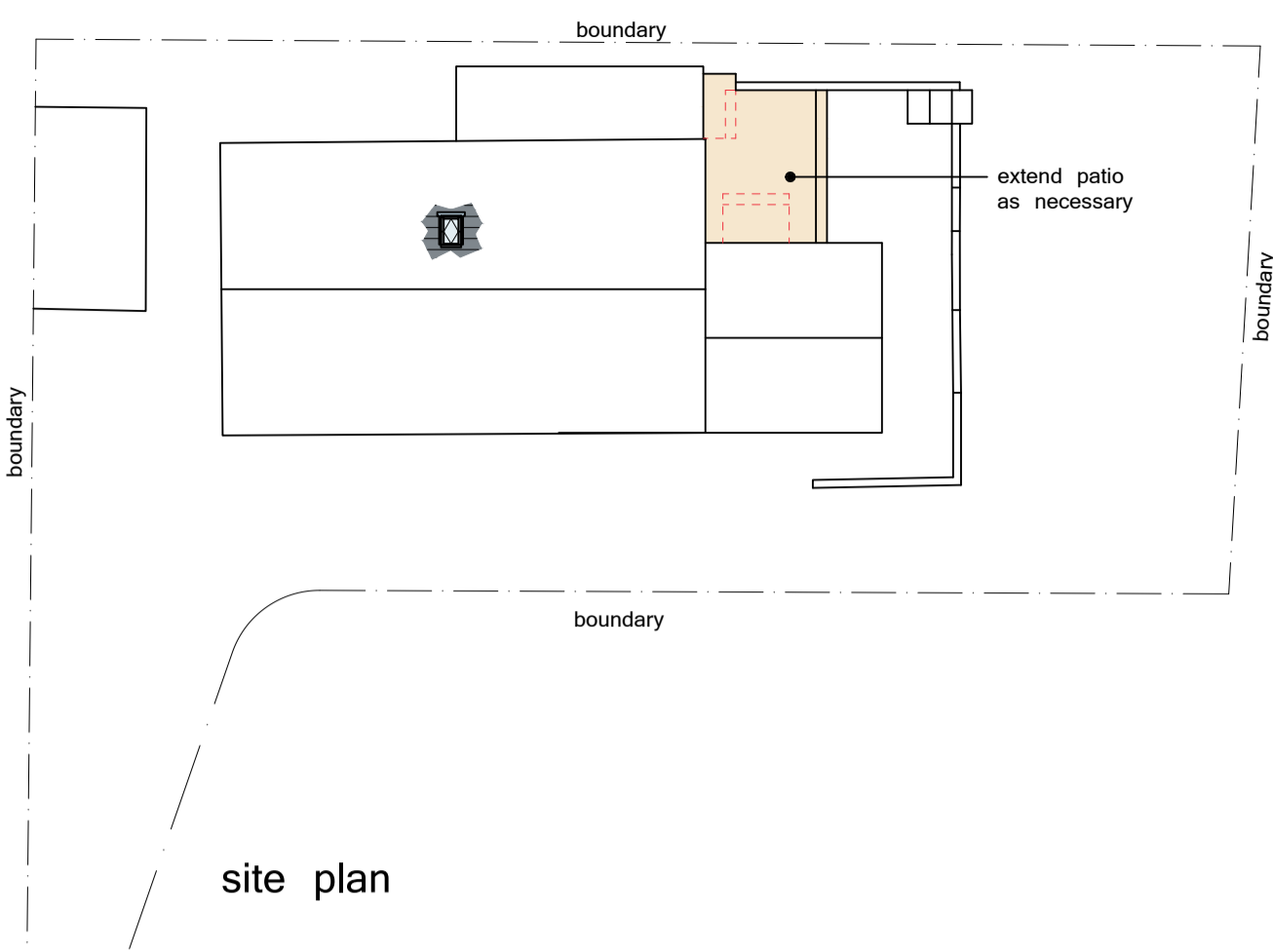




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site location



site plan



NONE LOAD BEARING PARTITIONS
75 x 45 studs at 600 centres, with 1 row center dwangs with 12 mm soundblock both sides a minimum of 25mm mineral wool or mineral batts in cavity. Walls to achieve a minimum airborne sound insulation level of 43dB Rw.

LINTELS
Lintels to have a minimum of 150mm end bearing

DOORS AND ROOFLIGHTS
Double glazed door and rooflights to have a minimum U-value of 1.6W/m²K. Doors to have trickle vents, security locks, be draughtproofed and in accordance with BS 6262: Part 4:2005 and 8213: Part 1:2004. In addition the windows and doors have to meet the recommendations of section 2 of "secured by design" A.C.P.O. 2009

SAFETY GLASS
All glazing below 800mm to be safety glass in accordance with BS 6262.

TRICKLE VENTS
All apartments to have 12000mm² trickle vents to window heads. Bathroom to be 10,000mm².

AMES TAPING
All plasterboard to be taper edged and amis taped and filled.

TIMBER PRESERVATIVE
All timber used in the external wall, roof, and floors to be pressure impregnated with preservative.

NAILS
Except on internal finishing timber all nails to be rust proof.

CENTRAL HEATING
Extend existing system as necessary. All radiators to have TRV's.

INSULATION TO PIPES
All insulation of hot water pipes to be in accordance with the relevant recommendations of BS 5422

PLUMBERWORK
All solder to be lead free

ELECTRICAL WORK
All electric's to comply with the latest edition of the IEE Regulations and in accordance with BS 7671:2008 installed by a qualified electrician. A certificate of compliance is to be provided on completion for submission to Building Control.

ELECTRICAL FIXTURES
Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 12m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:
- light switches should be positioned at a height of between 900mm and 11m above floor level.
- standard switched or unswitched socket outlets for other services as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as worktop, fixtures should be at least 150mm 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.

MECHANICAL EXTRACTION
Bathroom to have a min capacity of 15 litres/second switched with light. Fans to be fitted with isolator switches.

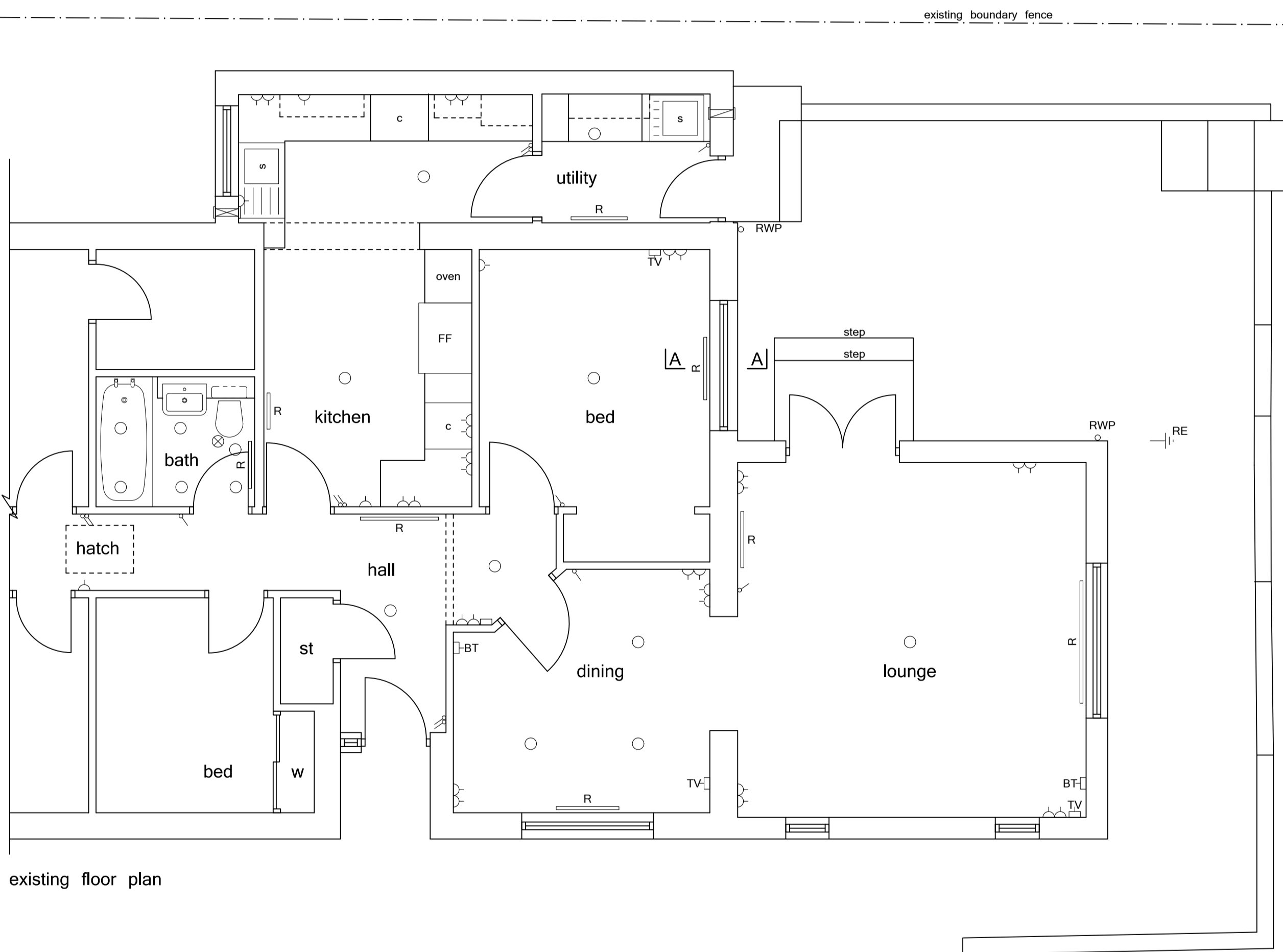
SMOKE AND HEAT DETECTORS
Smoke detector to be in accordance with BS 5893 part 6:2004 and be interconnected and mains connected with battery backup. Heat detectors to be in accordance with BS 5446 and be mains connected, interlinked and have battery backup.

LIMITING THERMAL BRIDGING AT JUNCTIONS AND AROUND OPENINGS
To be in accordance with Building Research Establishment (BRE) Report BR 262 "THERMAL INSULATION, AVOIDING THE RISKS", SECOND EDITION, 2002.

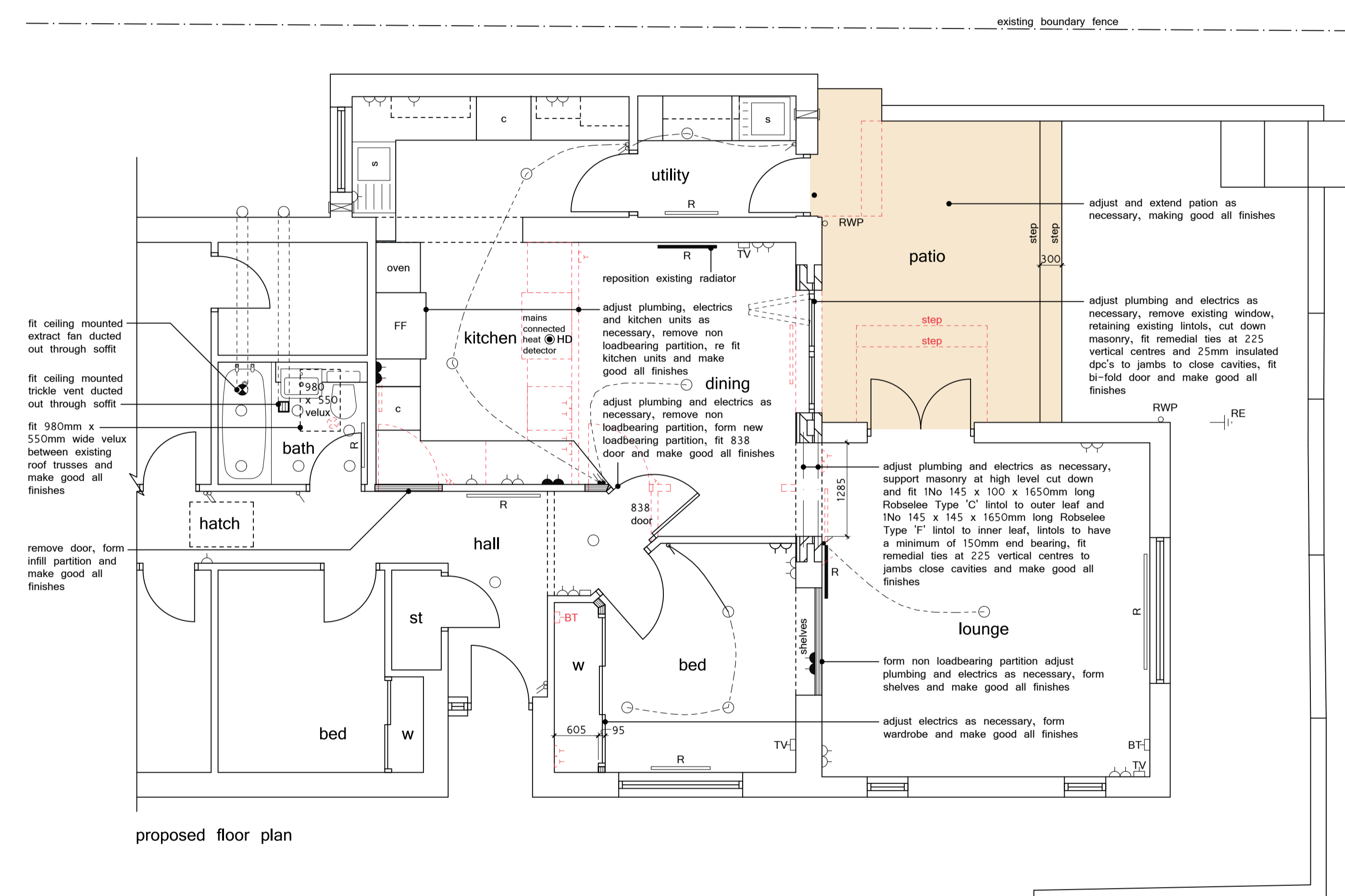
AIR INFILTRATION
Service routes, ducts and entries to be mastic sealed and made air tight. Electrical services to external walls to be fitted with air tight electrical boxes sealed to plythene.
All junctions with ceilings floors and openings to be mastic sealed.
All windows and doors to be draft stripped and mastic sealed externally all works to be carried out in accordance with BRE Report 265: 2002

BUILDING CONTROL
Prior to work commencing the client or building contractor must complete the "Start of Works Notice" enclosed in the Building Warrant Approval documentation and forward it to the Local Authority. In addition the client or Building Contractor should contact the Building Control Case Officer to arrange regular inspections as outlined in the "Construction Compliance Notification Plan" (CCNP)

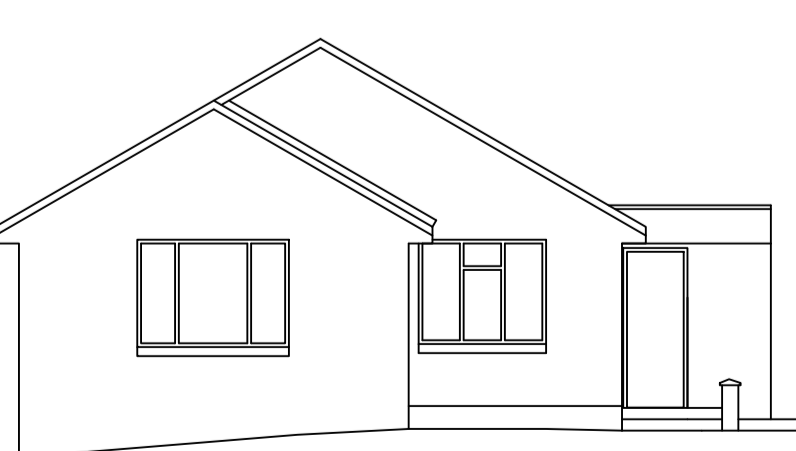
HEALTH AND SAFETY
All works to be carried out in accordance with the Construction Design Management 2015



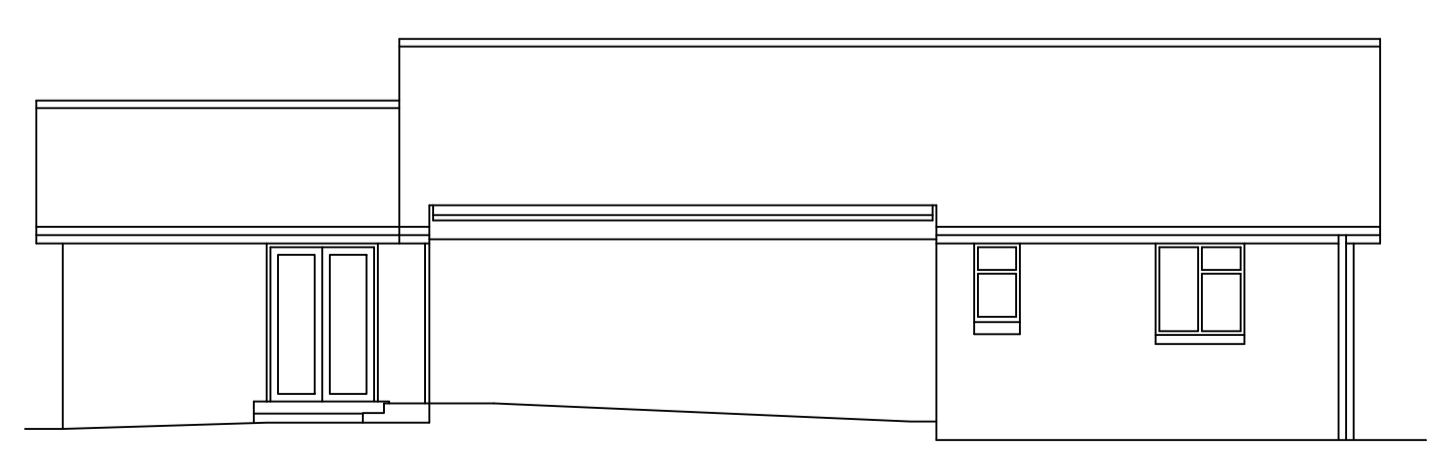
existing floor plan



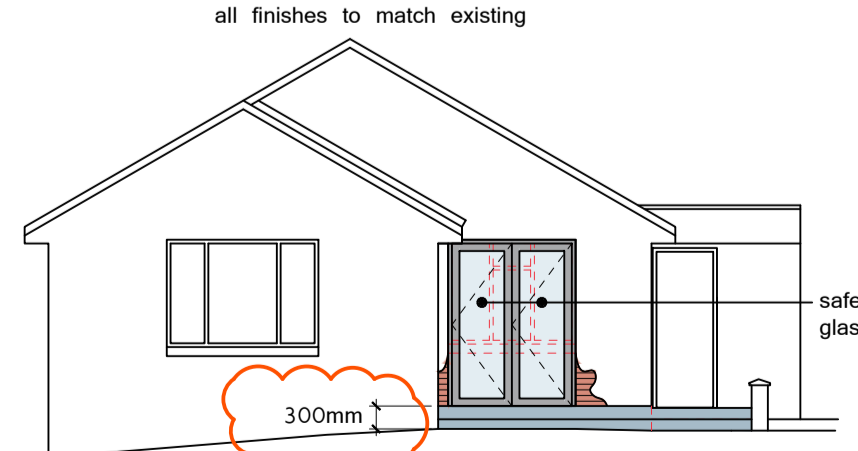
proposed floor plan



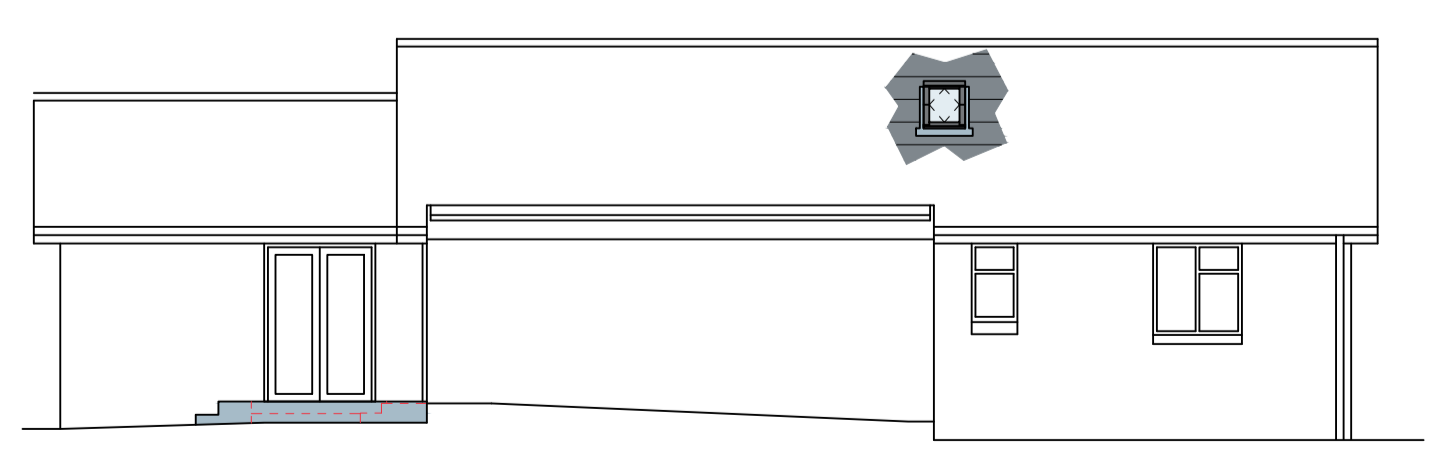
existing side elevation



existing rear elevation



proposed side elevation



proposed rear elevation

REVISIONS
A - 16.12.2020 - Add height of patio

JOB TITLE
LOCATION PLAN, SITE PLAN, EXISTING AND PROPOSED PLAN AND ELEVATIONS

PROPOSED ALTERATIONS TO
23 CAROLINE PARK
MID CALDER
WEST LOTHIAN

Scale 1:50, 1:100, 1:200, 1:1250
8th December 2020

Drawing Number JWAC - A1 - BW - 01/25/2020 A

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