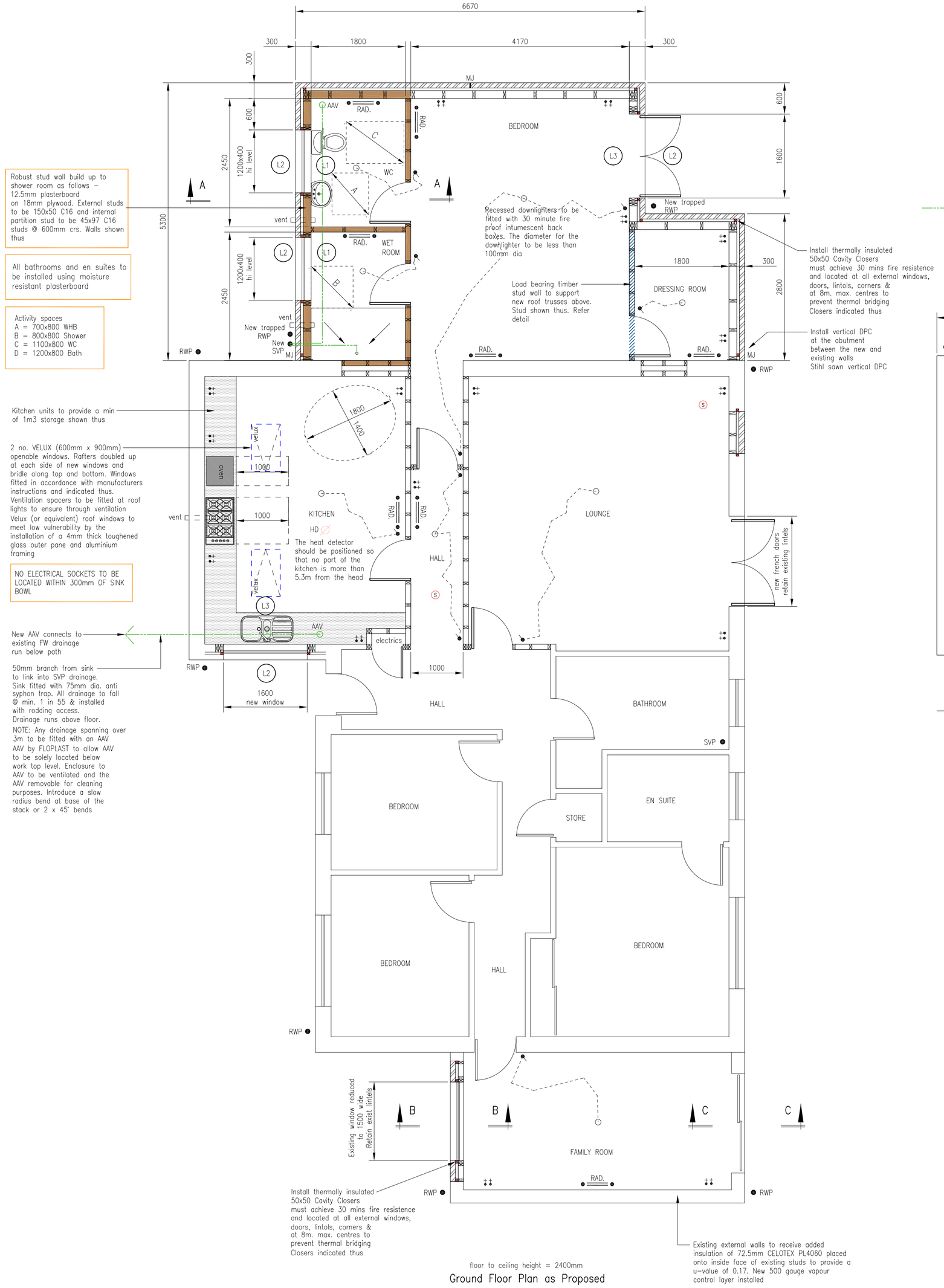


floor to ceiling height = 2400mm

Ground Floor Plan as Proposed

1:50

Robust stud wall build up to shower room as follows – 12.5mm plasterboard on 18mm plywood. External studs to be 150x50 C16 and internal partition stud to be 45x97 C16 studs @ 600mm crs. Walls shown thus

All bathrooms and en suites to be installed using moisture resistant plasterboard

Activity spaces
A = 700x800 WHB
B = 800x800 Shower
C = 1100x800 WC
D = 1200x800 Bath

Kitchen units to provide a min of 1m3 storage shown thus

2 no. VELUX (600mm x 900mm) openable windows. Rafters doubled up at each side of new windows and bridle along top and bottom. Windows fitted in accordance with manufacturers instructions and indicated thus. Ventilation spacers to be fitted at roof lights to ensure through ventilation Velux (or equivalent) roof windows to meet low vulnerability by the installation of a 4mm thick toughened glass outer pane and aluminium framing

NO ELECTRICAL SOCKETS TO BE LOCATED WITHIN 300mm OF SINK BOWL

New AAV connects to existing FW drainage run below path

50mm branch from sink to link into SVP drainage. Sink fitted with 75mm dia. anti syphon trap. All drainage to fall @ min. 1 in 55 & installed with rodding access. Drainage runs above floor.

NOTE: Any drainage spanning over 3m to be fitted with an AAV AAV by FLOPLAST to allow AAV to be solely located below work top level. Enclosure to AAV to be ventilated and the AAV removable for cleaning purposes. Introduce a slow radius bend at base of the stack or 2 x 45° bends

Recessed downlighters to be fitted with 30 minute fire proof intumescent back boxes. The diameter for the downlighter to be less than 100mm dia

Load bearing timber stud wall to support new roof trusses above. Stud shown thus. Refer detail

Install thermally insulated 50x50 Cavity Closers must achieve 30 mins fire resistence and located at all external windows, doors, lintols, corners & at 8m. max. centres to prevent thermal bridging Closers indicated thus

Install vertical DPC at the abutment between the new and existing walls Stihl sawn vertical DPC

Install thermally insulated 50x50 Cavity Closers must achieve 30 mins fire resistence and located at all external windows, doors, lintols, corners & at 8m. max. centres to prevent thermal bridging Closers indicated thus

Existing external walls to receive added insulation of 72.5mm CELOTEX PL4060 placed onto inside face of existing studs to provide a u-value of 0.17. New 500 gauge vapour control layer installed

L1 Denotes 3x195x47 C16 timber lintels

L2 Denotes CATNIC CTF5

L3 Denotes 3x225x47 C16 timber lintels

RP Denotes racking panels with 9.5mm external grade sheating ply and masonry shielding

MJ – Denotes movement joint

Denotes double gang 3 amp socket

Denotes lightswitch and associated power cable

Denotes light fitting

Denotes foul/waste drainage. All pipe dia's at pop ups to be 100mm dia. All drainage to BS EN 12056 -2 :2000

HD Denotes hard wired with 72 hours battery back up /interlinked smoke/heat detection in accordance with BS5446 Part 2 2003 and BS5839 Part 6 2019 – Kitchen (heat detector) Principal apartment, circulation hall – ground, first floors) (smoke detection). Please refer to Section2 of the 2019 Domestic Technical Handbook for exact locations etc.

S Denotes audible and visual hard wired with 72 hours battery back up / interlinked smoke / up heat detection in accordance with BS5446 Part 2 2003 and BS5839 Part 6 2019 – Kitchen (heat detector) Principal apartment, circulation (hall – ground floor)

Additions to the mains fed fire detection system to be interlinked with the existing system. All new works to be mains fed, interlinked and have battery back up and be located 300mm from any walls, lights and downstand beams

CMD Denotes carbon monoxide detectors should be located between 1m–3m from boiler appliance and 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 (Type A) with fixed wiring (not plug in types) may be used as an alternative, provided they are fitted with a sensor failure warning device. Meter to be located between 1m and 3m from combustion appliance. Detector to be fitted in strict accordance with manufacturers literature

Boiler store cupboard for non–room sealed boilers should not be used as storage cupboards that could impede airflow.

Acoustic insulation spec

All Internal Walls dividing habitable Spaces: To incorporate bteween studs a minimum; 25mm mineral quilt insulation / sound deafening between studs, density 10kg/m3 to comply GIC & Std 5.2,, with Plasterboard linings to provide density / mass of 10kg/m2 minimum.

New and existing drainage pipes and ventilation ducts to be wrapped in ROCKWOOL TECHTUBE acoustic insulation. Maximum insulation to be installed within the limits of the available space

NOTE: Any drainage spanning over 3m to be fitted with an AAV. AAV will be above the highest overspill level and will be vented and accessible. AAV's to be boxed in and ventilated. AAV's to be removable for cleaning and stacks to have a smooth radius bend or 2x45 degree bends at the base

TRV's to be fitted to all new radiators except where the radiators are located within a room with a thermostat. In this instance, lock shield valves must be used

Ventilation ducts for kitchen, utility and showeroom to be fitted with condensation traps via rigid ducting. Centrifugal fans to be fitted to both kitchen, utility and shower room mechanical vents

WC drainage pipe to be connected to SVP separately from whb and shower drainage

KITCHEN
Mechanical vent to provide 60 litres/sec intermittent plus continuous to provide 1 air change per hour.
To conserve power, the fan should have a specific power rating of 0.5W/l/s
Vermin proof grill fitted externally.

BATHROOM/EN SUITE/WC
Mechanical vent to provide 15 litres/sec extraction. Vent low voltage type and located with 2m of shower. Vermin proof grill fitted externally to vent.

Water efficient fittings should be provided to all WCs & WHBs. Dual flush WC cisterns should have a flush volume of not more than 4.5 litres. Tap serving WHB should have a flow rate of not more than 6 litres/min

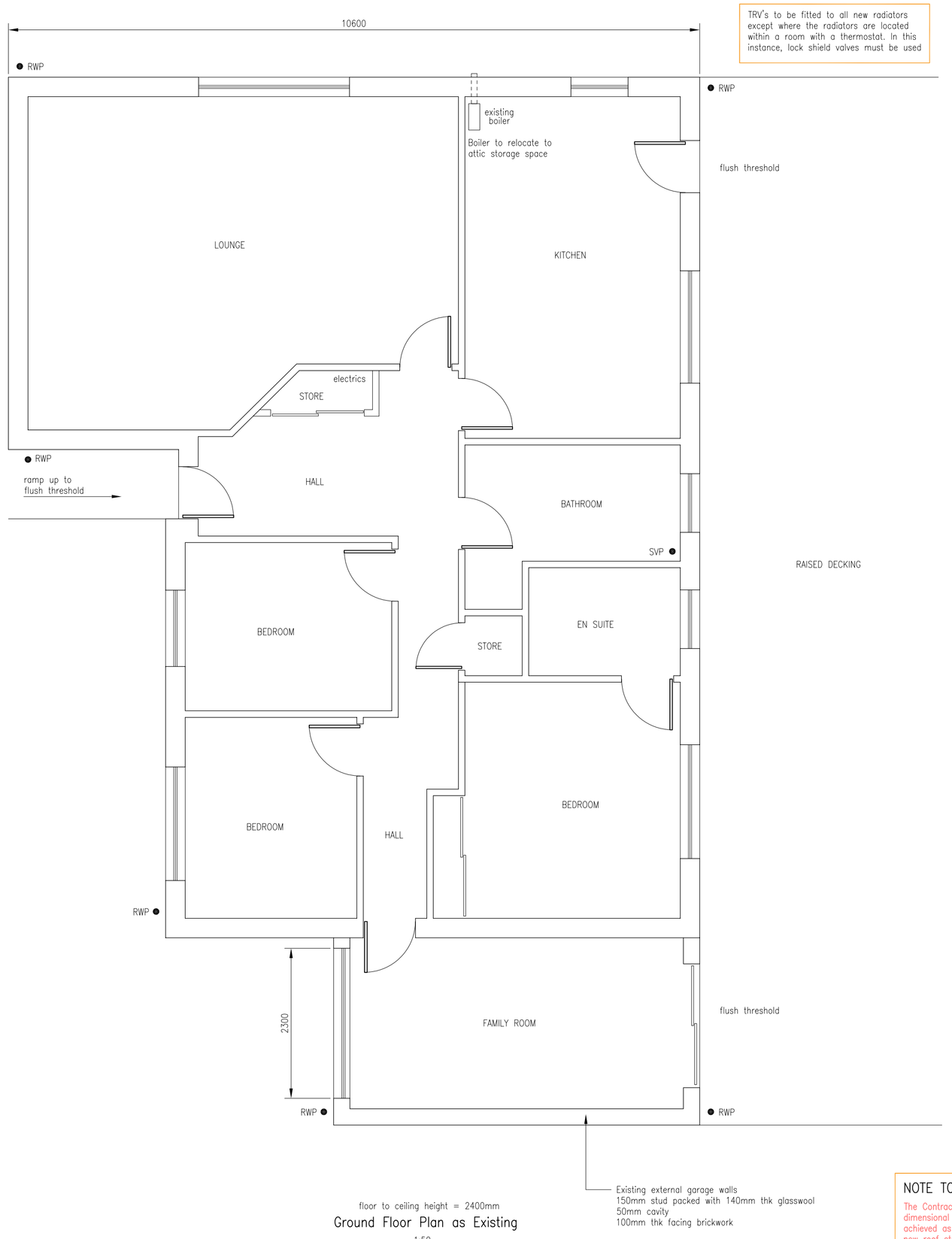
Minimum clear open width of all new pass doors 850mm between face of door to stop. Contractor to ensure structural clear opening suitable for this.

NO ELECTRICAL SOCKETS TO BE LOCATED WITHIN 300mm OF SINK BOWL

Any pipes passing through walls to be lintelled over using Robeslee type E lintels

EDGE OF SLAPPINGS TO BE CAREFULLY SAW CUT TO MAINTAIN STABILITY OF RETURN BEING RETAINED

New windows/doors should meet the recommendations for physical security in Section 2 of "SECURE BY DESIGN" and the door should be tested and certified by a notified body as meeting a recognised standaard for security such as PAS 24:2007



floor to ceiling height = 2400mm

Ground Floor Plan as Existing

1:50

Existing external garage walls
150mm stud packed with 140mm thk glasswool
50mm cavity
100mm thk facing brickwork

DEMOLITIONS AND DOWNTAKINGS

ALL DEMOLITIONS AND DOWNTAKINGS TO BE CARRIED OUT IN ACCORDANCE WITH BS 6187 AND THE HEALTH AND SAFETY AT WORK ACT. PRIOR TO THE REMOVAL OF ANY LOADBEARING OR SUPPORTING WALLS, THE STRUCTURE MUST BE ADEQUATELY PROPPED AND MUST REMAIN SO UNTIL ALL THE ALTERATION WORK IS COMPLETE AND CURED

CONTRACTOR TO PROVIDE PRINCIPAL DESIGNER, CLIENT AND ENGINEER WITH FULLY DETAILED METHOD STATEMENT AND TEMPORARY WORKS DESIGN INCLUDING SEQUENCE AND METHODOLOGY FOR ALL TEMPORARY WORKS, DOWNTAKINGS AND INSTALLATION OF NEW BEAMS/LINTELS

EDGE OF SLAPPINGS TO BE CAREFULLY SAW CUT TO MAINTAIN STABILITY OF RETURN BEING RETAINED, IF CONDITION OF EXISTING WALL REQUIRES STRENGTHENING, THEN RE–BUILD IN CLASS B ENGINEERING BRICK IN CLASS (ii) MORTAR AND TIED BACK TO EXISTING MASONRY BY TOOTHING IN

CONTRACTOR TO MAKE GOOD ANY CRACKING IN EXISTING WALLS THAT MAY OCCUR DURING EXECUTION OF WALL SLAPPINGS AND FOR A PERIOD OF 12 MONTHS FOLLOWING PRACTICAL COMPLETION OF THE WORKS

NOTE TO CONTRACTOR :

The Contractor must carry out a level and dimensional survey to ensure that the works can be achieved as detailed. This is particularly true for the new roof structure and existing window sill locations/heights. The Contractor to contact the Architect if necessary. The survey to be carried out prior to any work on site or ordering of materials.

1:20– 0 200mm 400mm 600mm 800mm 1000 1200 1400 1600 1800 2000
1:100– 0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
1:50– 0 1m 2m 3m 4m 5m
0 100mm 200mm 300mm 400mm 500mm

Do not scale from this drawing. If in doubt, ask. This drawing is the property of Stewart Drawing Services and must not be copied, reproduced or disclosed other than for the purposes of this project.

Rev	Date	Details

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Planning & Building Warrant

Proposed Extension For
Mr & Mrs McGowan
14 Strathcarron Wynd, Paisley PA2 7AJ

- Existing & Proposed Floor Plans

Scale		Drawn By
1:50	A1	John Stewart
Date	Drawing No.	Rev
Nov 2023	23042 - 01	