAZING (25% floor)	TOTAL
59.67M ²	22.5M ²	22.5M ²	5.63M ²		
	X 0.17W/M ² K	X 0.15W/M ² K	X 0.12W/M ² K	X 1.40W/M ² K	
	= 10.14WK	= 3.38WK	= 2.70 WK	= 7.89 WK	
					24.11WK

PROPOSED VALUES	WALLS	FLOOR	ROOF	GLAZING	TOTAL
61.7M ²	22.5M ²	22.5M ²	4.20M ²		
	X 0.19W/M ² K	X 0.16W/M ² K	X 0.11W/M ² K	X 1.40W/M ² K	
	= 11.72WK	= 3.60WK	= 2.48 WK	= 5.88 WK	
					23.68WK

AS REQUIRED THE PROPOSED EXTENSION HAS A LESSER RATE OF HEAT LOSS THAN THE NOTIONAL EXTENSION

NOTIONAL AREAS CALCS
WINDOWS = 25% OF FLOOR AREA = 0.25 X 22.5M² = 5.63M²

NOTIONAL WALL AREA :
(SUM OF PROPOSED OPENING & WALL AREA) - NOTIONAL GLAZED AREA ABOVE
= (61.7 + 3.60) - 5.63 = 59.67m²



OUTLINE SPECIFICATION.
SUBSTRUCTURE:
200MM THICK REINFORCED CONCRETE STRIP FOUNDATIONS WITH CAVITY BLOCK SUBSTRUCTURE. REINFORCING TO BE A393 STEEL MESH (TBC BY ENGINEER) LAID 50MM FROM BASE OF FOUNDATION. TOP SURFACE OF STRIP FOUNDATIONS TO HAVE MINIMUM 450MM FROST COVER. CAVITY FILLED TO FINISHED GROUND LEVEL WITH LEAN MIX CONCRETE. REFER TO FOUNDATION PLAN AND STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION.

DAMP PROOF COURSE:
DPCs TO BE HIGH PERFORMANCE VISQUEEN ZEDEX OPT (ZEDCOR TEL: 01993 779911) OR EQUAL APPROVED POLYMER BASED MATERIAL & FLEXIBLE SHEET. DPCs TO BOTTOM OF EXTERNAL SKIN TO BE INSTALLED MIN 150MM ABOVE GROUND LEVEL.

GROUND FLOOR CONSTRUCTION
FLOOR COVERING TO BE CONFIRMED BY CLIENT ON 22MM CHIPBOARD FLOORING ON JJI '195A+' (195 X 47mm) ENGINEERED TIMBER JOISTS @ 400MM CENTRES WITH 200mm KNAUF 'OMNI FIT' 35 GLASSWOOL SLAB BETWEEN SUSPENDED ON MESH

INTERMEDIATE FLOOR CONSTRUCTION
FLOOR COVERING TO BE CONFIRMED BY CLIENT ON 22MM CHIPBOARD T+G FLOORING ON JJI '195A+' (195 X 47mm) ENGINEERED TIMBER JOISTS @ 400MM CENTRES (TBC BY ENGINEER) SPANNING BETWEEN NEW EXTERNAL GABLE WALL TO EXISTING GABLE. 100MM ACOUSTIC QUILT BETWEEN JOISTS. 25 X 100MM TIMBER STRAP TO U/S OF CEILING. 2 LAYERS 15MM SOUNDBLOC ACOUSTIC PLASTERBOARD, PLASTER TAPE AND FILL FINISH. JOISTS FIXED TO EXISTING GABLE USING SUITABLE JOIST HANGERS FIXED TO 200 X 50MM C24 TIMBER FIXED TO BLOCKWORK USING ANCHOR BOLTS, EXISTING ROUGHCAST TO BE STRIPPED OFF BEHIND TIMBER FIRST, DETAIL AND FIXING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

SOLUM BUILD UP - 50mm THICK CONCRETE ON 1200 GUAGE VISQUEEN DPM ON 50MM SAND BLINDING ON 150MM WELL COMPACTED HARD CORE - SOLUM TO BE MIN 50MM ABOVE ADJACENT GROUND LEVEL.

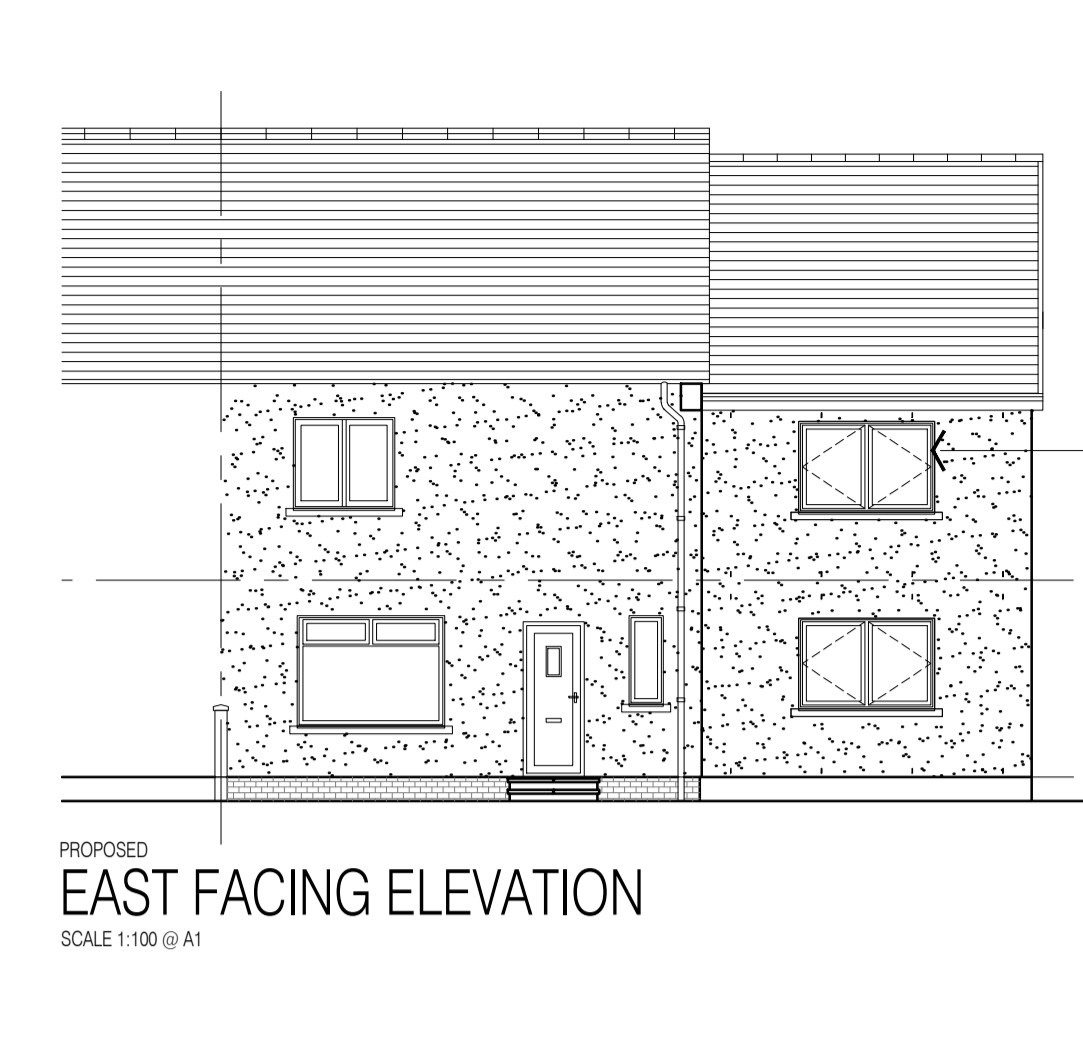
EXTERNAL WALL CONSTRUCTION (RENDER)
20MM DRY DASH ROUGHCAST (GREY) ON 7N 100MM DENSE CONCRETE BLOCKWORK. 50MM CAVITY. GLIDEVALE 'TF200 THERMO PROTECT' BREATHER MEMBRANE ON 9MM OSB SHEATHING ON 145 X 47MM TIMBER STUD WALL WITH 140MM KNAUF 'FRAMETHERM 32' GLASSWOOL INSULATION BETWEEN STUDS. GLIDEVALE 'VC FOIL' VAPOUR BARRIER STAPLED TO INSIDE OF TIMBER STUDS WITH FULLY TAPED JOINTS. 25 X 50 MM TIMBER BATTENS (SERVICE VOID) WITH 15MM PLASTERBOARD FINISH, ALL JOINTS TO RECEIVE PLASTER SKIM COAT. MOVEMENT JOINTS IN WALL CONCEALED BEHIND RWP'S WHERE POSSIBLE. MAX 6000MM RUN OF BLOCKWORK WALL BETWEEN MOVEMENT JOINTS.

GENERALLY CAVITIES WILL BE NOMINALLY 50MM WIDE WITH GALVANISED TIMBER FRAME WALL TIES AT 600mm CENTRES HORIZONTALLY, 450mm VERTICALLY AND AT EVERY COURSE AROUND OPENINGS.

KIT FRAME ON TREATED TIMBER WALL PLATES ON DAMP PROOF COURSE AS ABOVE TO COMPLY WITH BS6515.

CAVITY TO BE VENTILATED WITH CAVITY PERP WEEP/VENTILATORS AT 1200MM C/C AT TOP AND BOTTOM OF THE WALL AND ABOVE LINTELS. MIN. 2 No/OPENING. VENTS COLOUR TO MATCH ROUGHCAST. VENTS TO BE CHECKED AFTER CONSTRUCTION TO ENSURE THERE ARE NO BLOCKAGES.

50x50mm CAVITY FIRE STOPS (WITH DPC TO EXTERNAL BRICKWORK) VERTICALLY ALONG EXTERNAL WALL AT EVERY CHANGE IN DIRECTION, WALL INTERSECTION OR MINIMUM 6000mm CENTRES ALONG WALL AND AROUND ALL EXTERNAL WINDOWS AND DOORS. CAVITY BARRIERS TO BE PROVIDED TO MEET CURRENT BUILDING STANDARDS (SCOTLAND). CAVITY BARRIERS TO BE 50 X 50 TIMBERS WITH DPC STAPLED TO BRICKWORK SIDE.



HOLDING-DOWN STRAPS/ RESTRAINTS TO THE WALL AND ROOF TO ENGINEERS DESIGN AND APPROVAL. TIMBER DWANGS TO BE PROVIDED FOR STRUCTURAL FIXING OF RADIATORS, SANITARY WARE, ETC.

INTERNAL TIMBER FINISHES:
SKIRTINGS TO BE 145 X 15MM SOFTWOOD OR MDF WITH PENCIL MOULDING TO SINGLE EDGE ALL NAILED, FILLED AND PREPARED FOR PAINT FINISH. 18MM SKIRTING BLOCKS TO BE PROVIDED AT DOOR OPENINGS. TBC WITH CLIENT PRIOR TO ORDER

FACINGS TO BE 120 X 15MM SOFTWOOD OR MDF WITH PENCIL MOULDING TO SINGLE EDGE ALL NAILED, FILLED AND PREPARED FOR PAINT FINISH. TBC WITH CLIENT PRIOR TO ORDER

TRICKLE VENTILATION:
CONTROLLED TRICKLE VENTILATOR CAPABLE OF 6,000mm³. GENERALLY TO BE POSITIONED IN THE HEAD OF WINDOW FRAMES OF THE NEW PROPOSED WINDOWS, EACH APARTMENT TO HAVE PROVISION OF MIN 12,000MM² OF TRICKLE VENTILATION

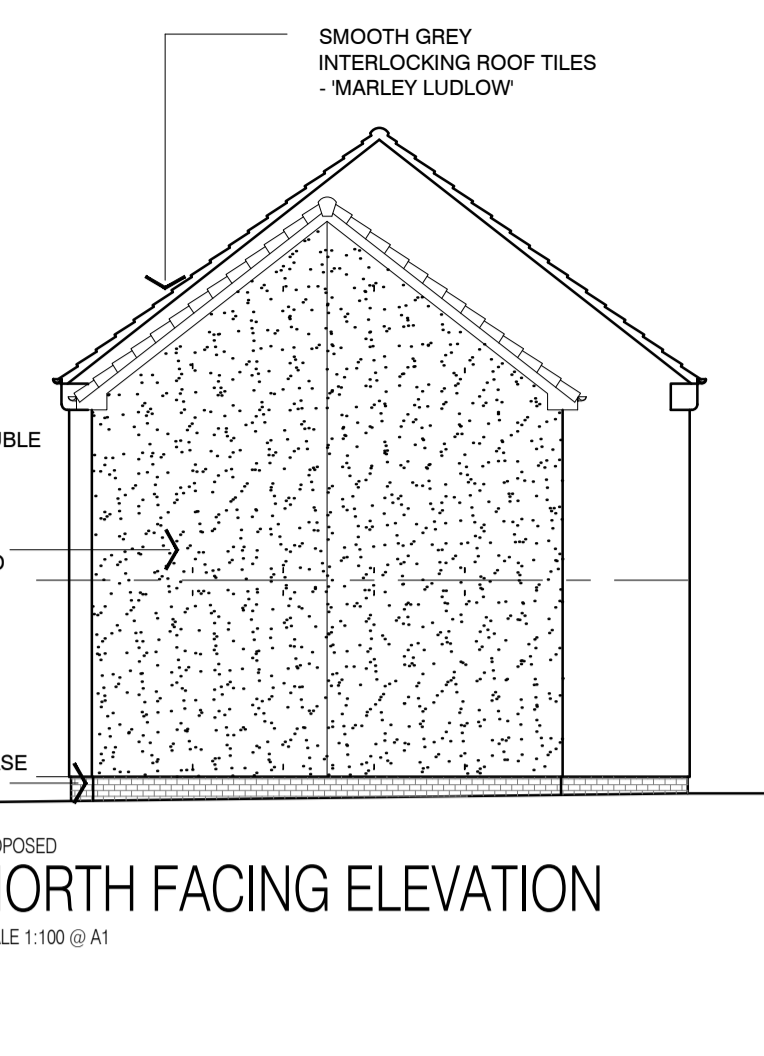
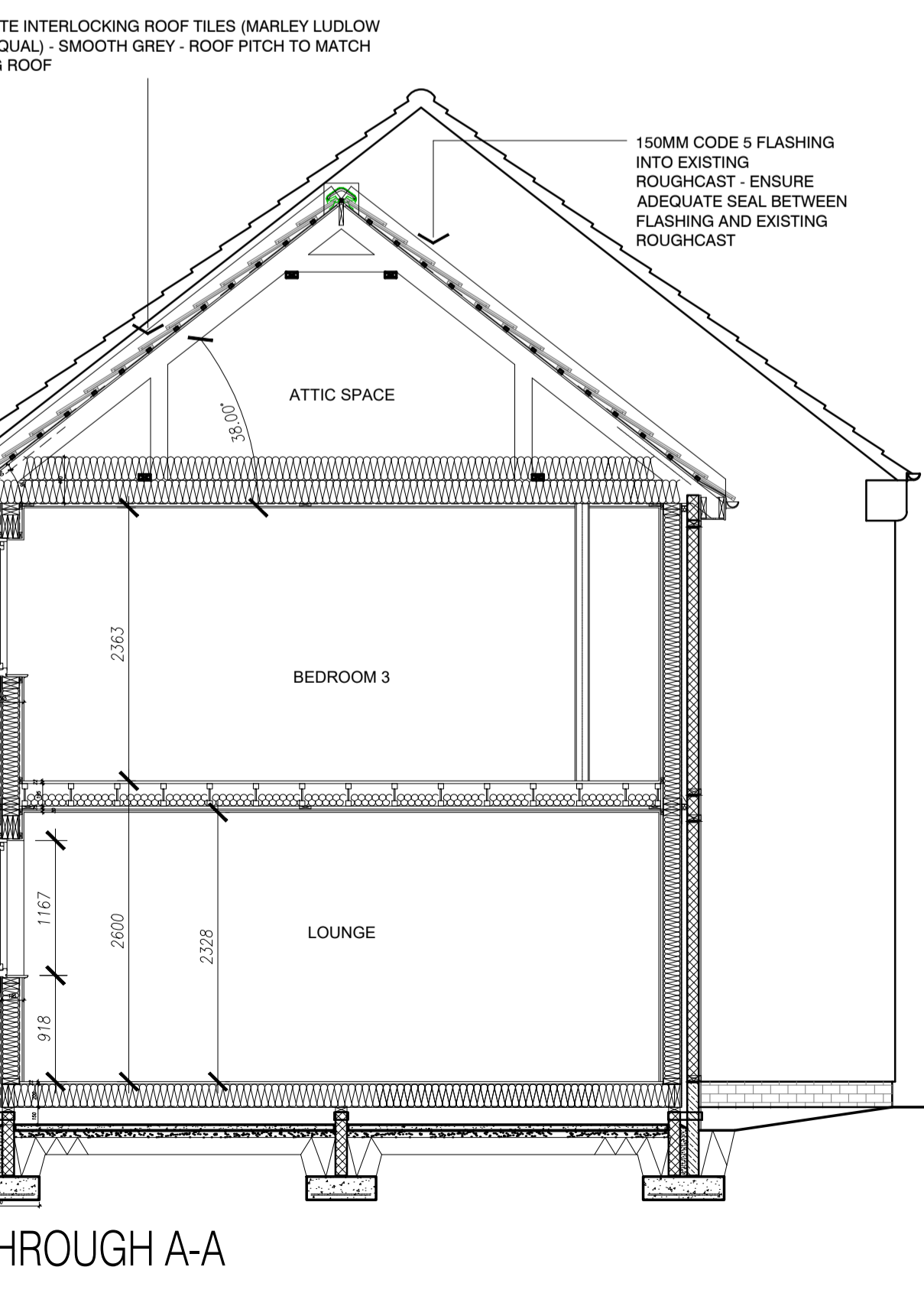
ROOF CONSTRUCTION
MARLEY 'LUDLOW' INTERLOCKING CONCRETE ROOF TILES (SMOOTH GREY) ON 50 X 25mm BATTENS ON 50 X 25mm COUNTER BATTENS ON GLIDEVALE A1 ROOFING MEMBRANE ON 15MM OSB DECK ON TIMBER ROOF TRUSSES @ 600MM CENTRES - HEADLAP OF TILES TO SUIT ROOF PITCH. ALLOW FOR SEALING ALL CEILING AND WALL EDGES.

TIMBER ROOF STRUCTURE TO BE PREFABRICATED TIMBER ATTIC TRUSSES DESIGNED BY TRUSS MANUFACTURER. ROOF PITCH AS ARCHITECT'S DRAWINGS. 400MM KNAUF LOFT ROLL. INSTALLED TO FLAT AREAS OF ROOF BETWEEN TRUSSES - ENSURE MIN 50MM GAP BETWEEN INSULATION AND 15MM OSB SARKING TO ALLOW VENTILATION OF ROOF SPACE.

GLIDEVALE 'VC FOIL' STAPED AND TAPED TO UNDERSIDE OF TRUSS TIES WITH 25 X 50MM TIMBER BATTEN (SERVICE VOID), 12.5MM PLASTERBOARD, SKIM COAT PLASTER FINISH

CODE 5 LEAD USED FOR ALL FLASHINGS, ABUTMENTS, SECRET GUTTERS ETC.

HEATING SYSTEM:
EXISTING HEATING SYSTEM (MAINS GAS AND RADIATORS TO BE EXTENDED INTO EXTENSION, CAPACITY TO BE ASSESSED BY SPECIALIST INSTALLER AND UPGRADED AS REQUIRED)



WINDOWS:
NEW WINDOWS TO BE HIGH PERFORMANCE WHITE UPVC DOUBLE GLAZED WINDOWS, OPENING AS SHOWN ON PLANS AND ELEVATIONS, TO ACHIEVE OVERALL U-VALUE OF 1.4W/M²K (ENERGY EFFICIENCY RATING 'A') AND BE FULLY DRAUGHT SEALED.

WINDOW GLAZING BELOW 800mm FROM FINISHED FLOOR LEVEL WILL REQUIRE SAFETY GLASS ALL IN FULL COMPLIANCE WITH BUILDING STANDARDS 4.8.2 AND BS 6262:PART4:2005.

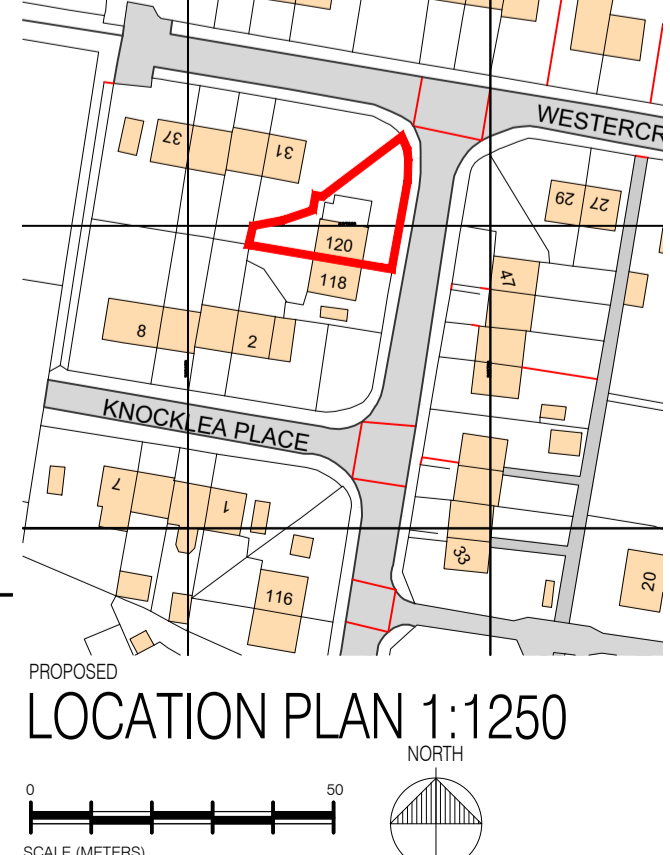
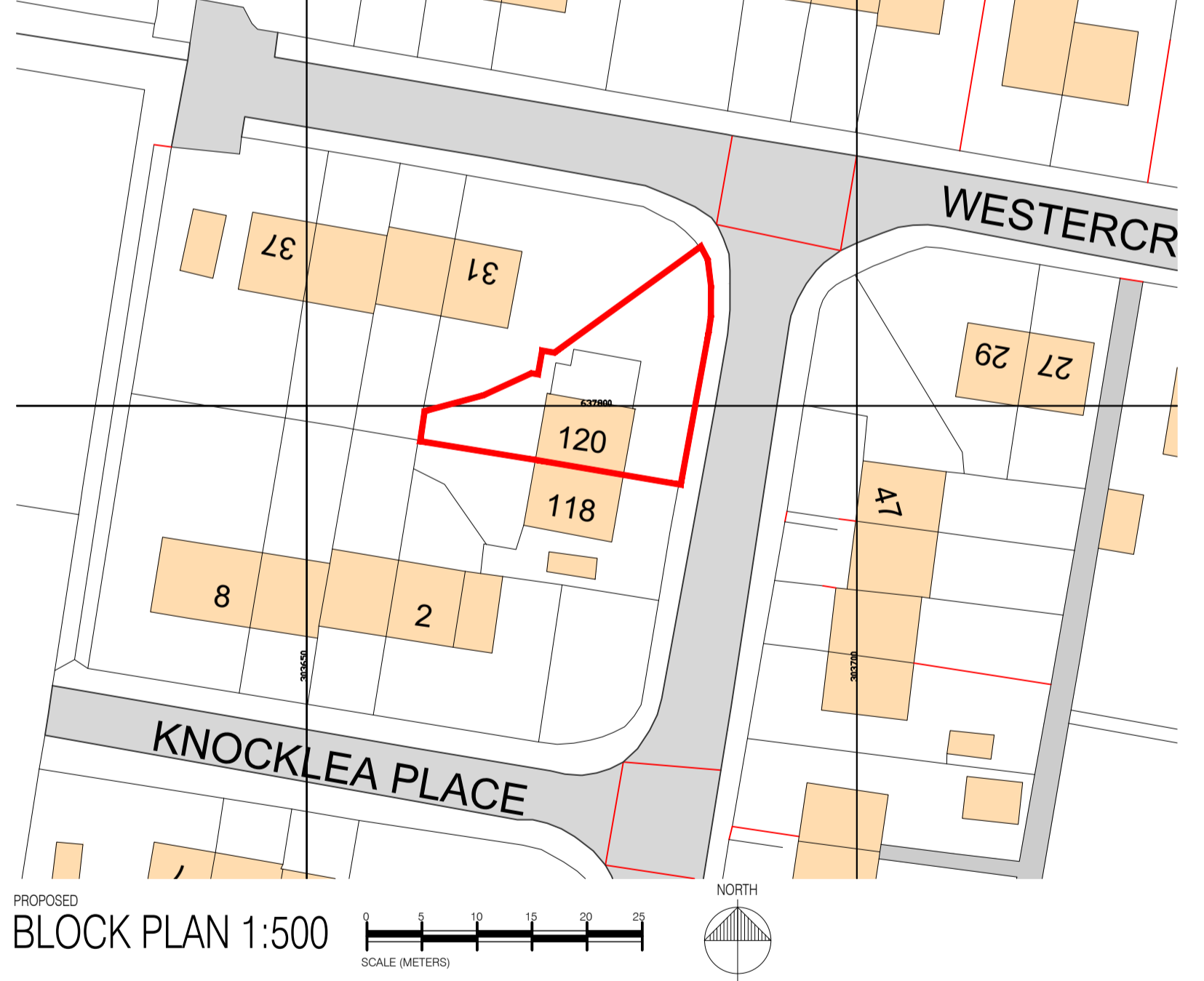
ALL WINDOWS/ VENTILATORS TO BE SIZED TO ALLOW FOR MINIMUM OPENING AREA EQUIVALENT TO 1/30TH OF ROOM AREA IT SERVES. AS STANDARD 3.14.3. TRICKLE VENTILATION TO EACH APARTMENT TO BE 12,000mm² MIN & 10,000mm² TO OTHER ROOMS

ALL WINDOWS OR AGGREGATE WITHIN APARTMENT TO BE SIZED TO ALLOW FOR MINIMUM GLAZED DAYLIGHTING AREA EQUIVALENT TO 1/15TH OF APARTMENT. AS STANDARD 3.16.1

CLEANING OPERATION OF ALL WINDOWS TO FULLY COMPLY WITH BUILDING STANDARD 4.8.3 AND BS 8213.

ELECTRICAL INSTALLATION:
ELECTRICAL INSTALLATION TO BE DESIGNED, CONSTRUCTED, INSTALLED AND TESTED SUCH THAT IT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS: 7671 : 2018 (AND THE LATEST EDITION OF THE IEE REGULATIONS)

SPECIFICATION OF LIGHT FITTINGS, SWITCHES, SOCKETS, TELEPHONE & TV OUTLETS, ETC FROM TO BE CONFIRMED BY CLIENT.



VERIFY ALL DIMENSIONS AND LEVELS ON SITE. CONFIRM ALL SETTING OUT DIMENSIONS.

DRAWING FOR THE PURPOSES OF OBTAINING PLANNING AND BUILDING WARRANT ONLY.

SHOULD CONDITIONS ON SITE VARY FROM INFORMATION SUPPLIED REPORT TO CLIENT OR ARCHITECT IMMEDIATELY.

THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DRAWINGS AND SPECIFICATIONS.

MATERIALS AND WORKMANSHIP TO BE TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE AND MANUFACTURERS' WRITTEN RECOMMENDATIONS WHERE APPLICABLE, UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL WORKS TO BE EXECUTED WITH DUE CARE AND DILLIGENCE SO AS NOT TO IMPAIR THE STABILITY OF THE BUILDING. ADJACENT WORKS, SITE PERSONNEL OR THIRD PARTIES. ALL IN ACCORDANCE WITH HSE DIRECTIVES AND RECOMMENDATIONS AND THE CDM REGULATIONS CURRENTLY IN FORCE.

FIRE 2.11.2
BRK SMOKE DETECTORS HARD WIRED WITH INTEGRAL BATTERY BACK UP AND MAINS OPERATED ON SEPARATE CIRCUIT (PROTECTED), REFER TO GENERAL ARRANGEMENT DRAWINGS FOR LOCATIONS. TO BE LOCATED 300MM FROM WALL (MIN), NOT OVER RADIATORS AND WITHIN 3 METRES FROM ANY BEDROOM DOOR AND 7 METRES FROM ANY LOUNGE OR KITCHEN.

ALL LIGHTS AS INDICATED ON GENERAL ARRANGEMENT DRAWINGS. LIGHTING POINTS GENERALLY TO BE LOW VOLTAGE FITTINGS.

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 350 MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2 M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS. WITHIN THIS HEIGHT RANGE:

*** 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 400MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 150 MM ABOVE THE PROJECTING SURFACE.**

WHERE SOCKET OUTLETS ARE CONCEALED, SUCH AS TO THE REAR OF WHITE GOODS IN A KITCHEN, SEPARATE SWITCHING SHOULD BE PROVIDED IN AN ACCESSIBLE POSITION, TO ALLOW APPLIANCES TO BE ISOLATED.

REV	DATE	INITIALS	AMENDMENT

PROPOSED PLANS & ELEVATIONS
DRAWING No: 1319 - 02

Extension to existing dwelling at;
120 Knocklea, Biggar, ML12 6EF

For Mr & Mrs Scott Date: March 2024

REV: 1319

JOB: 1319

B D S
BURELL DESIGN STUDIO

4 SILVERMUIR
RAVENSTRUTHER
LANARK ML11 7SD

CHARTERED ARCHITECTS AND DESIGN CONSULTANTS

TEL: 01555 870377