

Job title:
PROPOSED EXTENSION
CASTLELEA CASTLETON ROAD
AUCHTERADER

Drawing title:
PROPOSED..PLANS

Drawing No: 006

Rev: X

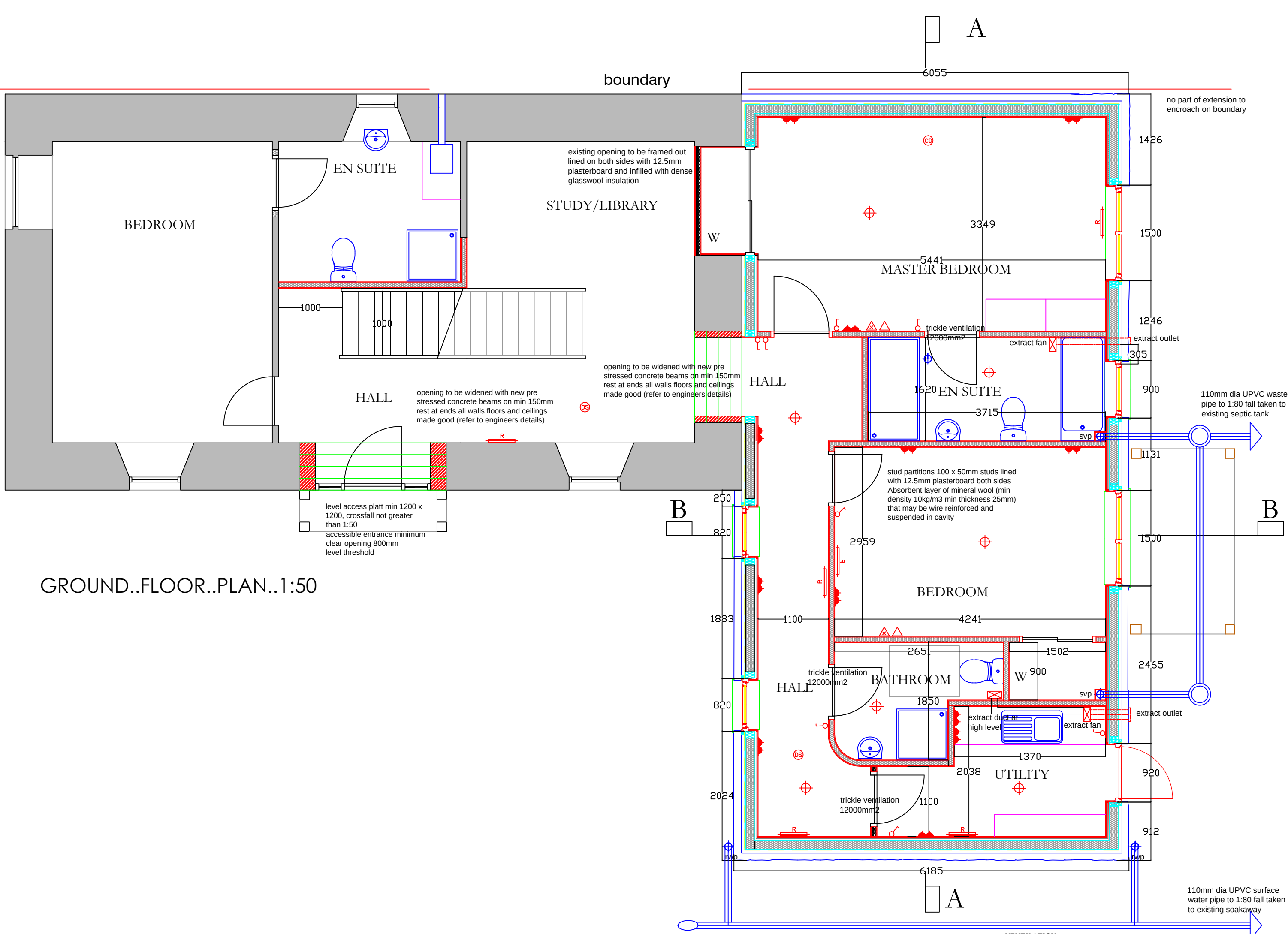
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GROUND..FLOOR..PLAN..1:50



SITE PREPARATION
Prepare ground levels as agreed on site.
All imported material to be approved.
Excavate foundations and drainage trenches with even bottoms as detailed. Foundations to have minimum 450mm cover and set at levels determined on site.
Form an even surface over solum with min 100mm blinded well compacted Type 1 hardcore.
FOUNDATIONS AND GROUND PREPARATION
Foundation design subject to ground inspection of excavated trenches. Foundations to be 200mm deep x 700mm wide.
Foundations to be a minimum of 450mm below ground level or to the depth of the existing foundations whichever is greater.
All trench footings min 200mm deep C30 concrete - width as detailed with nominal layer of light mesh reinforcement.
Concrete blockwork dwarf walls below dpc level to be min 7N/mm2 strength with stainless steel ties at 600c/c horizontally 450c/cc vertically
With cavities filled with mortar to ground level with open perpend weepholes (vents) to drain at max. 900c/c.
Timber frame to be anchored with ms galvanised anchor straps
3.5x38x1300mm o/a length built-in as detailed at maximum 1.8m c/c, at every corner one to each face, at all openings and at all panel joints.
UNDERGROUND DRAINAGE
New drainage levels to be agreed on site.
All drainage works to be carried out to the entire satisfaction and to the details of Scottish Water. With all work carried out to the standards of BS EN 752: 1997 Sections 1-4 and BSEN 12056 Part 3: 2000.
All drains passing through walls, foundations or concrete floor slab to be sleeved and sealed.
All underground pipes to be Upvc with flexible joints. Drain trenches below slab or foundation level within 1m of the building to be filled with concrete to foundation or slab level. All joints to be wrapped in polythene prior to pouring concrete.
All rainwater drainage to be in accordance with BSEN 12056 Part 3: 2000.
All rainwater goods in upvc to sizes shown. "Marley" (or equal) deepflow 115x76 gutters to be used on principal roofs.

TIMBER FRAME
Timber frame by Specialist manufacturer to be manufactured and erected in strict accordance with the Building (Scotland) Regulations 2004 as amended.
All structural timber to be designed in accordance with BS 5268-2:2002 and to be erected in strict accordance with the manufacturers detail layouts and nailing schedules.
External wall timber framed panels with members all 145x47mm treated SC3 grade softwood studs at max 600c/c with 145x47 headbinders and cripple studs to all openings. Internal wall panels constructed in 145x47 studs.
Lintels- 3x200x47 dressed grade softwood stitch nailed together. 1 to be supported on 2 No cripple studs.
Sheathing- 9.5mm WPB of BS 1455 and BS1203 with breather membrane.
External Wall Insulation
All external walls finished internally with 12.5mm plasterboard and all joints taped .
With 120mm Kingspan K12 Insulation between studs and foil face bubble breathable membrane Refer to details (U Value 0.19W/m2K)
EXTERNAL WALLS
Walls - U-value = 0.19W/m2K
External walls natural stone external leaf 50mm cavity to timber wall panels with stainless steel chevron plate wall ties at 600c/c horizontally 450c/c vertically. At 300c/c vertically at all openings within 300mm of reveals and each side of vertical movement joints.
Cavity to be ventilated at base and head of wall panels with proprietary perpend microvents at maximum 1200mm c/c. Perpend vents to be provided either side of horizontal cavity barriers at max 1.2m centres
Expansion joints, 10mm wide. To be provided where shown filled with compressible resilient material and sealed with mastic pointing.
Dpc's of polyethylene to BS 6515 or bituminous types to be built in around all openings and below wall plates. With all window and door frames sealed with non-hardening mastic pointing.
Cavity to be fully closed where shown with cavity closers/ fire stops protected by dpc's located at all wall heads, around openings, corners and horizontal at wall/ceiling junctions.
Flashings- milled sheet lead Code 4 min. to BS 1178.

GROUND FLOOR
22mm chipboard flooring laid on 50 x 47mm timber battens at 400c/c. 150mm concrete slab on 120 Kingspan THERMAFLOOR TE70 rigid insulation
SOLUM:
50mm site concrete on visqueen DPM, on 50mm sand blading on 150mm well consolidated hardcore.

ROOF
Trusses at max 600c/c to be designed by Specialist Truss Manufacturer in compliance with BS 5268-2:2002 . . Certificates to be provided by the supplier.
Trussed rafter roof braced to the recommendations of specialist truss manufacturer. All trusses to be fixed with proprietary truss clips at wall plates.

Roof finish- natural slate on roofing membrane on treated square edged sarking boards or approved sarking board.Roof pitch to match existing.
Roof ventilation to be provided at eaves with insect screens giving equivalent of min. 25mm at eaves to all new roofs. . Minimum 50mm clear ventilated airspace to be maintained above the insulation. Ventilation tile to be Marley Universal tile vents providing 15000mm2 of vented area and suitable for installation with natural slate.
A TRUSS DESIGN CERTIFICATE TO BE SUPPLIED TO BUILDING CONTROL PRIOR TO INSTALLATION ON SITE

CEILINGS
All areas:- 13mm plasterboard with joints taped and filled - layout and fixing in strict accordance with the frame manufacturers instructions and schedules.
WINDOWS AND DOORS
All windows to be 16mm airspace sealed double glazed with low-E glass fully reversible types and fitted with trickle vents giving minimum of 12000mm2 clear ventilation to every room 10000mm2 to bathrooms and kitchen .
U-Value= 1.4W/m2K (including frames)
Windows to have opening area > 1/30th of the apartment floor area & glazed area not < 1/5th of the apartment floor area.
Both panes of double glazed doors and all low level glazed panels (<800mm) to be fitted with safety glass not less than Class B of BS 6206 to glazed doors and Class C to fixed lights.
All windows to be high performance types fully weather stripped and fitted with draught excluders.
All low level and toughened glazed panels to be in accordance with BS 6262 Part 4:2005.

FIRE/SMOKE DETECTION
Smoke detectors to be installed as indicated on floor plans. To be supplied by a separate protected circuit from the switchboard.
Smoke alarm to be fitted with a standby supply complying with BS5446:Part1:2000
All smoke alarms to be interconnected i.e. detection operates alarm in all detectors.

ELECTRICS
All electrical design, installation and testing to be in accordance with the BS 7671: 2008

A residual current device must be fitted to all power supplies. All external and garage fittings to be waterproof.

All fixed light fittings will be of the low energy type

All Electrical work to be in accordance with BS 7671 2008
All electrical sockets and outlets for electrical controls and switches to be at least 350mm from internal corners projecting wall or similar construction, and not more than 1200mm above FFL. Light switches between 900mm and 1100mm above FFL. Standard switch and unswitched socket outlets min400mm above FFL and 150mm above worktops. No sockets located behind white goods

ELECTRICAL LEGEND :-

PLATE SWITCH

TWO-WAY PLATE SWITCH

FAN SWITCH

UNSWITCHED POWER POINT

TWIN SWITCHED POWER POINT

CONNECTION UNIT

ROLLER POWER POINT

PENDANT LIGHT

SPOTLIGHT

COOKER CONTROL UNIT

EXTRACT FAN

TV/FR AERIAL POINT

TELEPHONE POINT

SMOKE DETECTION POINT

HEAT DETECTOR

CARBON DIOXIDE DETECTOR

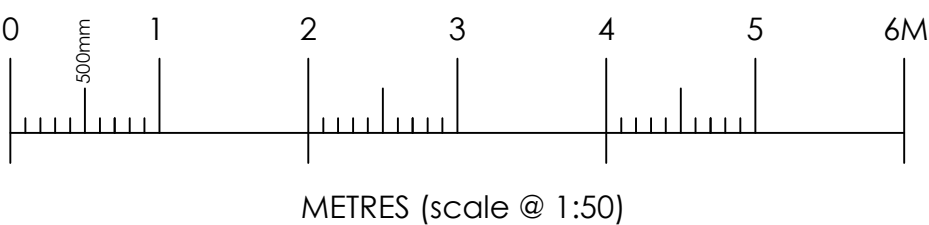
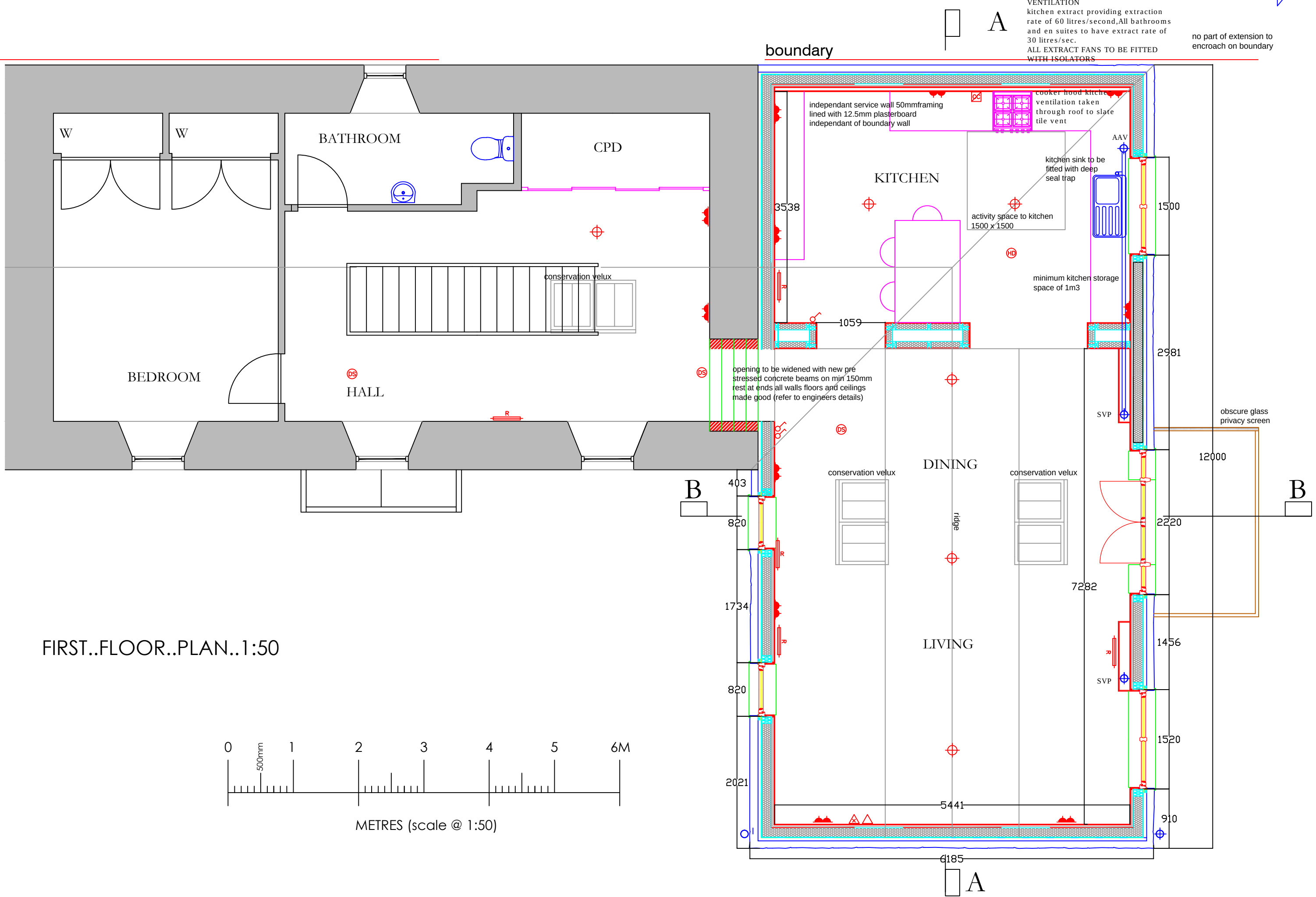
RADIATOR

EXTERNAL LAMP WITH SENSOR

WALL LIGHT

FLUORESCANT LIGHT

FIRST..FLOOR..PLAN..1:50



Drawing Revisions		
Rev	Date	Description
X	xx/xx/xxxx	Xxx