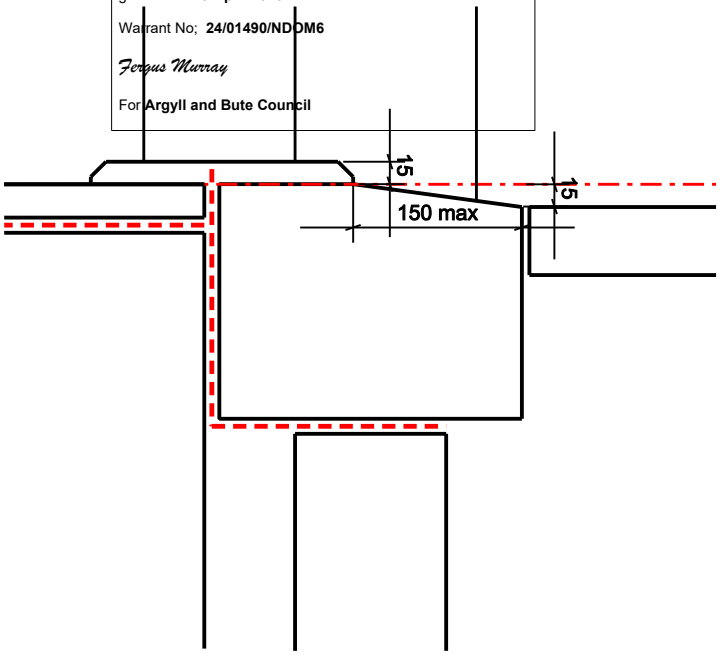
BUILDING (SCOTLAND) ACTS

This is the Approved Plan relative to the Building Warrant granted on **29 April 2025**

Warrant No; **24/01490/NDOM6**

Fergus Murray

For **Argyll and Bute Council**



HMA Architects

19 Charlotte Street
Helensburgh
G84 7EZ

Tel 01436 653081
e-mail hma.architects@yahoo.co.uk

Job Title

Standard Detail

Drawing Title

Accessible Threshold

Drawn

hmci

Date

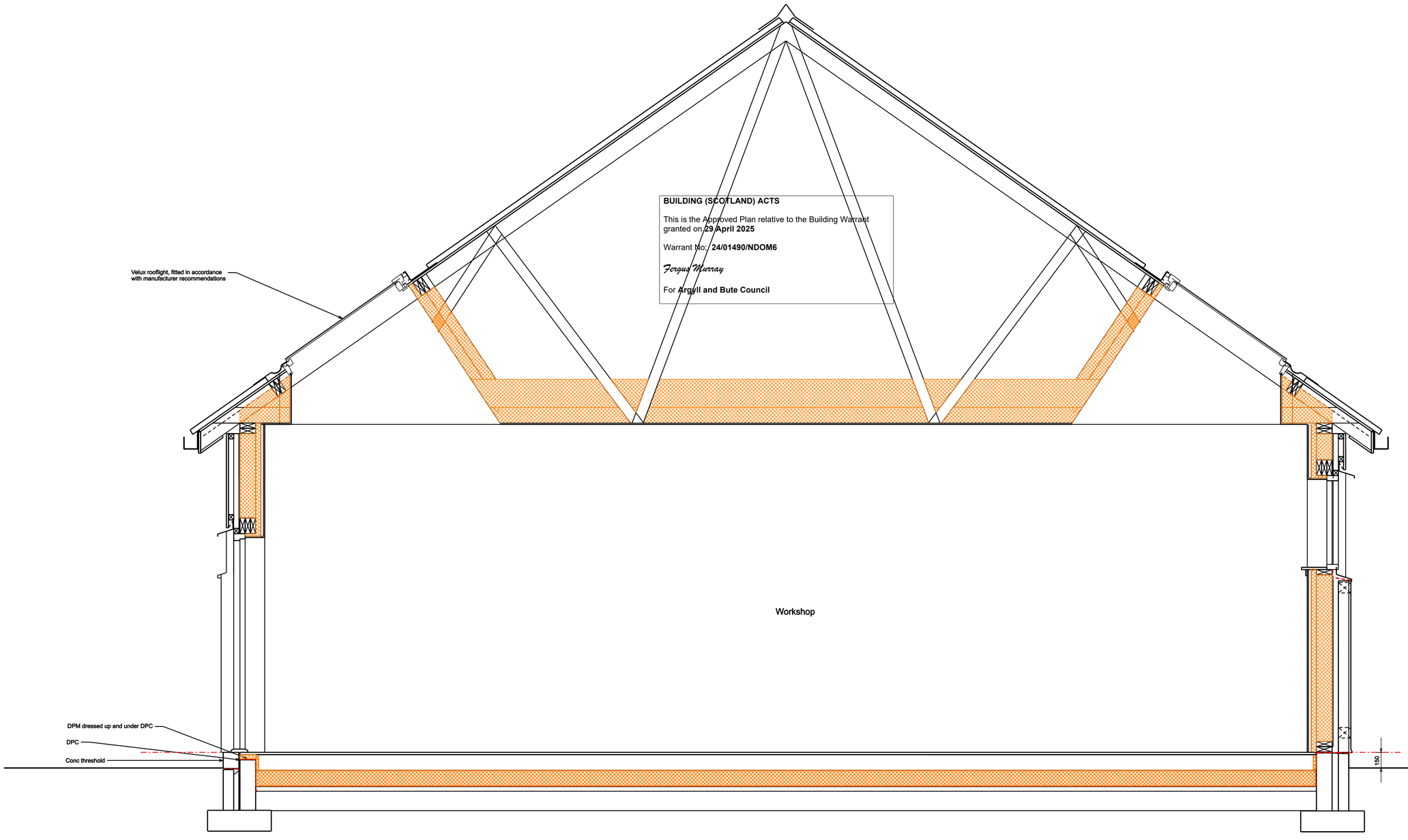
Scale:
1:5
@ A4

0mm 50mm 100mm 150mm 200mm

Drawing No

Rev

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.
Notes:



Section A

Building Warrant

Mark	Revision	Drawn	Date
01	BC comments actioned	HM	16/01/25

HMA Architects
19 Charlotte Street
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Job Title
New Mens Shed at Strachur

Drawing Title
Section B

Drawn
Date
15/08/24

Scale:
1:20
@A1

0m 0.5 1 1.5

Drawing No
631/B07

Rev
01

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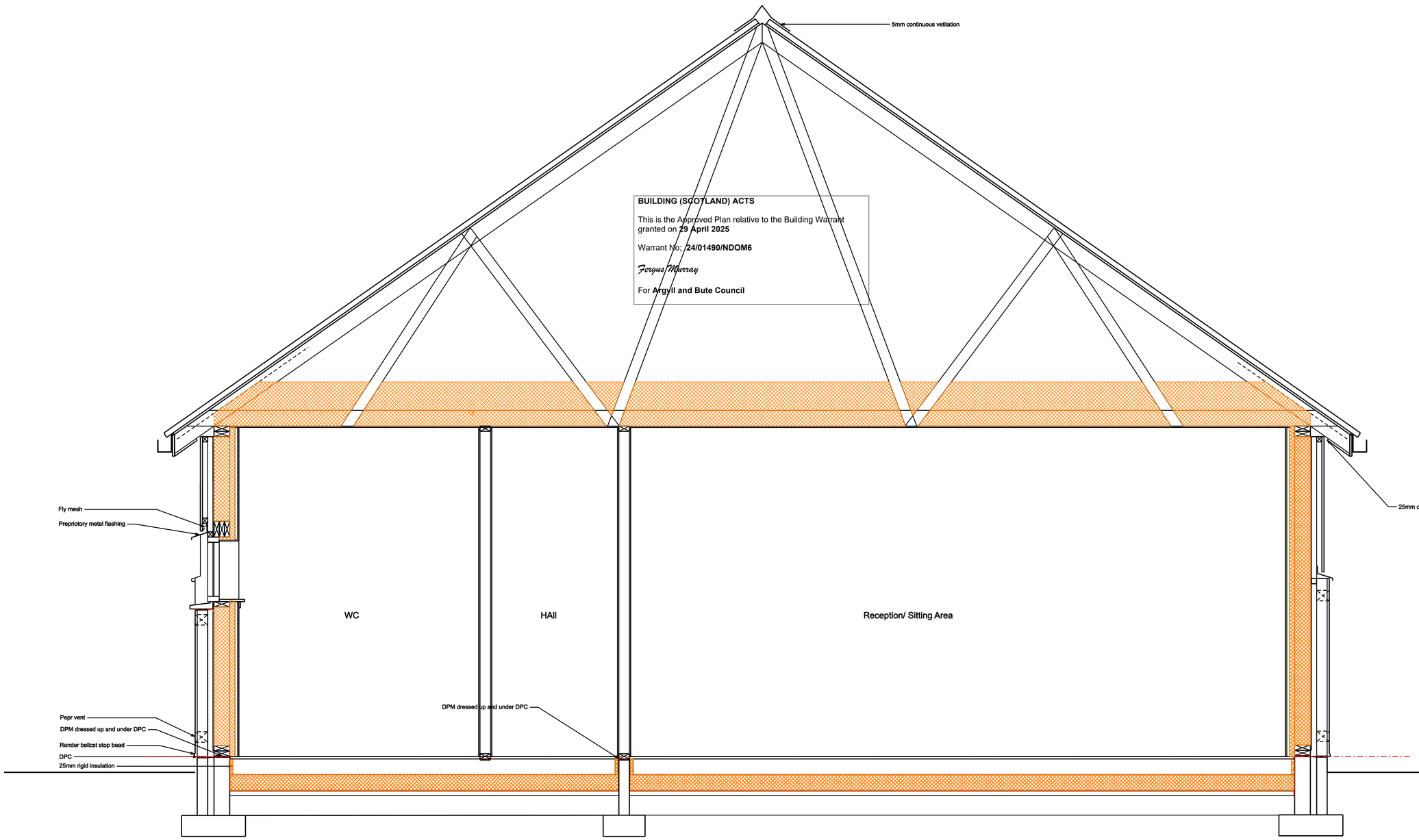
Notes:



Section A

Building Warrant

Mark	Revision	Drawn	Date
01	BC comments actioned	HM	16/01/25

HMA Architects
19 Charlotte Street
Helensburgh
G84 7EZ

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Job Title
New Mens Shed at
Strachur

Drawing Title
Section A

Drawn
Date
14/08/24

Scale:
1:20
@A1
0m 0.5 1 1.5

Drawing No
631/B06

Rev
01

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

Notes:

North

For draiange information refer to Engineers darwings

Building Warrant

Mark	Revision	Drawn	Date
01	Drainage info removed, BS comments actioned	HM	08/01/25

HMA Architects
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G84 7EZ

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e-mail hma.architects@yahoo.co.uk

Job Title

Community Men's Shed at
Land at Heron Park
Strachur

Drawing title

Site Plan

Drawn

Date
03/10/24

Scale:
1:200
@ A2

0m 5m 10m

Drawing No
631/B01

Rev
01

GENERAL NOTES

1. All dimensions are in millimetres unless noted otherwise.
   No dimension to be scaled off this drawing. All dimensions to be checked on site prior to ordering materials.
2. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's drawings and the Contract Specification. The Engineer is to be advised of any discrepancies encountered on site during construction works.
3. No high alumina cement to be used.
4. For setting out information refer to Architects drawings.
5. The Contractor is responsible for the accuracy of all dimensions and correct setting out and erection of structural elements on site, including the provisions of such measures as are necessary for the temporary stability of the structure.
6. Positions of all services to be determined on site prior to work commencing.

GENERAL FOUNDATION NOTES

1. For foundation concrete grade refer to Concrete Notes
2. Bearing strata for foundations:

   Minimum bearing capacity: 100 kN/m².

   Formation: STIFF SANDY GRAVELLY CLAY

   Depth: 1M BELOW EXISTING GROUND LEVEL
3. Any soft spots exposed during excavation to be removed and backfilled with concrete, Designation GEN 1, ACEC Class AC-1s minimum, complying with Notes 1 and 2 above.
4. Excavation and placing of concrete in foundations to be taken as one continuous process, if for any reason a delay occurs, formation to be blinded with 50mm concrete, Designation GEN 1, ACEC Class AC-1s minimum, complying with Notes 7 and 8 above.
5. Damp proofing to Architects Specification.
6. Excavations to be inspected for visual and olfactory contamination, and any undesirable or contaminated material capped or removed off-site to a licensed facility.

STRUCTURAL CONCRETE SPECIFICATION.

1. All concrete to conform with BS EN 206-1 and BS 8500-2. Concrete to be Grade C32 / 40 mix to BS 8110.
2. Aggregates to be resistant to environmental conditions as defined in BS EN 206-1.
3. All Sub surface concrete including foundations to be in accordance with the requirements of Note 1 above and BRE Special Digest 1 "Concrete in Aggressive Ground"
4. Details of Design Mixes to be submitted to Engineer for approval.
5. 8.All concrete is to comply with the requirements of the National Concrete Specification for Building Construction (4th Edition).
6. Cube test for concrete to be undertaken : 4 No. per 50m³ concrete. Results for 1 No. 7 day test and 1 No. 28 day test to be sent to Engineer.
7. Curing agents and plasticisers only to be used with approval of the Engineer.
8. For details of service holes, drainage connections etc. refer to the relevant M & E Engineer / Plant Specialist / Architects Specification and drawings.

   Loose distribution B10 reinforcing bars to be provided around any service opening where mesh reinforcement has to be cut.

CONCRETE GRADES

FOUNDATIONS / SUB-SURFACE CONCRETE

Concrete Designation	: C35 unless noted otherwise.
Design Sulphate Class (DS)	: DS-1
ACEC Class (ACEC)	: AC-1s
Design Chemical Class (DC)	: DC-1/0
Reinforcement Cover	: 35mm unless noted otherwise : 50mm minimum end cover.

CONCRETE FLOOR SLABS

Concrete Designation	: C35 unless noted otherwise.
Floor slab concrete finish	: SR2.

REINFORCEMENT

1. All reinforcement should be protected from contamination by grease, oil, mud, mould oil, excessive rust (especially if it is flaky) and ice, plus any mill scale or concrete that is loose.
2. Once the reinforcement has been fixed it should not be left exposed for extended length of time otherwise rust might form.
3. If loose rust is in evidence when any reinforcement cage has been assembled then the rebar should be cleaned,e.g. with a wire brush, with care taken to ensure that soffit and other formwork is not contaminated in the process.
4. Reinforcement that has been stored outside for a long time may have rusted so much that its diameter is reduced; if there is any doubt, the diameter should be checked. Any reinforcement that is deeply pitted with rust should be discarded.

CONCRETE BLOCKWORK BELOW D.P.C.

1. Where proper supervision for drainage has been provided ensuring that there is a low risk of saturation, then concrete blockwork should be constructed in Class (II) mortar.
2. Substructure blockwork to have a minimum compressive strength of 10.0N/mm² or as stated on the Foundation Layout. Reference should be made to the Foundation Layout for the extent and compressive strength requirements of blockwork.
3. Where NHBC requirements apply British Board of Agrément (BBA) Certification, Building Research Establishment (BRE), WIMLAS or a body authorised in Construction Products Directive may be produced certifying that the blockwork is suitable for below ground.
4. Where sulfates are present mortar and blockwork will be subject to the provisions of BS. 5628 and BRE Special Digest 1 for Concrete below Ground Level. (Note: BRE Special Digest 1 supersedes BRE Digest 363.)

MASONRY (BLOCKWORK / BRICKWORK)

1. Blockwork to be strength 7.3N/mm² with a minimum density of 1500 kg/m³ and made with dense aggregate complying with BS 12620.
2. Brickwork to be constructed with clay bricks, ordinary quality, to BS 3921 with a minimum crushing strength of 27 N/mm² and a maximum water absorption of 12%.
3. Mortar to be formed to BS EN771-3 Class (iii) and be applied to bed joints and perpends unless noted otherwise bed joints to be no larger than 10mm.
4. Wall ties to be in accordance with BS EN845/1:2003 stainless steel (304/Grade 1.4301), Ancon ST1, or equal approved, at 900mm horizontal centres and 450mm maximum vertical centres; 2.5 ties / m²). Ties to be no further than 225mm maximum horizontally from reveal / edges and positioned at 300mm maximum vertical centres.

   For timber frame construction wall ties refer to Timber Frame Construction Notes.
5. Minimum tie embedment is not to be less than 50mm.
6. Manufacturer of blocks is special and thus manufacturer agrees to supply units with a probability of not more than 2.5% being below the specified properties. the manufacturer is to also operate a quality control scheme. Wall construction is to be normal unless noted otherwise.
7. Maximum lift per day is not to exceed 1500mm maximum.
8. MOVEMENT JOINTS
   a) 10mm wide joint filled with Fosroc Hydrocell, or equal approved and sealed with polysulphide sealant. Render bands and colour to Architects details / specifications.
   b) Blockwork: 6m maximum centres.
   c) Brickwork: 12m maximum centres.

   Note: joint centres can be increased by the use of masonry bed reinforcement.

MASONRY TIES FIXED DIRECTLY TO STEELWORK
Ties to be Ancon frame cramp,150mm long and at 450mm centres vertically. Ties fixed directly to steelwork using Ancon SDTSS-38-5PT self-drilling screws.

TIMBER FRAME CONSTRUCTION NOTES

1. The Timber Frame structure has been designed to BS5268 : Parts 2 and 6 to withstand the following loads:

   i) Dead Loads from weight of construction materials.

   ii) Wind Loading to BS 6399 : Part 2
   Basic Wind Speed : 25.4m / second
2. A copy of the Timber Frame Manufacturers drawings and calculations shall be held on site for inspection by the Local Authority Building Standards Surveyor on request.
3. All main structural timber floor joists, flitch beams etc. to be of Strength Class 'C24' or better, in accordance with BS 5268 at a moisture content of 20% or less at time of installation. Timber studs to be Strength Class 'C16'.
4. Specialist timber frame wall ties, Ancon STF6, or equal approved, are to be provided at maximum 600mm centres horizontally and 375mm centres vertically. Spacings in accordance with DD140 Part 2 recommendations for design of wall ties, additional wall ties around openings / movement joints at 225mm centres vertically and no more than 225mm from edge, all in accordance with BS 5628 Cl.29.1.5. Ties to be fixed through to stud using manufacturer's recommended fixings.
5. Provide 1200 x 30 x 2.5mm thk stainless steel L-shaped holding down straps at a maximum of 1200mm centres.
6. All wallplates to be screwed to underbuilding using 'Tapcon F100' 6mm dia. screws. Maximum screw spacing to be 200mm.

   Screws fitted using 'Condrive 1000' installation tool in accordance with the manufacturers instructions.
7. All proprietary truss clips, framing anchors or hangers where provided to as follows or equal approved and fully nailed using 3.75 dia. x 30mm x square twisted nails unless noted otherwise.

   Truss Clips: Simpson TCP Truss Clip
   Hangers: As Noted on Plans.
   Framing Anchors: Simpson Strongtie.
8. Timbers shall be treated with an approved preservative as recommended by the British Wood Preserving Association Standard `C9' appropriate to the timber component and condition of exposure.
9. For details of finishes and specification of materials refer to Architect's specification / drawings.

LINTELS

1. Lintel dimensions are taken from width of opening plus 150mm either side of opening.
2. Refer to Manufacturer's Technical Guide for sizing.

TIMBER FRAME NAILING & FIXING SCHEDULE

ELEMENT	LENGTH x DIA. (mm)	NUMBER / SPACING
SOLE PLATE TO UNDERBUILD	TAPCON 4F100 SCREWS	1 No. AT 600mm CENTRES
STUD TO DWANG	90x5.0 NAILS	2 No. SKEW NAIL
PANEL TO PANEL	90x5.0 NAILS	STAGGERED FACE NAILING AT 300mm CENTRES
STUD TO BOTTOM AND TOP PLATES	90x5.0 NAILS	125mm CENTRES
SHEATHING TO TIMBER FRAME (INTERNAL AND EXTERNAL)	50x3.75 NAILS	150mm CENTRES
PLASTERBOARD TO STUD	40x3.5 SCREWS	300mm CENTRES
SPANDREL PANEL TO WALL HEAD	90x5.0 NAILS	2 No. AT 600mm CENTRES
CRIPPLE STUDS SECURED TO EACH OTHER	90x5.0 NAILS	STAGGERED FACE NAILING AT 400mm CENTRES
LINTEL MEMBERS SECURED TO EACH OTHER	90x5.0 NAILS	STAGGERED FACE NAILING AT 300mm CENTRES
HOLDING DOWN STRAPS SIMPSON STRONG TIE OR SIMILAR APPROVED	75x3.75 NAILS	LOCATED AT EITHER SIDE OF ALL OPENINGS OR / AND EVERY 1200mm CENTRES.

WINDOWS AND DOORS

1. Proposed standard screwing of 3.35mm stainless steel screws at maximum 300mm centres. Minimum screw length 95mm. Windows and glazing in accordance with BS 6262.
2. Frames for windows and doors over 1.2m x 1.2m shall be fixed back to the supporting structure using a minimum of 4mm diameter stainless steel screws and brackets at maximum 600mm centres. All other windows shall be fixed using a minimum of 6 No. fixings.
3. Nylon plugs to be used where fixing is to masonry.
4. All glazing to be designed to provisions of BS 6262 and BS 6206 with maximum pane size of 2m² and windloading in accordance with BS 6399 Part 2 with Site wind speed Vs = 25.4m/s.
5. All glazing below 800mm above floor level to be toughened safety glass to BS 6206 and BS 6262.
6. For domestic applications with maximum opening height of 2.1m frames to be either minimum 38 x 115 grade D60 Hardwood or UPVC with minimum 40 x 40 x 3.6 galvanized SHS reinforcement. Maximum frame centres are not to exceed 1000mm.
7. Where glazing is required to act as barrier loadings and deflections applicable to building usage, obtained from BS 6399 and BS 6180 are to be used in addition to the applied wind pressure and suction loads.

BUILDING (SCOTLAND) ACTS
This is the Approved Plan relative to the Building Warrant granted on **29 April 2025**
Warrant No; **24/01490/NDOMS**
Fergus Murray
For **Argyll and Bute Council**

TIMBER ROOF TRUSS NOTES

1. Roof Trusses to be designed to the following criteria:

   i) Prefabricated Roof trusses shall be designed and fabricated by a specialist roof truss manufacturer in accordance with the following design code and loadings, in addition to tank loadings.
   BS 5268 : Part 3 : 2006.
   BS EN 1995-1-1 : 2004 + A2 : 2014.

   Dead Loads: 1.4 kN/m² (rafter, on slope.)
   0.3 kN/m² (ceiling tie.)
   1.1 kN/m² (rafter, on plan.)

   0.3kN/m² (solar P.V. panels)

   Imposed Loads for Trusses:
   0.75 kN/m² (rafter, on plan.)
   0.9 kN (concentrated load, rafter.)
   0.25 kN/m² (ceiling tie)

   Live = 1.5 kN/m²

   ii) Wind Loading BS 6399 : Part 2 : 1997
   BS EN-1991-1-4 : 2005 + A1 : 2010

   Basic Wind Speed: 25.4 m/sec

   iii) Snow load BS 6399 : Part 3 : 1998
   BS EN-1991-1-3 : 2003 + A1 : 2015

   Basic Snow Load: 0.50 kN/m²
   Altitude: ???m

   Any geometric configuration of the structure that may result in snow drift build up shall be taken account of by the specialist designer.

   iv) The Structural Engineer shall be responsible for checking the truss design and bracing details.

   v) Bracing, holding down and restraint strap details necessary for the overall structural stability of the building shall be the responsibility of the Timber Frame and Roof Truss manufacturer / designer.
2. All new structural timbers to be softwood of strength class `C24' in accordance with the following design code with a moisture content of 20% or less at time of erection.
   BS 5268: Part 2 : 2002
   BS EN 1995-1-1 : 2004 + A2 : 2014.
3. Additional bracing required for the stability of the trusses shall be the responsibility of the Roof Truss manufacturer / designer.
4. Stability bracing to be provided and installed in accordance with the truss manufacturer's recommendations.
5. Bracing members to be lapped over two trusses where single length members are impractical.
6. Fabrications drawings and calculations to be submitted for approval prior to manufacture.
7. For details of finishes and specification of materials refer to Architect's specification / drawings.
8. Structural bracing to the internal compression members has not been detailed on this drawing and should be located and installed in accordance with the requirements of the proprietary timber roof truss manufacturer.
9. The rafter portion of the trusses is stabilised and laterally restrained by being fixed to rigid timber sarking, which shall comply with the requirements of BS5268: Part 3: Appendix A.
10. All timber used for bracing shall be of a species listed in the following design code and free from major strength reducing defects and distortion: BS 5268: Part 3: 2006, Table 1.
    BS EN 1995-1-1 : 2004 + A2 : 2014.
11. All braces and binders to be 25 x 100mm and nailed with 2 No. 3.35mm diameter x 75mm long galvanised nails to every trussed rafter they cross.
12. Long braces and binders may be lap jointed provided the overlap is nailed to at least two trussed rafters.

DO NOT SCALE DRAWINGS.
REFER TO ARCHITECT FOR ALL DIMENSIONS.

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For Standard Notes refer to Drawing No. : DR-S-0500.

S.E.R Ltd.
STRUCTURAL ENGINEERS REGISTRATION Ltd.

FORM Q "FINALISATION OF STRUCTURAL DETAILS" THE FOLLOWING ITEMS, WHILE FORMING PART OF THE STRUCTURAL DESIGN COVERED BY THIS CERTIFICATE, ARE SUBJECT TO DETAILED DESIGN BY A SPECIALIST CONTRACTOR WHICH HAS YET TO BE COMPLETED. A PERFORMANCE SPECIFICATION FOR EACH OF THE FOLLOWING ITEMS HAVE BEEN INCLUDED WITHIN THE STRUCTURAL DRAWINGS.

IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PWD CONSULTANTS Ltd. (PWD) WITH THE REQUIRED CALCULATIONS AND DRAWINGS TO FACILITATE THE ISSUE OF THE FORM Q SPECIALIST CONTRACTORS INDIVIDUAL DESIGN CERTIFICATES CANNOT BE ACCEPTED AND WE WOULD ADVISE THAT THE REQUIRED DESIGN INFORMATION BE SUBMITTED TO PWD FOR CHECKING TWO WEEKS PRIOR TO THE ITEM ERECTION / ORDER.

FORM Q ITEMS

ITEM REF	ITEM DESCRIPTION	DESIGN REQUIRED
1	TIMBER ROOF TRUSSES	YES
2	PILING	N/A
3	STEELWORK CONNECTIONS	N/A
4	PRECAST CONCRETE FLOOR UNITS	N/A
5	PRECAST CONCRETE STAIRS	N/A
6	PEDESTRIAN BARRIERS	N/A
7	GLAZING UNITS OVER 2m²	N/A

Rev	Date	Description	By	App'd

PWD CONSULTANTS

Info@pwdconsultants.co.uk 0141 473 5280

Client: GRAHAM FARMER

Project: NEW MENS SHED
STRACHUR

Drawing Title: SPECIFICATION

SCALE	JOB NO	DRAWN
AS SHOWN @ A1	J1238	MW

REASON FOR ISSUE	ISSUE DATE	CHECKED
WARRANT	NOV 24	PW

Drawing No.: J1238-PWD-DR-S-0500 Rev. /

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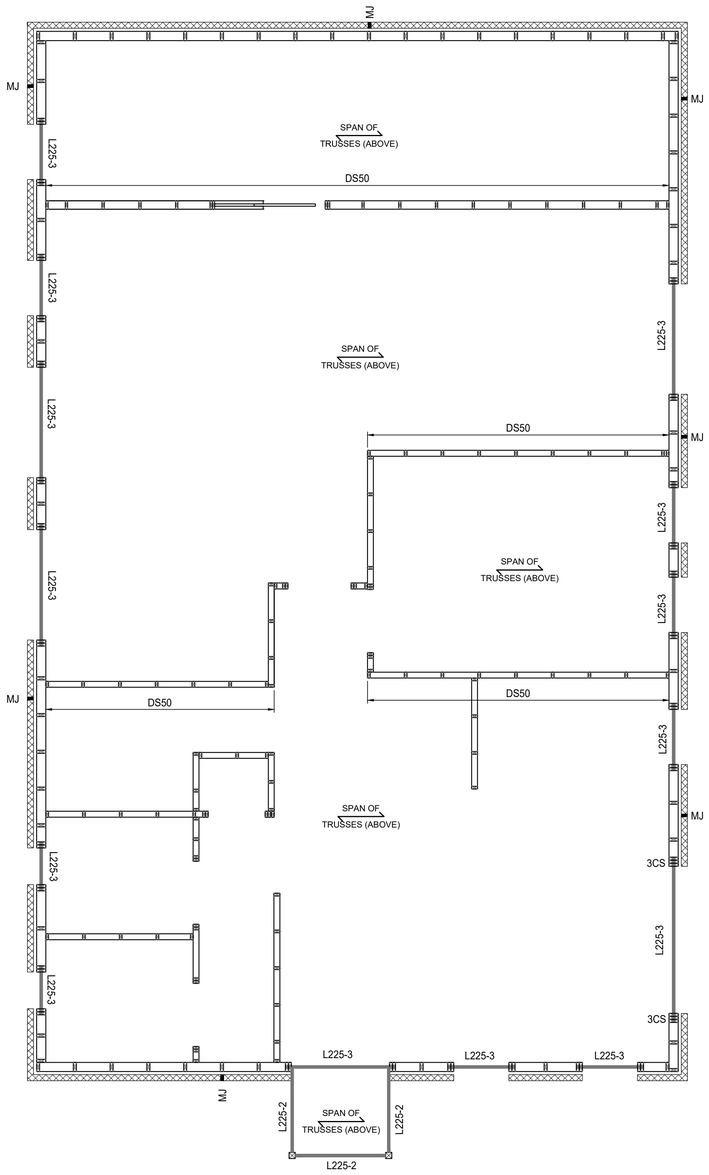

FLOOR LAYOUT
(SCALE 1:50)

BUILDING (SCOTLAND) ACTS

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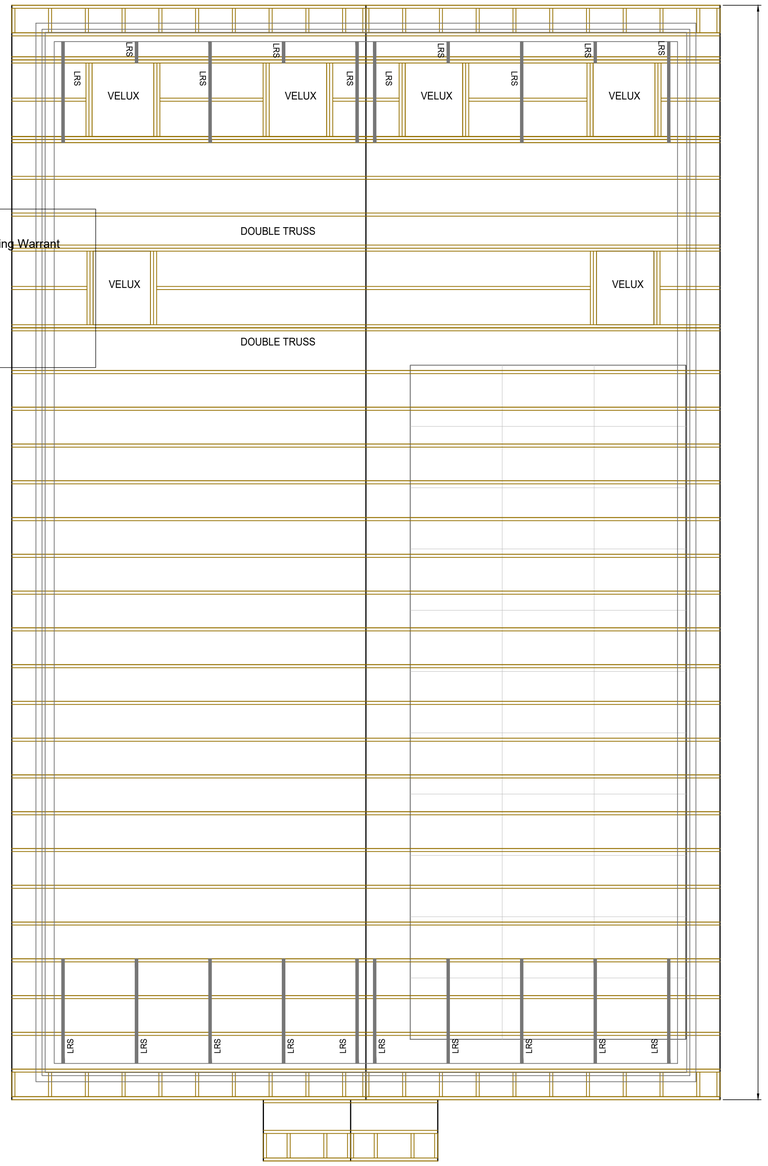
Fergus Murray

For **Argyll and Bute Council**



ROOF LAYOUT
(SCALE 1:50)

LEGEND

3CS	CRIPPLE STUD - 3No 50x150 C16 STUDS
L225-3	3No. 45x225 C24
L225-2	2No. 45x225 C24
DS50	PANEL SHEATHED BOTH SIDES IN 9mm OSB AND NAILED AT 50mm C/C
MJ	MOVEMENT JOINTS: REFER TO ARCHITECTS FLOOR LAYOUTS. MOVEMENT JOINT. REFER TO DRG. No. DR-S-3000.
P1	100 SQ C24 POST ON TO 500mm SQ x 300mm DEEP MASS CONCRETE PAD FOUNDATION
LRS	GABLE RESTRAINT STRAPS REFER TO DETAIL DRG. No. DR-S-3100

WALL CONSTRUCTION GUIDE

TIMBER KIT TO BE
50x150 C16 STUDS AT 600mm Max. Crs.
9mm OSB
NAILING - 3.75Ø AT 125mm Crs

FIRE PROTECTED TO ARCHITECTS SPECIFICATION

GLAZING:
ALL GLAZING TO BE DESIGNED IN ACCORDANCE WITH BS6262, BS12600 AND THE SITE DATA FOR WIND LOADING FOUND ON DRAWING DR-S-0500.
ANTICIPATED PANE THICKNESS TO BE 6mm & 6mmTHK

Rev	Date	Description	By	App'd

PWD CONSULTANTS
Info@pwdconsultants.co.uk 0141 473 5280

Client:
GRAHAM FARMER

Project:
NEW MENS SHED
STRACHUR

Drawing Title:
FLOOR AND ROOF LAYOUT

SCALE	JOB NO	DRAWN
AS SHOWN @ A1	J1238	MW

REASON FOR ISSUE	ISSUE DATE	CHECKED
WARRANT	NOV 24	PW

Drawing No.: J1238-PWD-DR-S-1000 Rev. /

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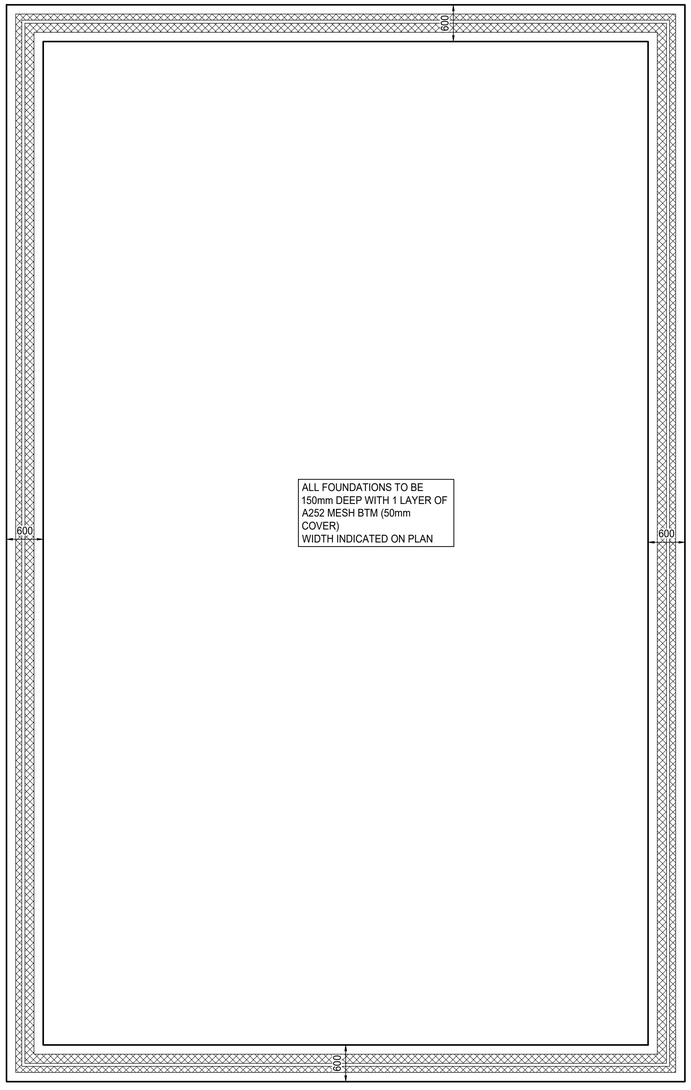

P1 P1

FOUNDATION LAYOUT
(SCALE 1:50)

BUILDING (SCOTLAND) ACTS

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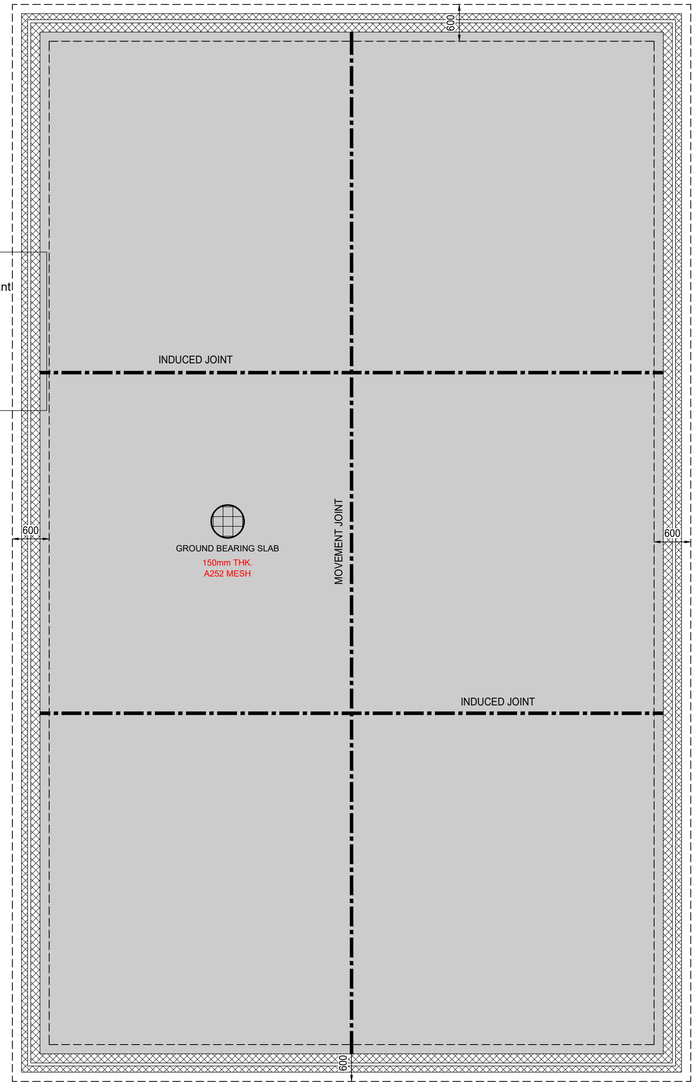
Fergus Murray

For **Argyll and Bute Council**



FOR RADON AND GAS PREVENTION SYSTEM, REFER TO DETAILS ON DWG-2000.

P1 P1

SLAB LAYOUT
(SCALE 1:50)

LEGEND

3CS	CRIPPLE STUD - 3No 50x150 C16 STUDS
L225-3	3No. 45x225 C24
L225-2	2No. 45x225 C24
DS50	PANEL SHEATHED BOTH SIDES IN 9mm OSB AND NAILED AT 50mm C/C

MOVEMENT JOINTS: REFER TO ARCHITECTS FLOOR LAYOUTS.

MJ	MOVEMENT JOINT. REFER TO DRG. No. DR-S-3000.
P1	100 SQ C24 POST ON TO 500mm SQ x 300mm DEEP MASS CONCRETE PAD FOUNDATION
LRS	GABLE RESTRAINT STRAPS REFER TO DETAIL DRG. No. DR-S-3100

WALL CONSTRUCTION GUIDE

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50x150 C16 STUDS AT 600mm Max. Crs.
9mm OSB
NAILING - 3.75Ø AT 125mm Crs

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ANTICIPATED PANE THICKNESS TO BE 6mm & 6mmTHK

Rev	Date	Description	By	App'd

PWD CONSULTANTS
Info@pwdconsultants.co.uk 0141 473 5280

Client:
GRAHAM FARMER

Project:
NEW MENS SHED
STRACHUR

Drawing Title:
FOUNDATION & SLAB LAYOUT

SCALE	JOB NO	DRAWN
AS SHOWN @ A1	J1238	MW

REASON FOR ISSUE	ISSUE DATE	CHECKED
WARRANT	NOV 24	PW

Drawing No.: J1238-PWD-DR-S-1100 Rev. /

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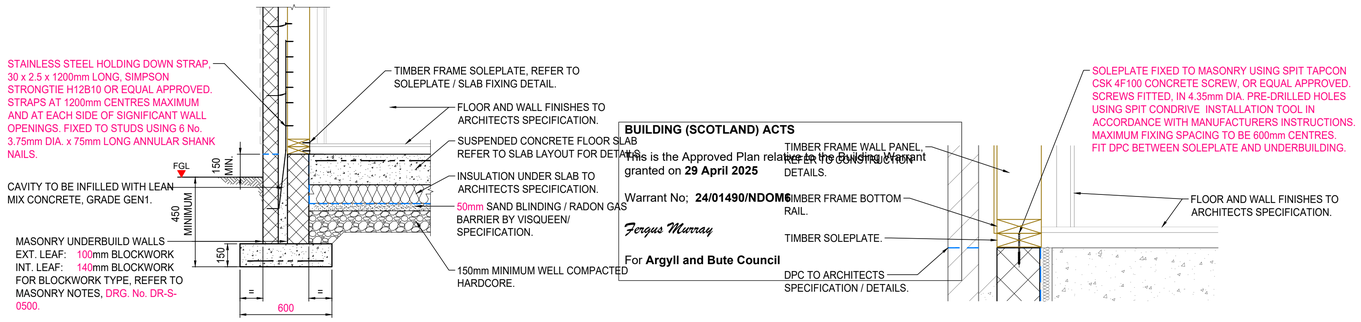

FOUNDATION DETAIL

(SCALE 1:20)

BUILDING (SCOTLAND) ACTS

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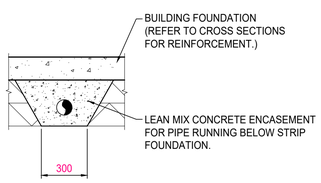
Warrant No; **24/01490/NDOM6**

Fergus Murray

For **Argyll and Bute Council**

TIMBER FRAME SOLEPLATE TO MASONRY UNDERBUILD FIXING DETAIL

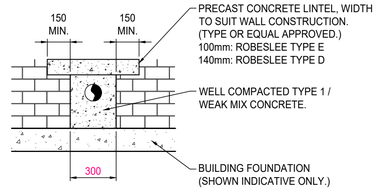
(SCALE 1:10)



DRAINS UNDER FOUNDATIONS

CONCRETE ENCASEMENT DETAIL

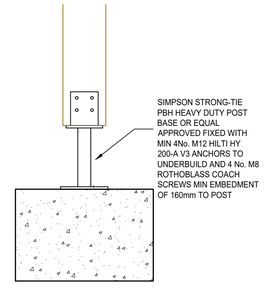
(SCALE 1:20)



DRAINS OVER FOUNDATIONS

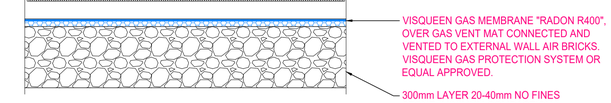
LINTEL DETAIL

(SCALE 1:20)



POST BASE DETAIL

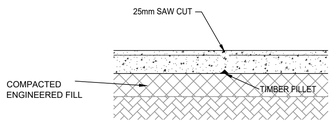
(SCALE 1:10)



CONCRETE FLOOR SLAB CONSTRUCTION

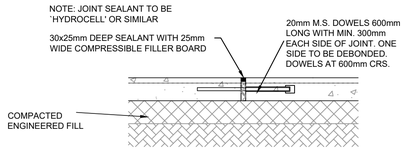
(SUSPENDED SLAB WITH INSULATION UNDER)
(INDICATING GAS PROTECTION SYSTEM)

(SCALE 1:10)



TYPICAL INDUCED JOINT DETAIL

(SCALE 1:20)



TYPICAL MOVEMENT JOINT DETAIL

(SCALE 1:20)

Rev	Date	Description	By	App'd

PWD CONSULTANTS

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Client:
GRAHAM FARMER

Project:
NEW MENS SHED
STRACHUR

Drawing Title:
FOUNDATION DETAILS

SCALE	JOB NO	DRAWN
AS SHOWN @ A1	J1238	MW

REASON FOR ISSUE	ISSUE DATE	CHECKED
WARRANT	NOV 24	PW

Drawing No.: J1238-PWD-DR-S-2000 Rev. /

DO NOT SCALE DRAWINGS.
REFER TO ARCHITECT FOR ALL DIMENSIONS.

GENERAL NOTES

1. All dimensions are in millimetres unless noted otherwise.
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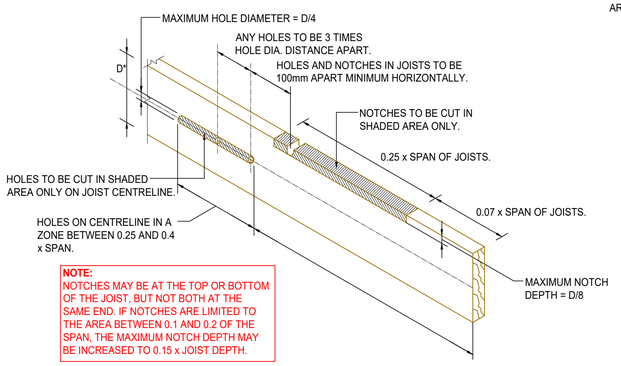
   All dimensions to be checked on site prior to ordering materials.

2. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and Specialist's Drawings and the Contract Specification. The Engineer is to be advised of any discrepancies encountered on site during construction works.

   For Standard Notes refer to Drawing No. : DR-S-0500.



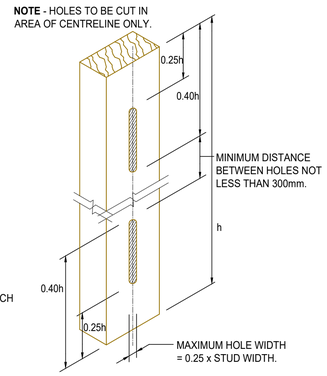
NOTE:
NOTCHES MAY BE AT THE TOP OR BOTTOM OF THE JOIST, BUT NOT BOTH AT THE SAME END. IF NOTCHES ARE LIMITED TO THE AREA BETWEEN 0.1 AND 0.2 OF THE SPAN, THE MAXIMUM NOTCH DEPTH MAY BE INCREASED TO 0.15 x JOIST DEPTH.

TIMBER JOIST NOTCHING AND HOLING LIMITATIONS

(SCALE 1:10)

Item	ITEM	LOCATION	LIMITATION
1	Notching joists upto 250mm deep*	Top edge between 0.1 and 0.2 of span.	0.15 x Joist Depth Joist Size / Notch 145 dp 21mm 170 dp 25mm 195 dp 29mm 220 dp 33mm
2	Drilling joists upto 250mm deep*	Between 0.25 and 0.4 of span on centreline of joist.	0.25 x Joist Depth Joist Size / Diameter 145 dp 36mm 170 dp 42mm 195 dp 48mm 220 dp 55mm
3	A notch and a hole will be a minimum of 100mm apart horizontally.		
4	Heavy and multiple holing / notching of timbers should be avoided.		
5	Where any of the above limitations are exceeded then prior notification is required form the Structural Engineer / Timber Frame Design Engineer.		

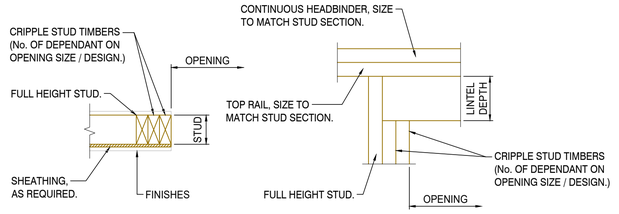
* Allowances based on up to 250mm deep joist.
For deeper section of joist assume D=250.



TIMBER STUD NOTCHING AND HOLING LIMITATIONS

(SCALE 1:10)

Item	ITEM	LOCATION	LIMITATION
1	Drilling studs.	Between 0.25 and 0.4 of height on centreline of stud.	0.25 x Stud Depth Stud Size / Diameter 63mm 15mm 70mm 17mm 89mm 22mm 95mm 23mm 145mm 36mm
2	Heavy and multiple holing / notching of timbers should be avoided.		
3	Where any of the above limitations are exceeded then prior notification is required form the Structural Engineer / Timber Frame Design Engineer.		



TIMBER CRIPPLE STUD BEARING DETAIL

(SCALE 1:10)

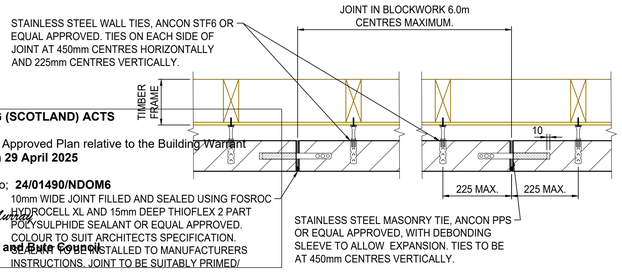
BUILDING (SCOTLAND) ACTS

This is the Approved Plan relative to the Building Warrant granted on **29 April 2025**

Warrant No; **24/01490/NDOM6**

Fergus Murray

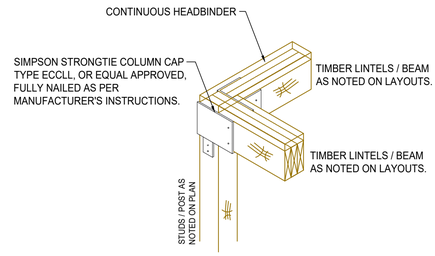
For **Argyll and Bute Council**



MASONRY / TIMBER FRAME MOVEMENT JOINT DETAIL

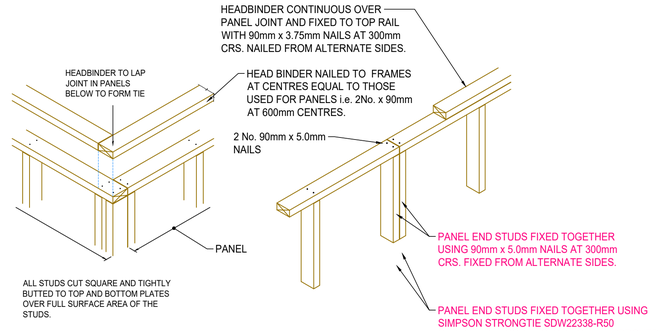
REFER TO ARCHITECT LAYOUTS FOR JOINT LOCATIONS

(SCALE 1:10)



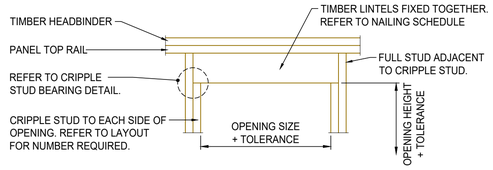
TIMBER CORNER POST HEAD CONNECTION DETAIL

(SCALE 1:20)



TYPICAL TIMBER FRAME DETAILS

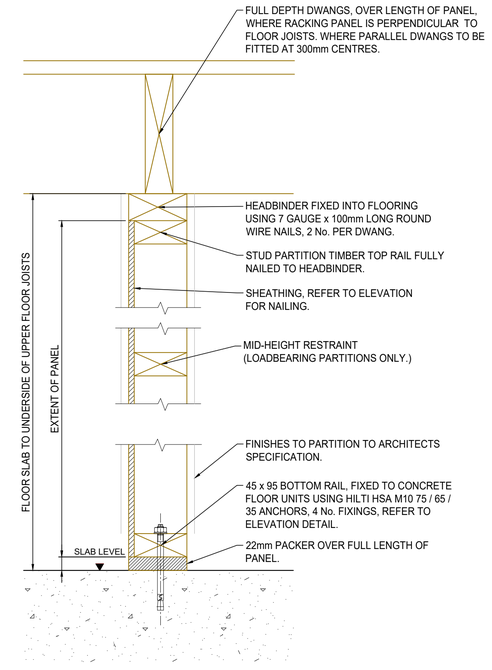
(SCALE 1:20)



OPENING SIZE (TYPICAL)
900mm WIDE 1 No.
1200mm WIDE 2 No.
1800mm WIDE 2 No.

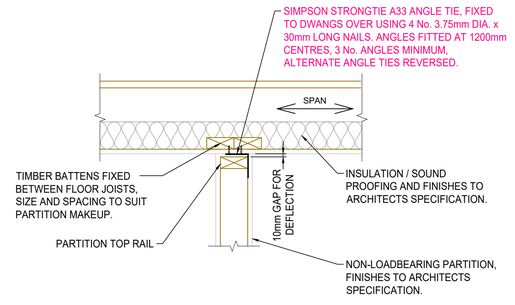
TIMBER LINTEL DETAIL

(SCALE 1:20)



SECTION THROUGH RACKING PANEL

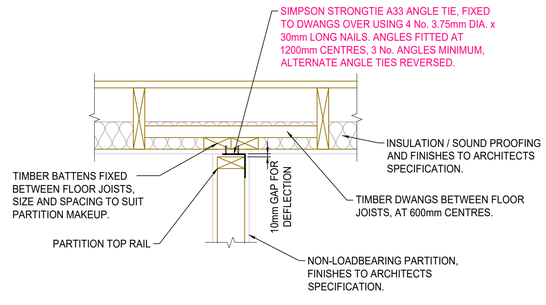
(SCALE 1:5)



NON-LOADBEARING PARTITION HEAD FIXING DETAIL

(JOISTS PERPENDICULAR TO PARTITION)

(SCALE 1:10)



NON-LOADBEARING PARTITION HEAD FIXING DETAIL

(JOISTS PARALLEL TO PARTITION)

(SCALE 1:10)

Rev	Date	Description	By	App'd

PWD CONSULTANTS
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Client:
GRAHAM FARMER

Project:
NEW MENS SHED
STRACHUR

Drawing Title:
CONSTRUCTION DETAILS
SHEET 1

SCALE	JOB NO	DRAWN
AS SHOWN @ A1	J1238	MW

REASON FOR ISSUE	ISSUE DATE	CHECKED
WARRANT	NOV 24	PW

Drawing No.: J1238-PWD-DR-S-3000 Rev. /

DO NOT SCALE DRAWINGS.
REFER TO ARCHITECT FOR ALL DIMENSIONS.

GENERAL NOTES

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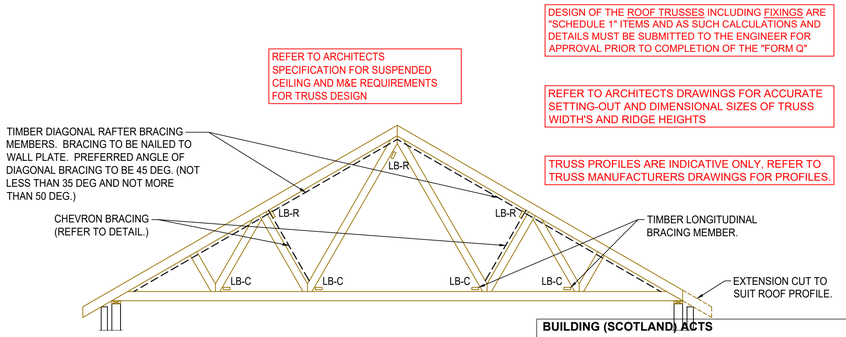
   For Standard Notes refer to Drawing No. : DR-S-0500.



TYPICAL TRUSS PROFILE
SHOWING TYPICAL BRACING LOCATIONS.
(SCALE 1:50)

BUILDING (SCOTLAND) ACTS

This is the approved drawing relative to the Building Warrant granted on the 29th April 2025

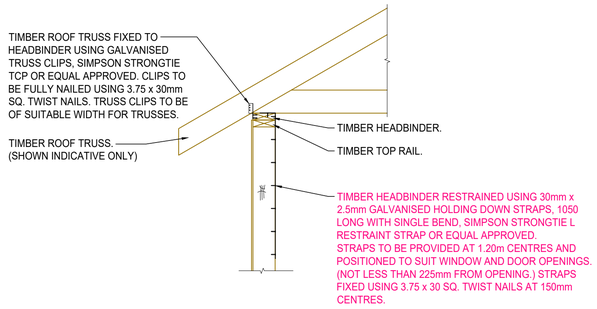
Warrant No; **24/01490/NDOM6**

Fergus Murray

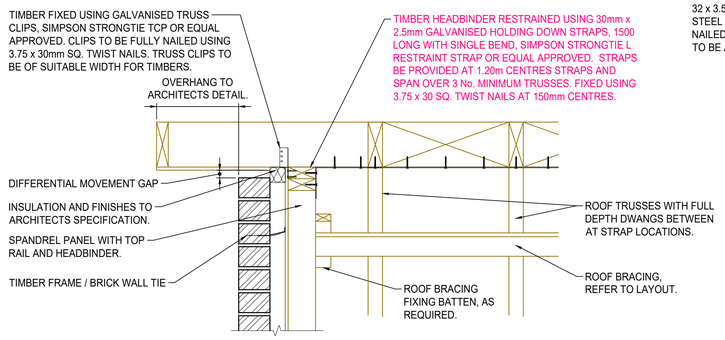
For **Argyll and Bute Council**

LB-R 25 X 100 LONGITUDINAL BRACING (RAFTER / RIDGE LEVEL)
LB-C 25 X 100 LONGITUDINAL BRACING (CEILING TIE LEVEL)

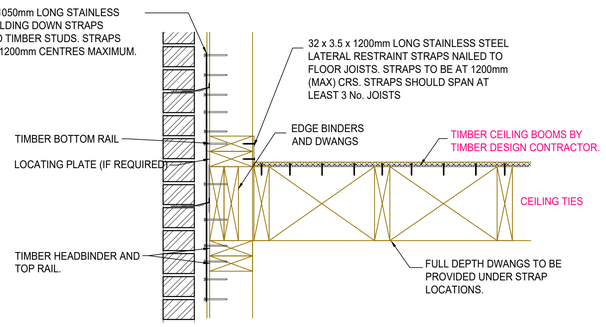
DIAGONAL BRACING
WHERE SARKING BOARDS ARE USED DIAGONAL BRACING IS NOT REQUIRED.



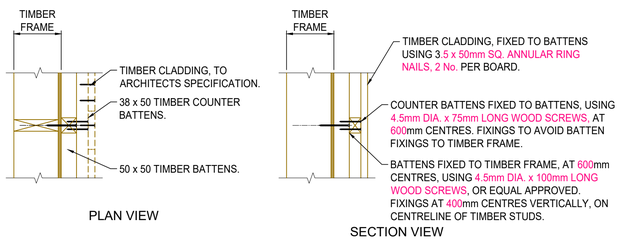
EAVES DETAIL
ROOF TRUSS / TIMBER FRAME CONSTRUCTION
(SCALE 1:20)



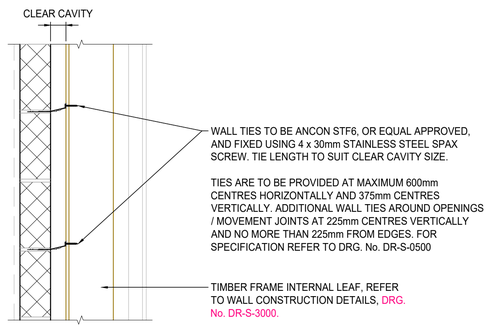
GABLE LADDER / WALL LATERAL RESTRAINT DETAIL (RAFTER LEVEL)
(SCALE 1:10)



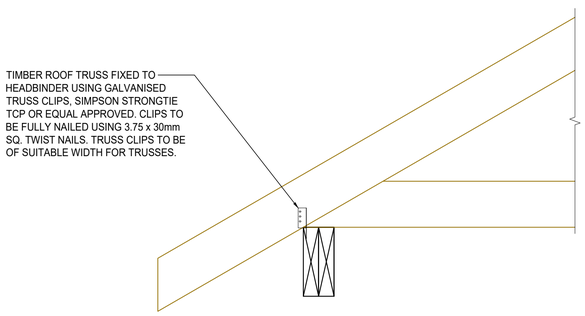
GABLE WALL LATERAL RESTRAINT DETAIL (CEILING LEVEL)
(SCALE 1:10)



TIMBER CLADDING FIXING DETAIL (TIMBER FRAME CONSTRUCTION)
FOR FINISHES / INSULATION REFER TO ARCHITECTS SPECIFICATION.
(SCALE 1:10)



TIMBER FRAME WALL TIE DETAIL
(SCALE 1:10)



SECTION THROUGH CANOPY BEAM
(SCALE 1:10)

Rev	Date	Description	By	App'd

PWD CONSULTANTS
Info@pwdconsultants.co.uk 0141 473 5280

Client:
GRAHAM FARMER

Project:
NEW MENS SHED
STRACHUR

Drawing Title:
CONSTRUCTION DETAILS
SHEET 2

SCALE	JOB NO	DRAWN
AS SHOWN @ A1	J1238	MW

REASON FOR ISSUE	ISSUE DATE	CHECKED
WARRANT	NOV 24	PW

Drawing No.: J1238-PWD-DR-S-3100 Rev. /

HMA Architects
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Helensburgh
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E-mail: hma.architects@yahoo.co.uk

631- Community Mens Shed at Land at Heron Park, Strachur

Building Warrant Notes
Rev01 – 08/01/25

1. Structure
Refer to Structural Engineers drawings.

2. Fire
Openings and service penetrations to be shrouded within fire resisting enclosures (short duration) and be fire stopped in accordance with BS 9999: 2017.

BUILDING (SCOTLAND) ACTS
This is the Approved Plan referred to in Building Warrant granted on 25 April 2025
Warrant No; 24/01490/NDOM6
Fergus Murray
For Argyll and Bute Council

Elements of structure & structural fire protection: All structural elements are to be protected to give suitable fire resistance. Height of the topmost floor does not exceed 4.5m above FGL, medium fire resistance duration required for protection of structural elements
Concrete lintels - 2 layers 15mm Fireline board, with staggered joints, to provide 1 hour fire rating.
Steel lintels – 1hr rated intumescent paint

Any penetration of the insulation boards should be enclosed in plasterboard, mineral wool or a suitably tested proprietary fire-rated system.

Cavity barriers: Minimum short fire resistance, to be provided to seal cavities against penetration of fire / smoke and restrict its movement. Continuous Ventilated Fire Barries such as Astroflame Astro Clad Ventilated Fire Barrier, or equal and approved, around all openings, mid floor level and any cavity junctions between roof & wall. To be fitted at heads, jambs, cills of doors and windows & at wallheads. Also horizontally (maximum 10m) and vertically (nominally every 3m) in wall cavities. Cavity distance does not extend beyond 20m.

Hard wired Heat detector to be interconnected and located min 300mm from any wall or light fitting and within 5.3m of any point within the kitchen/dining room in accordance with BS 5446: Part 2: 2003.

Hard wired Smoke detector to be interconnected and located min 300mm from any wall or light fitting.

Escape route lighting to be on a fire protected circuit

Emergency lighting in accordance with BS 5266: Part 1: 2016 in association with BS EN 1838: 2013

Category L2 fire alarm system to be installed in accordance with BS 5839: Part 1: 2017

Fire Escape doors to be fitted with panic exit locks operated by a horizontal bar, designed and installed in accordance with BS EN 1125: 2008

3. Environment

All drainage shall comply with the with recommendations of BS EN 12056: Part 1: 2000, BS EN 752: 2017 and BS EN 1610: 20152002 and shall be installed to the satisfaction of the local authority.

All new underground drainage pipework in uPVC laid at a minimum 1 in 60 gradient, access bends and rodding eyes to suit. Testing / rodding eyes to be provided at every change in direction on all new drainage. Pipework depth laid to suit.

Drainage laid less than 600mm below soft scape ground or less than 900mm below hard scape ground should be encased in a concrete barrel of the same diameter of the pipe with expansion joints at a maximum of 6m of the drain run or at the pipe socket; alternatively the pipe may have 75mm pea gravel to the crown and a 50mm thick concrete slab sited centrally over the pipe being of a width 3 times the pipe diameter.

Waste water drainage system to be tested to ensure the system functions and is laid correctly, in accordance with National Annex NG of BS EN 12056-2: 2000, for sanitary pipework and BS EN 1610: 2015 and BS EN 752: 2017 for drainage under and around the building.

Surface water drainage, nominal 150mm Marley deepflow gutters with 100mm dia rainwater downpipes to be constructed and installed in accordance with BS EN 12056-3:2000 with end stops, brackets, running outlets all fitted to manufacturer's (Lindab) specifications at 1 in 60 falls, pipes bedded below ground on 100-150mm th. pea gravel. Hand access to be provided at base and trapped upstream of an access chamber to Engineer's Specification, where it connects to the main drainage system. All tested to BS EN 1610: 2015.

All hot water and heating pipe work within heated and unheated elements of the building to be insulated against heat loss

Heating:
Electric heaters, TBC

PV Panels – PV panels such as 340W Viridian Clearline Fusion PV16 Solar Panels, approx area 30m2.

Water efficiency:
Water efficient fittings should be provided to all WCs and WHBs.
Dual flush WC cisterns should have an average flush volume of not more than 4.5 litres. Single flush WC cisterns should have a flush volume of not more than 4.5 litres.
Taps serving wash or hand rinse basins should have a flow rate of not more than 6
litres per minute
Shower heads with a flow rate not more than 8 l/m.

Robust wall construction – Accessible WC/Shower:
Walls locally reinforced in preparation for the future installation of grab rails, around shower - including ground floor shower location - side of WC, behind WC. MR plasterboard on 18mm ply fixed to timber studs or eq Fermacell board to a height of 1.8m.

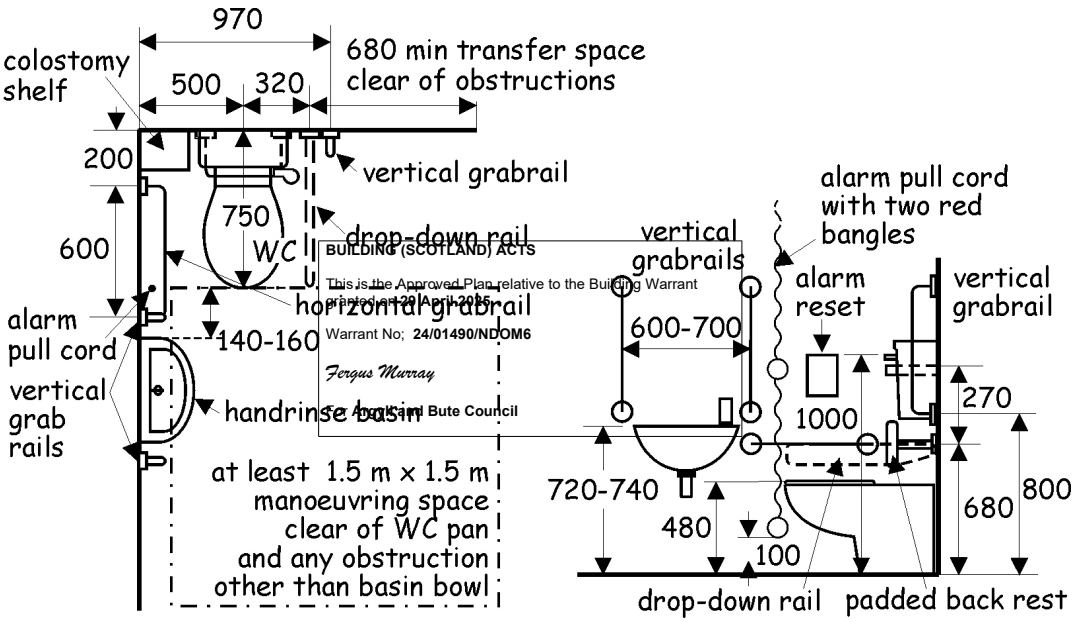
Trickle Ventilation (TV):
All rooms over 4m2 to have a trickle ventilator with an opening area of at least 4,000 mm², if the area of the room is not more than 10 m², or
400 mm² for each square metre of room area, if the area of the room is more than 10 m2.
Min free opening area of trickle vents should be at least 10,000mm2

Extract fan - Kitchen – 30l/s and continuous ventilation as noted below
WCs and Shower Rooms - 15l/s and continuous ventilation as noted below

Continuous mechanical extract fans should be fitted in each room above, minimum room extract rates 0.3 l/s per m² of internal floor area of each room

An AVCL, insulation and a condensate trap to be fitted where extract ducts pass through cold roof spaces.
Centrifugal type fans are required where the duct is not straight through the wall.
Extract fan to be separately linked to isolator out with room.

Accessible Toilet:
To be designed in accordance with the diagrams below.



4. Safety

Accessible Route:
Accessible route from site entrance to be 1200mm wide, and 1800mm wide form accessible parking/ set down, to entrance with a gradient of not more than 1:20, free from obstacles and trip hazards and formed from a firm, uniform material that will permit ease in manoeuvring. Surface elements such as drainage gratings and manhole covers should be of a type that will not create a trip or entrapment hazard.
Gradient of accessible route
• level, which for the purpose of this guidance is a gradient of not more than 1 in 50, or
• gently sloping, which for the purpose of this guidance is a gradient of more than 1 in 50 and not more than 1 in 20, or
• ramped, with a gradient of more than 1 in 20 and not more than 1 in 12
The cross-fall on any part of an accessible route should not exceed 1 in 40.
Gently sloping gradients should be provided with level rest points of not less than 1.5m in length, at intervals dependent on the gradient of the sloping surface. This should follow the same relationship given for ramp flights, e.g. up to 20m apart for a slope of 1 in 30, 30m for a slope of 1 in 40 and so on.
Accessible threshold to be provided at main Entrance

Accessible spaces will be provided with a 1.2m delineated access zone on 3 sides and be marked with the international symbol for access

Doors to have min 825mm clear opening.

The electrical installation shall comply with BS 7671: 2018 + Amd 2: 2022, the regulations for electrical installations

Electrical Fixtures Outlets and controls of electrical fixture and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless

the need for a higher location can be demonstrated, not more than 1.2m above FFL.

Lighting
Light switches should be positioned at a height of between 900mm and 1100mm a FFL.
Where ceiling downlighters are recessed into insulation they require to be covered with intumescent hoods for fire protection and to prevent air infiltation

Sockets
Standard switches or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above FFL.

Above an obstruction such as a worktop, fixtures should be at least 150mm above the projecting surface.

Where socket outlets are concealed, such as to the rear of white goods in the kitchen, separate switching should be provided in an accessible position to allow appliances to be isolated.

Air spillage test to be carried out for the stove while the kitchen extract fan is in operation.

Hot water discharge from sanitary fittings:
Max temp of hot water at WHB, Bath and Shower to be max 48ºC achieved by use of a thermostatic mixing valve (TMV) or fitting complying with BS EN 1111: 2017 or BS EN 1287: 2017, fitted as close to the point of delivery as practicable.

Security
All Doors and windows to meet the recommendations for physical security in Section 2 of 'Secured by Design' (ACPO, 2023)

Window handles to be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and at a height of:
not more than 1.7 m above floor level, where access to controls is unobstructed; or
not more than 1.5 m above floor level, where access to controls is limited by a kitchen base unit.

Windows opening over entrance ramp to have restrictors limiting them opening beyond 100mm.

In-building physical infrastructure to be provided to allow for the future installation of a service provider's network cabling and associated equipment to the end user's location.

5. Noise

Partition Walls - To acheive airbourne sound insulation level of 56 dBRw comprising:
Two layers of 12.5mm Gyproc Soundboard on 9mm OSB each side of 100 x 50mm timber studs at 600mm centres with Gypframe RB1 Resilient Bars fixed horizontally to one side at 600mm centres.
50mm Isover Acoustic Roll in the cavity.

6. Energy

Windows, Rooflights and Doors:
Doors and windows to be max u-value 1.4 and glazing to be to BS6262

25mm rigid insulation should be fitted to all window and door reveals.

Floor:

22mm chipboard flooring on concrete floor slab to S.E spec (nom.150mm th) on 150mm th. Cellotex XR4000 on radon membrane lapped and sealed at edges on sand blinding over compacted hardcore and well compacted hardcore in max. 150mm layers to S.E. specification.(concrete foundations to S.E. Specification).
Radon membrane to extend across cavity and be sealed at any service penetration in accordance with manufacturer recommendations.
U-value 0.12

Walls:
Timber clad walls - U-value 0.17
Vertical timber boarding, on battons to engineer spec on external walls comprising 9mm OSB sheathing with breather paper on outside face 140x38 C16 timber studs at 600mm centres 140mm Celotex XR4000 fitted between studs, lined with 20mm Cellotex TB4000, Vapour Barrier , 25mm service void and 12.5mm plasterboard.
Timber Kit all to S.E. specification,

Rooflight shafts:
12.5mm plasterboard on 100 x 50mm uprights with 100mm Celotex GA 4000 fitted tightly between then and 50mm Celotex FR5000 outside.
U-value 0.17

Cold pitched roof
Profiled metal sheeting on roofing felt on 18mm plywood sarking on rafters to Engineers spec with 50mm airgap, Insulation between and below rafters - 50mm airgap, 100mm Kanuf Earthwool 40 between trusses and 300mm Kanuf Earthwool 40 over trussed lined with vapour barrrier and 12.5mm plasterboard.
U-value 0.10

7. Sustainabilty

Heating and Hot Water:
Heating to be provided by Electric boiler, such as Fisher Wall Mounted 27kW heat only boiler and raditors
Hot water to be provided by Fisher Aquefficient Heat Batteries, or similar

General Lighting - efficacy General lighting should have an average luminaire efficacy of 95 luminaire lumens per circuit-watt or demonstrate an equivalent efficacy using the Lighting Energy Numeric Indicator (LENI) method (see section 12.4).
High excitation purity light sources should have an average light source efficacy of 65 light source lumens per circuit-watt.

Lighting controls
Lighting controls in new and existing buildings should follow the guidance in BRE Digest 498 – ‘Selecting lighting controls’. Unoccupied spaces should have automatic controls to turn the general lighting off when the space is not in use (e.g. through presence or absence detection). Occupied spaces should have automatic controls where suitable for the use of the space.
General lighting in occupied spaces should have daylight controls (e.g. photo-switching and dimming) for parts of the space which are likely to receive high levels of natural light.
Display lighting, where provided, should be controlled on dedicated circuits that can be switched off at times when it is not needed for the purpose for which it is provided.
Lighting metering:
The lighting should be metered to record its energy consumption kWh meters on dedicated lighting circuits in the electrical distribution;

Air tightness test to be carried out on completion.

EPC to be provided on completion.

Sustainability Certificate to be provided on completion.

At least 50% of parking spaces be provided to with enabling infrastructure for charge points. Electric vehicle charge points with an output rating of not less than 7 kW per socket in simultaneous use to be installed such that not less than 1 in 10 parking spaces (or part thereof)

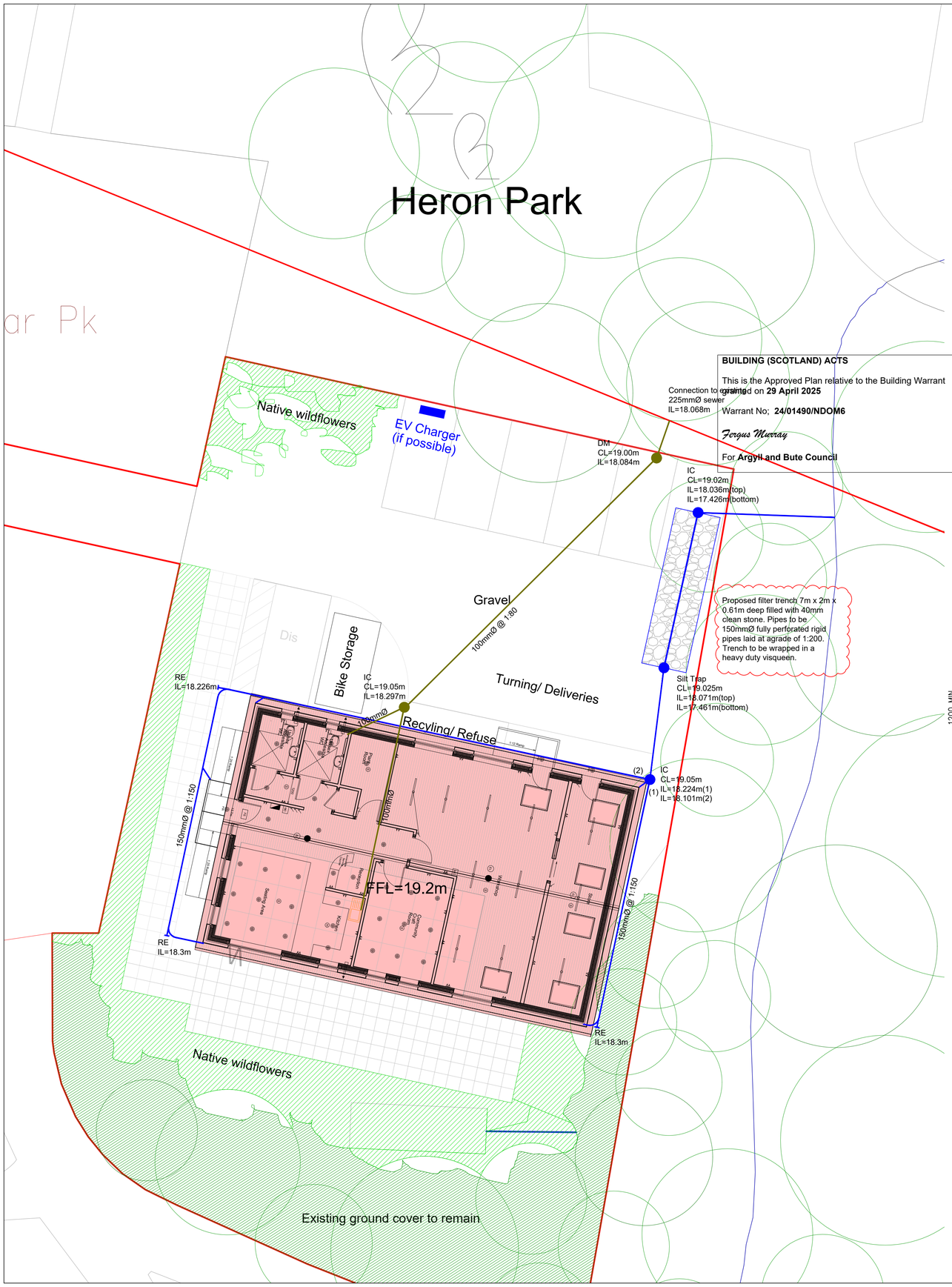
BUILDING (SCOTLAND) ACTS

This is the Approved Plan relative to the Building Warrant granted on **29 April 2025**

Warrant No; **24/01490/NDOM6**

Fergus Murray

For **Argyll and Bute Council**



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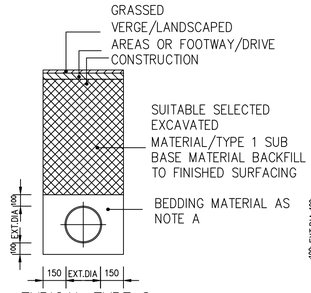
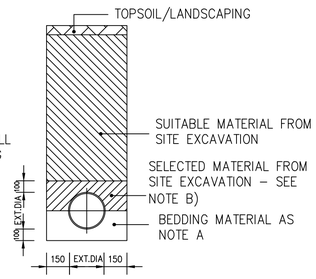


TYPICAL TYPE S TRENCH BED AND SURROUND DETAIL BENEATH VERGES/FOOTWAYS/DRIVES

1:20



TYPICAL TYPE B TRENCH BEDDING DETAIL BENEATH NON TRAFFICKED AREAS

1:20

NOTES

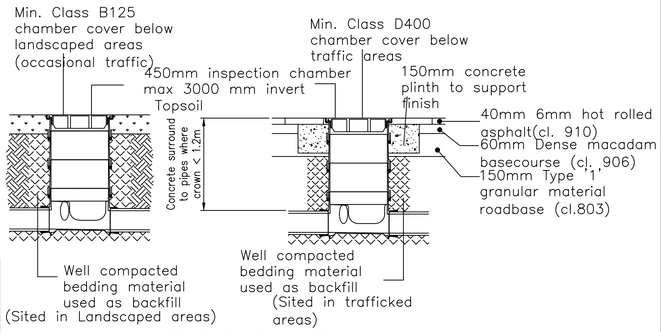
A. GRANULAR BEDDING MATERIAL TO SINGLE SIZE OR GRADED MATERIAL AS TABLE BELOW AND TO CONFORM WITH BS EN 1610 ANNEX B TABLE B15

B. SELECTED BACKFILL MATERIAL – TO BE FREE FROM STONES LARGER THAN 40MM, LUMPS OF CLAY OVER 100MM, FROZEN MATERIAL, VEGETABLE MATTER.

C. IF TRENCH WIDTH, OVER CONSTRUCTION DEPTH, EXCEEDS INDICATED DIMENSIONS THE CONTRACTOR MAY BE REQUIRED TO PROVIDE HIGHER STRENGTH

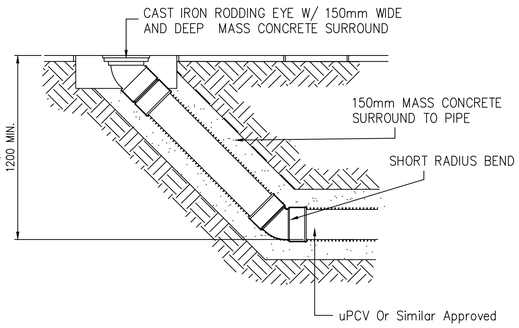
D. PIPE IS TO BE LAID CENTRAL TO EXCAVATION FACES.

PIPE DIA (mm)	GRANULAR BEDDING MATERIAL	
	SINGLE SIZE(mm)	GRADED(mm)
100	10	5–10
150	14	5–14
>150 <600	20	5–20
>600	40	5–40



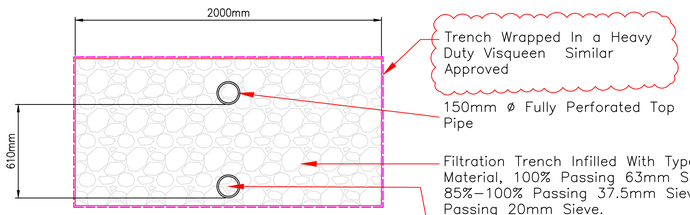
INSPECTION CHAMBER DETAILS

SCALE 1:20



TYPICAL RODDING EYE

1:20



TYPICAL CROSS SECTION THROUGH FILTRATION TRENCH

1:20

LEGEND

- PROPOSED FOUL DRAIN & MANHOLE
- PROPOSED SW DRAIN & MANHOLE
- EXISTING COMBINED SEWER

NOTES:

all surface water drainage systems should be tested to ensure the system is laid and is functioning correctly. State testing will be carried out in accordance with the guidance in BS EN 1610:1998. as per standard (3.6.10: Testing).

Rev	Date	Description	By	App'd
A	16/04/2025	Terram wrap changed to heavy duty Visqueen	SF	SF
/	12/09/2024	DRAWING ISSUE	SF	SF

PWD CONSULTANTS

Client: GRAHAM FARMER

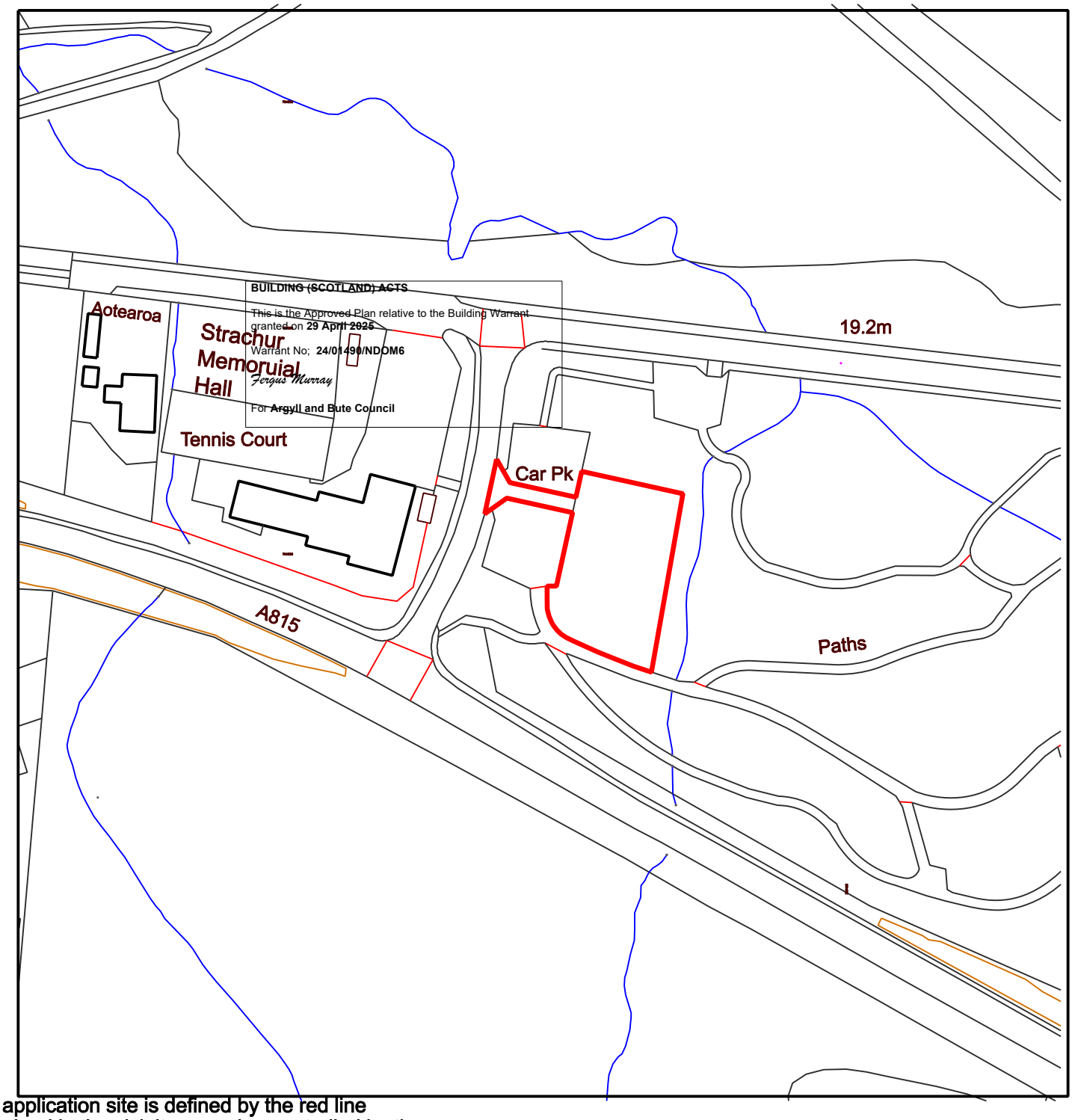
Project: NEW MENS SHED STRACHUR

Drawing Title: Proposed Drainage Layout

SCALE	JOB NO	DRAWN
1:100	J1238	SF

REASON FOR ISSUE	ISSUE DATE	CHECKED
FOR APPROVAL	08/11/2024	SF

Drawing No.: J1238-PWD-C-1000 Rev. A



The application site is defined by the red line
other land in the vicinity owned or controlled by the applicant is defined by the blue line

HMA Architects
19 Charlotte Street
Helensburgh
G84 7EZ

Tel 01436 653081
e-mail hma.architects@yahoo.co.uk

Job Title	Community Men's Shed at Land at Heron Park Strachur
Drawing Title	Location Plan
Drawn	HM
Date	08/12/23
Scale:	1:1250 @ A4
Drawing No	632/L01
Rev	

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

Notes:

North

Surface Water Drainage

Heron Park

Car Pk

Memorial Hall

West Elevation

Existing ground cover to remain

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Fergus Murray

For **Argyll and Bute Council**

Existing

Mark	Revision	Drawn	Date

HMA Architects
19 Charlotte Street
Helensburgh
G84 7EZ

Tel 01436 653081
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Job Title

Community Men's Shed at
Land at Heron Park
Strachur

Drawing title

Site Plan

Drawn

Date
03/10/24

Scale:
1:200
@ A2

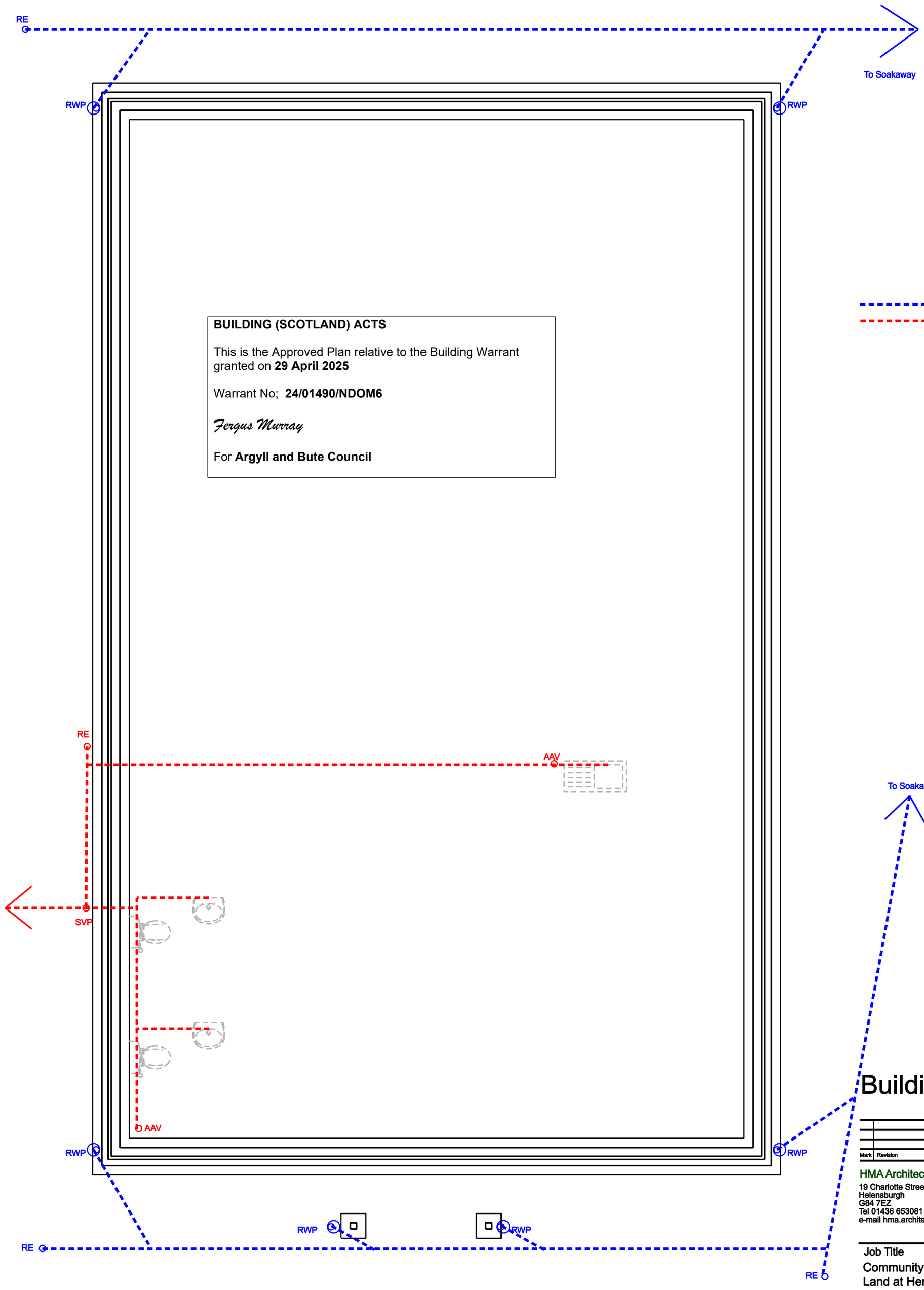
0m 5m 10m

Drawing No
631/E01

Rev

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

Notes:



BUILDING (SCOTLAND) ACTS

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Fergus Murray

For **Argyll and Bute Council**

Surface Water Drainage

Foul Drainage

Undrebuilding Plan

Building Warrant

Mark	Revision	Drawn	Date

HMA Architects
19 Charlotte Street
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G84 7EZ
Tel 01436 653081
e-mail hma.architects@yahoo.co.uk

Job Title
Community Mens Shed at
Land at Heron Park
Strachur

Drawing Title

Underbuilding Plan

Drawn

Date
14/08/24

Scale:
1:50
@A2

0m 1 2

Drawing No
631/B02

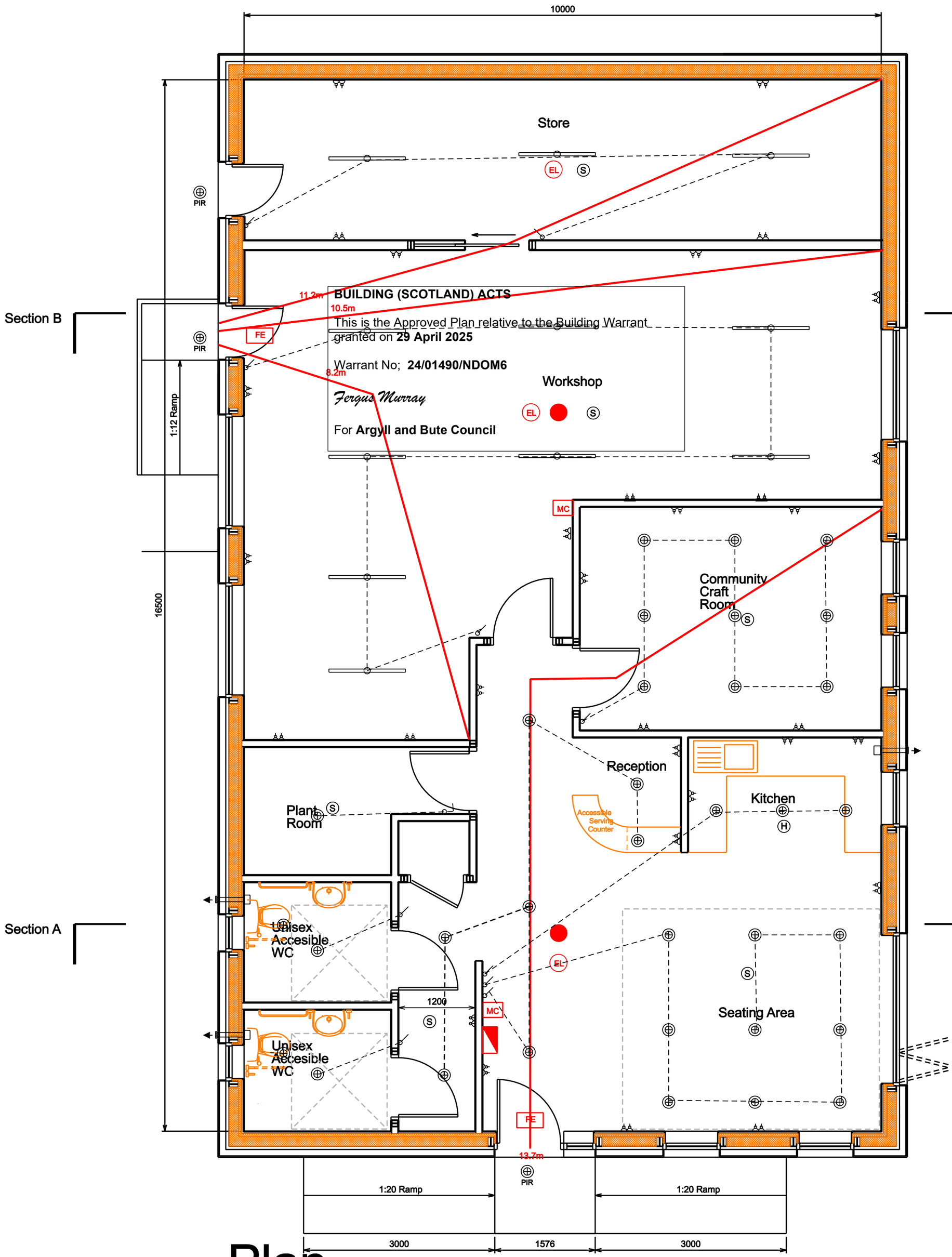
Rev

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

Notes:

Key

- Light switch with no. of ways indicated
- Ceiling lighting point
- Lighting point with automatic illumination (PIR)
- Single & double 13 amp switched sockets
- Extract fan
- (H) Hard wired Heat detector
- (S) Hard wired Smoke detector
- FE Directional Escape Lighting
- EL Emergency lighting
- MC Manual Call Point
- Fire Alarm
- Fire Alarm Panel



Section B

Section B

Section A

Section A

Plan

Building Warrant

Mark	Revision	Drawn	Date

HMA Architects
19 Charlotte Street
Helensburgh
G84 7EZ
Tel 01436 653081
e-mail hma.architects@yahoo.co.uk

Job Title
Community Mens Shed at
Land at Heron Park
Strachur

Drawing Title
Ground Floor Plan

Drawn

Date
14/08/24

Scale:
1:50
@A2

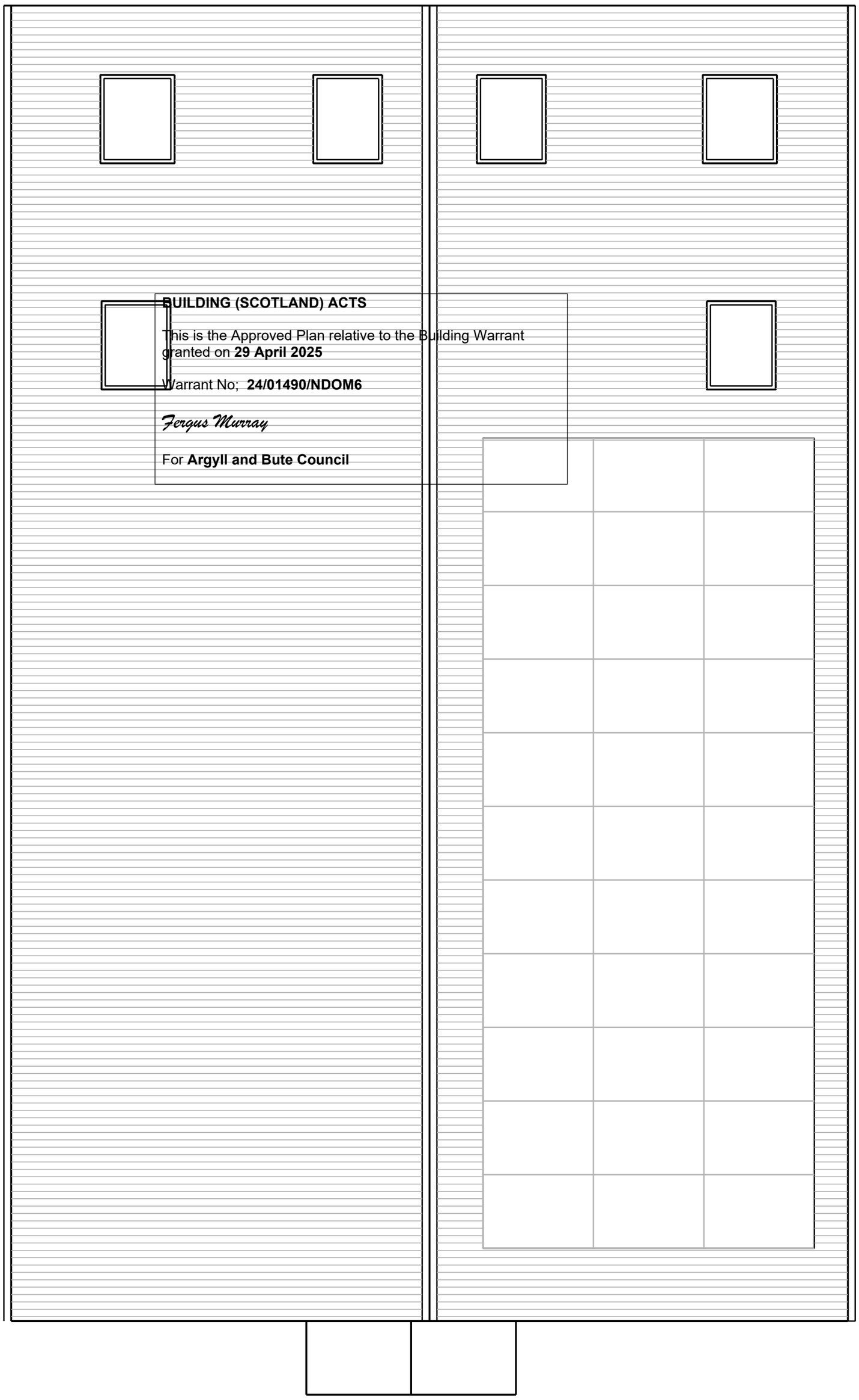
0m 1 2

Drawing No
631/B03

Rev

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

Notes:



Plan

Building Warrant

Mark	Revision	Drawn	Date

HMA Architects
19 Charlotte Street
Helensburgh
G84 7EZ
Tel 01436 653081
e-mail hma.architects@yahoo.co.uk

Job Title
Community Mens Shed at
Land at Heron Park
Strachur

Drawing Title
Roof Plan

Drawn
Date 14/08/24

Scale: 1:50 @A2
0m 1 2

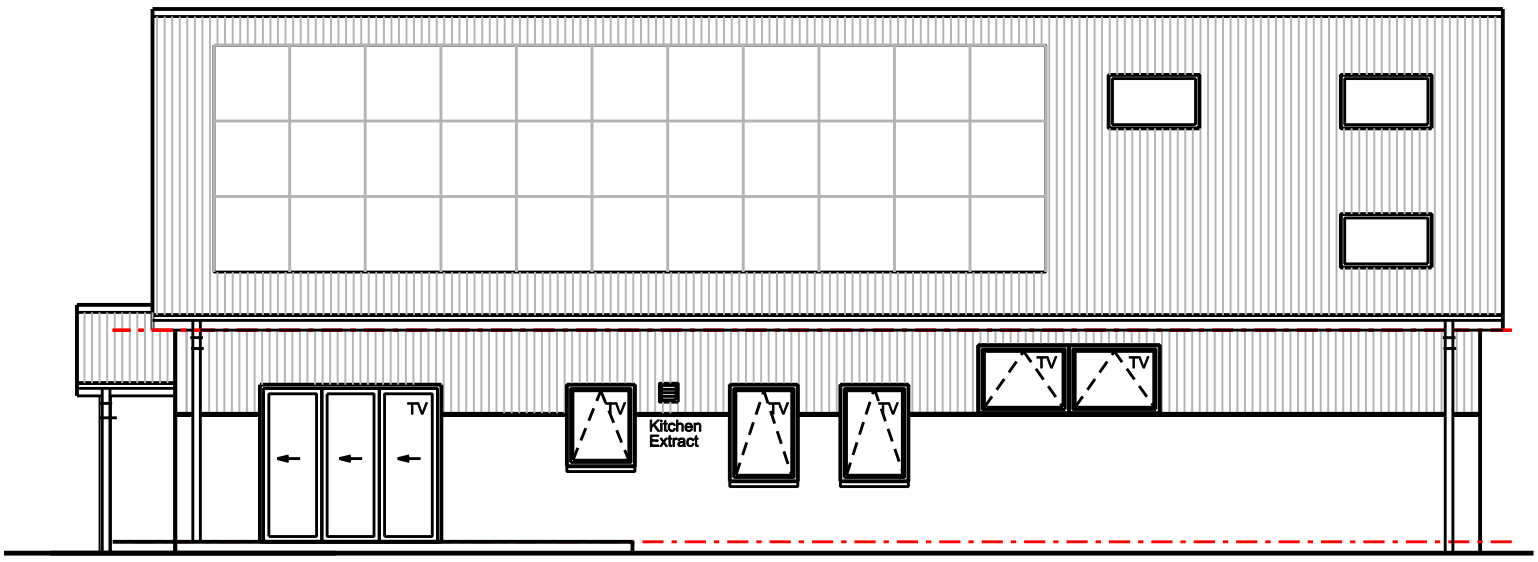
Drawing No
631/B04

Rev

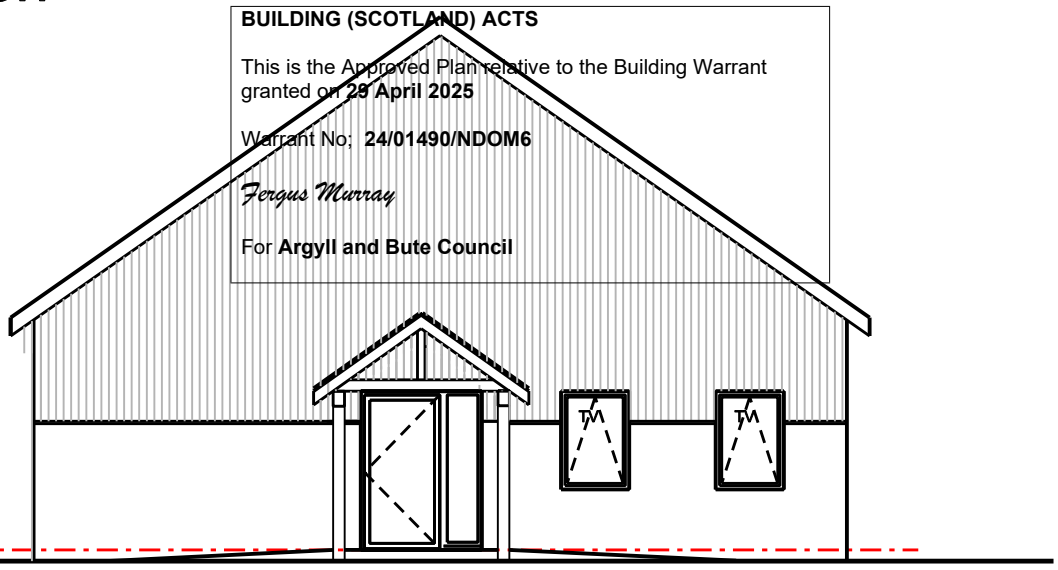
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
If in doubt, ask.

Notes:

TV - Trickle Ventilation



South Elevation



BUILDING (SCOTLAND) ACTS

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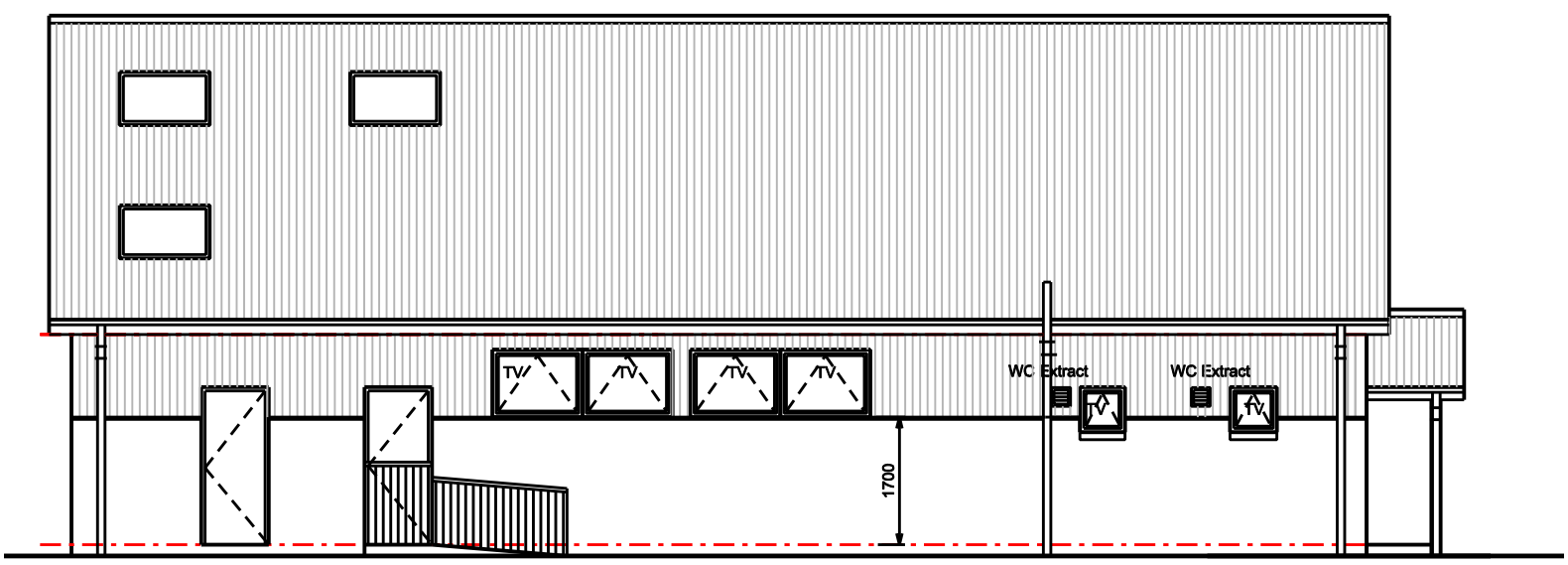
Warrant No; **24/01490/NDOM6**

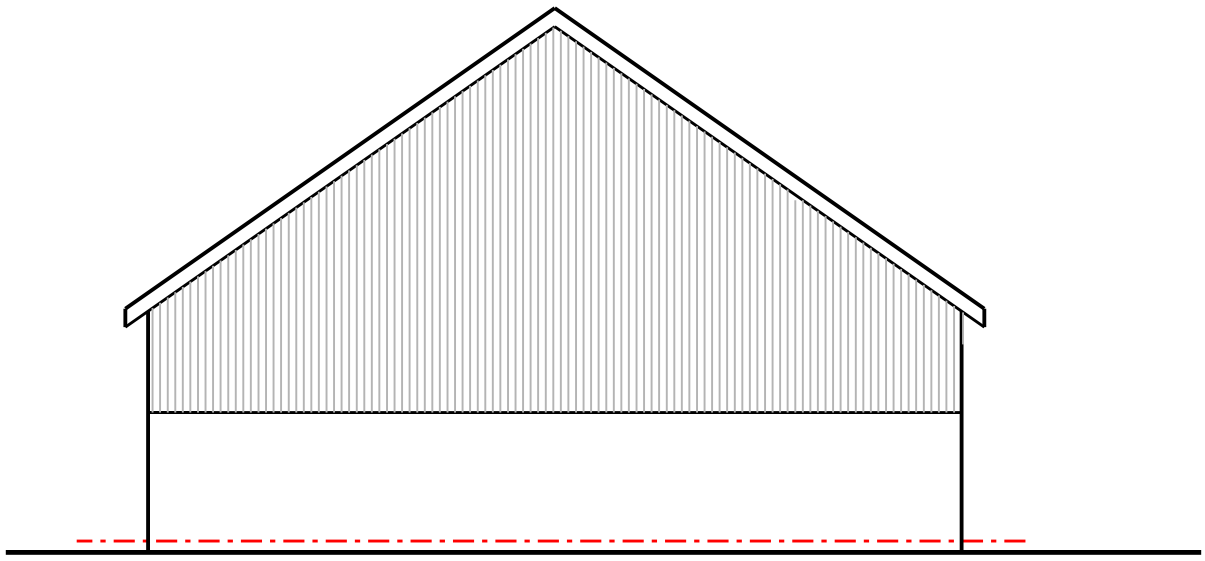
Fergus Murray

For **Argyll and Bute Council**

West Elevation



North Elevation



East Elevation

Building Warrant

Mark	Revision	Drawn	Date

HMA Architects
19 Charlotte Street
Helensburgh
G84 7EZ

Tel 01436 653081
e-mail hma.architecst@yahoo.co.uk

Job Title

New Mens Shed at
Strachur

Drawing title

Elevations

Drawn

Date
14/08/24

Scale:
1:100
@ A3

0m 1m 2m 3m

Drawing No
631/B05

Rev