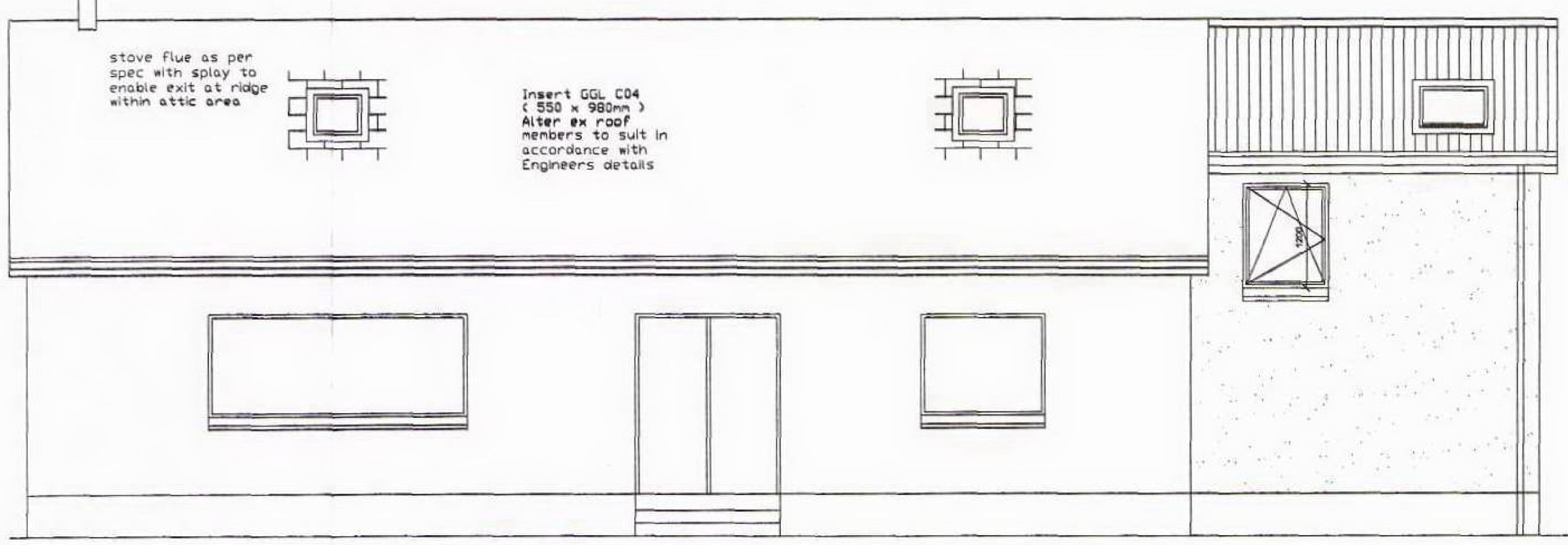
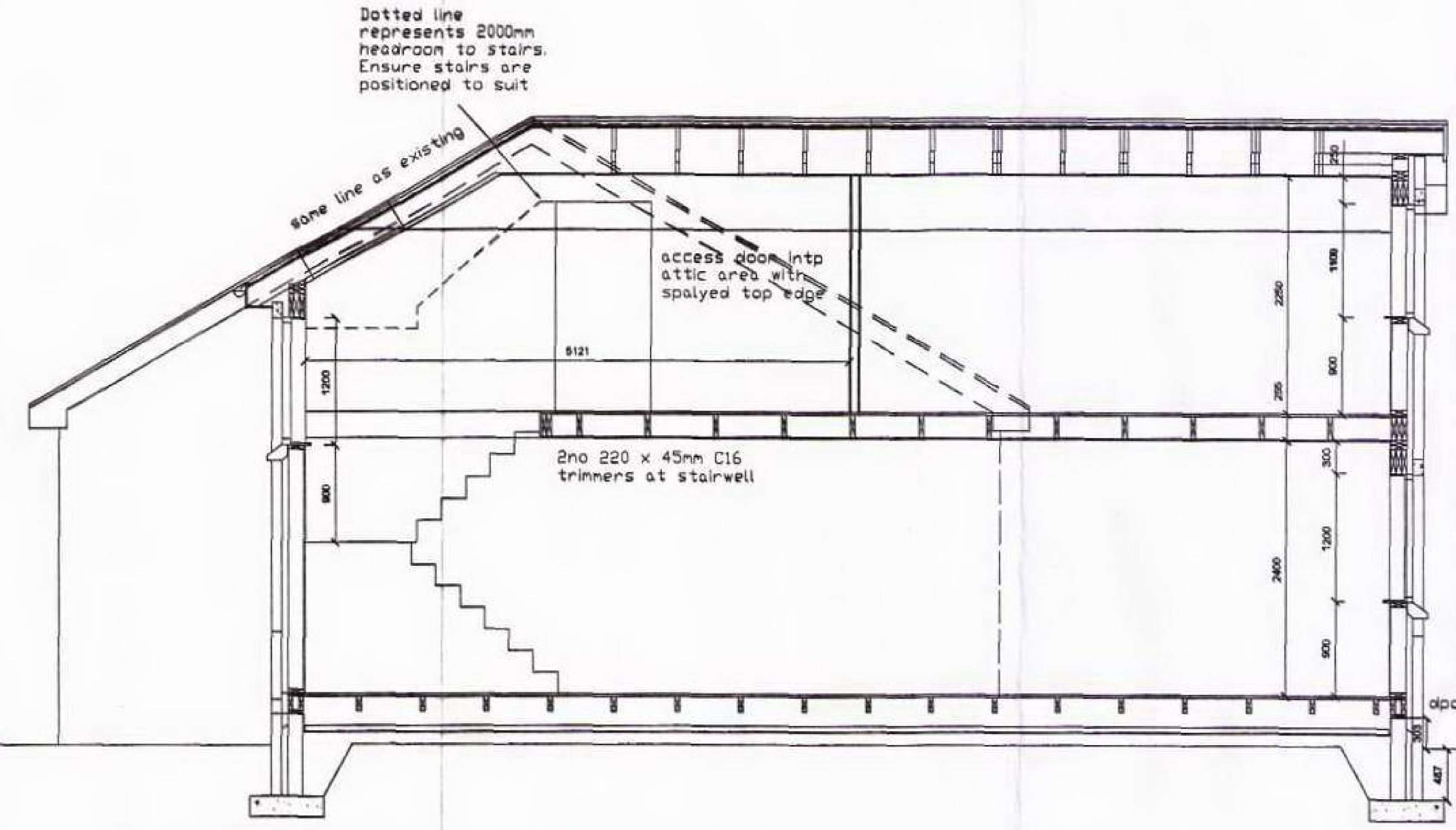
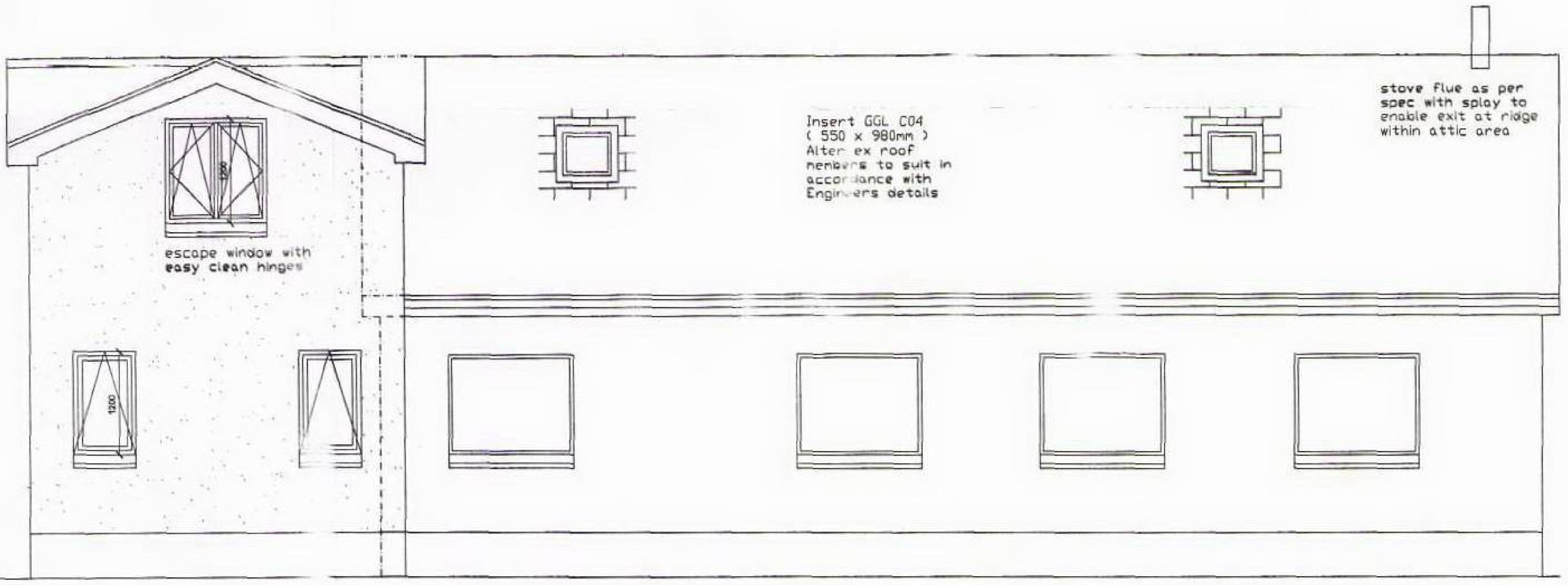


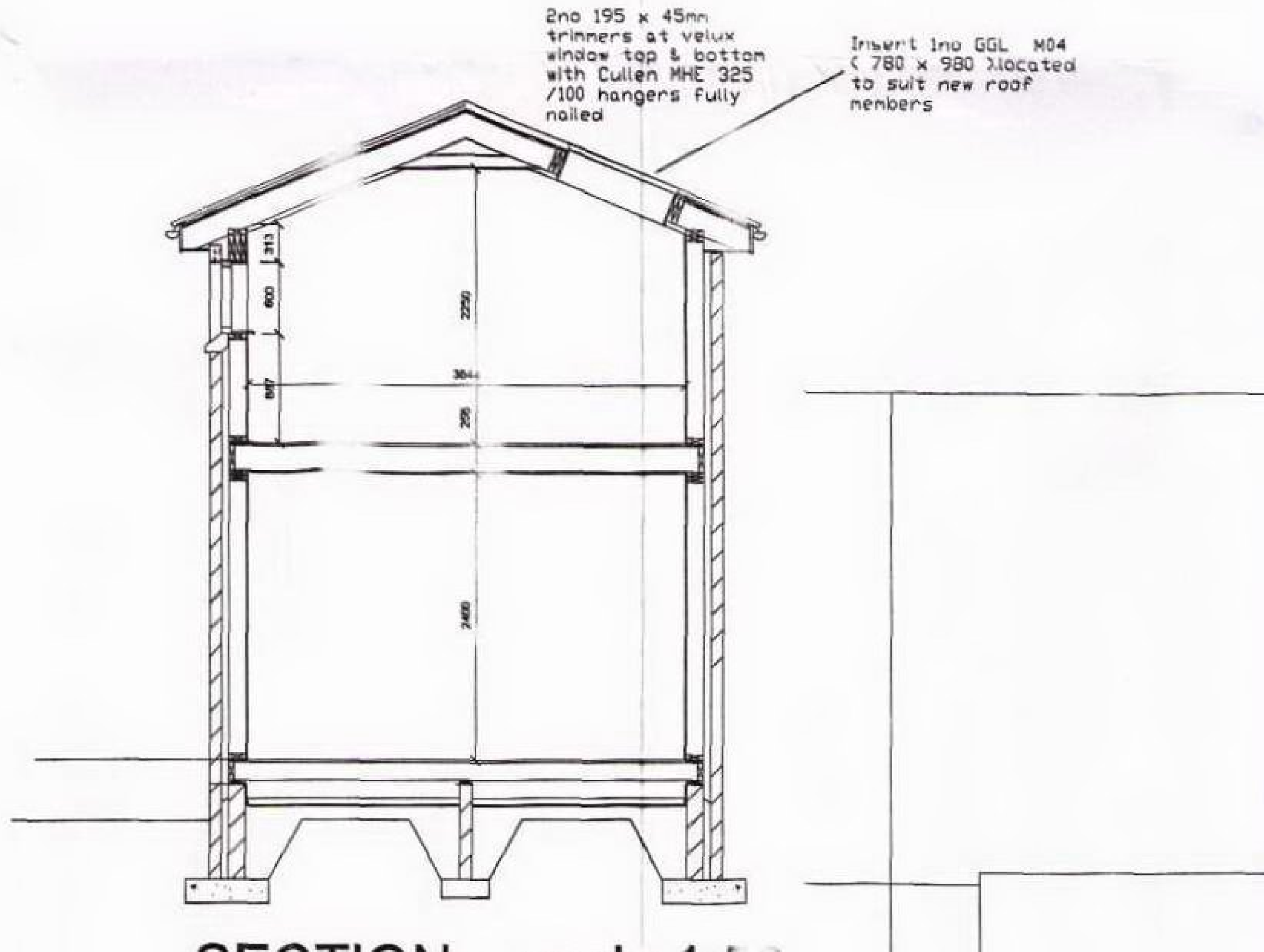
FRONT ELEVATION - scale 1:50



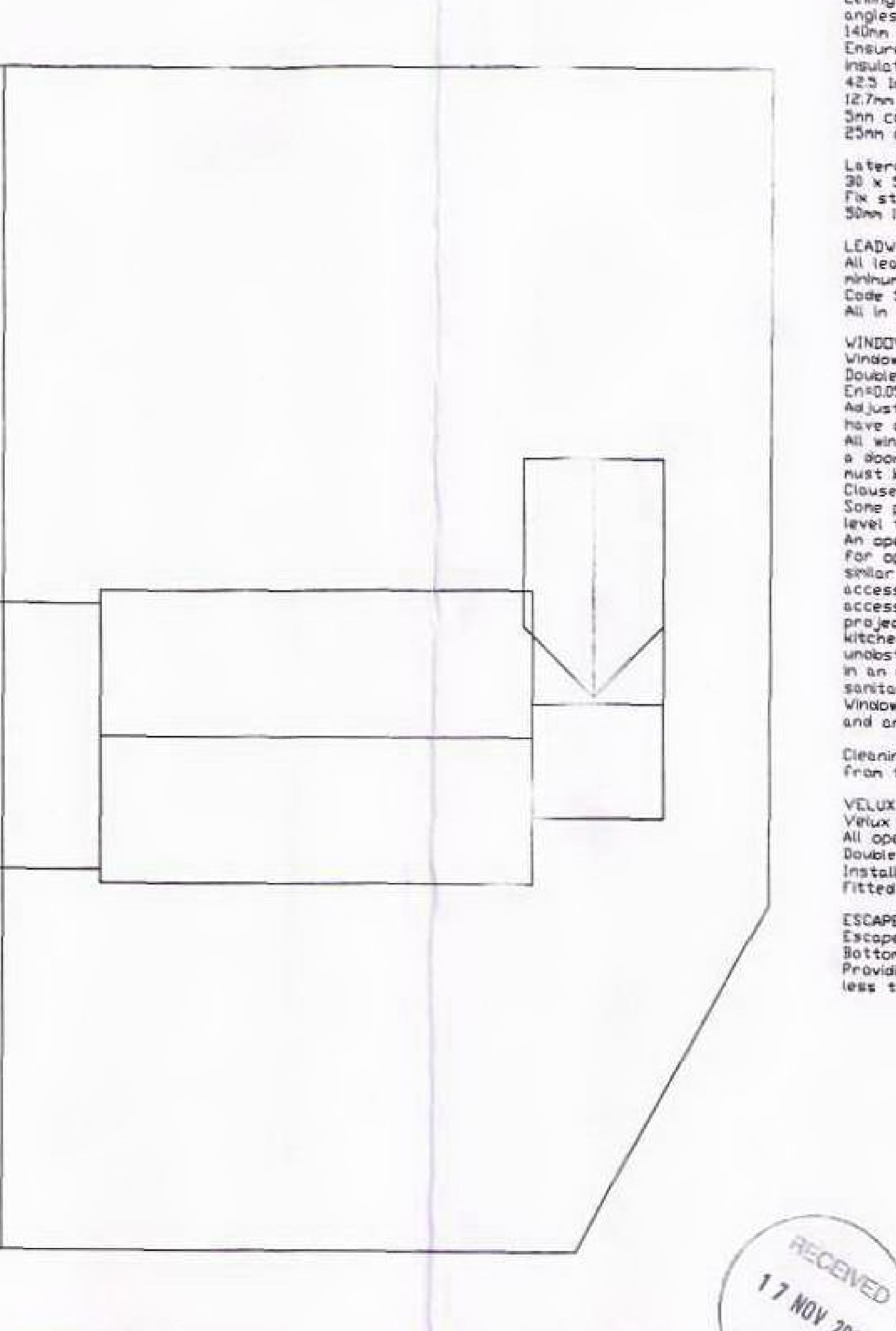
SECTION - scale 1:50



REAR ELEVATION - scale 1:50



SECTION - scale 1:50



SITE PLAN - scale 1:200

FOUNDATIONS
200mm deep strip concrete with 200mm wide scarcements
Dwarf wall foundations to be 400 x 150mm
Foundations to have a minimum of 450mm frost cover (from top of foundation to finished ground level)
Taken down to loadbearing strata. This shown above & on foundation plan area is based on good ground conditions and MUST be confirmed / checked on site

DAMP PROOF COURSE
3.8kg hessian based bituminous felt dpc in walls, round cills and lintols etc
Layer 1000 gauge visqueen damp proof membrane in solumn and floors

SOLUM
Min 150mm air space from u/side of floor joists
50mm lean mix concrete
1000 guage visqueen dpm lapped 300mm at all joints with polythene joint tape and turned up at edges
150mm consolidated hardcore
Openings for services to be lintolled with pre-stressed lintols or the like
215 x 65mm air bricks where indicated and to be a minimum of 150mm above finished ground level
Cavity to be filled with a sand, cement mix up to ground level
All pipes in solumn to be lagged

GROUND FLOOR
22mm t + g moisture resistant flooring grade chipboard
145 x 45 treated timber floor joists at 600mm centres -
140mm glasswool insulation draped between joists on netting
Where non loadbearing partitions run parallel to floor joists but not over then provide dwangs between joists at 600mm c/c

FIRST FLOOR
22mm t + g moisture resistant flooring grade chipboard
220 x 45 treated timber floor joists at 600mm / 400mm centres
To be confirmed by Engineer on exact locations of each span
Install mid strut dwangs, provide 3/4 depth dwangs or herring bone strutting between joists - up to 2.5m span - none,
2.5 - 4.5m span - 1 row in centre, over 4.5m span 2 rows equally spaced
12.7mm plasterboard

EXTERNAL WALLS
20mm drydash roughcast to match existing
100mm dense concrete block density 2050Kg/cub m outer leaf
50mm cavity
Protect TF200 Thermo Insulated reflective breather type building paper stapled to 9.5mm sheathing grade plywood
1200mm long mild steel holding down straps at every corner, opening and at 1800mm centres and built into outer leaf two courses down from finished floor level
C16 grade timber frame panels comprising 145 x 45mm bottom rail
145 x 45mm vertical studs at 600mm centres
1no 145 x 45mm cripple stud at all openings under 1500mm
2no 145 x 45mm cripple studs at all openings of 1500mm and over
3no. 220 x 45mm timbers spiked together as lintols
145 x 45mm top rail
145 x 45mm head binder
Nails - 3.35 x 65 at 150mm centres at sheet perimeter, 300mm centres internally
140mm Glasswool Frametherm 35 insulation incorporated between framing
12.7mm duplex plasterboard
48 x 38mm treated timber firestops around all openings and at intervals not exceeding 8000mm along length of the wall and at first floor level, at corners,centre of gable and at wallhead. The roof ridge and eaves cavities should be fitted with cavity barriers at 10m centres- protected by d.p.c in accordance with tech Standards
Movement joints where possible at 6.0m ctrs within 3.0m of corners
Wall ties to be austentic stainless steel at 600mm horizontal centres and 450mm centres vertically (staggered layout) spaced at jambs of openings at maximum 300mm centres and to be within 300mm of reveal
Ties must be fully fixed to wall studs - an additional stud may be required at movement joint locations to suit location of joints
Wall ties to be provided on either side of expansion joints at 225mm vertical centres to suit blockwork
Ryton slinvent to be incorporated into outer leaf at eaves,verge level, first floor level and below dpc level at 1200mm centres to ventilate cavity and at stepped dpcs to drain cavities
10mm expansion joints to be left in walls and roughcast in positions shown on drawings and filled with flexcell or similar polysulphide sealant.
Brick reinforcement to be provided in two courses above and below openings to external at least 600mm beyond opening. In brickwork panels with irregular openings brick reinforcement should extend the full width of the panel.

Hilti HRD-S anchors at 450mm crts to be used to fix new timber frame to existing house

PRECAST CONCRETE LINTOLS
100 X 215mm reinforced precast lintols with end bearing of up to 1550mm - 150mm (minimum) thereafter 225mm minimum with size of reinforcing to suit openings

PARTITIONS
70 x 45mm non - loadbearing partitions Timbers at 600mm centres
(see ground floor note re floor dwangs)
All partitions finished both sides with 12.7mm plasterboard
Moisture resistant in en-suite etc
80mm sound deadening insulation in partitions to bathroom/ en-suites

ROOF
Concrete roof tiles to suit proposed pitch
50 x 25mm treated tiling battens
38 x 15mm treated counter battens
Layer Glidevale protect Al membrane lapped min 150mm horizontally and 100mm vertically and secured with nails
Appropriate underlay protectos like Glidevale eaves skirt along bottom & dressed into gutter
9mm DS3 sarking
Prefabricated timber roof trusses at 600mm centres
Roof truss certificate to be forwarded to Building Control prior to erection
All bracing to roof truss to be in accordance with Internal Truss Plate Association Handbook & Truss manufacturers requirements
Web Chevron bracing should be installed continuosly along the line of webs.
Each brace to be inclined at approx 45 deg but fixed to at least three trusses.
Braces to be of a minimum size 22 x 97mm free of major defects and fixed with two 3.35 x 75mm galvanised round wire nails to each cross over
Lateral web Bracing (if required by Truss Rafter Designer)
Diagonal anchor braces at 6.0m intervals (not to be installed if web chevron bracing is to be installed along the webs). Braces to be a minimum size of 22 x 97mm free of major defects and fixed with two 3.35 x 65mm galvanised wire nails at each cross over
Fixed both sides with proprietary truss clips
300mm glasswool Crownwool roll 40 insulation laid between and over ceiling ties (150mm between truss cords & 150mm laid over cords at right angles to first layer)
140mm Thermapitch TP10 rigid insulation to coomb or equal & approved
Ensure that a 50mm airspace is maintained between sarking and insulation
42.5 Insulated duplex plasterboard to coomb (Kooltherm K18 attached)
12.7mm plain plasterboard to ceiling
5mm continuous ventilation provided to ridge
25mm continuous ventilation provided to eaves

Lateral restraint straps - proprietary metal anchors - not less than 30 x 5mm cross section 150mm cranked end and 1800mm long at 2000mm centres.
Fix straps to rafter / ties with not less than No 12 zinc plated woodscrews, 50mm long

LEADWORK
All leadwork used to be Code 5 lead. Leadwork raggled into walls with a minimum 150mm upstand. lead valleys to be minimum 125mm wide on valley boarding
Code 5 secret gutters dressed under roof covering forming a welt and dressed up wall.
All in accordance with Lead Manual.

WINDOWS & DOORS
Windows & doors to have a U value of 1.8 W/sqmK
Double glazed windows with low e glass
En=0.05, 16mm space between panes of glass
Adjustable ventilator incorporated in head rail of opening sashes to have a average capacity of not less than 6000sq mm
All window glazing below a height of 800mm from finished floor level & Glazing within a door leaf, or within 300mm of a door leaf and within 1.5m of floor level must be constructed of safety glass in accordance with BS 6262 Part 4 and Clause 4.8.2
Some part of the opening should be at least 1.75m above finished floor level this includes the trickle ventilator
An openable window or rooflights that provides natural ventilation 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 abovr floor level, where access to controls is limited by a fixed obstruction of 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.
Windows sized to give clear glazed area of 1/15th of floor area in each apartment and an opening area of 1/30th of floor area in each apartment

Cleaning - Windows to first floor and above should be designed to enable safe cleaning from the inside

VELUX WINDOWS
Velux roof windows to codes given, all with AA designation
All openings formed within roof carcassing with full depth trimmers
Double rafters to sides of aperture for large velux windows refer to engineer
Install units complete with associated flashings for associated roof finish
Fitted all in accordance with manufacturers printed instructions

ESCAPE WINDOWS
Escape windows with a clear opening part of at least 850mm high and 500mm wide.
Bottom of window to be not more than 1100mm and not less than 850mm above floor
Providing unobstructed opening area of 0.33 sqm with neither the height or width less than 450mm

ELECTRICS
Final electrical positions to be agreed on site with Client
All electrical work to be carried out in accordance with the current IEE regulations and the building regulations
An electrical installation should be designed, constructed, installed and tested as such that it is in accordance with the recommendations of BS7671. Certificate to be signed by a member of SELECT or NEIEC will only be accepted by Council
In accordance with Clause 4.8.5 the follow should be adhered :- Outlets and controls of electrical fixtures nd systems should be positioned at least 350mm from any internal corner, projecting wall or similar obsruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:
- Light switches should be positoned at a height of between 900mm & 1.1m above f.f.l
- standard switched or unswitched socket outlets & outits for other services such as telephone or television should be positioned at least 400mm above f.f.l. Above an obstruction, such as a worktop, fixtures should be at leat 150mm above the projecting surface.

Where socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated
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50% of the fixed light fittings and lamps within new extension should be low energy type.
New Downlighters require to be installed within fire resistant box as part of the light unit & installed as per manufacturers instructions to provide short duration fire resistance (complete layers of 12.7mm plasterboard with no "holes" for services unless fire protected)

SMOKE DETECTORS
Smoke alarms to be fitted where indicated and to comply with BS 5446 part 1 2000 & BS 5839 part 6 2004 and to be wired independently to the consumer unit and to be interlinked with battery back - up with standy by capacity of at least 72 hours while giving a visual warning of mains power being off. Should remain sufficient capacity to provide a warning of smoke for a further 4 minutes.Audible warning should be given at least once every minute where the capacity of the standby power supply falls below the recommendedstandby duration when the mains power is on and persist for at least 30 days when the mains power is off.
Smoke alarms to be located in accordance with the recommendations of BS 5839 part 6 2004 for a grade D type LD3 system
Alarms positioned within 7 metres of door to lounge and within 3 metres of door to all bedrooms, if circulation space is longer than 15m long, not more than 7.5m from another alarm on same storey, 300mm from any wall, light fitting, heater or air conditioning outlet

EXTRACT VENTILATORS
Extractor fans to be fitted where indicated and to be ducted to the external air having a extract capacity of : en-suite - 15 litres per second.

DRAINAGE
To be installed to satisfaction of local authority and in accordance with the building regulations
110mm dia upvc underground drains
All drains to be surrounded in pea gravel and granular material conforming to BS 882
Where any pipe passes through any substructure walling it is to be lintolled .
Pipe is to be 50mm clear of walls, lintols and foundations.
Surround pipe in pea gravel.
Pipe to be laid at a minimum gradient of 1:80
Pipes to be haunched and bridged where they pass through or beneath any building works (non-rigid material at walls)
Manholes/ Inspection chambers/ Access fittings to BS EN 12056-1: 2000, BS EN 752-3: 1997 (amend. 2) BS EN 752-4 : 1998 & BS EN 1610: 1998
A pipe installed with cover less than 600mm in garden or 900mm in drive to be covered by conc slab in garden

100mm upvc deepflow gutters
68mm upvc downpipes

SANITARY FACILITIES
All sanitary pipe work to comply with BS EN 12056 - 2: 2000
Shower traps to be made accessible
Thermostatic mixing valves (TMV) are to be fitted to sanitary fittings (as close to point of delivery) to limit the delivery of hot water to max temp of 48 degrees to prevent scalding or fitting complying with BS EN 1111 / BS EN 1287:1999
All pipework to be insulated
All new fittings connected to drain in upvc, 38mm dia from VHB and bath, 100mm dia from toilet
Provide access at all internal changes of direction

STAIRS
Handrail should be fixed at a height of at least 840mm and not more than 1.0m measured vertically above the pitch line of a flight of stairs and on a landing where handrail is provided increasing to 1100mm on landing. A handrail profile and projection should allow a form grip and the end in a manner such as scrolled or wreathed end, that will not present a risk of entrapment to users
Headroom at no point less than 2000mm measured from pitch line over the full width
No opening within barrier to be such a size as to permit the passage of a sphere of a 100mm dia sphere.
Measure going at centre of tread, measure from curved stair line, even when tread is in rectangular enclosure
landing length is measured along centre line of travel (clause 4.3.6)
All rises in a flight should be uniform height. In a straight flight or in a part of a flight that is straight, measurement should be uniform along centreline of the flight. Where a flight consists partly of straight and partly of tapered treads, the going of the tapered treads should be uniform and should not be less than the going of the straight treads. The going measured at the narrow end of a tapered tread should be at least 50mm (clause 4.3.1). The aggregate of the going and twice the rise should be at least 550mm and not more than [illegible]
The clear width of a stair should be measured between handrails or, where there is no handrail present, between any walls or protective barriers. It should be clear of obstructions. (as per clause 4.3.1).
Effective width of a private stairs is 900mm. The projection of any stringer or newel post into this width should be not more than 30mm
Stair landings should be provided at the top and bottom of every flight. Should have an effective width of not less than the effective width of the stair flight.
Be clear of any door swings
Rise -204.23mm - To suit on site size
Going -230 mm
Pitch - 41.6 degrees

To allow for future installation of a stair lift any stair should have an area of wall not less than 700mm in length or an equivalent space adjacent to the bottom riser of a stair and clear of any obstruction, fitting or doorway to allow parking of a stairlift at rest position. This space should be not less than 400mm in depth
Have a similar area of not less than 200mm in length, on the same side of the flight, at landing level adjacent to the top nosing of the stair, to assist in transfer at the upper level, allowing for projection of a stair track

EXTERNAL STEPS
max rise - 170mm
min going - 250mm

Rev.	Date	Detail
B	04/11	Velux windows
A	29/10	roof design lowered

AMENDED PLANS

Project: Proposed extension at Stargate, Pinefield Elgin for Mr & Mrs A Kelly

Drawing	Date	Scale	Rev.
Detailed Proposal	Aug '10	As shown	B

RECEIVED 17 NOV 2010

Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED

26.11.10

Development Management
Environmental Services
The Moray Council