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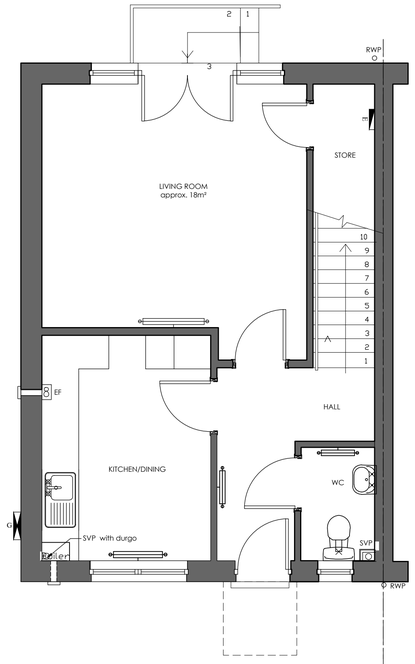
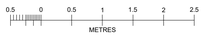


GROUND FLOOR PLAN AS EXISTING 1:50



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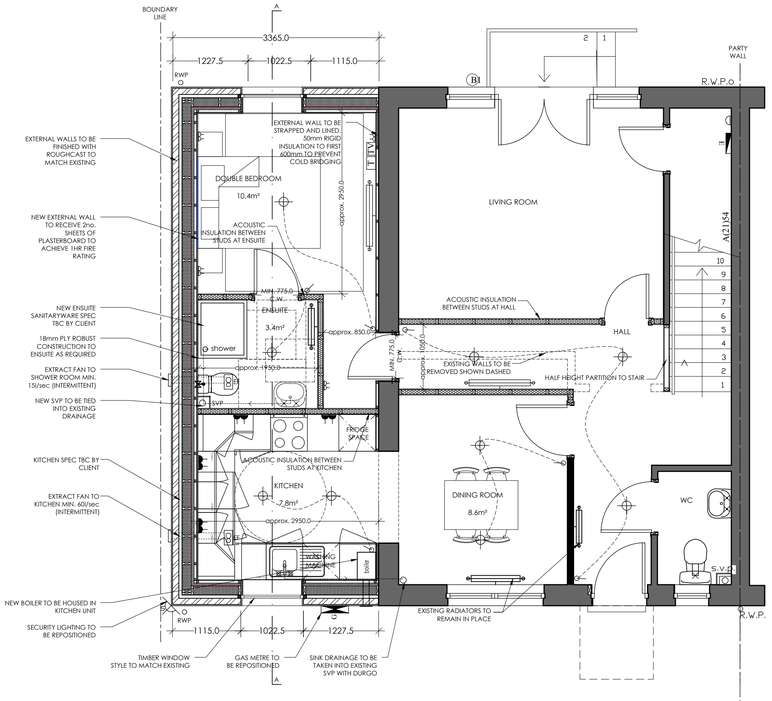
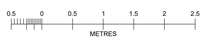


GROUND FLOOR PLAN AS PROPOSED 1:50



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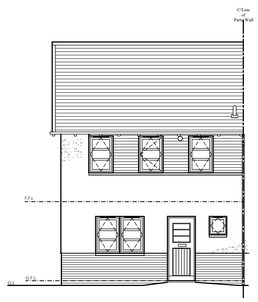
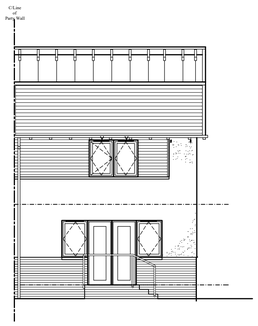
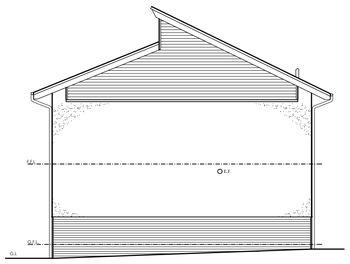


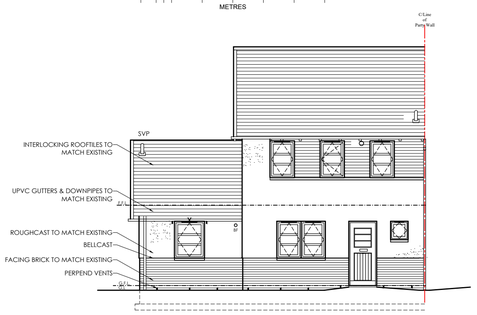
FRONT ELEVATION AS EXISTING 1:100



REAR ELEVATION AS EXISTING 1:100

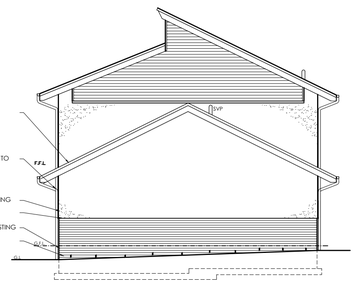


GABLE ELEVATION AS EXISTING 1:100



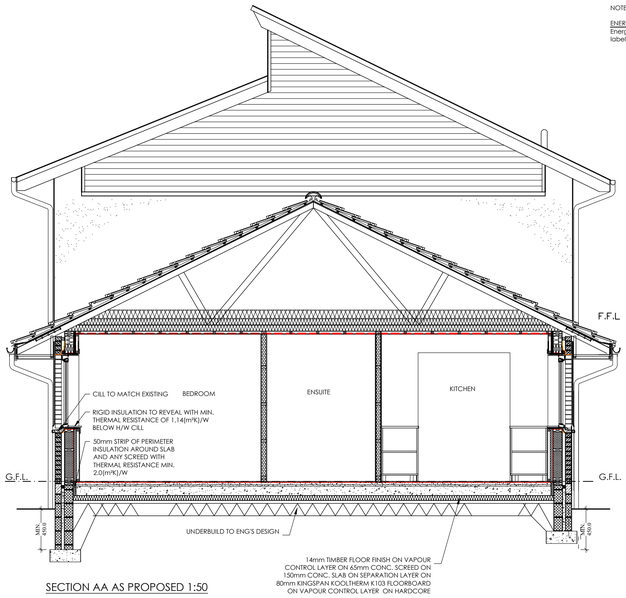
FRONT ELEVATION AS PROPOSED 1:100

REAR ELEVATION AS PROPOSED 1:100

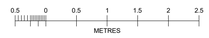


GABLE ELEVATION AS PROPOSED 1:100

1:100



SECTION AA AS PROPOSED 1:50



GENERAL NOTES

All work to be in accordance with The Building (Scotland) Act 2003 and the Building Scotland Regulations 2004 as amended.
all electrical work to conform to the latest edition of the i.e.e. regulations (18th edition 2018) and designed, constructed, installed & tested to BS 7671 2018+A1:2020
All electrical work to be carried out by a SELECT or NICEIC approved contractor. With certification provided prior to acceptance of building warrant completion certificate submission.
All structural timber to be tanalised.
No high alumina cement to be used in connection with any of the works.
All scaffolding to be to B.S. 9373.
All works to be carried out in accordance with the Health & Safety at Work Act (1974) and CDM Regulations 2015.
No building work to encroach onto adjacent properties.
All drainage to be to the entire satisfaction of the Local Authority.

SPECIFICATION

UNDERBUILDING
Remove all deleterious materials down to the sold strata base sufficient to accommodate new construction.

FOUNDS
200x600mm / 200x450mm RC35 concrete strip foundations taken to depth of existing foundations or 450mm which ever the greater. Dimensions as shown with light mesh A393 reinforcement with 50mm cover. Foundations designed based on bearing pressure of 75kN/m². Refer to engineer's foundation plan for full details.

GROUND FLOOR
14mm floor finish to client's specification on vapour control layer on 65mm concrete screed on concrete slab (to engineer's spec.) on min. 125 micron / 500 gauge polythene sheet with 150mm overlaps, taped at joints, and turned up 100mm at walls on 80mm Kingspan 'Kooltherm K103 Floorboard' rigid urethane insulation on 1500g visqueen DPM on ground bearing make-up to engineer's spec.

Marley tanking membrane or equal & approved stepped d.p.c. system to be fitted where ground level is 150mm or less from F.F.L. DPM turned up to provide isolation between blockwork and floor slab.

U-Value 0.15W/m² °K (required U-Value - 0.15W/m² °K)

EXTERNAL WALL
102.5mm blockwork with 50mm cavity finished with roughcast, colour to match existing. Inner leaf of 12.5mm plasterboard on 38x38mm SW timber battens, on 40mm rigid insulation (Kingspan Kooltherm K112 Framing Board) on vapour control barrier for air tightness, on timber frame of 140x38 s/w studs at 600mm crs. with 9mm sheathing plywood faced in breather membrane paper with lapped joints. Breather membrane to comply with BS4016:1997. All joints to be filled, taped & smooth finished for decoration.

Insulation - 140mm Knauf 'Earthwool Frametherm 32' between studs.
with rigid insulation - 'Kingspan K112 Framing Board' 40mm
U-Value 0.16W/m² °K. (required U-Value - 0.17W/m² °K)

NOTE - Blockwork tied to frame with S.S. T.F. Catnic B.T. 2 type ties at 300mm crs vertically & 600mm horizontally (stud centres) Vertical D.P.C.'s to door/window openings & lapped with head & cill D.P.C. Damp proof course provided min 150mm from F.G.L. & lapped with existing, with min. upstand of 150mm. Mortar fill with lean mix conc. in cavity below ground level with weep holes at 900mm crs to top and bottom at cavity fill level.

NOTE - 50x50mm SW fire stops at eaves level round perimeter, corners (1 each side) and round all openings & at junction with existing. All vertical & horizontal stops to have DPC protection at bridging cavity. Provide high level & low level cavity vents at 1.2m crs max. Cavity vents above and below all mid floors / horizontal cavity barriers at 1.2m crs max. Panel sheathing (inner leaf of timber frame) to be nailed at 50mm centres to perimeter of sheet and 150mm centres to intermediate studs with 50mm galvanised clout nails

ROOF
Concrete roof tiles to match ex. on 38x25mm battens on counter battens on 1 layer of 2 ply felt on 12mm treated sarking on rafters to eng's specification, 300mm Knauf Insulation Loft Roll 44 between and over ceiling ties.15mm plasterboard to ceiling with all joints taped, filled and smooth finished.

Insulation - 300mm Knauf 'Insulation Loft Roll 44'
U-Value 0.15W/m² °K (required U-Value - 0.15W/m² °K)

All roof coverings to have low vulnerability fire performance.

Rainwater goods and fascias - uPVC to match existing

ZINC ROOFING
Standing seam zi VM Zinc Plus, on 18mm plywood, on 200mm rafters, 62.5mm insulated plasterboard on vapour check layer on rafters with 120mm Kingspan Kooltherm K7 pitched roof board between rafter members. 50mm air gap to be maintained for roof ventilation. Plasterboard joints taped and filled and smooth finished.

Insulation - 120mm Kingspan Kooltherm K7 pitched roof board between rafters with insulated plasterboard - 'Kingspan Kooltherm K118 62.5mm thickness (50mm insulant)
U-Value 0.13W/m² °K (required U-Value - 0.13W/m² °K)

All roof coverings to have low vulnerability fire performance.

Zinc roof and all flashings, eaves, soffits and necessary air flow gaps to be fixed in accordance with manufacturer's instructions.

PARTITIONS
Non-load bearing internal partitions to be 75X38mm pre-graded s/w studs at 600mm crs. with top & bottom binders & intermediate dwangs finished with 12.5mm plasterboard either side. 50mm glass fibre insulation between studs at all partitions at apartments.

Load bearing internal partitions & racking panels as per engineer's details.

WINDOW / DOORS
High performance double glazed timber windows. All low level glazing to BS 6262 i.e. toughened glass or laminated to glazing below 800mm from F.F.L. Opening windows as shown with 'easi-kleen' hinges.

Note - U value of double glazing to windows to be max. 1.4W/m² °K achieved by the use of low-E (En = 0.05) glass with 16mm. min gap between panes.

FINISHING
S.W. timber throughout.

VENTILATION
Door and window openings as shown with 1/30th floor area minimum and 12,000mm² trickle vent
Kitchen - mechanical extract of at least 60l/sec (intermittent) (or 30l/sec if above hob) +10,000mm² trickle vent.
Shower room - mechanical extract of at least 15L/sec (intermittent) +10,000mm² trickle vent.
Note: trickle vents to be min 1.75m from F.F.L.

HEATING:
All Radiators connected to existing boiler. All new radiators fitted with TRV's. Gas installation to be carried out by Gas Safe registered personnel.

DRAINS
Rainwater pipe connected to new underground UPVC drains as shown on eng's details. Laid to fall of 1:40. Foundations to be under level of drain & underbuilding to be lintelled where drain passes through.
Drains 32mm Ø from W.H.B. 40mm Ø waste from shower to have 75mm deep seal traps. 110mm Ø soil pipe from W.C. 50mm trap. Gradients 32mm Ø - 1:15, 40mm Ø - 1:20, 110mm Ø - 1:40.

All sanitary pipework to connect separetely to SVPs.

WIND UPLIFT:
Each rafter / truss to be fixed to timber frame inner leaf by standard galvanised clips both sides. Galvanised M.S. holding down straps 35x5x1200mm long shall be positioned at the corners of the extension, and at a max. 1.2m. crs. - see foundation plan for location - to be securely fixed at vertical studs thru' sheathing and bent 100mm into external u/ground brickwork min. 600mm. Gable restaint - 35x5mm galv. m.s. tension straps hooked over inner frame and checked and stiched into u/side of rafters.

GUTTERS AND DOWN PIPES:
UPVC down pipes connected to drain as shown. Style to match existing.

ELECTRICAL
All light switches positioned between 900 and 1100mm above floor level. All sockets and TV / telephone points positioned at least 400mm from floor level and 350mm from corners.
Provide smoke alarms as shown. Alarms situated min 300mm from any wall or light fitting and hard wired to ex. smoke alarm circuit with battery backup.
Heat alarm conforming to BS 5446: Part 2: 2003 fitted to kitchen area. Hard wired to smoke alarm circuit.
All electrical sockets to be sited min of 350mm from corners.
Minimum of 75% of all light fittings and bulbs to be of low energy type.

NEW LINTELS
All lintels to eng's specification.
All lintels to be fitted as per manufacturers instructions and guidance. 2 layers of plasterboard at internal lintels to provide fire resistance

Int sprayed fire protection to all structural steelwork.

NOTE:The manufacturers roof truss certificate shall be forwarded prior to commencing on site

ENERGY PERFORMANCE CERTIFICATE & SUSTAINABILITY LABEL
Energy performance certificate inaibilty marked to be provided on completion. Located in ground floor cupboard. Sustainability label fixed within ground floor cupboard adjacent to EPC.

rev. date	rev. note	revision
-	-	-

Do not scale from this drawing. Use figured dimensions only. Check dimensions on site and report any discrepancies to the Architect before proceeding

CLIENT
MILNBANK HA

PROJECT
PROPOSED HOUSE EXTENSION
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118 CORSOCK STREET
GLASGOW

DRAWING
GENERAL ARRANGEMENT
EXISTING AND PROPOSED

STATUS

SCALE	SHEET SIZE	1ST ISSUE
A/S	A1	FEB 22
DRAWN BY	CHECKED BY	CHECK DATE
AR	-	-

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JOB NO.	DRG NO.	REVISION
A422	SK(--)01	-