

HEATING SYSTEM:

Radiators as positioned served by a
an existing boiler system.
All pipework insulated. Rads fitted with
TRVs.
The heating system within the dwelling
is capable of maintaining a min temp of 21 deg C
in at least one of the apartments and 18 deg C
elsewhere whilst the outside temp is -1 deg C
All hot water pipes to be insulated to B.S. 5422.

All works to Heating System including moving Boiler etc. should be
carried out by a registered Gas Safety Engineer.

FLOOR CONSTRUCTION U-Val 0.18 w/m2k

18mm chipboard on 120 x 45mm timber
battens at 400mm crs.
Timber battens then levelled up on timber
battens laid perpendicular
Graded to suit run in concrete garage floor.
insulation board should be utilised i.e.
Kingspan FF70 or similar
120mm thickness required for P/A ratio. 0.5
All battens etc. laid on
1 Layer of Visqueen dpm as added protection.

CEILING OF GARAGE:

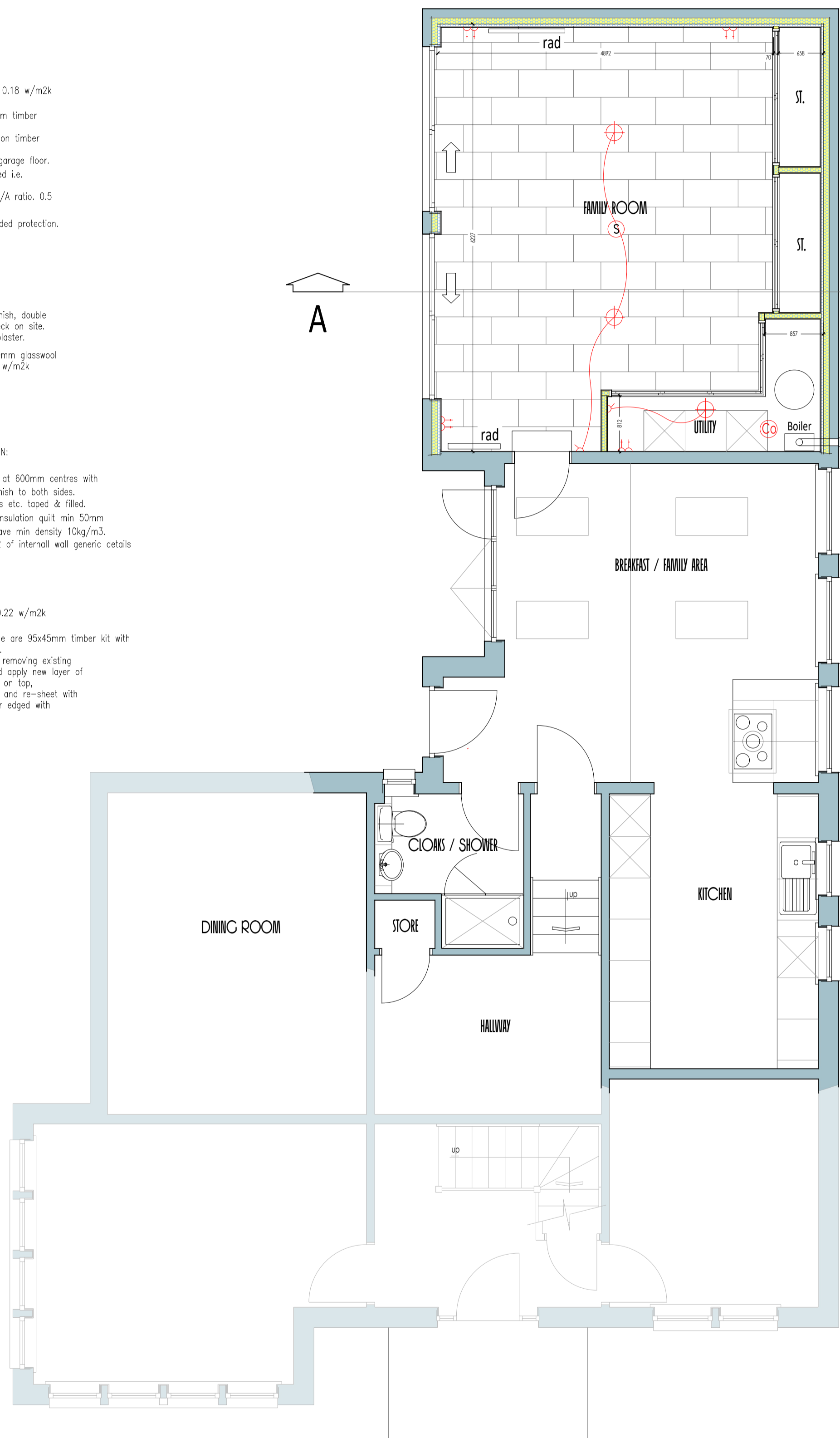
Ceiling is already plasterboard finish, double
thickness of 12.5mm board, Check on site.
Surface finish made good with plaster.
Existing ceiling retained with 300mm glasswool
insulation above U-Val = 0.15 w/m2k
150mm between ceiling ties and
150mm laid across.

INTERNAL PARTITION CONSTRUCTION:

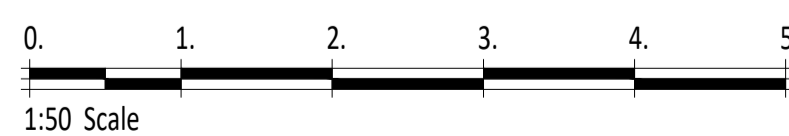
Non-Load bearers:
70 x 45mm C16 timber frames at 600mm centres with
12.5mm plasterboard sheathing finish to both sides.
Plasterboard feather edged, joints etc. taped & filled.
All partitions to have glasswool insulation quilt min 50mm
between studs - glasswool to have min density 10kg/m3.
This construction to meet type 2 of internal wall generic details
for section 5 - Noise

WALL CONSTRUCTION U-Val 0.22 w/m2k

Existing perimeter walls of garage are 95x45mm timber kit with
100mm glasswool between studs.
Upgrade Construction of wall by removing existing
plasterboard retain glasswool and apply new layer of
30mm kingspan insulation board on top,
Foil finish acts as vapour check and re-sheet with
15mm plasterboard finish feather edged with
Joints taped and filled.



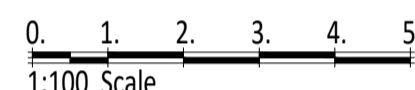
FIRST FLOOR PLAN.



Windows & Doors (Secured by Design)
All windows to be fitted as a minimum with key operated
multi point locking mechanism to BS 7970 : 1997 unless
covering an emergency egress but should still have multi-point
restraining system but no locking mechanism.
The PVC windows should also comply as a min with BS7412 : 2007.
All access doors to be as a minimum fitted with multi point locking
system covered by a cylinder lock to EN 1303.
Glazing in doors to be laminated or toughened as a minimum to BS 7950 : 1997

Existing garage door removed and opening
built up with
2 New uPVC sliding doors white in colour
to match existing.

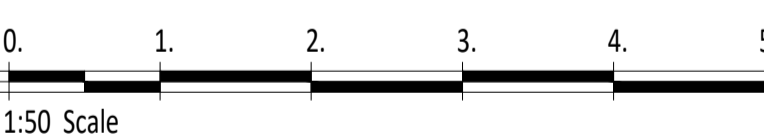
REAR ELEVATION



CEILING OF GARAGE:

Ceiling is already plasterboard finish, double
thickness of 12.5mm board, Check on site.
Surface finish made good with plaster.
Existing ceiling retained with 300mm glasswool
insulation above U-Val = 0.15 w/m2k
150mm between ceiling ties and
150mm laid across.

SECTION A - A



ELECTRICAL LEGEND:

- Light fitting.
N.B. at least 75% of artificial lighting
should be of low energy type.
- Twin 13amp socket
- Smoke detector wired back to
mains with battery back up.
- Light switch
- Carbon monoxide detector

Heights of Electrical Fixtures
Light switches should be
between 900 and 1100mm
high off FFL
Sockets should be 400mm
above floor level or
150mm above projecting
surfaces i.e. worktops in
kitchens,
integrated appliances etc.
should be switched separately
from an accessible position
i.e. Fridge or dishwasher etc
from above worktop level.
Fixtures should also be no
less than 350mm from an
internal corner

Carbon monoxide detectors should comply with BS EN
50291-1:2010 and be powered by a battery designed
to operate for the working life of the detector. The
detector should incorporate a warning device to alert
the users when its working life is due to expire. Hard
wired mains operated carbon monoxide detectors
complying with BS EN 50291-1:2010



WALL CONSTRUCTION U-Val 0.22 w/m2k

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plasterboard retain glasswool and apply new layer of
30mm kingspan insulation board on top,
Foil finish acts as vapour check and re-sheet with
15mm plasterboard finish feather edged with
Joints taped and filled.

CEILING OF GARAGE:

Ceiling is already plasterboard finish assumed double
thickness of 12.5mm board, Check on site.
Surface finish made good with plaster.

FLOOR CONSTRUCTION U-Val 0.18 w/m2k

Floor construction in conversion to
be level with existing. Level difference
between both is minimal.
18mm chipboard on 50 x 50mm timber
battens at 400mm crs.
Timber battens then levelled up on timber
battens laid perpendicular
Graded to suit run in concrete garage floor.
insulation board should be utilised i.e.
Kingspan Optim - R or similar min 40mm
thickness required for P/A ratio. 0.6
All battens etc. laid on
1 Layer of Visqueen dpm as added protection.

DOMESTIC CLASSIFICATION
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE APPROPRIATE
CODE OF PRACTICE, BRITISH STANDARDS, EURO CODES HEALTH & SAFETY
REGULATIONS AND BUILDING STANDARDS (SCOTLAND) ACT.

ALL SIZES TO BE CHECKED ON SITE PRIOR TO ORDERING
OR MANUFACTURING ANY MATERIALS. DIMENSIONS ARE IN MILLIMETERS (mm).

All works and finishes to entire satisfaction of client.

No deviation to specification, structural or otherwise without consent from
Architect / Structural engineer.

ALL MATERIALS / PRODUCTS ETC. TO BE FITTED IN ACCORDANCE WITH THE
MANUFACTURERS INSTRUCTIONS.

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A.	Client re-design.	301023

All plasterboard to have feathered edges and joints to be
taped and filled.
Ensure all cavities are closed at jombs and wallheads etc.
taking care to avoid cold spots with correct closure choice
insulated batt or similar.

All apartment windows fitted with permavents 12000sq.mm min.
Kitchens, Toilets & Utility fitted with permavents 10000sq.mm min.
Daylight to each apartment not less than 1/15th of floor area.
Min. ventilation to each apartment to be 1/30th of floor area.

All low level glazing to be toughened safety glass to B.S. 6262 Part 4 :2019
and BS 6206 and be clearly identified on site by relevant Kitemark,
and loads calculated in accordance with
BS 6339 Part1 1996

Window Controls:
Opening controls for windows should be positioned at least
350mm from any internal corner, they should also be at a height
not more than 1.70m above floor.

All windows and doors
utilising
Planitherm glass.
U-Val = 1.4 w/m2k

PANTERWORK:
1 ct primer, 2 cts undercoat & 1 ct gloss to all softwood skirtings &
architraves etc.
All internal walls and ceilings to be prepared and sealed to receive
1 ct undercoat and 2 cts vinyl silk emulsion. All internal woodwork
to be Knot primed and warp free timber.

Air Infiltration:
All service penetrations etc. to be well sealed.
All windows and doors fitted with draught strips etc.
Tongue and grooved flooring glued and screwed.
Skirtings sealed to floor level.
Vapour check taped.
Plasterboard taped and filled to walls and ceilings.

Cold Bridging:
Ensure cold bridging is eliminated i.e.
Floor insulation is taken to perimeter walls aligning with
wall insulation taken down to floor level.
Ensure loft insulation is draped over head binder and
wall insulation taken to head runner.
Insulated plasterboard returned into jamb
avoiding cold spots at jamb.



SCOTT: BUILDING SERVICES

project
**Alterations to
5A Threestanes Road,
Strathaven, ML10 6DX.
Mr & Mrs Alan Steele.**

title	date
House as Proposed	Aug 23

scale	drawing no:	rev
1:50 / 100 @ A1	466 - 11	

4 Middleton Avenue, Strutherhill Industrial Estate
Larkhall, ML9 2TL t:01698 888111 f:01698 885007

david.richie@scottbuildingservices.co.uk



PLEASE NOTE IF DRAWING PRINTED @ A3 WHEN SHOWN
A1 THEN PLEASE HALF THE SCALE SHOWN
e.g. 1:50 would be 1:100 etc.