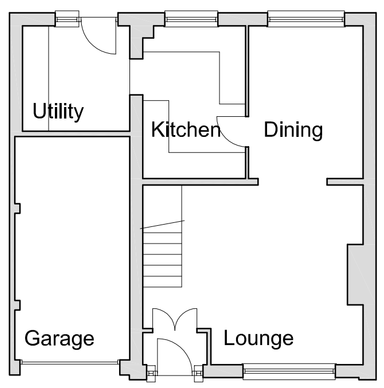
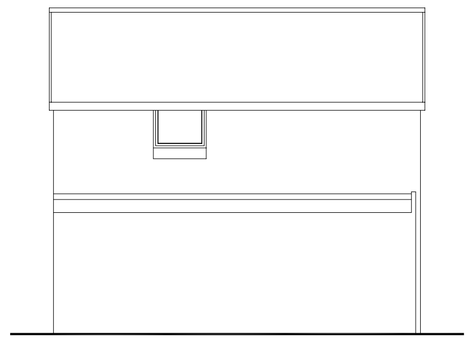


Existing Ground Floor Plan
1:100

Existing West Elevation
1:100

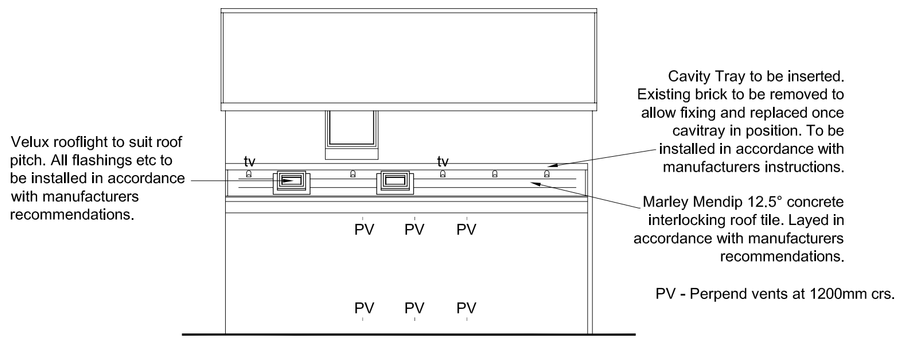
Existing East Elevation
1:100



Existing North Elevation
1:100

Proposed West Elevation
1:100

Proposed East Elevation
1:100



Proposed North Elevation
1:100

GENERAL SPECIFICATION

FLOOR - 22mm V313 dense chipboard broken bonded glued joints annular nailed and with 10mm min. perimeter expansion joint on 145 x 47 treated joists at 600 c/s with 170mm Kingspan K103 between joists fixed in place. Joints hung on joist hangers. To give a u-value of 0.15 W/m²K.
WALLS.
New Shower Room External Walls
12.5mm plasterboard on 140 x 38 treated CLS studs at 600 c/s with matching sole plates, headers and head binders. 110mm Kingspan K12 Framing board between studs plus internal dry lining of polythene vapour barrier plus 32.5mm tapered edged insulated plasterboard, joints taped and filled. All to give a u-value of 0.17 W/m2k.
Studs to be rawlbolted to existing brickwork.anchor straps.
Internal Walls
75 x 50mm treated timber studs at 600mm crs. All 12.5mm plasterboard to be moisture resistant.
ROOF - (U-Value - 0.11W/m²K) - Interlocking concrete roof tiles to match existing on 25 x 50mm tile battens on 19 x 38mm counterbattens secured with 90 x 3.35mm cut nails on roofing felt 18mm exterior grade plywood sarking on 200 x 50mm treated timber roof joists. Roof ventilation provided by proprietary over facia ventilator and tile vents.
Continuous 50mm vertilation gap to be maintained between top of insulation and underside of sarking.
Roof to be insulated with 150mm Kingspan Kooltherm K7 Insulation between joists. 72.5mm Kooltherm K118 insulated plasterboard to ceiling.
Fascia system to match existing.
ELECTRICAL - Electrical works to BS7671:2008 and certified by a qualified electrician on completion.
Light switches adjacent to all doors.
Lighting to be agreed as per clients' instructions.
ARTIFICIAL LIGHTING - A minimum of 100% of the fixed light fittings and lamps installed in the dwelling should be low energy type e.g. tubular fluorescent and compact fluorescent fittings (CFL's) with luminous efficacy at least 40 lumens / circuit watt.
VENTILATION - Mechanical extract fan to Shower Room to be vented to outside and to give an extraction rate of 15 litres / sec.
PLUMBING/DRAINAGE - Drainage to BS EN752-1:1996, BS EN752-2:1997, BS EN752-3:1997, BS EN752-4:1998. Sanitary pipework to BS EN12056-2:2000. All to the satisfaction of Building Control. Meeting to be held on site prior to this part of work commencing.
Handhole access 850mm above floors
110mm connections to w.c.
42mm dia. pvc to sinks and showers
32mm dia. pvc to w.h.b.'s
All connections to be made separately to outlet and all fittings fitted with deep seal traps.
Ducting to s.v.p.'s to be 50x50mm softwood framing with 12.5mm plasterboard. Pipework wrapped in acoustic insulation. Hot and cold pipework insulated.
Central Heating to to be extended to Shower Room and be in accordance with the CORGI Regs. designed in accordance with CIBSE Guide.
Radiators fitted with thermostatic control valves.
Pipe lagging shall be to BS 5422:2001.

GENERAL NOTES - All building works to be carried out within feu of applicant and in accordance with Building Standards Scotland 2007 incl. all relevant amendments.
Structural timbers shall be treated in accordance with BS 5268 and on site cut ends shall be twice treated with a coloured preservative.
Scaffolding + barricades etc. shall comply with BS 5973.
The contractor shall:
-be responsible for verifying all sizes, dimensions and angles prior to purchasing & ordering materials or building components.
-ensure work is carried out in accordance with the drawings approved by the local authority
-submit notice of commencement of operations to Local Authority
-contact structural engineer (if applicable) and Building Control Officer to inspect foundation trenches
-ensuring existing and proposed floor levels line through
-ensure they advise Building Control at all aspects of relevant stages
-Do not scale drawings. If in doubt, ask!

Notes
Building to be constructed to limit thermal bridges and gaps in insulation layers within the building, at junctions between various building elements and at edges of bulding elements (e.g. around window openings). Building should be constructed in accordance with BRE Report BR262 'Thermal insulation, Avoiding risks', 2nd Edition, 1994.

Building to be constructed to minimise air leakage paths. Contractor to ensure that all gaps between dry linings and masonary walls at window and roof space openings, and at junstions between walls, floors and ceiling should be sealed. Draught seals should be fitted to openable parts of windows.

Electrical Fixtures

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:

1. light switches should be positioned at a height of between 900 mm and 1.1 m above floor level.
2. 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.

Ventilation

Mechanical extract fan to be provided to Shower Room and be vented to outside and to give an extraction rate of 15 litres / sec.

Activity Spaces to Toilet

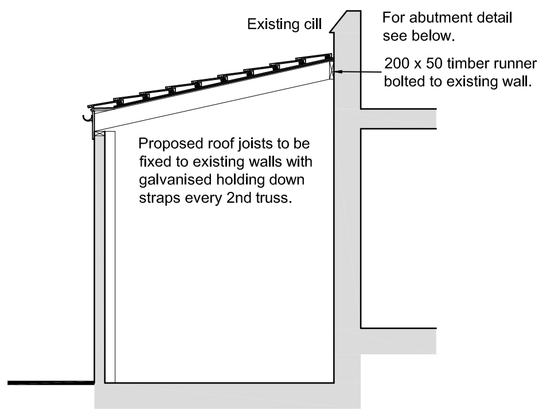
WC - 800w x 1100d
WHB - 800w x 700d
Shower - 800w x 800d

fs - 50 x 38mm timber firestops with dpc to brick side.

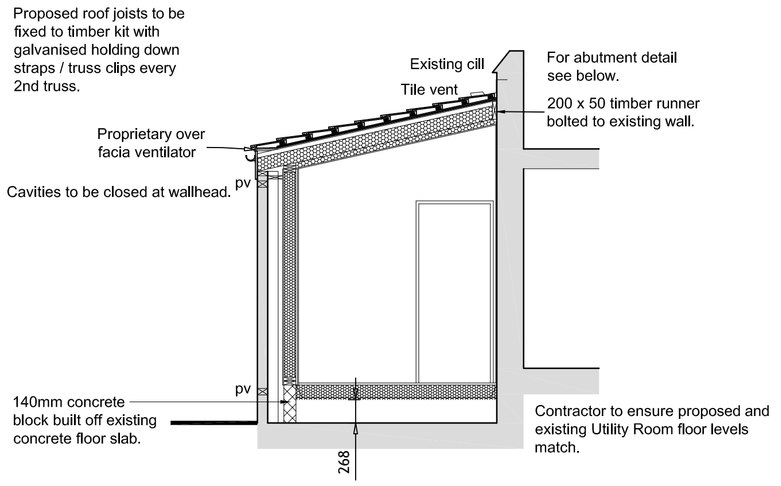
Internal Dranage Pipe Sizes:
WHB - 32mmØ
WC - 110mmØ
Shower - 40mmØ

ELECTRICAL LEGEND

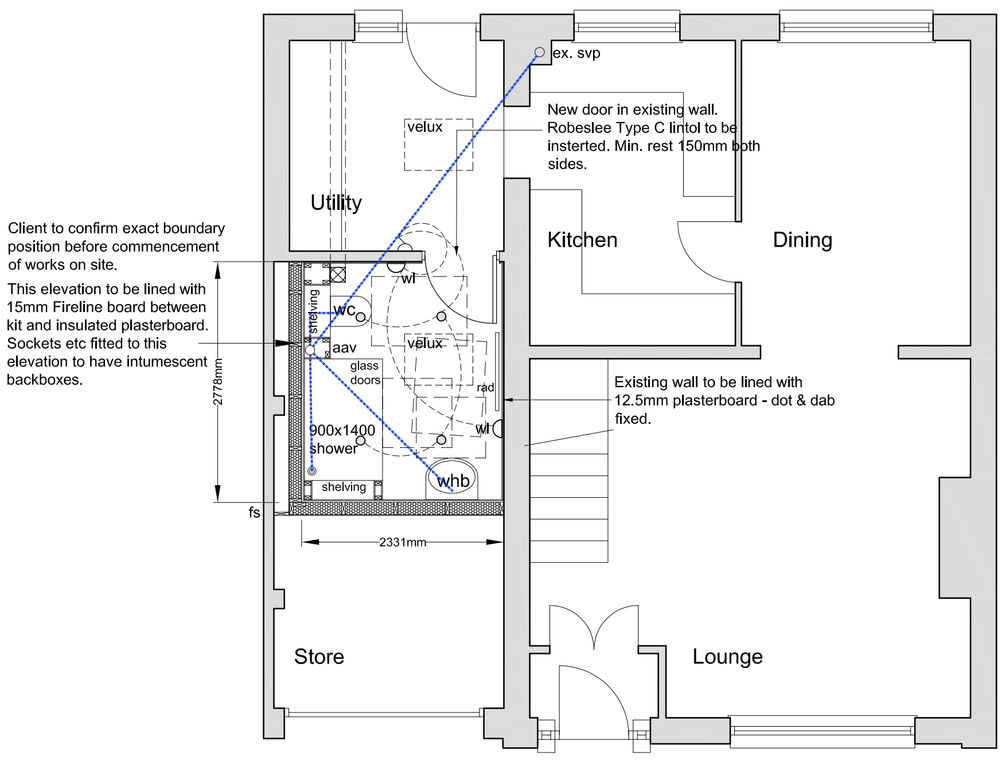
- wl — Wall Hung Light
- Spotlights
- Light Switch
- Mechanical Extract Fan



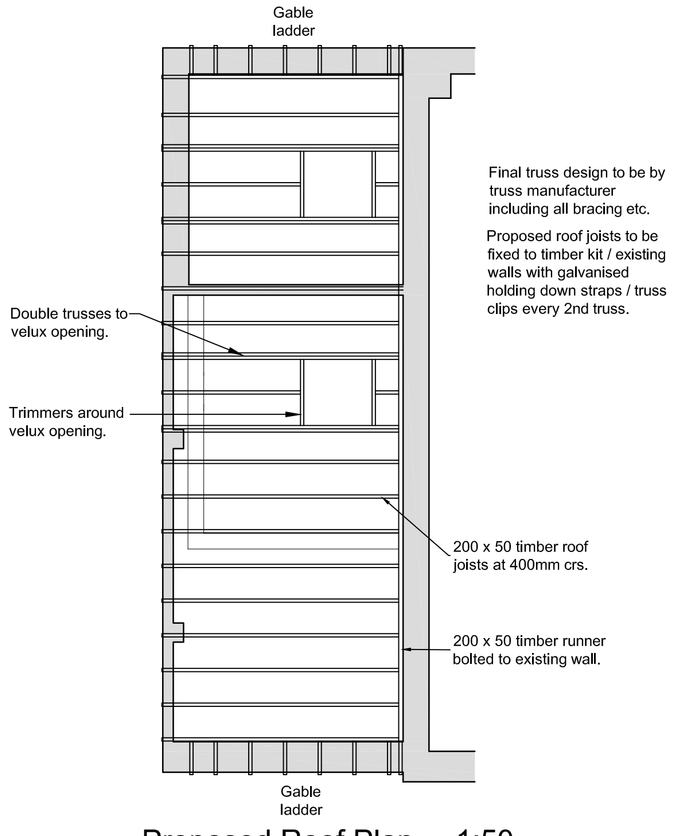
Proposed Section Thru Garage
1:50



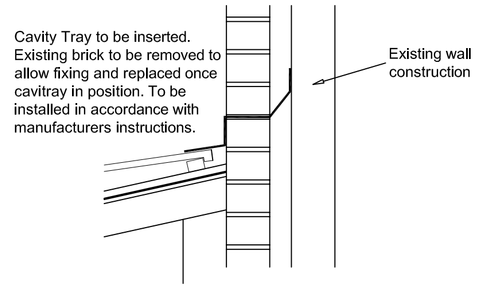
Proposed Section Shower Room
1:50



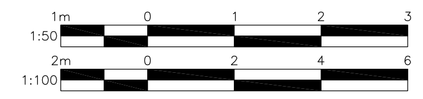
Proposed Ground Floor Plan 1:50



Proposed Roof Plan 1:50



Roof Abutment Detail 1:10



NOTE -
The contractor will be held to have examined the site and checked all dimensions, angles, drainage and levels before commencing construction work and ordering materials.
No assumption should be made without reference to shaw architecture
No dimensions should be scaled from this drawings.

© Copyright. These drawings are the property of shaw architecture and should not be copied without written consent.

shaw architecture

Client:-
Mr & Mrs Spiers,
47 Monks Road,
Airdrie. ML6 9QW.

Job Description: -
Proposed Internal Alterations and Replacement Roof

Scale: - As Shown
Date: - 08/21 Drg No: - BW01
Job No: - 134 Rev: - A

Drawing Description: -
Building Warrant Drawings

A1