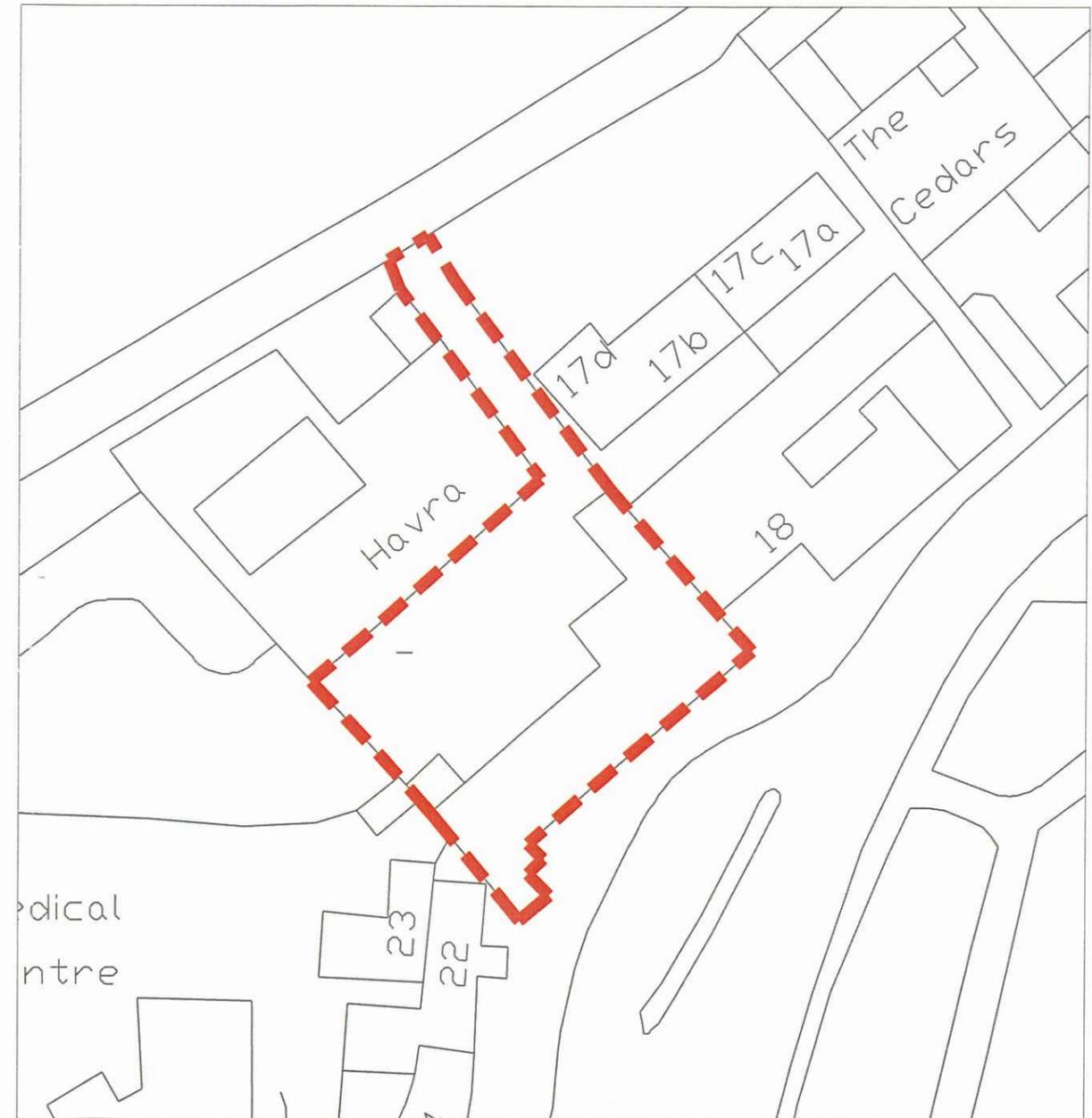


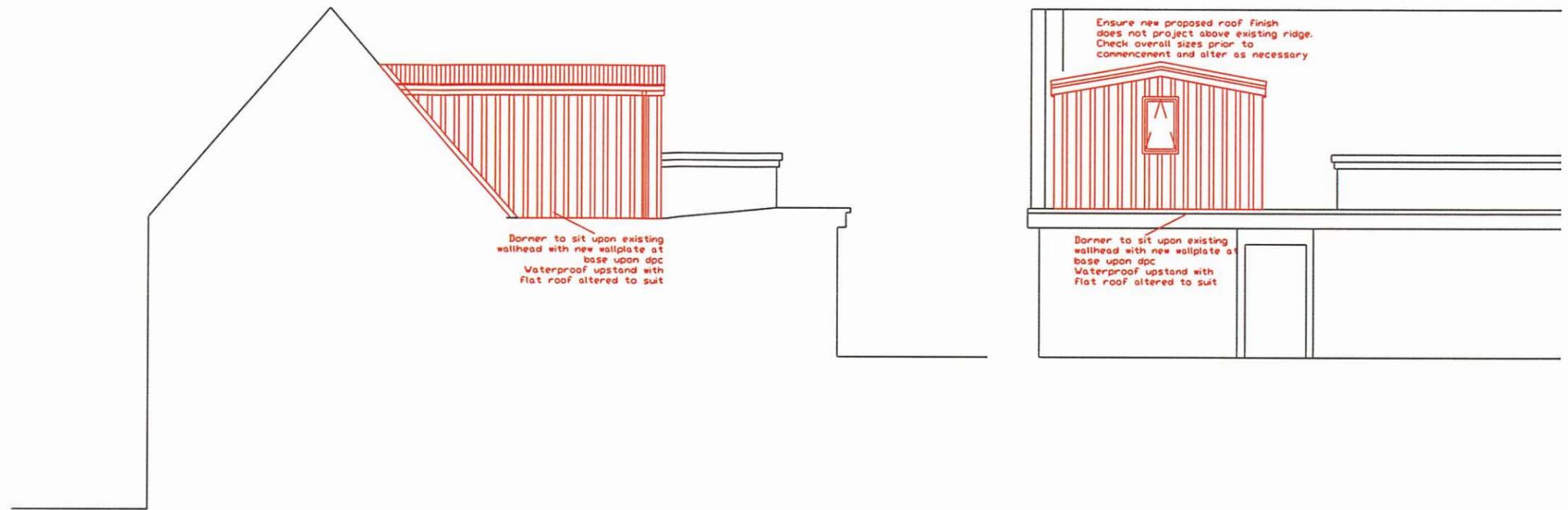


**LOCATION PLAN**  
scale 1:2500



**BLOCK PLAN**  
existing- scale 1:500

project  
PROPOSED EXTENSION  
address  
20 Clifton Road Lossiemouth  
client  
1629 Restaurant  
date  
May 2014  
scale  
AS SHOWN



## ELEVATIONS

scale 1:100

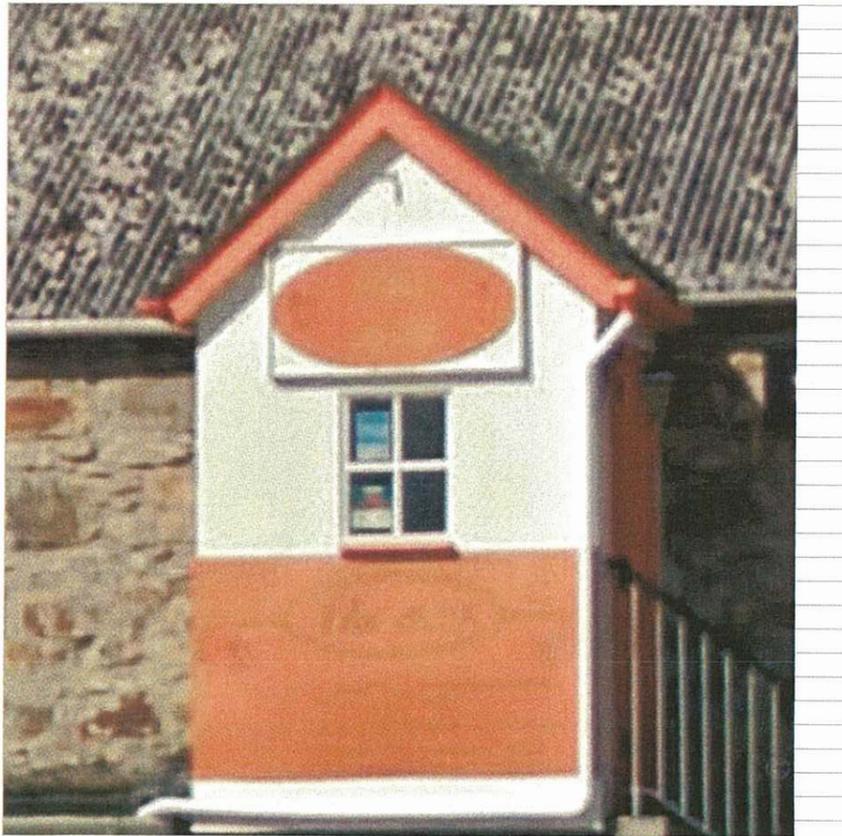


Photo < front stairwell > of timber cladd vertical face and sheet finish to pitch roof  
To be replicated to rear extension as proposed

01/09/14 roof design, timber cladding added A

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**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 firm 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.

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. The aggregate of the going and twice the rise should be at least 550mm and not more than 700mm

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 -170 mm (max) - To suit on site size

Going -250 mm

Pitch -34 (max) degrees

Install new stairs into " old office " to provide direct access to area above  
Install new timbers to suit ex floor base level to support new stairs.  
Make area good

restaurant area only

Alter ex door to suit location of new stairs  
Install new 926mm door  
1/2hr frsc with smoke seals

Alter electrics to suit  
Make area good

emergency light

to 2nd floor light

Smoke detector

hall

hall

hall

hall

external door

**FIRST FLOOR PLAN**  
scale 1:50

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Clause 2.102 - Protected circuits  
A protected circuits to be installed for the emergency lighting

Clause 2.103 - emergency lighting  
Emergency lighting to be in accordance with BS 5266: Part 1: 2005 as read in association with BS 5266: part 7: 1999 ( BS EN 1838: 1999 )  
Connect to existing system

Category M Fire alarm system

#### EXTERNAL DORMER

Timber cladding  
50mm cavity formed with 50 x 50mm timber battens  
Protect TF200 Therna Insulated reflective breather type building paper stapled to 9.5mm sheathing grade plywood  
145mm timber frame panels at 600mm centres  
Refer to nailing schedule  
140mm Kingspan TW55 incorporated between framing  
20mm Kingspan TW55 to inner face  
25mm cavity formed with 25 x 45mm straps  
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  
Ryton slimvent 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

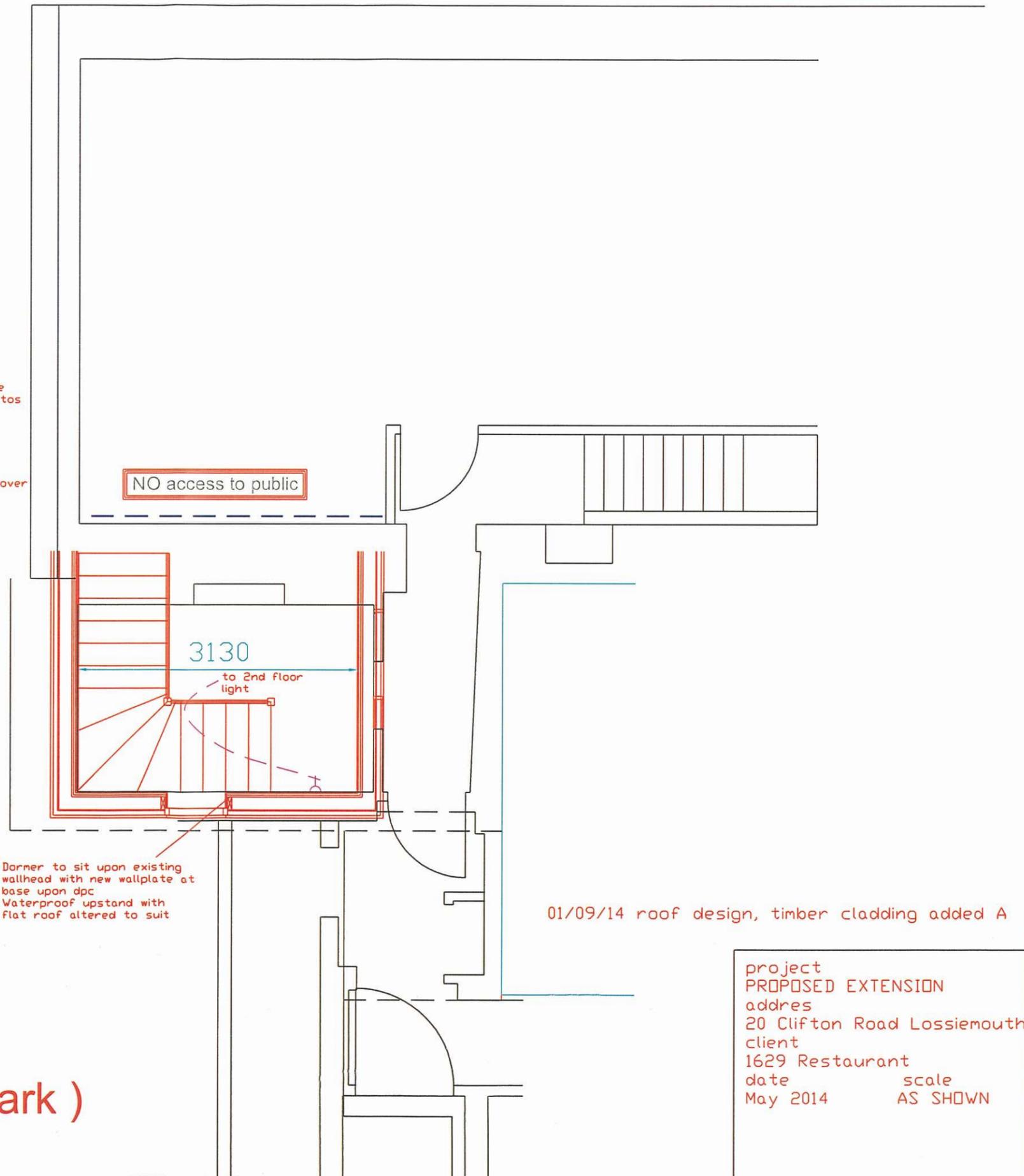
#### ROOF

metal profile sheeting on 38 x 15mm treated counter battens on 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 on 9mm OSB sarking  
Prefabricated timber roof trusses at 600mm centres  
Roof truss design 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  
Fixed both sides with proprietary truss clips  
200mm Kingspan insulation laid between and over ceiling ties ( 100mm between truss cords & 100mm laid over cords at right angles to first layer )  
Ensure that a 50mm airspace is maintained between sarking and insulation  
12.7mm plain plasterboard to ceiling  
5mm continuous ventilation provided to ridge via dry ridge proprietary system  
10mm 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

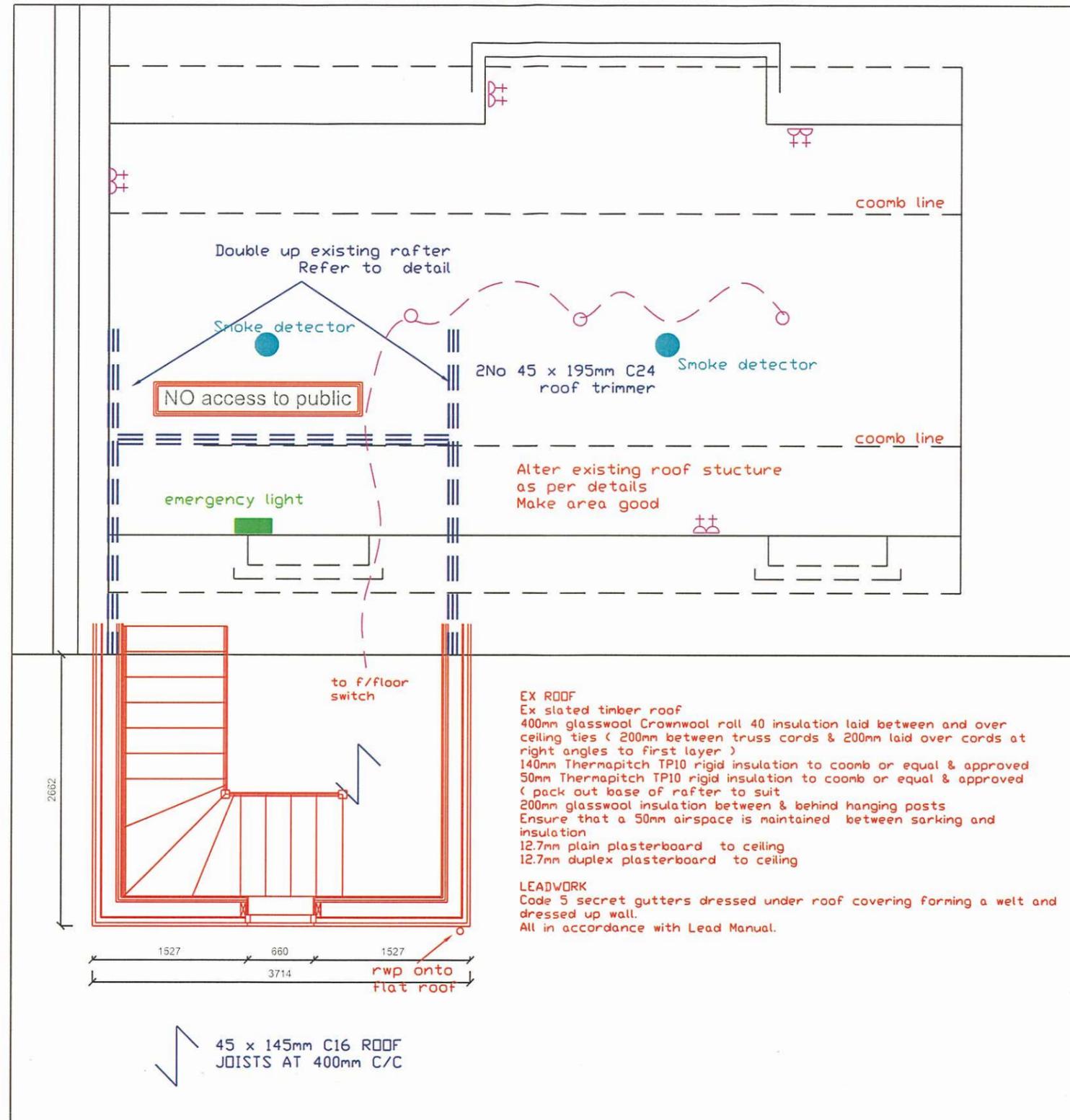
All leadwork used to be Code 5 lead. Leadwork ragged into walls with a minimum 150mm upstand. lead valleys to be minimum 125mm wide on valley boarding  
Code 5 secret gutters dressed under roof covering forming a welt and dressed up wall.  
All in accordance with Lead Manual.



# FIRST FLOOR PLAN ( flat roof overmark )

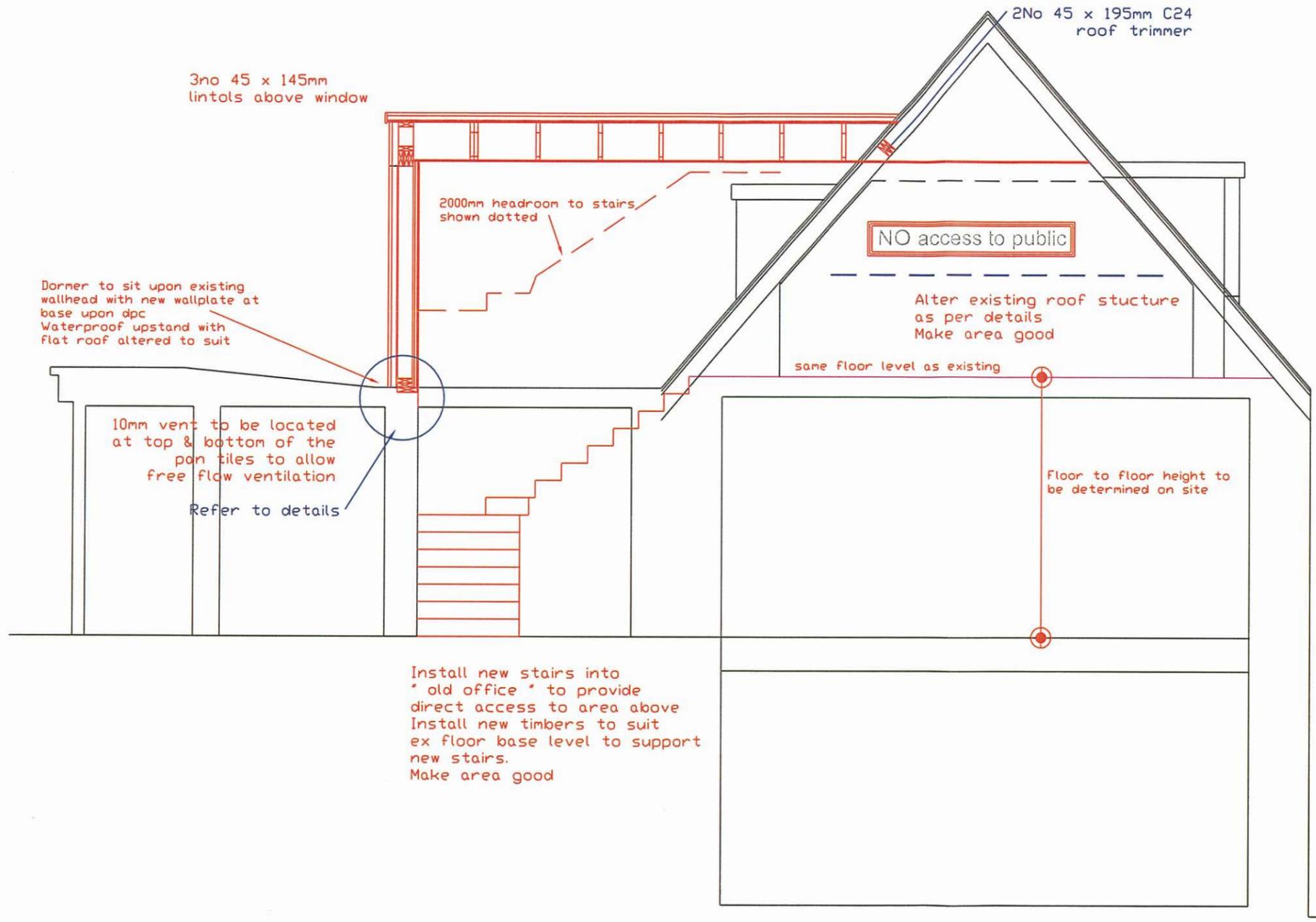
scale 1:50

project  
PROPOSED EXTENSION  
address  
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May 2014  
scale  
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**FIRST FLOOR PLAN**  
 scale 1:50

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 AS SHOWN



3no 45 x 145mm  
lintols above window

2No 45 x 195mm C24  
roof trimmer

2000mm headroom to stairs  
shown dotted

NO access to public

Dormer to sit upon existing  
wallhead with new wallplate at  
base upon dpc  
Waterproof upstand with  
flat roof altered to suit

Alter existing roof structure  
as per details  
Make area good

same floor level as existing

10mm vent to be located  
at top & bottom of the  
pan tiles to allow  
free flow ventilation

Floor to floor height to  
be determined on site

Refer to details

Install new stairs into  
"old office" to provide  
direct access to area above  
Install new timbers to suit  
ex floor base level to support  
new stairs.  
Make area good

01/09/14 roof design, timber cladding added A

**SECTION**  
scale 1:50

project  
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address  
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client  
1629 Restaurant  
date May 2014 scale  
AS SHOWN