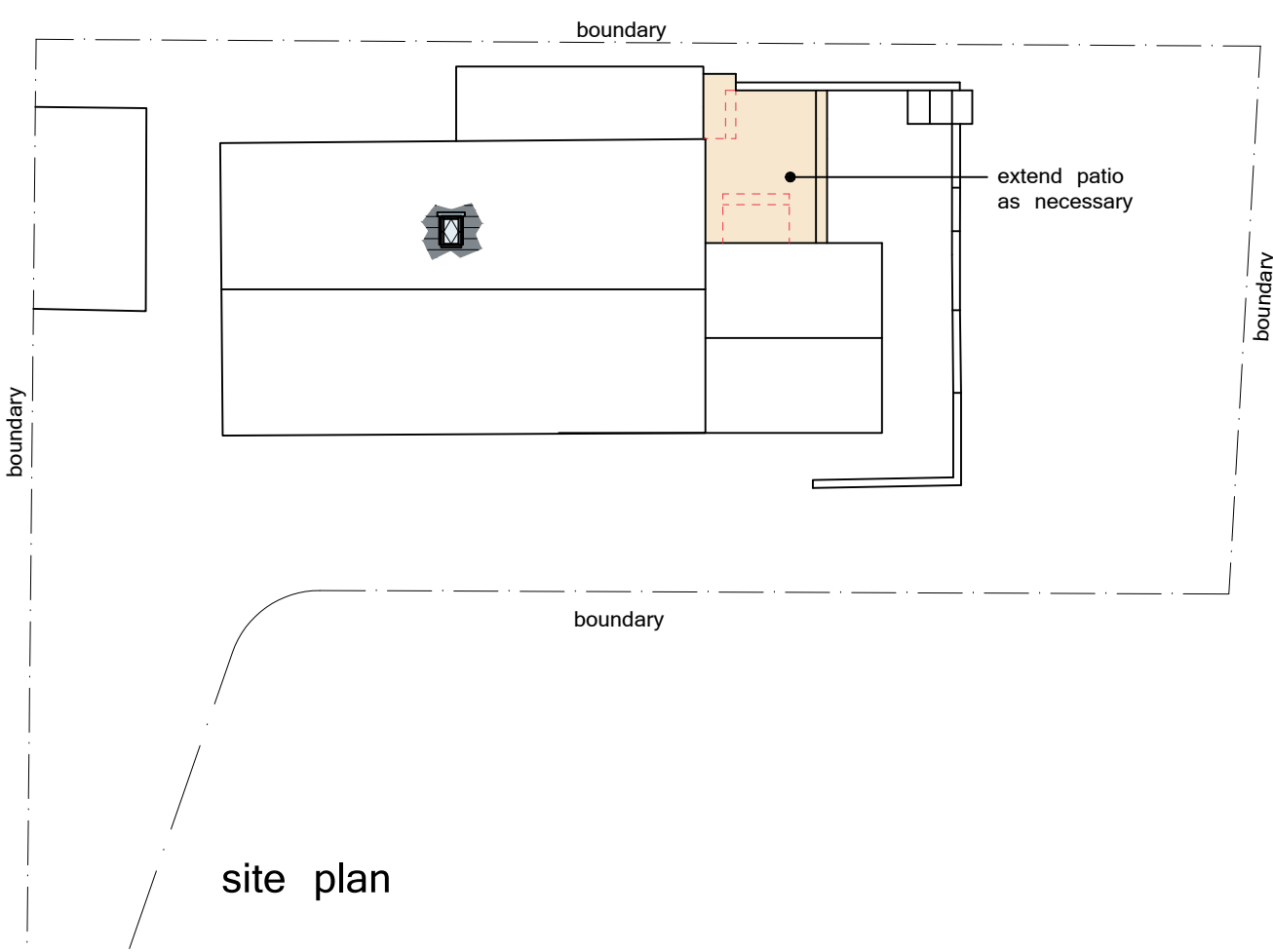


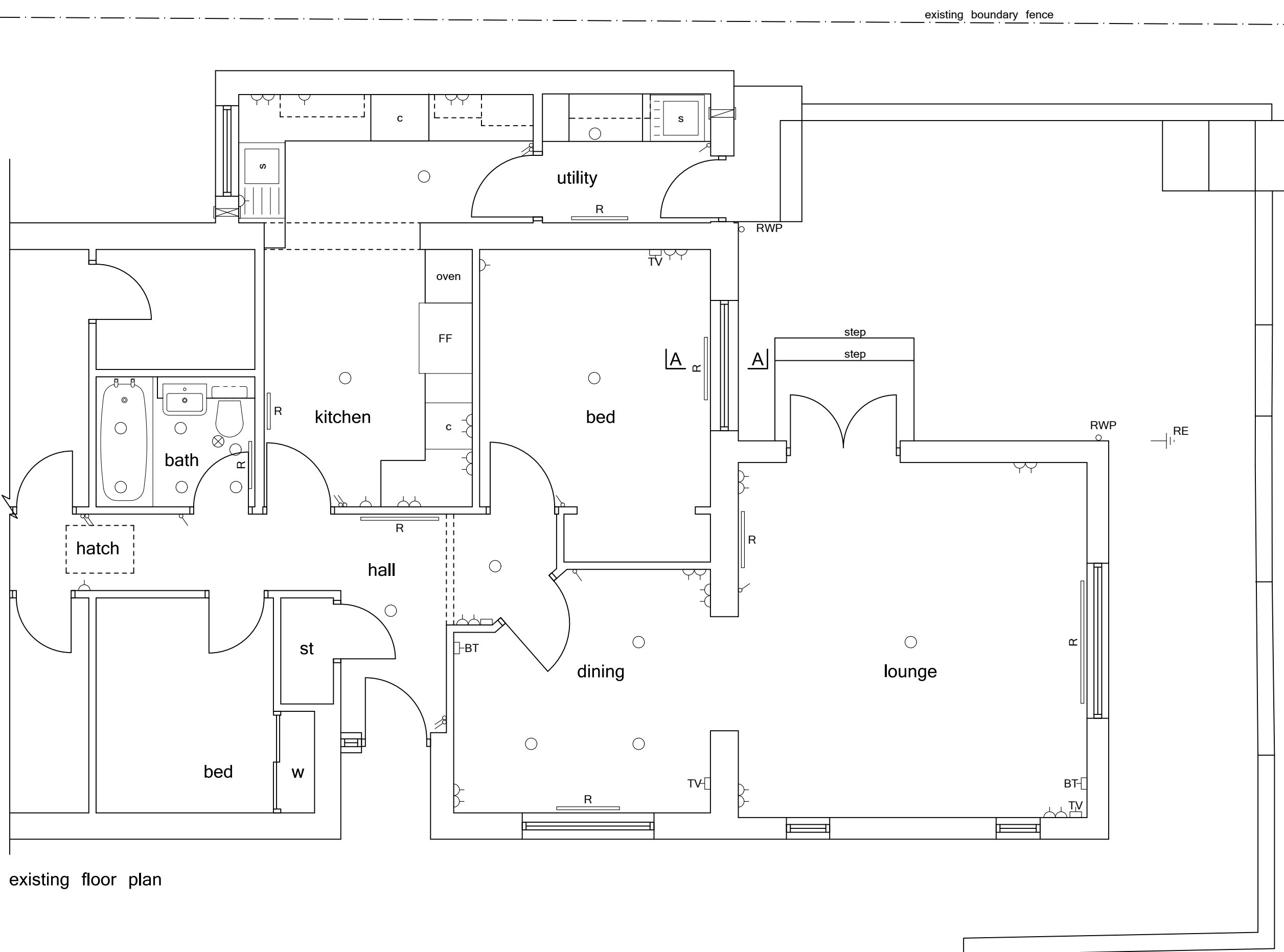


Mapping contents (c) Crown copyright and database rights 2015. Ordnance Survey 100035207.

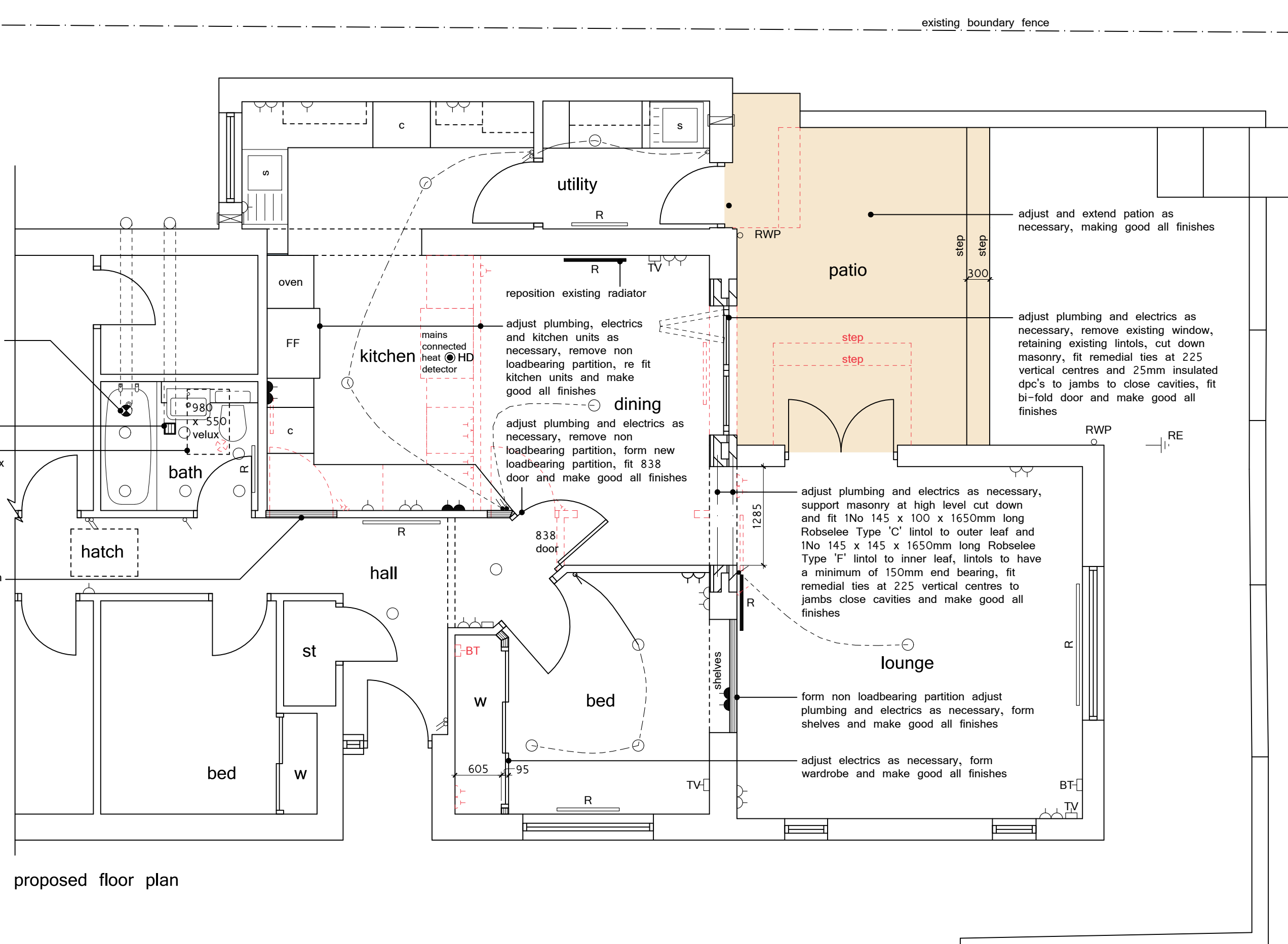
site location



site plan



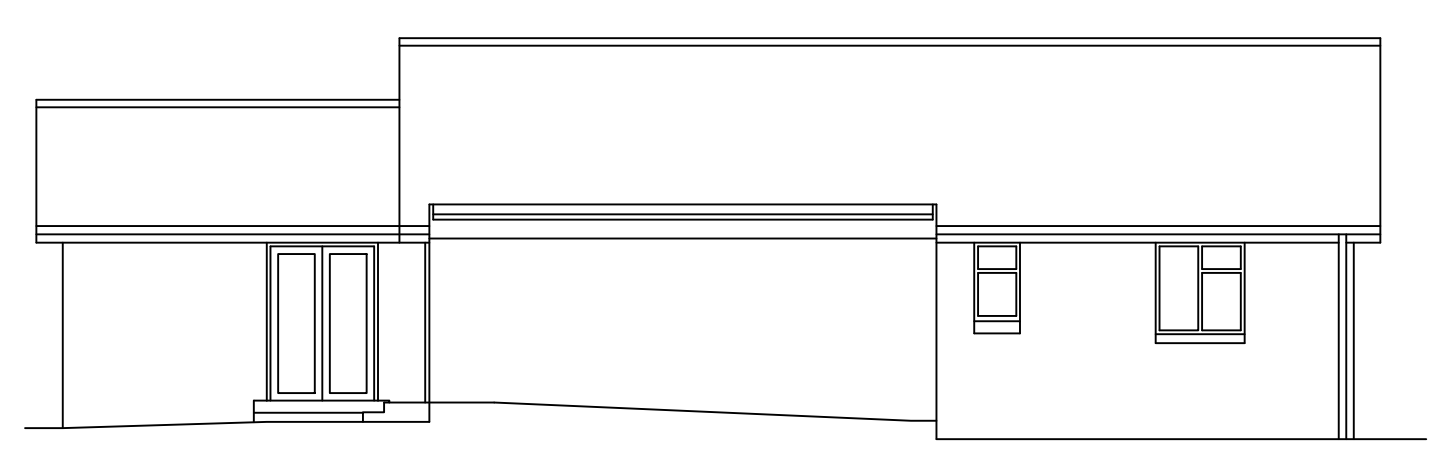
existing floor plan



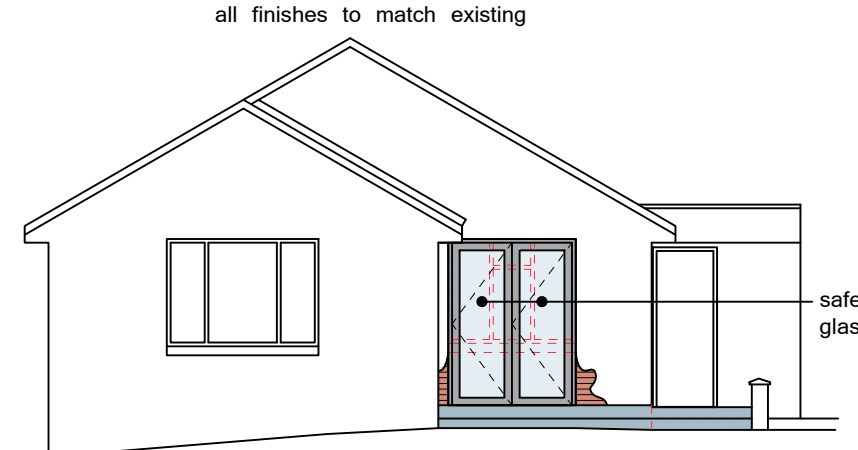
proposed floor plan



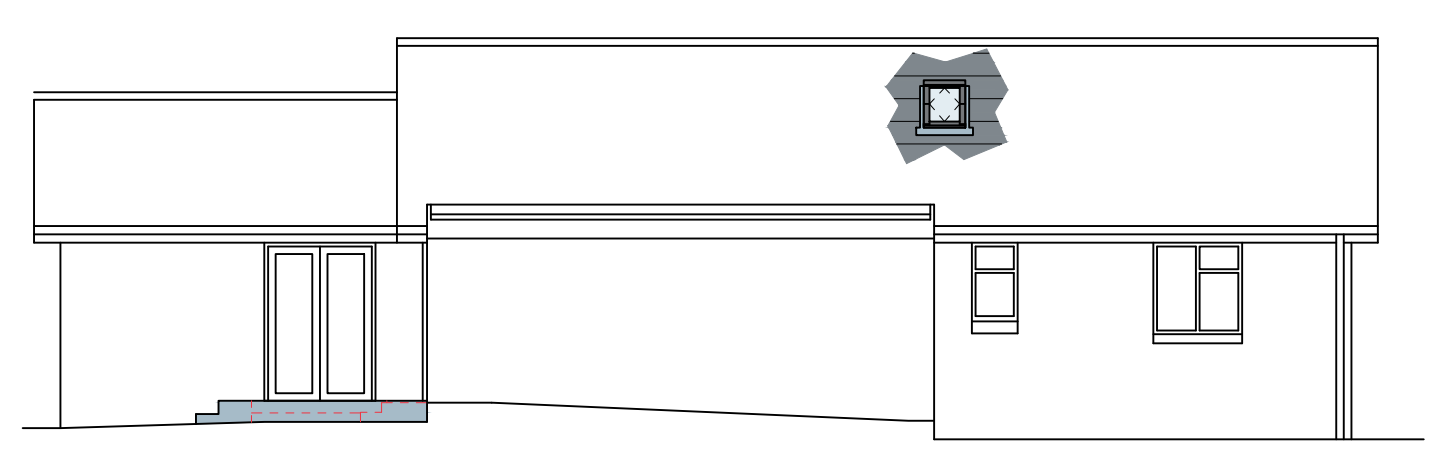
existing side elevation



existing rear elevation



proposed side elevation



proposed rear elevation

**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 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timber controls or programmers. Within this height range:  
- light switches should be positioned at a height of between 900mm and 1.1m 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

**REVISIONS**

**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

**John Watson Architectural Consultant Ltd.**  
11 Market Street  
Midcaldor  
West Lothian  
EH53 0AL  
Phone: 01506 885928  
E-mail: info.jwacld@gmail.com