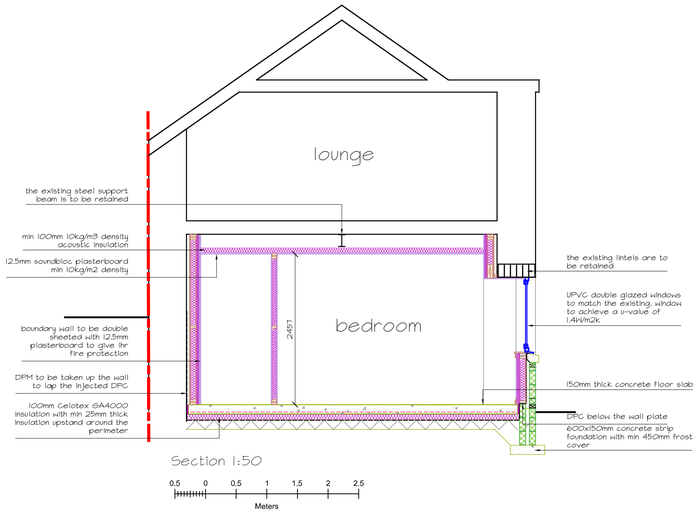
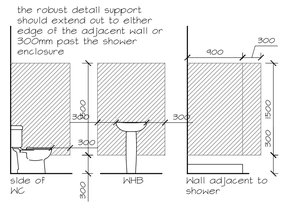
Proposed Finishes

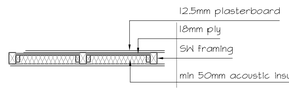
walls - render to match the existing

windows - rosewood upvc double glazed to match the existing

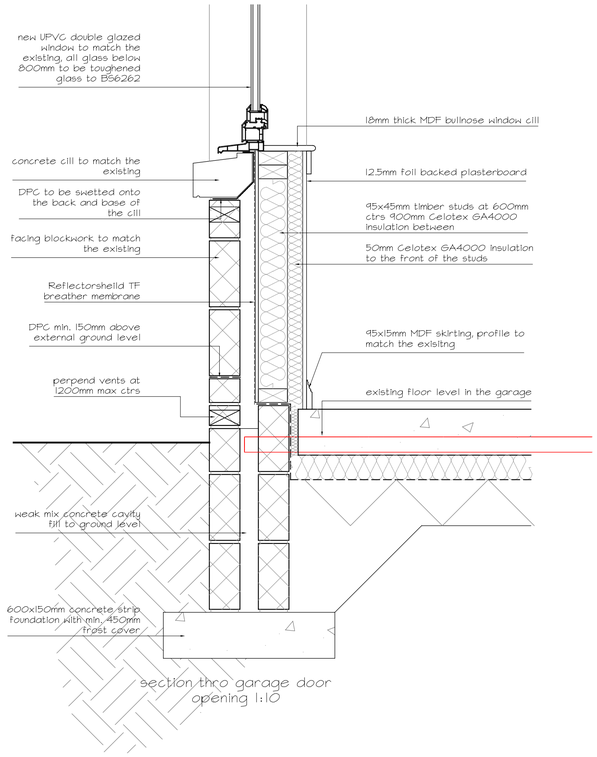


Section 1:50

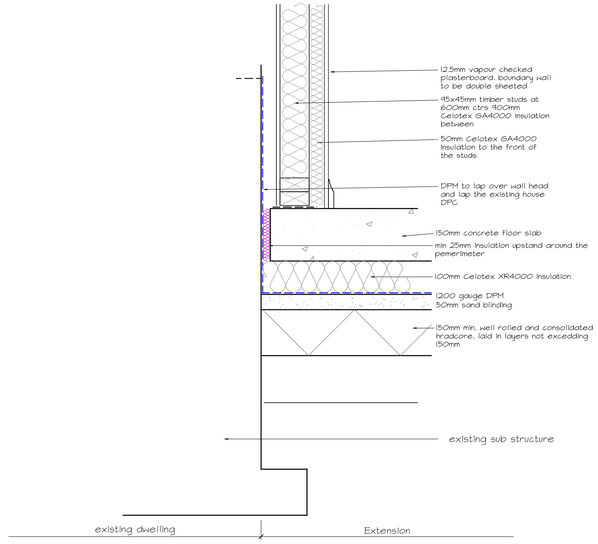




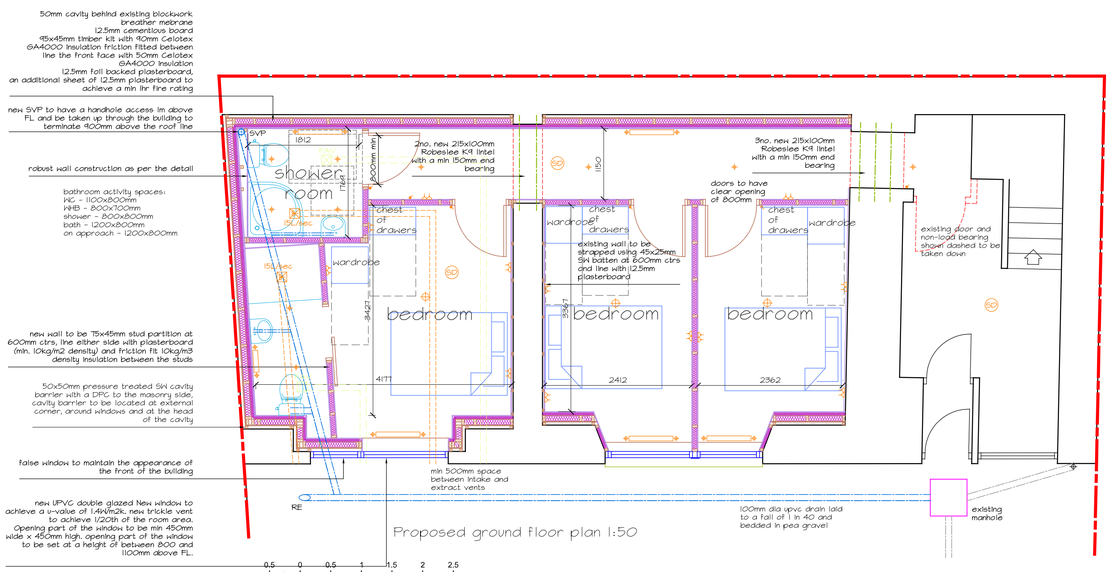
Robust wall construction detail 1:20



section thro' garage door opening 1:10



Floor DPM junction between existing building and extension 1:10



Proposed ground floor plan 1:50

SPECIFICATION

FOUNDATIONS AND UNDERBUILDING
Grade C25 concrete strip foundation, taken down to load-bearing strata & min. 450mm below ground level, min. 600 x 150 mm for composite walls.
The above sizes are for good ground bearing conditions, which must be confirmed on site.
Any steps in foundation to be in accordance with BS8004:1986 Code of practice for foundations.

100mm outer, 60mm cavity, 100mm inner min. 7N/mm2 concrete blocks with 3:1 sand/ cement mortar.
DPC min. 150mm above ground level all walls.

Movement joints are to be placed between the existing and new foundations and walls to accommodate differential settlement

FLOOR
150mm concrete slab
100mm Celotex XR4000 insulation (thermal conductivity 0.022W/m2k)
1200 gauge DPM installed in accordance with the manufacturers instructions
50mms and blinding
150mm thick hardcore well rolled & consolidated
U-Value 0.15W/m2k

EXTERNAL WALL - EXISTING WALLS
existing 600mm sandstone walls
50mm cavity
breather membrane
12.5mm Cementitious board
95x45mm C16 timber kit at 600mm ctrs with 90mm thick Celotex GA4000 or equal insulation between the studs (0.022W/m2k thermal conductivity)
line the front face with 50mm CelotexGA4000 or equal insulation between the studs (0.022W/m2k thermal conductivity)
line with 12.5mm foil backed plasterboard, All plasterboard to be screw fixed with joints and holes filled
U-Value 0.17W/m2k

Boundary walls to receive an additional sheet of 12.5mm plasterboard to give 1hr fire protection.
where services are to be located on the boundary wall install 45x25mm battens at 600mm ctrs to create a service void and line with 12.5mm plasterboard

new perpend vents to be fitted at 800mm ctrs top and bottom of the existing garage outer wall and in the infill openings

GARAGE DOOR OPENING
Timber kit as above
Blockwork to be tied to the timber frame with stainless steel wall ties at min. 450 mm ctrs vertically and 600 mm horizontally. Ties fixed to studs with 50mm long SS annular ringed shank nails. Vertical ties at max. 225mm centres at all openings & movement joints.
50 x 50 mm 115N or BBA approved proprietary cavity barriers at corners, wall head, gables, ceiling levels, door and window jambs and at maximum 8.0m centres. DPC between all cavity closers and external skin (horizontal DPC's to be dressed under breather membrane). DPC min. 150mm above ground level, all walls.
Cavities to be ventilated with Glidevale or similar perpend cavity ventilators at max. 1.2 m intervals at high and low level. 1200 x 10 x 3 mm thick galvanised mild steel L-shaped anchor straps to be securely fixed to timber studs with 10 No. 65 x 3.35 mm galvanised plain round head nails. Anchor straps located at max. 1200mm centres and either side of full height openings new blockwork to be tied back to the existing building using a stainless steel wall starter with ties at every 2nd blockwork course

CEILING
A new false ceiling is to be installed to hide extract and supply air ductwork.
15mm soundbloc plasterboard to the ceiling (10kg/m2 density)
min 100mm thick acoustic insulation above (min 10kg/m3 density)

LIMITING INFILTRATION
The limitation of air infiltration is to be achieved by
a)sealing the gaps between dry linings and masonry walls at the edges of window, door and roof space openings, and at the junctions between walls, floors & ceilings; and
b)sealing vapour control membranes in timber framed and other framed panel constructions; and
c) sealing at service penetrations of the fabric or ground boxing for services; and
d) fitting draught seals to the openable parts of windows, doors and rooflights; and
e) sealing around joist end built into the inner leaf of external cavity walls

DRAINAGE
All drainage to comply with Local Authority Building Control Department and the following:-
for rainwater pipes and gutters, BS EN 12056-3 2000; and for underground drainage, BS EN752-3; 1997 (amendment 2), BS EN 752-4 1998 & BW EN 1610; 1998
New 100mm Ø UPVC gutter, new 68mm dia. RWP's to have a hand hole at the base and connect into the existing surface water drainage system All drainage to comply with Local Authority Building Control Department and the following:- for rainwater pipes and gutters, BS EN 12056-3 2000; and for underground drainage, BS EN752-3; 1997 (amendment 2), BS EN 752-4 1998 & BW EN 1610; 1998 All downpipes to be trapped and vented at ground level with hand access. All new surface water drains connected to existing surface water system. All new drainage to run at a minimum fall of 1 in 40. New drains: 100mmØ upvc drains at min gradient of 1:40 150mm pea gravel surround and bedding. 100mm aluminium alloy rodding points at 45°. All new RWP's to be 68mm dia. UPVC with a handhole access at the base

Testing should be carried out in accordance with the guidance in a) National Annex NG of BS EN 12056-2:2000, for sanitary pipework; b) BS EN 1610: 1998, for a drainage system under and around a building. All new and built over drainage should be fully tested and witnessed by Angus Council Building Control

ELECTRICS
Lighting & power points to be provided as shown on drawing
All electrical work to BS7671:2018, (18th ed.IET Regs). & be carried out by a NICEIC/SELECT or equal approved electrician.
Electrics shown are indicative, client to confirm electrical layouts
All electrical work is not intended to be carried out by a certifier so the approriate certificates will be lodged at the time of the application for the completion certificate.
Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m 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 900 mm and 1.1 m above floor level.
standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level.
at least 75% of light fittings are to be low voltage type
Grade D Fire detector to be one of the following types:
Optical Smoke Alarm
Ionisation Smoke Alarm
Multi Sensor Alarm
Heat Alarm
Grade D fire detector to meet the standards set out in BS5839, Part 6: 2019.
Smoke alarm detectors system will be hardwired, interlinked and battery back-up
Optical smoke alarms should conform to BS EN 14604: 2005.
Smoke alarms should be ceiling mounted between 25mm and 600mm below the ceiling, and at least 300mm away from any wall or light fittings.
The standby supply for smoke alarms and heat alarms may take the form of a primary battery, a secondary battery or a capacitor.
The capacity of the standby supply should be sufficient to power the smoke alarms and heat alarms in the quiescent mode for at least 72 hours whilst giving an audible or visual warning of power supply failure, after which there should remain sufficient capacity to provide a warning for a further 4 minutes or, in the absence of a fire, a fault warning for at least 24 hours.
Interconnection - all smoke alarms and heat alarms in a dwelling should be interconnected so that detection of a fire in any alarm, operates the alarm signal in all of Smoke alarms and heat alarms should be interconnected in accordance with BS 5839 Part 6: 2019, all heat detection shall comply with BS 5446: Part 2: 2003
The system should be installed in accordance with the manufacturers written instructions.
This should include a limitation on the number of smoke alarms and heat alarms which may be interconnected.
A new grade D interlinked smoke detector is to be provided on the existing first floor landing if not already in place

HEATING
The existing central heating system is to be extended, all new radiator pipework below floor level is to be insulated.
All new radiators are to be fitted with a TRV

NATURAL VENTILATION
All apartments to have an opening ventilator of min. 1/30th of the floor area it serves, and min. 12,000mm sq. trickle ventilator.
New duct work is to be run above the ceiling level to provide trickle ventilation to the new bathroom/en-suite.
The termination point should be at least 500mm from the mechanical vent

WINDOWS
All new windows/doors are to be UPVC double glazed units with 18mm thick Pilkington K-glass
All glazing below 800mm and in the door set is to be toughened glass to BS 6262.
All new windows and doors units are to achieve a min. U-Value of 1.4W/m2k
glazing units are to be in accordance with Section 2 of 'Secured by Design' standards
an openable window, rooflight or other ventilator, 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, 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
Windows to achieve BS7950: 1997
Doors to achieve PAS24: 2007
Inadequate fixing of windows/doors into the surrounding structure will significantly affect the security performance of a doorset or window. In most cases, fixings designed to resist normal anticipated loads, such as from wind and accidental impact, will also ensure that a doorset or window is secure against the more common basic methods of forced entry.
To ensure a robust installation, fixing of a doorset or window should be in accordance with:
the recommendations given in section 8 of BS 8213-4: 2007, or
manufacturer's written instructions where these meet or exceed the recommendation within this British Standard.

STRUCTURE
All elements of structure to have at least short duration fire resistance

GENERAL
All unfinished or partially complete works will be kept safe and secure in accordance with regulation 15.

A - scale bar added to the elevation — Nov '23

client: 1st Seed Property Ltd

project: Proposed alterations at 34 Baltic Street Montrose DD10 8EX

drawing title: Proposed floor plan and elevations

date: Oct '23

scale: 1:50 | dwg size: A1

job number: .. | dwg nr: BW02 | rev: A