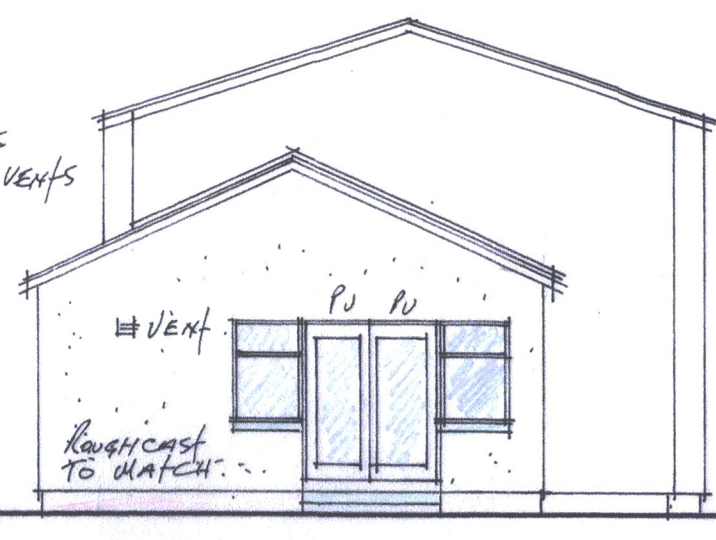
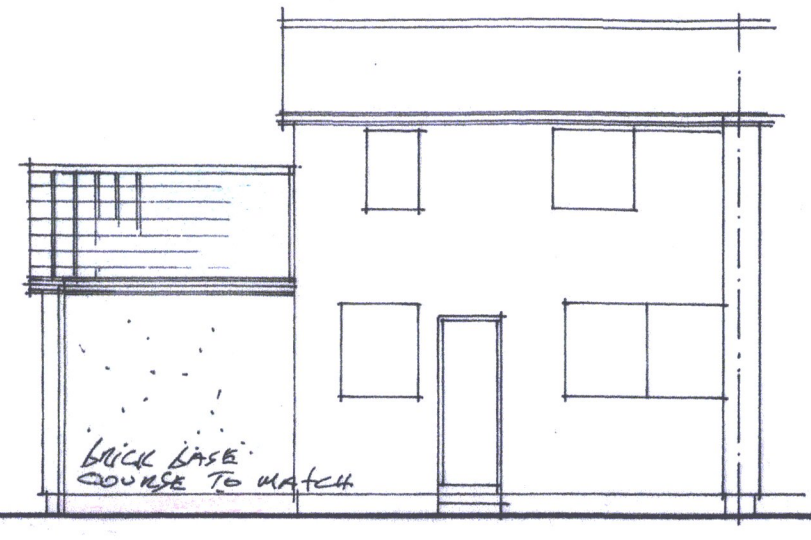


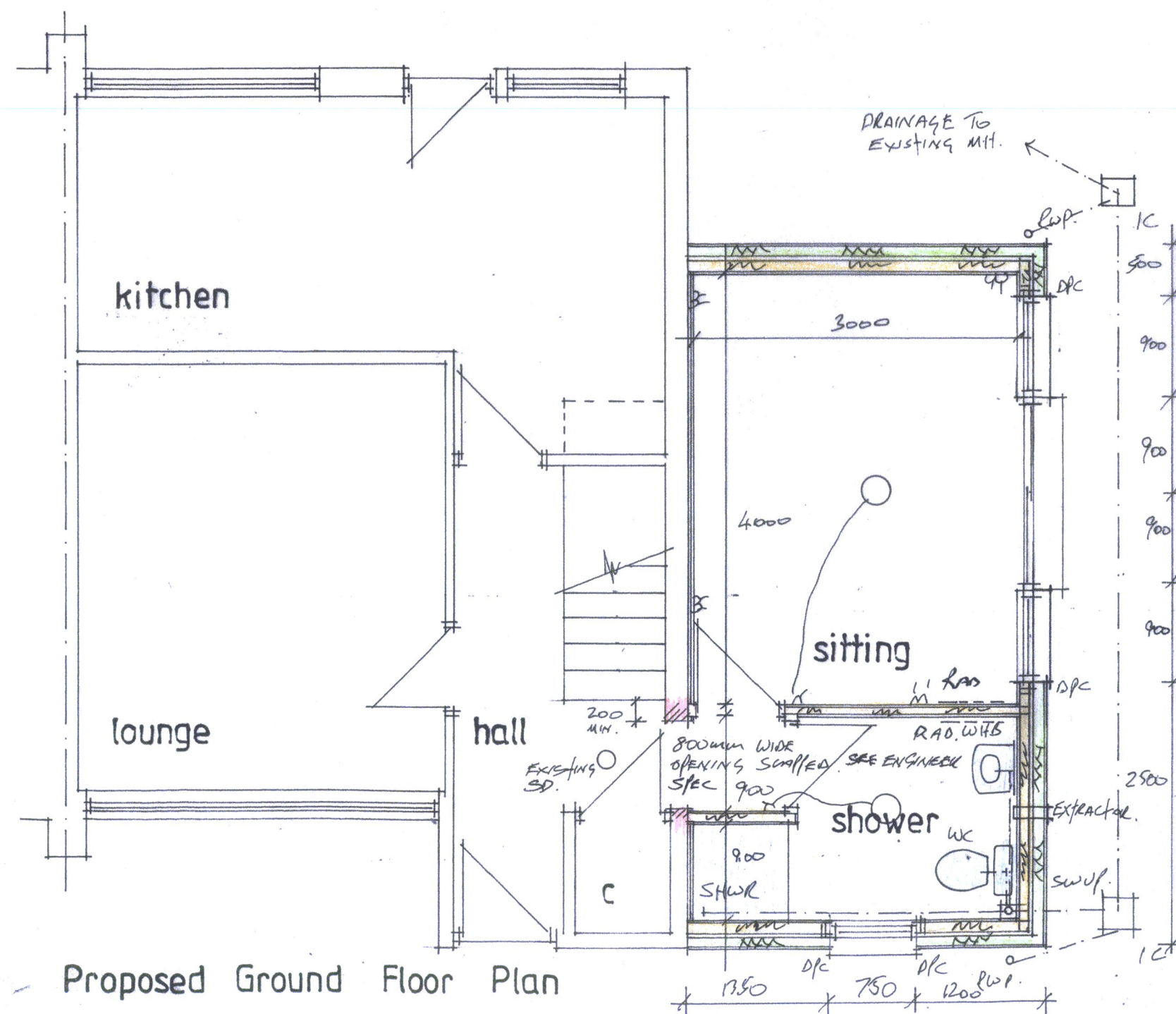
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Ground Floor Plan

**DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS SPECIFICATION**  
**ROOF TRUSS DIMENSIONS TO BE CHECKED ON SITE BY MANUFACTURER PRIOR TO FABRICATION**  
**DRAWINGS NOT TO BE SCALED**  
 All dimensions to be checked on site.  
 All electrical work to comply with the latest IEE regulations and be designed, constructed, installed and tested in accordance with BS 7671, 2008, as amended and submitted only by a person or company having membership to S.E.L.E.C.T. or N.I.C.E.I.C. or similar. Electrical schemes recognised by The Scottish Building Standards to comply with Safety 4.5.0.  
 All electrical sockets to be fitted at 400mm above finished floor level. All light switches to be fitted at 900mm above finished floor level.  
 Sockets and switches to be min of 350mm from corners of rooms.  
 All drainage to be to the entire satisfaction of the Local Authority. All foul drainage and SWVP's to be constructed and installed in accordance with BS EN 12056, 2:20000, all AAV's to be installed in accordance with BS EN 12380, 2002. 75mm deep seal traps to sanitary appliances. Drainage pipes secured to underside of joists with joist hangers  
 Underground drainage to be uPVC, above ground PVC, waste pipes to be 50mm dia, soil pipes to be 100mm dia, soil waste vent pipes to have rodding access and all connections to SWVP be independent.  
 SWVP to be off-set from rodding line. Rodding access bends to be provided at directional changes. All drains to be laid to 1 in 60 max fall. Rwp's to be trapped.  
 Waterproof plasterboard to be fitted to bathroom, shower area to be tiled and finished with waterproof grout.  
 All new surface water drainage to be tested in the presence of a Building Standards Officer.  
 Waste water drainage testing to be carried out in accordance with BS EN 12056-2: 2000 or BW EN 1610:1998.  
 All pipework to be lagged.

Water efficient fittings to be provided to all new WC and WHB within dwelling.  
 Dual flush WC cisterns to have an average flush volume of < 4.5 litres. Single flush WC cisterns to have a flush volume of < 4.5 litres.  
 Taps serving wash or hand rinse basins to have a flow rate of < 6 litres/minute.  
 All cavity closures to have insulated DPC fitted. All lintels and load bearing walls to be specified by engineer.  
 Cavity barriers to be provided at all external corners, at junctions of separating walls, at eaves level, vertically around all external openings, at ceiling level and verges, (please see detail sheet for more info)  
 Timber frame to be sealed around all apertures and at floor level to prevent air infiltration. Please see detail sheet that shows the method used to prevent cold bridging at apertures.  
 DPC to be fitted min 150mm above ground level. All foundations to have 450mm min ground cover or otherwise specified by engineer.  
 All access steps to have 150mm rise and 300mm going.  
 12000sq mm of trickle ventilation to be provided to sitting and 10000sq mm provided to shower room.  
 Patio doors to provide 1/30<sup>th</sup> floor area ventilation and 1/15<sup>th</sup> floor area day lighting.  
 All windows and doors to be white Upvc double-glazed units with factory fitted seals (or otherwise specified) and min 16mm air gap argon gas filled, all with u-value < 1.4.  
 All window handles to be fitted max of 1700mm above finished floor level.  
 All glass to comply with BS 6262 and be toughened below 800mm.  
 All new windows to have trickle vents fitted.  
 All new windows and doors to be designed and installed in accordance with recommendations in secure by design.  
 Heating provided by existing gas wet system Boiler fitted with boiler manager and trvs fitted to new radiators  
 New internal doors to have min clear opening width of 775mm.  
 100mm dia extractor to be fitted to shower

Room to provide 15 l/s air change.  
 Dwargs to be provided where partitions run parallel with floor joists. No notching or cutting holes in mid-floor or ceiling ties.  
**Foundations**  
 Please see engineers specification for foundations and under building  
**Ground floors**  
 Floor construction comprising 22mm flooring grade chipboard on Joists at 400mm ctrs by engineer on wallplates on dpc with 120mm Kingspan K013 laid between with edge insulation as per manufacturers spec. 150mm air space maintained between underside of floor joists and top of solum. Solum comprising 50mm weakmix concrete on Visqueen 1200 dpm dressed to dpc on 150mm blinded hardcore.  
**External walls**  
 22mm roughcast to match existing on 100mm blockwork with 50mm cavity foil faced bubble breather membrane on 12mm plywood sheathing on 89x45mm timber frame by engineer with 70mm Kingspan K12 insulation between studs, and 32.5mm Kingspan K118 plasterboard finish.  
 Dense concrete blocks to be used in construction up to floor dpc level in accordance with BS 8102: 1990.  
 Rockclose insulated cavity closer fitted to all new external apertures  
**Internal partitions**  
 89x45mm studs at 600mm ctrs with one layer 12.5mm sound bloc board finish or similar to both sides, with min density of 10kg/m3. All new internal partitions to have 100mm thick deafening with min density of 10k/g3 fitted between studs. For internal load bearing walls and beams see engineer's specification.  
**Pitched roof**  
 Concrete roof tiles on 38x25mm battens and counter battens on one layer roofing felt on 15mm sarking boards on trusses @ 600mm Ctrs by specialist.  
 Pitch to match existing porch (2).  
 100mm Rockwool insulation laid between ceiling ties and 200mm laid over on 12.7mm plasterboard finish.  
 5mm continuous ridge ventilation and 25mm continuous eaves ventilation provided by proprietary high level roof vents and soffit vents.  
 100mm dia deep flow gutters and 75mm dia downpipes. Gutters and downpipes to comply with BS 12056-3:2000

 <p><b>Sandy W Nicol</b>  <b>Architectural Design Consultant</b>          5 St Leonards Tillicooultry, Clackmannanshire, FK13 6QU          Telephone 01259 750906, Mobile 07896 785173</p>	<b>Title:</b> PROPOSED ALTERATIONS & EXTENSION AT 2 CAROLINE CRES ALVA.		
	<b>Client:</b> Mr & Mrs WATT		
<b>Job No:</b> 001/21	<b>Scale:</b> 1:100 1:50	<b>Date:</b> JAN 21	<b>Drp No:</b> 02