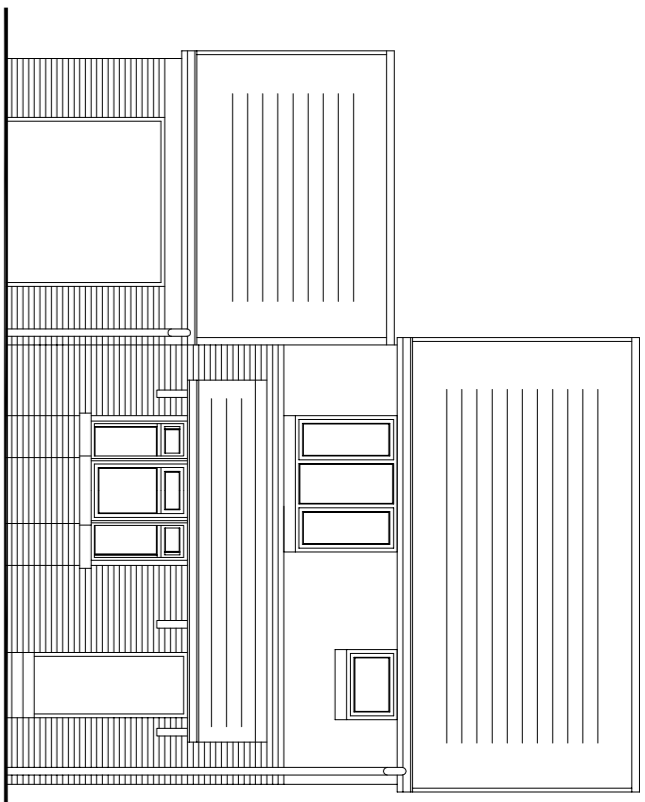
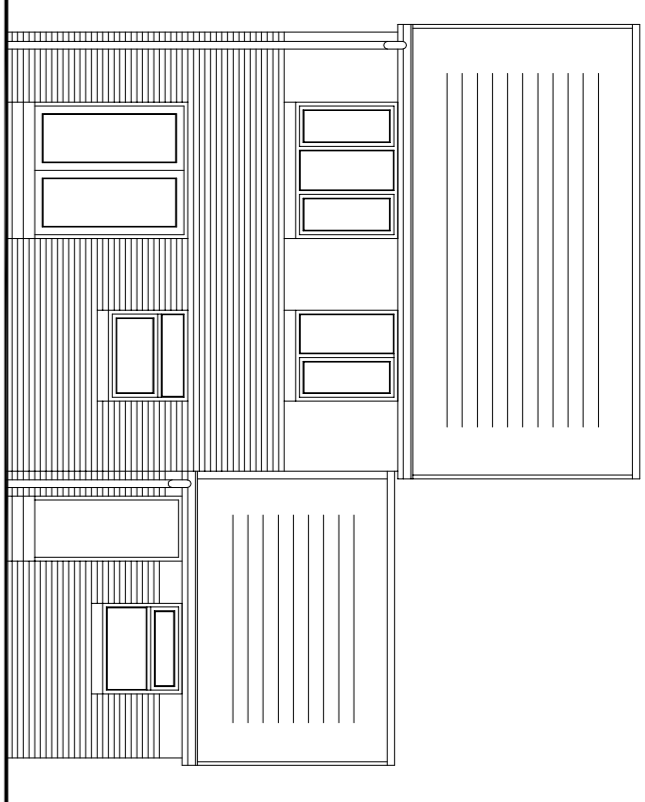


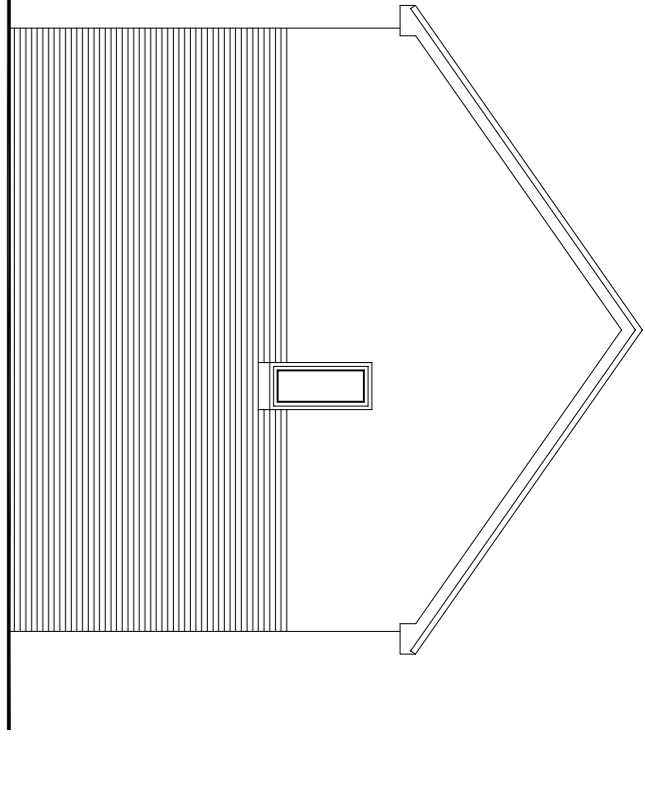
Existing North West
Elevation 1:100



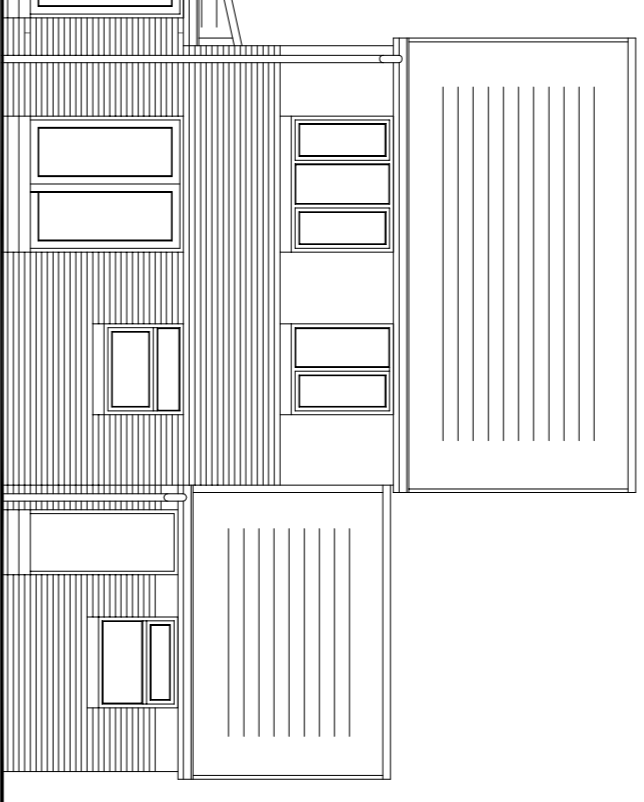
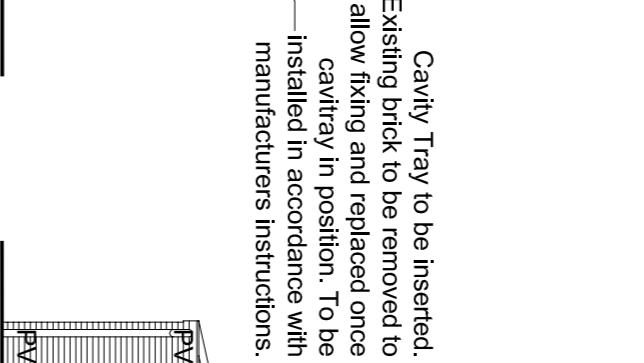
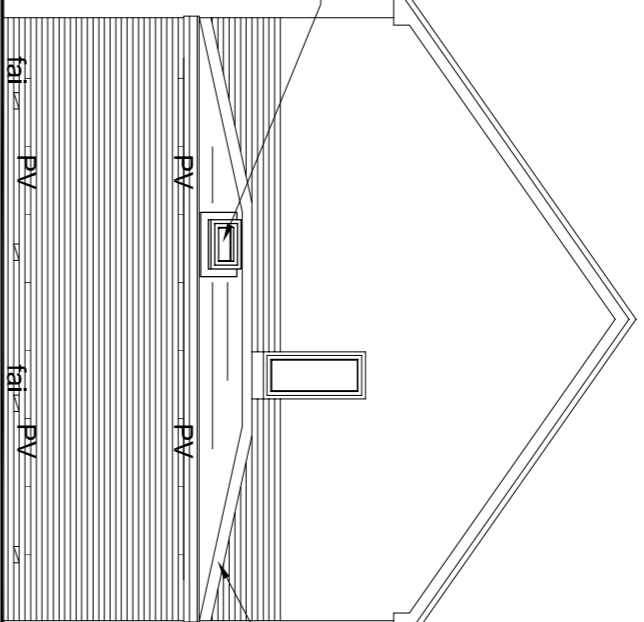
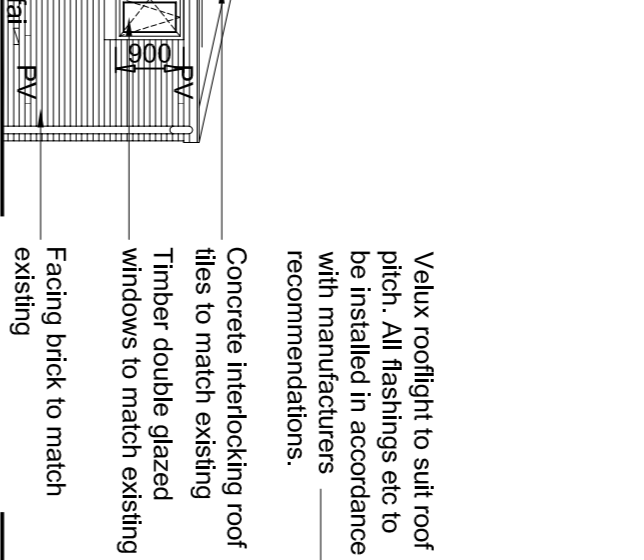
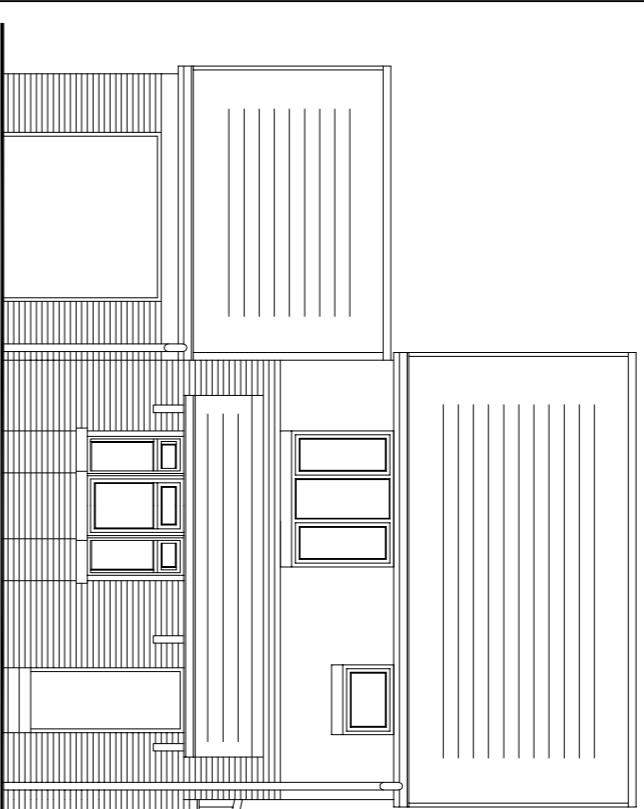
Existing South East
Elevation 1:100



Existing South West
Elevation 1:100



Existing Ground Floor Plan
1:100

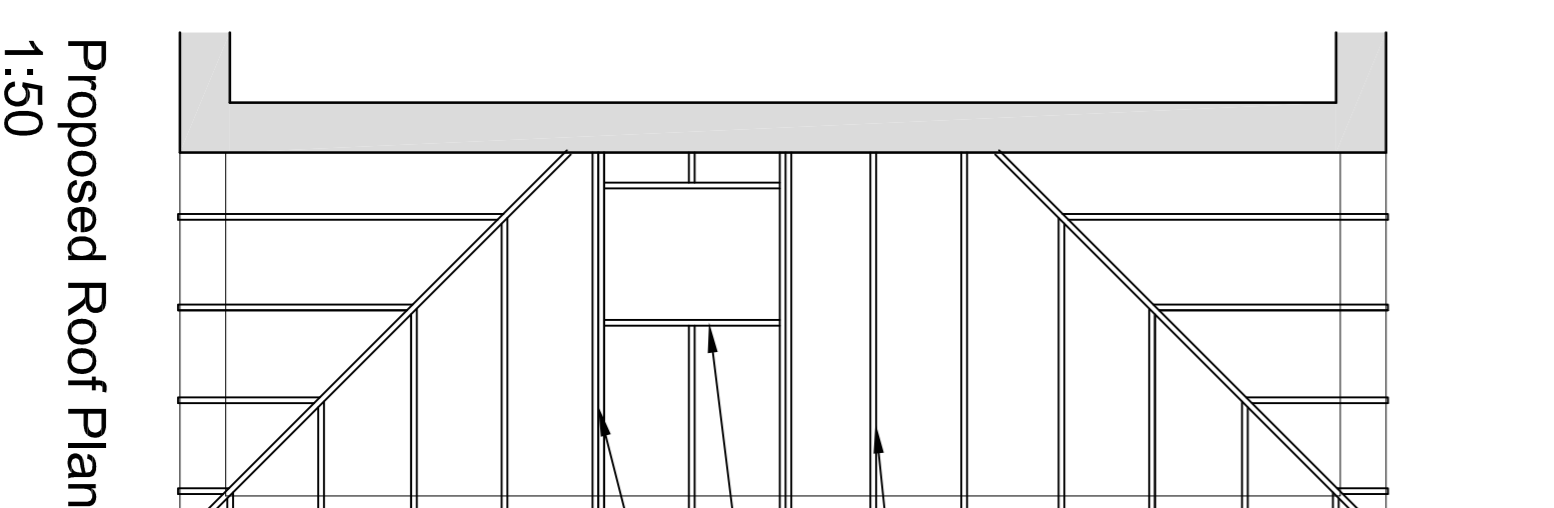
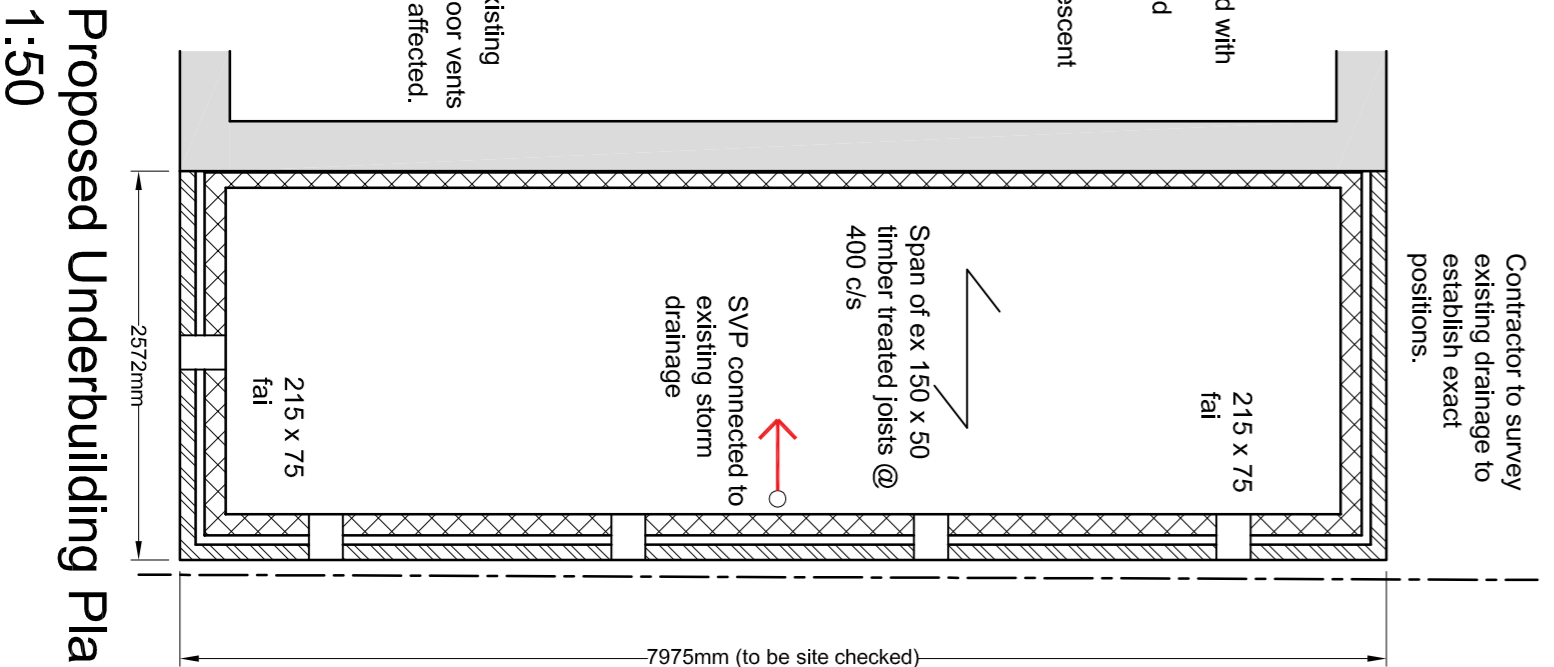
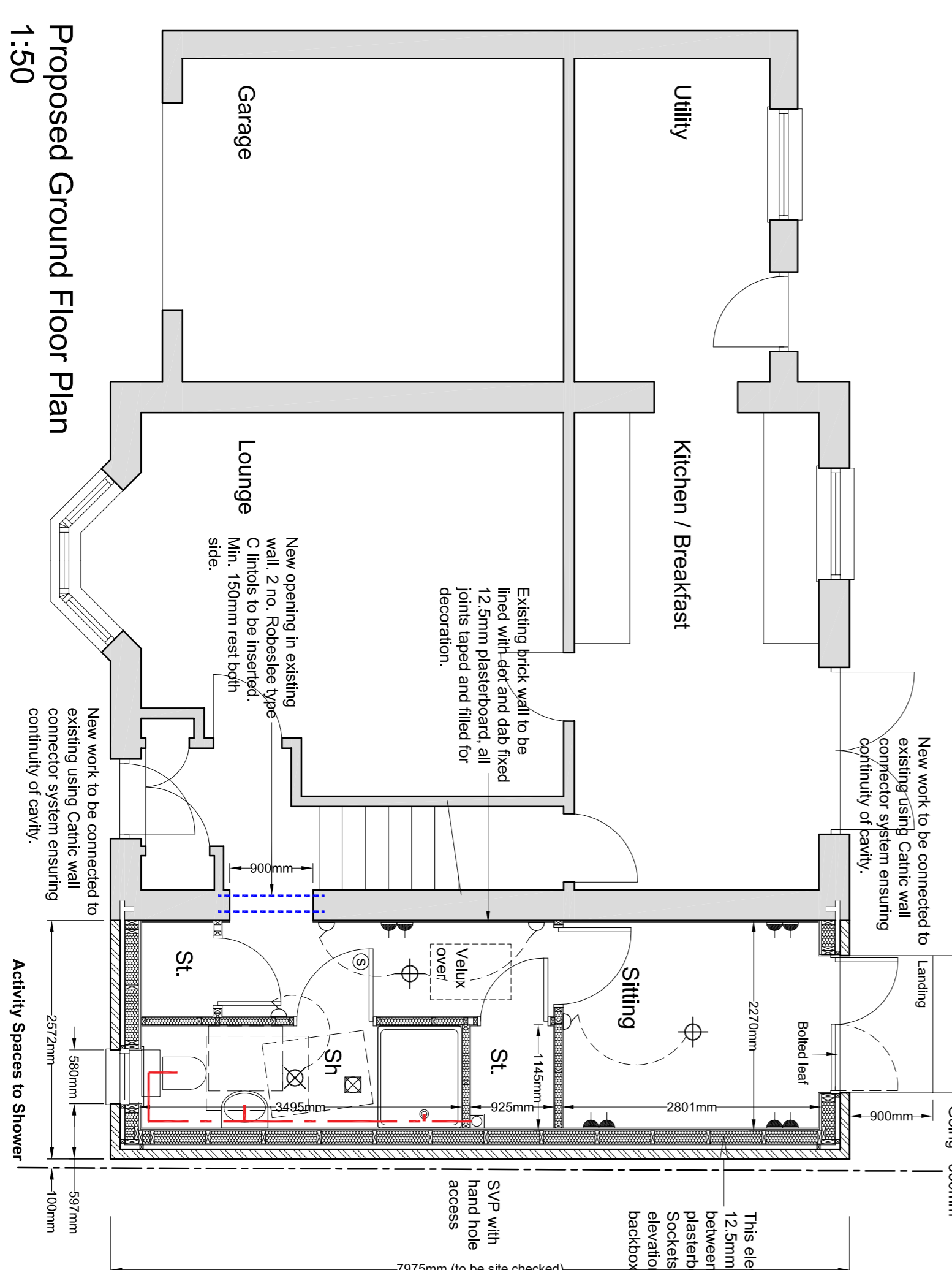


Proposed North West
Elevation 1:100

Proposed South West
Elevation 1:100

Proposed South East
Elevation 1:100

Door & Windows
Doors to be double glazed units, with U Value of 0.17 W/m²K. Windows to be double glazed, argon filled, low-E, with U Value of 0.14 W/m²K. All windows to be fitted with trickle vents in accordance with BS 6228:2003. Windows to be fitted with rainwater diverter in accordance with BS 6228:2003. Windows to be fitted with rainwater diverter in accordance with BS 6228:2003. Windows to be fitted with rainwater diverter in accordance with BS 6228:2003.



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. The 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 power sockets 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 independent circuit. All smoke detectors to be of the photoelectric type. All smoke detectors to be of the photoelectric type. All smoke detectors to be of the photoelectric type. All smoke detectors to be of the photoelectric type.

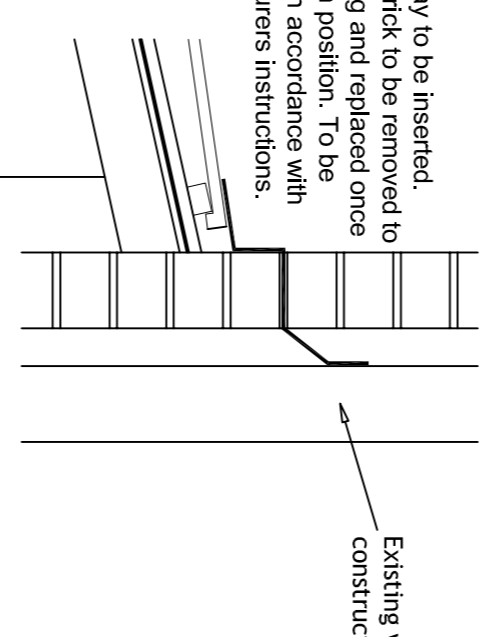
15 - 50 x 38mm timber freestops with dpc to brick side.

ACCESS CONTROLS -

Windows
An operable 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 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



Roof Abutment Detail 1:10

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

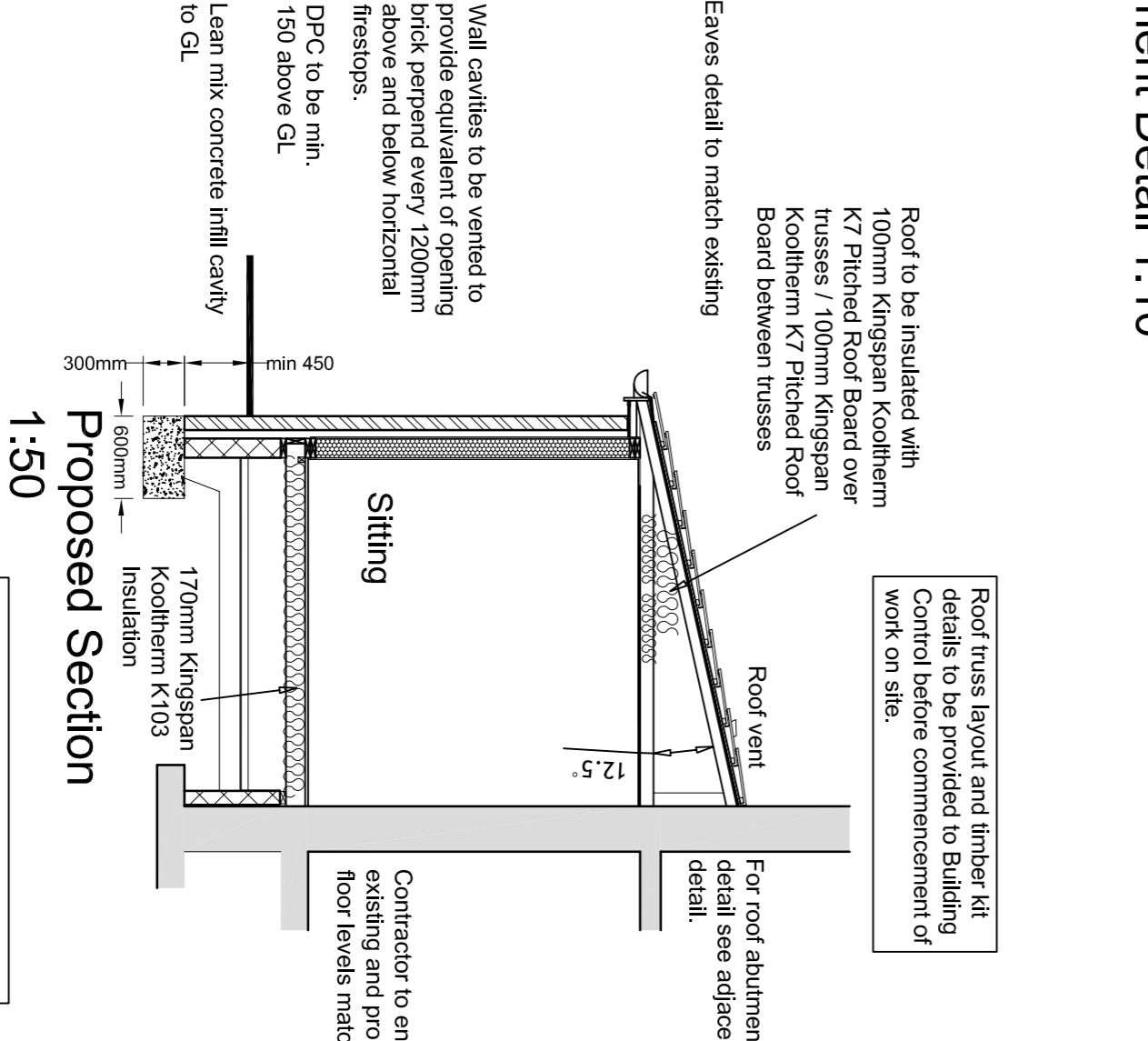
Proposed trusses to be fixed to timber kit with galvanised holding down straps / truss clips every 2nd truss.

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

Timbers around velux opening. Double trusses to velux opening.

Roof to be insulated with 100mm Kingspan Kooltherm K7 Pitched Roof Board over trusses. 100mm Kingspan Kooltherm K7 Pitched Roof Board between trusses.

Wall cavities to be vented to provide equivalent of opening brick perpend every 1200mm above and below horizontal freestops.



Proposed Section 1:50

Roof truss layout and timber kit details to be provided to Building Control before commencement of work on site.

Roof to be insulated with 100mm Kingspan Kooltherm K7 Pitched Roof Board over trusses. 100mm Kingspan Kooltherm K7 Pitched Roof Board between trusses.

Roof vent detail see adjacent detail.

For roof abutment detail see adjacent detail.

Contractor to ensure existing and proposed floor levels match.

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

GENERAL SPECIFICATION

FOUND etc. Clear carriage of area of extension of all organic materials. Ensure foundations are taken down to a suitable formation level and at least as deep as existing foundations. Ensure that existing foundations are protected during the works. Foundations shall be to Engineers standard. Foundations shall be to Engineers standard. Foundations shall be to Engineers standard.

WALLS Facing brick to match existing with 100mm blockwork over 50mm cavities with Ceatex BT-2 type stainless steel wallties (fixed vertically every 375mm max and horiz. every 600mm) on Tyvek Reflex Insulating Breather Membrane (or equal) on 95mm unsanded plywood sheathing fixed in accordance with manufacturers recommendations including all vertical and horizontal expansion joints. All joints to be sealed with 1000cs Duroseal jointing mastic. All joints to be sealed with 1000cs Duroseal jointing mastic. All joints to be sealed with 1000cs Duroseal jointing mastic.

GENERAL NOTES - All building works to be carried out within the scope of the contract and in accordance with Building Standards Scotland 2007 final, 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 + bramacas 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 materials. All work shall be carried out in accordance with the drawings approved by the local authority.

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, with U Value of 0.14 W/m²K. Windows to be fitted with trickle vents in accordance with BS 6228:2003. Windows to be fitted with rainwater diverter in accordance with BS 6228:2003. Windows to be fitted with rainwater diverter in accordance with BS 6228:2003.

ROOF - (U) Value - 0.13 W/m²K - Maltby Mendip 12.5 deep interlocking concrete roof tiles to match existing on 25 x 50mm timber battens on 19 x 38mm counter battens secured with 90 x 3.35mm cut nails on cooling felt 18mm exterior grade plywood sheathing 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.

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.

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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:-** .

Drawing Description:-
Building Warrant Drawings

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 stairs.

Light switches adjacent to all doors.

Light fittings and lamps installed in the dwelling should be low energy type e.g. tubular fluorescent and compact fluorescent fittings (CFLs) with luminous efficacy at least 40 lumens / circuit watt.

VENTILATION - Mechanical extract fan to be provided to Shower Room and vented to outside and to give an extraction rate of 15 l/s.

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 start of work commencing.

Trims and Sills - Trims and Sills to be 150mm dia. pvc to sills and 110mm connections to w.c. 42mm dia. pvc to sills and 32mm dia. pvc to w.h.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 GIBSE Guide.

Radiators fitted with thermostatic control valves. Servo-gear connections shall be to the satisfaction of the Design Authority.

Local Authority shall be to the satisfaction of the relevant Local Authority.

Underground drainage shall be to BS 5422:2001.

Underground drainage shall be 100mm upVC at 1 in 40 gradients and in 150mm para gravel surrounds.

GENERAL NOTES - All building works to be carried out within the scope of the contract and in accordance with Building Standards Scotland 2007 final, 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 + bramacas 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 materials. All work shall be carried out in accordance with the drawings approved by the local authority.

DAMP PROOFING - D.p.c.'s around all external openings and 150mm above ground level linked to d.p.m.

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Notes
Building to be constructed to limit thermal bridges and gaps in building fabric within the building. All junctions between various building elements and at edges of building 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 masonry walls at window and roof space openings, and at junctions between walls, floors and ceiling should be sealed. Draught seals should be fitted to operable parts of windows.