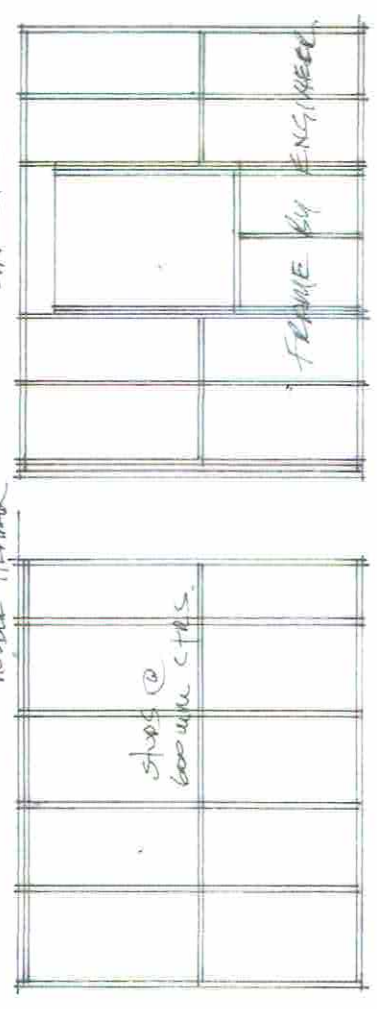


Section



- DRAWINGS NOT TO BE SCALED
- All dimensions to be checked on site.
- All electrical work to comply with the latest IEE regulations and be designed, constructed, installed and tested in accordance with BS 7671, 2008, as amended and submitted only by a person or company having membership to S.E.L.E.C.T. or N.I.C.E.I.C. or similar. Electrical schemes recognised by the Scottish Building Standards to comply with Safety 4.5.0.
- All electrical sockets to be fitted at 400mm above finished floor level. All light switches to be fitted at 900mm above finished floor level.
- Sockets and switches to be min of 350mm from corners of rooms.
- The fire detection and fire alarm system to meet the design recommendations contained in BS 5839:PT6:2019.
- All smoke detectors/alarms to be at least 300mm away from any wall or ceiling light fitting and be hard wired to mains, interconnected and fitted with battery back-up.
- 100% low energy fixed lighting and lamps within the development to be used
- All cavity closures, cavity barriers and junctions to provide 30mins fire resistance and have integral dpc fitted. Edge insulation to be provided to perimeter of floor insulation.
- Thermo-Loc FR30 cavity closure or equal and approved to all apertures and Rockwool TCB cavity barriers
- Cavity barriers to be provided at all external corners, at eaves level, vertically around all external openings, at ceiling level and verges, (please see detail sheet for more info)
- Timber frame to be sealed around all apertures and at floor level to prevent air infiltration, Please see detail sheet that shows the method used to prevent cold bridging at apertures.
- DPC to be fitted min 150mm min above ground level at infill
- 12000sqm mm of trickle ventilation to be provided apartment and 100000sqm mm to shower room and utility.
- Apartment window to provide 1/30th floor area ventilation and 1/15th floor area day lighting.
- Window to be white Upvc double-glazed unit with factory fitted seals and min 16mm air gap argon gas filled, all with u-value < 1.4.
- All window handles to be fitted max of 1700mm above finished floor level.
- All glass to comply with BS 6262 and be toughened below 800mm.
- All new windows to have trickle vents fitted.
- All new windows and doors to be designed and installed in accordance with recommendations in secure by design.

- All drainage to be to the entire satisfaction of the Local Authority.
- Underground drainage to be uPVC and above ground PVC. Rodding access bends to be provided at directional changes. All drains to be laid to 1 in 60 max. Connections to existing SWVP to be staggered.
- Heating
- Heating by extension to existing wet system
- Radiators fitted with Invs
- All hot water pipes to be insulated within the conversion
- All internal doors to have min clear opening width of 775mm
- Ground floor (new)
- Floor construction comprising 150mm concrete on 70mm Kingspan KT103 with edge insulation as per manufacturers spec on Visqueen 1000 dpm dressed to dpc on 150mm blinded hardcore.
- New and existing external walls
- 22mm roughcast to match on 225mm blockwork with 50mm cavity SuperFOIL or other equal and approved foil faced bubble breather membrane on 9mm plywood sheathing on 89x50mm timber framing with 50mm Kingspan KT k112 insulation between studs and 32.5mm Kingspan K118 lining board finish
- Dense concrete blocks to be used in construction up to floor dpc level in accordance with BS 8102: 1990,
- Timber frame to be sealed around all apertures and at floor level to prevent cold bridging
- Internal partitions
- 100x50mm studs at 600mm ctrs with one layer 12.5mm sound bloc board finish or similar to both sides, with min density of 10kg/m3. All new internal partitions to have 100mm thick deafening with min density of 10k/g3 fitted between studs. shower walls to be of robust construction
- New roof
- Concrete roof tiles to match on 25x38mm battens and counter battens on 1 layer roofing felt on 12mm decking on trusses by specialist at 600mm ctrs with 200 Kingspan K107 laid between and over ceiling ties (same fitted to existing roof) both with visqueen 500 VB and 12.7mm plasterboard finish

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Title: PROPOSED GARAGE CONVERSION & EXTENSION AT 3 THE BEACH ALVA

Client: Mrs Margaret Docherty
Job No: 009/22
Scale: 1:50
Date: April 22
Drw No: 02