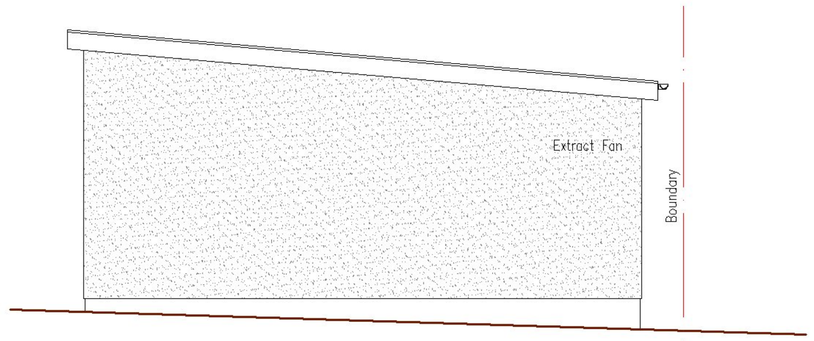
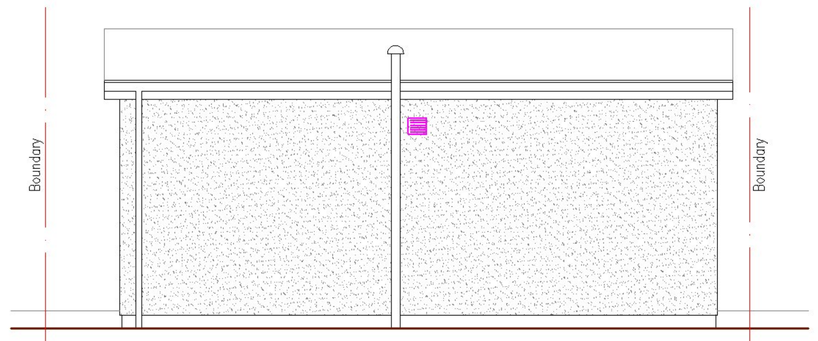
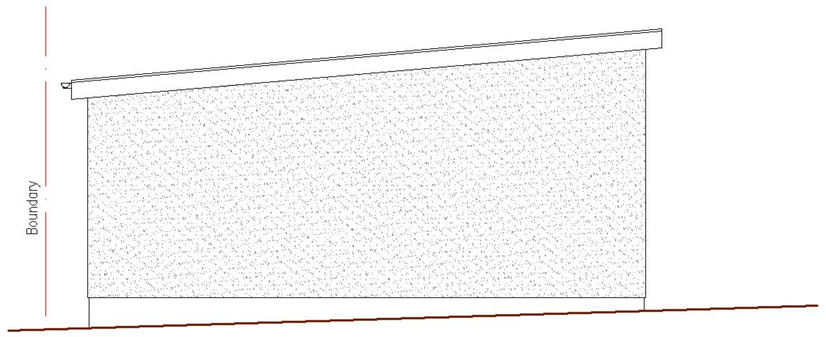
Front Elevation 1:50



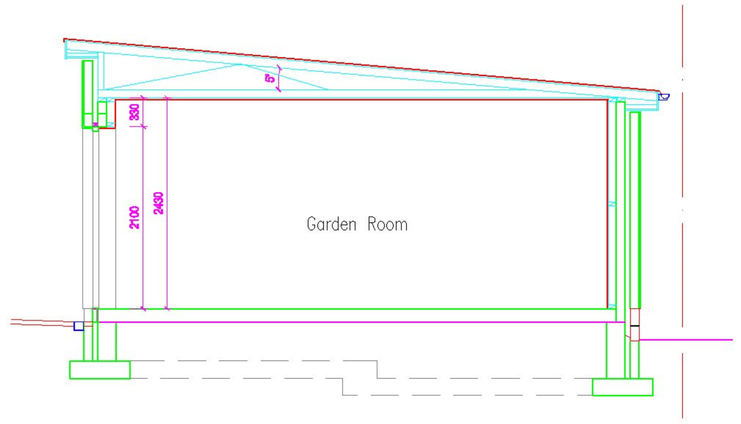
Side Elevation 1:50



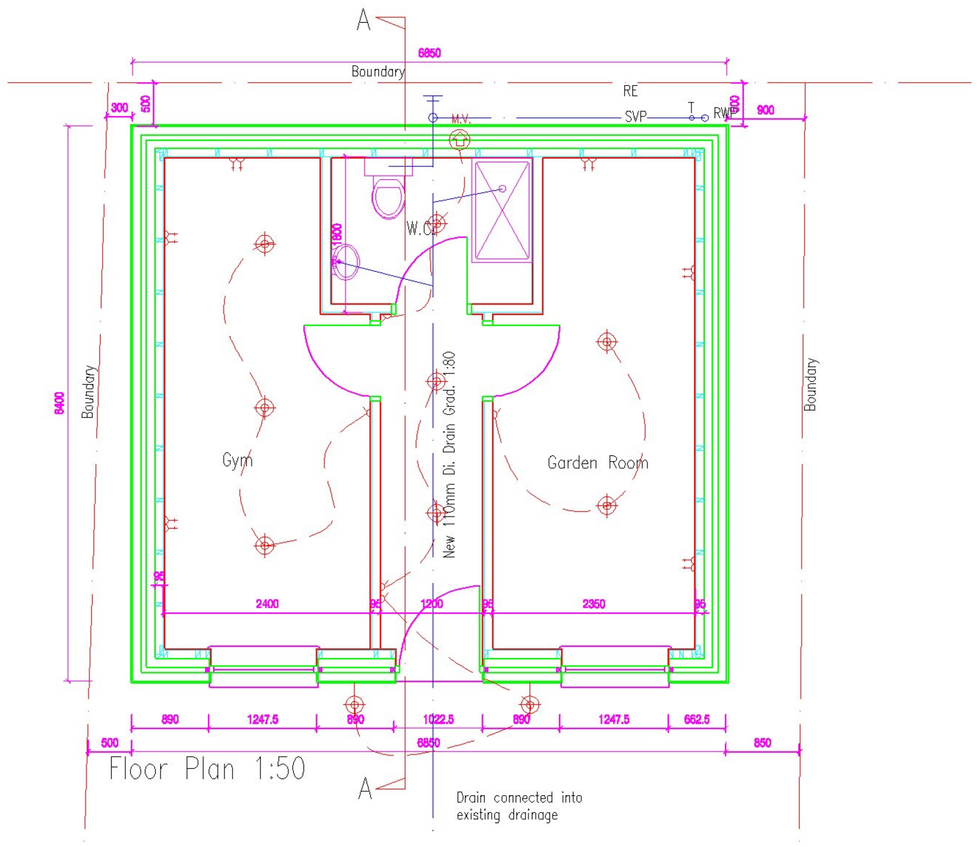
Rear Elevation 1:50



Side Elevation 1:50



Section A – A 1:50



Floor Plan 1:50

ROOF CONSTRUCTION:

Single membrane roof covering fully bonded to
18mm external quality plywood
pre-formed roof trusses by specialist manufacturer.
Truss members to be designed by specialist consultants.
Roof trusses to be in accordance with B.S. 5268 Part 3.
All bracing to roof to be in accordance with
table 1of B.S. 5268: Part 3.
100mm Frametherm 32 insulation quilt to be laid between ceiling
ties with 200mm Frametherm 32 insulation quilt to be laid across
ceiling ties to provide a min 300mm thickness.
Ceiling finish to be 1 layer of 12.5mm plasterboard
with all joints taped and filled.
Roof space to be ventilated at high and
at low level using a 25mm wide
continuous soffit vent with integral fly screen.
A min. 50mm air gap to be maintained between
sarking and insulation using proprietory eaves vent
duct. All lead flashings to be code 5 lead.

EXTERNAL WALL CONSTRUCTION:

19mm render to match on
100mm concrete blockwork outer skin with
50mm ventilated cavity
100mm concrete blockwork inner skin with
95 x 45mm C16 timbers at 600mm crs. with
90mm "Kingspan K112" insulation between frames.
1 layer Visqueen Vapour barrier with all joints taped.
1 layer 12.5mm plasterboard with
all joints taped and filled. All plasterboard to have
feathered edges.
"Rockwool TCB Cavity Barrier" or equal and approved to
be fitted around all openings within the cavity walls and
at a max. 8000mm vertically, at all changes in direction of
the cavity, and at mid floor and eaves level.
D.P.C.'s to be fitted at all sills, lintols, scuncheons etc.
Vertical D.P.C.'s to be turned out at sill level.
Wall ties to be of stainless steel and fixed at 375mm
horizontally and 600mm vertically.
50x6x1200mm long M.S. galvanised holding down straps
to be fixed to frame at 1200mm centres and built into
external skin of brickwork at base and wallhead and
fixed to trusses at roof level.

GROUND FLOOR CONSTRUCTION:
U-value 0.15 W/m²K.

150mm polished conc. floor slab on
1200 gauge Visqueen DPM on
50mm compacted sharp sand on
compacted hardcore laid inlayers
not exceeding 150mm

UNDERBUILDING CONSTRUCTION:

100mm Concrete block outer skin
50mm Cavity
215mm Concrete block inner skin
Cavity to be filled with lean mix concrete to FGL

FOUNDATION CONSTRUCTION:

Min 700mm x 200 C35 concrete strip foundations
Taken a min 600mm below ground level to clay

INTERNAL PARTITION CONSTRUCTION:
NON-LOADBEARING:
75 x 45mm C16 timbers at 600mm Crs. with top and
bottom runners and dwanged at mid point. Partitions to be
finished with 1 layer 12.5mm "Gyproc 10" plasterboard both sides with all joints
taped and filled. Bathroom partitions to have moisture resistant
plasterboard. All partitions to have 70mm glass wool insulation
(Density 10kgm3) between timber studs. All
plasterboard to have feathered edges.

ELECTRICAL LEGEND

- Mechanical ventilation.
- Cooker control unit.
- Twin 13 amp socket. (High level)
- Twin 13 amp socket.
- Spur socket
- light switch (2 way in areas)
- T.V. Aerial point
- B.T. Telephone point
- Low Energy Tungsten light fitting.
- Low Energy Spot lights
- M.V. Mechanical ventilation.(Thro' wall)
- S Smoke detectors fitted to lighting circuit
- H Heat detectors fitted to lighting circuit
- C.O. Carbon Monoxide monitor between 1 and 3m from appliance
- CO_2 Carbon Dioxide monitor

ELECTRICAL WORKS:
All electrical works to be carried out in accordance
with the latest edition of the I.E.E. regulations and
B.S. 7671; 2018. All electrical works to be certified
on completion by a competent electrician.

ELECTRICAL FIXTURES/ SOCKETS:
All electrical fixtures and sockets to be positioned
at a min. 350mm from any internal corner, projecting
wall or similar obstruction and at a maximum height
of 1200mm from F.F.L.
All light switches to be positioned at a height of
1000mm from F.F.L.
All low level sockets to be positioned at a minimum
400mm from F.F.L.
High level sockets above worktop surfaces and fixtures
to be at a minimum 150mm above projecting surfaces.

SMOKE DETECTORS:
Smoke & Heat detectors to be on lighting circuit as
indicated on floor plans. Detectors to be fitted with battery
backup a wired back to consumer unit. All detectors to be
inter-connected. and conform to B.S. EN. 14604 :2005

WINDOWS: U-value 1.4 W/sqmK
Windows to be PVCu double glazed side/top hung casement units.
Glazing units to be constructed using 2 pieces of
4mm low E glass with 16mm argon filled sealed cavity and
designed and tested to comply with BS PAS 24: 2007 for
doors or BS 7950: 1997
All glazing below 800mm to be toughened safety glass to
B.S. 6262 Part 4 2005 and B.S. 6206 and be clearly identified
on site by relevant Kitemark.

Trickle Ventilation:
All apartments to be fitted with Trickle vents 12,000sq mm min.
Kitchen & Utility Room to have a min 10,000sq mm and
Bathrooms to have a min. 10,000sq mm. Ground Floor W.C. to
have a min 10,000sq mm.
Daylight to each apartment to be not less than
1/15th of the floor area. Min. ventilation to each apartment
to be 1/30th of the floor area.

Doors and windows to be constructed in such a way as
to prevent unlawful entry to BS 7950: 1997 and
BS PAS 24:2007 and
by Police initiative "Secure by design."

WINDOW/DOOR OPENINGS:

External lintols to be "Robeslee Type C" lintols with a min. end
bearing of 150mm to each end.

DRAINAGE/PLUMBING:

All underground drainage to be 110mm dia. uPVC.
External rainwater goods to be coloured black.
Drains laid at less than 600mm to have 1 layer of slabs over
and 75mm granular fill around pipe.
All drainage works to be to the entire satisfaction of the Local
Authority Building Control Officer. A meeting to be held on
site prior to starting on site.
All connections, joints,etc. to drainage works to be via
slow radius bends.
New drainage to be connected to sewers/ surface water
drain via. brick manholes. Covers and frames to suit locality.
Any existing sewers on site are to be removed where
encountered with voids backfilled using trench fill
concrete to Engineer's specification

GENERAL NOTES:

No high ilumina cement to be used.
All holding down straps, truss clips and lateral restraints
at wall, floor, ceiling and roof junctions to
be in accordance with B.S. 8103.
All works to be to the entire satisfaction of the client.
No deviation to specification, structural or otherwise
without consent from the Architect / Structural Engineer.
All dimensions to be checked on site by contractor
prior to commencement of the works.

DO NOT SCALE DRAWINGS.

D.P.C.'s to be fitted at all sills, lintols, scuncheons etc.
Vertical D.P.C.'s to be turned out at sill
Walls around baths and showers to have impervious finish.
All doors and windows to be fitted with draught strips.
All service holes to be sealed and all junctions between
walls, floors and ceilings to be sealed.

All hot water pipes, storage vessels and heating pipes to
be insulated. Insulation to be fitted to cold water pipes
where they travel outwith the insulated envelope.
To prevent scalding, the temperature of hot water, at point of delivery
to a bath or bidet, should not exceed 48° C.
Where both hot and cold water are supplied to a facility, the above
may be achieved by use of a thermostatic mixing valve (TMV) or fitting
complying with BS EN 1111: 1999 or BS EN 1287: 1999, fitted as close
to the point of delivery as practicable.

Footpath construction to be
900 x 600mm slabs on
100mm blinded bottoming.

ALL WORKS TO BUILDING (SCOTLAND) ACT 2003 AND BUILDING
(SCOTLAND) REGULATIONS 2004 AS AMENDED (2019)

0m 5m 10m

Scale 1:50

Warrant Issue

REV.	AMENDMENT	BY	DATE

James Baird Architecture
Auchmedden
Ross Cottage Drive
[redacted]

Proposed Garden Room at
20 Rhindmuir Avenue, Balliieston
Bryce Main

DRAWING:
Proposed Plan Section & Elevations

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
as noted	Sept. '21	J Baird	-

JOB REF.	DRAWING NUMBER	REV.	SIZE
888	02	-	A1