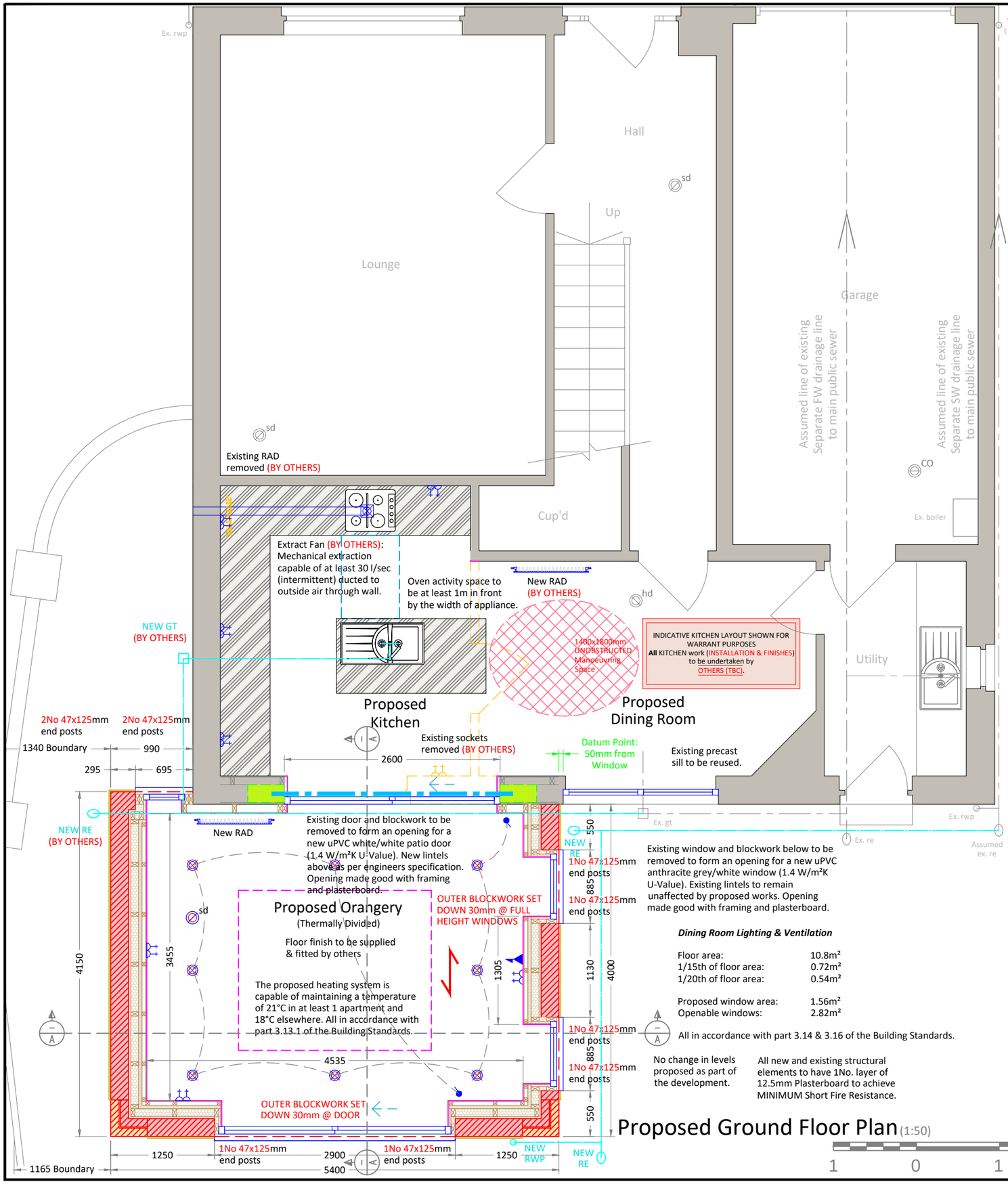

Proposed Ground Floor Plan (1:50)

1 0 1 2 3 4 5

Dining Room Lighting & Ventilation

Floor area:	10.8m²
1/15th of floor area:	0.72m²
1/20th of floor area:	0.54m²
Proposed window area:	1.56m²
Openable windows:	2.82m²

All in accordance with part 3.14 & 3.16 of the Building Standards.

No change in levels proposed as part of the development.

All new and existing structural elements to have 1No. layer of 12.5mm Plasterboard to achieve MINIMUM Short Fire Resistance.

DENOTES SPAN (OVER) OF proposed new flat roof with 1No. layer of Cure-It Polyester roofing resin (Dark Grey) on 18mm OSB3 boards, on 170mm Kingspan Insulation Board (or equal & approved) on 1000 Gauge vapour barrier. 12mm OSB on firing pieces on (unless specified otherwise) 200x50mm roof joists at 400mm C16 centres. 12.5mm duplex TE plasterboard internal finish. Joints and nail holes taped & filled. 150mm glasswool to be packed into verge between timber lintel and fascia to provide thermal continuity between wall & roof insulation. All doubled up members to be spiked together using M4 galvanised nails 90mm long at 300mm staggered centres. All structural timber to be grade C16 unless otherwise stated.

Wall Connection - 150mm stainless steel flat wall ties at 450mm vertical centres into mortar of walling secured with non shrink grout. Flexcell board sealed with Expandite or equal mastic with proprietary waterproof backing

All doubled up members to be spiked together using M4mm Ø galvanised nails 90mm long at 300mm staggered centres.

New RWP, colour to match. Gully trap to be used if a combined system

Post/wall connection detail. Timber post fixed down to blockwork with Simpson Strong-Tie reinforced angle brackets, type E2/2.5/7090, fully nailed to bottom of post and fixed into block with a minimum of 2no. Hilti (or equal) HRD-U 8 frame anchors

Glass in Window and Door to be toughened, designed to resist human impact as set out in BS 6262:Part 4: 2005, where all, or part, of a pane is: within 800 mm of floor level; or part of a door leaf; or within 300 mm of a door leaf and within 1.5 m of floor level.

All surface soil and vegetable matter to be removed from site prior to construction all to comply with 3.1.1 of the Building Standards.

Any existing drains passing through the building to be suitably protected, reconstructed or re-routed.

New 100mm UPVc Drainage to be surrounded with 5-10mm pea gravel

Any unfinished or partially complete works to be kept safe and secure to complied with Reg 15.

Foundations to bear on original firm natural sub-soils a minimum of 450mm minimum below ground level and below the invert level of any adjacent drains. FOUNDATION EXCAVATIONS TO BE RECORDED BY ARCHITECT / AGENT AND RESULTS TO BE FORWARDED TO THE STRUCTURAL ENGINEER.

Neighbouring footpath to be regular cleaned and keep free of building debris and related materials to complied with Reg 14.

Outlet and controls of electrical fixtures to be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switched to be positioned at a height of between 900mm and 1100mm above floor level.

Standard switched or unswitched socket outlets or outlets for other services to be positioned at least 400mm above floor level. Above obstruction, such as worktop, fixtures should be at least 150mm above projection surface.

New optical smoke detector to be installed. Detectors to have 'integral standby' (battery powered backup) all to comply with part 2.11.8 of the Building Standards and in accordance with BS 5839: Part 6: 2019. Smoke detectors to be mains wired and interconnected with existing house detectors where practical.

Where socket outlets are concealed, separate switching should be provided in an accessible position, to allow appliances to be isolated.

An openable window, to have controls for opening, positioned at least 350mm from any corner, projection wall or any obstruction with a height off;

- No more than 1700mm above floor level where access to controls is unobstructed,
- No more than 1500mm above floor where access control is limited by a fixed obstruction, no more than 900mm High, 600mm max projection.
- No more than 1200mm above floor level, in unobstructed location, within an enhanced apartment or within accessible sanity accommodation.

Host wall: Framing to consist of 100x50mm C16 timber posting at 600mm maximum centres with double bottom & top rails and 1No. row of mid height dwangs. Openings to be lintelled (over) with 2No. 200x50mm C16 grade timbers supported off cripple studs (CS) both ends.

A minimum of 75% of light fittings to be low energy type as per 6.5.1 of the Technical Standards. Magaman Luminaires (or equal).

The existing heating system is capable of maintaining a temperature of 21°C in at least 1 apartment and 18°C elsewhere. All in accordance with part 3.13.1 of the Building Standards.

Any discrepancies or queries regarding any part of of the works to be discussed prior to any affected work being carried out.

Drawings not to be scaled and all sizes to be checked on site.

Final position of rad's to be agreed on site by customer. All new pipework insulated with foam pipe lagging to BS5422:2009. Rad fitted with thermostatic valve

Lighting / Electrical Items all as per Specification and to final positions to be agreed on site by customer.

Electrical Specifications & Legend

	13 Amp Double Socket
	Existing 13 Amp Double Socket
	TV Socket
	Light Switch
	Downlighter
	Existing Extract Fan
	Extract Fan
sd	Smoke Detector
sd	Existing Smoke Detector
hd	Existing Heat Detector
CO	Existing Carbon Monoxide Detector
	Radiator
	Existing Radiator

Electrical items shown indicatively for the purpose of Building Warrant approval. Final locations to be confirmed onsite with client prior to installation.

GENERAL NOTES

ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E REGULATIONS AND TO COMPLY WITH THE 18TH EDITION OF THE BS 7671: 2018 'THE REQUIREMENTS FOR ELECTRICAL INSTALLATIONS'.

ANY DISCREPANCIES OR QUERIES REGARDING ANY PART OF THE WORKS TO BE DISCUSSED PRIOR TO ANY AFFECTED WORK BEING CARRIED OUT

WHILST THE HIGHLIGHTED AREAS ARE INDICATIONS OF SERVICES BELOW GROUND THERE MAY BE OTHERS OUT WITH, THEREFORE ALL EXCAVATIONS SHOULD INCORPORATE EXTREME CARE AND DILIGENCE

DRAWINGS TO BE READ AND UNDERSTOOD PRIOR TO WORK COMMENCING.FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. EXISTING DRAINAGE AND SERVICES POSITIONS TO BE CONFIRMED ON SITE.ANY DISCREPANCIES TO BE REPORTED BACK TO ARCHITECT.

CUSTOMER APPROVAL		
SALES ADVISER		
SALES MANAGER		
APPROVAL	DATE	SIGNATURE

No.	REVISION	DRAWN BY	CHECKED BY	DATE
2	ISSUED FOR PLANNING & WARRANT APPROVAL	T.ELLIS		25/10/2023
1	ISSUED TO CUSTOMER FOR APPROVAL	T.ELLIS		21/09/2023
0	ISSUED TO SALES FOR APPROVAL	T.ELLIS		11/09/2023

CUSTOMER:
MR & MRS PEPLOE
24 WOODLANDS DRIVE
ELLON
ABERDEENSHIRE
AB41 9EN

PROJECT:
PROPOSED ORANGERY

THISTLE CONTRACT NO: **40393**

Thistle windows & conservatories limited

THISTLE HOUSE, WOODSIDE ROAD
BRIDGE OF DON, ABERDEEN, AB23 8EF

TEL: 01224 706555 WWW.THISTLEWINDOWS.COM

DATE	JULY '23	DRAWING NO:	201
SCALE	1:50		