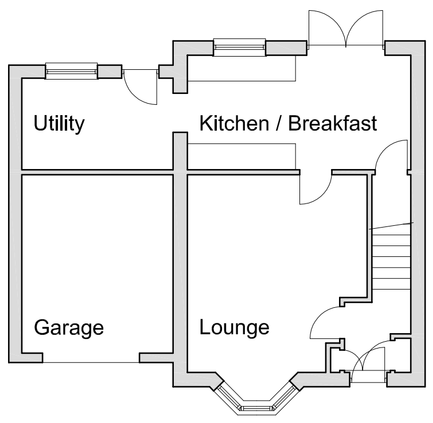
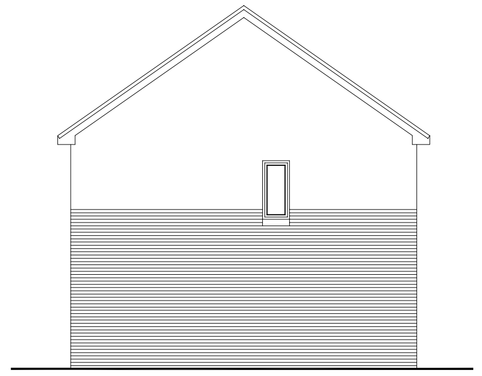


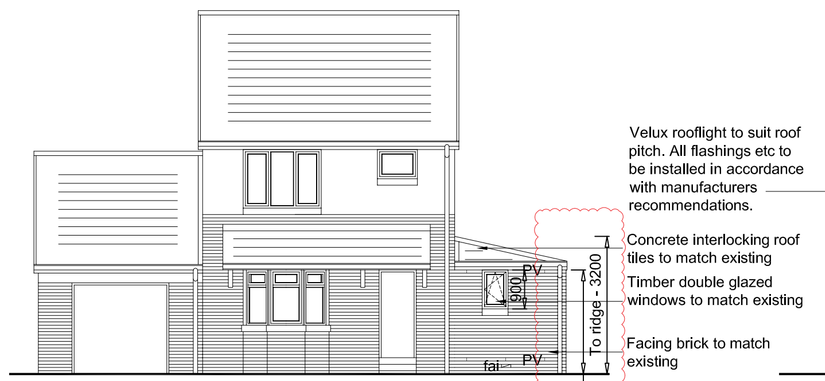
Existing Ground Floor Plan
1:100

Existing North West
Elevation 1:100

Existing South East
Elevation 1:100



Existing South West
Elevation 1:100



Velux rooflight to suit roof pitch. All flashings etc to be installed in accordance with manufacturers recommendations.

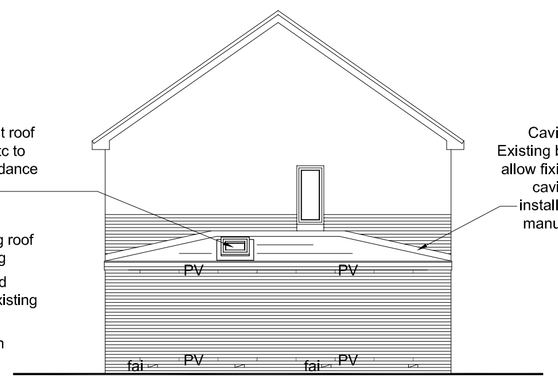
Concrete interlocking roof tiles to match existing

Timber double glazed windows to match existing

Facing brick to match existing

PV - Perpend vents at 1200mm crs.

Proposed North West
Elevation 1:100

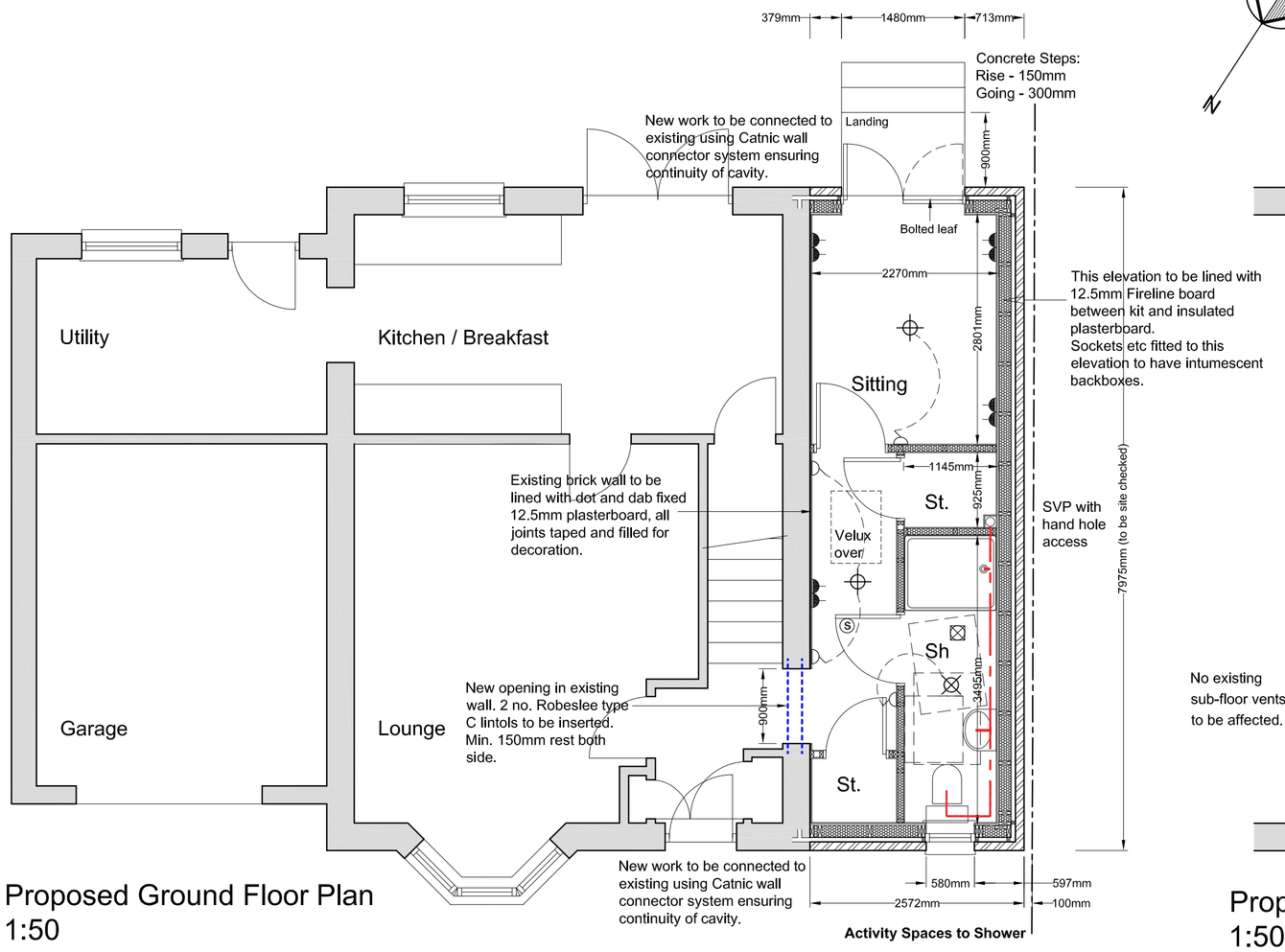


Cavity Tray to be inserted. Existing brick to be removed to allow fixing and replaced once cavitray in position. To be installed in accordance with manufacturers instructions.

Proposed South West
Elevation 1:100

Proposed South East
Elevation 1:100

Door & Windows
Doors to be double glazed units, with 'U' Value of 0.14w/m²k, secured by design with laminate glazing to BS EN 356 2000 rating P2A. Doors designed in order to resist forced entry from external for security function with non-locking hardware, designed in accordance with BS 7412:2007 & BS 7950:1997.

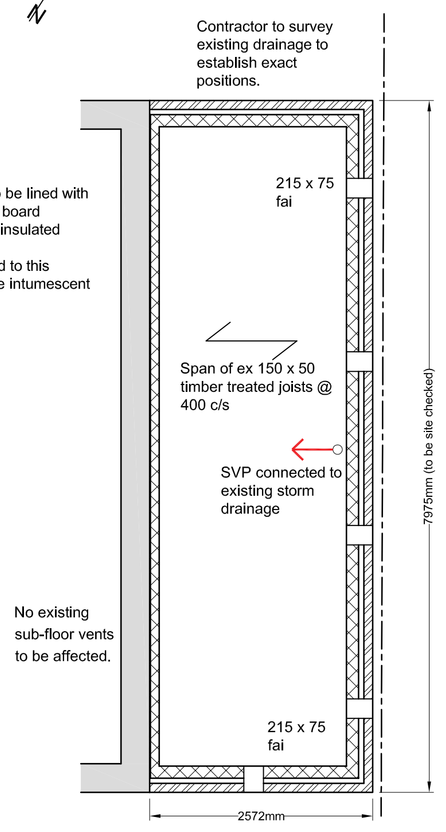


This elevation to be lined with 12.5mm Fireline board between kit and insulated plasterboard. Sockets etc fitted to this elevation to have intumescent backboxes.

7975mm (to be site checked)

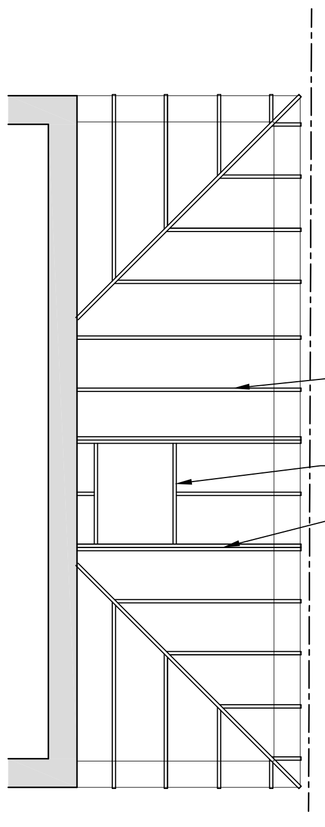
Activity Spaces to Shower
WC - 800w x 1100d
WHB - 800w x 700d
Shower - 800w x 800d

Proposed Ground Floor Plan
1:50



7975mm (to be site checked)

Proposed Underbuilding Plan
1:50



Proposed trusses to be fixed to timber kit with galvanised holding down straps / truss clips every 2nd truss.

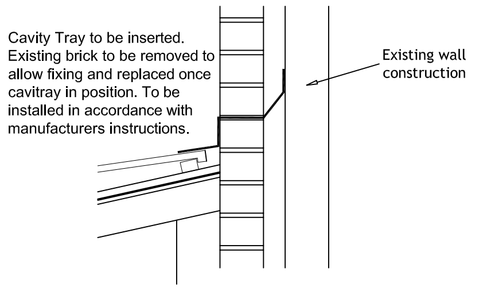
Final truss design to be by truss manufacturer including all bracing etc.

Timber roof trusses at 600mm crs.

Trimmers around velux opening.

Double trusses to velux opening.

Proposed Roof Plan
1:50



Roof Abutment Detail 1:10

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.

Notes.

Smoke alarms to be interconnected and permanently wired to an independant circuit at the main distribution board. Smoke alarms to be situated within 7m of living room and kitchen and within 3m of bedrooms. Installation shall be in accordance with BS 5839:Part 6:2019 and installed in accordance with the guidance in clause 2.11.2

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

ACCESS CONTROLS -

Windows

An openable window or rooflight, that provides natural ventilation should have controls for opening, positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and at a height of not more than 1.7 m above floor level, where access to controls is unobstructed.

ELECTRICAL LEGEND

- Ceiling mounted Pendant Light
- Light Switch
- Double Socket
- Smoke Detector
- Mechanical Extract Fan

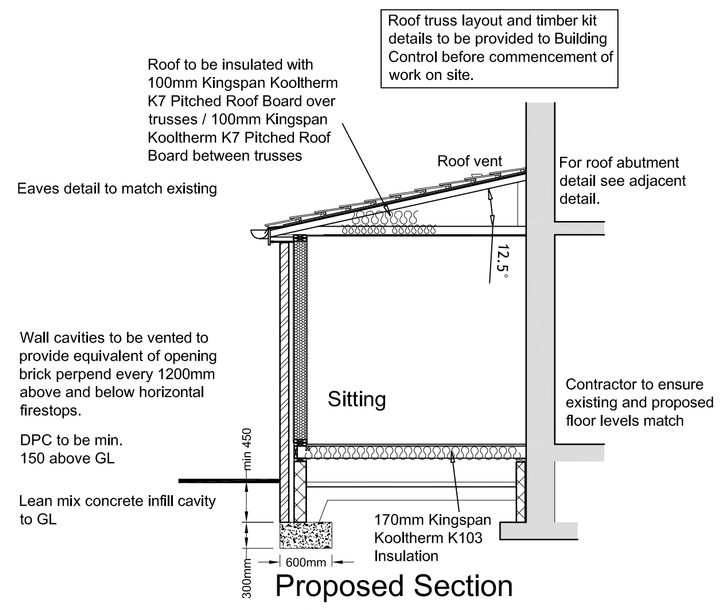
GENERAL SPECIFICATION

FOUNDS etc. Clear curtilage of area of extension of all organic material. Ensure foundations are taken down to a suitable formation level and at least as deep as existing founds. Ensure that existing founds are protected during the works. Foundations shall be to Engineers recommendations. 7N dense concrete blockwork underbuilding throughout (alternative to be common brick but ensure there is no mixture of both ie. where bricks are used with blockwork ensure bricks are concrete bricks). Fine aggregate concrete infill to cavities to ground level. Terra cotta liners to FAIs with dpcs over. Inorganic infill to suit fully consolidated plus minimum 200mm consolidated type 1 material plus 35mm sand blinding (consolidated) plus heavy duty visqueen building film (fully lapped with min. 300mm laps) plus 50mm concrete finished min. 75mm above adjacent ground level. Lintol over services entry points and drainage routes. Fully vent underbuilding via 215x75 vents or honeycombed dwarf walls (where non structural) with minimum 3 solid courses over. Install weepholes on ext. skin every 1500mm at ground level.
GROUND 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 400 c/s with 170mm Kingspan Kooltherm K103 Insulation installed as per manufacturers recommendations,all on 100 x 50 treated wallplates on bedded horizontal dpcs.To give a u-value of 0.15 W/m²K.
WALLS. Facing brick to match existing with 100mm blockwork over 50mm cavities with Catnic BT-2 type stainless steel wallties (fixed vertically every 375mm max and horiz. every 600mm) on Tyvek Reflex Insulating Breather Membrane (or equal) on 9.5mm unsanded plywood sheathing fixed in accordance with manufacturers recommendations including all vertical and horizontal expansion jointing 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.
Firestops shall be 50 x 38 treated timber fully faced with dpcs round all doors and windows, at all corners and cavity direction changes, at max 8m c/s, at top and bottom of both storeys and directly below all soffits. Holding down straps shall be 1500mm heavy duty galvanised m.s. fixed in accordance with nailing schedule and through into studs plus rawlbolted to inner skin and be positioned at all corners, panel ends, each side of openings to floor level plus as advised by engineers. Perpend cavity vents to be positioned every 1200mm horizontally above and below all firestops (ie at ground floor level, and below soffit level) to ensure full cavity ventilation.
Studs to be rawlbolted to existing brickwork.
DAMP PROOFING - D.p.c's around all external openings and 150mm above ground level linked to d.p.m.
WINDOWS / DOORS - Windows to match existing and to be double glazed, argon filled, low-E, soft coat with 16mm air gap to give u-value of 1.4 W/m²K.
Windows to be fitted with trickle vents - 12000mm2.
Opening areas 1/30th floor area.
Glazed areas 1/15th floor area.
Doors + windows shall comply with BS 8213:Part 1:1991.
All glazing must comply with BS 6262:2005
All low level glazing to be toughened in accordance with 6262:2005.
ROOF - (U-Value - 0.13W/m²K) **-** Marley Mendip 12.5 deg 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 treated timber roof trusses by specialist manufacturer. Wind bracing to BS5268 Appendix A. Roof ventilation provided by continuous soffit vent fitted with anti-insect gauze and continuous ridge ventilation.
Timber fascia and soffit system to match existing.
Roof to be insulated with 100mm Kingspan Kooltherm K7 Pitched Roof Board over trusses / 100mm Kingspan Kooltherm K7 Pitched Roof Board between trusses
Timber fascia and soffit system to match existing.

ELECTRICAL - Electrical works to BS7671:2018 and certified by a qualified electrician on completion.
Min. 6No. socket outlets to kitchen and 6No. socket outlets to apts.
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 be provided to Shower Room and 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.
Drains and svp's 110mm upvc
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.
Gutters to match and be connected to existing.
Central Heating to CORGI Regs. designed in accordance with CIBSE Guide.
Radiators fitted with thermostatic control valves.
Sewerage connections shall be to the satisfaction of the relevant authority.
Drainage works shall be to the satisfaction of the relevant Local Authority.
Pipe lagging shall be to BS 5422:2001.
Underground drainage shall be 100mm uPVC at 1 in 40 gradients and in 150mm pea gravel surrounds.
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 junctions between walls, floors and ceiling should be sealed. Draught seals should be fitted to openable parts of windows.



Proposed Section
1:50

Cross Section 1:50

NOTE - If on excavation, non-traditional foundations are exposed, work will cease and Building Standards Departments will be contacted immediately.

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.

shaw architecture

Client:-
Mr & Mrs Morrison,
10 Glen Rannoch Drive,
Chapelhall. ML6 8QU.

Job Description: -
Proposed Side Extension to Dwelling House

Scale: - As Shown
Date: - 09/21 Drg No: - BW01
Job No: - 139 Rev: - A

Drawing Description: -
Building Warrant Drawings

1:100 2m 0 2 4 6
1:50 1m 0 1 2 3

A1