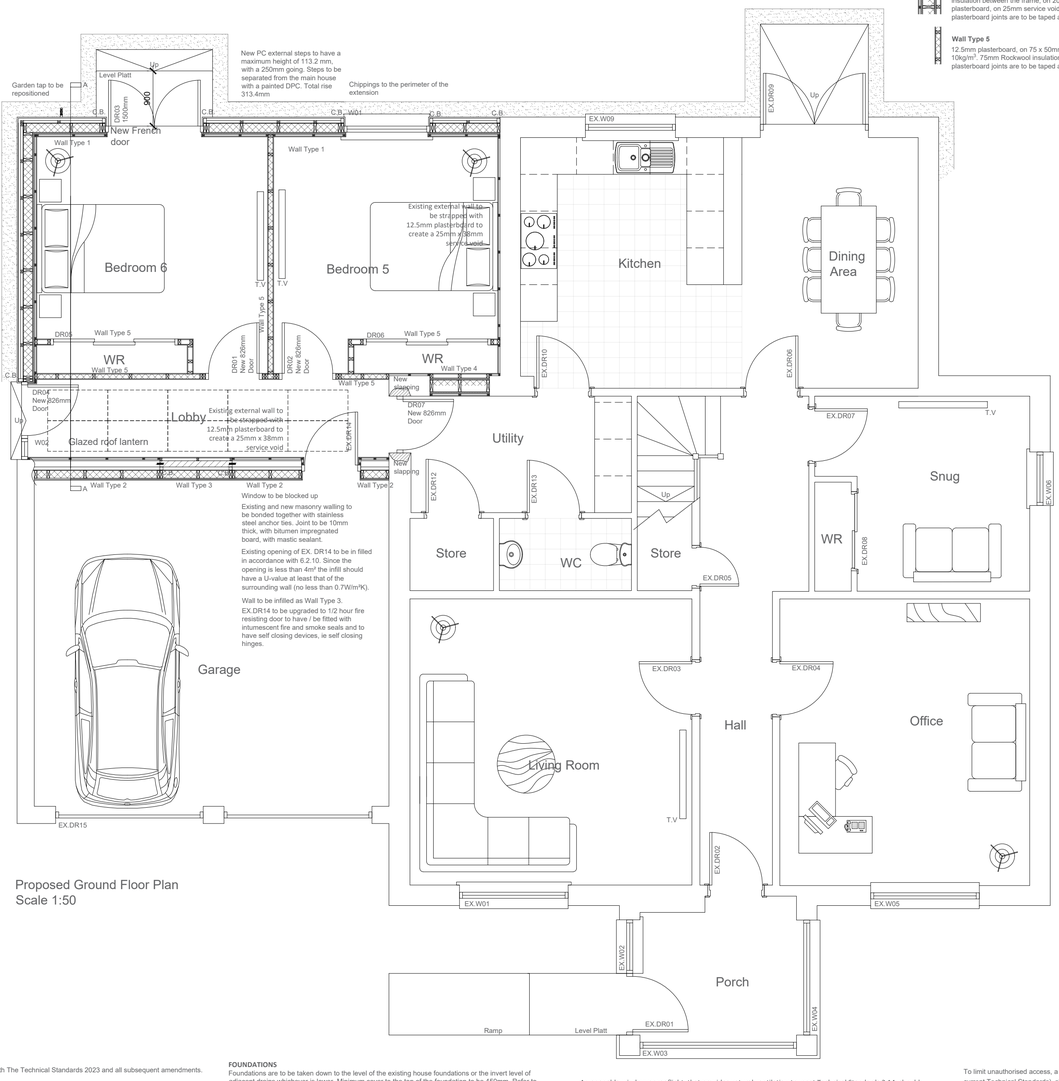
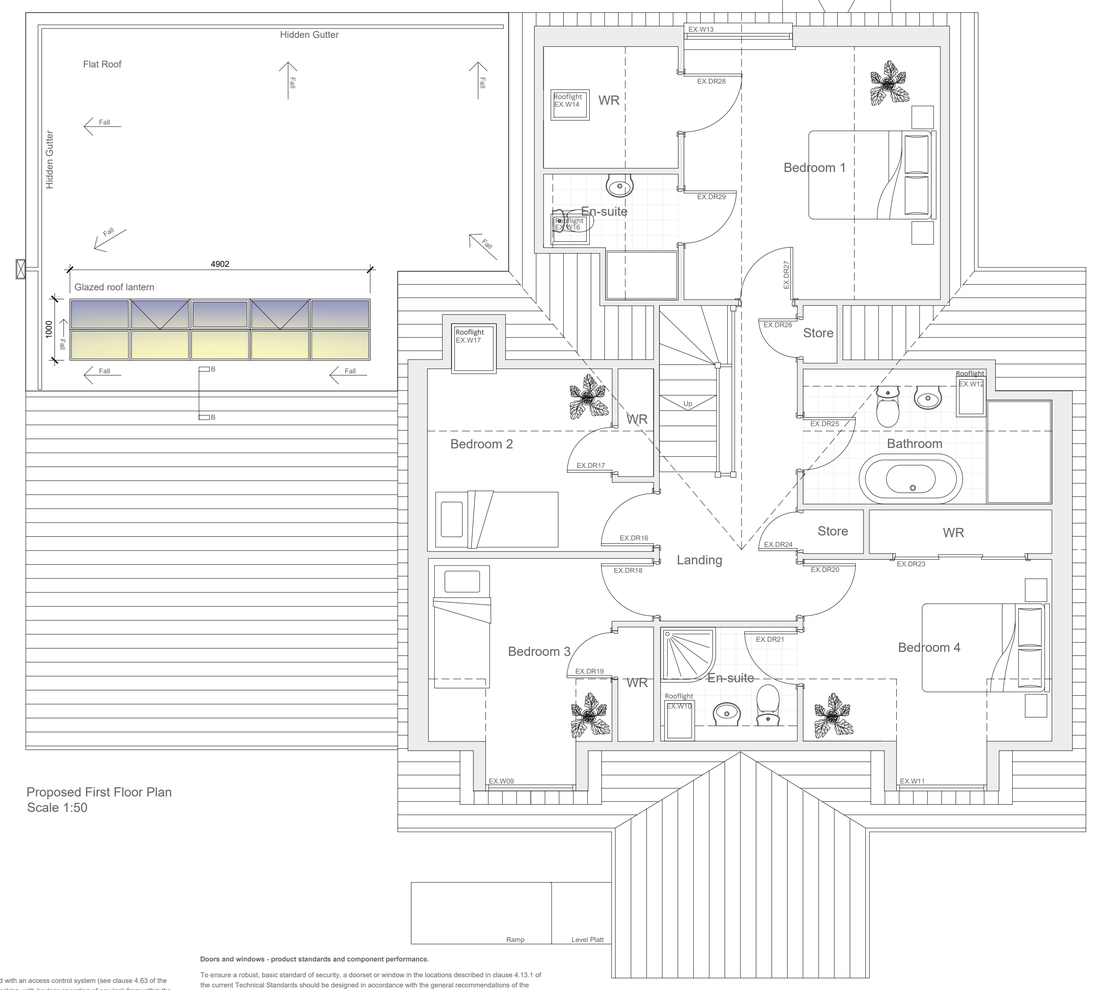



Proposed Ground Floor Plan
Scale 1:50




Proposed First Floor Plan
Scale 1:50

**Wall Type 1**
20mm vertical timber cladding, on 38mm x 50mm horizontal treated s/w battens, on 38mm x 50mm treated s/w counterbattens, breather membrane, on 9.5mm OSB, on 145mm s/w treated timber frame with 145mm Kingspan K112, on 20mm full height and width Kingspan K112 insulation, vapour barrier, 15mm plasterboard on, 25mm service void, 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m². All joints taped and filled. U value - 0.16W/m²k

**Wall Type 2**
12.5mm plasterboard, on 25mm service void, on existing 20mm roughcast, on existing 100mm concrete blockwork, on existing 50mm cavity, breather membrane, on 9.5mm OSB, on 47mm x 125mm s/w treated timber frame. If framing is not 125mm deep, install battens to increase depth. 125mm Kingspan K112 insulation, vapour barrier, on 20mm full height and width Kingspan TW55 insulation, on 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m². All joints taped and filled. U value - 0.17W/m²k

**Wall Type 3**
12.5mm plasterboard, on 45mm service void, on 100mm concrete blockwork, on 50mm cavity, breather membrane, on 9.5mm OSB, on 47mm x 125mm s/w treated timber frame with 125mm Kingspan K112 insulation, vapour barrier, on 20mm full height and width Kingspan TW55 insulation, on 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m². All joints taped and filled. U value - 0.17W/m²k

**Wall Type 4**
12.5mm plasterboard, on 65mm service void, on 15mm plasterboard, on 20mm full height and width Kingspan TW55 insulation, on 47mm x 190mm s/w treated timber frame with 100mm Kingspan TW55 insulation between the frame, on 20mm full height and width Kingspan TW55 insulation, on 15mm plasterboard, on 25mm service void, on 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m². All plasterboard joints are to be taped and filled. U value - 0.17W/m²k

**Wall Type 5**
12.5mm plasterboard, on 75 x 50mm s/w framing, on 12.5mm plasterboard. Plasterboard to have a mass of 10kg/m². 75mm Rockwool insulation to be laid between the studs with a minimum density of 10kg/m². All plasterboard joints are to be taped and filled.

**CAVITY BARRIERS (CB)**
Rockwool PWCB Cavity barriers or equal and approved to be inserted around all external window and doors openings, corners and wall heads, at all floor levels / junctions and at 8.0m centres and at Movement Joints to comply with **2.4.1**



For kitchen and utility units, all dimensions (plan and vertical) must be taken on site prior to manufacture by kitchen and utility unit manufacturer.

0m 1m 2m 3m 4m

These drawings are to be read in conjunction with:
AD 1721 / BP01, 01, 02, 03, 04, 06 & 07

**TECHNICAL STANDARDS**
All new work to be carried out in accordance with The Technical Standards 2023 and all subsequent amendments.

**CONSTRUCTION COMPLIANCE NOTIFICATIONS**
Main Contractor to ensure that they are familiar with the Construction Compliance Notification Plan and that sufficient notification is required to be given to Building Control to ensure ample time is provided for relevant inspections of work stages.

**DEMOLITIONS**
All demolition works to be carried out in accordance with Building Standards (Scot) Act 2004 & to BS 6187 (2000) & the Health & Safety at Work Act 1974.
Scaffolding to be in accordance with BS EN 12811 and the NASC Technical Guidance reference TG 20 : 08.
Any disconnected services to be capped for re-use.
Contractor to contact all relevant service providors for locating and disconnecting any site services prior to work starting on site.

In compliance with Regulation 13 protective barriers are to be erected to separate the building site / building from members of the public who may have aceess with 3.6m of the site or building.
Protective barriers can take the form of hoarding, barriers or fences. Where deemed appropriate, insigate any protective measures that are deemed appropriate by the Local Authority. Any protective works shall be so erected as to cause no danger to the public and shall maintained to the satisfaction of the Local Authority.All protective barriers are to remain in position until the works are complete and it has been agreed with the Local Authority, and the Local Authority is satisfied that no danger to the public will occur by removing protective barriers.

In compliance with Regulation 14, the neighbouring footpaths adjacent to the building site are to be regularly cleaned and kept free of building debris.

In compliance with Regulation 15 the building when in an unfinished or partially complete state must at all times be kept safe and secure.

All existing structural openings affected by the works are to be propped down to hard pan until new structural supports have been installed.

**ACCURACY**
All dimensions to be verified on site prior to commencement of the works and manufacture of components. Any discrepancy to be reported to the Designer. All levels are in meters and relate to external ground level of +0.000. It is the responsibility of the main contractor to check all levels on site.

**WATER TIGHTNESS**
The main contractor is to ensure the water tightness of the finished structure.

**STRUCTURAL ENGINEER**
All Structural elements are to be confirmed by Separate Structural Engineers details and Specifications.

**RISKS/SAFETY**
All construction work and operations to comply with the statutory requirements or by virtue of the provisions of any enactment or regulation which minimise Health & Safety hazards. Notice is given by reference to this clause of the requirement that the contractor must satisfy himself as to the extent of the work, and to the relationship and implications to adjoining property and buildings.

**SITE CONSTRAINTS**
Existing line drainage, water, gas, and other mains services, on or over the site, where known, are shown on the drawings.
The contractor shall be deemed to have visited the site and examined the site and have fully aquainted himself as to the conditions, facilities for access and storage of materials, the nature of the ground, the full extent of the operations and the execution of the works generally.

**FOUNDATIONS**
Foundations are to be taken down to the level of the existing house foundations or the invert level of adjacent drains whichever is lower. Minimum cover to the top of the foundation to be 450mm. Refer to separate structural engineer's details.

All vegetable matter is to be removed from the footprint of the extension to comply with **3.1.1**

**Security - 4.13.1 - 4.13.5**
All new external doors and windows must be designed to resist forced entry and in so doing must comply with the guidance as set out for physical security in Section 2 OF 'Secured by Design' (ACPO, 2009).

Radon membrane protection

To protect the extension from Radon Gas a Radon Gas Barrier is to be installed. The membrane is to be a minimum 1200g DPM or specialist Radon Gas membrane. Apply jointing tape to all joints and seal the adjacent sheet in accordance with the manufacturers recommendations. Use sealing tape to seal the top face of the joint. Radon membrane to lap a minimum 150mm with the DPC. All joints are to be taped and or welted, and sealing tape applied. Where appropriate, cavity trays are to be installed, and lapped a minimum 150mm with DPC and DPM. All joints are to be taped and or welted. All joints are to be sealed.

New DPM will be tied in with the existing DPC, with a minium lap of 150mm.

**WINDOWS**
Windows to have minimum aggregate area of 1/15 and opening area of 1/20 of the floor area of each room. All new windows to provide minimum trickle ventilation. Refer to individual notes for each new window. All new windows to be uPVC, with double glazed units, to give a "U" value of 1.4W/m²k. All new rooflights to give a "U" value of 2.1 W/m²k. Inner pane of glass to be "k" glass. Cavity to be filled with Argon gas. Windows to have trickle ventilation. All glazing in vulnerable locations is to be laminated.

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

Insulation to be fitted below the window cill and to be extended into the jambs and heads of the windows and doors.

All low level glazing to comply with BS 6262 and BS 6206.

Trickle ventilators are to be fitted at a minimum height of 1.75m above the finished floor level.
W01 - 12,000mm² trickle ventilation
DR03 - 12,000mm² trickle ventilation
All to comply with parts **4.8.2** and **part 3 of 3.14.5** of the current Technical Standards.

Window to be blocked up

Existing and new masonry walling to be bonded together with stainless steel anchor ties. Joint to be 10mm thick, with bitumen impregnated board, with mastic sealant.

Existing opening of EX. DR14 to be in filled in accordance with 6.2.10. Since the opening is less than 4m² the infill should have a U-value at least that of the surrounding wall (no less than 0.7W/m²K).

Wall to be infilled as Wall Type 3.
EX.DR14 to be upgraded to 1/2 hour fire resisting door to have / be fitted with intumescent fire and smoke seals and to have self closing devices, ie self closing hinges.

An openable window or rooflight, that provides natural ventilation to meet Technical Standards 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:

- not more than 1.7m above floor level, where access to controls is unobstructed; or
- not more than 1.5m above floor level, where access to controls is limited by a fixed obstruction of not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a *kitchen* base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or
- not more than 1.2m above floor level, in an unobstructed location, within an enhanced *apartment* or within *accessible sanitary accommodation* not provided with mechanical ventilation.

**Doors and windows - product accreditation**

A door or window in the locations described in clause 4.13.1 of the current Technical Standards should be tested and certified by a notified body as meeting a recognised standards for security such a BS PAS 24: 2007 for doorsets or BS 7950: 1997 for windows.

**Doors and windows - product standards and component performance.**

To ensure a robust, basic standard of security, a doorset or window in the locations described in clause 4.13.1 of the current Technical Standards should be designed in accordance with the general recommendations of the product standard appropriate for the material used, such as:

- BS 7412: 2007, for Upvc units;
- BS 644: 2009, for timber window units;
- BS 4873: 2009, for aluminium alloy units;

Vulnerable windows should be constructed to resist attempts to force frames and, if openable, ironmongery. Windows which can be opened should be fitted with either:

- a keyed locking system that uses a removable key: or
- a keyless operating system, together with glazing which incorporates laminated glass or a similar robust glazing material.

Where a material standard for a doorset is not available, it should be designed and constructed in accordance with the recommendations in Annex A of BS 8220-1:2000, together with the following recommendations, to ensure a robust basic standard of security.

If single swing the doorset should be fitted with at least one and a half pairs of hinges meeting the recommendations of BS EN 1935: 2002 for hinge grade 11 or above.

Hinges fitted to an outward-opening door should be of a type that does not permit the hinge pin to be removed unless the door is open. Otherwise, hinge bolts should be fitted to ensure the door leaf will remain secure when closed.

A doorset should include a single-point locking device to BS 3621:2007 (for keyed egress) or to BS 8621: 2007 (for keyless egress) or a multipoint locking system. A deadlocking facility should be provided. Any lock cylinder should be in accordance with BS EN 1303: 2005, grade 5 key security and grade 2 attack resistance as a minimum.

To limit unauthorised access, a communial entrance door fitted with an access control system (see clause 4.63 of the current Technical Standards), should be self closing and self-locking, with keyless operation of any lock from within the common area. To accommodate access control systems, a doorset may incorporate electronic or magnetic remote release and a means of access which includes keyless electronic solutions (keypad, prexximity swipe, etc).

Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similar robust glazing material.

A sliding door should have a multi-point system with 3 or more hook or similar bolts. To prevent removal of the door, an anti-lift device should be fitted. Shoot bolts, if used should locate into the head of the frame.

A doorset with more than one door should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked.

**Installation and fixing of doors and windows**

Inadequate fixing into the surrounding structure will significantly affect the security performance of a doorset or window. In most cases, fixings designed to resist normal anticipated loads, such as from wind and accidential impact will also ensure that a doorset or window is secure against the more common basic methods of forced entry.

To ensure a robust installation, fixing of a doorset or window should be in accordance with:

- the recommendations given in section 8 of BS 8213-4:2007; or
- manufacturer's written instructions where these meet or exceed the recommendation with this British Standard.

For compliance with 6.2.10 of the Technical Standards.

- For door and window heads, jambs and cill details, all as per details.
- All details to be standard construction.
- All windows and doors are to have weather and draught seals
- Mastic and silicone sealant to be applied to the perimeter of all windows and doors (externally and internally).
- Air tightness tape to be applied to the rear of the window / door frames.

Security - 4.13.1 - 4.13.5

All new external doors and windows must be designed to resist forced entry and in so doing must comply with the guidance as set out for physical security in Section 2 OF 'Secured by Design' (ACPO, 2009).

**Doors and windows - product accreditation**

A door or window in the locations described in clause 4.13.1 of the current Technical Standards should be tested and certified by a notified body as meeting a recognised standards for security such a BS PAS 24: 2007 for doorsets or BS 7950: 1997 for windows.

**Doors and windows - product standards and component performance.**

To ensure a robust, basic standard of security, a doorset or window in the locations described in clause 4.13.1 of the current Technical Standards should be designed in accordance with the general recommendations of the product standard appropriate for the material used, such as:

- BS 7412: 2007, for uPVC units

Vulnerable windows should be constructed to resist attempts to force frames and, if openable, ironmongery. Windows which can be opened should be fitted with either:

- a keyed locking system that uses a removable key: or
- a keyless operating system, together with glazing which incorporates laminated glass or a similar robust glazing material.

Where a material standard for a door is not available, it should be designed and constructed in accordance with the recommendations in Annex A of BS 8220-1:2000, together with the following recommendations, to ensure a robust basic standard of security.

If single swing the door should be fitted with at least one and a half pairs of hinges meeting the recommendations of BS EN 1935: 2002 for hinge grade 11 or above.

Hinges fitted to an outward-opening door should be of a type that does not permit the hinge pin to be removed unless the door is open. Otherwise, hinge bolts should be fitted to ensure the door leaf will remain secure when closed.

A door should include a single-point locking device to BS 3621:2007 (for keyed egress) or to BS 8621: 2007 (for keyless egress) or a multipoint locking system. A deadlocking facility should be provided. Any lock cylinder should be in accordance with BS EN 1303: 2005, grade 5 key security and grade 2 attack resistance as a minimum.

Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similar robust glazing material.

A sliding door should have a multi-point system with 3 or more hook or similar bolts. To prevent removal of the door, an anti-lift device should be fitted. Shoot bolts, if used should locate into the head of the frame.

A door with more than one door should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked.

**Installation and Fitting of Doors and Windows**

Inadequate fixing into the surrounding structure will significantly affect the security performance of a door or window. In most cases, fixings designed to resist normal anticipated loads, such as from wind and accidental impact will also ensure that a doorset or window is secure against the more common basic methods of forced entry.

To ensure a robust installation, fixing of a door or window should be in accordance with:

- The recommendations given in section 8 of BS 8213 - 4 : 2007; or

Manufacturer's written instructions where these meet or exceed the recommendations with the British Standards.

| | | | |
|---|---|---|---|
| Revision C | Issued to Planning and Building Control | 04.03.24 | RS |
| Revision B | Issued to Client for Comments | 26.02.24 | AB |
| Revision A | Issued to Client for Comments | 08.02.24 | AB |

**Project:**
Development at 30 Provost Black Drive,
Banchory, Aberdeenshire, AB31 4FG

**Drawing Title:**
Proposed Floor Plans and Notes

**Scale:**
1 : 50 @ A1

**Drawn:**
AB

**Date:**
4th March 2024

**Drawing Number:**
AD 1721 / 05 Rev C

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