

Concrete floor (U Value 0.14W/m²K)
125mm thick float finished concrete floor with A252 reinforcement mesh with 25mm top & side cover on 130mm rigid PIR insulation on 1200 gauge polythene dpm on 50mm thick sand blinding on 150mm well compacted dry bottoming. 50mm strip of insulation located around floor perimeter as thermal break and expansion joint.

Timber frame (U Value 0.17W/m²K)
18mm roughcast with waterproofer in mix on 100mm blockwork outer leaf with 50mm cavity, with Tyvek Reflex breather membrane on 9mm OSB sterling board on 147x47mm C24 tww posts at 600mm c/c with 140mm Frametherm Rol32 between overlaid with vapour control layer behind 35mm rigid PIR insulation behind 25x50mm battens to provide service void, finished with 12.5mm plasterboard internally.

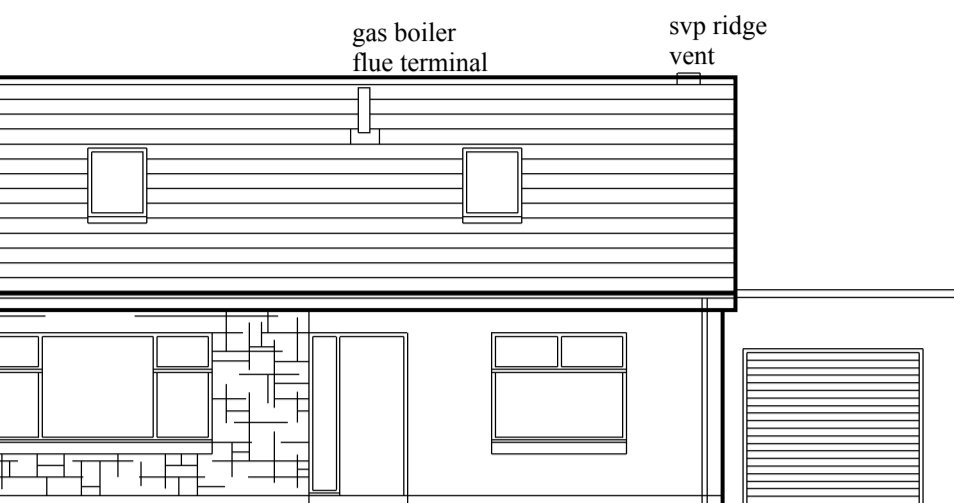
Cavity ventilation
Proprietary insulated 30 minute firestops located around all openings in timber frame, where cavity changes direction, at cavity head, at ceiling level to gables and to divide cavity at not more than 10m c/c apart. Dpc to be fitted between firestops and blockwork, fixed behind breather paper at horizontal firestops.

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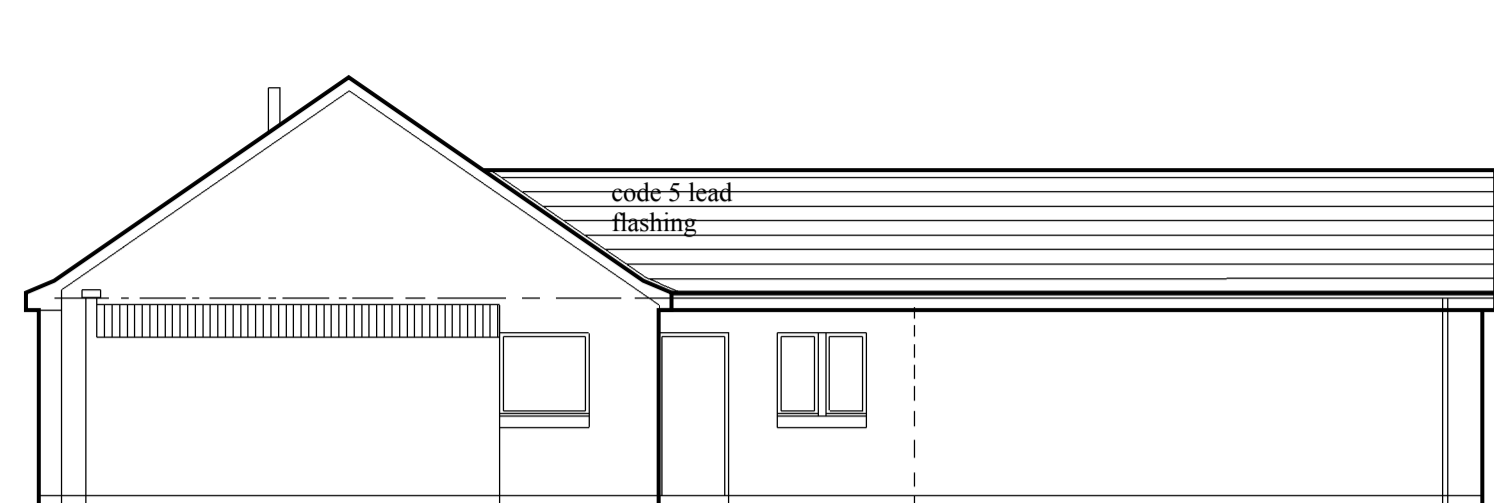
Timber frame nailing
OSB sterling board fixed with 3.35mm dia by 65mm long nails at 150mm c/c on sheet perimeter and 300mm c/c internally on sheet to framing. SS wall ties fitted every 600mm c/c horizontally and 450mm c/c vertically, nailed to framing and built into blockwork construction min 2 courses below wall plates.

Timber frame anchorage
Timber frame panels tied down with bat wall / frame anchor straps 1100x3x38mm at 1200mm c/c around perimeter with 2No per corner. Straps nailed to framing with min 3No 8 gauge nails and built into blockwork construction min 2 courses below wall plates.

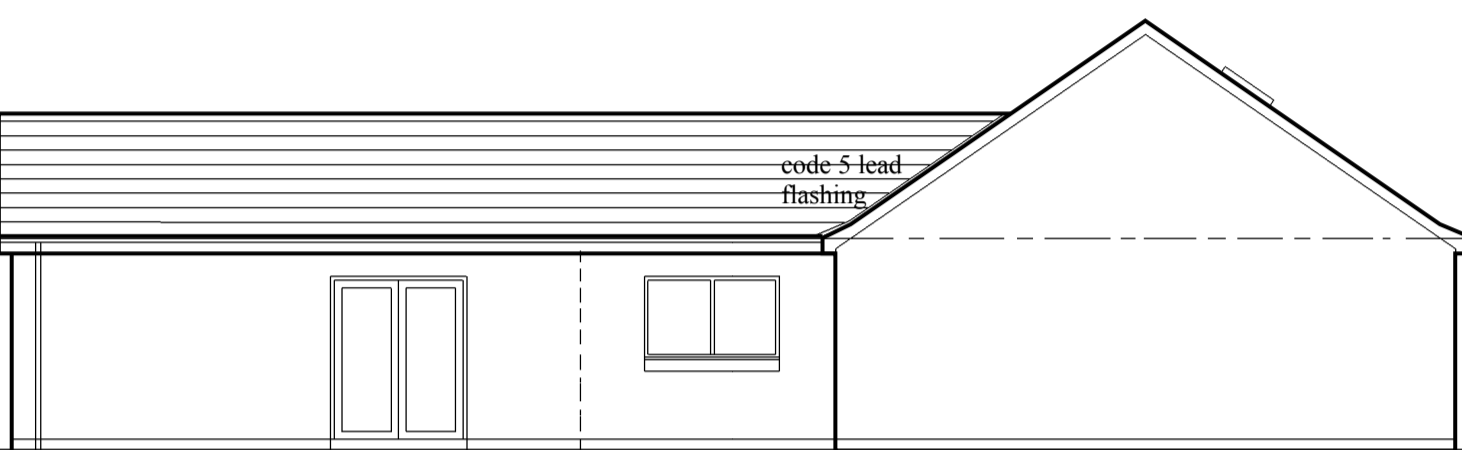
Timber frame tie in
New blockwork tied in with ss wall ties every 2nd course on ss wall connectors rawl bolted to ex walls at 1200mm c/c, and sealed with mastic compound. Timber frame tied to ex wall with rawl bolts at 1200mm c/c through slotted holes with dpc sandwiched between timber and masonry.



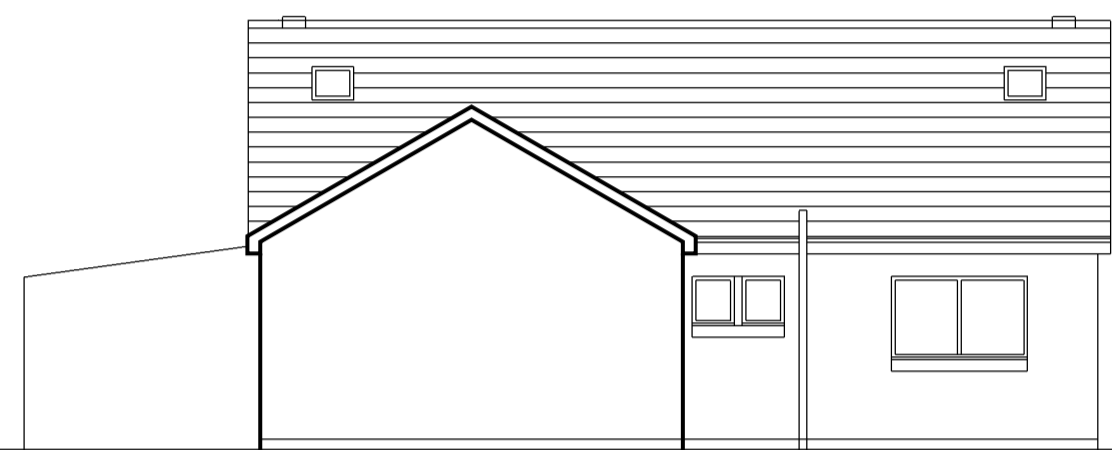
Front elevation 1:100



Side elevation 1:100



Side elevation 1:100



Rear elevation 1:100

Electrical safety
Electrical installation to be designed, constructed, installed and tested such that it is in accordance with the recommendations of BS7671: 2008. Installation must be certified by member of SELECT or NEIEC only.

Lighting
New light fittings to be low energy type, with a luminous efficacy at least 45 lumens / circuit watt. Fittings may be either dedicated with separate control gear taking only low energy lamps or standard fittings supplied with low energy lamps with integrated control gear (e.g. Bayonet or Edison screw base lamps)

Electrical outlets
Light switches located between 900 and 1100mm above floors. Electrical outlets located min 400mm above floors or 150mm above worktops and max 1200mm above floors unless absolute need for higher position. All switches and controls located min 350mm from internal corners, projecting walls or similar obstructions

Fire detection
Smoke alarms conforming to BS EN 14604: 2005, and heat detectors conforming to BS 5446: Part 2, 2003, all with an integral standby supply in accordance with BS 5839: Part 6: 2004 to be installed to provide min grade D fire detection and alarm system. All units interconnected and wired into regularly used lighting circuit electrically protected at consumer unit.

Heating system
Ex gas boiler within roof space repositioned as necessary and installation to comply with Gas Safety (Installation and Use) Regulations 1998, and be installed by competent person who is "Gas Safe" registered.

Existing heating system examined by heating engineer to ensure that has sufficient capacity to extend into new extension and still be capable of maintaining a temperature of 21°C in at least one apartment and 18°C elsewhere, when the outside temperature is minus 1°C.

Where alterations are carried out to building services on a piecemeal basis, the installation contractor should provide a list of recommendations which would improve the overall energy efficiency of the system to building owner / user could bridging

Pipework insulation
Guidance on the insulation of pipes, ducts and vessels to be followed, in the context of the systems of which they form a part, as set out in the Domestic Building Services Compliance Guide for Scotland <http://www.gov.scot/Topics/Build-Environment/Building/Building-standards/techbooks/techhandbooks/dbscs>.

Symbol key

- Light fitting
- ⊕ Double 13A electric socket
- ⊕ Smoke alarm / heat detector
- ⊕ CO Battery powered carbon monoxide detector
- Wall switch
- Rwp 68mm dia rainwater down pipe
- Svp 100mm dia soil vent pipe
- wp/gt waste pipe / gulley trap
- Pv Trickle ventilator 4000mm²
- RAD Radiator with thermostatic valve

Stairway
Risers 204mm x 13 No
Going 236mm straight & tapered treads
Pitch 41.4° straight & tapered treads
Width 900mm between handrail & wall

Stairway to have min 2000mm clear unobstructed headroom above stair pitch line and landing areas. Handrail fixed between 840-1000mm above pitch line and landings, with a barrier with no openings which would allow a 100mm dia sphere to pass through.

Going at tapered treads to be uniform and not less than the going of straight treads. Going to be at least 50mm at inner end. Tapered treads to be constructed in accordance with BS 585: Part 1: 1989, Appendices B1 and B3, irrespective of material or whether it contains open rises

Balustrade
900mm high balustrade securely fixed to surrounding structure and capable of resisting loads calculated in accordance with BS EN 1991-1-1 and associated PD 6688-1-1. Any openings to be capable of stopping a 100mm dia sphere from passing through, and designed so children cannot easily climb.

Partitions
New partitions constructed with 75x50mm tww framing at 600mm c/c with centre dwangs, along with single top and double bottom rails
Partitions around apartments lined with 12.5mm "wallboard 10" plasterboard, min mass per unit area of 10kg/m² and incorporate an absorbent layer of mineral wool min 25mm thick with min density 10kg/m³ suspended between framing. All other partitions finished with 12.5mm plasterboard. Moisture resistant plasterboard fitted behind wet areas.

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

CROWN COPYRIGHT. ALL RIGHTS RESERVED
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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	Mr S Innes	SCALE	1:50 1:100	DRAWN BY	IR	DATE	Dec 2023
PROJECT	Proposed alterations and extension at 36 Cameron Crescent, Buckie					PROJECT No	23-39
							Dwg 1-2



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