

Substructure

DPC
All horizontal and vertical DPC's to be to BS 8515 and placed 150mm min above ground level horizontally and 150mm vertical DPC to all openings.
All timber that contacts with masonry to be protected by DPC.

Site Preparation

Unsuitable material including turf, vegetable matter, wood, roots and topsoil to be removed from the ground covering the footprint of the building and the ground immediately adjoining the building, to a depth of at least that which will prevent later growth that could damage the building.
Solum to be treated to prevent vegetable growth and reduce the evaporation of moisture from the ground to the inner surface of any part of a dwelling that could damage. Solum to be brought to an even surface and any up filling should be of hard, inert material.

Foundations

All below ground works to be in accordance with BS 8004 1986 "code of practice for foundations".
All topsoil and vegetable matter to be removed from site around the footprint and solum area of the extension.
Concrete strip foundations laid on load bearing strata, 450mm below finished ground level.
Foundations to be taken below the invert level of any adjacent drains.
Ground conditions must be checked on site as the sizes are for good ground bearing conditions.
Structural engineer to be informed if any variance in ground conditions occur over site.
All foundations to engineers specification.

Substructure

140mm block walling to damp proof course level.

Floors

Ground Floor (Concrete slab)

- Build up from finished floor level to ground: -
- 150mm reinforced concrete floor slab. Concrete floor to have steel float finish.
 - 1200g PVC damp proof membrane, lapped to wall damp proof course.
 - 50mm blinding.
 - 150mm well consolidated hardcore

Superstructure

Lintols

All lintols to be specified by structural engineer.

Superstructure - Timber clad (vertical) (treated)

Build up from interior to exterior: -

- 12.5mm plasterboard, minimum mass per unit area 10kg/m², with taped and filled joints.
- 145 x 47mm timber kit (see engineers spec.)
- 9mm sheathing grade OSB (oriented strand board).
- Protect TF200 thermo breather membrane.
- 50 x 38mm treated w/w primary battens fixed vertically at 600mm ctrs
- 45 x 38mm treated w/w counter battens fixed horizontally at 600mm ctrs
- 25mm treated timber cladding to be fixed vertically with stainless steel, ring shank nails. All cladding nails to be driven in by hand and finished flush with surface of timber cladding.

Timber cladding to be treated with two Envirograf coats, product 92 EAVFR and top coating Sherwin/Williams ED1143 LAQVA. Product literature included with submission for further information.

Roof

Roof - Profile 3 Cladding

Roof pitch as shown on section.

- Build up from interior to exterior: -
- 12.5mm plasterboard, backed with a vapour-controlled membrane, minimum mass per unit area 10kg/m², with taped and filled joints.
 - Prefabricated gang-nail roof trusses. Roof members to be tied to wall plates with proprietary roof truss clips.
 - 22mm rigid w/w sarking with min. 2mm gaps
 - 1-No layer untearable roofing membrane.
 - 25x38mm tiling battens
 - Antracite profile 3 cladding.

Eaves

Gutter brackets to be fitted security to wall with galvanised screws at 600 centres.

Leadwork

Code 05 lead to be used at all abutments and flashings.

All lead work in full accordance with BS 12588: 1999 and the LDA / LSA details and guidelines.

SER Certificate

In order to receive a completion certificate from the local authority a form 'q' must be signed by the structural engineer.
The architect should be contacted if this is to be amended to joinery made / on site trusses prior to the work being carried out.

Windows & Doors

Doors

External doors to be timber and have a with a minimum clear width of 800mm.

Windows

Double glazed timber opening as shown on elevation.

Windows fitted with adjustable vents (TV) a minimum 1.75m from floor level, have a vent area of at least 12,000mm² to every apartment and 10,000mm² to every other room.
All windows to have a minimum glazed area of 1/15th and opening / ventilation area of 1/30th of the floor area of the apartment where they are to be fitted. This should be checked and confirmed by the manufacturer and installer.

An operable window or rooflight, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of not more than 1.7m above floor level, where access to controls is unobstructed; or not more than 1.5m above floor level, where access to controls is limited by a fixed obstruction of not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation.
The above guidance does not apply to windows or rooflights operable only for cleaning or maintenance purposes or that are controlled by an automatic system, or to trickle ventilators.

Window & Door Security

All external doors, easily accessible windows and windows on ground floor to be designed and installed to resist forced entry. The design and installation of such windows & doors to be achieved by:-

- Meeting the recommendations for physical security in section 2 of 'secured by design' (ACPO, 2009); or
- Use of doorsets and windows tested and certified by a notified body as meeting a recognised standard for security; and
- By use of doorsets and windows manufactured to meet recognised product standards and defined component performance.

Fitting of doorsets and windows to be in accordance with the recommendations given in section 8 of BS 8213-4: 2007 or the manufacturers written instructions where these meet or exceed the British Standard. Locks / romongery to entrance doors should be fitted with locks that are easily operated without a key to the escape side.

Glazing

All glazing to be safely toughened and in accordance with BS 6262: part 4: 2005 where it is (a) within 800mm of the floor / ground level, (b) part of a door leaf and (c) within 300mm of a door leaf and within 1.5m of the floor / ground level.

Services

Plumbing & Drainage

All drainage work to be carried out in full accordance with the manufacturers printed instructions and to full sight and satisfaction of the local authority.

All drainage in Marley uPVC or e/a.
All drains to be surrounded in 5 - 10mm pea gravel all as per BS8301.
All drainage outside of building BS EN 12056-1: 2000, BS EN 752: 2008 and BS EN 1610: 2015. .
All rainwater goods to BS EN 12056-3: 2000.
All drains below floor slab to be 100mmØ uPVC
All drains to be sleeved and intelled as they pass through walls.
Any existing drains to be capped or removed complete.

Testing:
The surface water system should be tested in accordance with BS EN 1610: 2015 to ensure it is laid and functioning correctly.

Surface water:

100mmØ deepflow rainwater gutters to have brackets @ approx. 600mm ctrs., to 68mmØ drainpipes with brackets @ approx. 1800mm ctrs.
Rainwater connected to existing surface water drainage arrangements.

Electrical

All electrical work to be installed all as per current I.E.E. regulations and to be in accordance with BS7671: 2008.
Electrical compliance certificate required at the completion of the project from a 'select' or 'NICEIC' registered company.

Any PVC sheathed electrical wiring to be protected to avoid contact with polystyrene insulation.
Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction, 600mm from a sink and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:

- light switches should be positioned at a height of between 900mm and 1.1m above floor level.
- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level.
- above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface.
- where socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.

Lighting

100% of the fixed light fittings and lamps installed should be low energy type.
Fittings may be either dedicated fittings which will have a separate control gear and will only take fluorescent lamps (pin based lamps) or fittings including lamps with integrated control gear (bayonet or Edison screw base lamps).
Low energy fittings should include the provision of low energy bulbs.
Fixed external lighting should either be rated at not more than 100 lamp-watts per light fitting with automatic control by both movement detection (e.g. PIR) and photocell to ensure operation only when needed or have fittings with an efficacy of at least 45 lumens per circuit-watt, with automatically control by photocell to ensure operation only when needed.

Services

All services to be installed in full accordance with the service providers instructions.
All services to have notices with regard to shut off / operation, emergency procedures and contact numbers for the relevant providers.
Any existing underground or overhead services to be re-routed to avoid damage prior to excavation / construction.
All building services to be installed, tested and commissioned in full accordance with the manufacturers details / instructions.
Operation manuals to be provided to occupier / owner to ensure safe and efficient operation of all services.

Other

Air Infiltration

Infiltration of air into buildings is to be prevented as far as reasonably practicable by:
A: sealing dry lining junctions between walls ceilings and floors and at window door and roof openings
B: sealing vapour control membranes in timber framed and other framed panel construction
C: sealing at services pipe penetrations through the fabric of the building and around pipe and other service boxing
D: fitting of draft exclusion strips in the frames of opening sections of windows external doors and roof lights.

Drilled Holes

Allowable holes may be drilled at the middle point of the depth between 0.25 x span and 0.4 x span from the joist end with a diameter not exceeding 0.25 x depth of joist. Holes must also be greater than 3 x diameters apart.

General

All dimensions to be verified on site prior to the manufacture of the timber kit panels, commencement of any works or to the manufacture of any other components.
All works to be carried out in full accordance with the Building Standards 2007 (Scotland) and all latest amendments.

All thermal bridging to be done in accordance with BRE report 262.

All new white wood (w/w) to be treated with suitable preservative be structural grade sc3 (c16) unless noted and in accordance with BS 5268.

All components to be installed in full accordance with the manufacturers printed instructions, specifications and details.

All named components to be installed as specified or to be of equal quality and noted e/a.

Timber kit manufacturer to submit structural design certification, full kit specification and details to local authority for approval prior to commencement on site.

Complying standards for timber structural frame:
Workmanship, materials + permissible stress design - BS 5268 pt2: 2002

Trussed roof rafters - BS5268 pt3: 1998

Preservative treatment - BS5268 pt5

Timber frame walls - BS5268 pt6: 1: 1996

All works to be in accordance with and to full satisfaction of the current NHBC standards for new houses. TV = trickle ventilation

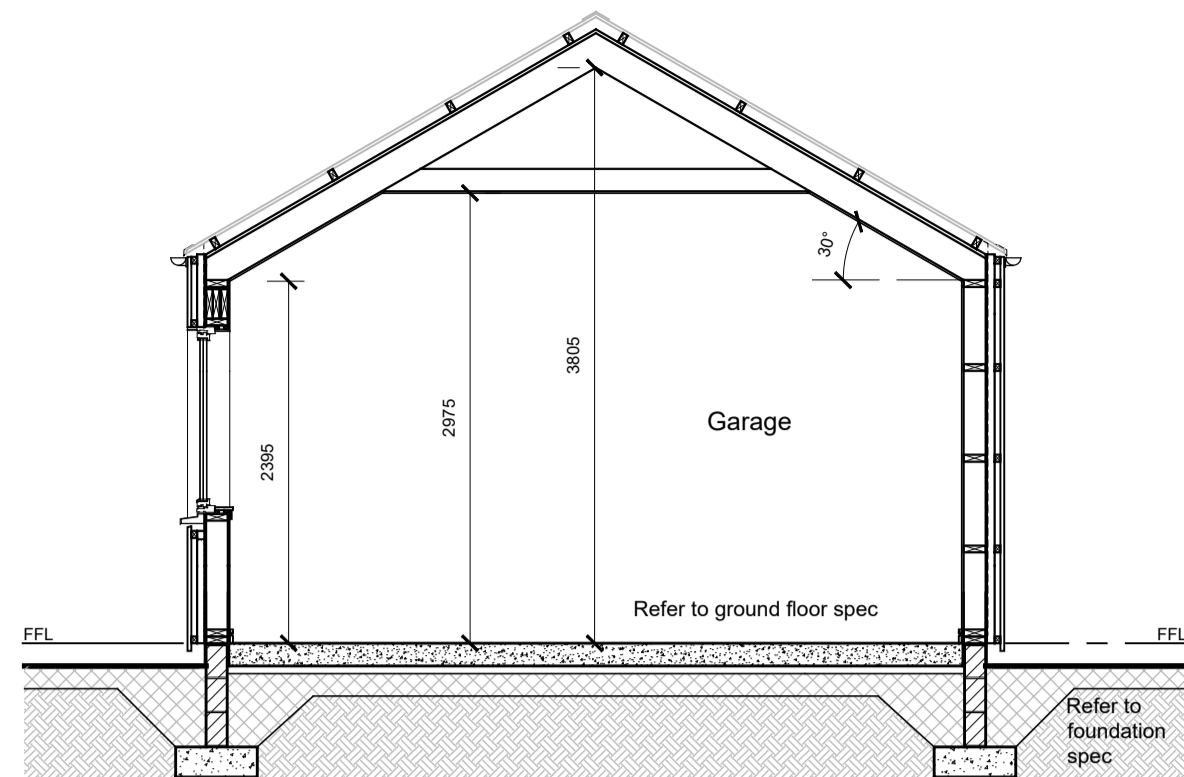
Notches
Maximum depth of notches is not to exceed 1/8 of the joist depth from the top edge and between 0.07 x span and 0.25 x span from the joist end. Notching of studs to be avoided.

Site Security

Site to be made safe, as to not allow members of the public to access the site freely during construction to protect the public from the site in accordance with regulation 13.
Footpaths adjacent to the construction site require to be kept free of mud or dust in accordance with regulation 14.
The construction site is to be fenced off uncompleted or partially complete works will be kept safe and secure in accordance with regulation 15.

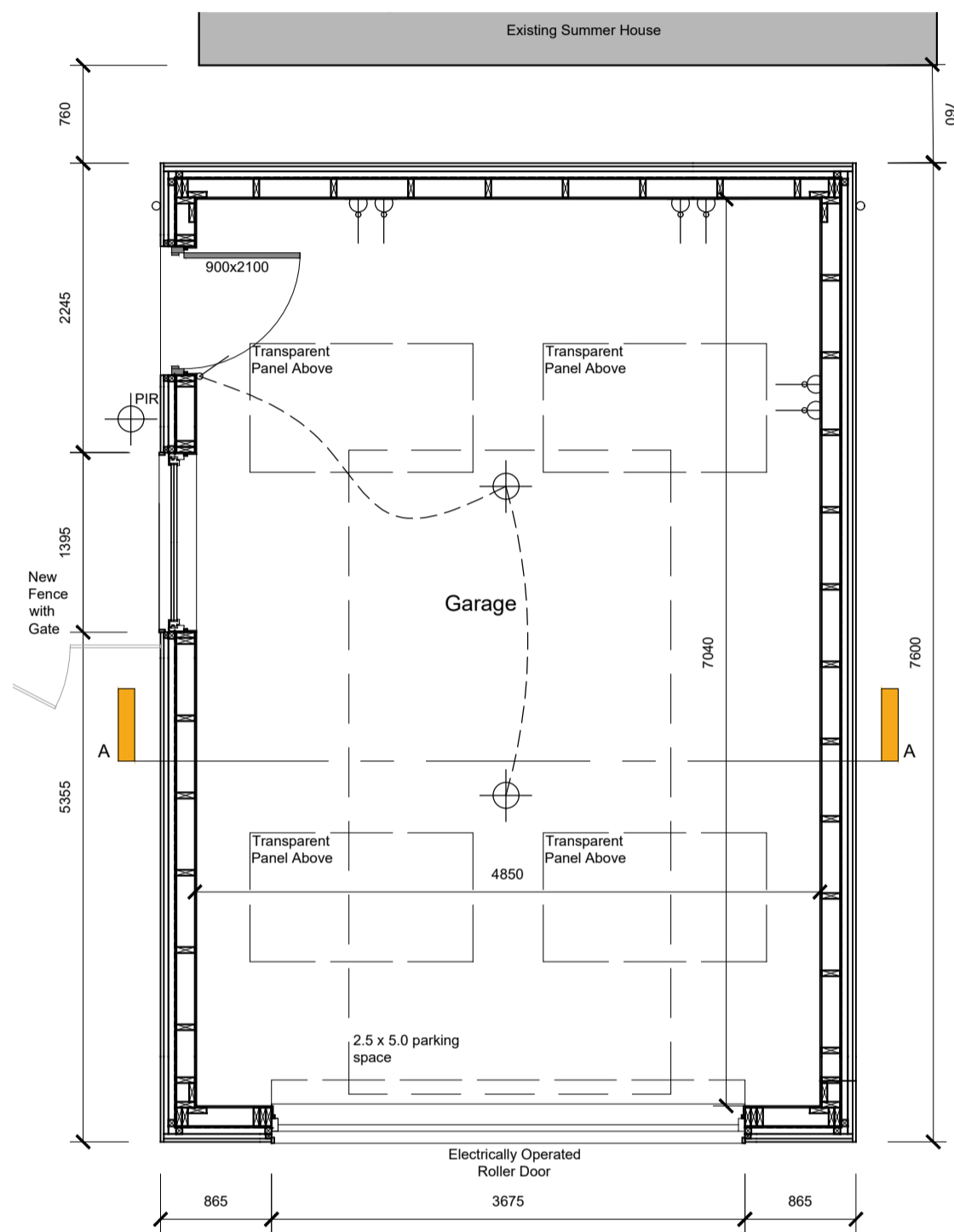
Access to Roof

Access will occur on a very infrequent basis, use of a zip-up scaffolding rig in accordance with the guidance in HSE publications will be available.



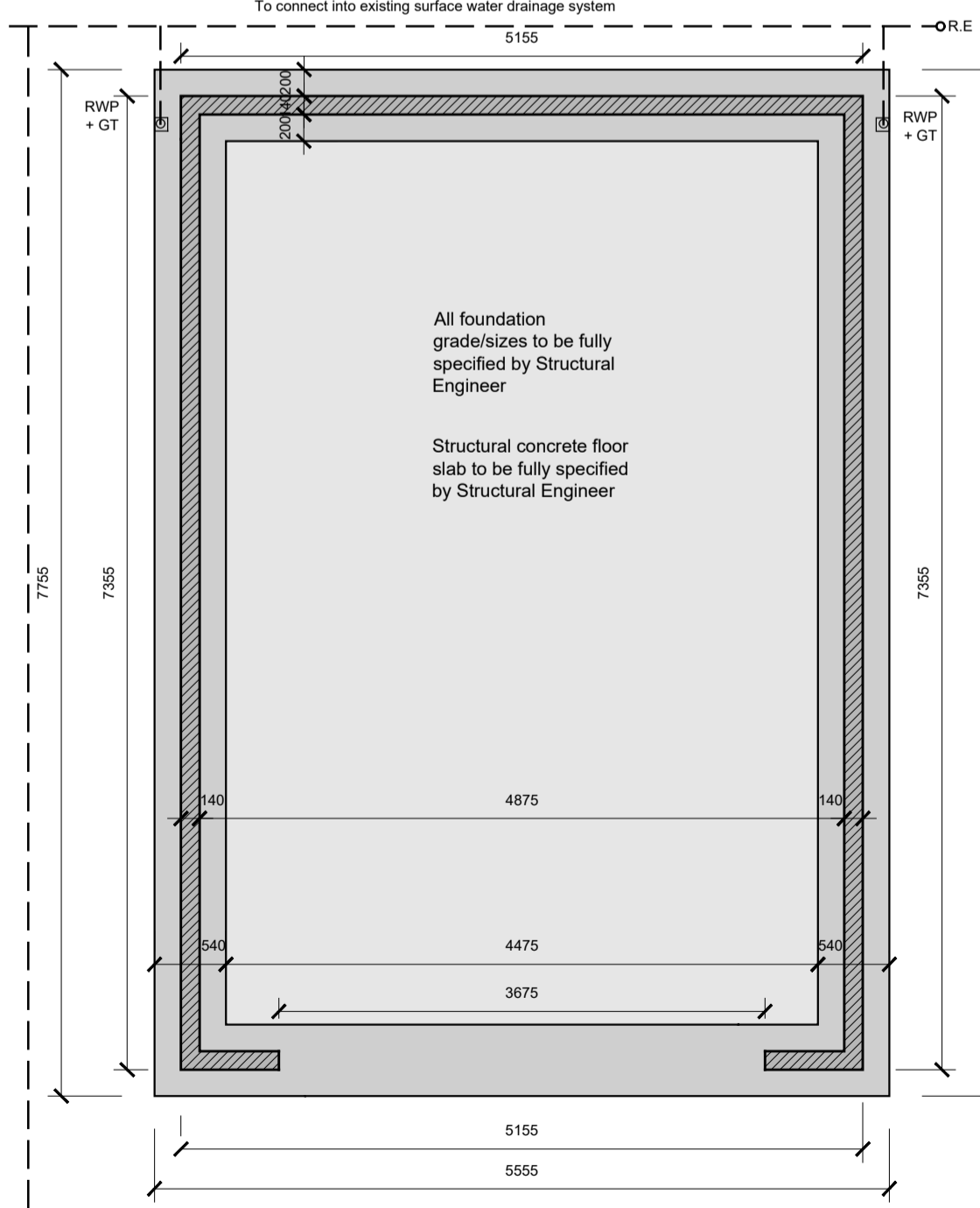
Section A-A

Scale 1:50



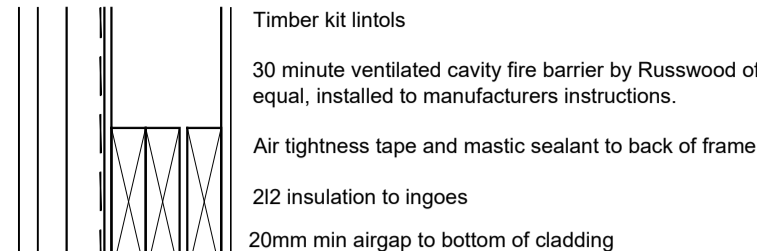
Ground Floor Plan

Scale 1:50



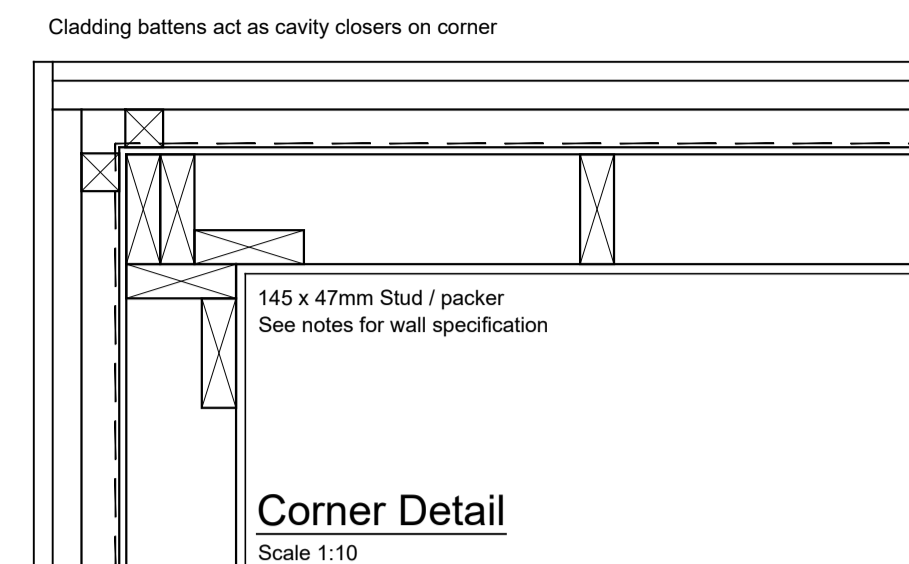
Foundation Plan

Scale 1:50



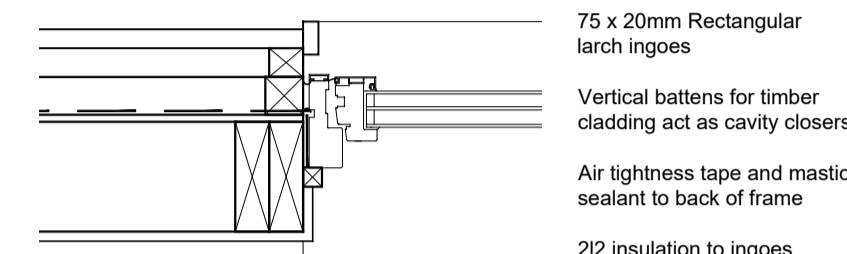
Window Detail

Scale 1:10



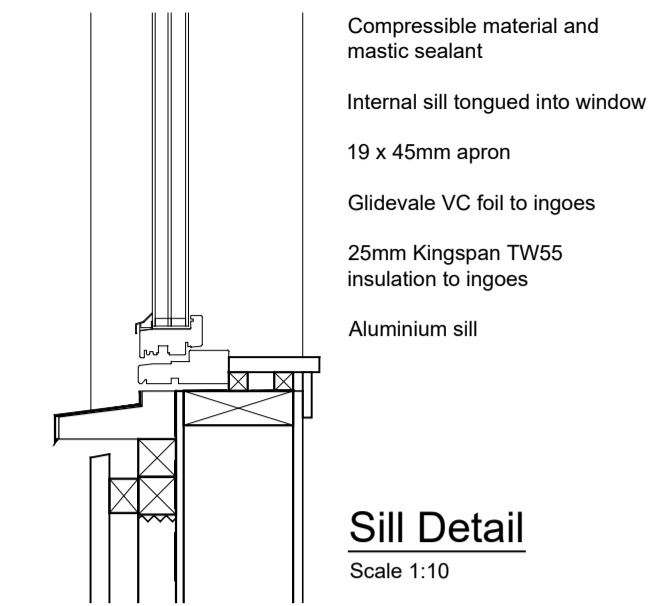
Corner Detail

Scale 1:10



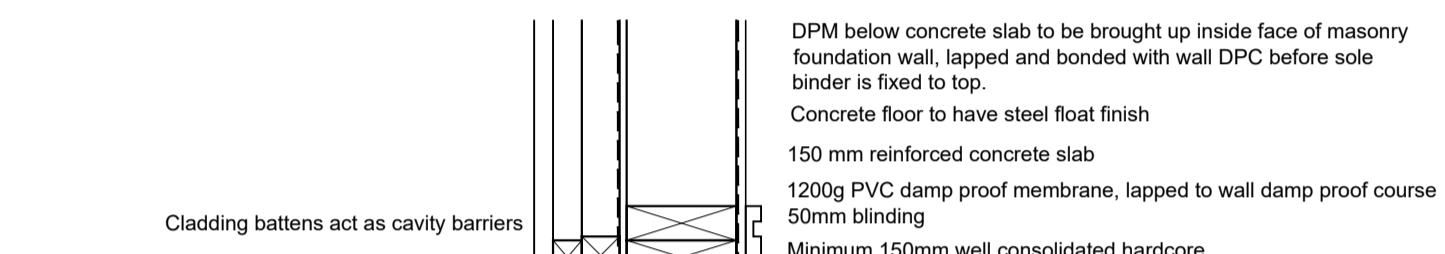
Jamb Detail

Scale 1:10



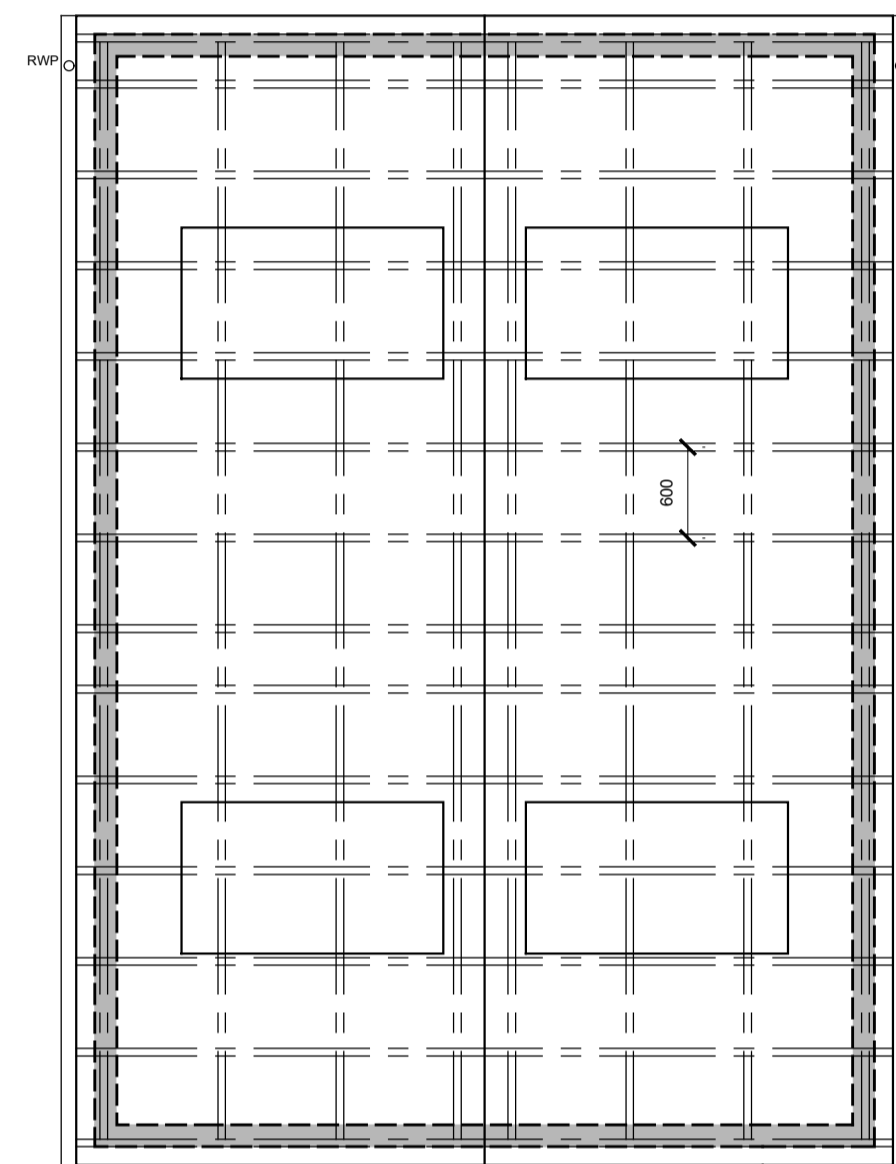
Sill Detail

Scale 1:10



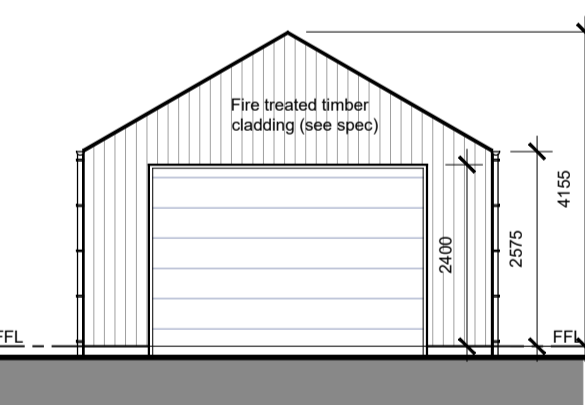
Typical Foundation Detail - Timber Cladding

Scale 1:10



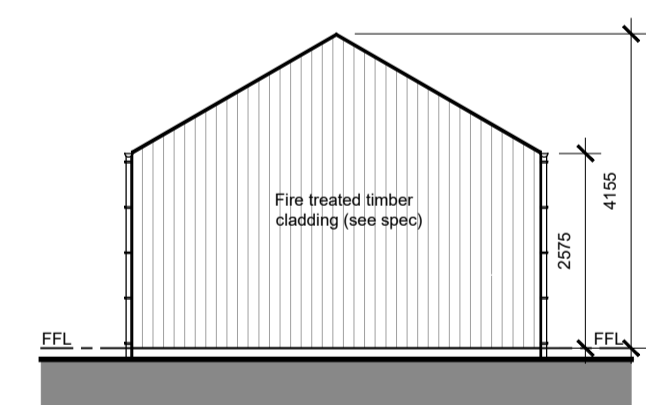
Roof Plan

Scale 1:50



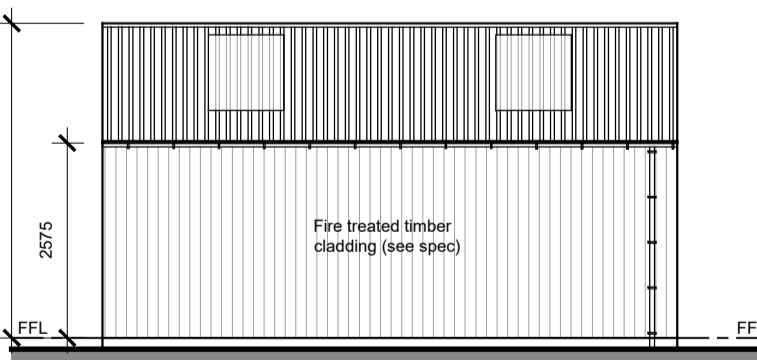
West Elevation

Scale 1:100



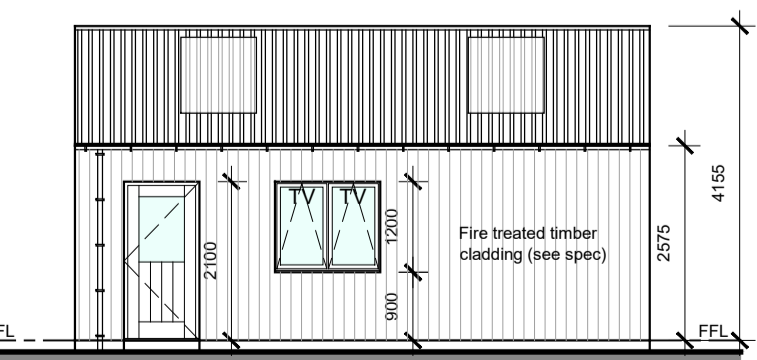
East Elevation

Scale 1:100



South Elevation

Scale 1:100



North Elevation

Scale 1:100

Legend

- Pendant light fitting
- External light fitting
- Single light switch
- Twin 13 amp switched socket

Rev:	Details:	Date:	By:
A	Client Amendments	Oct 23	KH
B	Planning Comments	Oct 23	KH

MATERIALS	
Wall finish -	Natural larch timber cladding
Roof finish -	Grey metal profile sheeting, translucent profile sheeting
Window and door finish -	White painted timber doors and windows
Rainwater goods -	Grey uPVC gutters and downpipes

Project	
Proposed Replacement Garage	
At: Wyvis, Gladstone Rd, Hunty, AB54 8EZ	
For Ian McCulloch	
Drawing Plans, Sections, Elevations, Details and Notes	
Scale	Date
As noted @ A1	October 2023
Revision	Dwg No
B	2998-030
1-01464 841113 e-office@johnwinkdesign.co.uk Midtown of Foutland Glens of Foutland Hunty Aberdeenshire AB54 6AR	
Note Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.	
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