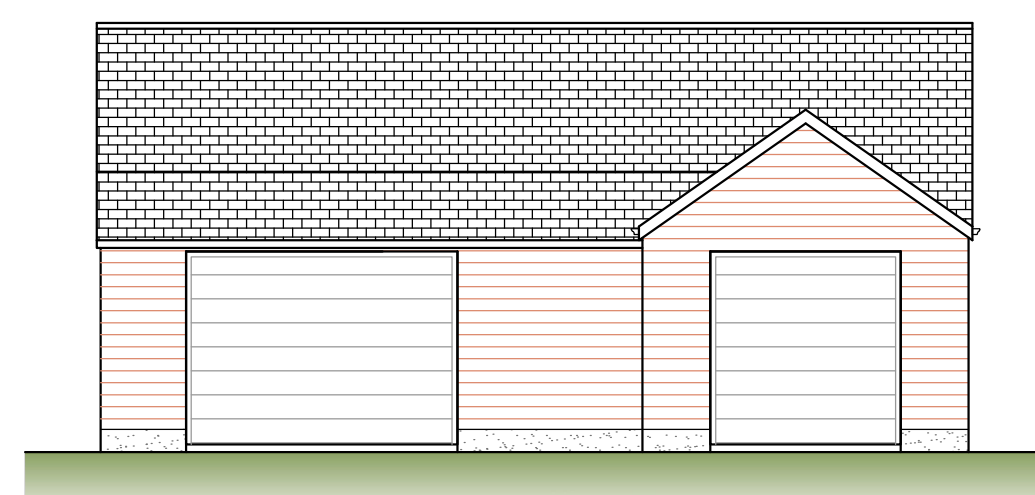
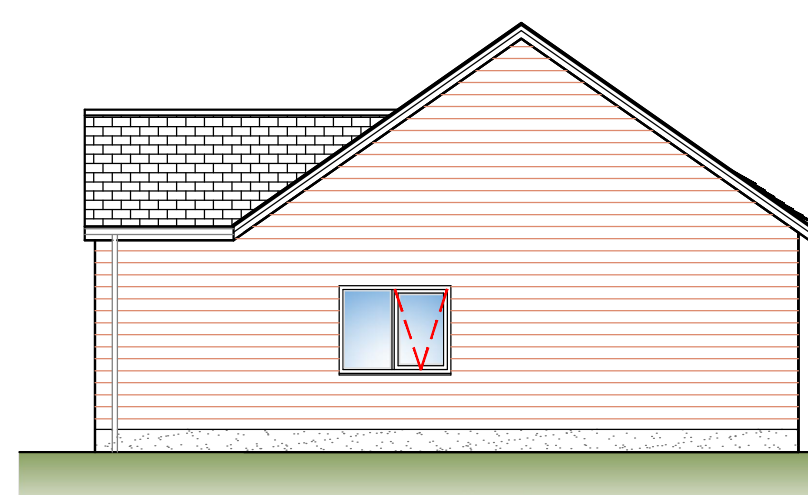


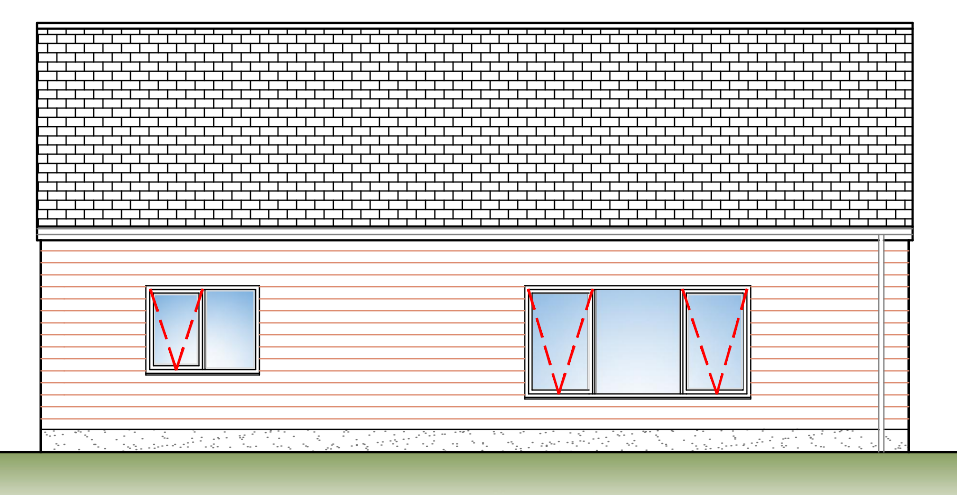
WEST ELEVATION 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



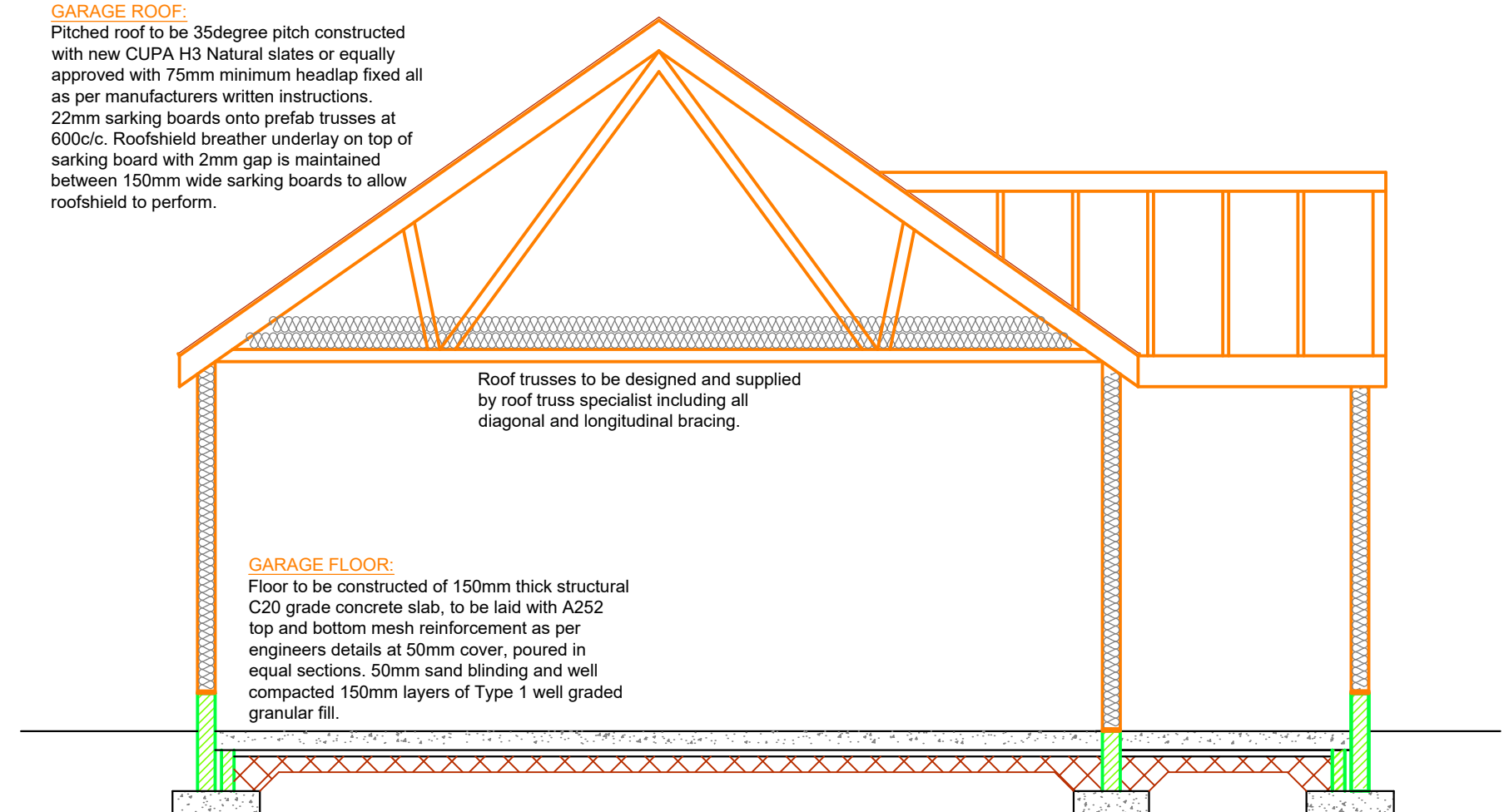
NORTH ELEVATION 1:100

**MATERIAL NOTES:**

- External Walls: Horizontal timber linings
- Roof: Natural slate to match with existing house
- Windows and doors: Oak UPVC windows match in with existing house
- Rainwater Goods: Metallic painted aluminum RWP to match in with existing house
- Fascias: Timber fascia boards

Ground levels on site to remain the same and there is no proposed change.

**GARAGE ROOF:**  
 Pitched roof to be 35degree pitch constructed with new CUPA H3 Natural slates or equally approved with 75mm minimum headlap fixed all as per manufacturers written instructions. 22mm sarking boards onto prefab trusses at 600c/c. Roofshield breather underlay on top of sarking board with 2mm gap is maintained between 150mm wide sarking boards to allow roofshield to perform.



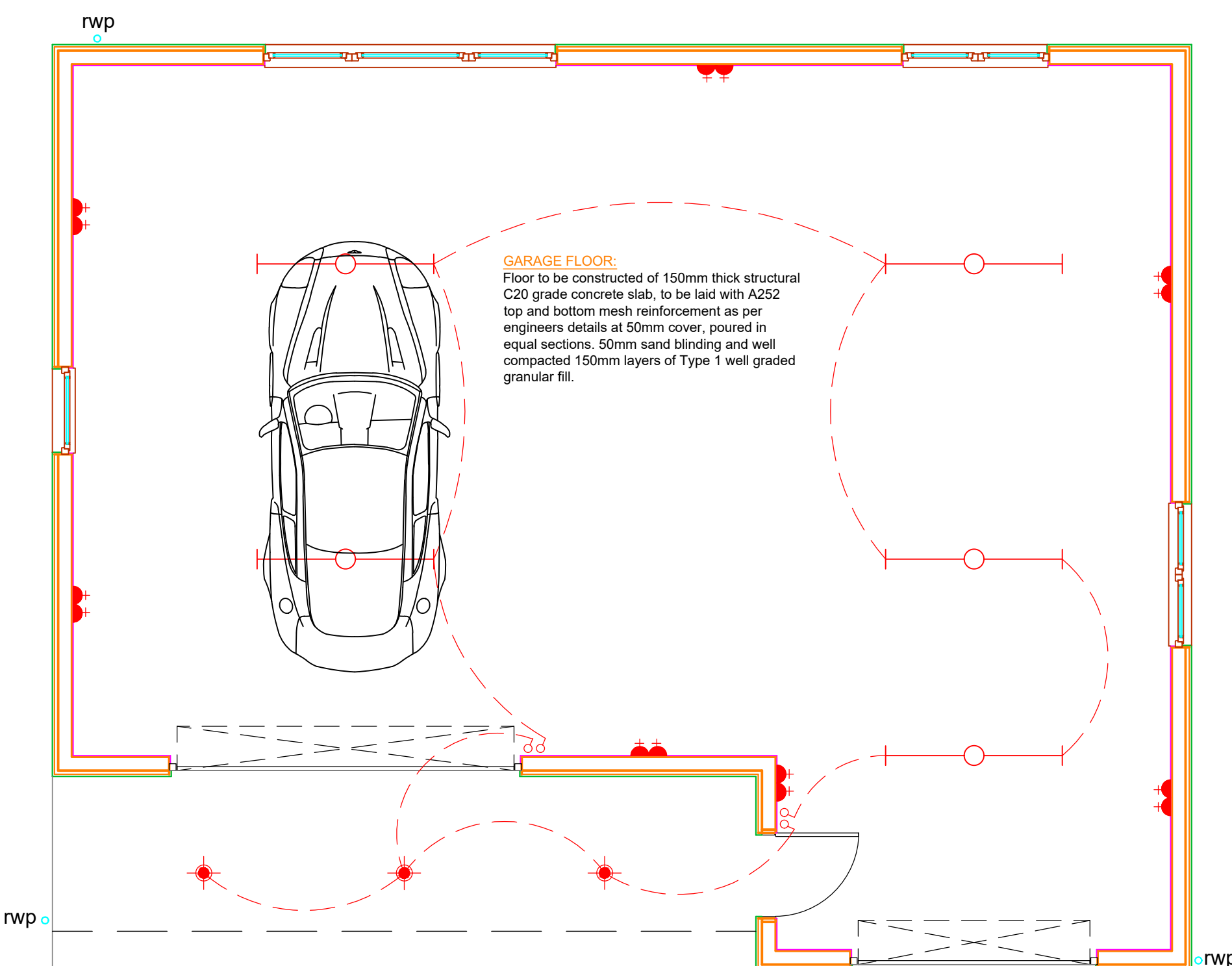
SECTION 1:50

**GENERAL NOTES:**  
 Do not scale from drawing.  
 All dimensions in millimetres unless otherwise stated.  
 Contractor to check all dimensions on site prior to commencement of works on site and any discrepancies to be notified to the Client/Architects.  
 All works to be carried out in accordance with the current building regulations and local by-laws.  
 All works to be carried out to the satisfaction of the local building control officer.  
**HEALTH & SAFETY:**  
 Contractor to be aware of all current Health and Safety Regulations including the following:  
 Construction (Health, Safety & Welfare) Regulations 1996;  
 Lifting Operations and Lifting Equipment Regulations 1998;  
 The Manual Handling Operations Regulations 1992;  
 Confined Spaces Regulations 1997;  
 Control of Substances Hazardous to Health Regulations 1999;  
 All works to be carried out in accordance with current British Standards and current Codes of Practice:  
 BS 5531 Code of practice for safety in erecting structural frames;  
 BS 5973 Code of practice for access and working scaffolds and special scaffold structures in steel;  
 BS 5974 Code of practice for temporarily installed suspended scaffolds and access equipment;  
 BS 5975 Code of practice for falsework;  
 BS 6037 Code of practice for permanently installed suspended access equipment;  
 BS 6187 Code of practice for demolition;  
 BS 8004 Code of practice for foundations.  
**WORKMANSHIP:**  
 Workmanship on site by all trades to be carried out in accordance with B.S 8000

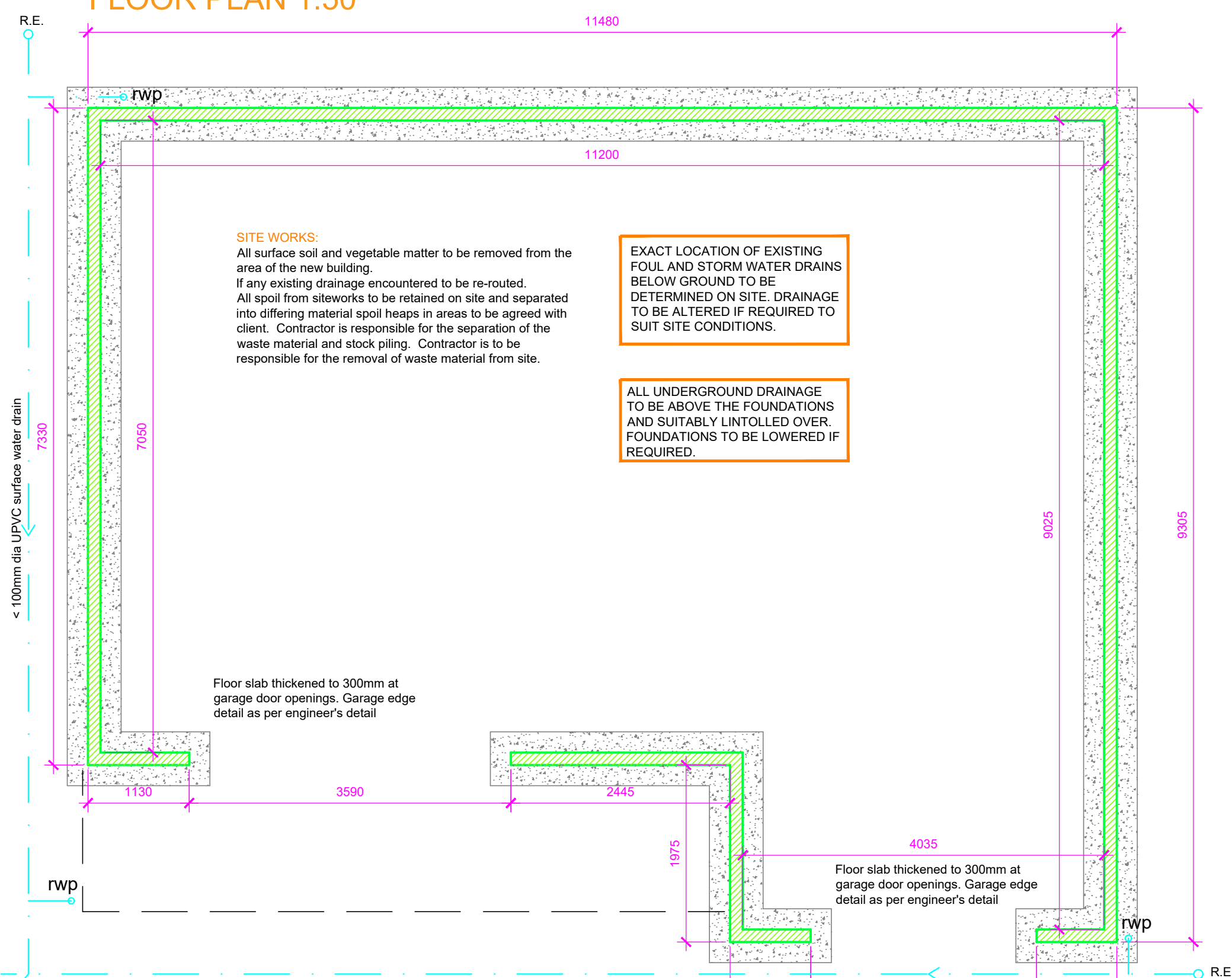
**EXTERNAL WALLS:**  
 External leaf to be 18mm Thermowood cladding fixed horizontally onto 38x50mm battens onto 38 x 140mm framing at 600c/c. Breather type building paper between 9mm OBS board and battens. 140mm Frametherm 35 insulation fitted between framing. Lined internally with 11mm OSB. Firestops to be provided below outriggers, horizontally at all ceilings, around all apertures, head and jambs of doors and windows, at all corners, at foundation level on centre line, vertically on apex panels and apex vents. Firestops to be 38x50mm treated w/w with 50mm dimension always projecting into cavity. Foundation firestops to be wrapped in dpc. All firestops to be fixed to timber kit and separated from cladding by dpc. Minimum spacing for firestops to be 5m. Cavity trays to be provided at all roof / wall junctions and to be 'IG' or equal and approved installed as per manufacturers written details.  
**WINDOWS AND DOORS:**  
 Windows to be double glazed high performance windows with adjustable vents average 11000mm<sup>2</sup>. U-Value to be no more than 1.4W/m<sup>2</sup>K.  
 Any ground floor windows that project across external access/egress routes must be fitted with restrictor catches to prevent potential collision.  
 An openable window or rooflight, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:  
 - Not more than 1.7m above FL, where access to controls is unobstructed; OR  
 - Not more than 1.5m above FL, where access to controls is limited by a fixed obstruction of not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; OR  
 - Not more than 1.2m above FL, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation. All to comply with part 4.8.5 of the Building Standards.  
 External doors to be high performance severe exposure rated, installed all as per manufacturers written details. All external doors to be fitted with 3 point locking mechanism, draught excluders and threshold bars. Double glazed side screens if indicated. External accessible entrance doors to have a clear opening width of 800mm and an unobstructed space to the opening face of the door, next to the leading edge, of at least 300mm. All internal pass doors to have a clear opening width of 775mm and all internal corridor widths to be a min clear width of 1050mm. All low level glazing (below 800mm above floor level) within internal and external doors and windows to be either laminated or toughened safety glass all to satisfy BS 6262.  
**PITCHED ROOF:**  
 Pitched roof to be constructed of new CUPA H3 Natural Slates (or equal and approved) with 75mm minimum headlap fixed all as per manufacturers written instructions to top of layer of "ROOFSHIELD" breather underlay on 22mm w/w sarking boards nailed to prefabricated roof trusses at 600mm maximum centres ensuring a 2mm gap is maintained between 150mm wide sarking boards to allow Roofshield to perform.  
 Roof trusses to be designed and supplied by roof truss specialist including all diagonal and longitudinal bracing. Roof Truss Design CERTIFICATE, DETAILS and TRUSS LAYOUT from roof truss specialist to be forwarded to Local Authority building control officer and engineer to be incorporated within SER design certificate.  
**INSULATION:**  
 Insulation to ceiling ties. 2 layers of 150mm loft roll or equally approved with 11mm OSB screw fixed to ceiling ties.

**DRAINAGE:**  
 All drainage to be carried out in accordance with local authority by-laws and to comply fully with The Building Standards (Scotland) Regulations and BS EN 12056-2: 2002, BS EN 752: 2008 and BS EN 1610: 1998. All underground storm and foul water drainage to be 100mm diam upvc surrounded in 5-10mm pea gravel with a minimum gradient of 1 in 80. All manholes to comply with B.S 6301: 1985.  
 Treatment plant installed as per manufacturers printed details and instructions. Sampling chamber to be installed in pipework between septic tank and soakaway, installed all as per manufacturers details and instructions. A suitable label to be positioned adjacent to kitchen sink, stop cock or meter with following:  
 "The discharge system from this property discharges to a wastewater treatment plant, the owner is legally responsible for routine maintenance and to ensure that the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance."

**SOAKAWAY:**  
 Soakaway to be positioned:  
 a) at least 50m from any spring, well or borehole used a drinking water supply;  
 b) at least 10m horizontally from any watercourse (including any inland or coastal waters), permeable drain, road or railway;  
 c) at least 5m from any building or a boundary.  
**RAIN WATER GOODS:**  
 All to comply with BS EN 12056-3: 2000.  
 All new guttering to be 100mm half round black or equal and approved with brackets at 600mm centres installed all as per manufacturers written instructions and details. All new downpipes to be 68mm diam black or equal and approved with brackets at 1200mm maximum centres installed all as per manufacturers written instructions and details. Access point at base of downpipes.  
**FOUNDATIONS:**  
 A) Foundations to be grade C28/35 concrete. Reinforced with A393 mesh, all at a minimum depth of 450mm below existing on finished ground level whichever is the lower, 50mm mass blinding concrete to be placed under all foundations unless foundation is placed immediately after excavations.  
 B) Foundations have been designed to impose a maximum bearing pressure of 75kN/m<sup>2</sup> on a natural bearing strata of dense sand/gravel at a depth of 450mm below existing ground level. Where it is found necessary to excavate further to reach the bearing strata or a soft spot encountered, the foundations are to be stepped down to the bearing strata. Alternatively the difference in levels is to be made up with mass concrete grade C7.5. A trial pit excavation is required for inspection by the engineer prior to foundation construction.  
 C) The SER Design certificate is issued on the basis that the foundations are formed on the strata described above. Where ground conditions encountered vary from those described above the certifying engineer is to be contacted for further instructions.  
 D) Bottoms of all foundations are subject to the approval of the local authority who should be contacted to enable them to carry out an inspection prior to concrete being placed.  
**UNDERBUILDING:**  
 All underbuilding to be 7N blockwork with a minimum density of 1500 kg/cub mts and built in 1:3 to 4 cement / sand mortar. Cavities in external walls to be filled with fine concrete to a level 75mm below finished external ground level with weepholes formed at a maximum 1metre centres in the outer leaf.  
**D.P.C.:**  
 D.P.C. material to comply with current BS8515 and to be full width of walls, minimum 150mm above ground levels. 100mm vertical D.P.C. to all openings & 222mm horizontal D.P.C. to horizontal firestops.  
**REGULATION 14:**  
 Any neighbouring footpath will be regularly cleaned and kept free of debris and related materials in accordance with Regulation 14.  
**REGULATION 15:**  
 Any unfinished or partially complete works will be kept safe and secure in accordance with Regulation 15.



FLOOR PLAN 1:50



FOUNDATION PLAN 1:50

**SITE WORKS:**  
 All surface soil and vegetable matter to be removed from the area of the new building.  
 If any existing drainage encountered to be re-routed.  
 All spoil from site works to be retained on site and separated into differing material spoil heaps in areas to be agreed with client. Contractor is responsible for the separation of the waste material and stock piling. Contractor is to be responsible for the removal of waste material from site.

EXACT LOCATION OF EXISTING FOUL AND STORM WATER DRAINS BELOW GROUND TO BE DETERMINED ON SITE. DRAINAGE TO BE ALTERED IF REQUIRED TO SUIT SITE CONDITIONS.

ALL UNDERGROUND DRAINAGE TO BE ABOVE THE FOUNDATIONS AND SUITABLY LINTOLLED OVER. FOUNDATIONS TO BE LOWERED IF REQUIRED.

Floor slab thickened to 300mm at garage door openings. Garage edge detail as per engineer's detail

Floor slab thickened to 300mm at garage door openings. Garage edge detail as per engineer's detail

3 water drainage to 2 into existing SWD

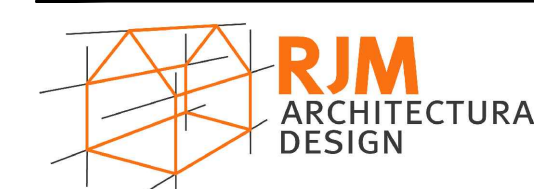
**Planning & Warrant Drawing**

**PROJECT DETAILS**  
 New workshop at, Roseacre, Everton of Auchy, Cuminstown

For Mr A Gracey

**DRAWING DETAILS**

Drawing Title: Planning and Warrant Drawing  
 Drawing No: 790-01 A Scale: As Shown  
 Date: Feb 2021 Drawn By: KP



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