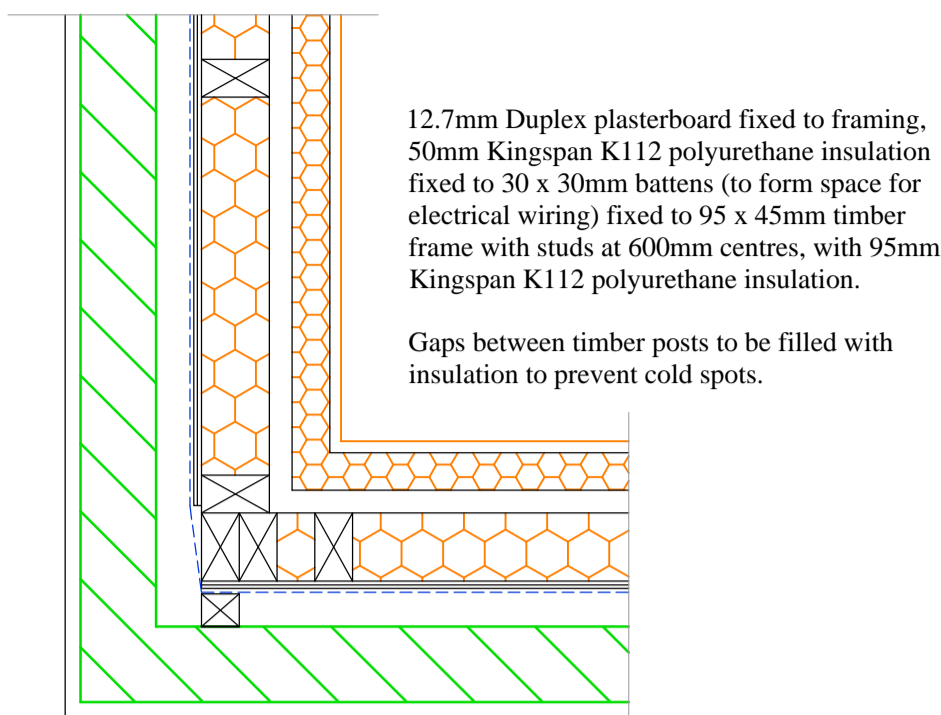
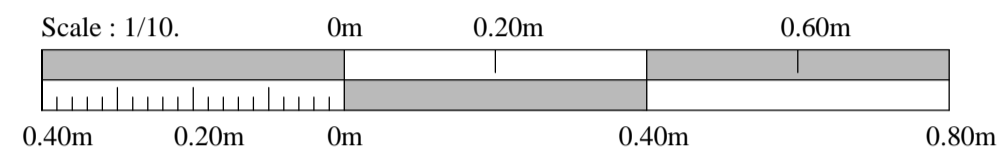
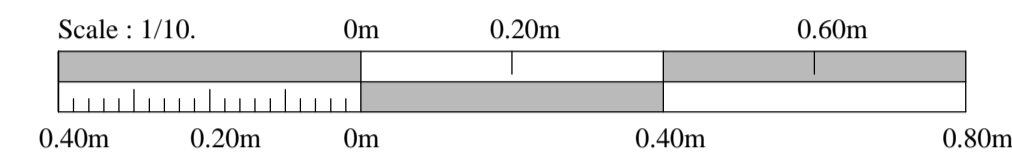


WINDOW / WALL DETAIL 1 / 10.



EXTERNAL CORNER 1 / 10.



NAILING SCHEDULE :

CONSTRUCTION LOCATION	NAILING
Wall panel bottom rail to locating plate or head binder.	3.75mm diameter x 75 mm long R.P.H. galvanised nails at 600mm centres. Face fixed. (R.P.H. - Round Plain Head).
Wall panel to wall panel.	3.75mm diameter x 75 mm long R.P.H. galvanised nails at 200mm centres vertically. Face fixed.
Head binder to wall panel.	4mm diameter x 100mm long R.P.H. galvanised nails at 600mm centres horizontally. Face fixed.
Floor joist to wall plate or head binder.	3.75mm diameter x 75 mm long R.P.H. galvanised nails - 2 no. cheek nailed every joist end.
Header joist to floor joist end.	4mm diameter x 100mm long R.P.H. galvanised nails - 2no. at each floor joist face fixed through header joist.
Trimmers to joists.	Fully nailed Bat Speedy joist hangers using 2.65mm diameter nails x 50mm long.

ELECTRICAL LEGEND

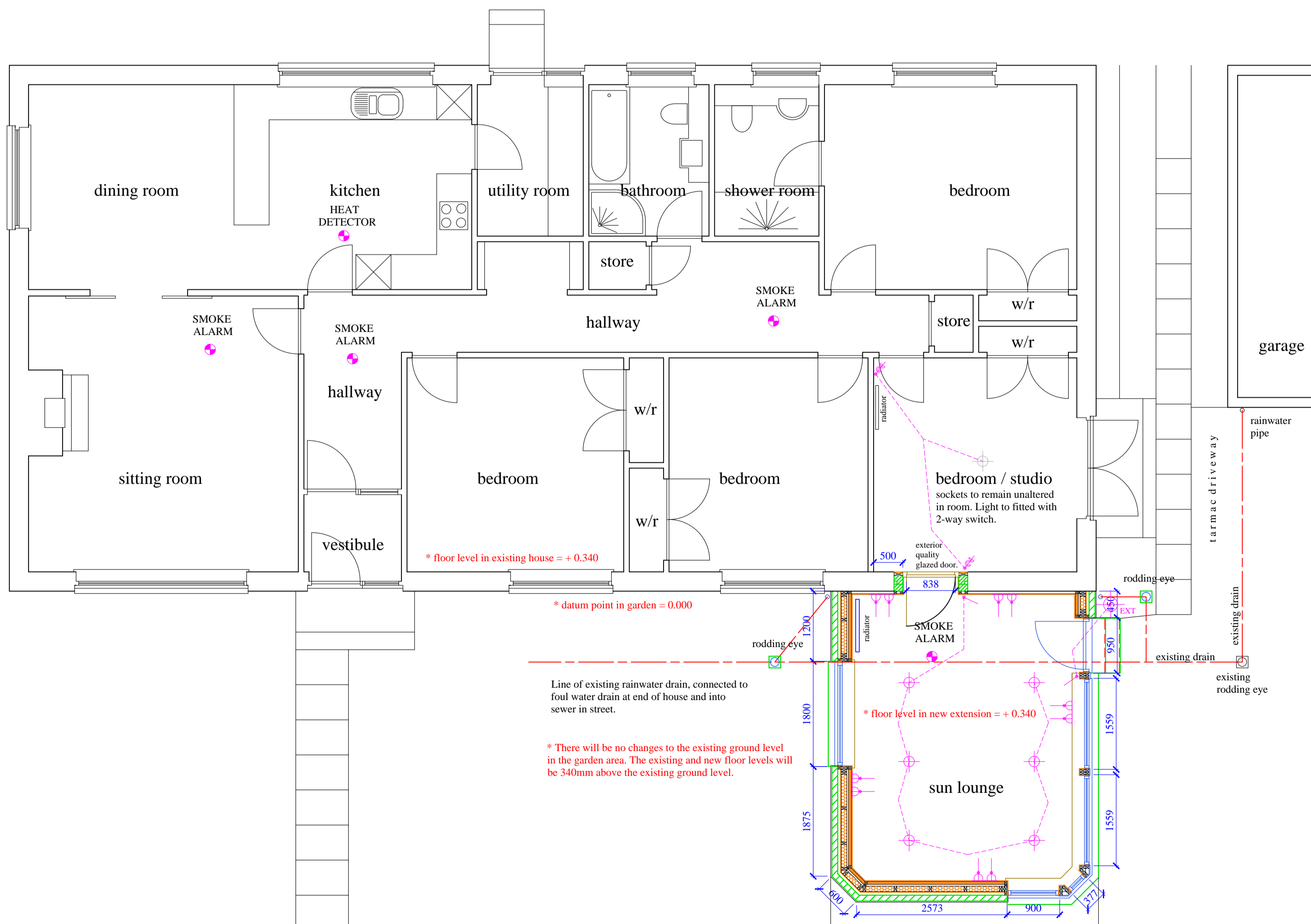
ALL DETAIL POSITIONS OF ELECTRICAL SOCKETS, SWITCHES AND LIGHT POINTS TO BE TO THE SATISFACTION OF CLIENT AND LOCAL BUILDING INSPECTOR

- EXTERNAL LIGHT FITTING
- LIGHT FITTING
- SINGLE LIGHT SWITCH
- 2 WAY LIGHT SWITCH
- TWIN 13 AMP SWITCHED SOCKET
- SMOKE ALARM
- HEAT DETECTOR

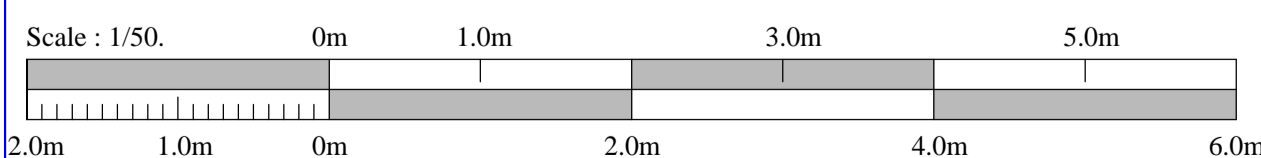
HEATING NOTES

RAD RADIATOR POSITION ONLY TO BE SIZED BY INSTALLER ALONG AND TO BE CONNECTED TO EXISTING BOILER

ALL DETAIL POSITIONS OF RADIATORS TO BE TO THE SATISFACTION OF CLIENT



PROPOSED GROUND FLOOR PLAN.



Timber cavity barriers - 50 x 50mm - to close off cavities to be located at all window and door openings and along cavity at all floor and ceiling levels. Cavity barriers to be fixed in place at all internal and external corners with kit cavity.

New windows in extension to be white u.p.v.c. externally and white internally and to be fitted with double glazed units. Windows to be glazed with Pilkington laminated 'K' glass 'S' internally and Optifloat glass externally with 16mm Argon gas filled cavity and to have 25mm insulated d.p.c. strips on all edges to prevent infiltration of cold. Windows achieve Wxcwg'qh3@Y lo M'Y lpf ay 'pp'pqi'y 'ngxcwq'cpl 'pgy 'zcxpcn door, to be fitted with Trimmvents in top of sash and door, capable of providing 12,000 sq.mm. opening area to room. Windows to have a keyed locking system.

Internal laminated glass, to door and windows on south and west elevations, to be in accordance with B.S.6262 : Part 4 : 2005. Windows and door to be fitted with suitable factory fitted locking devices as recommended in Section2 of 'Secured by Design' (ACPO, 2009) or in accordance with BS 7950 : 1997.

New windows to be installed and fixed in accordance with section 8 of B.S. 8213-4:2007 or as directed by manufacturers written instructions where these meet or exceed the recommendation within the British Standard.

Exterior door from new extension to be glazed with double glazed unit with laminated glass internally and externally. All glass to be laminated where less than 800mm above ground level or floor level or where used in doors - glass to be in accordance with B.S.6262 : Part 4 : 2005.

Timber framed wall construction as detailed elsewhere.

Position of sockets and lights etc. to be discussed on site with client prior to work commencing on site.

All light fittings to be operated with low voltage and have low energy lamps.

Electrical sockets, phone sockets, t.v. aerial outlets etc. to be positioned at least 400mm above floor level and to be located at least 350mm from internal corners and projecting walls etc. Maximum height of socket outlets above floor level to be not more than 1200mm (including alarm call points and timer controllers etc.) Light switches to be positioned at a height above floor level of between 900mm and 1100mm. Sockets etc. should be positioned not less than 150mm above worktops and projecting surfaces.

Grade D system electrically operated smoke detectors to be fitted to existing ceilings at ground floor hallway and existing sitting room and to be installed in accordance with B.S. 5839 Part 6 : 2019. Detectors fitted with battery back up and be interconnected to operate simultaneously. Electrically operated heat detector to be fitted to kitchen ceiling as noted above - all heat and smoke detectors to be interconnected to operate simultaneously. Smoke detector to be fitted to new sun lounge and interconnected to other detectors throughout house.

New exterior quality glazed door, 838mm wide, to be fitted to new opening between sun lounge and studio/bedroom. New door to be white u.p.v.c. and to be fitted with double glazed unit. Door to be glazed with Pilkington laminated 'K' glass 'S' in both panes of double glazed unit with 16mm Argon gas filled cavity and to have 25mm insulated d.p.c. strips on all edges to prevent infiltration of cold. Door to have a keyed locking system. Laminated glass to be in accordance with B.S.6262 : Part 4 : 2005.

Threshold strip, to be fitted below new internal door, between sun lounge and studio/bedroom to prevent damage to existing flooring within studio/bedroom.

Floor level in new extension at ground floor level to be same as in existing house.

New steps at side door, to have 250mm going and 170mm rise - height difference from floor level to ground level, is 340mm i.e. 2no. steps. Steps to be formed with paving slabs supported on 100mm concrete block walls at front edge and on sides - walls to be taken down to concrete foundation at same level as new extension foundations.

New radiator to be fitted with thermostatic valve and to be of style as selected by client. Radiator to be connected to existing heating system. Position of radiator to be agreed on site with client.

Existing modern oil fired boiler is capable of providing heating to existing rooms and new room as shown with temperature in new sun lounge and gzkolpi 'kxkpi 'qgo 'dglpi 'cdg'q'cej lqsg'o lpio wo '43'kcp' o lpio wo 3: 'kcp'cnfyj g'tcged

Existing rainwater drain, now below new extension, to be extended as shown, to pick up re-positioned rainwater pipe on front elevation and to collect rainwater shown adjacent to door on south elevation.

Rodding eyes as shown on new surface water drain to be formed with 4'357'Adgpl u'cngp'w'q'k'etgy g'f'ceegur'k'c'v'i tqv'p'ngxg'cpl 'k'w'g'f with concrete cover.

Existing house wall, within new extension to be framed with 45 x 45mm battens and finished with 12.7mm plasterboard with all joints taped and filled.

New exterior quality timber framed, double glazed door, as noted elsewhere, to be fitted to new opening, in existing external wall, leading from existing house into new extension. Door to maintain insulation envelope of existing house. Sun lounge addition to house, to be stand alone extension.

Outer and inner lintels above new opening in existing cavity wall to be Robeslee Type K9 - 100 x 215mm. Lintels to have 150mm minimum bearing each end and built into existing house walls at new door opening. Walls to be patched internally and externally, to match existing finishes.

New external walls of timber framed construction to be tied to existing blockwork walls using Expamet or similar approved Wall Starters bolted to existing wall with supplied fixings and wall ties to be fixed to stainless steel connectors and built into walls all in accordance with manufacturers instructions and details. Joint between new and existing walls to be filled with mastic.

68mm pvc rainwater pipes, on front of existing house and on new extension, to connect into 100mm upvc drains laid on and surrounded with 5-10mm pea gravel in accordance with notes elsewhere. Walls to be lintelled where drains passing through. Rainwater drain to connect to existing rainwater drain at front and side of house. Rodding eyes to be fitted at end of drain lines as noted elsewhere.

NOTES :-

All dimensions must be checked on site prior to work commencing on site and any discrepancies reported back to the Architect.

All plumbing to be of Terrain manufacture and installed in accordance with manufacturers instructions and details.

All plumbing to be installed in accordance with BS EN 12056-2:2000.

All drainage to be installed in accordance with BS EN 752:2008.

All electrical work to be carried out by Certified Electrical Contractor and to be done in accordance with current IEE regulations. Electrical Contractor to be registered with Select or similar organisation and must produce certificate for electrical installation at end of contract. Electrical work to be carried out in accordance with B.S. 7671 : 2011.

All demolitions and downtakings to comply with regulation 0.10.1 - B.S.6187:2011 and HSAW Act 1974.

AMENDMENTS:-

1. Note added to ground floor plan, confirming that there will no changes to the existing ground levels, within the site.
2. Datum point shown in garden, with relevant height of existing and new floor levels indicated.

DRAWING PLOTTED ON A1 SHEET

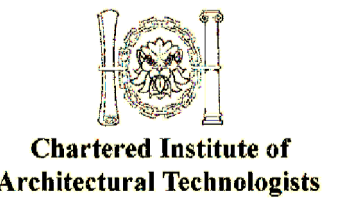
Extension to dwelling house.
At:- "Birkdale" Ballater Rd, Aboyne. AB34 5HY.
For:- Mr. & Mrs. N. Campbell.

Proposed plan & details.

Scale :- 1/50.

Date:- Dec. 2023.

Drwg:- NC02 / 02A.



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