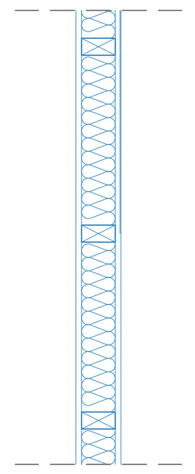
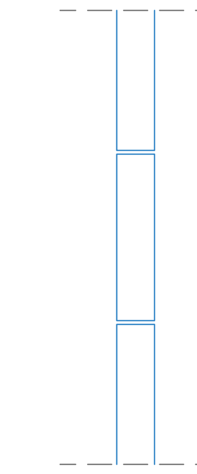
LAYERS 1:20



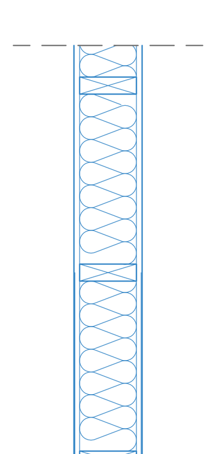
P01 60min 90mm STUD PARTITION
1. 1@ layer 15mm GTEC Fire resistant plasterboard.
2. Timber studs in standard CLS 38x89mm. Dwangs every 1200mm vertical centres. Infill Insulated with 90mm thick mineral fibre insulation
3. 1@ layer 15mm GTEC Fire resistant plasterboard.

With reference to accredited system: Siniat Drywall manual
RTP 012 _ page 44
Fire Perf. of 60min as per BS476-21
Installed as per pages 104-113
Solutions to satisfy requirements of BS 476: Part 22: 1987 (Non-loadbearing).

Manufactures specifications: "Partitions.pdf"



P03 BLOCK PARTITION
1. Paint finish - x2 coats Leyland Trade Contract Matt Emulsion Brilliant White
2. Standard dense aggregate block 440x215x100mm
3. Paint finish - x2 coats Leyland Trade Contract Matt Emulsion Brilliant White
4 .Expanding foam to seal gaps

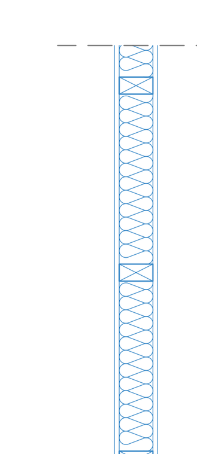


P02 60min 140mm STUD PARTITION
1. 1@ layer 15mm GTEC Fireboard, taped and skimmed
2. Timber studs in standard CLS 38x140mm. Dwangs every 1200mm vertical centres. Infill Insulated with 140mm thick mineral fibre insulation
3. 1@ layer 15mm GTEC Fireboard, taped and skimmed

Edges sealed with firerated seal to achieve 60min fire rating

With reference to accredited system: Siniat Drywall manual
RTP 012 _ page 44
Fire Perf. of 60min as per BS476-21
Installed as per pages 104-113
Solutions to satisfy requirements of BS 476: Part 22: 1987 (Non-loadbearing).

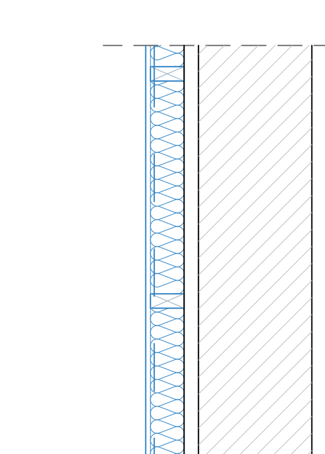
Manufactures specifications: "Partitions.pdf"



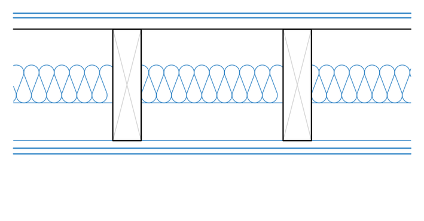
P04 PARTITION
1. 1@ layer 12.5mm GTEC Standard plasterboard. Finished with a shadow gap, 20mm wide, on outer layer using plastic bead. Corners capped with alu profiles.
2. Timber studs in standard CLS 38x89mm. Dwangs every 1200mm vertical centres. Infill Insulated with 90mm thick mineral wool insulation (Earthwool Loft Roll 44 Insulation Combi-Cut or similar)
3. 1@ layer 12.5mm GTEC Standard plasterboard

With reference to accredited system: Siniat Drywall manual
RTP 005 _ page 44
Fire Perf. of 30min as per BS476-21
Installed as per pages 104-113
Solutions to satisfy requirements of BS 476: Part 22: 1987 (Non-loadbearing).

Manufactures specifications: "Partitions.pdf"



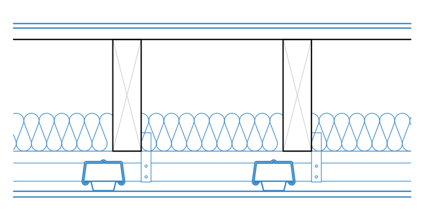
IW1 STUDIO WALL LINING
1 1@ layer 12.5mm SGTEC Standard plasterboard or similar
2 Vapor barrier
3 CLS C16 timber frame 38x63mm. Dwangs every 1200mm vertical centres. Loose mineral wool insulation fitted between battens (Knauf Earthwool Acoustic Roll Insulation 600 x 50mm or similar)
4 Backing - building paper or other barrier
5 Cavity
6 Existing brick wall



F01 SEPARATING FLOOR
1 Caber flooring with paint finish (optional)
2 Existing 30mm thk floor boards retained, cleaned of any protrusions, and patched
3 Existing floor joists, 75x295mm at 400mm centres with 100mm MW sound insulation slabs between joists to retain heat and prevent sound transmission)
4 Batten framing with packing, 20x20mm across joist at 600mm centres and along ceiling perimeter; additional element to achieve level ceiling under existing joists
5 1@15mm GTEC Fire Board (fixed with 63mm GTEC High Thread screws).

With reference to accredited system: Siniat Drywall manual
RTC 018: Direct-to-Timber _ page 118
Fire Perf. of 60min as per BS476-21
Acoustic Perf. 41 RdB
Installed as per pages 146-152

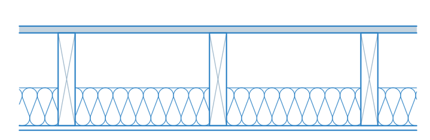
Manufactures specifications: "Floors_and_ceilings.pdf"



F02 SUSPENDED SEPARATING FLOOR
1.Existing T&G timber floor
2. Existing timber joists
3.GTEC ceiling channels 450mm CC with GTEC connecting clips
4.1@ layer 12.5mm GTEC Fire Board
5.3mm Skim finish

With reference to accredited system: Siniat Drywall manual
RRC 013: Suspended MF _ page 126
Fire Perf. of 60min as per BS476-21
Acoustic Perf. 44 RdB
Installed as per pages 130-138

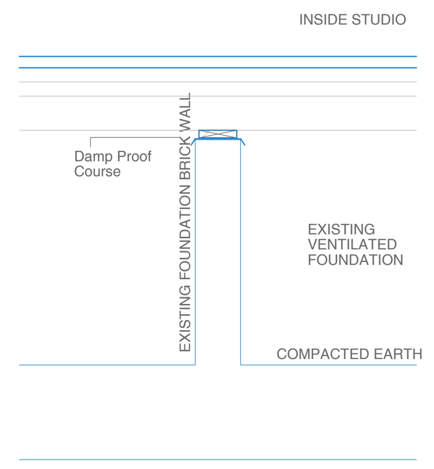
Manufactures specifications: "Floors_and_ceilings.pdf"



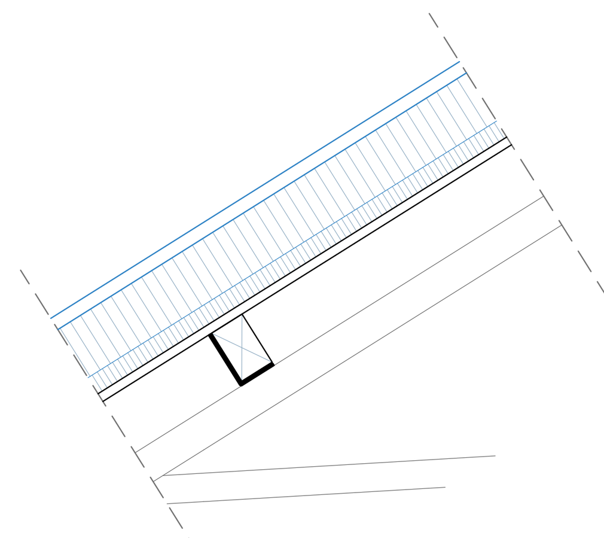
F03 MEZZANINE FLOOR
1. Counter-floor: structural plywood
2. LVL beams 45x180mm (400mm centres) with sound absorbing MW insulation fitted in-between. Loadbearing element TBC with engineer
5. 1@layer 15mm fire resistant plasterboard

With reference to accredited system: Siniat Drywall manual
RTC 018: Direct-to-Timber _ page 118
Fire Perf. of 60min as per BS476-21
Acoustic Perf. 41 RdB
Installed as per pages 146-152

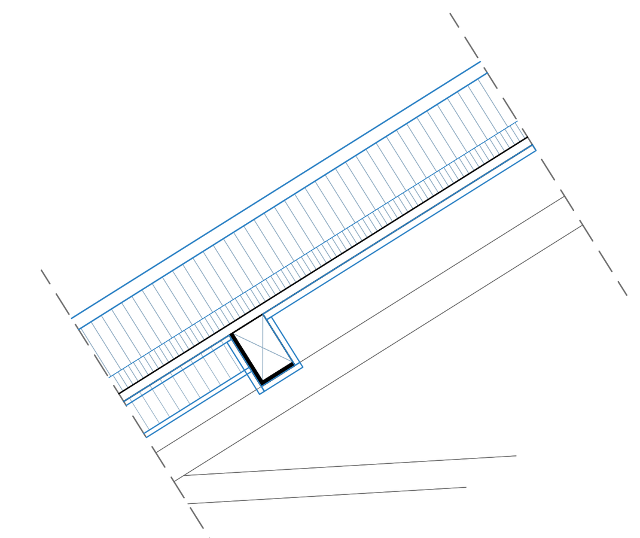
Manufactures specifications: "Floors_and_ceilings.pdf"



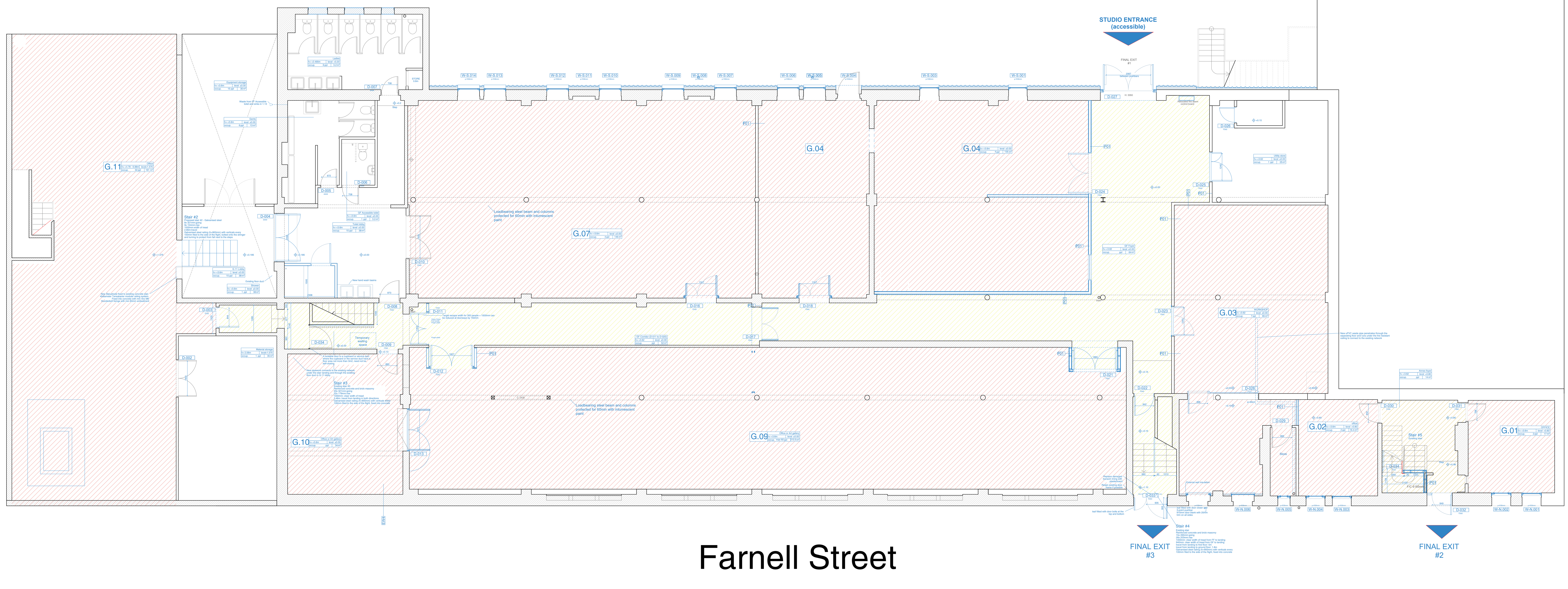
F04 RECONSTRUCTED FLOOR
1 Floor finish TBC by client
2 24mm Plywood subfloor
3 Air tightness barrier in the form of kingspan floor insulation snug fit between joists and taped junctions above joist, thickness TBC. (to stop draft, moist, odour)
4 New Joists and CC spacing to match existing (165x70mm), If hard to source, use 175x75mm joists and adjust sill plate thk.
5 Sill plate and DPC between new joists and existing foundation walls, thk tbc on site.
6 Existing ventilation void



R01 STANDARD ROOF
1 Corrugated metal cladding
2 Mineral fibre insulation _ 250mm
3 Metal battens
4 Vapour barrier _ PE foil
5 Existing sarking boards on purlins



R03 ROOF AT EXTERIOR WALLS
1 KS1000 RW QuadCore roof panels
2 Rockwool RWA45 Slab, fitted between steel structure
3 Vapour barrier _ PE foil
4 Existing sarking boards on purlins
5 Mineral wool slab, fitted between timber structure strapped to ceiling
6 Vapour barrier _ PE foil
7 1@ layer of 12mm Standard plasterboard



"FIRE SAFETY NOTES

Proposed alterations to be reviewed by a UKAS registered company (BAFE SP205 accreditation) to provide duty holder of premises with a certificate of conformity.

Given the premises contain both permanent tenants (use class office) and temporary venue rental (use class entertainment), full separation is required between these different uses to a medium fire resistance duration (60min). Existing internal walls, floor and ceiling to be overhauled and upgraded if required to achieve this requirement. Proposed internal walls forming enclosure between different uses to be constructed as per detail drawings.

Any alterations to existing load-bearing structures to be inspected and specified by structural engineer. Existing structural steelwork to be inspected and overhauled with intumescent paint to ensure a medium fire resistance duration is achieved (60min).

Fire detection and fire alarm system to be reviewed and specified by specialist contractor and amended to suit category L1 in all spaces, in accordance with BS 5839: Part 1: 2017. Heat alarms to comply with BS 5446: Part 2: 2003.

Emergency lighting system installed by specialist contractor in accordance with BS 5266: Part 1: 2016 as read in association with BS 5266: Part 7: 1999 (BS EN 1838: 2013) with illumination levels and ratios to CIBSE / BS EN 12464-1: 2011.

Fire extinguishers to be positioned on escape routes, close to room or storey exits, final exits from the building or, if necessary, adjacent to hazards. They may be placed on a stand or hung on a wall at a convenient height. Generally no one should have to travel more than 30 m to reach a fire extinguisher. It is good practice to group extinguishers together in fire points at a similar position on each floor. Selection and installation of fire extinguishers as per BS 5306: Part 8.

Self-closing fire doors to be installed in accordance with recommendations of the Code of Practice, Hardware for Fore and Escape Doors issue 2, June 2006. All doors along escape routes to be fitted with locks which can be opened from the side of escape without key, code or proximity card, with a clearly marked horizontal push bar installed in accordance with BS EN 1125: 1997. Exit doors serving studio holders only can be fitted with emergency devices such as push pad installed as per BS EN 179: 1997.

Ventilation duct passing through compartment wall or floor to be fire-stopped in accordance with BS 5588: Part 9: 1999
Pipes and cables with a bore/diameter of not more than 40mm and 100mm apart does not need further fireproofing.
Pipes with a bore of not more than 160mm and is made in iron, steel, copper or of a material capable of withstanding 800°C does not either need further fireproofing.
Pipes with a bore of not more than 110mm and is connected to a vertical drainage or water service pipe constructed in aluminum, aluminum alloy, or uPVC to BS 4514:1983(1998) does not either need further fireproofing.

Existing fuel pipes carrying natural gas to boiler to be overhauled to ensure installation is in accordance with the requirements of the Pipelines Safety Regulations 1996, SI 1996 No 825 and the Gas Safety (installation and use) Regulations 1998 SI 1998 No 2451.

For a more detail specification of fire regulation compliance, see document Fire_Regulation_Compliance_Strategy.pdf"
"FURTHER SPECIFICATIONS

Partitions to be built from new timber to be grade C16 to BS EN 1995-1-1:2004 and BS EN 338:2016 unless otherwise stated, dried to a moisture content not exceeding 18% prior to fabrication.

Contractor to investigate existing drainage to confirm that drainage runs as shown are feasible, in accordance with BS EN 1610: 1998. Drainage connection point to public sewer to be retained as existing.

All rainwater drainage to be retained as existing, in accordance with BS EN 12056-3: 2000

New sanitary drainage in accordance with BS EN 12056-2: 2000. Branches longer than 3m to have Ø50mm pipes and toilet drain to be Ø110mm. Discharge pipes from kitchen sinks to pass through separator system (grease trap) before connection to SVP. Separator system to be constructed and installed in accordance with BS EN 1825-2: 2002. All sanitary pipework to be tested in accordance with the guidance in National Annex NG of BS EN 12056-2:2000. Accessible toilet to be clearly identified by signage, and contain maneuvering space of at least 1.5mx1.5m clear of obstruction. Other provisions within disable toilet to comply with Figure 3.30 in Technical handbook Non-domestic. New WCs to be of dual flush type, with a cistern average flush volume of not more than 4.5 litres. New Taps serving hand rinse basins should have a flow rate of not more than 6 litres per minute

13A power socket outlets to be provided within each room, circulation and serving areas. Kitchen to have sockets above worktop level in addition to switched outlets for floor standing white goods or built in appliances. Concealed sockets to have separate switches in accessible position, to allow appliances to be isolated. Electrical outlets and controls to be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and not more than 1.2m above floor level. Within this height range:
Light switches: 900 - 1050mm above floor level.
Socket outlets: 500mm above floor level, 150mm above worktop surface.
Light Switches and alarms (disable toilet): max 1000mm above floor level.
Flex outlets for kitchen appliances (under worktop): 600mm above floor level.
Cooker control unit: 1100mm above floor level
Exact positions to be confirmed by client on site, in liaison with contractor.
The electrical installation to be designed, constructed, installed and tested in accordance with BS 7671: 2008.

Ventilation and heating system to be inspected by specialist, and amended as required to suite proposed use and occupancy capacity, as well as relevant British Standards."

= 1 WAY LIGHT SWITCH
= 2 WAY LIGHT SWITCH
= DOUBLE 13A OUTLET
= DOUBLE 13A OUTLET ABOVE WORKTOP LEVEL
= DOUBLE 13A OUTLET IN CEILING/FLOOR
= DISTRIBUTION BOARD
= 32AMP SUPPLY
= 1500mm LED batten
= EXTERNAL LIGHT
= EMERGENCY ESCAPE LIGHT
= SPUR (FOR HEATERS)

= CURRENTLY OCCUPIED SPACES
= WALL/FLOOR TO BE DEMOLISHED
= EXISTING SITUATION (GRAYSCALE)
= EXISTING MASONRY WALLS
= EXISTING STUD WALL
FIRE RATED TO 1H ON ALL LINES OF COMPARTMENTATION
= PROPOSED INTERVENTIONS (BLUE)
= PROTECTED ZONE
= OFFICE USE
= ESCAPE ROUTE

= EMERGENCY EXIT LIGHT
= OPTICAL SMOKE SENSOR
= OPTICAL SMOKE SENSOR WITH SOUNDER
= HEAT DETECTOR
= HEAT DETECTOR WITH SOUNDER
= EMERGENCY ESCAPE LIGHT
(3 HOUR REMOTE MAINTAINED)
= SOUNDER
= MANUAL CALL POINT
= ALARM PULL CORD (ACCESSIBLE WC)
= FIRE EXTINGUISHER

REV	desc	10-11-2023	by
F	100 people per floor		

0 1 2 5m N

TGF-BW Building Warrant Application

THE GLUE FACTORY

22 Farnell Street, Glasgow, G4 9SE

DATE 10.11.2023. | DWG BY Agile City CIC | REV F

Proposed Ground floor

SCALE 1:100 A1 | DWG N° 6 / 21

NOTE

(1) All dimensions to be verified on site prior to any shop or site works being commenced.
(2) Any discrepancies to be reported to the architectural technician before any work is put in hand.
(3) Do not scale from this drawing.
(4) This drawing is to be read in conjunction with relevant consultants' and specialists' drawing.
(5) This drawing is not a construction drawing, and is produced solely for the building warrant application. Contractor to implement design according to building warrant compliance checklist.
(6) This is a metric drawing.