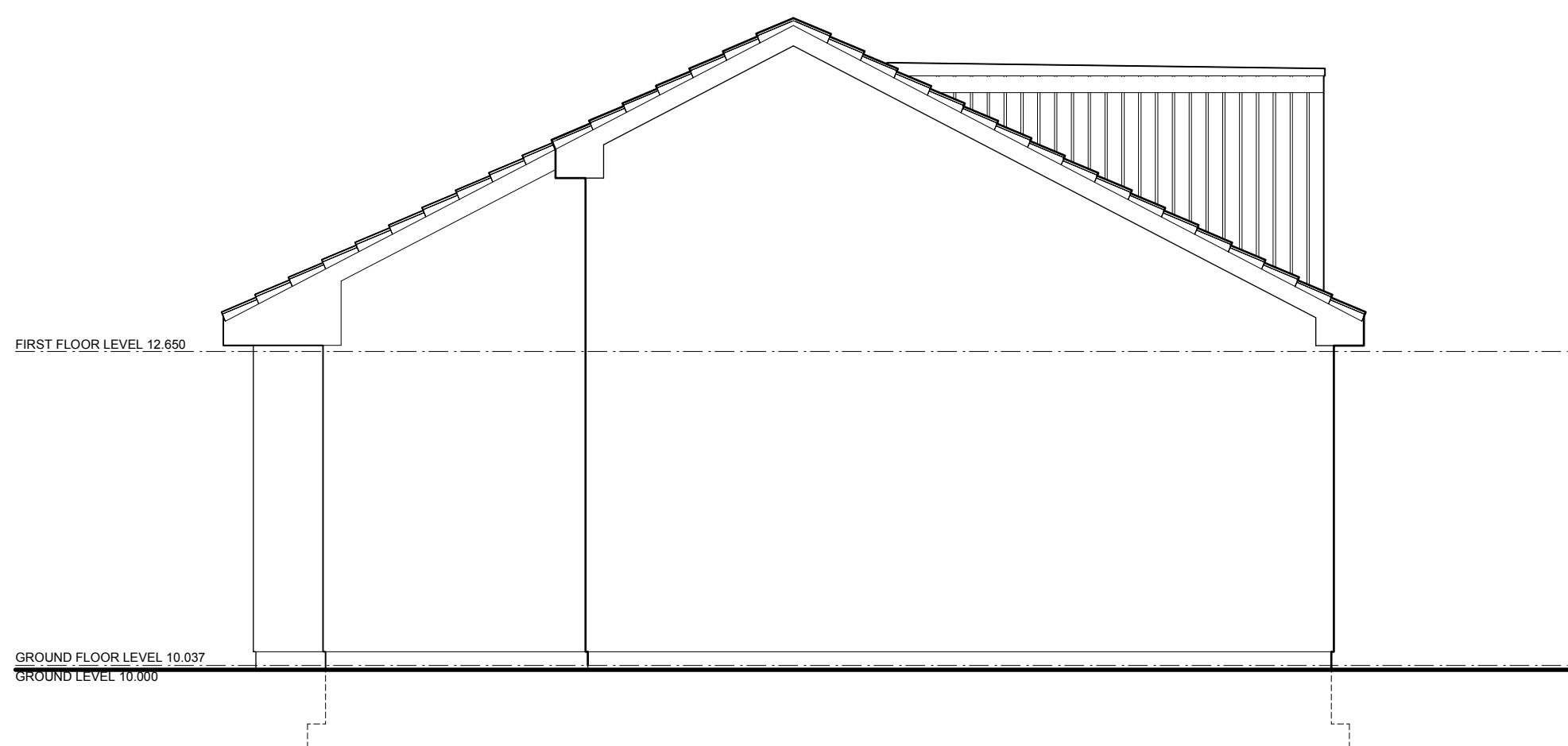
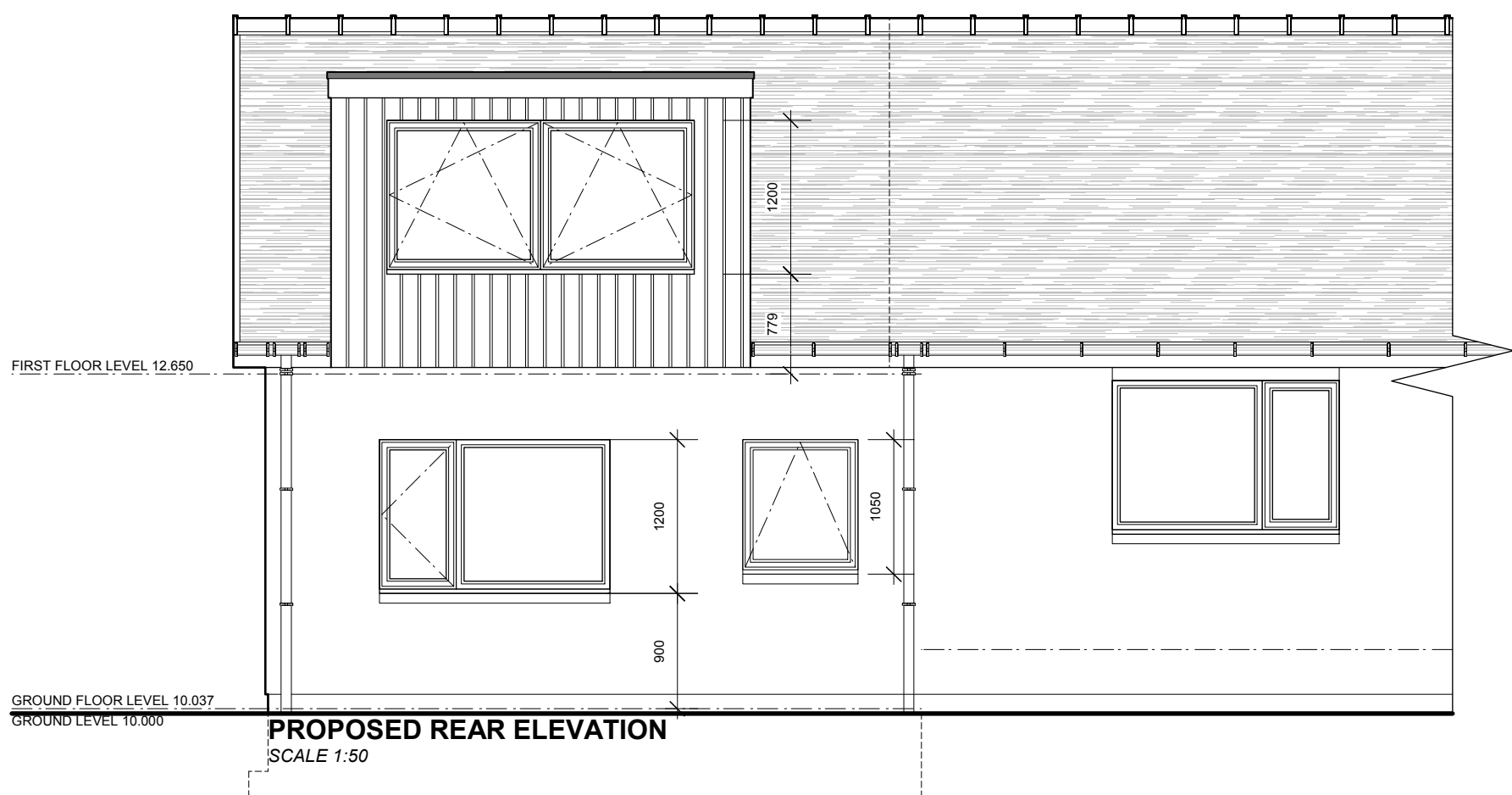


PROPOSED FRONT ELEVATION  
SCALE 1:50



PROPOSED REAR ELEVATION  
SCALE 1:50



PROPOSED SIDE ELEVATION  
SCALE 1:50

**GENERAL/EXCAVATIONS:**

The appointed contractor is responsible for correct dimensional layout and setting out. All sizes to be checked confirmed prior to manufacturing/construction process begins. **DO NOT SCALE OFF DRAWINGS, IF IN DOUBT ASK.**

**FLOOR CONSTRUCTION:**

100mm RC slab incorporating A142 mesh (bottom), 100mm TF70 kingspan insulation, 1200 gauge dpm. 50mm sand blinding over 150mm min well consolidated hardcore  
50mm thick kingspan tf70 rigid underfloor insulation board to be placed vertically against the inner leaf and insulation is to be full depth of the concrete slab.

**WALL CONSTRUCTIONS:**

External wall to be 20mm render to match existing on 100mm concrete block. 'Ryton' slimline vents to be incorporated at maximum 1200mm centres. Vents to ventilate cavity below DPC. Inner leaf to be of timber frame construction. Tyvek Reflex insulating breather membrane stapled to 9mm OSB sheathing on 145x45mm C16 reg and treated studs at 600mm centres incorporating double top and bottom rails. Inner leaf to incorporate 140mm Kingspan TW55 between studs and to be finished on internal face with 12.7mm foiled plasterboard having all joints taped and filled ready for decoration. Outer leaf to be tied to inner leaf with 'BatV' timber frame wall ties at maximum 450mm centres vertically and maximum 600mm centres horizontally and a minium embedment of 75mm. Timber frame to be held down with 1000x30x3mm galvanised mild steel anchor straps securley nailed to corner studs and intermediate studs at maximum 1200mm centres and built into outer leaf 2 courses down from finished floor level. 47x50mm ww treated Fire stop/Cavity barriers with DPC cover are to be incorporated around all openings, wallhead, first floor level, corners and gables at maximum 8000mm centres vertically.

**STRUCTURAL TIMBER:**

All structural timber to be grade C16 unless noted otherwise. All trusses to be in timber grade TR26. All timber to be preservative treated with double vacuum process with organic solvent in accordance with the requirements of the British Wood Preservative Association. Timber frame construction materials and workmanship to be in accordance with BS 5268 and current TRADA recommendations. Studs should as far as possible line through with floor joist and rafters above

**ROOF CONSTRUCTION:**

Roof finish to be concrete interlocking roof tiles. Concrete roof tiles to be fixed to 38x25mm treated ww battens and 25x12mm treated ww counter battens, Glidevale Protect A1 impermeable roofing underlay, to BS 5250 Code of practice for the control of condensation in buildings, over 9mm OSB sheathing fixed to site cut timber rafters at 600mm centres. The installation of Protect A1 must be strictly in accordance with the relevant requirements of BS 5534, the suppliers instructions and requirements of BRE Certificate 072/00. Insulation to coombs to be 100mm Kingspan TP10 rigid insulation board (min 50mm maintained between insulation and underside of sarking) between trusses gid with 37.5mm Kooltherm K18 rigid insulation board, incorporating 12.5mm plasterboard, to face of trusses. All joints to plasterboard to be taped and filled for decoration. Provision must be made in the roof design to provide, as a minimum, ventilation equivalent to the requirements of BS 5534 and BS 5250 for each designed roof pitch. Ventilation tiles or ridge ventilators may be considered only in combination with low level ventilation. In roofs where insulation is installed at rafter level a ventilation cavity 50 mm deep must be provided either between the underlay and insulation. The amount of ventilation should be equivalent to a 25mm gap at low level and a 5mm gap at high level. Additional guidance should be obtained by reference to BS 5250. The method of assessment given in BS 5250 should be used to ensure harmful condensation will not develop.

**D.P.C's:**

To be 'Visqueen 2000' or similar to be incorporated under wallplates and outer walls minimum 150mm above finished ground level. DPCs around inside faces of cills, lintols, and all openings to be pitch free Xtra Load Elite or similar.

**LEADWORK:**

All leadwork used to be Code 'S' lead to BS EN 12588 Leadwork ragged into walls with a minimum 150mm upstand and fixed in place with proprietary fixing clips to BS6915 at max 450mm centres. Lead sealant to be applied to raggles. Lead valleys to be minimum 125mm wide. Code 'S' secret gutters dressed under tiles forming a welt.

**AIR INFILTRATION**

The details shown contain measures designed to reduce air infiltration. Ways of preventing air infiltration should be considered at every penetration of this barrier. Particular care on site should be paid to:

- joints between structural components e.g. wall to floors
- joints around components and opening within walls
- service penetrations plumbing, electrical and ventilation.

Insulated and sealed loft hatches to be fitted

**MASONRY CONSTRUCTION**

- ensure continuous ribbons of adhesive are used to fix to dry lining at perimeters of external walls, openings, and services on external walls. The importance of correct sealing of dry lining on dabs needs to be stressed, as this is a key area of infiltration and can seriously affect the overall ventilation rate
- use joist hangers to support floor joists
- seal under skirting boards where dry lining is used, or on suspended floors.

**TIMBER FRAME**

- ensure DPC's are turned up behind sole plates and lap with vapour control layers; alternatively seal with mastic or a gasket between the DPC and sole plate
- place bead of mastic on timber floor deck before positioning wall panels (timber ground floors and intermediate floors)
- ensure sheet' vapour control layers are properly lapped at junctions, and/or,
- ensure any vapour control plasterboard is jointed in accordance with the manufacturer's instructions
- always return vapour control layers into door and window reveals, head and sills
- cut vapour control layers tight to electrical outlets and seal at piped service penetrations, (with tape or sealant as appropriate)
- ensure all breather control membranes overlap each other and are stapled in place.

**WALL STARTER KIT**

new concrete block tied to existing masonry with Simpson Strong-Tie C2KS Crocodile galvanised wall starter kit, 6no M6x50mm stainless steel coach screws to secure kit to existing.

**PLUMBING:**

All supply pipes to be in copper piping with proprietary protected preformed insulation. Thermostatic Mixing Valve (anti scald valve) fitted at point of delivery to taps and shower heads and should not allow water temperature to exceed 48 degrees celsius in order to prevent scalding

**RAINWATER GOODS:**

Marley deepflow UPVC gutters with brackets at 600mm centres. 68mm diameter UPVC downpipes with holderbats at 1800mm centres. All rainwater pipework to comply with BS 6367: 1983, sections 1 to 8 and 10 to 17 for rainwater pipes and gutters.



DISCLAIMER  
DO NOT SCALE OFF DRAWINGS. ALL SIZES ARE TO BE CHECKED AND CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED PLANS.

SPA SCOTTISH PLANNING  
& ARCHITECTURE Ltd

56 Lawers Way, Inverness, IV3 8NU ~ 07557 040 395 ~ mail@spainverness.com

PROJECT

PROPOSED EXTENSION AND DEMOLISH EXISTING GARAGE AT  
7 TORFNESS PLACE, BURGHEAD, MORAY, IV30 7YS

CLIENT

MR + MRS DAWSON  
per Alpha Plus Windows

SCALE

AS NOTED

DATE

25 Oct 2012

TITLE

DETAIL PROPOSALS  
ELEVATION/SPEC

DWG No.

2012.003.DAWSON.04