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TITLE
Proposed Alterations and
Extension at
6 Vaynes Park
Brechin

CLIENT
Mr & Mrs Harris

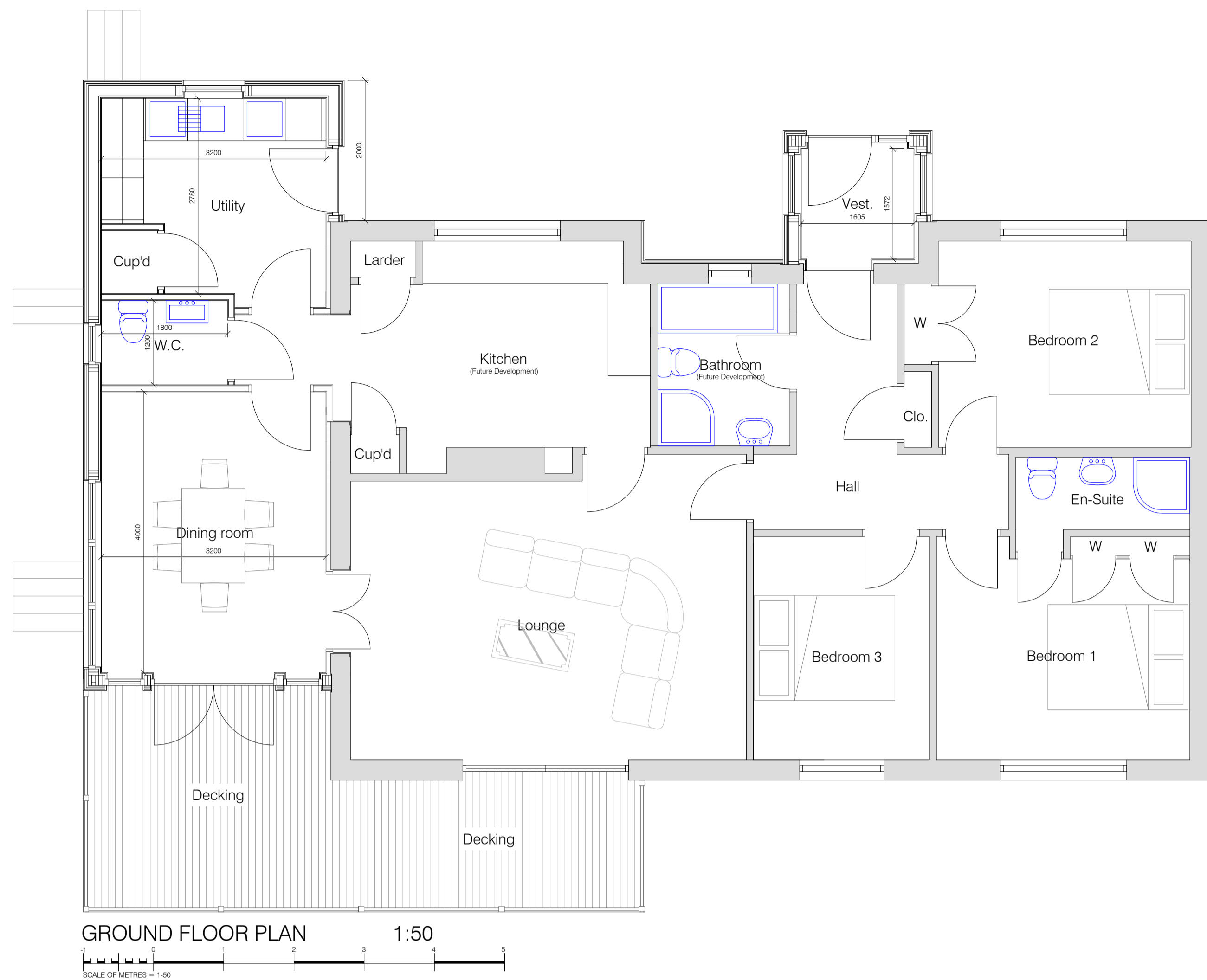
DESCRIPTION
Floor Plan, Sections and
Elevations

DRAWING TYPE
Working Drawing 1pp

DWG No: WD1PP/2249/22 SCALE: -

DATE: November 2023 REVISION: -

REV.	DATE	ACTION



ELECTRICAL FITTINGS DETAILS:
ALL LIGHT FITTINGS TO HAVE INTEGRATED CONTROL GEAR AND BE FITTED WITH LOW ENERGY BAYONET OR SCREW BASES.
ALL SOCKETS, SWITCHES AND TIMER CONTROLS TO BE POSITIONED MINIMUM OF 300mm FROM ANY INTERNAL CORNER OF A WALL, PROJECTING WALL OR SIMILAR OBSTRUCTION.
LIGHT SWITCHES TO BE POSITIONED AT A HEIGHT ABOVE FLOOR LEVEL OF BETWEEN 900mm AND 1100mm.
SOCKETS, 1-Y POINTS, TELEPHONE POINTS, ETC. TO BE POSITIONED AT A MINIMUM HEIGHT OF 400mm ABOVE FLOOR LEVEL AND 150mm ABOVE WORKTOPS.
WHERE SOCKETS ARE CONCEALED BEHIND WHITE GOODS TO KITCHEN OR UTILITY, SEPARATE SWITCHING TO BE PROVIDED IN AN ACCESSIBLE POSITION.
MINIMUM OF THREE SOCKETS TO BE POSITIONED ABOVE WORKTOPS.

WINDOWS:
ALL WINDOWS TO BE UP P.V.C. CASEMENT WINDOWS WITH DOUBLE GLAZED SEALED UNITS AND WITH FIT TOUGHENED SAFETY GLASS.
FIT VENTS TO TOP RAILES OF ALL WINDOWS TO PROVIDE 12000m³/m² VENTILATION.
FIT 19mm H.W. SOLEBOARD TO ALL OPENINGS.
FRAMES OF WINDOWS TO BE IN ACCORDANCE WITH SECTION 8 OF BS 8134: 2007.
WINDOWS TO BE TESTED AND CERTIFIED FOR MEETING A RECOGNISED STANDARD FOR SECURITY SUCH AS BS 7900: 1997.
WINDOWS TO BE DESIGNED AND CONSTRUCTED AS BS 7412: 2007 FOR UP P.V.C. OPENING WINDOWS TO HAVE LOCKS WITH REMOVABLE KEYS.

EXTERNAL DOORS:
DOORS TO BE DESIGNED AND CONSTRUCTED AS ANNEX A OF BS 8203: 1: 2000.
FRAMING OF DOORS TO BE IN ACCORDANCE WITH SECTION 8 OF BS 8213: 4.
DOORS TO BE TESTED AND CERTIFIED FOR MEETING A RECOGNISED STANDARD FOR SECURITY SUCH AS BS 7900: 1997.
SINGLE DOORS TO HAVE MINIMUM OF ONE AND A HALF PARRAS OF HINGES AS RECOMMENDATIONS OF BS EN 1935: 2002 FOR HINGE GRADE 11 OR ABOVE.
DOORSET TO INCLUDE A SINGLE POINT LOCKING DEVICE TO BS 3621: 2007 OR A MULTIPUNT LOCKING SYSTEM.
ANY LOCK CYLINDER TO BE IN ACCORDANCE WITH BS EN 1303: 2005 GRADE 5 KEY SECURITY AND GRADE 2 ATTACK RESISTANCE.

FIRE DETECTION / SMOKE ALARM DETAILS:
GRADE D FIVE FIRE DETECTION SYSTEM TO BE INSTALLED TO ENSURE DETECTOR FITTED TO EACH HALL / CIRCULATION SPACE AND MAIN LIVING AREA AND A HEAT DETECTOR INSTALLED IN THE KITCHEN.
OPTICAL SMOKE ALARMS TO BE FITTED AND BE MAINS POWERED.
HEAT ALARM TO KITCHEN TO BE MAINS POWERED.
ALL TO BE HARD WIRED AND TO HAVE AN INTEGRAL STANDBY SUPPLY IN ACCORDANCE WITH BS 5839: PART 6, 2019.

HEATING AND HOT WATER SYSTEM DETAILS:
EXISTING GAS FIRED BOILER TO BE INSPECTED TO ENSURE CAPABLE OF EXTENSION TO THE SYSTEM.
ALL HOT WATER PIPES TO BE FULLY INSULATED TO B.S. 5422 WITH GLAMATUR.
HEATING AND HOT WATER SYSTEM TO BE INSPECTED / TESTED / COMMISSIONED TO ENSURE OPTIMUM EFFICIENCY.

WRITTEN INFORMATION PROVIDED TO OCCUPYER ON HEATING AND HOT WATER SYSTEM TO ENSURE OPTIMUM EFFICIENCY ON OPERATION AND MAINTENANCE.

CONSTRUCTION NOTES:
EXCAVATIONS:
EXCAVATE OVER AREA TO REMOVE TOP SOIL AND STOODPILE ON SITE.
FURTHER EXCAVATE TO MIN. DEPTH OF 600mm TO FORM TRENCH FOOTINGS.
FOUNDATIONS:
400mm MINIMUM FROST COVER TO TOP OF FOUNDATIONS.
200mm DEEP REINFORCED CONCRETE SINGLE STRIP FOUNDATIONS WITH 200mm SPREAD EITHER SIDE OF THE WALL AND 300 REINFORCING MESH INCORPORATED SOME 100mm ABOVE BASE.
FORM MOVEMENT JOINT WHERE NEW FOUND ABUT EXISTING FOUND.
NEW FOUND TO BE LEVEL WITH EXISTING FOUNDS AND IF REQUIRED STEPPED DOWN TO REQUIRED DEPTH BELOW GROUND LEVEL (450mm).
FIRST STEP TO BE FORMED MIN. 175mm FROM EXISTING FOUNDS (EQUIVALENT OF FOUNDS DEPTH).
(FOUNDATIONS TO BE LINTELLED OVER DRAINS AT ALL PRESSURE POINTS).
SUB-STRUCTURE: HOUSES
210mm CONC. BLOCKWORK TO EXTERNAL WALLS, BUILT OF FOUNDATIONS.
140mm CONC. BLOCKWORK SLEEPER WALLS BUILT IN HEIGHT AND MESH STYLE TO ALLOW THROUGH VENTILATION.
SOILS:
150 AS DUG GRAVEL LIFTLIF LEVELLED AND COMPACTED OVER AREA.
80mm OF SAND BLINDING OVER AREA.
100 GAUGE POLYTHENE 0.1M OVER AREA AND TURN UP AT EDGES AND SEAL TO D.P.C. TO WALLS.
100mm GSB CONCRETE OVER AREA AND SMOOTH FLOAT FINISH.
FLOOR:
195 x 45mm C16 JOISTS SET ONTO 45mm CELLULOSER WALLLATES TO SUB-STRUCTURE AND SLEEPER WALLS AND SET AT 600mm CENTRES.
195 x 45mm EDGEBENDERS AROUND PERIMETER.
170 KINGSPAN FLOORBOARD INSULATION BETWEEN JOISTS ONTO MESH NETTING SCREWED TO JOISTS.
22mm CHIPBOARD FLOORING GULED AND SCREWED TO JOISTS.
WALLS:
152 x 45mm C16 FRAMING WITH SINGLE BOTTOM AND DOUBLE TOP RUNNERS AND STUDS SET AT 600mm CENTRES.
FRAMING TO BE BREATHED WITH MEMBRANE ON 9mm O.S.B. NAILED TO EXTERNAL FACE OF FRAME O.S.B. NAILED AT 150mm CENTRES AND 100mm TO GABLE.
45 x 25mm C16 VERTICAL BATTENS AT 600mm CENTRES TO MATCH FRAME STUDS FRIED WITH 5.00A x 80mm SCREWS AT 600mm CENTRES AND WITH MINIMUM 30mm PENETRATION INTO TIMBER FRAMING.
38 x 25mm C16 HORIZONTAL BATTENS AT 600mm CENTRES FIXED INTO VERTICAL BATTENS WITH 5.00A x 80mm SCREWS AT 600mm CENTRES AND WITH MINIMUM 30mm PENETRATION INTO TIMBER FRAME. ADDITIONAL VERTICAL BATTENS AROUND OPENINGS AT CHANGES IN DIRECTION AND AT MAXIMUM 600mm CENTRES TO ACT AS CAVITY STOPS.
18mm LARCH OR CEDAR VERTICAL LININGS FIXED TO BATTENS USING 2mm STAINLESS STEEL Ø3mm x 75mm LONG ANNUAL RING SHANK NAILS PER BOARD INTO HORIZONTAL BATTENS.
140mm KINGSPAN KOOLTHERM K12 INSULATION BETWEEN STUDS.
45 x 25mm C16 BATTENS NAILED TO INTERNAL FACE OF STUDS (HORIZONTALLY) TO PROVIDE SERVICE GAP.
25mm KINGSPAN INSULATION TO GAP AROUND FRAME STUDS TO PREVENT COLD BRIDGING.
12.5mm FOLDBACKED PLASTERBOARD SCREWED TO INTERNAL FACE OF BATTENS.
ASTROFLAME ASTRO GLAD AFFRACASS EXPANDABLE INTUMESCENT CAVITY STOPS TO BE FITTED TO CAVITY BEHIND WALL CLADDING AROUND ALL OPENINGS AT HEAD, JAMBS AND SILL. AT EACH CHANGE IN DIRECTION, ADJACENT TO THE CEILING LINE AND UP THE LINE OF THE VERGE AND TO FORM VERTICAL AND HORIZONTAL PARTITIONS AT A MAXIMUM OF 10m CENTRES. ALL SO THAT THROUGH VENTILATION IS POSSIBLE EXCEPT IN THE EVENT OF A FIRE. SOURCE OF VENTILATION OPENINGS AT BASE OF JAMBS AND SOFFIT VENT OPENINGS IN BASE AND SOFFIT TO BE FINISHED USING INSECT MESH TO PREVENT INSECTS OR VERMIN FROM ENTERING STRUCTURE BUT PERMIT AIR FLOW.
LOADBEARING PARTITION:
95 x 45mm C16 FRAMING WITH SINGLE BOTTOM AND DOUBLE TOP RUNNERS AND STUDS SET AT 600mm CTRS.
9mm SHEATHING OSB TO ONE SIDE OF STUDS AND NAILED AT 50mm CENTRES.
25mm GLASSWOOL DEAFENING BETWEEN STUDS. MIN DENSITY OF 10kg/m³.
12.5 PLASTERBOARD (MIN. MASS PER UNIT AREA 10kg/m²) TO EITHER SIDE OF STUDS.
ROOF:
COMPUTER DESIGNED TRUSSES SET AT 600mm CENTRES ONTO FRAME AND LOADBEARING PARTITION AND NAILS AND CLIPPED.
22mm W.W. SHARRING NAILED TO BATTENS AND WITH 100MM MINIMUM GAPS BETWEEN BOARDS AND ALL WITH LAYER OF DALTEX ROOF-SHIELD OVER BEST QUALITY SLATES NAILED TO SHARRING WITH STAINLESS STEEL NAILS.
200 GLASSWOOL INSULATION LAD BETWEEN BATTENS ONTO 12.5mm DUREX PLASTERBOARD SCREWED TO UNDERSIDE OF TRUSS JOISTS.
200 GLASSWOOL INSULATION LAD OVER JOISTS AND INSULATION IN OPPOSITE DIRECTION.
PARTITIONS:
75 x 38mm C16 FRAMING CONSISTING OF SINGLE TOP AND BOTTOM RUNNERS, STUDS AT 600mm CENTRES AND CENTRE ROW OF DWANGS.
50mm MAUI EARTHWOOL ACUSTIC ROLL BETWEEN (100GSM DENSITY).
12.5mm GYPROC WALLBOARD TEN SCREWED EITHER SIDE OF STUDS (100GSM DENSITY) AND ALL TO PROVIDE MINIMUM AIRBOURNE SOUND INSULATION OF 45dB.
POSTING:
50 x 50mm FRAMING TO EXISTING WALL AT 600mm CENTRES AND WITH SINGLE TOP AND BOTTOM RUNNERS AND CENTRE ROW OF DWANGS.
50 KINGSPAN KOOLTHERM K12 INSULATION BETWEEN STUDS AND 12.5mm DUREX PLASTERBOARD SCREWED TO FRAME.
FINISHES:
R.W. FACINGS TO MATCH EXISTING.
R.W. SKIRTINGS TO MATCH EXISTING. (TO BE LARGE AS EXISTING).
ALL JOINS OF WALLS / FLOOR CEILING TO BE FULLY SEALED.
ALL SERVICE OPENINGS TO BE FULLY SEALED.
INSULATION TO BE TAKEN FULLY AROUND ALL OPENINGS.
INSULATION TO BE JOINED AT ALL JUNCTIONS OF FLOOR / WALLS / ROOFS.
MAX. U-VALUE OF WINDOWS AND DOORS TO BE 1.40W/m²·K

