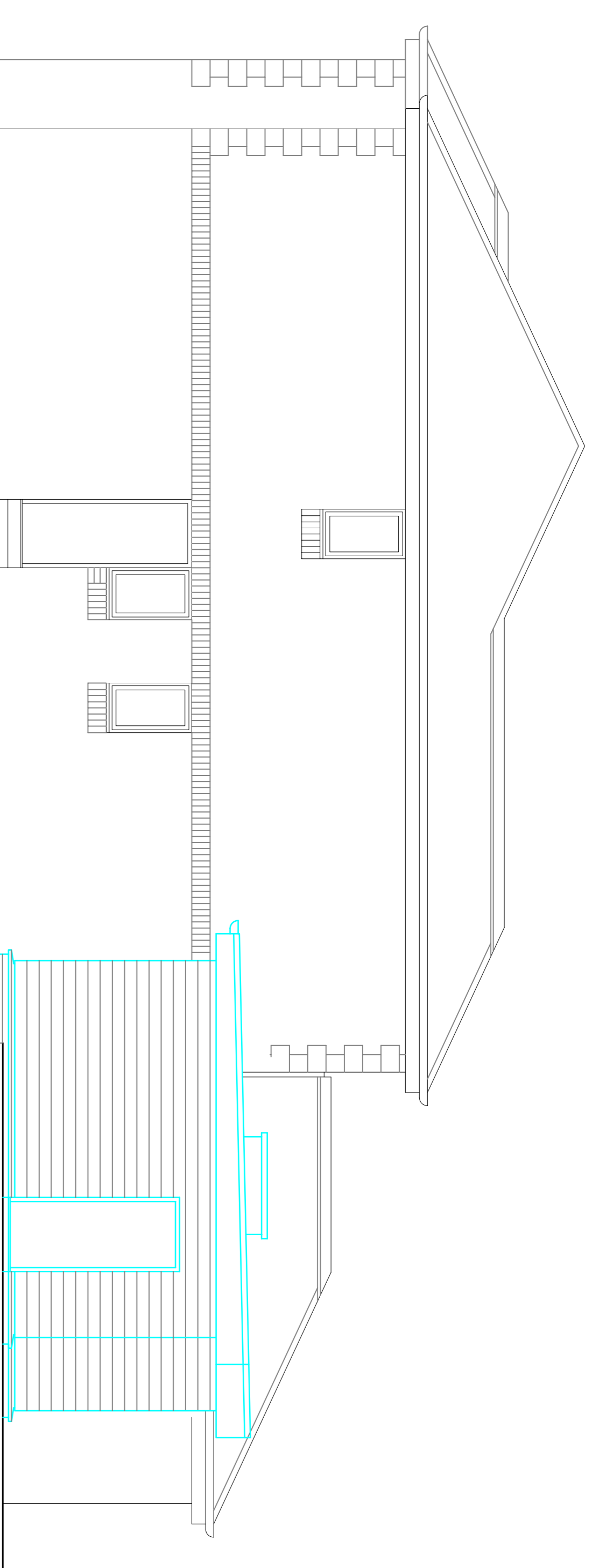


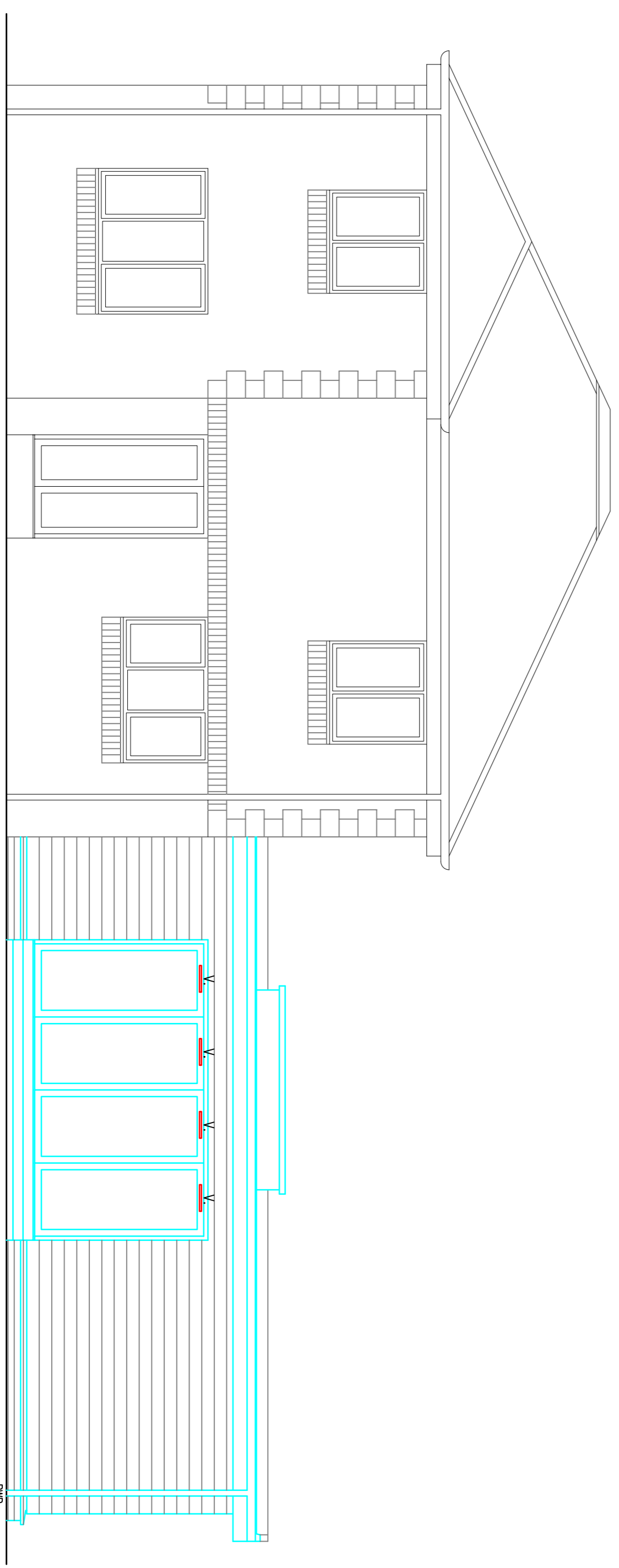
NOTES:  
This drawing is the copyright © property of James Baird Architecture -  
No part of this drawing or any part thereof is permitted to be reproduced,  
Do not scale from this drawing. All existing dimensions to be checked on site prior to commencement of works or manufacturing of components.  
Any discrepancies to be brought to the attention of the architect.



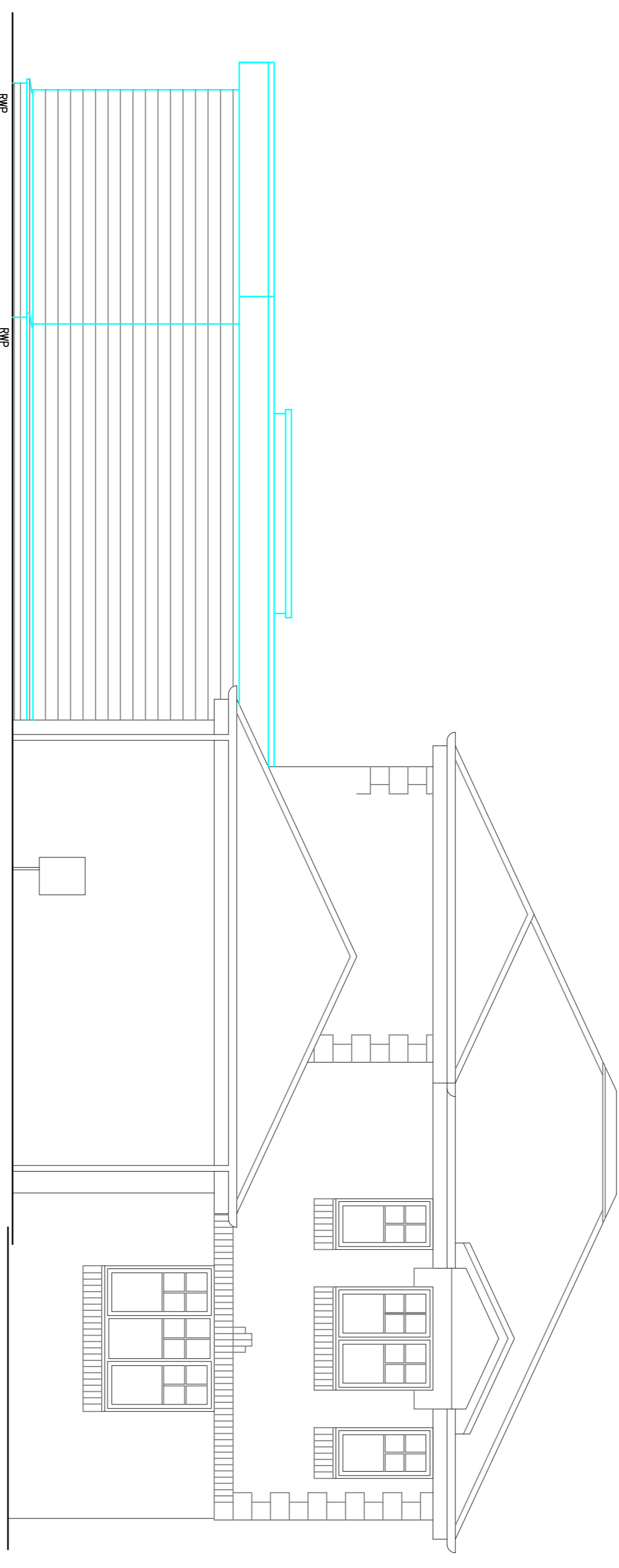
Proposed Rear Elevation 1:50



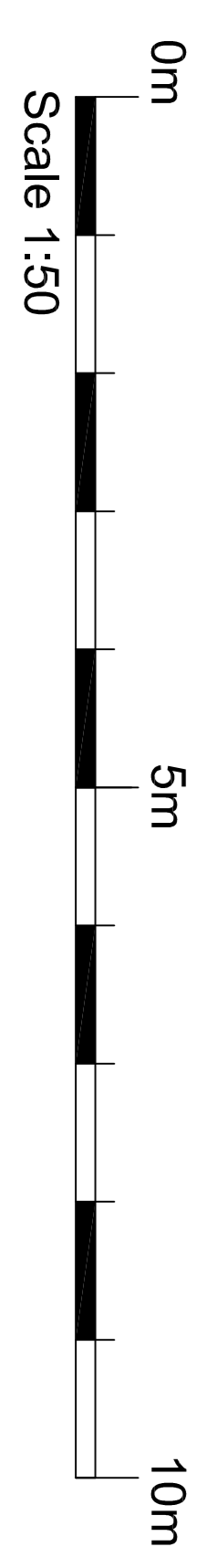
Proposed Front Elevation 1:50



Proposed Side Elevation 1:50



Proposed Side Elevation 1:50



**ROOF CONSTRUCTION:**

U-value 0.11 W/m<sup>2</sup>K

Maier 'Merip' Concrete interlocking roof tiles to match with 100mm overlap on 50x25mm treated softwood timber battens on 50x19mm treated softwood timber counter battens  
1 Layer 'Tyvek' roofing membrane on 25 Deg. pre-formed roof trusses by specialist manufacturer. Truss members to be designed by specialist consultants. All battens to roof to be in accordance with table 1 of BS 5268: Part 3  
140mm 'Fronthem' 32° to be laid between ceiling ties with 140mm 'Fronthem' 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 of low level using a 25mm wide continuous soffit vent with integral fly screen. A min. 50mm air gap to be maintained between soffit and insulation using proprietary eaves vent duct. All head flashings to be code 5 lead.

**EXTERNAL WALL CONSTRUCTION:**

U-value 0.19 W/m<sup>2</sup>K

102.5mm tang brick outer skin with 50mm ventilated cavity  
1 layer 'Tyvek' velux. Breather membrane on 4mm OSB boards on 50 x 145mm C18 timbers at 600mm c/s with 120mm Kingspan Kooltherm K112 insulation between frames. 1 layer 15mm plasterboard with all joints taped and filled. All plasterboard to have feathered edges.  
Reckwood 'ICB 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, inlets, sounchens 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.  
500x4200mm 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.  
Eri-site walls to be fixed with 18mm plywood behind plasterboard to allow fitting of gird rails etc.

D.P.C. to be a min 150mm from finished ground level.

**GROUND FLOOR CONSTRUCTION:**

U-value 0.15W/sq m K

150mm reinforced polished conc. floor slab with 1 Layer A242 Mesh on polythene separating layer on 110mm Kingspan K103 insulation board on 1200 gauge visqueen damp proof membrane on compact hardcore slab in layers not exceeding 150mm and well compacted

**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 C25 concrete strip foundations with 1 layer A142 mesh with 50mm cover.

**INTERNAL PARTITION CONSTRUCTION:**

50 x 50mm C16 timbers of 600mm C/s, with top and bottom rails, and 12mm ply on both sides. All joints taped and fixed. Bathroom partitions to have moisture resistant plasterboard. All partitions to have 20mm glass wool insulation plasterboard to have reinforced edges.

**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 first primed and wipe free. All external woodwork to be primed and finished with exterior quality plywood with 2 coats exterior woodstain.  
Timber framing to be tied to existing using 'Split' fixings at 3000mm c/s.  
New blockwork to be tied to existing using 'Split' fixings at 3000mm c/s.

**WINDOW/DOOR OPENINGS:**

All timber frame linols to comprise of 3No. 45x193mm timbers well spaced together and built off cripple studs.  
New doorways to have 2No. 'Robstee' type 'C' inlets over with a min. 150mm end bearing.  
Doors and windows to be constructed in such a way as to prevent unauthorised entry to BS 7950: 1997 and BS 295: 242007 and by force majeure. Secure by design.  
Accessibility within each storey of dwelling (Clear opening widths to all internal doors):  
Internal doors to be 825mm  
Clear opening widths to all external doors to be 775mm.  
Exception for where one of a min. 900mm wide - clear opening width to doors to be min. 800mm

**WINDOWS:**

U-value 1.4 W/m<sup>2</sup>K  
Working units to be PVCu double glazed side/hing cement units  
Ground units to be constructed using 2 pieces of 4mm low E glass with 18mm 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 BS 6262 and be clearly identified on site by relevant Kitemark.  
Tidele Ventilation:  
All apartments to be fitted with Tidele vents 12000sq mm 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.  
Tidele vents to be a min. 1750mm above floor level.

Daylight to each apartment to be not less than 1/15th of the floor area. Min. ventilation to each apartment to be 1/20th of the floor area.

All upper floor apartments to have a minimum unducted escape route to the street level. External escape route to be 450x450mm with a 1100mm max. height to the bottom of openable area for escape purposes.

**ELECTRICAL LEGEND**

- ➔ Mechanical ventilation.
- ➔ Cooker control unit.
- ➔ Twin 13 amp socket. (high level)
- ➔ Twin 13 amp socket.
- ➔ Spur socket (2 way in areas)
- ➔ Light switch (2 way in areas)
- ➔ Merial point (telephone point)
- ➔ Tungsten light fitting.
- ➔ Low Energy Spot lights
- ➔ MW Mechanical ventilation (Tiro wall)
- ➔ Smoke detectors fitted to lighting circuit
- ➔ Heat detectors fitted to lighting circuit
- ➔ Carbon Monoxide monitor between 1 and 3m from appliance
- ➔ 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 BS 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. 525mm from any internal corner, projecting into the room. All switches to be 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 working surfaces and fixtures to be at a minimum 1500mm above projecting surfaces.

**MECHANICAL VENTILATION:**

Kitchen to be fitted with mechanical extract fan with extraction rate min. 60 litres per second and to be able to provide passive ventilation, 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 BS. EN 14604 2005 Fire alarm & detection systems to comply with BS55939: Part 6: 2019

**FIXED INTERNAL LIGHTING:**

Fixed light fittings and lamps included within a dwelling should be low energy type, with a luminous efficacy of 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.

**GENERAL NOTES:**

No high lumina cement to be used.  
All rolling down straps, fross clips and lateral restraints to be in accordance with the satisfaction of the client.  
No deviation to specifications 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, inlets, sounchens 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 49° 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.  
Bathrooms 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.

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 of a min. 900mm wide - clear opening width to doors to be min. 800mm

**DRAINAGE/PLUMBING:**

All underground drainage to be 110mm dia. uPVC. Pipe sizes to be: S.V.P. 110mm, R.W.P. 70mm. All appliances and fittings to be fitted with deep seal/ anti-siphon traps. External rainwater goods to be coloured black. All sanitary appliances to have separate connections to S.P.F. in accordance with BS 6881: 2000. Design of S.P.F. to be in accordance with BS 6881: 2000. All drains to have 1 layer of slabs over 20mm granular fill round pipe.  
Downs to be fitted with 600mm dia. 1 layer of slabs over 20mm granular fill round 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 BS 5422.  
New drainage to be connected to sewers/ surface water drain via brick manholes. Covers and frames to suit locally. Any existing sewers on site are to be removed where encountered with voids backfilled using trench fill concrete to Engineer's specification

Building Warrant Issue

REV.	AMENDMENT	BY	DATE

**James Baird Architecture**  
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Ross Cottage Drive  
Ferntingair  
M15 7WR  
Telephone: 01698 284655  
Mobile no.: 07777157770  
Email: jbn@jba-architecture.co.uk

**PROJECT:**  
Alterations & Extension to House at  
58 Balfour Drive, Carnbroe,  
Mr & Mrs S. Maxwell

**DRAWING:**  
Proposed Elevations & Specification

JOB REF.	DATE	DRAWN BY	CHECKED BY	REV.	SIZE
1060	Sept. 23	J Baird	-	-	A1