

BLACK EARTH AND SOIL WITH VEGETABLE MATTER TO BE COMPLETELY REMOVED TO HARD PAN

600 X 200 DEEP STRIP CONCRETE FOUNDATIONS C35 LAD ON ORIGINAL FIRM DRY GROUND WITH 450mm MIN GROUND COVER AND LAD BELOW INVERT OF DRAIN WITH A 250 BOTTOM MESH WITH 40mm MIN COVER & 450mm LAP

150mm THICK CONCRETE BLOCKWORK SUB STRUCTURE

22mm MOISTURE RESISTANT CHIPBOARD FLOORING ON 50 X 200 C16 TREATED JOISTS AT 600mm CRS ON 150 X 25 TREATED WALLPLATE OVER DPC WITH FULL DEPTH DWANGS AT 1/3 SPAN

130mm KINGSPAN INSULATION ON NETLON

50mm WEAK MIX CONCRETE OVER 1200 GAUGE VISQUEEN DAMP PROOF MEMBRANE ON 150mm SELECTED GRANULAR UPFILL CLEAR OF VEGETATION AND DEBRIS AS SOLIUM DPM TAKEN UP WALLS TO OVER LAP WITH HORIZONTAL DPC

150mm AIR GAP PROVIDED UNDER FLOOR JOISTS

225 X 125 PVC SUB FLOOR VENTS WITH FIREGLAZ LINERS

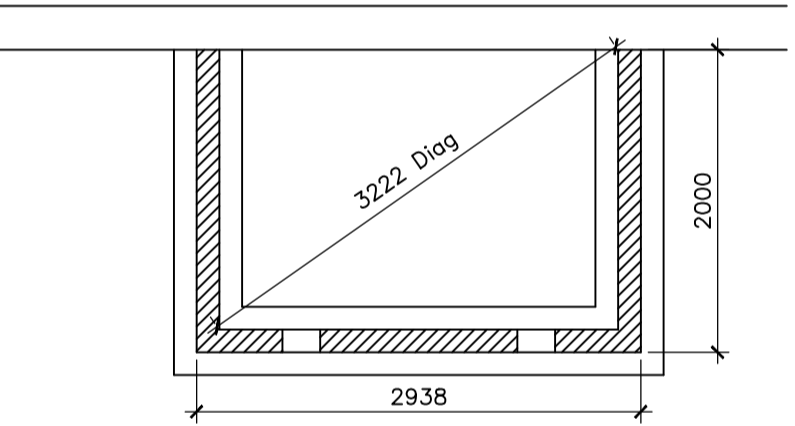
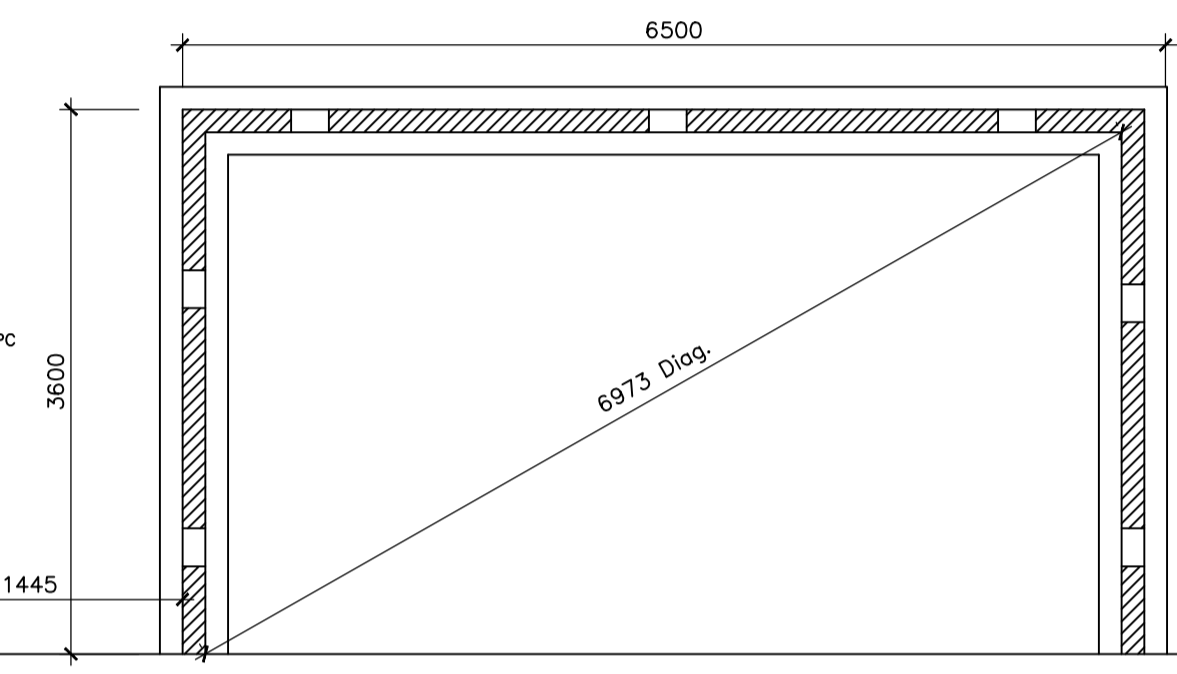
EXISTING SUB FLOOR VENTS RETAINED

30 X 5 GALVANISED HOLDING DOWN STRAPS AT 1800mm CENTRES AROUND PERIMETER

HORIZONTAL DPC LOCATED 150mm MIN. ABOVE GROUND LEVEL

DPM TAKEN UP WALL AND LAPPED UNDER DPC

FOUNDATION PLAN

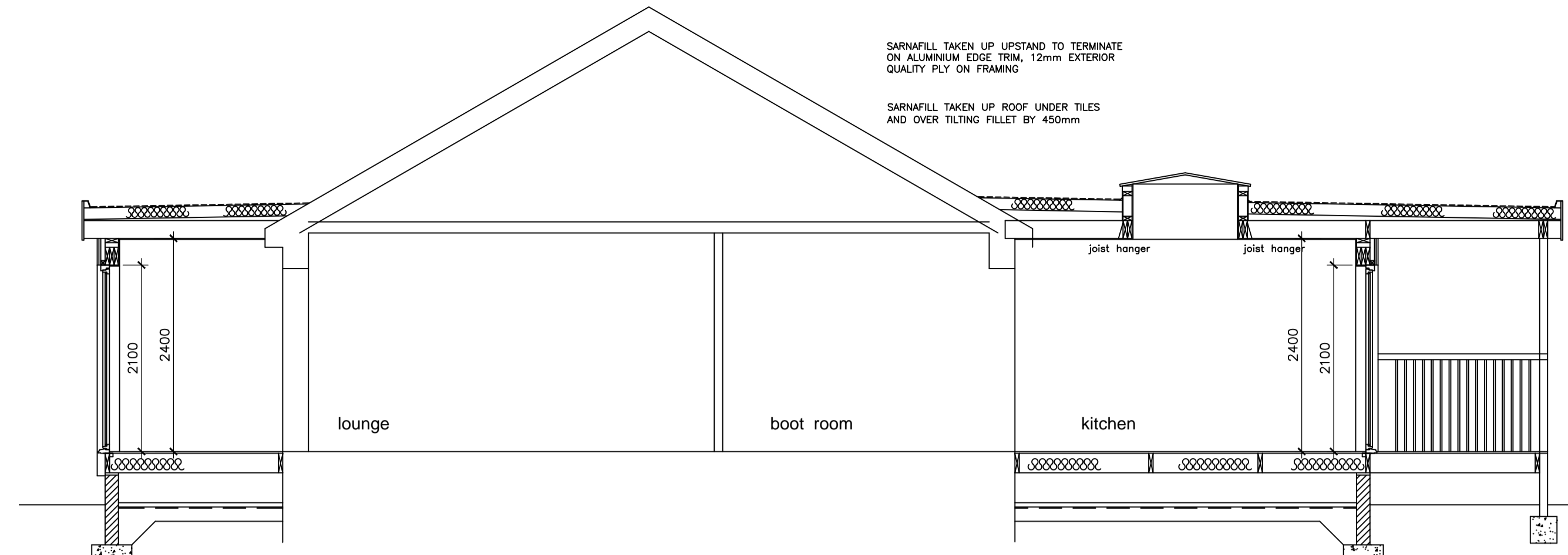
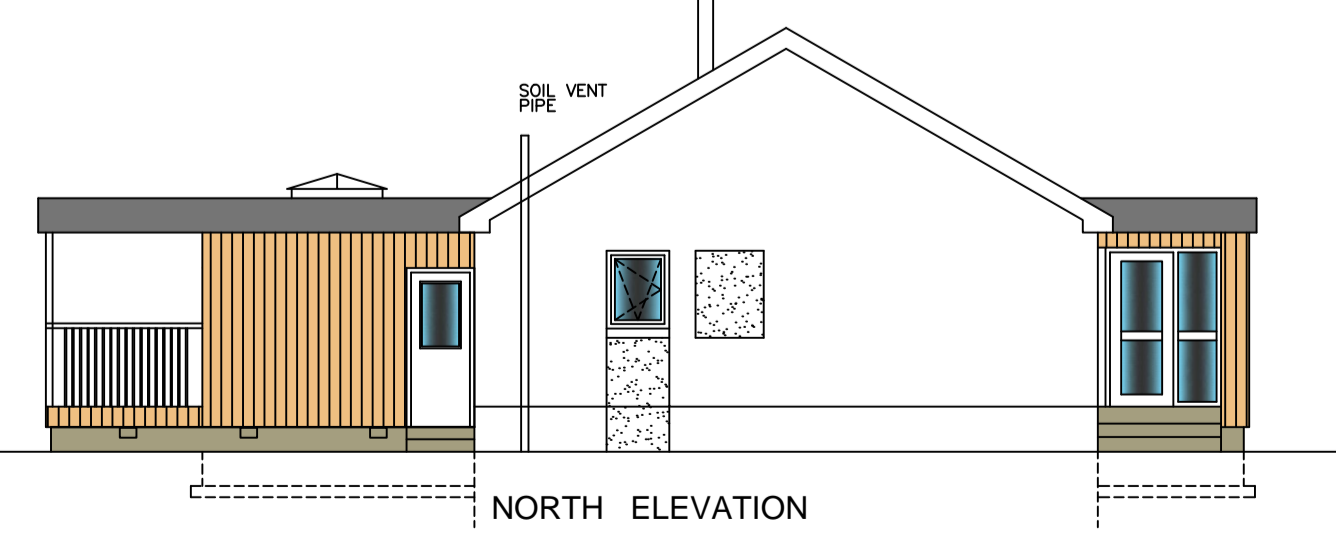
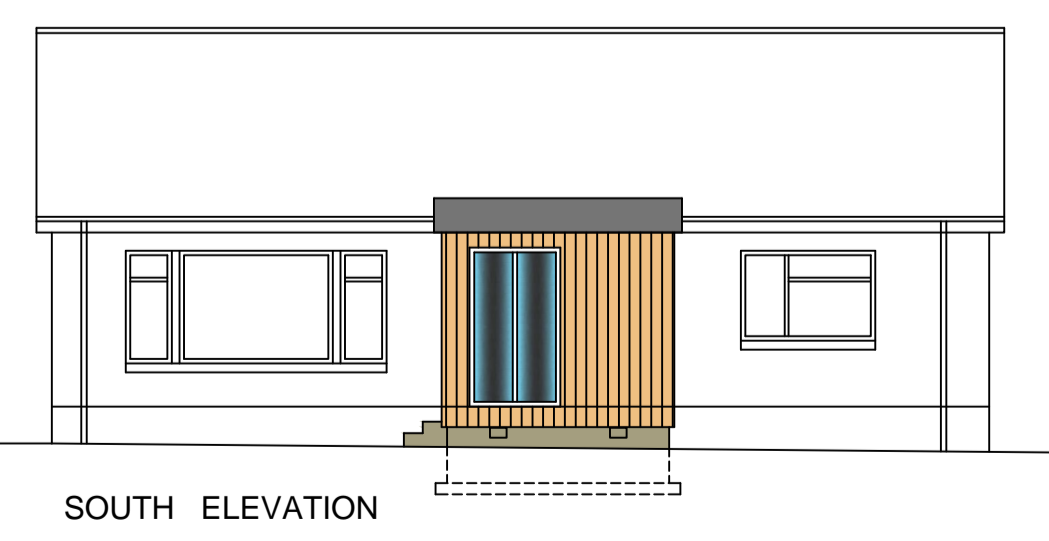
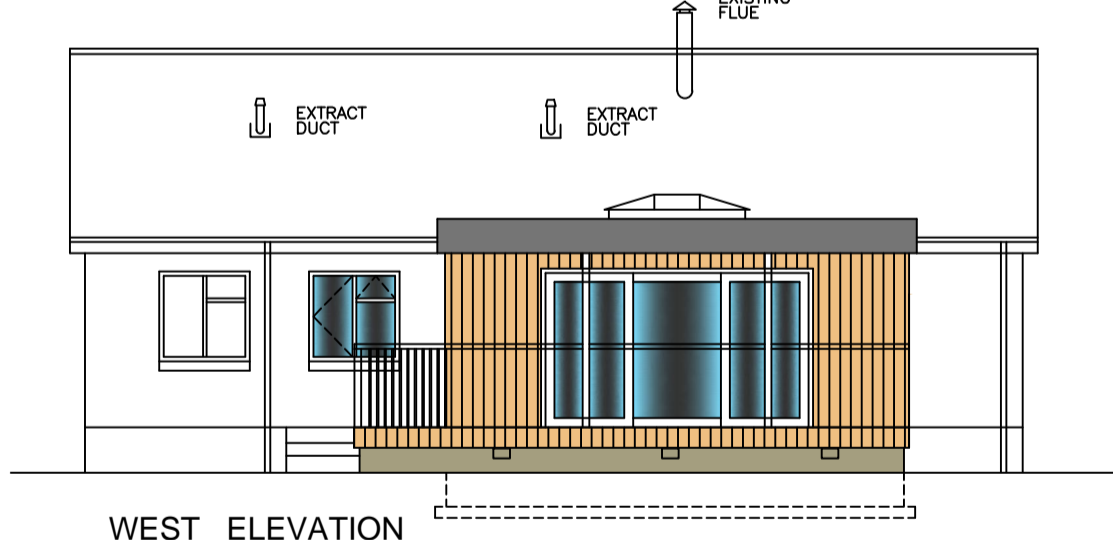
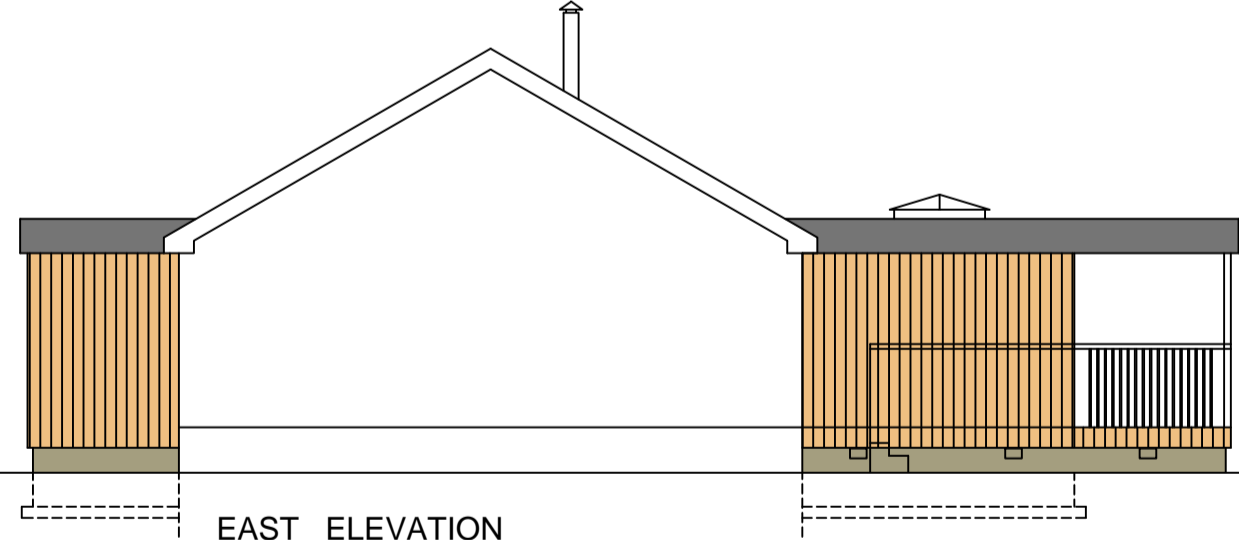


FINISHES

ROOF : DARK GREY SINGLE MEMBRANE FINISH

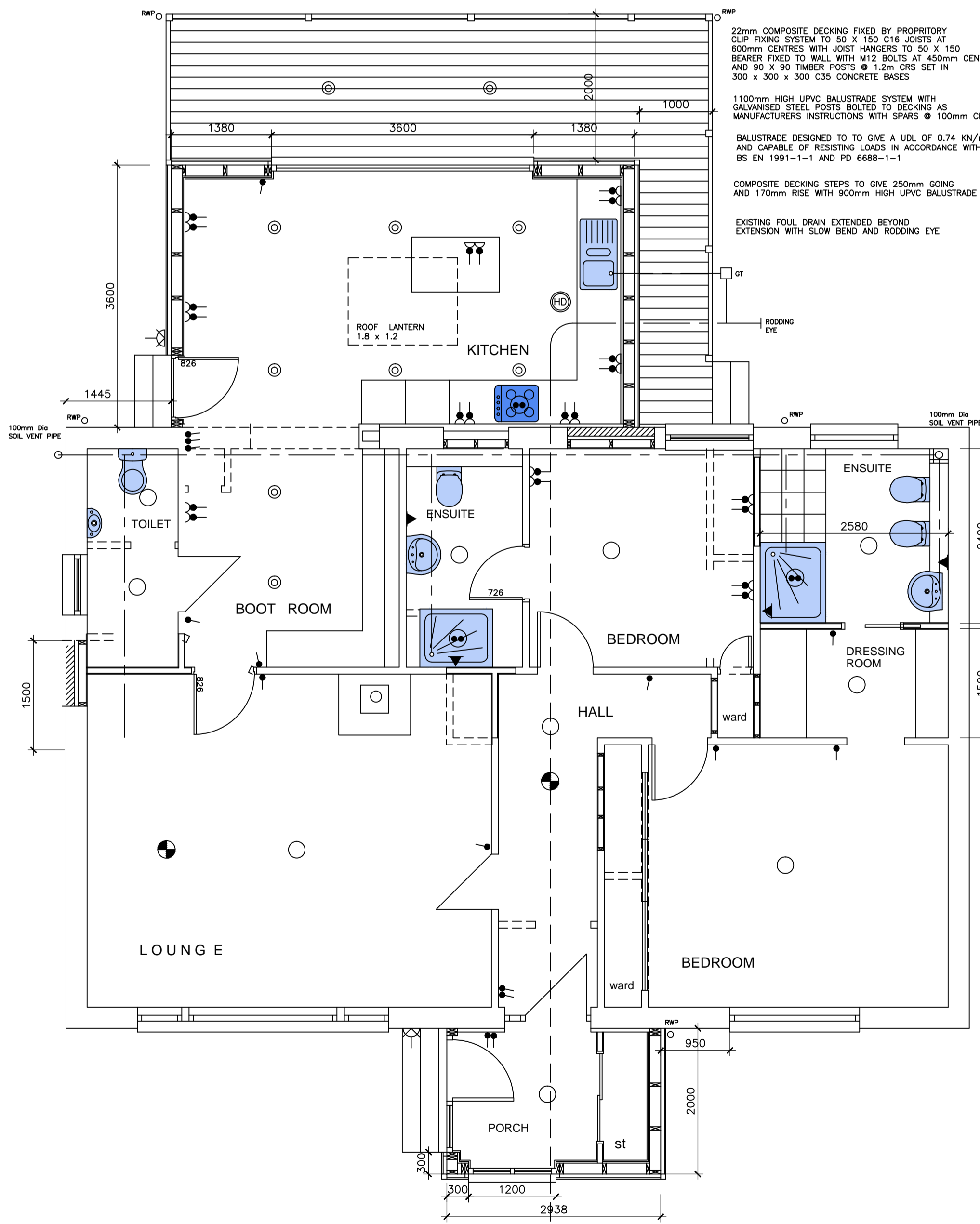
WALLS : SIBERIAN LARCH TIMBER LININGS WITH SMOOTH RENDER BASECOURSE

WINDOWS : WHITE UPVC DOUBLE GLAZED EXTENDED UPVC CILL



FLOOR JOISTS ON JOIST HANGERS FIXED TO 50 X 225 BEARER BOLTED TO WALL WITH M12 RAWLROK ANCHORS

300mm STAGGERED CENTRES



FOUNDATIONS

600 x 200 DEEP FOUNDATIONS TO EXTERNAL WALLS OF GRADE C35 CONCRETE MIX TAKEN DOWN TO FIRM DRY NATURAL GROUND WITH 450mm BOTTOM MESH AND WITH 450mm GROUND COVER TAKEN DOWN BELOW INVERT OF DRAIN.

VEGETABLE MATTER REMOVED FROM UNDER EXTENSION DOWN TO FIRM GROUND

SOLIUM

50mm WEAK MIX CONCRETE OVER 1200 GAUGE VISQUEEN DAMP PROOF MEMBRANE ON 150mm SELECTED GRANULAR UPFILL CLEAR OF VEGETATION AND DEBRIS

DPM TAKEN UP WALLS TO OVER LAP WITH HORIZONTAL DPC

TIMBER FLOOR

22mm MOISTURE RESISTANT CHIPBOARD FLOORING ON 50 X 200 C16 JOISTS AT 600mm MAX. CENTRES, SUPPORTED ON 150 X 25 TREATED WALLPLATE ON DPC ON 150mm BLOCK SLEEPER WALL. FULL DEPTH DWANGS AT THIRD SPAN

130mm KINGSPAN INSULATION ON NETLON SUPPORT

EXTERNAL WALLS

20mm SIBERIAN LARCH T & G BOARDING FIXED BY 5/8 NAILS ON 25 X 45 TREATED HORIZONTAL FRAMING ON 25 X 35 VERTICAL FRAMING

50 X 150 C16 STUDS AT 600 c/c TO BS 5268 part 2 STRUCTURAL TIMBER FRAME INNER LEAF WITH 9mm GSB (Type F2 RES 5669 Part 3) FIXED WITH 2.65x45 WIRE NAILS 50mm LONG @ 75mm CENTRES AT EDGE

150mm INTERWALL REFLECTIVE BREATHER MEMBRANE MOISTURE BARRIER

130mm KINGSPAN KOOLATHERM (OR EQUAL) INFILL AND 20mm SERVICE VOID

25mm KOOLATHERM 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/m2 DENSITY.

STAINLESS STEEL VERTICAL WALL TIES TO BE AT 225mm c/c ADJACENT OPENINGS & FIXED WITHIN 225mm FROM THE SIDE 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 FRESTOPS.

INTERNAL FINISHES

ALL PLASTERBOARD JOINTS AT WALLS AND CEILINGS TO BE TAPED AND FILLED WITH GYPROC FILLER, SANDED DOWN READY FOR DECORATION OF TWO COATS GILDON PAINT.

ALL WOODWORK TO HAVE NAIL HOLES FILLED READY FOR 1 COAT PRIMER, 1 COAT UNDERCOAT & 1 COAT GLOSS SANDED DOWN BETWEEN COATS

FLAT ROOF

SARNAFILL SINGLE PLY SEAMLESS FINISH ON 130mm KINGSPAN INSULATION, INSTALLED BY CERTIFIED CONTRACTOR

ON 1 LAYER FELT V.B. ON 18mm MOISTURE RESISTANT CHIPBOARD

ON 100 X 50/25 X 50 TREATED TAPERED FIRING PIECES

PIECES ON 50 X 200 C16 JOISTS AT 600mm CENTRES

12.5 PLAIN PLASTERBOARD CEILING FINISH WITH ALL JOINTS TAPED AND FILLED

WINDOWS

DOUBLE GLAZED HIGH PERFORMANCE UPVC WITH ADJUSTABLE TRICKLE VENTS TO GIVE 12000mm2 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 MINDROWS 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

GLAZING TO BE KEEPEAT LOW 'E' TYPE GLASS - 6/16/4 WITH 16mm SPACE FILLED WITH EN = 0.1 ARGON GAS

ALL APERTURES TO HAVE A GLAZED AREA EQUAL TO AT LEAST 1/10th OF THE FLOOR AREA & A VENTILATOR WITH AN OPENING AREA OF NOT LESS THAN 1/30th OF THE FLOOR AREA.

HANDLES FOR WINDOW OPENING TO BE LOCATED 350mm FROM AN INTERNAL CORNER AND NOT MORE THAN 1.7m ABOVE FLOOR LEVEL

RAINWATER GOODS

GUTTER FORMED ON ROOF WITH HARNER ROOF GULLY FIXED TO 60mm DIA UPVC DOWNPIPE FIXED BY HULDBRATS TO 1.2m CRS WITH ACCESS CAP AND TIED TO SURFACE WATER DRAIN OF 110 UPVC PIPES

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 LEVEL

ALL DRAINS TO BE PROTECTED WHERE PASSING THROUGH EXTERNAL WALLS BY UNLOADING OVER AND IF DRAINS PASS BELOW NEW FOUNDATION LEVEL TO BE FULLY SURROUNDED IN 5-10 PEA GRAVEL (DO NOT ENCASE IN CONCRETE)

NEW ROOFING EYES CONSTRUCTED WITH 135° BENDS COMPLETE WITH ACCESS CAP & CONCRETE ENGRAVED COVER

NEW DRAINAGE INSTALLED TO BS EN 12056-3 : 2000 AND TESTED TO MEET BS EN 1810 : 1998

ELECTRICS

ALL ELECTRICAL WORK TO BE CARRIED OUT TO COMPLY WITH BS 7671 (2008)

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 400mm ABOVE FLOOR LEVEL OR 150mm ABOVE WORKTOPS. WITH SEPARATE SWITCHES WHERE SOCKETS HEIGHT OF NOT LESS THAN 1100mm ABOVE FLOOR LEVEL

LOW ENERGY LIGHT BULBS TO BE FITTED TO ALL NEW FITTINGS

HEATING

STELRAD RADIATORS (OR EQUAL) WHERE SHOWN CONNECTED TO EXISTING CENTRAL HEATING SYSTEM AND FITTED WITH THERMOSTATIC CONTROL VALVE

PIPEWORK FULLY LAGGED WITH HARTLETT OR TUBULIT TO BS 5422

EXISTING HEATING SYSTEM IS CAPABLE OF HEATING ONE APARTMENT TO 21 ° C AND ALL OTHER ROOMS AT 18 ° C

LIMITING INFILTRATION

SEAL DRY JUNCTIONS BETWEEN WALLS, CEILING AND FLOORS, AND AT WINDOW, DOOR AND ROOF SPACE OPENINGS.

SEAL VAPOUR CONTROL MEMBRANES 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.

GENERAL NOTES

THE BUILDING TO BE FRAMED OFF TO PROTECT THE PUBLIC DURING CONSTRUCTION TO COMPLY WITH REGULATION 13

NEIGHBOURING FOOTPATH TO BE REGULARLY CLEANED AND KEPT FREE OF BUILDING DEBRIS IN ACCORDANCE WITH BUILDING REGULATION 14

UNFINISHED OR PARTIALLY COMPLETE WORKS TO BE KEPT SAFE AND SECURE IN ACCORDANCE WITH REGULATION 15

TEMPORARY WORKS

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 LOAD AT OPENING 25kN/m

ANTICIPATED SUB SOILS TO BE FINE TO COARSE SANDS AND GRAVEL

BLAST CLEAN STEELWORK TO SAE 1/2 OR EQUAL AND APPLY 75 MICRONS DFT ZINC RICH PRIMER IN ACCORDANCE WITH BS 5403

CEILING MOUNTED IN LINE EXTRACT FAN IN ENSUITE TO GIVE 30 l/s EXTRACTION DUCTED TO OUTSIDE WITH RIGID PVC PIPES AND FITTED WITH CONDENSATE TRAP

COOKER HOOD EXTRACT FAN IN KITCHEN TO GIVE 30 l/s EXTRACTION DUCTED TO OUTSIDE WITH RIGID PVC PIPES

MIRA INSTANTANEOUS POWER SHOWER VALVES TO BS 1415 TO SHOWER AREAS

40mm PVC WASTE TO SHOWER + WHB 1000mm WASTE TO 100mm DIA. L WASTE PIPE

UNDER FLOOR FLOOR TO 100mm DIA. L WASTE PIPE

WC TO HAVE DUAL FLUSH CYSTERN TO GIVE NOT MORE THAN 4.5 l/min FLOW RATE AND BASIN TAPS TO GIVE 6 l/min FLOW RATE

NEW SANITARY PIPEWORK INSTALLED TO COMPLY WITH BS EN 12056-1:2000, BS EN 752-3:1997, BS EN 752-4:1998, BS EN 1810:1998

NEW SANITARY PIPEWORK TESTING TO COMPLY WITH BS EN 12056-2:2000

100mm DIA UPVC SOIL WASTE PIPE CONNECTED TO EXISTING DRAIN

CERAMIC WALL TILES TO SHOWER AREA ON SOLID BED WATERPROOF ADHESIVE WITH EPDM GROUT ON MOISTURE RESISTANT PLASTERBOARD WITH 250 GROUP POLYETHYLENE VAPOUR BARRIER OR AQUA PLY

OPTICAL TYPE D SMOKE ALARM & HEAT DETECTOR CONNECTED DIRECTLY BACK TO THE MAINS WITH BATTERY BACK UP TO BE INTERCONNECTED LOCATED 300mm AWAY FROM LIGHT FITTINGS TO COMPLY WITH BS5839 Part 6 2004

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PROPOSED EXTENSION AT MORVICH, LOW ROAD ABOYNE FOR Mr & Mrs G. HENDERSON

PLANS, SECTION + ELEVATIONS

scale 1:50 + 1:100
date Nov. 2020
drg No 20/1227/02