

B 8008

Door replaced with new window between existing smiddy and proposed extension

All overhanging eaves removed to reinstate original smiddy details

Storage area above ceiling in this area

Window removed and opening widened to create new access between existing Smiddy and proposed extension

Cartwheel former embedded in flagstones to create orientation point

Wall removed to create full width opening between 'room with a view' and new extension. Doors allow flexibility of sub-division.

Existing low stone wall removed

New stone wall approx 800mm high incorporating seating, interpretation and points of interest

Dashed red lines indicate sections of building and external landscaping to be removed.

Steps up to grassed area to provide pedestrian access from path to north

Level surface adjacent to end of parking bays

Existing parking area altered to provide space for 12 cars including one bay designated as accessible and one bay designated for residents of Seaview. Surface to be finished with well-compacted, free draining material to prevent flooding

Flagstone external finish to run through centre of proposed extension

Steel canopy to provide protection for visitors approaching front door

Freestanding shelves

New rooflights with integrated photovoltaic cells

Cycle parking for min. 6 bikes

Reception desk + toilet 'pod' constructed to resemble a Broch. Position of desk maximises views to all parts of building for passive security

Openable rooflights in pitched roof

Bench seating

Wood burning stove provides focal point in seating area

Slatted cladding in front of corner window creates 'hide' for viewing wildlife.

Seashore and grassed hinterland between shore and road

Existing road access altered to achieve dimensions shown

Dotted line denotes visibility splay of 25m. 2.4m from edge of road. Speed limit to road is 20mph

First 6 metres of access to be surfaced in bituminous materials to prevent any debris being dragged onto the public road

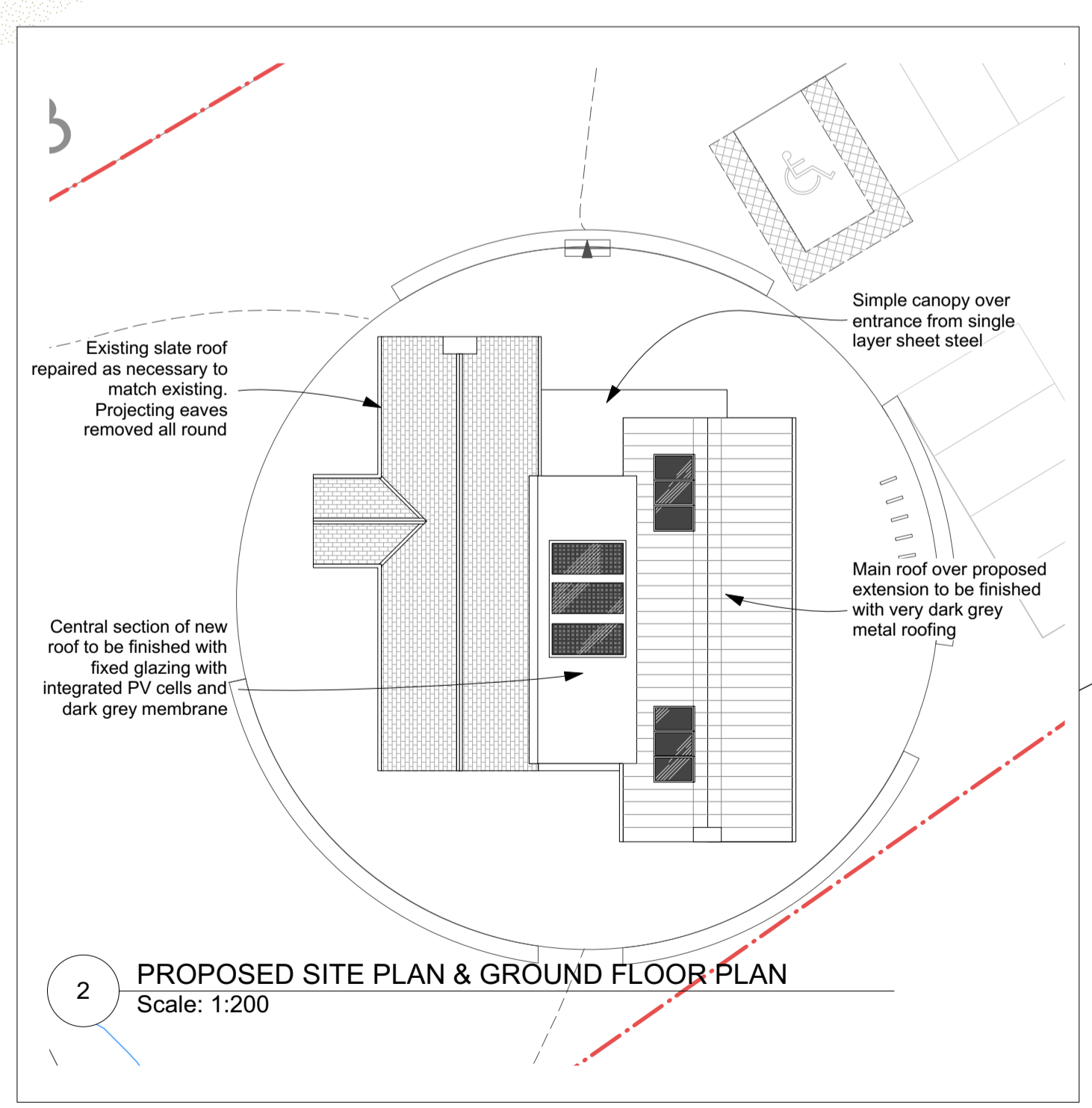
Sealed surface to be provided to give level access to proposed storage shed, especially for mobility scooters

Storage shed for Community Trust to same design and external finishes as proposed extension to Land, Sea & Islands Centre. Shed to be used for storage of Trust-owned equipment and electric hire bikes, as well as charging points for electric bikes and cars. Refer drawing 900.

Refuse storage area (1m x 4m)

1200mm wide paving slab path to provide access to door at rear of proposed storage shed

Land beyond site boundary is coastal grassland

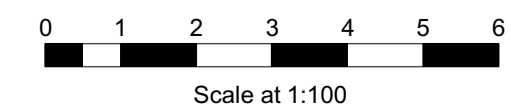


Revisions:

A. Parking arrangements altered in accordance with council guidelines. Cycle storage added. Refuse storage added. SF

B. 09/03/18 Parking, road access and storage shed access arrangements altered in accordance with council guidelines. Cycle storage relocated. SF

C. 15/03/18 Storage shed relocated and enlarged. Paved path added to rear door of storage shed. SF

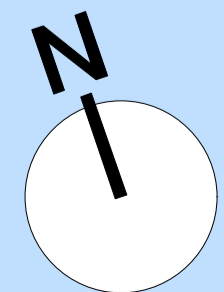


Client	Arisaig Community Trust	No.	12013/102	Rev.	C
Project	Land, Sea and Islands Centre, Arisaig	Revisions:			
Drawing	PROPOSED SITE & GROUND FLOOR PLAN	Scale	1:100		
		Sheet size	A1		
		Date	August 2014		
		Drawn by	JD	Checked by	SF

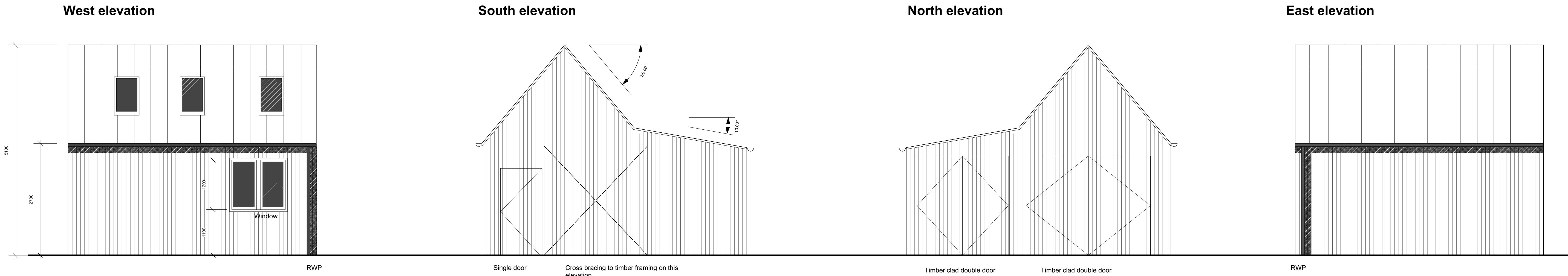
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This drawing is for the purposes of [DRAWING] only and must not be used for any other purposes.

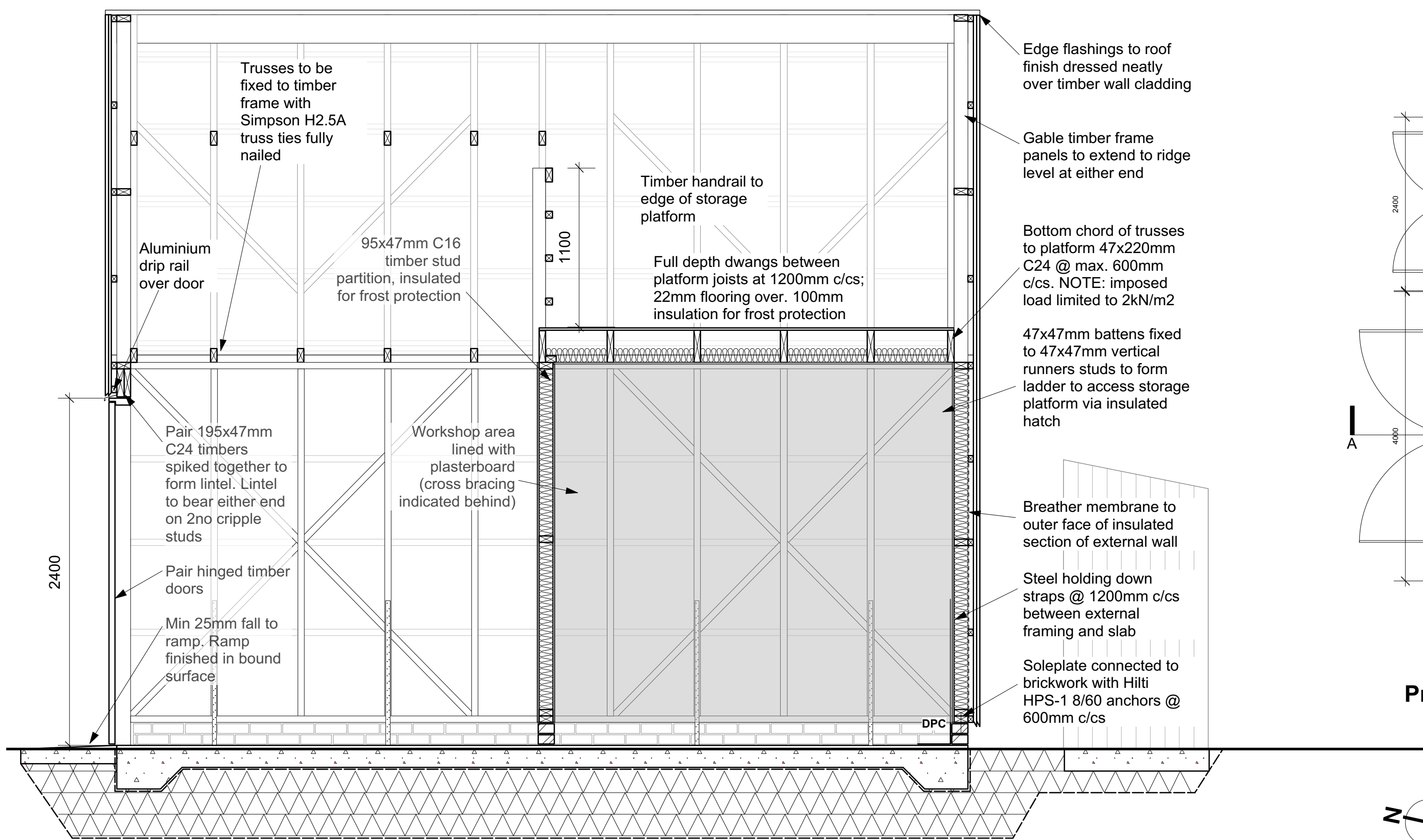
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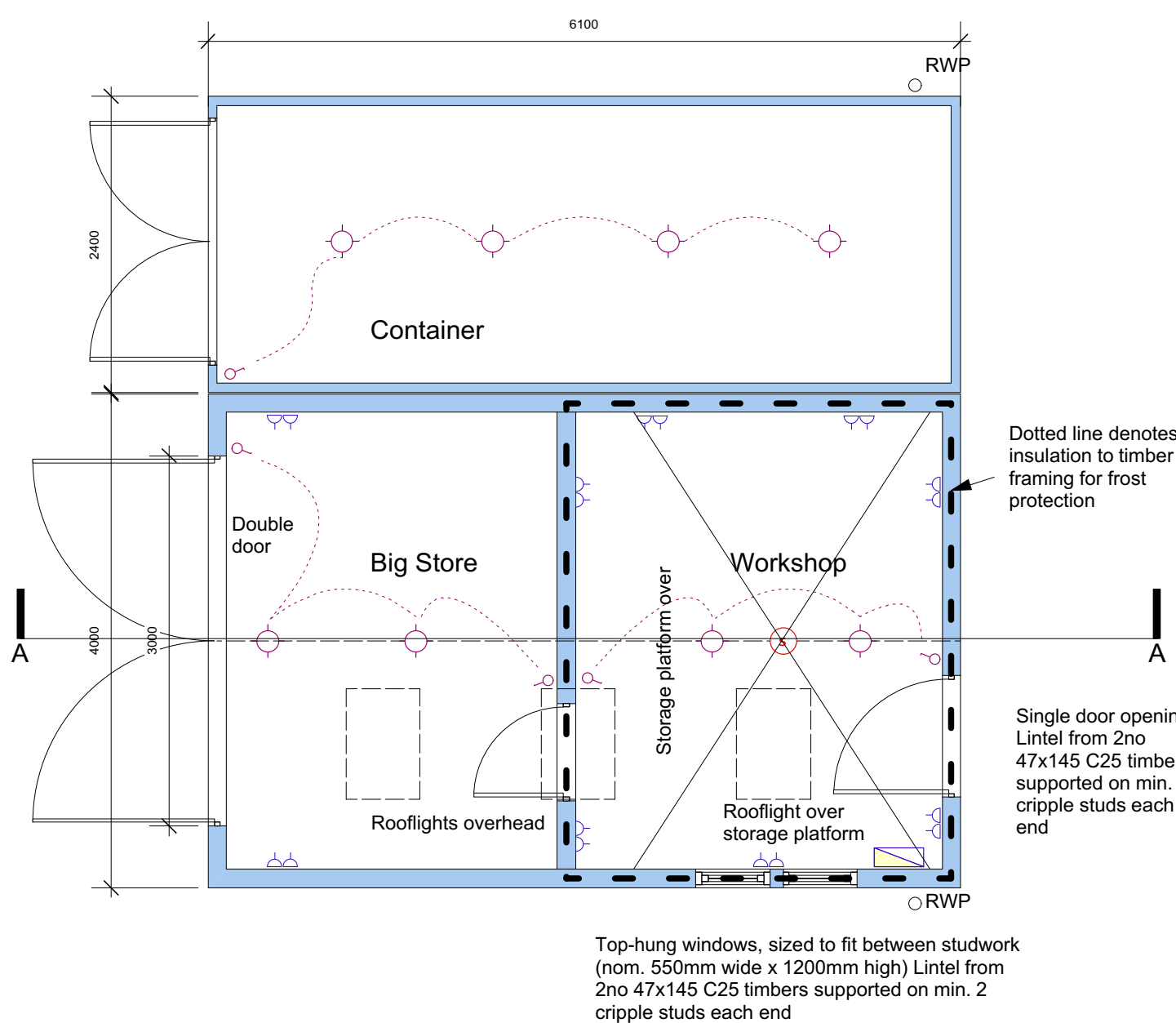
1 PROPOSED SITE PLAN & GROUND FLOOR PLAN
Scale: 1:100



Proposed Elevations 1:100



Proposed Section 1:25



Proposed Plan 1:50

Significant risks to consider

This drawing may contain components or processes that involve a health & safety risk during installation, cleaning, maintenance or removal. A risk assessment (RHA) has been prepared for the works packages by the Architect which identifies those risks of which the Architect is aware. Further risk assessments must also be prepared on behalf of any persons undertaking any work in relation to the drawings. Refer to all risk assessments before commencing work.	Excavation of ground may reveal soft spots. Extent of below ground services is UNKNOWN.
	Construction of building involves large components (e.g. trusses, roof sheeting), use of power tools, working at height and exposure to hazardous substances, e.g. sawdust, cement.
	Location of building is close to a public road and immediately adjacent to a public building and parking area.
	Location of building is also close to the seashore.

REFER STRUCTURAL ENGINEER DRAWING 125122/001 FOR ALL STRUCTURAL DETAILS

Roof:
Contractor-designed timber trusses with high level tie and vertical struts as necessary. NOTE extent of storage platform. Bottom chord of trusses to be increased in size for this area to provide adequate strength. Trusses connected to external walls with truss clips as notes on drawing.

Min. 95x47mm diagonal timber bracing between rafters to provide racking.
2no. 95x47mm C16 timbers trimming rooflight openings.

45x45mm horizontal battens over rafters at c/cs to support roof sheeting finish complete with proprietary ridge and verge flashings in matching colour.

New rainwater goods to be black powder coated aluminium.

External walls:
Untreated vertical board on board timber cladding on 45x38mm horizontal battens at nom. 600mm c/cs. Cladding to stop 150mm above FGL. Stainless steel insect mesh to all heads and bases.

95x47mm C16 timber studs at nom. 600mm c/cs with soleplate and wallplate. All studs dwanged at mid-height. 100x50mm diagonal timber bracing between studs as shown. Diagonal bracing to be fitted to all four elevations. Insulation to be fitted to framing where noted to provide frost protection.

Two courses engineering brick (black/blue) in 3:1 sand:cement mortar with DPC over to raise timber framing 150mm above slab

1000mm long galvanised steel holding down straps with min 150mm leg to connect timber framing to floor slab.

Windows, doors, rooflights:
Rooflights to be Velux type with dark grey aluminium external facings. Window and single door to meet current building regulations for heat loss. Double door from timber with cross bracing, clad to match walls

Slab:
150mm thk grade RC 28/35 concrete slab reinforced with 1 layer A193 mesh to upper face. Slab to have 150mm deep x 300mm wide edge thickening. All laid over 1200g DPM over nom. 25mm sand blinding

Ground excavated as necessary and lined with geotextile membrane. Ground built up with Type 1, well compacted in max 150mm thk layers to formation level

Concrete ramp formed at entrance doors.

Nom 100mm thk slab formed for bin store with 1:100 run-off

Electrics:
All electrical cabling to be Low Smoke Zero Halogen (no PVC). All electrical work to BS7671:2008 and latest version of IEE Regulations. Electrical completion certificate to be provided upon commissioning of installation.

Drainage:
Rainwater to issue into gravel trench to rear of building.

Container:
2.4m x 6.1m x 2.6m steel container with double end doors to be erected adjacent to timber building, and clad to match timber building. 145x47mm rafters fitted over to form lean-to roof, finished with same roofing material.

Revisions:

A. 20/02/18 Basic construction information added to drawing for comment by structural engineer. SF
B. 13/03/18 Drawing updated with structural engineer notes. SF
C. 15/03/18 Container added to north side of timber storage building. SF

Client Arisaig Community Trust	No. 12013/900	Rev. C
Project Land, Sea and Island Centre, Arisaig	Revisions:	
Drawing PROPOSED STORE	Scale 1:50 / 1:100	Sheet size A2
	Date December 2014	Drawn by SF
	Checked by SF	

Do not use scaled dimensions from this drawing. All dimensions are to be verified and checked on site by the RWP. Contractors before the commencement of any shop drawings or work whatsoever, either on the ground or for sub-structures or supports. All discrepancies are to be immediately reported to the architect.

This drawing is to be read in conjunction with all related Architect's, Engineer's and Specialist drawings and relevant information.

This drawing is for the purposes of [DRAWING/TITLE] only and must not be used for any other purpose.

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