

ROOF TRUSSES TO BE DESIGNED AND SUPPLIED BY STEVENSON AND KELLY AND DESIGN CERTIFICATE TO BE FORWARDED AT COMPLETION STAGE

SARNAFIL SINGLE PLY SEAMLESS MEMBRANE INSTALLED BY CERTIFIED CONTRACTOR ON VAPOUR CONTROL LAYER ON 18mm MOISTURE RESISTANT CHIPBOARD ON 150 x 50 FRAMING BUILT OFF EXISTING AND NEW ROOF TRUSS

ROOF PITCH TO MATCH EXISTING

350mm GLASSWOOL INSULATION LAID WITH 150mm BETWEEN JOISTS & 200mm LAD PERPENDICULAR WITH PROPRIETARY TRAY TO PROVIDE 50mm AIR GAP OVER 12.5mm PLASTERBOARD CEILING

100mm PROFILED GUTTER TO FALL TO EXISTING DOWNPIPES FIXED TO UPVC FASCIA AND SOFFIT

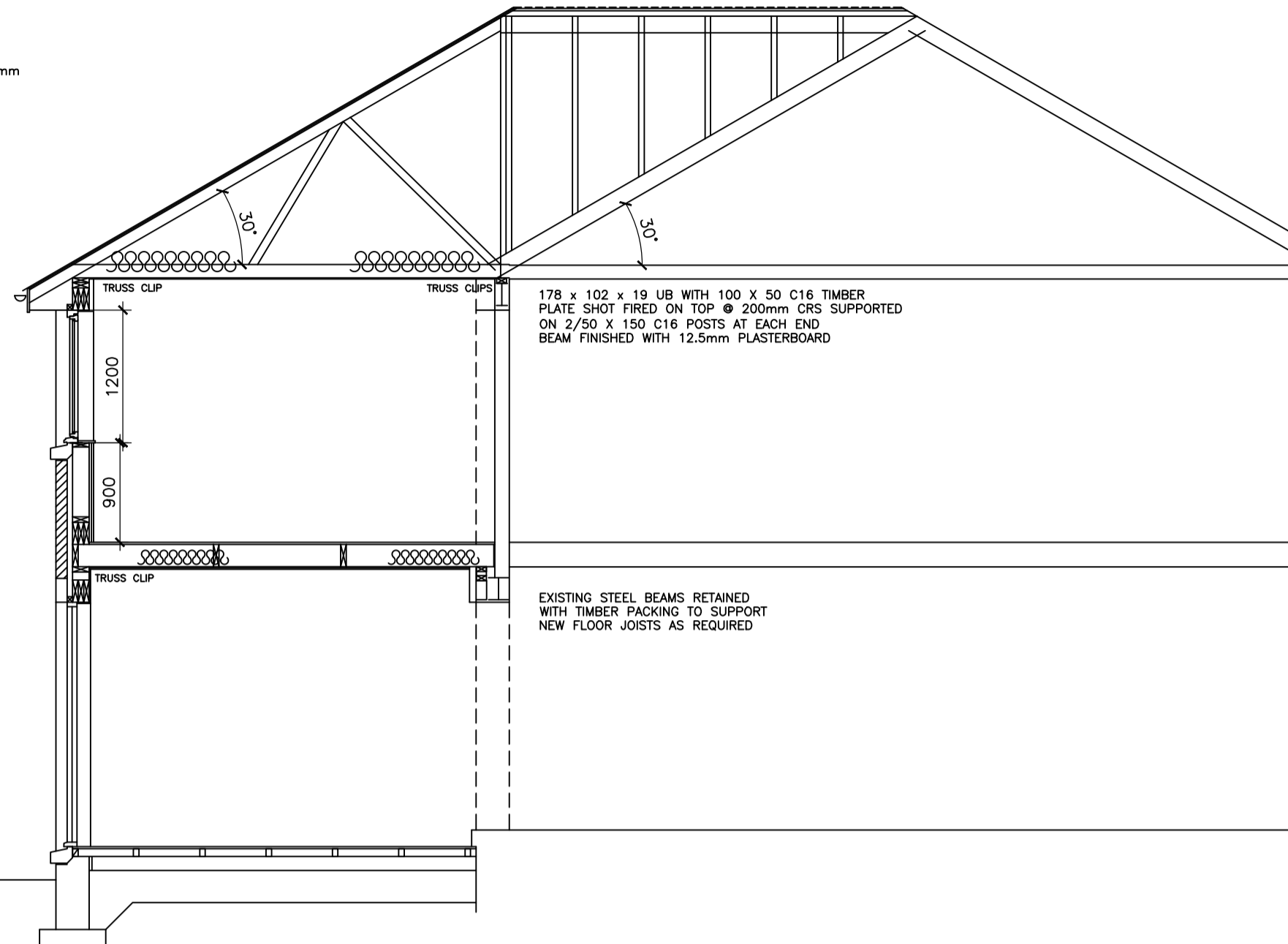
3/50 x 175 C16 TIMBERS AS LINTOL SUPPORTED ON 2/50 x 150 C16 POSTS AT EACH END

UPVC DOUBLE GLAZED WINDOWS WITH TRICKLE VENT AND SECURITY LOCKS WITH PRECAST CONCRETE CILL WITH DPC TO REAR

3/ 50 x 225 C24 TIMBERS LOCATED 15mm ABOVE FLOOR JOISTS SUPPORTED ON 2/50 x 100 POSTS DIRECTLY ABOVE EXISTING GROUND FLOOR SUPPORTS OVER DOOR OPENING (SEE DETAIL SHEET)

23mm MOISTURE RESISTANT CHIPBOARD FLOORING ON 50 x 200 C16 TREATED JOISTS AT 400mm CRS. SUPPORTED OFF TIMBER KIT WITH 100mm MINERAL WOOL SOUND INSULATION 10 kg/m³ DENSITY OVER 2/LAYERS 12.5mm PLASTERBOARD CEILING

ROBESLEE K9 EXTERNAL LINTOL AS REQUIRED



FINISHES

ROOF : MARLEY MODERN GREY INTERLOCKING TILES WITH GREY HIP TILES

WALLS : OFF WHITE ROUGHCAST TO MATCH EXTN.

WINDOWS ; WHITE UPVC DOUBLE GLAZED WITH PRE CAST CONCRETE CILL

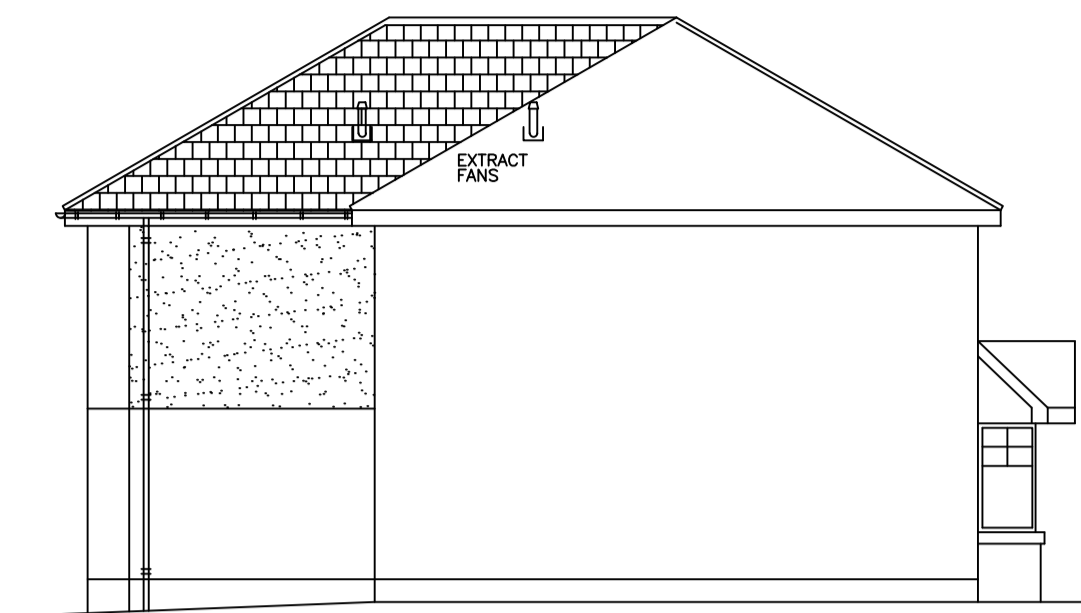
FASCIA ETC : WHITE UPVC TO MATCH EXISTING

RW GOODS : BLACK UPVC DEEPPLOW GUTTERS + DOWNPIPES

VALLEYS : CODE No 5 LEAD



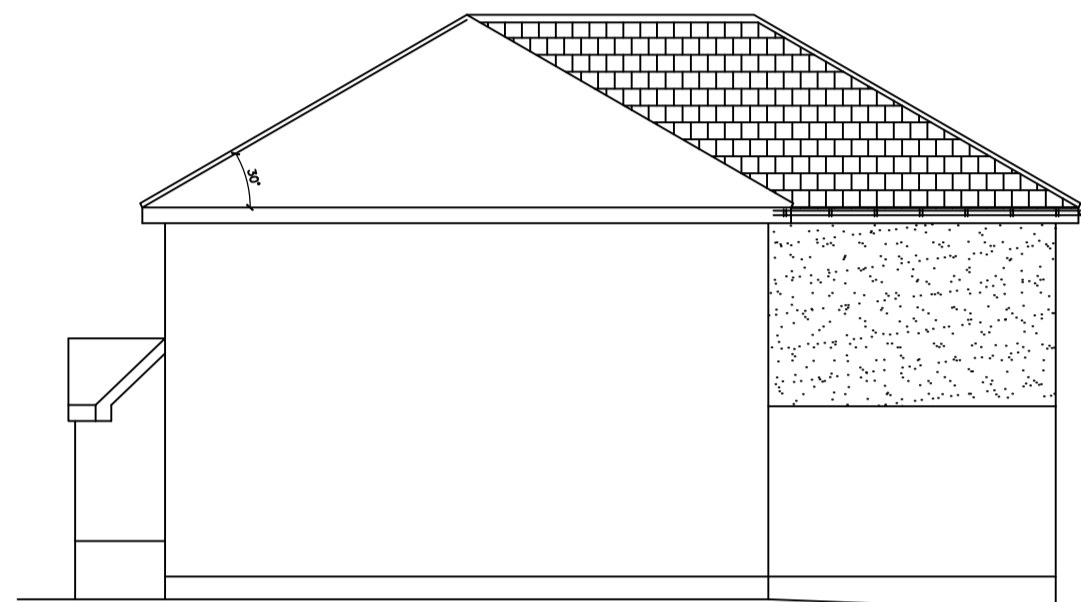
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

EXTERNAL WALLS

19mm ROUGHCAST, 100mm DENSE CONCRETE BLOCK, 50mm CAVITY WITH STAINLESS STEEL WALL TIES AT 600mm HORIZONTAL CENTRES AND 450mm VERTICAL CENTRES
40 x 150 C16 STUDS AT 600 c/c to BS 5268 part 2 STRUCTURAL
TIMBER FRAME INNER LEAF WITH 9mm OSB Type 2 (BS5669) Part 3 WITH REFLECTIVE BREATHER MEMBRANE MOISTURE BARRIER
130mm KINGSPAN Kooltherm (OR EQUAL) INFILL AND 20mm SERVICE VOID
25mm Kooltherm INSULATED PLASTERBOARD FINISH COMPLETE WITH VAPOUR BARRIER

- 1) ALL TIMBERS PRESSURE IMPREGNATED AGAINST ROT AND FUNGAL ATTACK. (preservative treatment to BS 5268 part 5)
- 2) BLOCKWORK TO BE 7 N/mm² STRENGTH AND 1500 Kg/mm² DENSITY.

STAINLESS STEEL WALL TIES TO BE AT 225mm c/c
ADJACENT OPENINGS & FIXED WITHIN 225mm FROM THE EDGE OF OPENING
NB : STAINLESS WALL TIE TYPE - 'COLLEEN FT50'
TIMBER FRAME TO COMPLY WITH THE FOLLOWING
BS 5268 PART 2 - STRESSES, MATERIALS AND WORKMANSHIP
3 - TRUSSED RAFTERS
5 - PRESERVATIVE TREATMENT
6 - TIMBER FRAME WALLS

THE CAVITY WALL TO BE VENTED WITH OPEN PERPEND VENTILATORS LOCATED AT 1.2m CENTRES AT GROUND FLOOR LEVEL, EAVES LEVEL AND ABOVE AND BELOW HORIZONTAL FIRESTOPS.

FIRST FLOOR

20mm MOISTURE RESISTANT CHIPBOARD FLOORING (15kg/m³ Density)
ON 50 x 200 C16 JOISTS AT 400mm CENTRES
100mm MINERAL WOOL SOUND INSULATION 10 kg/m³ DENSITY WITH 2 LAYERS 12.5mm PLASTERBOARD CEILING

INTERNAL FINISHES

ALL PLASTERBOARD JOINTS AT WALLS AND CEILINGS TO BE TAPED AND FILLED WITH GYPPOC FILLER, SANDED DOWN, READY FOR DECORATION WITH TWO COATS MILDLESON PAINT.
ALL WOODWORK TO HAVE NAIL HOLES FILLED READY FOR 1 COAT PRIMER, 1 COAT UNDERCOAT & 1 COAT GLOSS SANDED DOWN BETWEEN COATS

ROOF

CONCRETE INTERLOCKING TILES ON 25x38 TREATED BATTENS & 12x38 COUNTER BATTENS OVER HEAVY DUTY ROOFING FELT ON 15mm w/s SHINGING BOARDS WITH ON GANG NALLED ROOF TRUSSES AT 600mm MAXIMUM CENTRES

350mm GLASSWOOL INSULATION LAID WITH 150 mm BETWEEN JOISTS AND 200mm LAD PERPENDICULAR TO JOISTS
12.5mm PLAIN PLASTERBOARD CEILING FINISH
ROOF VENTILATION BY SOFFIT VENTS TO GIVE 0.0m² CONTINUOUS EAVES VENTILATION AND WITH VENTED RIDGE TILES

FLAT ROOF

SARNAFIL SINGLE PLY SEAMLESS MEMBRANE INSTALLED BY CERTIFIED CONTRACTOR ON VAPOUR CONTROL LAYER ON 18mm MOISTURE RESISTANT CHIPBOARD ON 150 x 50 FRAMING LAY TO FALL BUILT OFF EXISTING AND NEW ROOF TRUSS

WINDOWS.

DOUBLE GLAZED HIGH PERFORMANCE WHITE UPVC WITH ADJUSTABLE TRICKLE VENTS TO GIVE 1200mm² AVERAGE OPENING AREA TO PROVIDE A COMBINED U-VALUE OF 1.2 W/m²K
GLAZING BELOW 1500mm FROM FLOOR LEVEL OR 300mm FROM DOOR, TO WINDOWS AND EXTERNAL DOOR PANELS TO BE LAMINATED SAFETY GLASS TO BS. 6262, part 4 2005

WINDOWS AND DOORS TO BE DESIGNED TO RESIST FORCED ENTRY AND TO COMPLY WITH SECURE BY DESIGN AND BS 7412:2007 AND INSTALLED TO BS 8213-4:2007

ALL GLAZING TO BE KEPT HEAT LOW 'E' TYPE GLASS - 4/16/4 WITH 16mm SPACER FILLED WITH 12 x 0.1 ARGON GAS
ALL APARTMENTS TO HAVE A GLAZED AREA EQUAL TO AT LEAST 1/15th OF THE FLOOR AREA & A VENTILATOR WITH AN OPENING AREA OF NOT LESS THAN 1/30th OF THE FLOOR AREA.

BEDROOM WINDOWS FITTED WITH OPENING SASHES TO GIVE 450mm MINIMUM CLEAR OPENING WIDTH & 850mm HEIGHT TO BE 900mm ABOVE FLOOR LEVEL AND EAST CLEAN HEIGHTS

RAINWATER GOODS

100mm DEEPPLOW UPVC GUTTERS TO MATCH EXISTING FIXED BY CLIPS AT 800mm CRS WITH 68mm DIA DOWNPIPES FIXED BY HOLDERBATS AT 1.8m CRS. TO FALL TO EXISTING DOWNPIPES

EXTERNAL DRAINAGE.

110mm DIA UPVC PIPES SURROUNDED & EMBEDDED IN 5-10 PEA GRAVEL DRAINS TO BE LAD AT MINIMUM 1:80 GRADIENT BACK TO EXISTING DRAINAGE LINE
ALL DRAINS TO BE PROTECTED WHERE PASSING THROUGH EXTERNAL WALLS BY UNLITTLING OVER AND IF DRAINS PASS BELOW NEW FOUNDATION LEVEL TO BE FULLY SURROUNDED IN 5-10 PEA GRAVEL (DO NOT ENCASE IN CONCRETE)

NEW BROODING EYES CONSTRUCTED WITH 135° BENDS COMPLETE WITH ACCESS CAP & CONCRETE ENGRAVED COVER
NEW DRAINAGE INSTALLED TO BS EN 12056-2 : 2000 AND TESTED TO MEET BS EN 1610 : 1998

ELECTRICS

TWIN PVC AND EARTH CABLES TO NEW SOCKETS, SWITCHES & LIGHTS CONNECTED TO EXISTING DISTRIBUTION BOARD
ALL SOCKETS TO BE POSITIONED 350mm FROM INTERNAL CORNERS AND AT LEAST 450mm ABOVE FLOOR LEVEL OR 150mm ABOVE WORKTOPS.

LOW ENERGY LIGHT BULBS TO BE FITTED TO ALL NEW FITTINGS
SMOKE DETECTION SYSTEM TO COMPLY WITH BS 5446 Part 1 (1990)
HARD WIRE BACK TO CONSUMER UNIT AND INTERLINKED THROUGHOUT THE HOUSE AND LOCATED 300mm FROM ANY WALL OR LIGHT FITTING
ALL ELECTRICAL WORK TO BE CARRIED OUT TO COMPLY WITH BS 7671 (2008)

HEATING

STELRAD RADIATORS (OR EQUAL) WHERE SHOWN CONNECTED TO EXISTING CENTRAL HEATING SYSTEM AND FITTED WITH THERMOSTATIC CONTROL VALVE
PIPEWORK FULLY LARGED WITH HARFEITL OR TUBSUIT TO BS 5422

EXISTING BOILER TO BE CHECKED AND REPLACED WITH GAS CONDENSING BOILER WITH SEDOBK RATING OVER 80 INSTALLED IN UTILITY IF FOUND UNSUITABLE AND DESIGNED BY APPROVED HEATING ENGINEER TO SCOTTISH GAS SAFE REQUIREMENTS AND FITTED WITH BALANCED POWERED FLUE
TIME CONTROL FOR HOT WATER AND HEATING ALONG WITH AN INTER LOCK AND TIME CONTROL RADIATORS TO EXISTING AND UPPER ROOMS ALL FITTED WITH THERMOSTATIC CONTROL VALVES WITH ROOM STATS AS NECESSARY

BOILER TO BE FITTED WITH SAFETY LABEL AND MANUFACTURERS PRINTED USER INSTRUCTIONS TO BE MADE AVAILABLE

LIMITING INFILTRATION
SEAL DRY JUNCTIONS BETWEEN WALLS, CEILING AND FLOORS, AND AT WINDOW, DOOR AND ROOF SPACE OPENINGS.
SEAL WORKER CONTROL MEASUREMENTS IN TIMBER FRAMED AND OTHER FRAMED PANEL CONSTRUCTIONS.

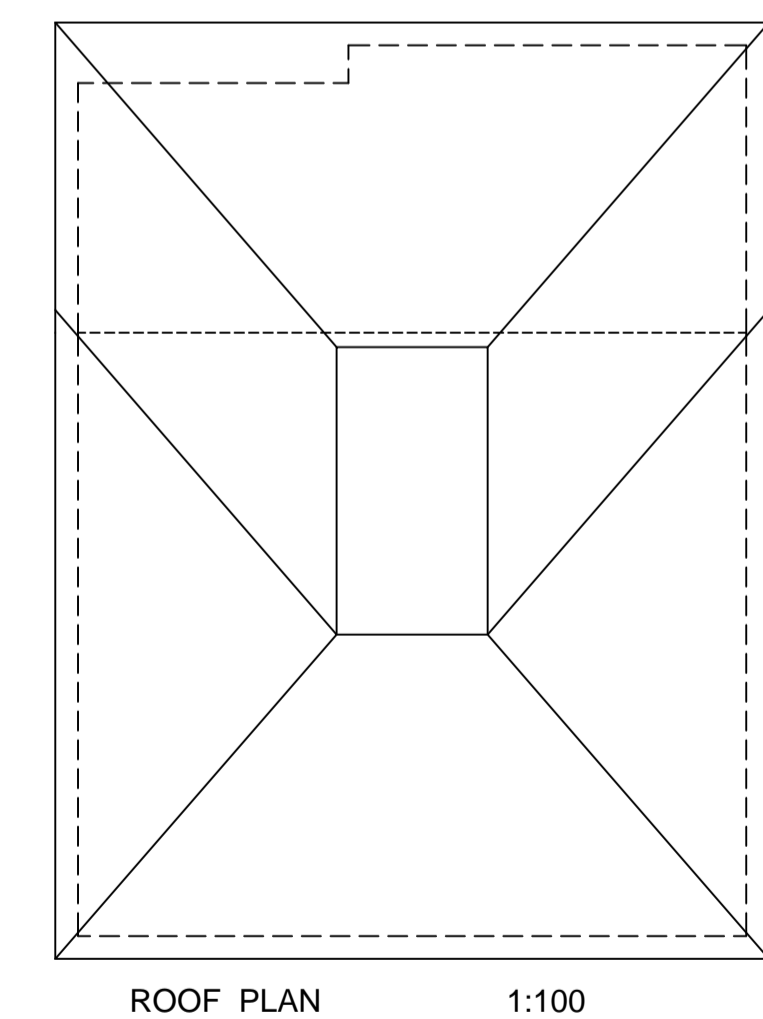
SEAL AT SERVICE PENETRATIONS OF THE FABRIC OR AROUND BOILING FOR SERVICES, AND FITTING DRAUGHT STRIPPING IN THE FRAMES.

TEMPORARY WORKS / STRUCTURE

ALL TEMPORARY WORKS MUST COMPLY FULLY WITH BS 5975 CODE OF PRACTICE FOR TEMPORARY WORKS PROCEDURES AND THE PERMISSIBLE STRESS DESIGN FOR FALSE WORK

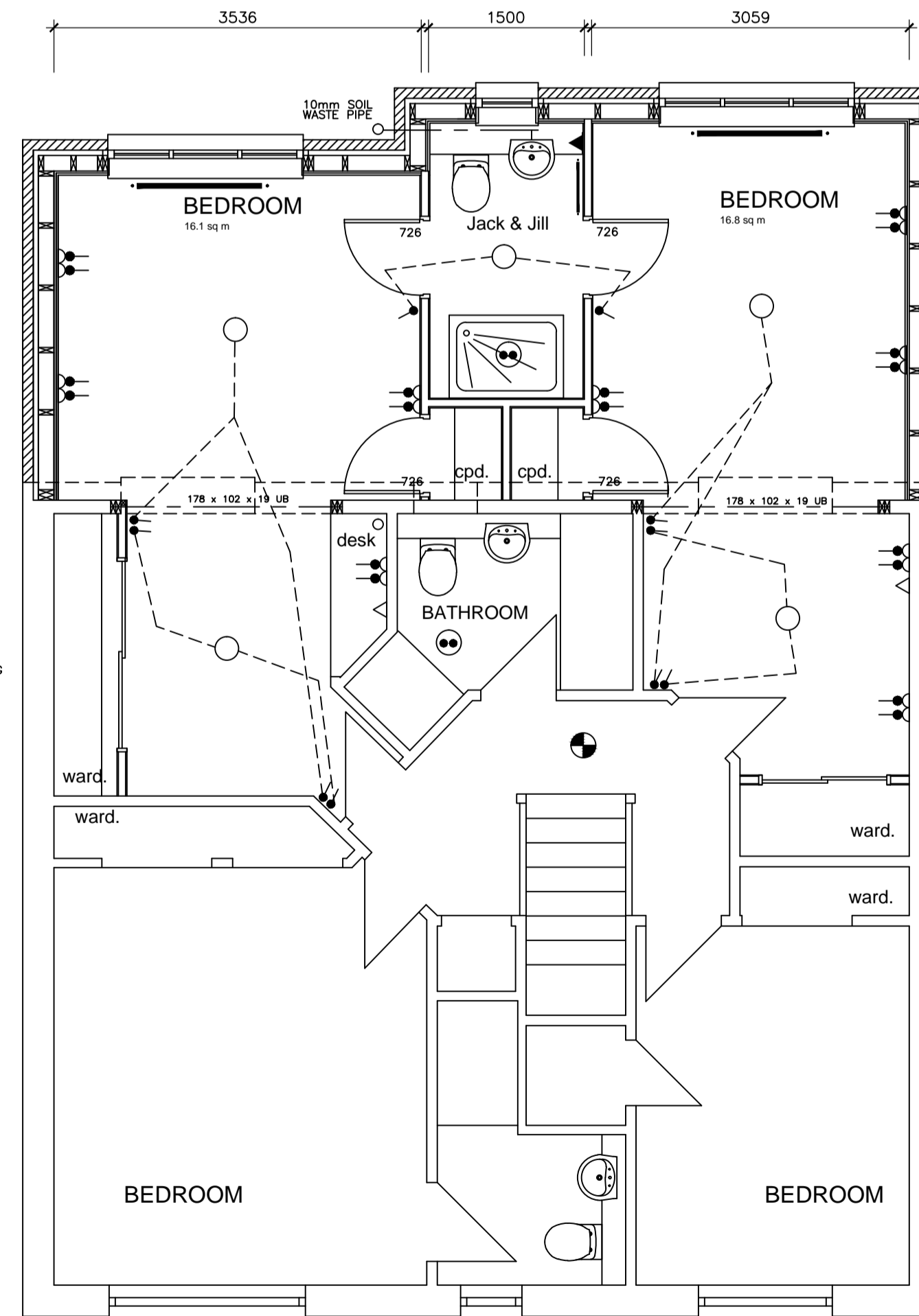
THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TEMPORARY SUPPORTS
UNFACTORED LINE LOADINGS AT OPENING 226kg/m

BLAST CLEAN STEELWORK TO SA2 1/2 OR EQUAL AND APPLY 75 MICRONS DFT ZINC RICH PRIMER IN ACCORDANCE WITH BS 5493

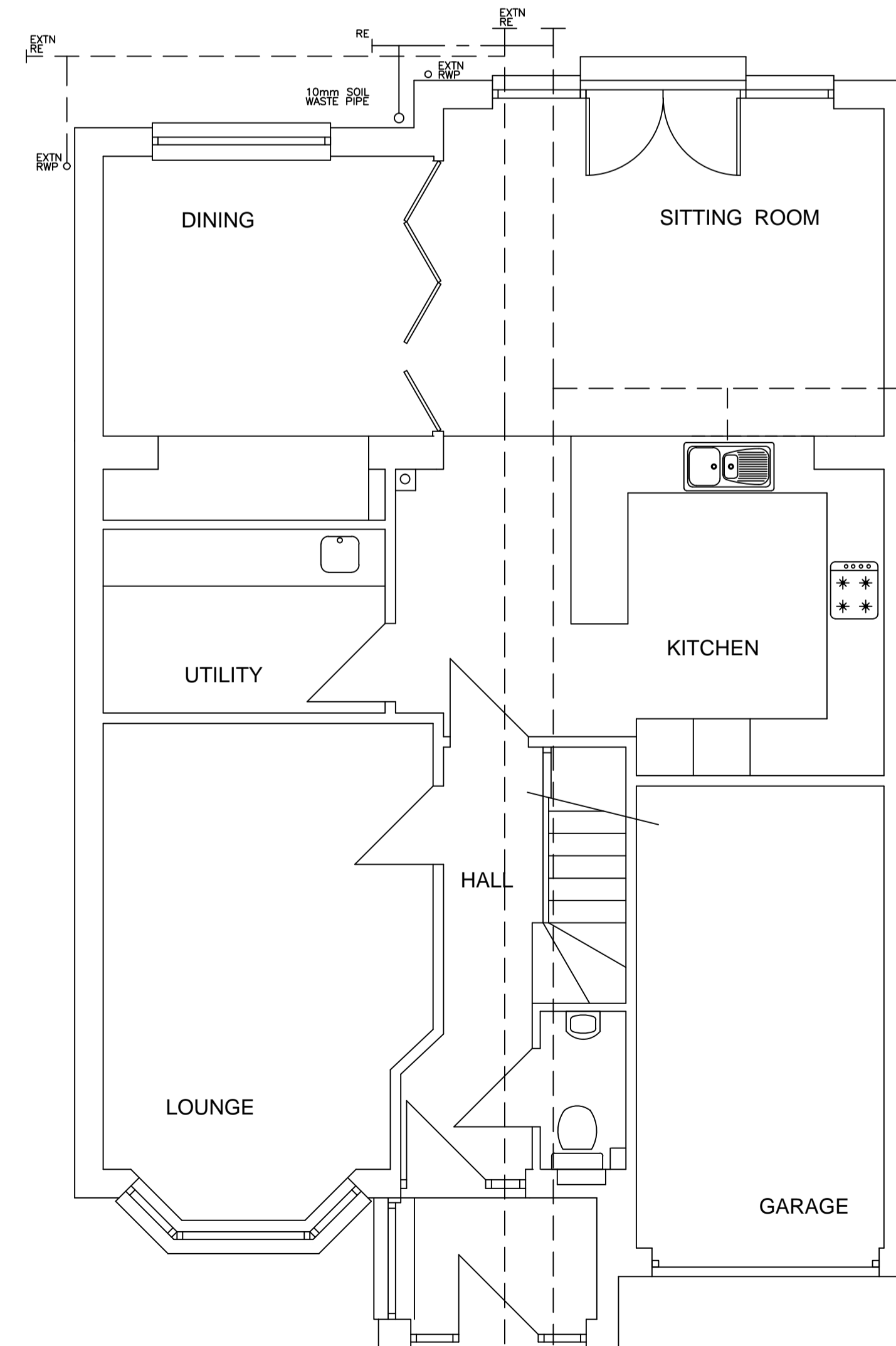


ROOF PLAN 1:100

1200 x 800 PROPRIETARY SHOWER TRAY WITH 4 UPSTAIR SIDES AND TRAPPED FLOOR GUILLET
MRA INSTANTANEOUS POWER SHOWER VALVE TO BS 1415
40mm PVC WASTE TO SHOWER + WHB
100mm WASTE TO WC CONNECTED IN BASE UNITS TO SOIL WASTE PIPE
WC TO HAVE DUAL FLUSH CYSTERN TO GIVE NOT MORE THAN 4.5 l/min FLOW RATE AND BSHN TAPS TO GIVE 6 l/min FLOW RATE
NEW SANITARY PIPEWORK INSTALLED TO COMPLY WITH BS EN 12056-1:2005, BS EN 752-3:1997, BS EN 752-4:1998, BS EN 1610:1998
NEW SANITARY PIPEWORK TESTING TO COMPLY WITH BS EN 12056-2:2000
100mm DIA UPVC SOIL WASTE PIPE CONNECTED TO EXTERNAL DRAIN
CERAMIC WALL TILES TO SHOWER AREA ON SOLID BED WATERPROOF ADHESIVE WITH EPOXY GROUT ON MOISTURE RESISTANT PLASTERBOARD WITH 250 grams POLYETHYLENE VAPOUR BARRIER OR AQUA PANELS
SEPARATE INLINE EXTRACT FAN TO SHOWER ROOM & BATHROOM WITH 2/50 L/S EXTRACTION RATES DUCTED ABOVE THE CEILING TO OUTSIDE WITH RIGID PIPEWORK AND ON TIME DELAY AND CAPABLE OF OPERATING AT LOW VOLTAGE
BLOCKWORK AND WALL TIES REMOVED AND 12.5mm PLASTERBOARD APPLIED TO EXISTING WALLS
INCREASE THE OPENING WIDTH AND INSTALL 178 x 102 x 19 UB SUPPORTED ON 2/50 x 100 STUD POSTS AT EACH END WITH COLLEEN ABR 300 ANGLE BRACKET AT JUNCTION BEAM FINISHED WITH 12.5mm PLASTERBOARD ON TIMBER FRAMING
DETAILS AROUND OPENINGS TO COMPLY WITH SECTION 8 OF BS 5250:2002 AND BUILDING STANDARDS ACCREDITED DETAILS WITH 25mm INSULATED PLASTERBOARD TO JAMB & HEAD
HANDLES FOR WINDOW OPENING TO BE 350mm FROM INTERNAL CORNER AND NOT MORE THAN 1.1m ABOVE FLOOR LEVEL
40 x 70 CLS STUD FRAMING AT 600mm MAX CENTRES AS PARTITIONS WITH 50mm MINERAL WOOL BATTIS 10 kg/m³ DENSITY WITH 12.5mm SOUNDBLOK PLASTERBOARD (10kg/m³) FINISH TO BOTH SIDES WITH 2 MID SPAN DWANGS
50 x 50 TREATED CAVITY FIRE STOPS LOCATED AROUND ALL OPENINGS, DPC LEVEL, EAVES LEVEL, INTERMEDIATE FLOOR AND AT ALL CORNERS WITH DPC BETWEEN BLOCKWORK TAKEN DOWN TO CAVITY FILL LEVEL AND BE WRAPPED IN DPC
THE CAVITY WALL TO BE VENTED WITH OPEN PERPEND VENTILATORS LOCATED AT 1.2m CENTRES AT GROUND FLOOR LEVEL, EAVES LEVEL AND ABOVE AND BELOW HORIZONTAL FIRESTOPS.
BLOCKWORK TIED TO EXISTING WITH EXPAMET STARTER BARS
FIRST POST FIXED TO WALL WITH M10 RAWLOK SLEEVE ANCHORS @ 450mm c/c
EXISTING OPTICAL TYPE SMOKE ALARMS CONNECTED DIRECTLY BACK TO THE MAINS AND LOCATED 300mm AWAY FROM LIGHT FITTINGS AND INTERCONNECTED WITH EXISTING TO COMPLY WITH BS5539 Part 9 2004



FIRST FLOOR PLAN



GROUND FLOOR PLAN

MIKE MAIR
ARCHITECTURAL SERVICES
2 HARVEST HILL, WESTHILL
tel : 01224 741701

**PROPOSED EXTENSION AT
39 BURNLAND CRESCENT
ELRICK
FOR Mr & Mrs M. STAGE**

**PLANS, SECTIONS
+ ELEVATIONS**

scale 1:50 + 1:100 drg No 20/1222/02
date Aug. 2020