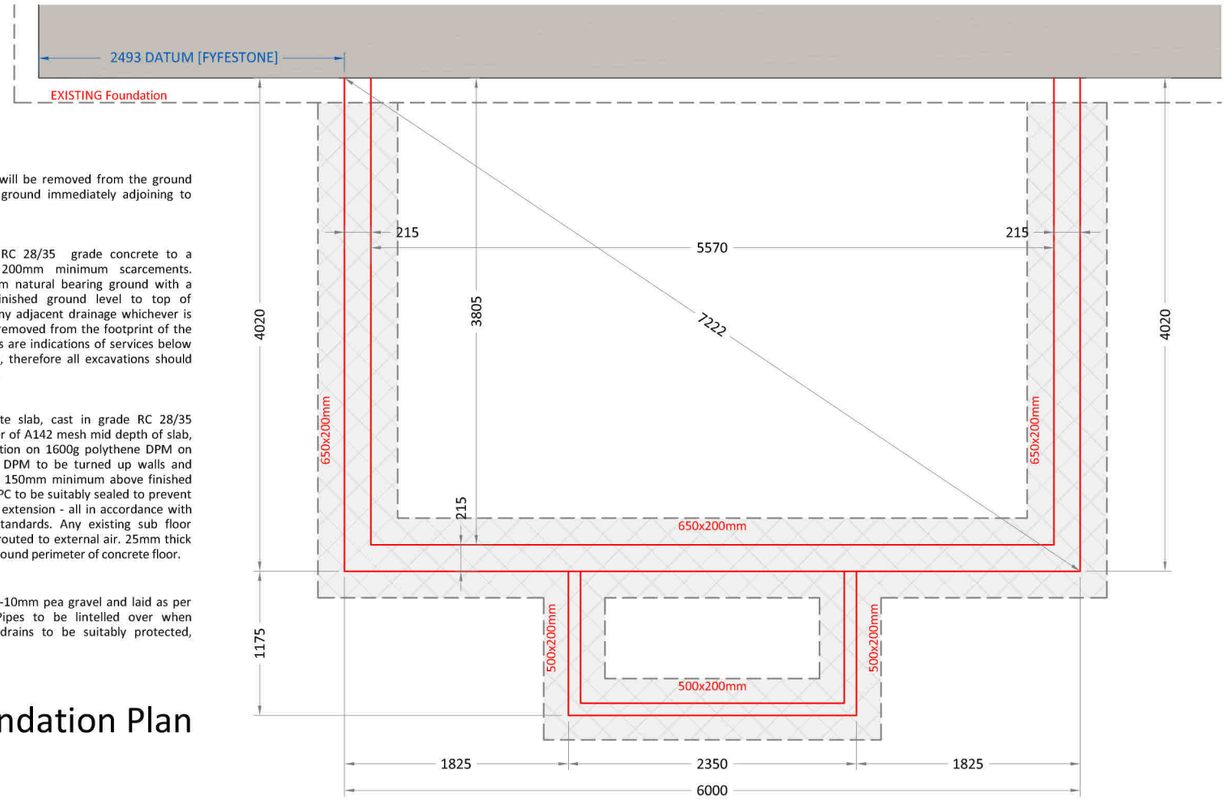
PREPARATION
All surface soil and vegetable matter will be removed from the ground covered by any new works and any ground immediately adjoining to protect the building structure.

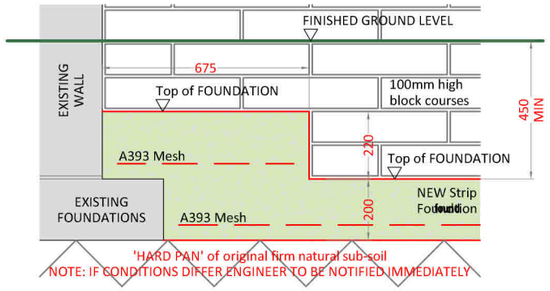
FOUNDATIONS
Concrete foundations to be cast in RC 28/35 grade concrete to a minimum depth of 200mm with 200mm minimum scarcements. Foundations to be taken down to firm natural bearing ground with a minimum cover of 450mm, from finished ground level to top of foundation, or to the invert level of any adjacent drainage whichever is the lower. All vegetable matter to be removed from the footprint of the proposals. Whilst the highlighted areas are indications of services below ground there may be others out with, therefore all excavations should incorporate extreme care and diligence.

CONCRETE FLOOR [EXTENSIONS]
Floor to comprise of 100mm concrete slab, cast in grade RC 28/35 concrete and reinforced with 1no. Layer of A142 mesh mid depth of slab, on 125mm Kingspan TF70 floor insulation on 1600g polythene DPM on blinded and consolidated upfill. Floor DPM to be turned up walls and lapped with wall DPC. Wall DPC to be 150mm minimum above finished ground level. All joints in the DPM & DPC to be suitably sealed to prevent excessive radon gas from entering the extension - all in accordance with part 3.2.1 & 3.2.2 of the Building Standards. Any existing sub floor ventilators covered by works to be re-routed to external air. 25mm thick Kingspan TF70 insulation to be fitted around perimeter of concrete floor.

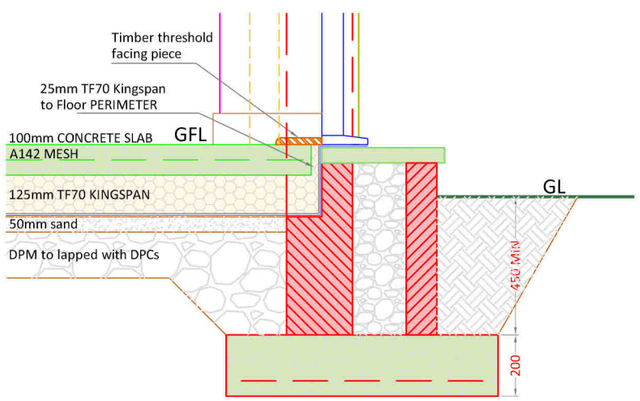
DRAINAGE
PVC drainage to be surrounded with 5-10mm pea gravel and laid as per manufacturers printed instructions. Pipes to be lintelled over when passing through walls. Any existing drains to be suitably protected, re-routed, or re-constructed.



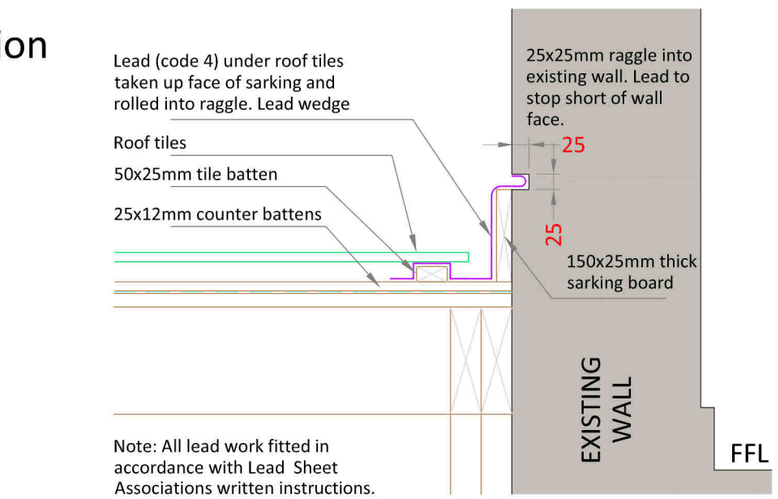
Proposed Foundation Plan
scale 1:50



Typical Existing/New Strip Foundation
'Piggy-back' Detail scale 1:20



Door Threshold Detail
(Concrete Floor/215mm Block) scale 1:20



Tiled Roof Raggle Detail
scale 1:10

195x50mm C16 grade timber rafters at 600mm maximum centres. Rafters / Tie Connections to be 2No. M12mm dia. bolts. Rafters to be fixed to Eaves ring beam with Simpson Strong - Tie truss clip, type TCP50 (u.o.s.) fully nailed.

Wall Connection - 150mm stainless steel flat wall ties at 450mm vertical centres into mortar of walling secured with non shrink grout. Flexcell board sealed with Expandite or equal mastic with proprietary waterproof backing

All doubled up members to be spiked together using M4mm Ø galvanised nails 90mm long at 300mm staggered centres.

New RWP, colour to match. Gully trap to be used if a combined system

Post/wall connection detail. Timber post fixed down to blockwork with Simpson Strong-Tie reinforced angle brackets, type E2/2.5/7090, fully nailed to bottom of post and fixed into block with a minimum of 2no. Hilti (or equal) HRD-U 8 frame anchors

Glass in Window and Door to be toughened, designed to resist human impact as set out in BS 6262: Part 4: 2005, where all, or part, of a pane is: within 800 mm of floor level; or part of a door leaf; or within 300 mm of a door leaf and within 1.5 m of floor level.

All surface soil and vegetable matter to be removed from site prior to construction all to comply with 3.1.1 of the Building Standards.

Any existing drains passing through the building to be suitably protected, reconstructed or re-routed.

New 100mm UPVc Drainage to be surrounded with 5-10mm pea gravel

Any unfinished or partially complete works to be kept safe and secure to complied with Reg 15.

Foundations to bear on original firm natural sub-soils a minimum of 450mm minimum below ground level and below the invert level of any adjacent drains. FOUNDATION EXCAVATIONS TO BE RECORDED BY ARCHITECT / AGENT AND RESULTS TO BE FORWARDED TO THE STRUCTURAL ENGINEER.

Neighbouring footpath to be regular cleaned and keep free of building debris and related materials to complied with Reg 14.

Outlet and controls of electrical fixtures to be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switched to be positioned at a height of between 900mm and 1100mm above floor level.

Standard switched or unswitched socket outlets or outlets for other services to be positioned at least 400mm above floor level. Above obstruction, such as worktop, fixtures should be at least 150mm above projection surface.

New optical smoke detector to be hardwired and to have 'integral standby' (battery powered backup) and interlinked on a separate circuit to BS EN 14604:2005; all to comply with part 2.11.9 of the Building Standards and in accordance with BS 5839: Part 6: 2019. Smoke detectors to be mains wired and interconnected with existing house detectors where practical. Radio linked interconnection between hard wired smoke alarms and/or heat alarms may be used for a Grade D system.

Where socket outlets are concealed, separate switching should be provided in an accessible position, to allow appliances to be isolated.

An openable window, to have controls for opening, positioned at least 350mm from any corner, projection wall or any obstruction with a height off;

- No more than 1700mm above floor level where access to controls is unobstructed,
- No more than 1500mm above floor where access control is limited by a fixed obstruction, no more than 900mm High, 600mm max projection.
- No more than 1200mm above floor level, in unobstructed location, within an enhanced apartment or within accessible sanity accommodation.

Host wall: Framing to consist of 100x50mm C16 timber posting at 600mm maximum centres with double bottom & top rails and 1No. row of mid height dwangs. Openings to be lintelled (over) with 2No. 200x50mm C16 grade timbers supported off cripple studs (CS) both ends.

All fixed light fitting installed to be low energy type and designed to achieve appropriate lighting levels as per 6.5.1 of the Technical Standards & Section 13 of the Domestic Building Services Compliance Guide for Scotland 2022 Edition. Megaman Luminaires (or equal).

The existing heating system is capable of maintaining a temperature of 21°C in at least 1 apartment and 18°C elsewhere. All in accordance with part 3.13.1 of the Building Standards.

EXISTING DWELLINGHOUSE ALREADY HAS THE FOLLOWING:
- 1 smoke alarm installed in the principal habitable room
- 1 smoke alarm in every circulation space on each storey (GFL hall and FFL landing)
- 1 smoke alarm in every access room serving an inner room
- 1 heat alarm installed in every kitchen
- 1 CO detector where the boiler is located with habitable accommodation

Any discrepancies or queries regarding any part of of the works to be discussed prior to any affected work being carried out.

Drawings not to be scaled and all sizes to be checked on site.

Final position of rad's to be agreed on site by customer. All new pipework insulated with foam pipe lagging to BS5422:2009. Rad fitted with thermostatic valve

Lighting / Electrical Items all as per Specification and to final positions to be agreed on site by customer.

EXISTING dwellinghouse has no EXISTING Sub floor ventilators

ALL STRUCTURAL ELEMENTS TO ACHIEVE MINIMUM 30 MINUTES FIRE RESISTANCE WITH 12.5mm PLASTERBOARD

EXISTING DWELLINGHOUSE ALREADY HAS THE FOLLOWING INTERLINKED FIRE DECGTION WORKS:
- 1 smoke alarm installed in the principal habitable room
- 1 smoke alarm in every circulation space on each storey (GFL hall and FFL landing)
- 1 smoke alarm in every access room serving an inner room
- 1 heat alarm installed in every kitchen
- 1 CO detector where the boiler is located with habitable accommodation

GENERAL NOTES

ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E REGULATIONS AND TO COMPLY WITH THE 18TH EDITION OF THE BS 7671: 2018 'THE REQUIREMENTS FOR ELECTRICAL INSTALLATIONS'.

ANY DISCREPANCIES OR QUERIES REGARDING ANY PART OF THE WORKS TO BE DISCUSSED PRIOR TO ANY AFFECTED WORK BEING CARRIED OUT.

WHILST THE HIGHLIGHTED AREAS ARE INDICATIONS OF SERVICES BELOW GROUND THERE MAY BE OTHERS OUT WITH, THEREFORE ALL EXCAVATIONS SHOULD INCORPORATE EXTREME CARE AND DILIGENCE.

DRAWINGS TO BE READ AND UNDERSTOOD PRIOR TO WORK COMMENCING.FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. EXISTING DRAINAGE AND SERVICES POSITIONS TO BE CONFIRMED ON SITE.ANY DISCREPANCIES TO BE REPORTED BACK TO ARCHITECT.

CUSTOMER APPROVAL		
SALES ADVISER		
SALES MANAGER		
APPROVAL	DATE	SIGNATURE

No.	REVISION	DRAWN BY	CHECKED BY	DATE
2	ISSUED FOR PLANNING & WARRANT APPROVAL	Z.URQUHART		06/02/2024
1	ISSUED TO CUSTOMER FOR APPROVAL	Z.URQUHART		30/01/2024
0	ISSUED TO SALES FOR APPROVAL	Z.URQUHART		23/01/2024

CUSTOMER:
MR & MRS C. WHEATON
35 CORSE DRIVE
BRIDGE OF DON
ABERDEEN
AB23 8LN

PROJECT:
PROPOSED EXTENSION

THISTLE CONTRACT NO: **41349**

Thistle HOME IMPROVEMENTS GROUP

THISTLE HOUSE, WOODSIDE ROAD
BRIDGE OF DON, ABERDEEN, AB23 8EF
TEL: 01224 706555 WWW.THISTLE.GROUP

DATE	JANUARY '24	DRAWING NO:	202
SCALE	1:10; 1:20; 1:50		