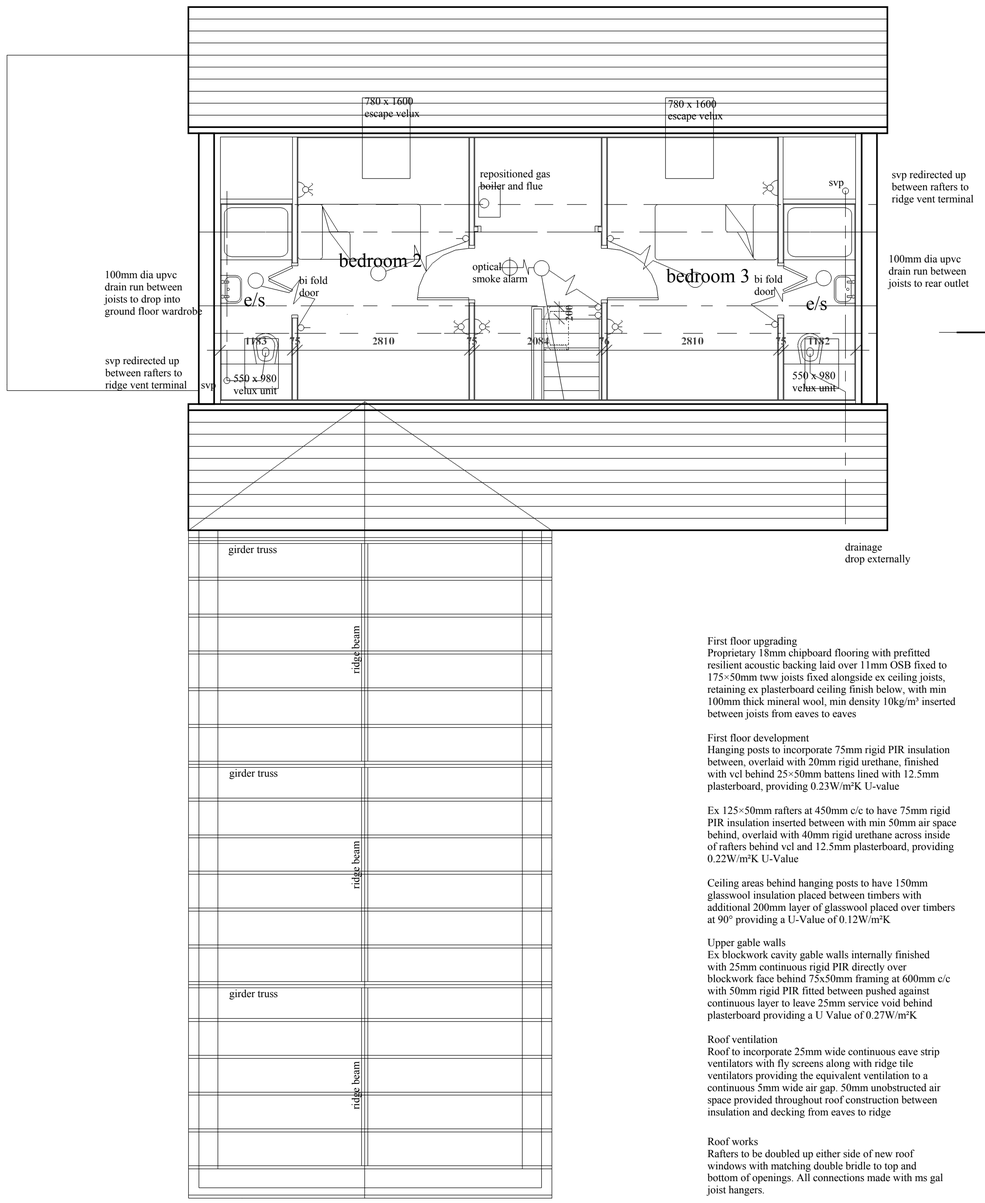
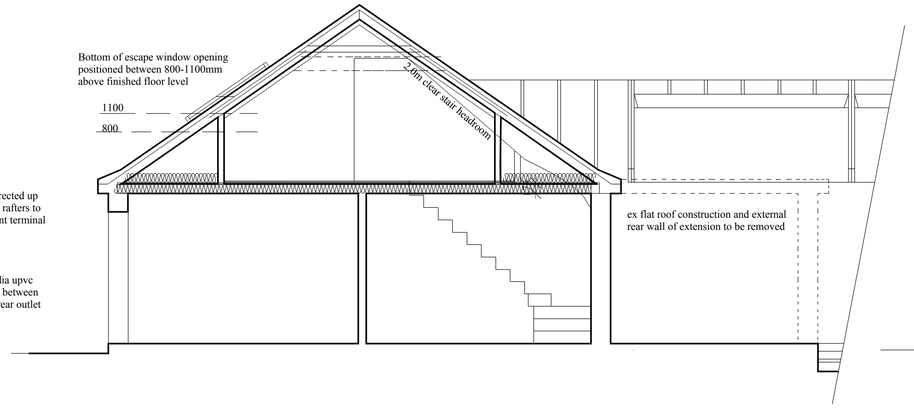
Rafters to be doubled up each side of velux windows with matching double bridles to top and bottom of openings with all joints made with ms gal joist hangers



First floor plan 1:50



Cross section 1:50

First floor upgrading
Proprietary 18mm chipboard flooring with prefitted resilient acoustic backing laid over 11mm OSB fixed to 175×50mm tww joists fixed alongside ex ceiling joists, retaining ex plasterboard ceiling finish below, with min 100mm thick mineral wool, min density 10kg/m³ inserted between joists from eaves to eaves

First floor development
Hanging posts to incorporate 75mm rigid PIR insulation between, overlaid with 20mm rigid urethane, finished with vcl behind 25×50mm battens lined with 12.5mm plasterboard, providing 0.23W/m²K U-value

Ex 125×50mm rafters at 450mm c/c to have 75mm rigid PIR insulation inserted between with min 50mm air space behind, overlaid with 40mm rigid urethane across inside of rafters behind vcl and 12.5mm plasterboard, providing 0.22W/m²K U-Value

Ceiling areas behind hanging posts to have 150mm glasswool insulation placed between timbers with additional 200mm layer of glasswool placed over timbers at 90° providing a U-Value of 0.12W/m²K

Upper gable walls
Ex blockwork cavity gable walls internally finished with 25mm continuous rigid PIR directly over blockwork face behind 75x50mm framing at 600mm c/c with 50mm rigid PIR fitted between pushed against continuous layer to leave 25mm service void behind plasterboard providing a U Value of 0.27W/m²K

Roof ventilation
Roof to incorporate 25mm wide continuous eave strip ventilators with fly screens along with ridge tile ventilators providing the equivalent ventilation to a continuous 5mm wide air gap. 50mm unobstructed air space provided throughout roof construction between insulation and decking from eaves to ridge

Roof works
Rafters to be doubled up either side of new roof windows with matching double bridle to top and bottom of openings. All connections made with ms gal joist hangers.

All roof strengthening, new timber dimensions and fixing details all to be in accordance with structural engineers details and specifications which take precedence over any sizes on drawings

Exposed truss fire protection
Girder truss supporting ridge beams to provide vaulted ceiling to be encased in min 30mm Oak veneer to provide imitation oak frame. Timber thickness to provide sacrificial 30 minute fire protection to underlying girder truss, and have intumescent clear varnish applied to provide class 1 surface spread of flame.

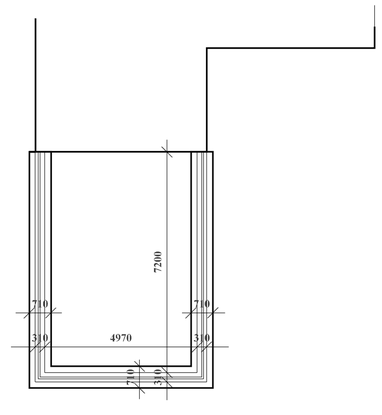
Foundations
Foundations formed with 200mm thick concrete projecting 200mm beyond wall faces, cast in a monolithic manner and incorporating A252 reinforcement mesh with 50mm bottom cover taken down onto suitable load bearing layer with min 450mm ground covering at all points.

Any drainage passing below works to be min 100mm dia upvc and haunched with 5-10mm pea gravel 150mm thick all around drains and protected at walls by lintolling as necessary, no blockwork closer than 40mm to drains. Foundations cast below drain invert level

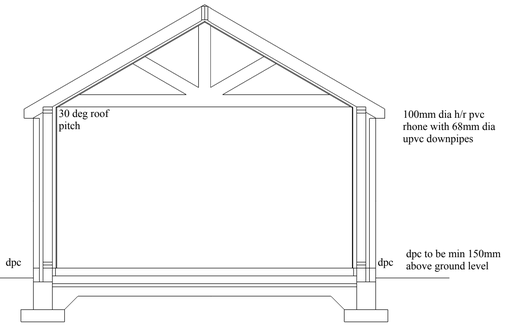
All black earth and organic materials to be removed from the footprint of proposed development before construction begins. Any backfill bottoming laid in 150mm thick layers, each well compacted up to finished level.

New shower rooms
Shower rooms to incorporate 100mm dia fans coupled to light operation and capable of an intermittent extraction rate of 15 Ltrs/sec (54m³/hr) ducted via air tight duct to external outlet

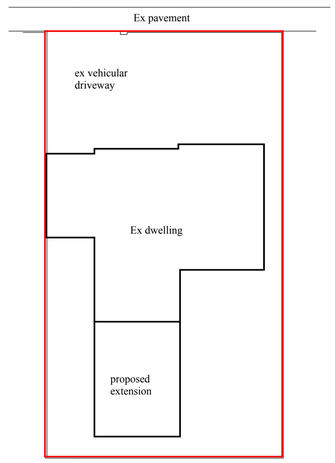
Thermostatic mixer valves fitted to shower and wash basin supplies to limit water temperature to between 37-46° max at outlet.
Wash hand basin to incorporate aerator or flow restrictor to limit flow to below 6ltr/minute
Wc pan flush volume not to exceed 4.5ltr (total combined for duel flush system)



Foundation plan 1:100

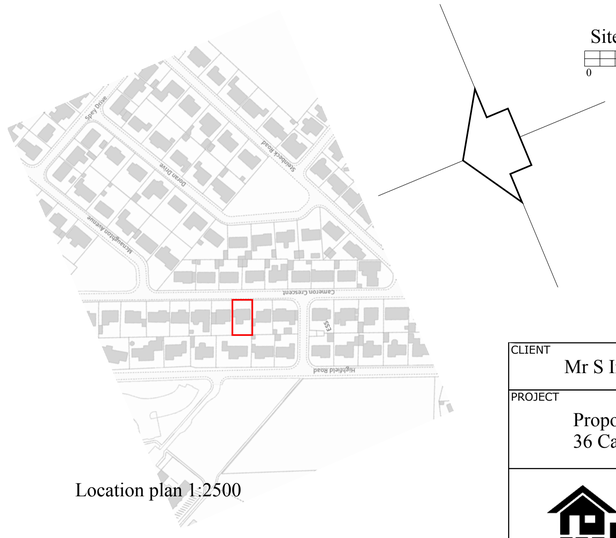


Cross section 1:50



Site plan 1:200

0 5 10 15 20 25metres



Location plan 1:2500

NO WORKS TO COMMENCE ON SITE UNTIL THE RELEVANT PLANNING, BUILDING WARRANT OR GRANT APPROVAL HAS BEEN OBTAINED

CONTRACTORS WILL HAVE DEEMED TO HAVE VISITED THE SITE TO FAMILIARIZE THEMSELVES WITH THE PROJECT PRIOR TO SUBMITTING ANY ESTIMATE FOR BUILDING WORKS

ANY DEVIATIONS TO APPROVED PLANS TO BE REPORTED TO THIS OFFICE.
CONTRACTORS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING BUILDING WORKS
GIVEN DIMENSIONS ONLY TO BE USED
DO NOT SCALE PLANS

ANY ROOF TRUSS TYING INTO AN EXISTING ROOF TO BE CHECKED ON SITE BY CONTRACTOR TO ENSURE HEIGHTS MEET CORRECTLY

CLIENT	SCALE	DRAWN BY	DATE
Mr S Innes	1:50 1:100	IR	Dec 2023

PROJECT	PROJECT No
Proposed alterations and extension at 36 Cameron Crescent, Buckie	23-39 Dwg 2-2

plans plus
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