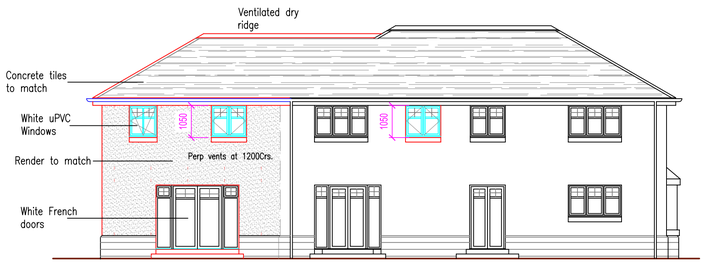
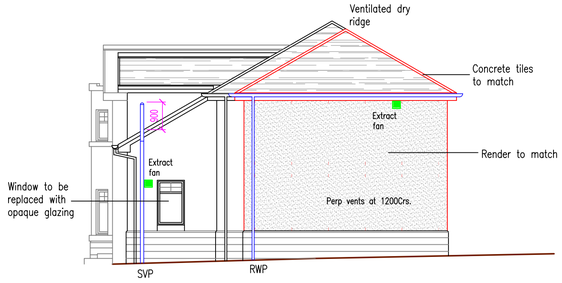
0m 5m 10m 15m 20m

Scale 1:100

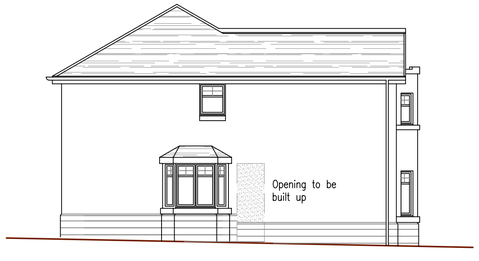
Proposed Front Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



Proposed Side Elevation 1:100

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.
150mm insulation quilt to be laid between ceiling
ties with 150mm insulation quilt to be laid across
ceiling ties to provide a min 300mm (Frametherm 32).
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 0.15 W/m²K

19mm render 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 K12 insulation board between frames.
1 layer Visqueen Vapour barrier with all joints taped.
1 layer 32.5mm Kingspan K118 insulated 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.

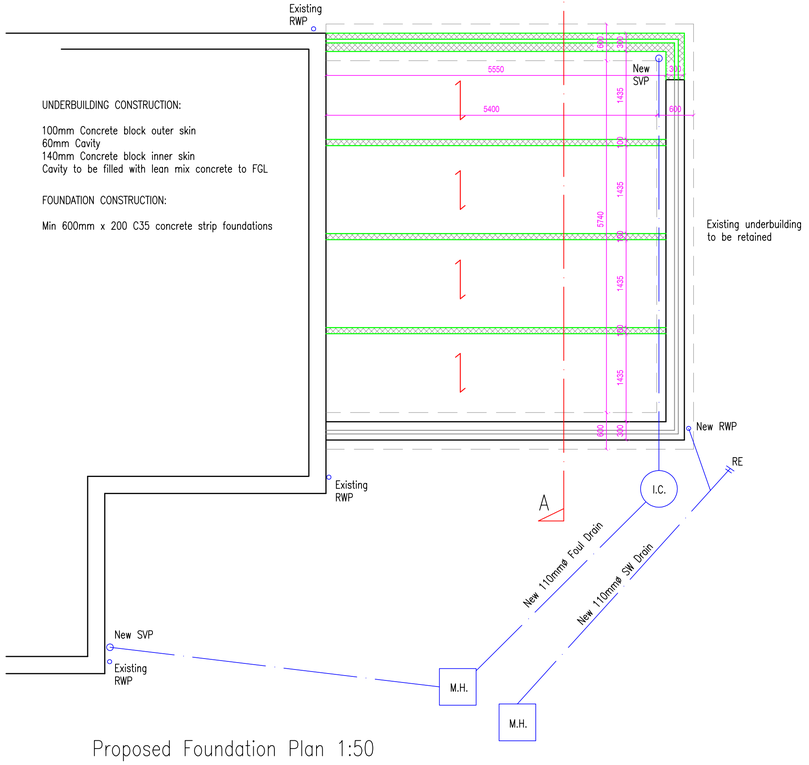
Timber framing to be tied to existing using
'Spit' fixings at 300mm crs.
New blockwork to be tied to existing using
crocodile clips at 300mm crs.

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 600mm x 200 C35 concrete strip foundations



Proposed Foundation Plan 1:50

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.

INTERMEDIATE FLOOR CONSTRUCTION:

18mm T&G flooring grade chipboard with
all joints glued and nailed on
posi joists at 400mm centres.
200 glass wool insulation between joists
and 13mm resilient strip to underside of joists
Ceiling to be finished using 1 layer 12.5mm
"Gyproc 10" plasterboard with all joints taped and filled.

GROUND FLOOR CONSTRUCTION:
U-value 0.15 W/m² K.

18mm T & G flooring on
45x145mm timber joists at 400mm Crs
170mm Kingspan K103 insulation board between
joists, laid on existing slab.

WINDOWS: U-value 1.4 W/m²K

Windows to be PVCu double glazed side 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. 5446 Part 4 2005 and B.S. 6206 and be clearly identified
on site by relevant Kitemark.

All apartments to be fitted with permavents 12000sq mm min.
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.
Openable windows to have controls for opening, positioned at least
350mm from internal corners, projecting wall or similar and at a
height of not more than 1.7m above floor level.

CLEANING OF WINDOWS IN EXCESS OF
4m ABOVE GROUND/ FLOOR LEVEL:

All upper floor windows to comply with clause 8 of
BS 8213: Part 1: 2004 to allow safe opening for cleaning.
All upper windows and rooflights to be able to be
cleaned from inside.

ESCAPE WINDOWS:
The opening to all escape windows is to be no greater than
1100mm. above finished floor level adjacent to the window.

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. Lintols to Engineer's
Specification and Design. All timber frame lintols to
comprise of 3No. 45x145mm timbers well spiked together
and built off cripple studs, with numbers of as
per Engineers Details/ Specification.

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

Internal doors to be 838mm
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

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.

MECHANICAL VENTILATION:
Kitchens to be fitted a mechanical extract fan with
intermittent extraction rate of min. 60 Litres per second.

Bathrooms to be fitted with mechanical extract fan with
extraction rate min. 15 Litres per second and to be able to
provide passive ventilation.

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

DRAINAGE/PLUMBING:

All underground drainage to be 110mm dia. uPVC. Pipe sizes
to be; S.V.P. 110mm, R.W.P. 70mm, W.H.B. 32mm, SINK 38mm,
SHOWER 38mm, W.C.110mm. All appliances and fitting to be
fitted with deep seal/ anti-syphon traps. External rainwater
goods to be coloured black. All sanitary appliances to
have separate connections to SVP in accordance with
BS EN 12056: Part 2: 2000 design guide
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. All hot water pipes to be installed
to B.S. 5422. All sinks, baths and showers to be protected
by the use of anti-scald valves.
Cold water service to be installed in accordance with Local Authority
comprising direct mains connections. Outlets to be fitted
with double check valves to prevent cross contamination.
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

WATER EFFICIENCY:

Dual flush & single flush W.C. cisterns to have an average flush
volume of not more than 4.5l
W.H.B. to have a flow rate not exceeding 6litres/minute

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.

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.

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

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.

FOR STRUCTURAL SPECIFICATION
DETAILS, REFER TO STRUCTURAL
ENGINEER'S DRAWINGS: xxxxxxxx

REV.	AMENDMENT	BY	DATE

James Baird Architecture
Auchmedden
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Ferniegair
Hamilton
ML3 7WR

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Email: jim@jba-architecture.co.uk

PROJECT:
Alterations & Extension to house at
14 Birkdale Wood Cumbernauld
Mr & Mrs A. Taylor

DRAWING:
Proposed Elevations
Specification

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
As Noted	July '21	J Baird	-

JOB REF.	DRAWING NUMBER	REV.	SIZE
862	04	-	A1