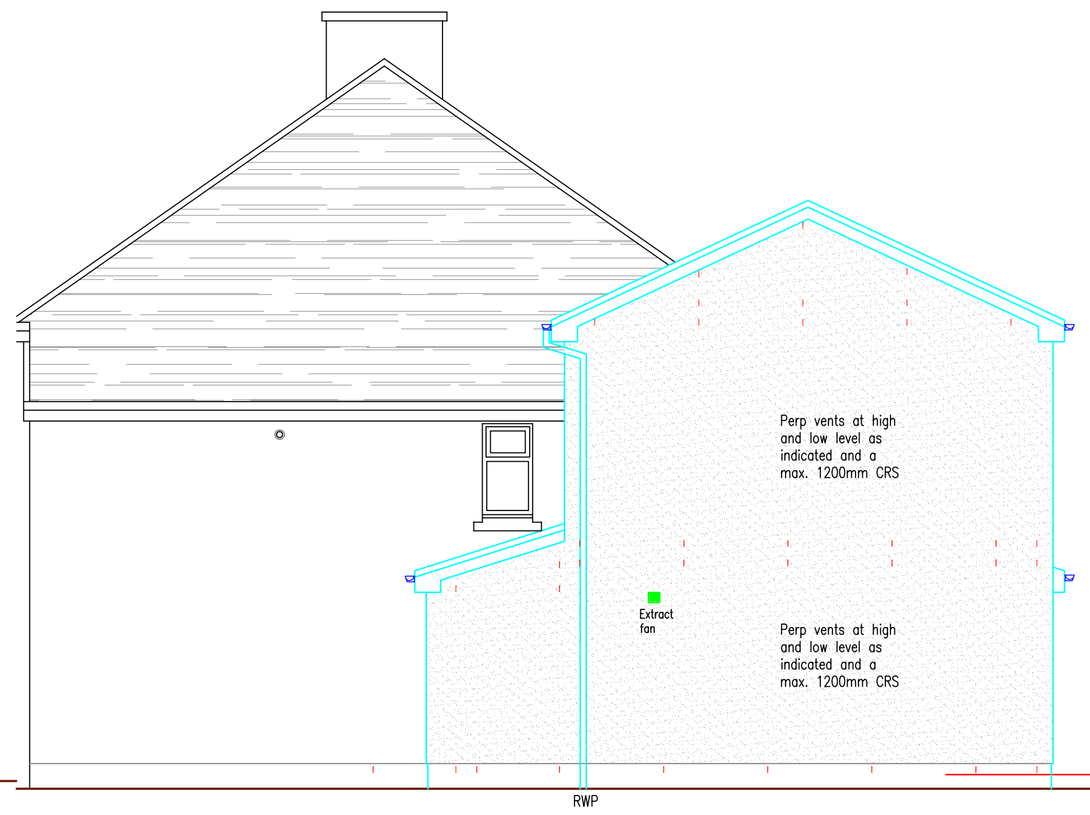
NOTES:
This drawing is the copyright © property of James Baird Architecture - no copy of this drawing or any part thereof is permitted without prior written permission.

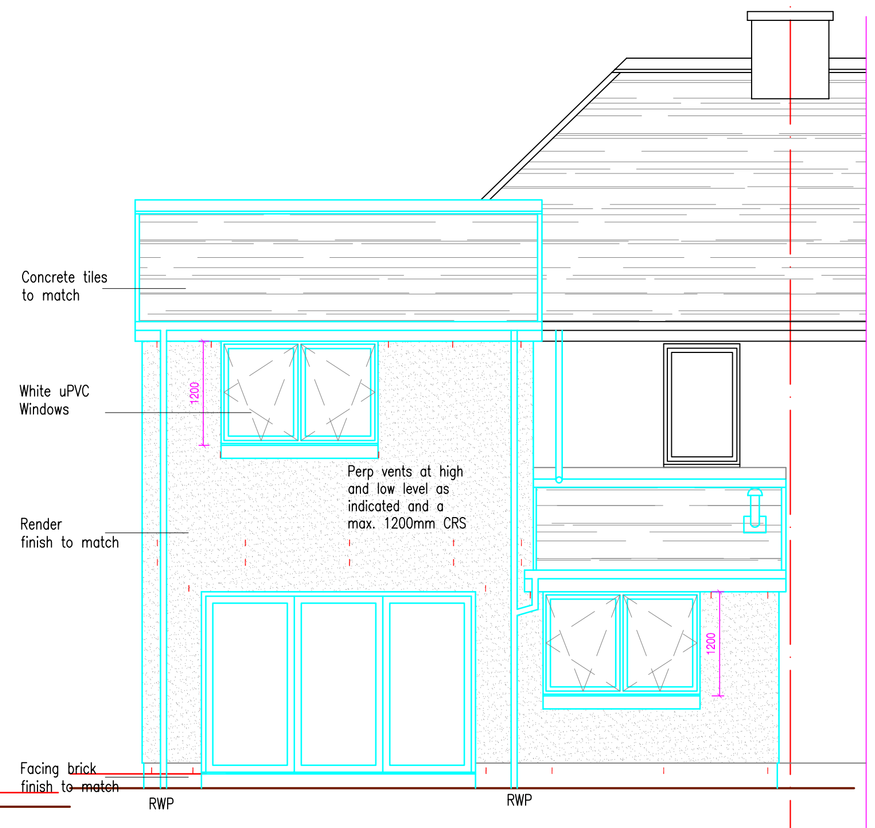
Do not scale from this drawing. All existing dimensions to be checked on site prior to commencement of works or manufacturing of components.

Any discrepancies to be brought to the attention of the architect.

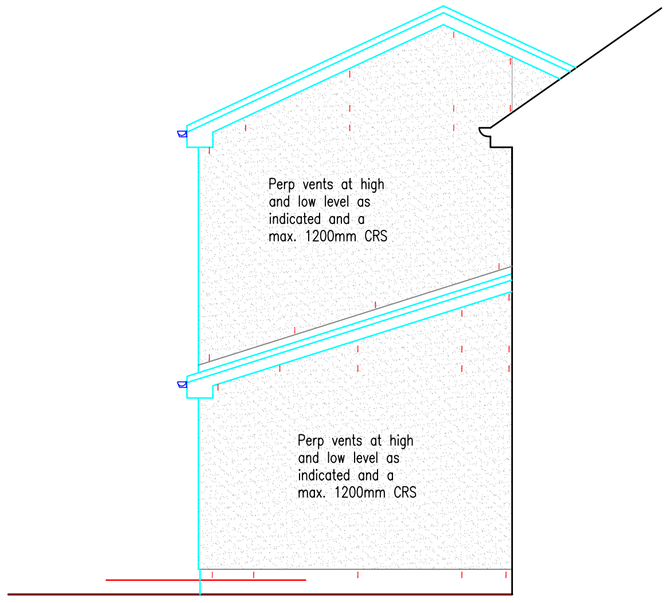
Proposed Front Elevation 1:50



Proposed Side Elevation 1:50



Proposed Rear Elevation 1:50



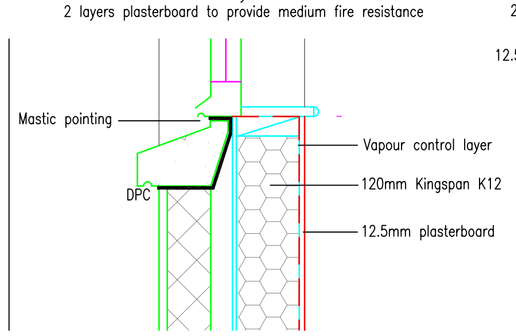
Proposed Boundary Elevation 1:50

ROOF CONSTRUCTION:
U–value 0.11 W/m²K

Marley Modern Concrete interlocking roof tiles with
100mm overlap on 50x25mm treated softwood
timber battens on 50x19mm treated softwood
timber counter battens
1 Layer "Tyvek" roofing membrane on
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.
140mm "Frametherm 32" to be laid between ceiling
ties with 140mm "Frametherm 32" to be laid across
ceiling ties to provide a min 280mm thickness.
Ceiling finish to be 1 layer of 12.5mm plasterboard
with all joints taped and filled.
Roof space to be ventilated at high level with ventilated
dry ridge system 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:
U–value 0.17 W/m²K

19mm render to match on
100mm blockwork outer skin with
50mm ventilated cavity
1 layer "Tyvek reflex" Breather membrane on
9mm O.S.B. boards on
145 x 45mm C16 timbers at 600mm crs. with
120mm "Kingspan Kooltherm K12" 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.
Walls within 1m of boundary to have
2 layers plasterboard to provide medium fire resistance



Cill Detail 1:10

INTERMEDIATE FLOOR CONSTRUCTION:

18mm T&G flooring grade chipboard with
all joints glued and nailed on
45 x 195mm C24 timber joists at 400mm centres.
Refer to Engineers details 200 glass wool insulation with a
density of 10–11Kg/m3 between joists and 13mm resilient strip
to underside of joists. Ceiling to be finished using 2 layer
12.5mm "Gyproc 10" plasterboard with all joints taped and filled.

INTERNAL PARTITION CONSTRUCTION:
NON–LOADBEARING:
95 x 45mm C16 timbers at 600mm Crs. with top and
bottom runners and dwanged at mid point. Partitions to be
finished with 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.

GROUND FLOOR CONSTRUCTION:
U–value 0.12 W/m²K.

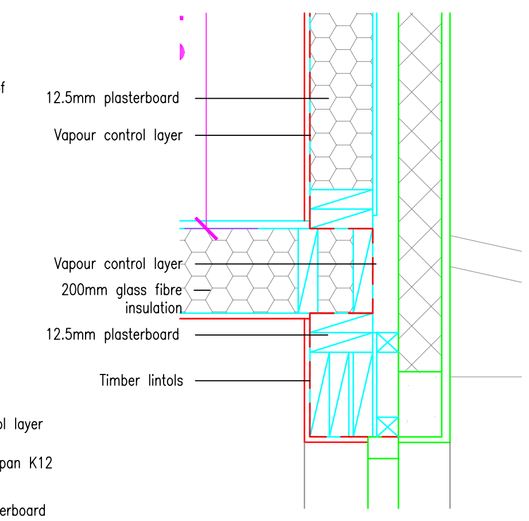
150mm concrete floor slab with 1 layer A252 mesh on
120mm "Kingspan K103" insulation on
1200 gauge visqueen DPM on
50mm sharp sand on
compacted hardcore laid in layers not exceeding 150mm

UNDERBUILDING CONSTRUCTION:

100mm Concrete block outer skin
60mm Cavity
140mm Concrete block inner skin
Cavity to be filled with lean mix concrete to FGL

FOUNDATION CONSTRUCTION:

Min 600 x 200mm mm C35 concrete concrete strip foundations
with 1 layer A393 mesh reinforcement 40mm from bottom
as per Structural engineers Details and Specification.



Mid. Floor Detail 1:10

Timber framing to be tied to existing using 'Spit' fixings at 300mm crs.
New blockwork to be tied to existing using crocodile clips at 300mm crs.

WINDOWS: U–value 1.4 W/m²K
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.
All upper floor apartments to have a minimum unobstructed opening
area of 0.33Sqm and not less than 450x450mm with a 1100mm max.
height to the bottom of openable area for escape purposes.

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"

DRAINAGE/PLUMBING:

All underground drainage to be 110mm dia. uPVC. Pipe sizes
to be; R.W.P. 70mm. 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.
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

WINDOW/DOOR OPENINGS:

All timber frame lintols to
comprise of 3No. 45x195mm timbers well spiked together
and built off cripple studs, with numbers of as
per Engineers Details/ Specification.

STEELWORK FIRE PROTECTION:
(Where every storey is at a max. 7.5m height above ground)

All exposed steelwork to have a Half Hour fire protection by
sheeting with 1no. layer 15mm Fireline board on
Gyptrame stud clips.
All joints to be taped and filled. Where required, lining to
be fixed to British Gypsum 'Gyplyner' system
and clipped to structural steel.

FIXED INTERNAL LIGHTING:
Minimum of 100% of the fixed light fittings and lamps
installed within a dwelling should be low energy type, with
a luminous efficacy at least 45 lumens/circuit watt.

All fixed light fittings and lamps provided to corridors,
stairs and other circulation areas should be low energy
type.

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
- 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 &
wired back to consumer unit. All detectors to be
inter–connected. and conform to B.S. EN. 14604 :2005

Fire detection to be to B.S. 5839:PT6:2004

All light fittings to ground floor ceiling to be fire rated.

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.

IDENTIFICATION LABEL FOR COMBUSTION APPLIANCES TO
BE FIXED ADJACENT TO ELECTRICITY CONSUMER UNIT
AND MARKED "DO NOT REMOVE OR COVER"

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.

Radiators to be fitted with thermostatic valves.
New Heating system to be capable of maintaining a
temp. of 21 degrees centigrade in at least 1 apartment and
18 degrees elsewhere with an outside
temperature of minus 1 degree.

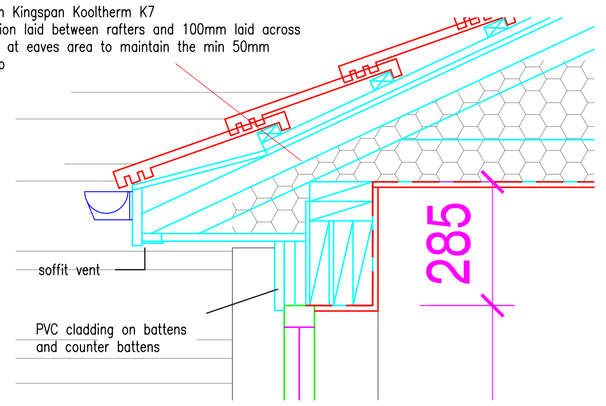
Footpath construction to be
900 x 600mm slabs on
100mm blinded bottoming.

PAINTERWORK:

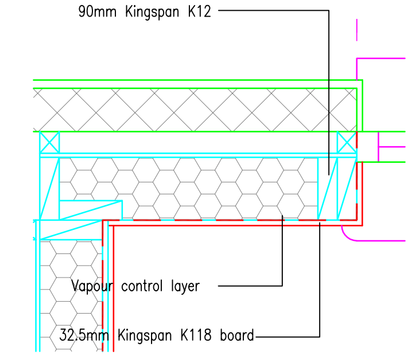
1 coat primer, 2 coats undercoat and 1 coat gloss to all
softwood skirtings and architraves etc.
All internal walls and ceilings to be prepared and sealed
to receive 1 coat undercoat and 2 coats eggshell emulsion.
All internal woodwork to be Knot primed and warp free.
All external timbers such as Fascias and soffits to be
external quality plywood with 2 coats exterior woodstain.

Accessibility within each storey of dwelling
(Clear Opening widths to all internal doors):

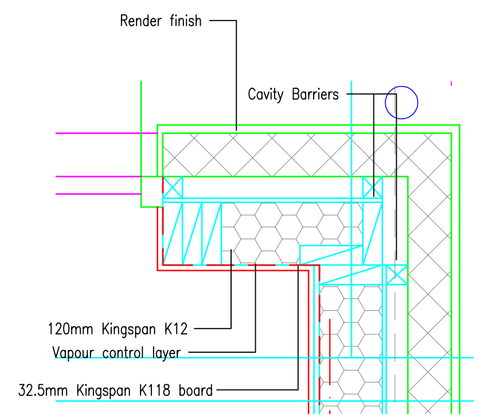
Min. clear opening widths to all internal doors to be 775mm.
Exception for where corridors are at a min. 900mm wide – clear
opening width to doors to be min. 800mm



Eaves Detail 1:10



Jamb Detail 1:10



External Corner 1:10

REFER TO ENGINEERS DRAWINGS:
XXXXXXXXX
FOR ALL STRUCTURAL DETAILS.

Building Warrant Issue

REV.	AMENDMENT	BY	DATE
B.			
A.			

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ML3 7WR

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Mobile no.: 07771577770
Email: jim@jba-architecture.co.uk

PROJECT:
Alterations & Extension to House at
7 Lynnburn Avenue, Bellshill
Mr & Mrs R. McWha

DRAWING:
Proposed Elevations & Specification

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
As Noted	Feb. '22	J Baird	-

JOB REF.	DRAWING NUMBER	REV.	SIZE
914	04	-	A1

0m 5m 10m

Scale 1:50