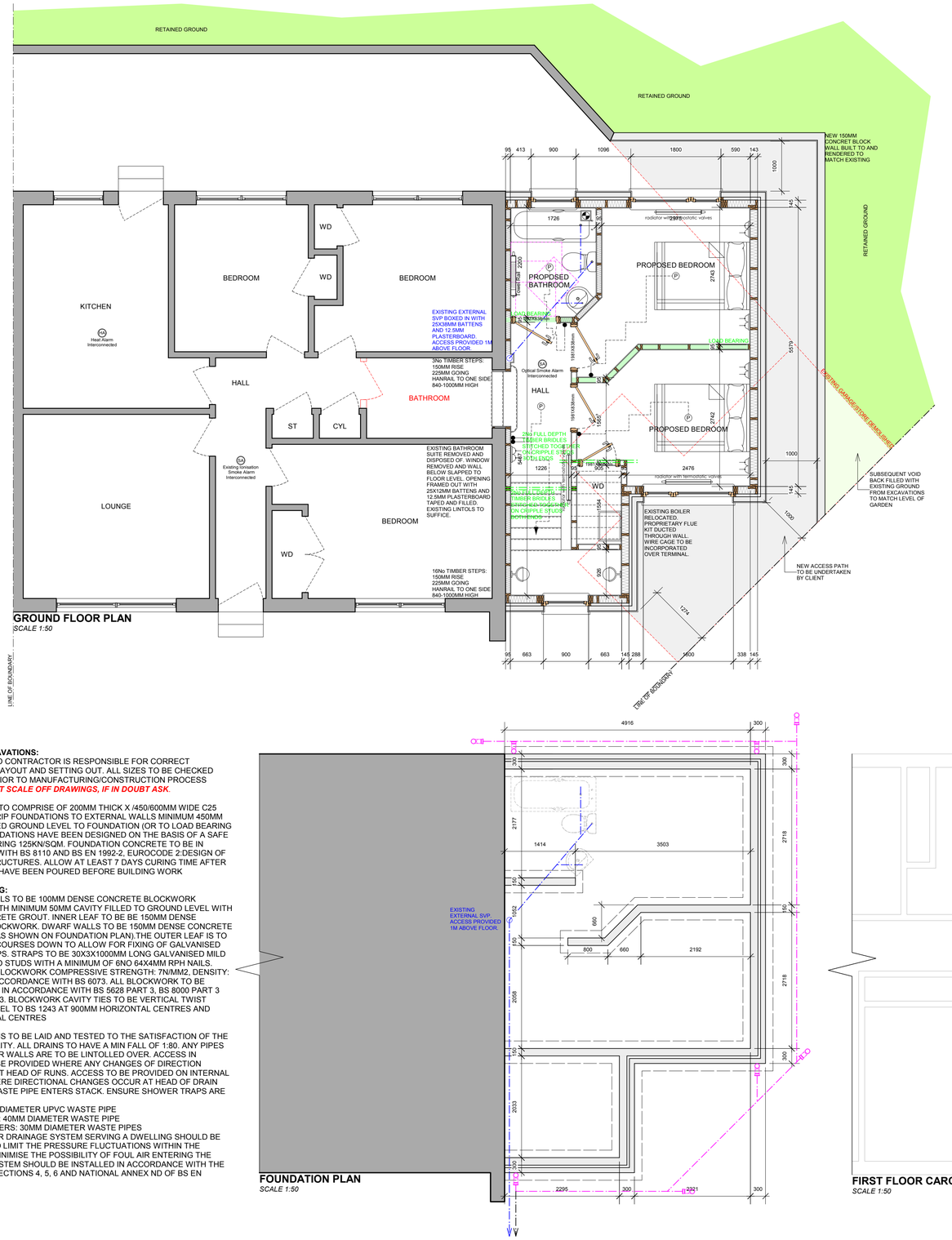
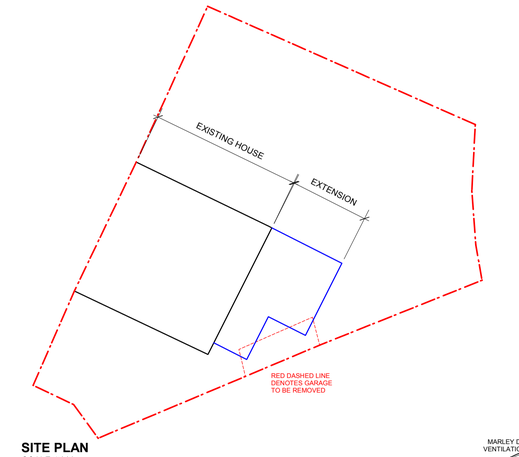
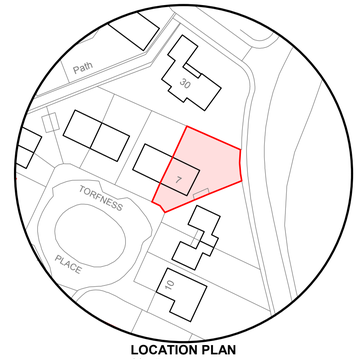


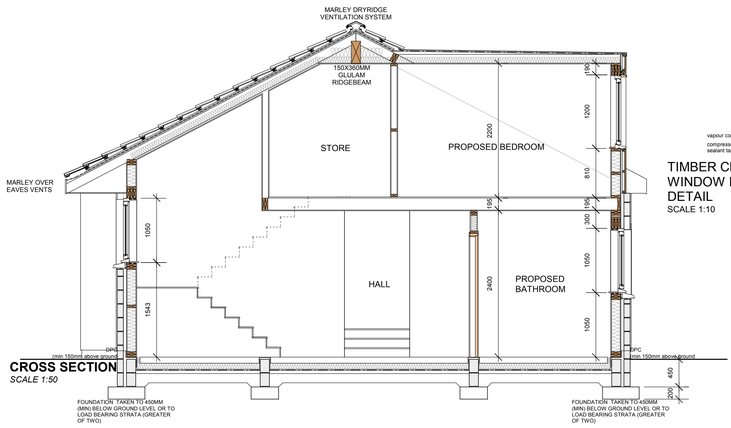
GROUND FLOOR PLAN
SCALE 1:50



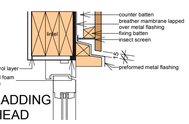
SITE PLAN
SCALE 1:200



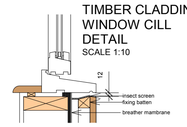
LOCATION PLAN
SCALE 1:1000



CROSS SECTION
SCALE 1:50



TIMBER CLADDING WINDOW HEAD DETAIL
SCALE 1:10



TIMBER CLADDING WINDOW CILL DETAIL
SCALE 1:10

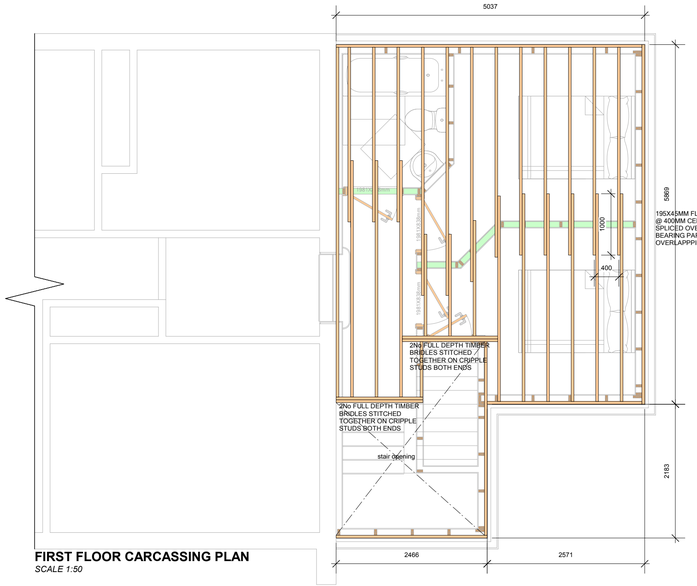
GENERAL/EXCAVATIONS:
THE APPOINTED CONTRACTOR IS RESPONSIBLE FOR CORRECT DIMENSIONAL LAYOUT AND SETTING OUT. ALL SIZES TO BE CHECKED CONFIRMED PRIOR TO MANUFACTURING/CONSTRUCTION PROCESS BEGINS. ***DO NOT SCALE OFF DRAWINGS, IF IN DOUBT ASK.***

FOUNDATIONS:
FOUNDATIONS TO COMPRISE OF 200MM THICK X /450/600MM WIDE C25 CONCRETE STRIP FOUNDATIONS TO EXTERNAL WALLS MINIMUM 450MM BELOW FINISHED GROUND LEVEL TO FOUNDATION (OR TO LOAD BEARING STRATA), FOUNDATIONS HAVE BEEN DESIGNED ON THE BASIS OF A SAFE CAPACITY BEARING 125KN/SQM. FOUNDATION CONCRETE TO BE IN ACCORDANCE WITH BS 8110 AND BS EN 1992-2, EUROCODE 2:DESIGN OF CONCRETE STRUCTURES. ALLOW AT LEAST 7 DAYS CURING TIME AFTER FOUNDATIONS HAVE BEEN POURED BEFORE BUILDING WORK COMMENCES.

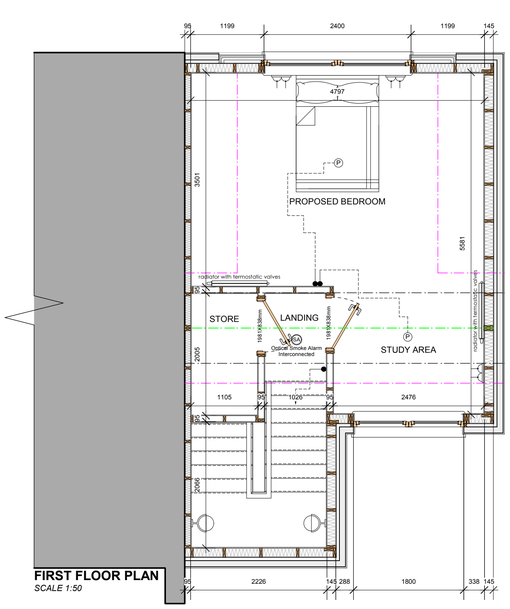
UNDERBUILDING:
EXTERNAL WALLS TO BE 100MM DENSE CONCRETE BLOCKWORK OUTERLEAF WITH MINIMUM 50MM CAVITY FILLED TO GROUND LEVEL WITH A WEAK CONCRETE GROUT. INNER LEAF TO BE BE 150MM DENSE CONCRETE BLOCKWORK. DWARF WALLS TO BE 150MM DENSE CONCRETE BLOCKWORK (AS SHOWN ON FOUNDATION PLAN).THE OUTER LEAF IS TO BE KEPT TWO COURSES DOWN TO ALLOW FOR FIXING OF GALVANISED ANCHOR STRAPS. STRAPS TO BE 30X3X1000MM LONG GALVANISED MILD STEEL FIXED TO STUDS WITH A MINIMUM OF 6NO 64X4MM RPH NAILS. FACE NAILED BLOCKWORK COMPRESSIVE STRENGTH: 7N/MM2, DENSITY: 2055KG/M3 IN ACCORDANCE WITH BS 6073..ALL BLOCKWORK TO BE CONSTRUCTED IN ACCORDANCE WITH BS 5628 PART 3, BS 8000 PART 3 AND BS EN 771-3. BLOCKWORK CAVITY TIES TO BE VERTICAL TWIST STAINLESS STEEL TO BS 1243 AT 900MM HORIZONTAL CENTRES AND 450MM VERTICAL CENTRES

DRAINAGE:
ALL NEW DRAINS TO BE LAID AND TESTED TO THE SATISFACTION OF THE LOCAL AUTHORITY. ALL DRAINS TO HAVE A MIN FALL OF 1:80. ANY PIPES PASSING UNDER WALLS ARE TO BE LINTOLLED OVER. ACCESS IN DRAINAGE TO BE PROVIDED WHERE ANY CHANGES OF DIRECTION OCCURS AND AT HEAD OF RUNS. ACCESS TO BE PROVIDED ON INTERNAL DRAINAGE WHERE DIRECTIONAL CHANGES OCCUR AT HEAD OF DRAIN AND WHERE WASTE PIPE ENTERS STACK. ENSURE SHOWER TRAPS ARE ACCESSIBLE.
TOILET: 100MM DIAMETER UPVC WASTE PIPE
SINKS & BATHS: 40MM DIAMETER WASTE PIPE
WHB'S & SHOWERS: 30MM DIAMETER WASTE PIPES
A WASTEWATER DRAINAGE SYSTEM SERVING A DWELLING SHOULD BE VENTILATED TO LIMIT THE PRESSURE FLUCTUATIONS WITHIN THE SYSTEM AND MINIMISE THE POSSIBILITY OF FOUL AIR ENTERING THE BUILDING. A SYSTEM SHOULD BE INSTALLED IN ACCORDANCE WITH THE GUIDANCE IN SECTIONS 4, 5, 6 AND NATIONAL ANNEX ND OF BS EN 12056-2: 2000.

FOUNDATION PLAN
SCALE 1:50



FIRST FLOOR CARCASSING PLAN
SCALE 1:50



FIRST FLOOR PLAN
SCALE 1:50

alphaplus Windows & Conservatories

SPA SCOTTISH PLANNING & ARCHITECTURE Ltd
56 Lawers Way, Inverness, IV3 8NU ~ 07557 040 395 ~ mail@spainverness.com

CLIENT: MR + MRS DAWSON per Alpha Plus Windows

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

SCALE: AS NOTED

DATE: 25 Oct 2012

TITLE: DETAIL PROPOSALS *GENERAL ARRANGEMENT*

DWG No.: 2012.003.DAWSON.03