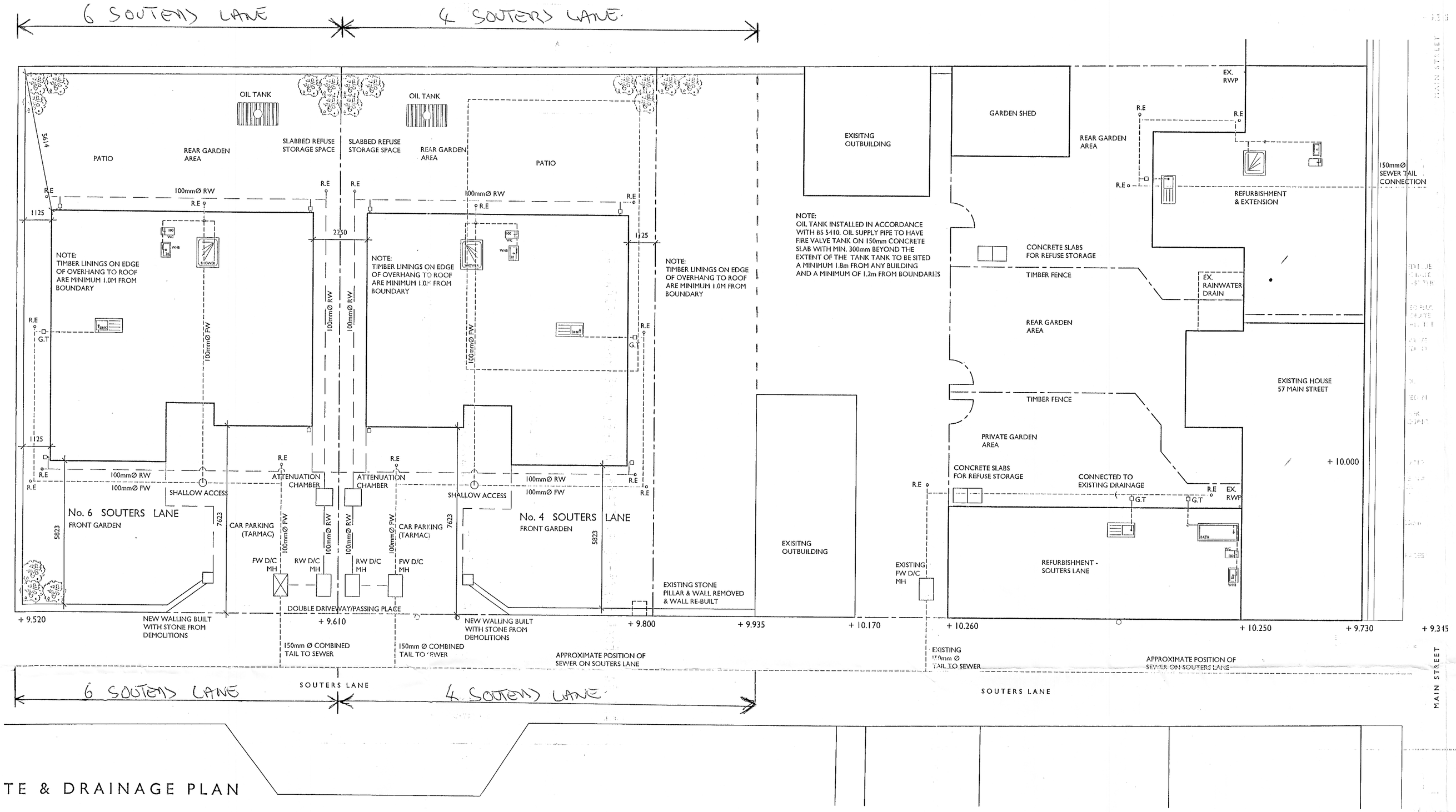
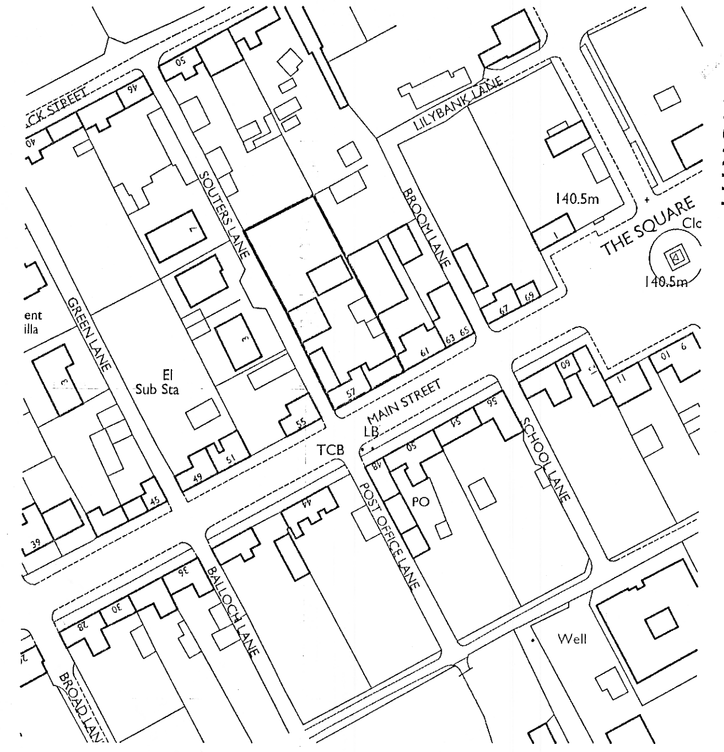
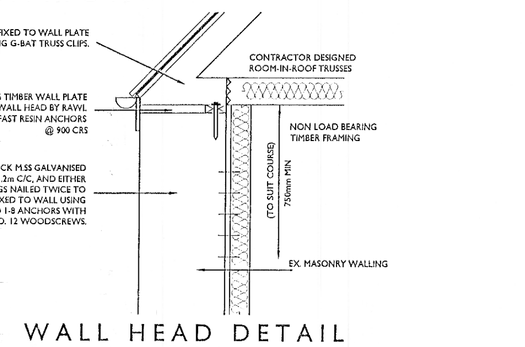


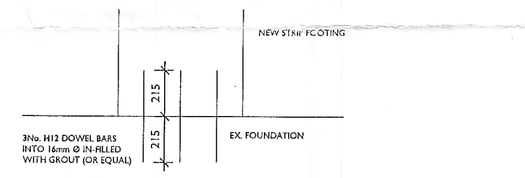
SITE & DRAINAGE PLAN



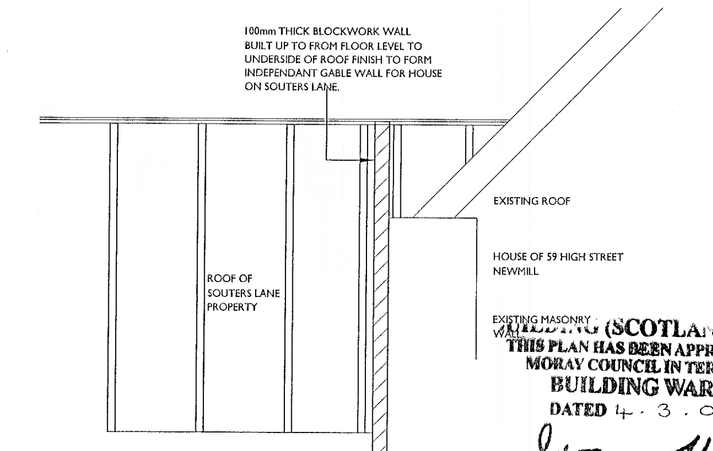
SITE LOCATION



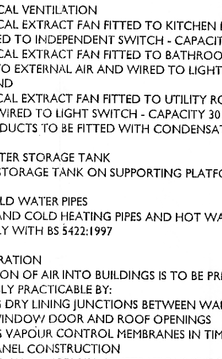
WALL HEAD DETAIL



OLD/NEW FOUNDATION CONNECTION



GABLE WALL DETAIL
(SOUTERS LANE HOUSE)



DORMER GABLE

SITE & DRAINAGE PLAN CONSTRUCTION NOTES

FOUNDATIONS
GRADE C20 CONCRETE STRIP FOUNDATIONS LAID ON LOAD BEARING STRATA, 450mm BELOW FINISHED GROUND LEVEL TO TOP OF STRIP.
EXTERNAL WALLS: 700 x 200mm DEEP min.
GARAGE LOAD BEARING SLEEPER WALLS: 550 x 200mm DEEP min.
SLEEPER WALLS: 500 x 200mm DEEP min.
GROUND CONDITIONS MUST BE CHECKED ON SITE AS THE ABOVE SIZES ARE FOR GOOD GROUND BEARING CONDITIONS. STRUCTURAL ENGINEER TO BE INFORMED IF ANY VARIANCE IN GROUND CONDITIONS OCCUR OVER SITE

DPC
ALL HORIZONTAL AND VERTICAL DPC'S TO BE TO BS 6515 AND PLACED 150mm min ABOVE GROUND LEVEL HORIZONTALLY AND 150mm VERTICAL DPC TO ALL OPENINGS

SUBSTRUCTURE
300mm CONCRETE BLOCK CAVITY WALLING TO DPC LEVEL WITH 60mm CAVITY FILLED WITH MORTAR TO GROUND LEVEL. LOAD BEARING SLEEPER WALLS TO BE SLEEPER WALLS TO BE 100mm & 140mm HONEYCOMB CONCRETE BLOCK WHERE NECESSARY AND SHOWN

GROUND FLOORS - REFURBISHMENT
22mm CHIPBOARD FLOORING ON 95mm x 45mm W/W BATTENS AT 600mm CRS, KINGSPAN TP70 100mm THICK INSULATION BETWEEN.(U VALUE 0.13)
100 mm THICK GRADE 30 CONCRETE FLOOR SLAB ON 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE ON BLINDING AND 150mm CONSOLIDATED HARDCORE

FLOOR - NEW HOUSES
100 mm THICK GRADE 30 CONCRETE FLOOR SLAB ON 1200 GAUGE POLYTHENE DAMP PROOF MEMBRANE ON BLINDING AND 150mm CONSOLIDATED HARDCORE FINISHED LEVEL WITH EXTERNAL GROUND LEVEL, KINGSPAN TP70 85MM INSULATION LAID OVER STRUCTURAL SLAB WITH 65mm SCREED WITH UNDERFLOOR HEATING ELEMENTS.
GARAGE FLOOR TO BE 150mm THICK CONCRETE SLAB ONTOP OF 150mm THICK HARDCORE BASE. (U VALUE 0.18)

SUPERSTRUCTURE - NO. 4 & 6 SOUTERS LANE
EXTERNAL WALLS CONSTRUCTED WITH 100mm CONCRETE BLOCK FINISHED WITH 20mm DRYDASH ROUGHCAST, 50mm CAVITY BARRIERS @ 4500mm crs AT CEILING LEVEL ROUND DOOR/WINDOW OPENINGS AND AT ALL INTERNAL/EXTERNAL CORNERS. PTOTECT TF200 THERMO INSULATING BREATHERPAPER ON 9.5mm SHEATHING GRADE PLYWOOD, ON 145 x 45mm FRAMING @ 600mm crs LINED INTERNALLY WITH 12.5mm 'DUPLEX' PLASTERBOARD TAPED AND FILLED. 150 CROWN FRAMETHERM ROLL 35 INSULATION BETWEEN STUDS(U VALUE - 0.23). STAINLESS STEEL WALL TIES @ 600mm crs, HORIZONTALLY AND 450mm VERTICALLY. WALL TIES DOUBLED UP AT ALL PREDOMINANT OPENINGS AND AT MOVEMENT JOINTS. (I.E. EVERY COURSE VERTICALLY), CAVITY SLOT VENTS @ 1200mm crs ALONG EAVES LINE RAFTER LINE HORIZONTALLY EACH SIDE OF CAVITY BARRIERS AND BELOW DPC LEVEL

WALLS - REFURMISHMENTS
EXISTING MASONRY WALLS MADE GOOD WHERE NECESSARY, HEAVY DUTY FELT BURNT UP INSIDE FACE OF MASONRY 600mm ABOVE FFL AND LAPPED WITH FLOOR DPM. NEW WALLS 215mm DENSE CONCRETE BLOCKWORK WITH 25mm AIRGAP. 95 x 45mm W/W FRAMING (NON LOAD BEARING) AT 600mm CRS. 25mm AIR GAP FROM EX. MASONRY, LINED INTERNALLY WITH 12.5mm 'DUPLEX' PLASTERBOARD, TAPED AND FILLED. 95 TWSS KINGSPAN INSULATION BETWEEN STUDS. PLASTERBOARD TAPED AND FILLED (U-VALUE 0.25)

FIRST FLOORS
22mm T&G MOISTURE RESISTANT CHIPBOARD FLOORING ON 222 x 47mm TRUSS TIES ON 12.5mm PLASTERBOARD

LINTOLS
3 / 222 x 45 (C24) SPIKED TOGETHER
CONCRETE LINTOLS - 1 No 215 x 100 PC GRADE 30 REINFORCED WITH T16 BARS TOP AND BOTTOM, LOUNGE LINTOL TO HAVE T20 BARS WITH 30 COVER TO REINFORCEMENT

MOVEMENT JOINTS
STRUCTURAL MOVEMENT JOINTS (MJ) FITTED AS INDICATED ON PLANS AND CONSTRUCTED WITH 6mm MASTIC SEALED JOINT FORMED WITH RENDER STOP BEADS, STAINLESS STEEL WALL TIES AT EVERY COURSE FIXED TO 38 x 50mm TREATED FIRE STOPS FIXED TO FRAME AND WRAPPED IN DPC

ROOF - PLOTS 1& 2
INTERLOCKING CONCRETE TILES ON 25 x 38 TILING BATTENS, 13 x 50 COUNTER BATTENS, 9.5mm SHEATHING PLY SARKING, 1 LAYER UNTEARABLE ROOFING FELT ON SARKING ON PRE-FABRICATED GANG-NAIL ROOF TRUSSES TO B.S.5268:PART3:1985 @ 600mm crs COMPLETE WITH GALV. STEEL TRUSS CLIPS FIXED TO WALLPLATE. 9mm EXT PLYWOOD SOFFITS WITH SOFFIT VENTS TO GIVE THE EQUAL TO 25mm CONTINUOUS AIR GAP AT EAVES, COMPLETE WITH ANTI-INSECT MESH. 2 ROWS 100 x 25mm LONGITUDINAL LEVEL NOT REQUIRED WHERE RIGID SARKING FITTED
ROOF INSULATION TO BE 300 CROWN LOFT ROLL 44 ON HORIZONTAL(U VALUE 0.15) AND VERTICAL SECTIONS INSULATED WITH 150 CROWN FRAMETHERM ROLL 35 BETWEEN POSTS.ALL ROOF TILES TO BE DOUBLE NAILED AND CLIPPED FOR SEVERE EXPOSURE. UNDERSIDE OF CEILING CLAD WITH 12.5mm PLASTERBOARD WITH TAPED AND FILLED JOINTS.

ROOF - REFURBISHMENT
NATURAL SLATE ROOF FINISH ON BREATHAILE ROOFING MEMBRANE ON 18mm W/W SARKING BOARDS ON PRE-FABRICATED GANG-NAIL ROOF TRUSSES TO B.S.5268:PART3:1985 @ 600mm crs COMPLETE WITH GALV. STEEL TRUSS CLIPS FIXED TO WALLPLATE.
ROOF INSULATION TO BE 350 CROWN LOFT ROLL 44 ON HORIZONTAL (200 BETWEEN MEMBERS AND 150 OVERLAID - U.VALUE 0.13) AND VERTICAL SECTIONS INSULATED WITH 150 CROWN FRAMETHERM ROLL BETWEEN POSTS
ALL ROOF SLATES TO BE DOUBLE NAILED AND CLIPPED FOR SEVERE EXPOSURE UNDERSIDE OF CEILING CLAD WITH 12.5mm PLASTERBOARD WITH TAPED AND FILLED JOINTS. ROOF SLOPES INSULATED WITH KINGSPAN TP10 150mm (U VALUE - 0.18)

PARTITIONS
PARTITIONS CONSTRUCTED WITH 70 x 45mm FRAMING @ 600mm crs WITH 12.5mm PLASTERBOARD BOTH SIDES WITH TAPED AND FILLED JOINTS.
LOADBEARING PARTIONS CONSTRUCTED WITH 95 x 45mm FRAMING (NON LOAD BEARING) @ 600mm crs AND FINISHED AS ABOVE

WINDOWS & DOORS
DOUBLE GLAZED HIGH PERFORMANCE FULLY REVERISBLE * WINDOWS WITH ADJUSTABLE VENTS (4000 sq mm min) EXTERNAL DOORS TO BE HIGH PERFORMANCE WITH DOUBLE GLAZED SIDE SCREENS AS INDICATED.
TRICKLE VENTS TO GIVE AN AVERAGE OF 6000sq mm PER ROOM

GLAZING
ALL GLAZING BELOW 800mm TO BE TOUGHENED SAFETY GLASS TO B.S. 6262 PT 4 1994
ALL GLAZING BELOW 1500mm IN DOORS AND SIDE LIGHTS TO BE TOUGHENED SAFETY GLASS TO B.S. 6262: PT 4 1994

ELECTRICAL
ALL ELECTRICAL WORK TO BE INSTALLED ALL AS PER CURRENT I.E.E. REGULATIONS AND TO BE IN ACCORDANCE WITH BS7671: 2001
OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 350 MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2 M ABOVE FLOOR LEVEL. THIS WOULD INCLUDE FIXTURES SUCH AS SOCKETS, SWITCHES, FIRE ALARM CALL POINTS AND TIMER CONTROLS OR PROGRAMMERS. WITHINTHIS HEIGHT RANGE: LIGHT SWITCHES SHOULD BE POSITIONED AT A HEIGHT OF BETWEEN 900 MM AND 1.1 M ABOVE FLOOR LEVEL.
STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 150 MM 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.
NOTE: AT LEAST 50% OF FIXED LIGHT FITTINGS ARE TO BE LOWER ENERGY TYPE.

SMOKE ALARMS
STANDARD E16.1, BUILDING STANDARDS (SCOTLAND) REGULATIONS 2000 AS AMENDED. ALL SMOKE ALARMS WITH A STANDBY SUPPLY, COMPLYING WITH BS5446:PART 1:2000

1. THE STANDBY POWER SUPPLY FOR THE SMOKE ALARM MAY TAKE THE FORM OF A PRIMARY BATTERY, A SECONDARY BATTERY OR A CAPACITOR. THE CAPACITY OF THE STANDBY SUPPLY MUST BE SUFFICIENT TO POWER THE SMOKE ALARM WHEN THE MAINS POWER SUPPLY IS OFF FOR AT LEAST 72 HOURS WHILE GIVING AN AUDIBLE WARNING OF MAINS POWER SUPPLY BEING OFF. THERE MUST REMAIN SUFFICIENT CAPACITY TO PROVIDE A WARNING OF SMOKE FOR A FURTHER 4 MINUTES.
AN AUDIBLE WARNING MUST BE GIVEN AT LEAST EVERY MINUTE IF THE CAPACITY OF THE STANDY POWER SUPPLY FALLS BELOW THAT REQUIRED TO SATISFY THE RECOMMENDED STANDBY DURATION WHEN THE MAINS POWER SUPPLY IS ON; OR PERSIST FOR AT LEAST 15 DAYS WHEN THE MAINS POWER SUPPLY IS OFF.

2. A SMOKE ALARM MUST BE LOCATED -
A) IN A CIRCULATION AREA WHICH WILL BE USED AS A ROUTE ALONG WHICH TO ESCAPE WITHIN 7m OF THE DOOR TO A LIVING ROOM OR KITCHEN AND WITHIN 3M OF THE DOOR TO A BEDROOM, THE DIMENSIONS TO BE MEASURED HORIZONTALLY.
B) WHERE THE CIRCULATION AREA IS MORE THAN 15m LONG, WITHIN 15m OF ANOTHER SMOKE ALARM ON THE SAME STOREY.
C) IF DESIGNED FOR CEILING MOUNTING, AT LEAST 300mm AWAY FROM ANY WALL OR LIGHT FITTING, OR IF DESIGNED FOR WALL MOUNTING, NOT LESS THAN 150mm AND NOT MORE THAN 300mm BELOW THE CEILING.
D) NOT LESS THAN 300mm AWAY FROM, AND NOT DIRECTLY ABOVE, A HEATER OR AIR CONDITIONING OUTLET.
E) ON A SURFACE WHICH IS NORMALLY AT THE AMBIENT TEMPERATURE OF THE REST OF THE ROOM OR CIRCULATION AREA IN WHICH THE SMOKE ALARM IS SITUATED.

NOTE: THE ABOVE PROVISIONS ARE BROADLY IN LINE WITH THE RECOMMENDATIONS OF BS 5839: PART 6: 1995 FOR A GRADE D TYPE LD3 SYSTEM.

3. WHERE MORE THAN ONE SMOKE ALARM IS INSTALLED IN A DWELLING THEY MUST BE INTERCONNECTED SO THAT DETECTION OF A FIRE BY ANY ONE OF THEM OPERATES THE ALARM SIGNAL IN ALL OF THEM.

4. A SMOKE ALARM, MUST BE PERMANENTLY WIRED TO A CIRCUIT. THE MAINS SUPPLY TO THE SMOKE ALARM MUST TAKE THE FORM OF EITHER -
A) A INDEPENDANT CIRCUIT AT THE DWELLING'S MAIN DISTRIBUTION BOARD, IN WHICH CASE NO OTHER ELECTRICAL EQUIPMENT SHOULD BE CONNECTED TO THIS CIRCUIT (OTHER THAT A DEDICATED MONITORING DEVICE INSTALLED TO INDICATE FAILURE OF THE MAINS SUPPLY TO THE SMOKE ALARMS); OR
B) A SEPARATELY ELECTRICALLY PROTECTED, REGULARLY USED LOCAL LIGHTING CIRCUIT

NOTE: IF SMOKE ALARMS ARE OF A TYPE THAT MAY BE INTER CONNECTED, ALL SMOKE ALARMS SHOULD BE CONNECTED ON A SINGLE FINAL CIRCUIT.

PLUMBING & DRAINAGE
100mm PVC HDEEP FLOW GUTTERS WITH BRACKETS AT 600mm crs AND 68mm PVC DOWNPIPES WITH HOLDERBATS AT 1800mm crs, 100mm UPVC DRAINS LAID TO 1:60 FALL WITH 600mm min INVERT DEPTH COMPLETE WITH ALL FITTINGS ETC LAID AS PER MANUFACUTRERS INSTRUCTIONS AND TRENCHES BACKFILLED WITH PEA GRAVEL ROUND PIPES ALL AS PER B.S.8301
SANITARY WARE TO HAVE ACTIVITY SPACES AS FOLLOWS:
WHB - 800 x 700 (AS SHOWN ON PLAN)
WC - 800 x 1100 (AS SHOWN ON PLAN)
SHOWER - 800 x 800 (AS SHOWN ON PLAN)
BATH - 800 x 1200 (AS SHOWN ON PLAN)
DOOR - 800 x 1100 (AS SHOWN ON PLAN)

SHOWERS
CERAMIC SHOWER TRAY WITH ON LAYER BITUTHENE STUCK TO TRAY AND TURNED UP WALLS 450mm. WALLS CLAD WITH CERAMIC WALL TILES ON 12.5mm MOISTURE RESISTANT PLASTERBOARD ON TIMBER FRAMING ANIT-SCALD VLAVE FITTED TO B.S.1415

MECHANICAL VENTILATION
MECHANICAL EXTRACT FAN FITTED TO KITCHEN DUCTED TO EXTERNAL AIR, AND WIRED TO INDEPENDENT SWITCH - CAPACITY 60 LITRES PER SECOND
MECHANICAL EXTRACT FAN FITTED TO BATHROOMS AND SHOWER ROOMS DUCTED TO EXTERNAL AIR AND WIRED TO LIGHT SWITCH - CAPACITY 15 LITRES PER SECOND
MECHANICAL EXTRACT FAN FITTED TO UTILITY ROOMS DUCTED TO EXTERNAL AIR AND WIRED TO LIGHT SWITCH - CAPACITY 30 LITRES PER SECOND
VERTICAL DUCTS TO BE FITTED WITH CONDENSATION TRAP

COLD WATER STORAGE TANK
260 LITRE STORAGE TANK ON SUPPORTING PLATFORM TO B.S.5268

HOT & COLD WATER PIPES
ALL HOT AND COLD HEATING PIPES AND HOT WATER PIPES TO BE INSULATED TO COMPLY WITH BS 5422:1997

AIR INFILTRATION
INFILTRATION OF AIR INTO BUILDINGS IS TO BE PREVENTED AS FAR AS REASONABLY PRACTICABLE BY:
A: SEALING DRY LINING JUNCTIONS BETWEEN WALLS CEILINGS AND FLOORS AND AT WINDOW DOOR AND ROOF OPENINGS
B: SEALING VAPOUR CONTROL MEMBRANES IN TIMBER FRAMED AND OTHER FRAMED PANEL CONSTRUCTION
C: SEALING AT SERVICES PIPE PENETRATIONS THROUGH THE FABRIC OF THE BUILDING AND AROUND PIPE AND OTHER SERVICE BOXING
D: FITTING OF DRAFT EXCLUSION STRIPS IN THE FRAMES OF OPENING SECTIONS OF WINDOWS EXTERNAL DOORS AND ROOF LIGHTS

CENTRAL HEATING (NEW HOUSES)
CENTRAL HEATING TO BE 97% EFFICIENT OIL FIRED BOILER AND BALANCED FLUE COMPLETE WITH ALL RADIATORS, PIPING AND PUMPS. BOILER TO INCORPORATE A RIGID, NON COMBUSTIBLE, NON ABSORBENT, IMPERFORATE BASE AT LEAST THE PLAN SIZE OF THE APPLIANCE
CENTRAL HEATING (EXISTING HOUSES)
CENTRAL HEATING TO BE 97% EFFICIENT GAS FIRED BOILER AND BALANCED FLUE COMPLETE WITH ALL RADIATORS, PIPING AND PUMPS. BOILER TO INCORPORATE A RIGID, NON COMBUSTIBLE, NON ABSORBENT, IMPERFORATE BASE AT LEAST THE PLAN SIZE OF THE APPLIANCE
NOTE : ALL RADIATORS TO BE FITTED WITH INDIVIDUAL THERMOSTATIC VALVES.
A MANUALLY ADJUSTABLE 7 DAY AUTOMATIC TIMING DEVICE TO BE FITTED TO CONTROL THE PERIODS OF OPERATION OF BOILER ALONG WITH AN AUTOMATIC CONTROL WHICH SHUTS OFF THE BOILER WHEN HEAT NOT REQUIRED.
THE HOT WATER CYLINDER TO BE FITTED WITH THERMOSTATIC CONTROL WHEN TEMPERATURE ACHIEVED AND WHEN WATER NOT NEEDED.
THE HEATING AND HOT WATER SYSTEM TO BE COMMISSIONED AND TESTED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND WRITTEN INFORMATION ON THE SAME SYSTEM(S) TO BE PROVIDED FOR THE OCCUPIER.
ALL HOT AND COLD WATER PIPES TO BE INSULATED WITH FOAM PIPE LAGGING.
ALL HEATING APPLIANCES TO BE LABELLED IDENTIFYING APPLIANCE AND LIMITATIONS OF ITS USE

LOCATION OF AN ENERGY PERFORMANCE CERTIFICATE
THE ENERGY PERFORMANCE CERTIFICATE SHOULD BE INDELIBLY MARKED AND LOCATED IN A POSITION THAT IS READILY ACCESSIBLE, PROTECTED FROM WEATHER AND NOT EASILY OBSCURED. A SUITABLE LOCATION COULD BE IN A CUPBOARD CONTAINING THE GAS OR ELECTRICITY METER OR THE WATER SUPPLY STOPCOCK.

ACCESS STEPS
ACCESS STEPS TO BE PRE-CAST CONCRETE WITH 170mm MAX RISE AND 250mm MINIMUM

STAIRS
WHITEWOOD STAIR WITH REDWOOD/HARDWOOD STRINGERS, BALLUSTRADES
13 RISERS AT 204.77mm
12 TREADS - GOING 227.5mm
STAIR PITCH - 42 DEGREES
STAIR WIDTH - 900
HANDRAIL HEIGHT - 840 MIN ON STAIR AND 1100 MIN AT TOP LANDINGS
BALUSTERS AT CENTRES TO PREVENT PASSAGE OF 100 DIA SPHERE

GENERAL
1. CH = CEILING HATCH
2. ALL S+VP's TO HAVE ACCESS POINTS 1.0m ABOVE FLOOR LEVEL
3. PV = TRICKLE VENTILATION TO EACH APARTMENT TO PROVIDE 8000sq mm AND 4000 sq mm TO ALL OTHER ROOMS (KITCHEN AND UTILITY)
4. KITCHEN STORAGE TO BE 1.0 CUBIC METRES MINIMUM
5. CEILING MOUNTED FANS DUCTED TO SOFFIT

THIS PLAN HAS BEEN APPROVED BY THE MORAY COUNCIL IN TERMS OF THE BUILDING WARRANT DATED 4.3.08
Stewart Halkett
HEAD OF DEVELOPMENT SERVICES
07/01217/ERT

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C - WARRANT COMMENT JSW 15.02.08
B - WARRANT COMMENT/ ENGINEERS INFO JSW 19.11.07
A - CLIENT COMMENT JSW 17.07.07

Project
PROPOSED DEVELOPMENT AT
57-59 MAIN STREET
NEWMILL,
KEITH
FOR:
JOHN ROBERTSON (NORTH) LTD.

Drawing
PLANS & SPEC.

Scale	1:100 + 1:1250	Date	10.04.07
Drawn	JSW	Check	JSW
Revision	C	Drg No	020734-05

IF IN ANY DOUBT ASK - DO NOT SCALE