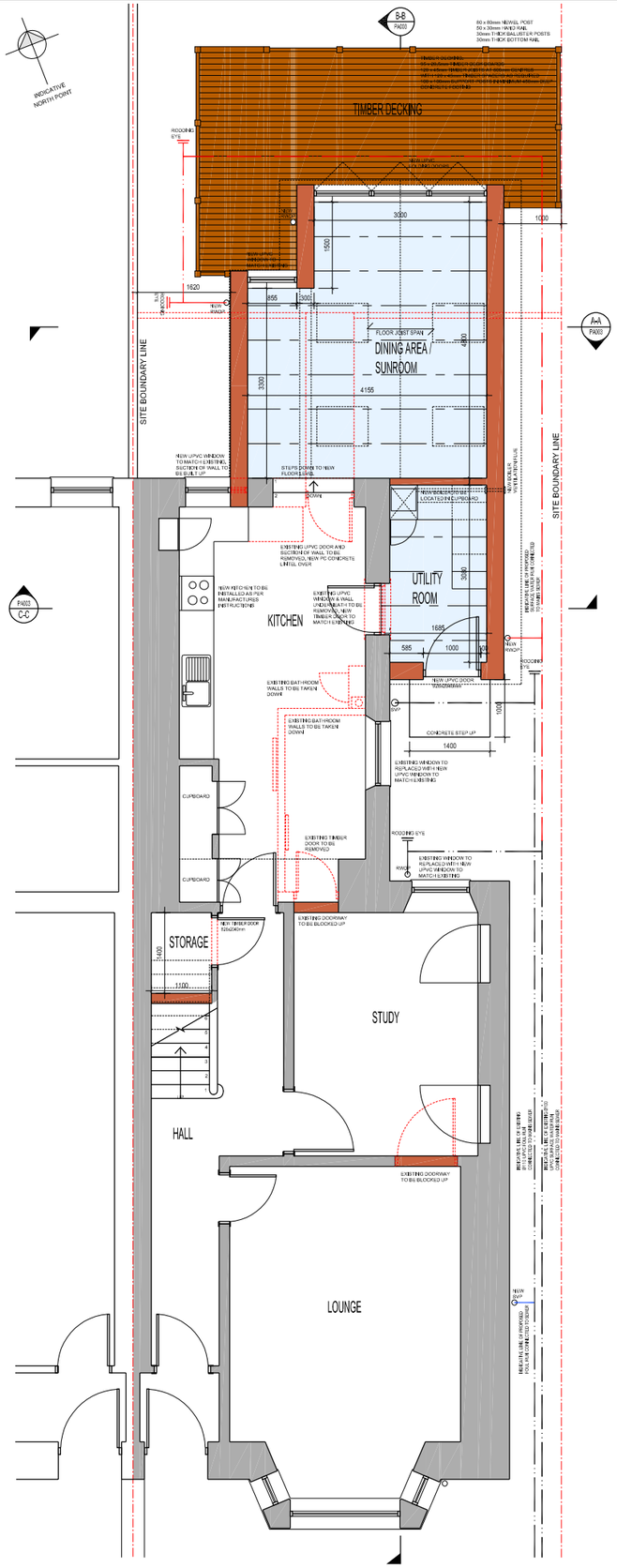
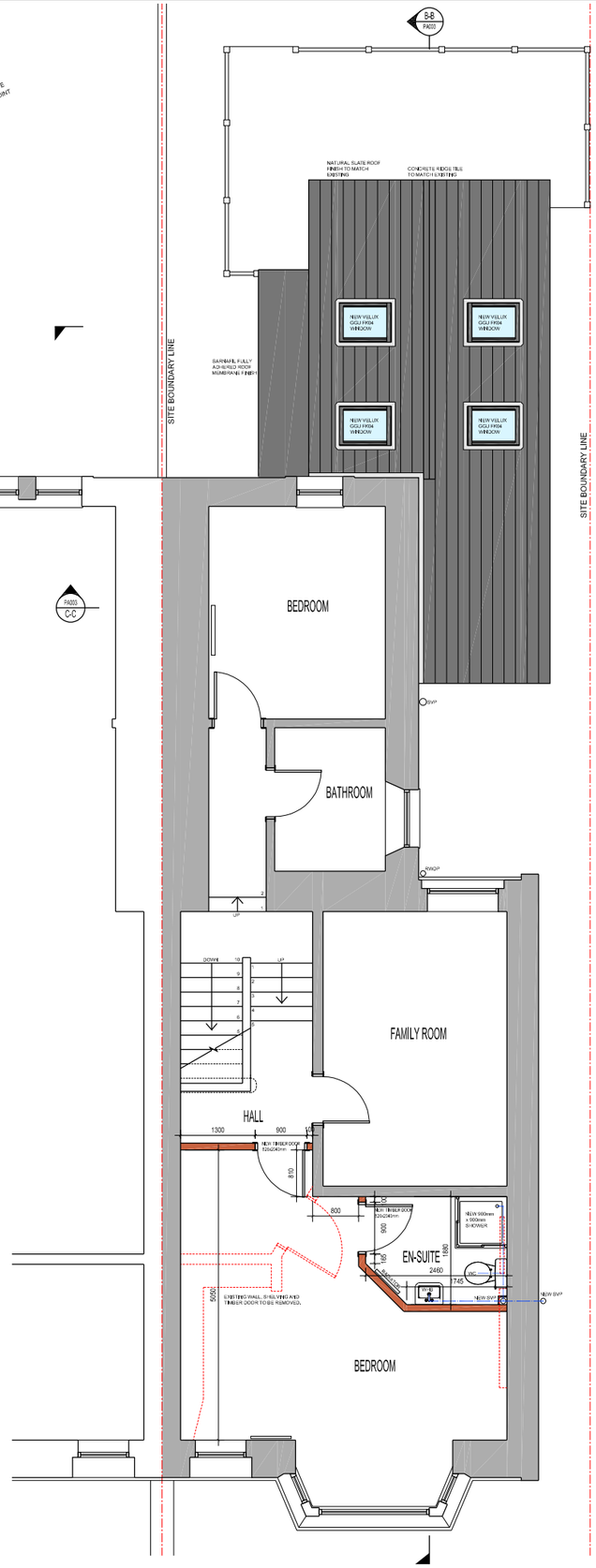


PROPOSED GROUND FLOOR PLAN

SCALE 1:100



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

ALL DOWNTAKINGS SHOWN WITH RED DASHED LINE

PROPOSED NEW SURFACE WATER RUN SHOWN WITH RED LINE

PROPOSED NEW FOUL RUN SHOWN WITH BLUE LINE

FOUNDATIONS
600 x 150mm CONCRETE STRIP FOUNDATIONS WITH 450mm MIN. COVER BETWEEN TOP OF FOUNDATION AND FINISHED GROUND LEVEL. FOUNDATION DEPTH TO MATCH EXISTING.

UTILITY ROOM FLOOR CONSTRUCTION:
22mm T&G CHIPBOARD FLOORING FIXED TO 200 x 47mm TIMBER FLOOR JOISTS AT MAX 400mm CENTRES. JOISTS TO BE INFILLED WITH 150mm THICK KINGSPAN KOOLTHERM K103 INSULATION (OR EQUALLY APPORVED EQUIVALENT) TO ACHIEVE DESIRED U-VALUE CALCULATION. TIMBER FLOOR TO BE SUSPENDED A MINIMUM OF 150mm OFF 50mm THICK CONCRETE GROUND COVER FINISH. DPM TO BE LOCATED DIRECTLY BELOW CONCRETE WITH 50mm THICK SAND BLINDING AND 100mm THICK WELL CONSOLIDATED HARDCORE. CONTRACTOR TO ENSURE THE TOP OF THE SOLUM IS NOT BELOW THE ADJACENT GROUND LEVEL.

DINING AREA/SUNROOM FLOOR CONSTRUCTION:
22mm T&G CHIPBOARD FLOORING FIXED TO 38mm x 140mm TIMBER JOISTS AT MAX 600mm CENTRES. JOISTS TO BE INFILLED WITH 140mm KINGSPAN THERMAFLOOR TF70 INSULATION. 25mm THICK INSULATION ROUND PER. TIMBER FLOOR TO SIT ON 150mm CONCRETE FLOOR SLAB. DPC UNDER TIMBER FLOOR FINISH. DPM TO BE LOCATED DIRECTLY BELOW CONCRETE WITH 50mm THICK SAND BINDING AND 100mm THICK WELL CONSOLIDATED HARDCORE.

TIMBER CLADDING EXTERNAL WALL CONSTRUCTION:
100mm x 25mm THICK WESTERN CEDAR TIMBER CLADDING EXTERNAL FINISH. GRADED TO BS1186.3 PART 4 CLASS CSH. TONGUES, GROOVED & VEE JOINTED. CLADDING FIXED TO 50mm x 50mm TIMBER BATTENS ON 50mm x 50mm COUNTER BATTENS WITH 50mm VENTILATED CAVITY. 1 LAYER OF FRAMESHIELD 100 BREATHING PAPER TO BE FIXED TO 9mm THICK PLYWOOD SHEATHING ALL FIXED TO 145mm x 38mm TIMBER STUDS. 145mm THICK TIMBER STUDS TO BE PACKED USING 140mm KINGSPAN KOOLTHERM K12 INSULATION WITH PROCHECK PREMIER 500 GAUGE VAPOUR BARRIER TO INTERNAL WALL. INTERNAL WALL TO BE FINISHED WITH 15mm THICK GYPROC WALLBOARD. VENTILATION GAP AT THE BASE OF TIMBER CLADDING TO PROVIDE UNDERFLOOR VENTILATION.

PITCHED ROOF CONSTRUCTION:
SELECTED NATURAL SLATE ROOF TILES TO MATCH EXISTING IN APPEARANCE. SLATES TO BE FIXED TO 38mm x 18mm TIMBER BATTENS ON 38mm x 18mm TIMBER COUNTER BATTENS WITH A SINGLE LAYER OF ROOFSHIELD ROOF MEMBRANE FIXED TO 18mm THICK SOFTWOOD SARKING BOARD. 200mm DEEP x 47mm THICK TIMBER RAFTERS AT 400mm CENTRES, AND INFILLED WITH 150mm THICK KINGSPAN KOOLTHERM K7 INSULATION BETWEEN RAFTERS AT CEILING LEVEL. INTERNAL FINISH TO BE 15mm THICK KINGSPAN KOOLTHERM K118 PLASTERBOARD ON A PROCHECK PREMIER 500 VAPOUR BARRIER. CONCRETE RIDGE TILE WITH UNDERLAY CUT TO PROVIDE VENTILATION.

FLAT ROOF CONSTRUCTION:
ROOF FINISH TO BE SARNAFIL G410 ROOF MEMBRANE (OR EQUALLY APPROVED EQUIVALENT) ADHERED WITH SARNAFIL 2121, 2170 OR 2170 VC ADHESEIVE TO THE PRE-SECURED COVER BOARD, ON 30mm THICK KINGSPAN THERMAROOF TR27 LPC/FM INSULATION TO ACHIEVE REQUIRED U-VALUE. INSULATION ON VAPOUR CONTROL LAYER, ON 18mm THICK PLYWOOD SARKING BOARD, FIXED TO SOFTWOOD TIMBER FIRRINGS SPECIFICALLY CUT AS REQUIRED TO SATISFY ROOF PITCH.
FIRRINGS FIXED TO 150mm x 47mm TIMBER ROOF JOISTS AT 600mm CENTRES WITH 15mm GYPROC WALLBOARD INTERNAL FINISH.

NEW INTERNAL PARTITIONS
TO BE 90x38mm TIMBER STUDS AT 600mm CENTRES HORIZONTALLY AND 1200mm CENTRES VERTICALLY WITH 1no. LAYER OF 15mm THICK GYPROC WALLBOARD TO EACH SIDE.

RAINWATER PIPES AND GUTTERS
1. GUTTERS TO BE MARLEY 100mm HALF ROUND UPVC FIXED TO FASCIA WITH CLIPS AT 600mm C/C.
2. PIPE DROPS TO BE MARLEY 68mm DIA. WITH HAND ACCESS AT 300mm ABOVE GROUND LEVEL.
3. PIPEWORK TO BE COLOURED TO MATCH EXISTING.

PROJECT DETAILS

Proposed Extension and Alterations at
32 Dorward Road, Montrose.
DD10 8SB

APPLICANT
Mr Jonathan Duncan

DRAWING TITLE
Proposed Ground and First Floor Plan

DRAWING NUMBER
PA002A

SCALE
as shown @ A3

DATE
August 2020

REVISIONS

NOTES

ALL SIZES TO BE CHECKED BY CONTRACTOR PRIOR TO START OF BUILDING WORKS.

DRAWING FOR STATUTORY PURPOSES ONLY. ALL SIZES SHOWN ARE INDICATIVE.

DO NOT SCALE DIRECTLY OFF THE DRAWING.

EXISTING SITE BOUNDARY

EXISTING SITE AREA = approx. 306m²

EXISTING BUILDING FOOTPRINT = 76m²

AREA OF PROPOSED EXTENSION = 29.5m²

EXISTING WALL

PROPOSED NEW WALL

PROPOSED EXTENSION FLOOR AREA