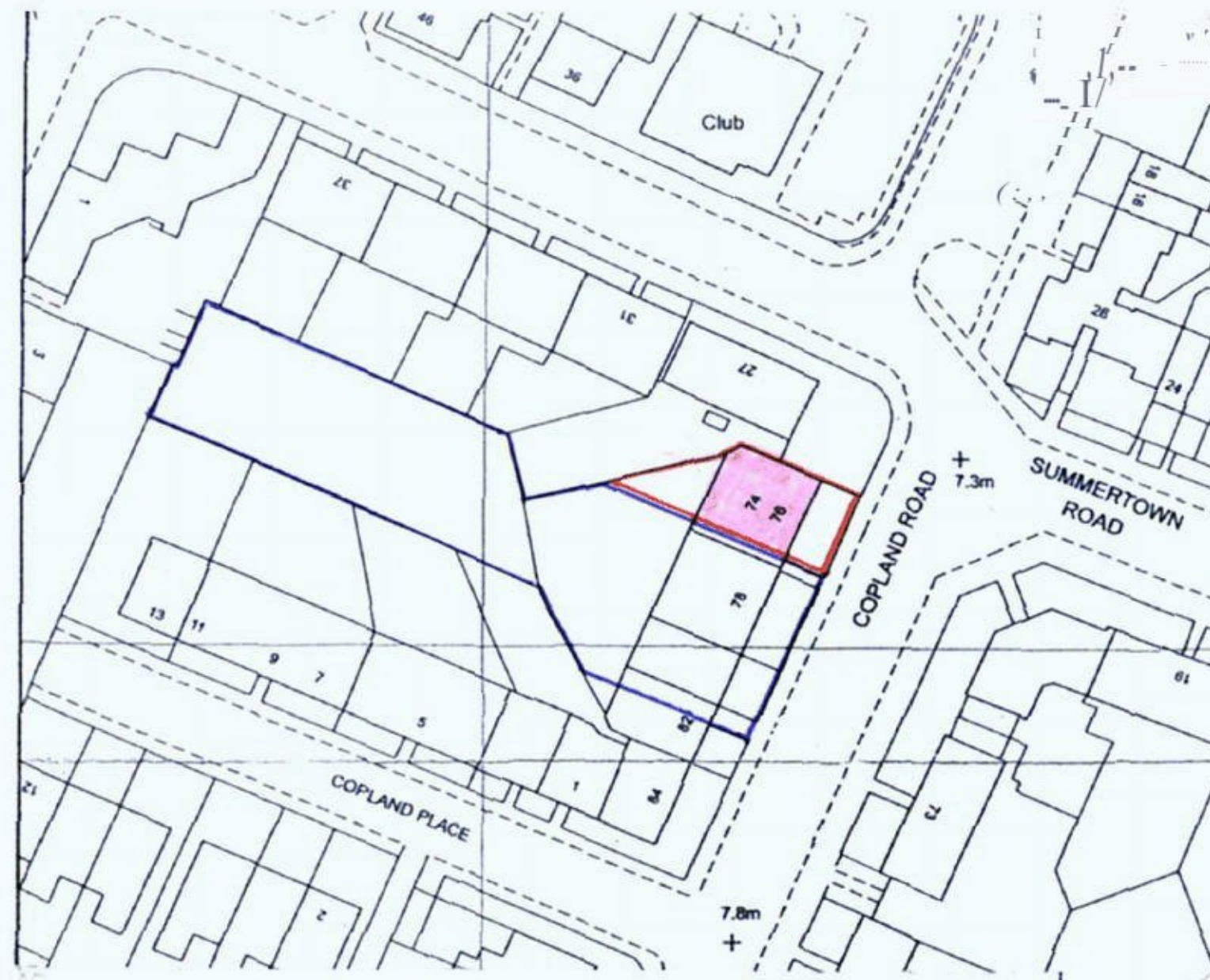


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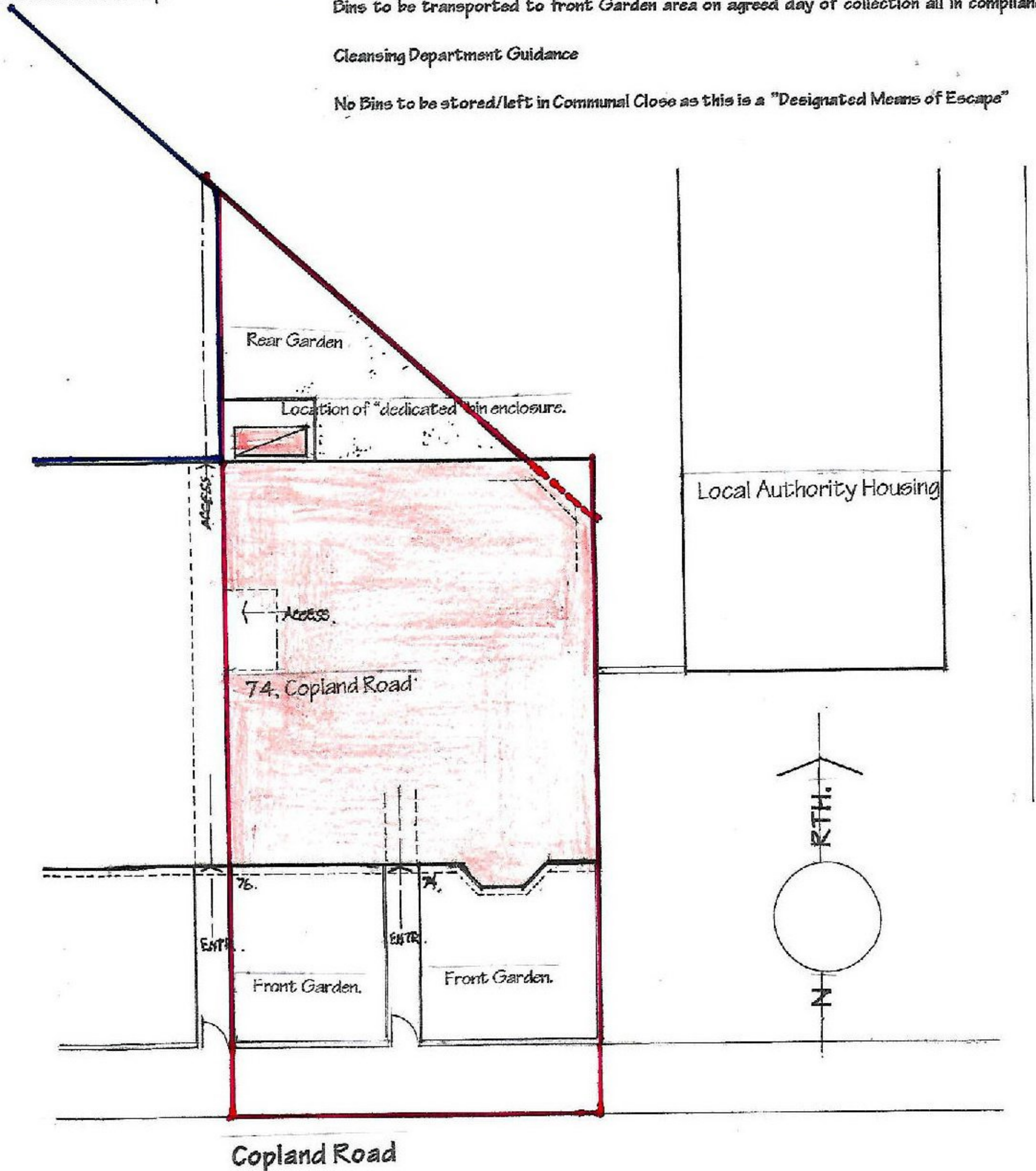


Site Boundary.
Land in same ownership.

New "dedicated" Bin Enclosure FOR Ground Floor Main Door Flat designed in accordance with current legislation to be erected at back Garden area within easy access to back door access from Communal Close.

Bins to be transported to front Garden area on agreed day of collection all in compliance with Cleansing Department Guidance

No Bins to be stored/left in Communal Close as this is a "Designated Means of Escape"



General Specification:
(Building Control Application Only)

General:
Buildings of Purpose Group 1A, (Domestic Dwelling House)

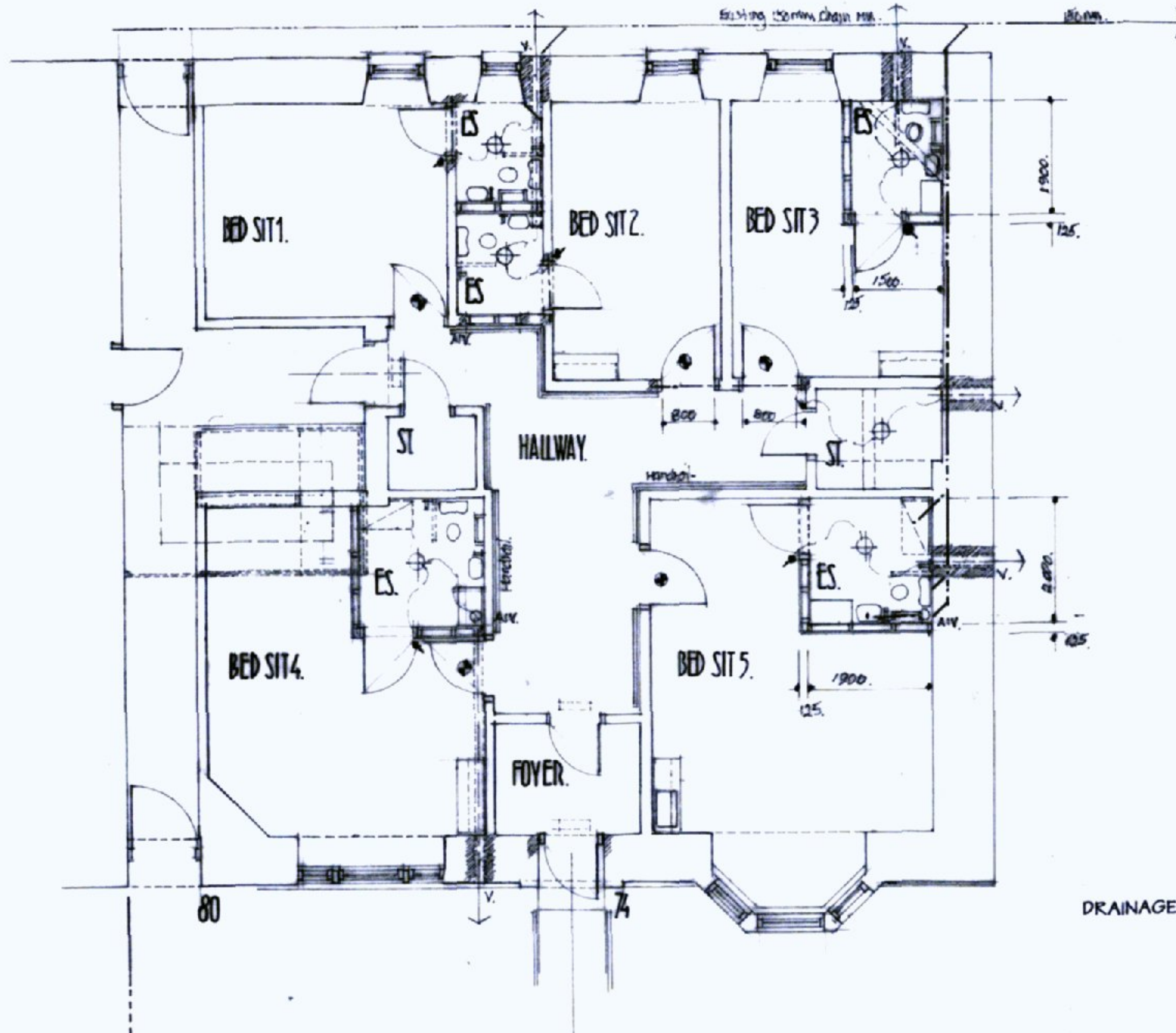
All work to conform to the Building Standards (Scotland) Regulations 2004 as amended.
Building Control Department to be notified of Site establishment and commencement of works a minimum of 7 days in advance of commencement of operations.

Description of the Works :- Upgrade of Ground Floor Domestic Dwelling House for access By Physically Handicapped Residents.

Formation of 5 No. "Accessible" Bed-Sits, with self-contained En-Suite Facilities and construction of External access ramp.

NO HIGH ALUMINA CEMENT TO BE USED IN THE WORKS

Demolitions /Downtakings:- To be carried out in a safe and secure manner causing the minimum nuisance through noise and debris.
All demolition/downtaking works to be carried out in accordance with BS 6167 1982 and the HASAW. Act 1974.



GROUND FLOOR PLAN (PROPOSED).

DRAINAGE WORKS GENERALLY.

All drainage works to be to the complete satisfaction of the Local Authority.

Drainage to be to BS EN 12056 Part 2:2000: Code of Practice for Gravity Drainage Systems Inside Buildings.

- Illuminated Exit Sign:
- Emergency Lighting:
- Fire Extinguisher:
- Smoke Detector:

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All affected structural elements to be properly propped and/or pinned before commencement of downtakings
No High Alumina Cement to be used in any element or aspect of construction
All drainage connections and installations to the entire satisfaction of the Local Authority and Environmental Health Inspector and West of Scotland Water and in Compliance with BS 8301
Emergency Lighting upgraded or replaced to comply with Current Legislation and BS 5266 Part 1
Electrical installation upgraded to comply with Current IEE Regulations and BS 7671.

This is the drawing/ A true and accurate copy of the Drawing referred to in this Application.

Dated: 21/08/19

Signed:

Kemp Associates
Architectural and Design Consultants,
Project Managers and Developers

(Temporary Address)
22 Kemp Street
Glasgow G2 1DP

Project Proposed Internal Alterations at 74 Copland Road Glasgow G4

Client Mr Aqeel Alam

Drq Title Floor Plan as Proposed

[Scale]	[Drawn]	[Date]
1:1250, 500 1:100, 50, 20, 10	IM	08/19

Drq no /Amendments

Ka 02 (ABCDEFGHIK)



Description of Works:

Ground Floor Level Flat 0/2 and Main Door.

Copland Road, Ibrox, Glasgow

Internal alterations to upgrade existing bedrooms to EHF units with Enhanced En Suite toilet accommodation and formation of 2No. Wheelchair accessible units.

Dworkings:

Take down and remove off site existing Kitchen fittings, appliances and non-loadbearing partition walls. Make good to HW. cylinder at Kitchen area and make good all floor and wall surfaces. Plug off and seal water service and drainage connections temporarily for re-connection later. Disconnect gas service and plug off outlets.

Remove any wall tiles from surfaces and prepare substrate to receive new decorative finish. Take down and remove off site door, frames and architraves at same and make good all floor, wall and ceiling surfaces in locale.

Bedroom Living Room and Sitting Room.

Dworkings:

Take down, carefully strip out and remove off-site existing in-built fireplace, surround and hearth and make good all floor and wall surfaces.

Remove any wall tiles from surfaces and prepare substrate to receive new decorative finish.

Form opening as per Engineer's Specification and Method Statement. (For details of Beam, Joists and fixings see Engineer's Details)

For details of Beam, Joists and fixings see Engineer's Details

External Works.

Form concrete access ramp 1100mm wide and max. gradient of 1:16 at existing entrance. Provide with herringboned drainage pattern and associated handrails to a height of 1000mm. on ramp and 1100mm. on horizontal.

Specification. (General)

Enhanced Facility Toilet Accommodation)- Wheelchair Accessible, 2No.

Bedroom Living Room and Sitting Room..

Internal stud partitions to a nominal height of 3100mm. constructed in timber stud form with 50mm. dressed tanalised softwood timber framing at 600mm. c/s. with 12.5mm. tapered edge plasterboard to both sides with joints taped and filled to receive decorative finish. Voids filled with 100mm. Rockwool compressed quilted fibrous insulation between studs to facilitate sound damping.

Access door to be a minimum of 800mm. clear opening between door checks and fitted with a coin latch mechanism. Wet Room formation with new wc, whb. and shower receiver complete with thermostatically shower control unit (fitted with "ANTI-SCAULD VALVE"), folding seat and all associated mobility aids, grab rails etc. to be supplied and fitted as per attached sketches to form Enhanced Facility Toilet and Shower accommodation

Mechanical extract fan (to BS5720:1979. (Control of Cross Contamination) linked to light fitting with 20min. overrun. Form accessible screw fixed, boxed vertical duct way to enclose flexible ducting from ceiling mounted extract ventilation fan ducted to outside air via internal lined ducting below existing ceiling level to outside wall and terminated with anti bird grille to give 15 litres/second (intermittent) air flow.

Supply and install new wc, whb. and shower unit (complete with all connection to mains and stored water) from new fittings connected to existing external drainage via 38mm. and 100mm pvc. pipe and vented by "Durgo" air admittance valve at end of run.

Fitting	Min.Dia.pipe.	Min.Trap Seal	Min. Gradient	Max. Length Unvented
WHB.	30mm.	75mm.	2.2% (22mm/m)	1.7m.
Bath	40mm.	50mm.	1.8% (18mm/m)	No Limit
Shower	40mm.	50mm.	1.8% (18mm/m)	No Limit
WC.	100mm.	50mm.	1.8% (18mm/m)	No Limit.
Sink.	40mm.	75mm.	1.8% (18mm/m)	No Limit.

Ceramic wall tile finish to walls at all En-Suite Bathroom areas.

New slip resistant floor covering to En-Suite Bathroom, area as shown with coved edging and welted seams and joints to designated areas to form "wet room".

Access door to room to have a minimum unobstructed opening of 800mm. between door checks and be ½ hr. self-closing and fire resistant to Code of Practice. (Where door opening requires to be widened, a new "Robeslee" Type "C" lintel or equivalent has to be installed.

Former Bedrooms and Kitchen (Enhanced Facility Toilet Accommodation.)

Dworkings:

Take down, carefully strip out and remove off-site existing in-built fireplace, surround and hearth and make good all floor and wall surfaces.

Strip out and disconnect from existing drainage and water services all sanitary fittings, plug off and make good for possible reconnection later. Remove any wall tiles from surfaces and prepare substrate to receive new decorative finishes.

Strip out and remove off-site existing doorset to Bathroom and make good

Specification.

Form slapping in existing brick and plaster partition walling(2No.) to accommodate doorset openings complete with "Robeslee" Type "C" PS. Concrete lintels over openings. Infill former door opening to Bathroom in timber stud and plasterboard with skirting boards to match existing pattern.

Internal stud partitions to a nominal height of 3100mm. constructed in timber stud form with 100x50mm. dressed tanalised softwood timber framing at 600mm. c/s. with 12.5mm. tapered edge plasterboard to both sides with joints taped and filled to receive decorative finish. Voids filled with 100mm. Rockwool compressed quilted fibrous insulation between studs to facilitate sound damping.

Access door to be a minimum of 800mm. clear opening between door checks and fitted with a coin latch mechanism. Wet Room formation with new wc, whb. and shower receiver complete with thermostatically shower control unit (fitted with "ANTI-SCAULD VALVE"), folding seat and all associated mobility aids, grab rails etc. to be supplied and fitted as per attached sketches to form Enhanced Facility Toilet and Shower accommodation

Mechanical extract fan (to BS5720:1979. (Control of Cross Contamination) linked to light fitting with 20min. overrun. Form accessible screw fixed, boxed vertical duct way to enclose flexible ducting from ceiling mounted extract ventilation fan ducted to outside air via internal lined ducting below existing ceiling level to outside wall and terminated with anti bird grille to give 15 litres/second (intermittent) air flow.

Supply and install new wc, whb. and shower unit (complete with all connection to mains and stored water) from new fittings connected to existing external drainage via 38mm. and 100mm pvc. pipe and vented by "Durgo" air admittance valve at end of run.

Fitting	Min.Dia.pipe.	Min.Trap Seal	Min. Gradient	Max. Length Unvented
WHB.	30mm.	75mm.	2.2% (22mm/m)	1.7m.
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WC.	100mm.	50mm.	1.8% (18mm/m)	No Limit.
Sink.	40mm.	75mm.	1.8% (18mm/m)	No Limit.

Ceramic wall tile finish to walls at all En-Suite Bathroom areas.

New slip resistant floor covering to En-Suite Bathroom, area as shown with coved edging and welted seams and joints to designated areas to form "wet room" draining to a single gully outlet.

Access door to room to have a minimum unobstructed opening of 800mm. between door checks and be ½ hr. self-closing and fire resistant to Code of Practice. (Where door opening requires to be widened, a new "Robeslee" Type "C" lintel or equivalent has to be installed.

Hallway Store.

Supply and install ducted "Universal" mechanical extract ventilation system linked to the existing light switch on a permanent basis and incorporating door ventilation grille with fusible link to ½ hr. Scfr. Door to be fitted at existing Store and ducted to external air and terminated in an "Anti-Bird" or Vermin grille.

Additional Notes (General to all Areas)

Wall mounted handrails to be fitted as indicated throughout circulation areas from existing Hallway and Corridors at a height of 1100mm. horizontally and chair rails to be similarly located.

Smoke detectors to be fitted at entrance to each Bedroom and be hardwired to existing ring mains installation throughout the property in compliance with the Current Code of Practice.

Existing internal drainage runs at Ground Floor level to be tested and fitted with Air Admittance Valves ("Durgo") to end of each run. (Assumed runs of drainage as marked on drawing.)

All shower units controlled by thermostatic temperature control valves and hot water installation to be fitted with "Anti Scald" valve to maintain safe maximum temperature for user.

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All drainage connections and installations to the entire satisfaction of the Local Authority and Environmental Health Inspector and West of Scotland Water and in Compliance with BS8301
Emergency Lighting upgraded or replaced to comply with Current Legislation and BS5266 Part 1
Electrical installation upgraded to comply with Current IEE Regulations and BS 7671

This is the drawing / A true and accurate copy of the Drawing referred to in this Application

Dated: 13/11/2019

Signed: [Redacted Signature]

Kemp Associates

Architectural and Design Consultants,
Project Managers and Developers

(Temporary Address)
22 Kemp Street
Glasgow G2 1DP

Project: Proposed Internal Alterations at
74, Copland Road Glasgow G

Client: Mr Aqeel Alam

Drq Title

Schedule and Description of Works

[Scale]	[Drawn]	[Date]
1:250, 500 1:100, 50, 20, 10	IM	08/19

Drq.no./Amendments

SITE PHOTOGRAPHS

74 COPLAND ROAD

Applicant: Mr. A. Alam

Version 1.0

Document Version Control

Revision Control Table

Issue	Date	Change	Prepared	Approved
1.0	2/4/20	Site Photographs	EC	EC

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SITE PHOTOGRAPHS

Photograph 1: Existing refuse storage area



Photograph 2: Existing refuse storage area



Photograph 3: Existing refuse storage area



Photograph 4: Existing refuse storage area



Photograph 5: Existing refuse storage area

