

GENERAL NOTES

FOR CONSTRUCTION PURPOSES DO NOT SCALE. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. CONFIRM ALL SETTING OUT DIMENSIONS.

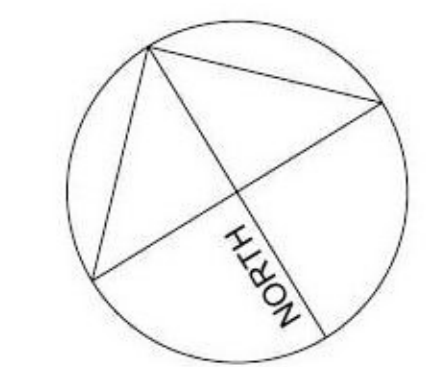
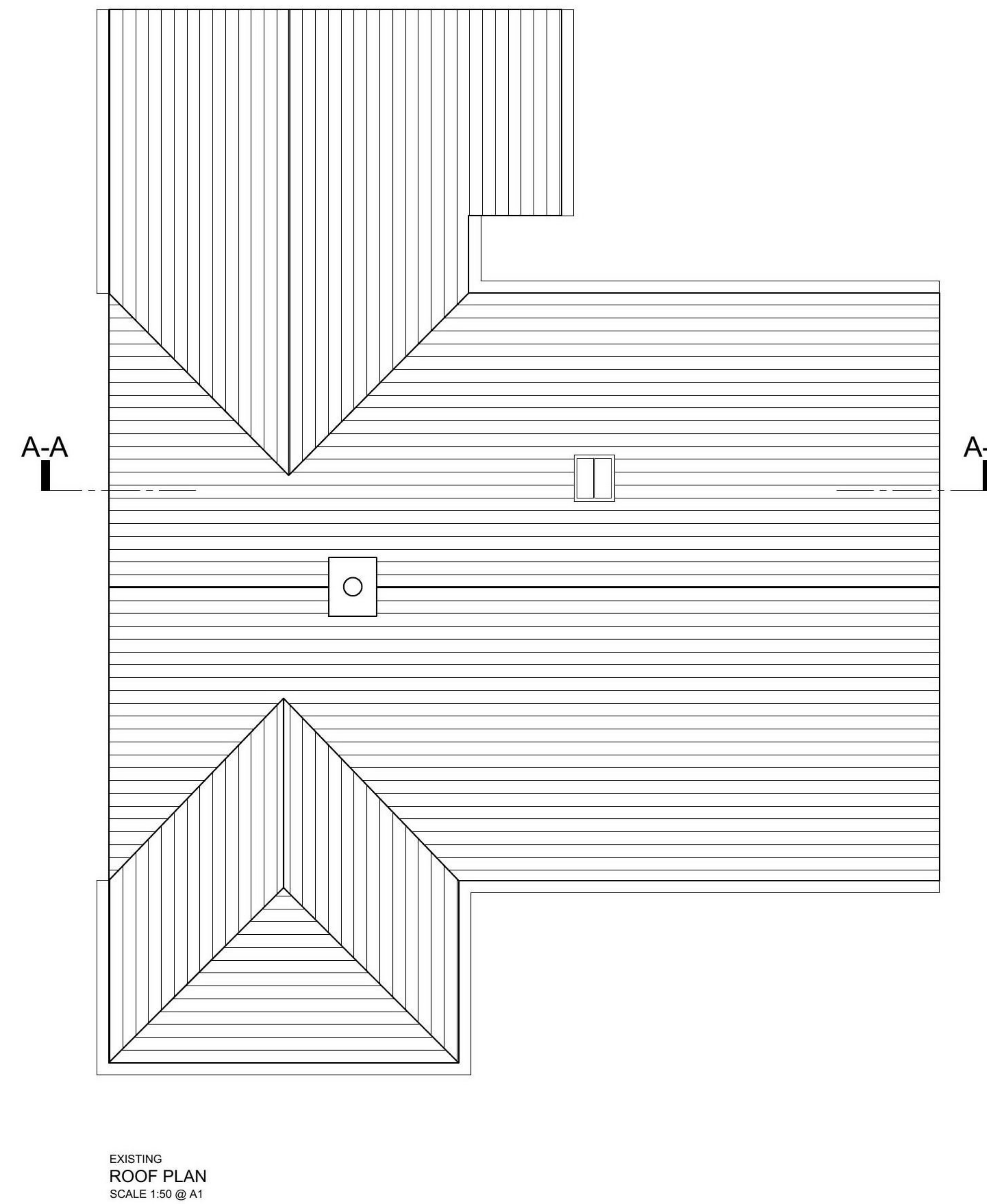
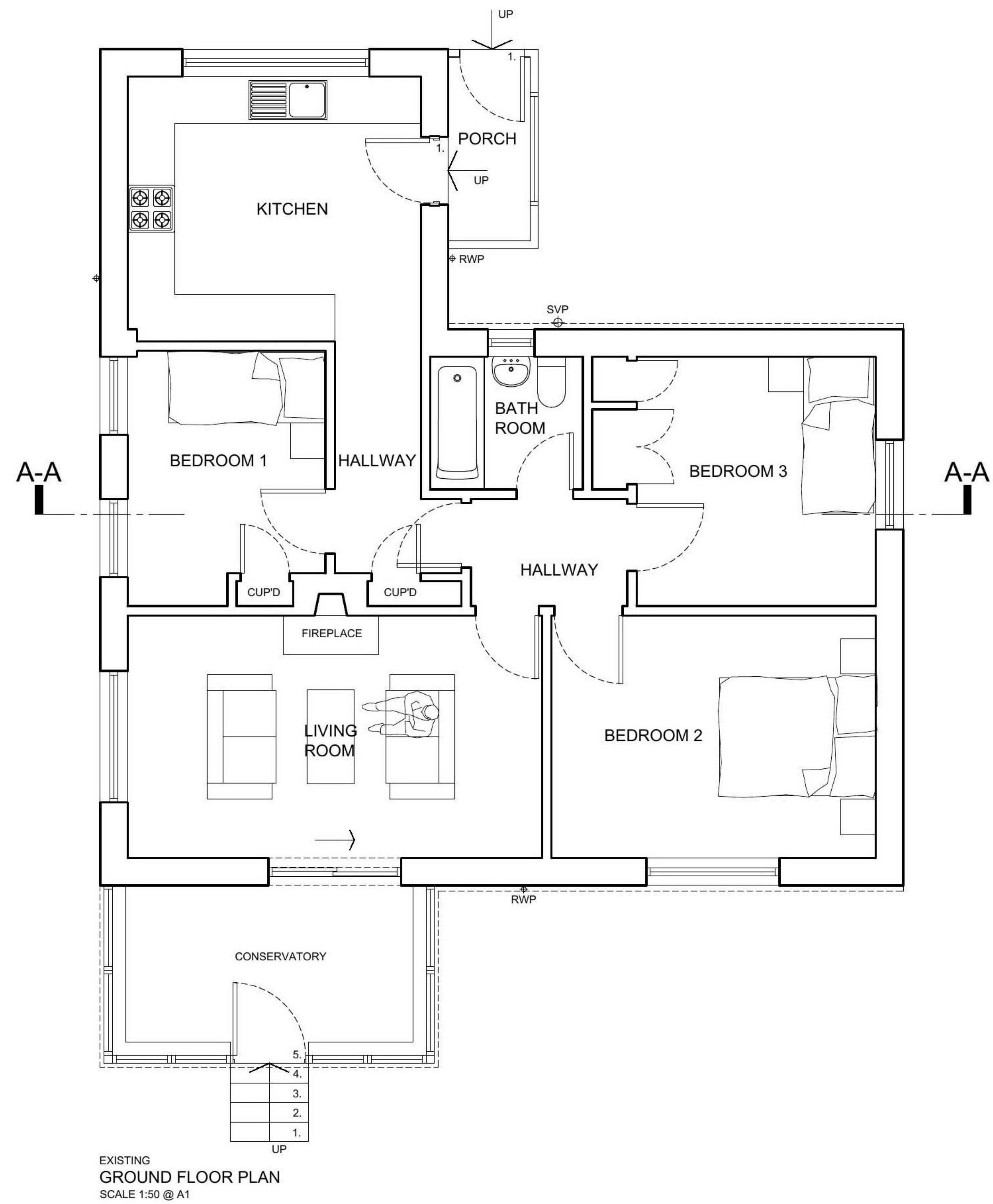
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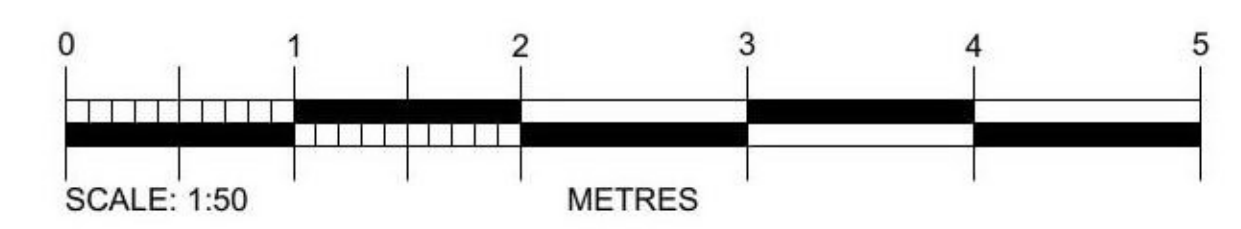
MATERIALS AND WORKMANSHIP TO BE TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE AND MANUFACTURERS' WRITTEN RECOMMENDATIONS WHERE APPLICABLE, UNLESS SPECIFICALLY NOTED OTHERWISE.

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REVDATE INTLS AMENDMENT



BUILDING WARRANT



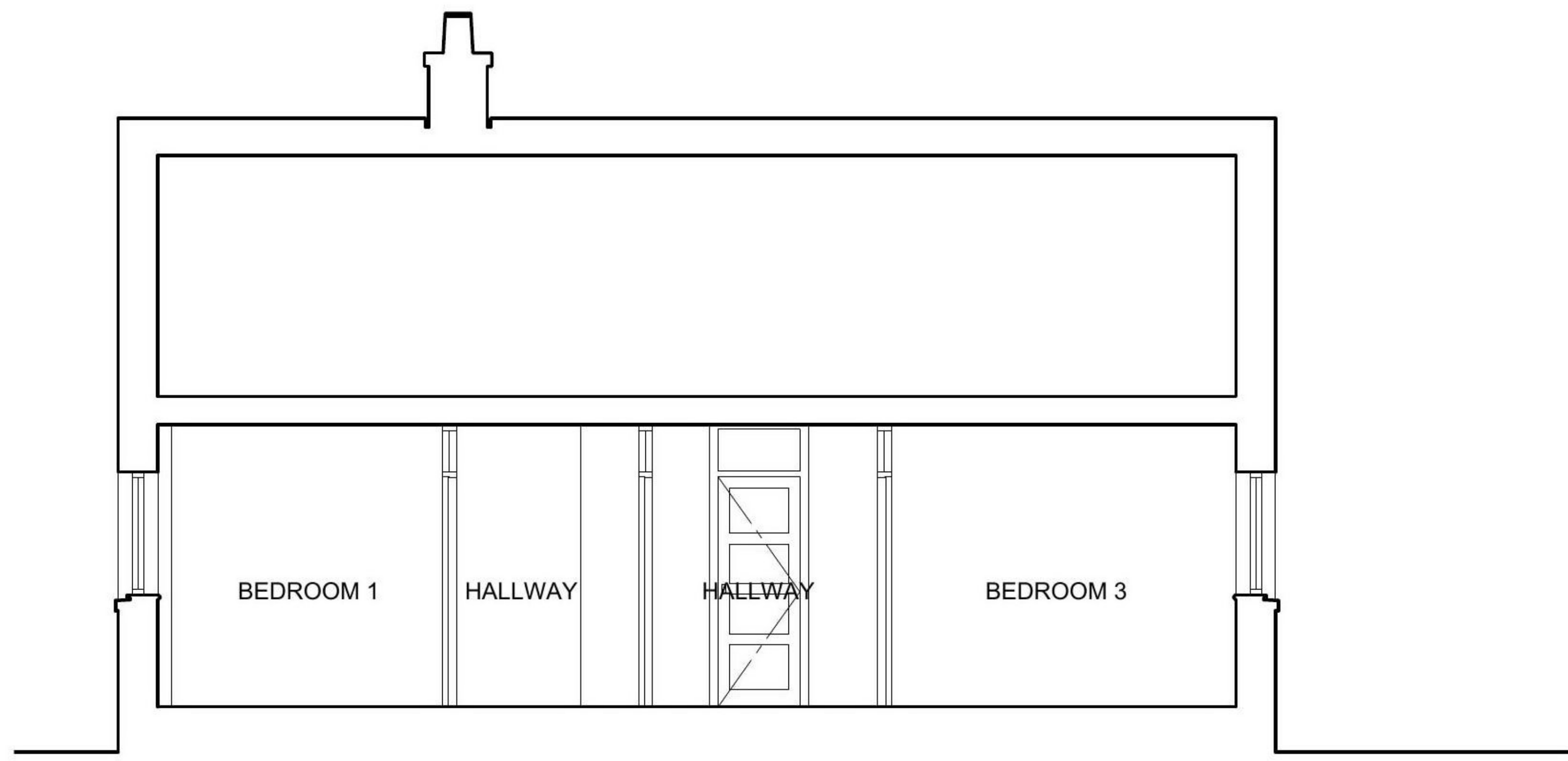
EXISTING PLANS

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS
 LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF
 CLIENT: MR STUART RICHARD
 DATE: APRIL 2020
 SCALE: 1:50 @ A1
 CAD FILE: ACMJ
 JOB No: 3259 DWG No: L(00)00

DRAWN: MA
 CHECKED: AB

ALL WORKS TO BE TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE AND MANUFACTURERS' WRITTEN RECOMMENDATIONS WHERE APPLICABLE, UNLESS SPECIFICALLY NOTED OTHERWISE.

THE ARCHITECTS
 RICHARD STUART RICHARD ARCHITECTS
 111 WOODS STREET
 BRISTOL, AVON
 BS1 3YU
 01175 220000
 www.rsrarchitects.com



EXISTING
SECTION A-A
SCALE 1:50 @ A1

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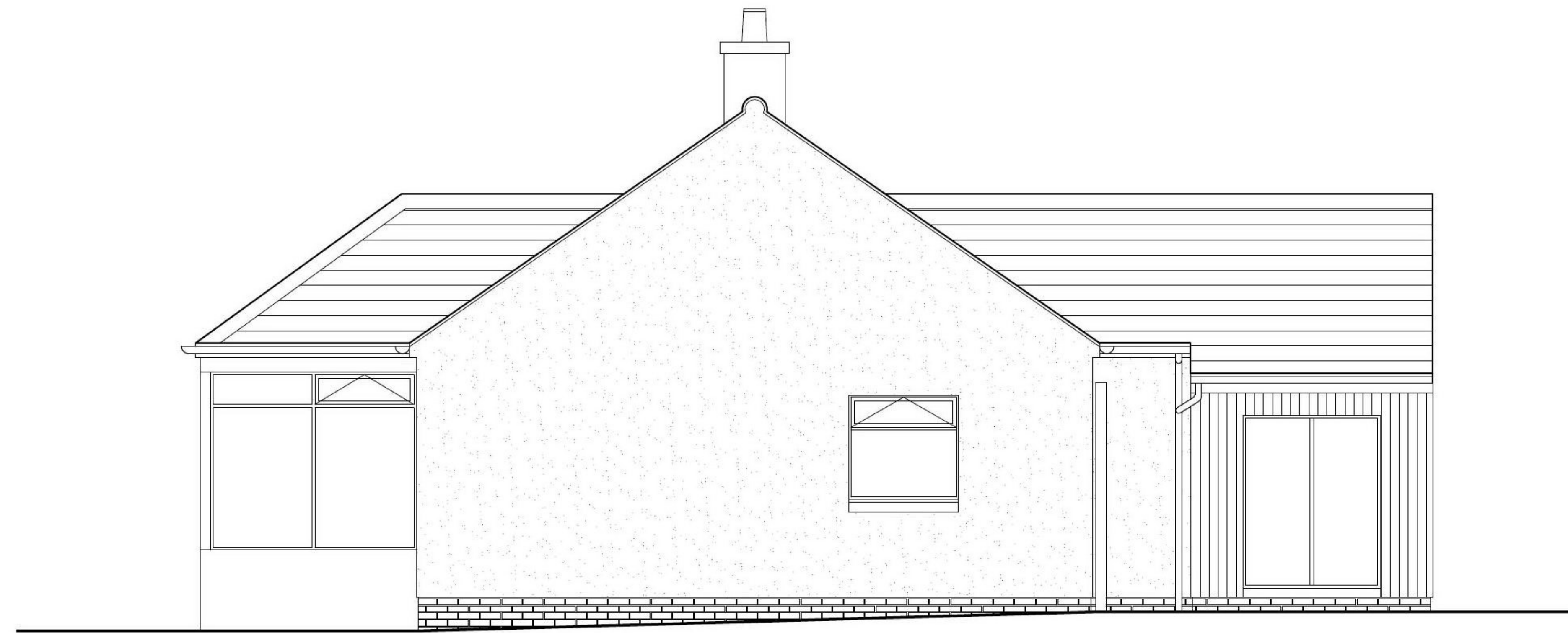
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REVDATE INTLS AMENDMENT



EXISTING
SOUTH ELEVATION
SCALE 1:50 @ A1



EXISTING
EAST ELEVATION
SCALE 1:50 @ A1

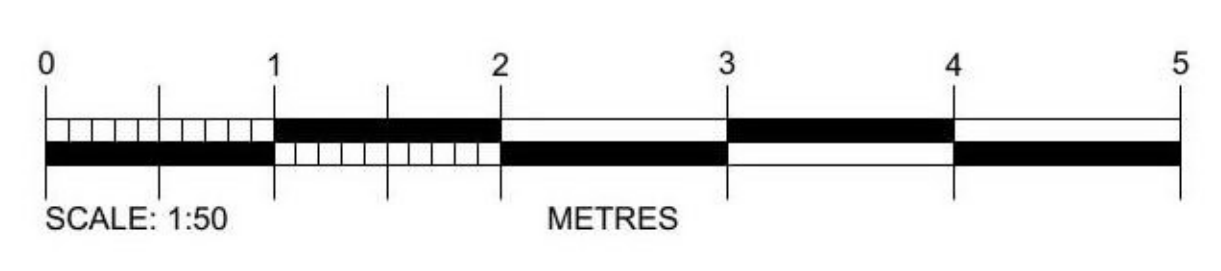


EXISTING
NORTH ELEVATION
SCALE 1:50 @ A1



EXISTING
WEST ELEVATION
SCALE 1:50 @ A1

BUILDING WARRANT



DRAWING TITLE

EXISTING SECTION AA & ELEVATIONS

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS

LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF

CLIENT: MR STUART RICHARD

DATE: APRIL 2020 DRAWN: MA

SCALE: 1:50 @ A1 CHECKED: AB

CDR FILE: ACMU

JOB No: 3259 DWG No: L(00)01 REV:

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111 WINDING STREET
WELLBANK MAINS
DUNDEE DD5 3QF
01382 24000
www.stuartmains.com

DRAWING REGISTER / ISSUE SHEET				ISSUED	BY	DATE												
PROJECT:		THE COTTAGE, WELLBANK MAINS					MA	14.04.20										
JOB NO:		3259																
SHEET NO:		1 OF 1																
DRG NO:	DRAWING DESCRIPTION		CADFILE REF	SIZE	SCALE													
L	(00)	00	EXISTING PLAN S			✓												
L	(00)	01	EXISTING SECTION AND ELEVATIONS			✓												
L	(20)	00	PROPOSED PLANS			✓												
L	(20)	01	PROPOSED SECTIONS			✓												
L	(20)	02	PROPOSED ELEVATIONS			✓												
L	(10)	00	PROPOSED DOWNTAKINGS SHEET 1 OF 3			✓												
L	(10)	01	PROPOSED DOWNTAKINGS SHEET 2 OF 3			✓												
L	(10)	02	PROPOSED DOWNTAKINGS SHEET 3 OF 3			✓												
A	(20)	00	PROPOSED DETAILS			✓												
CLIENT : MR STUART RICHARD						1												
CONTRACTOR :																		
QUANTITY SURVEYOR:																		
STRUCTURAL ENGINEER:																		
M+E ENGINEERS:																		
CLERK OF WORKS :																		
CDMC:																		
PLANNING DEPARTMENT: ANGUS COUNCIL																		
BUILDING CONTROL: ANGUS COUNCIL																		
OTHER:																		
STATUS; P=PRELIM; A=APPROVAL; I=INFO; B=BILLING; T=TENDER; C=CONSTRUCT						P												
ISSUE FORMAT; CD=CD-ROM; EM=EMAIL; H=HAND; P=POST; F=FAX.						EM												

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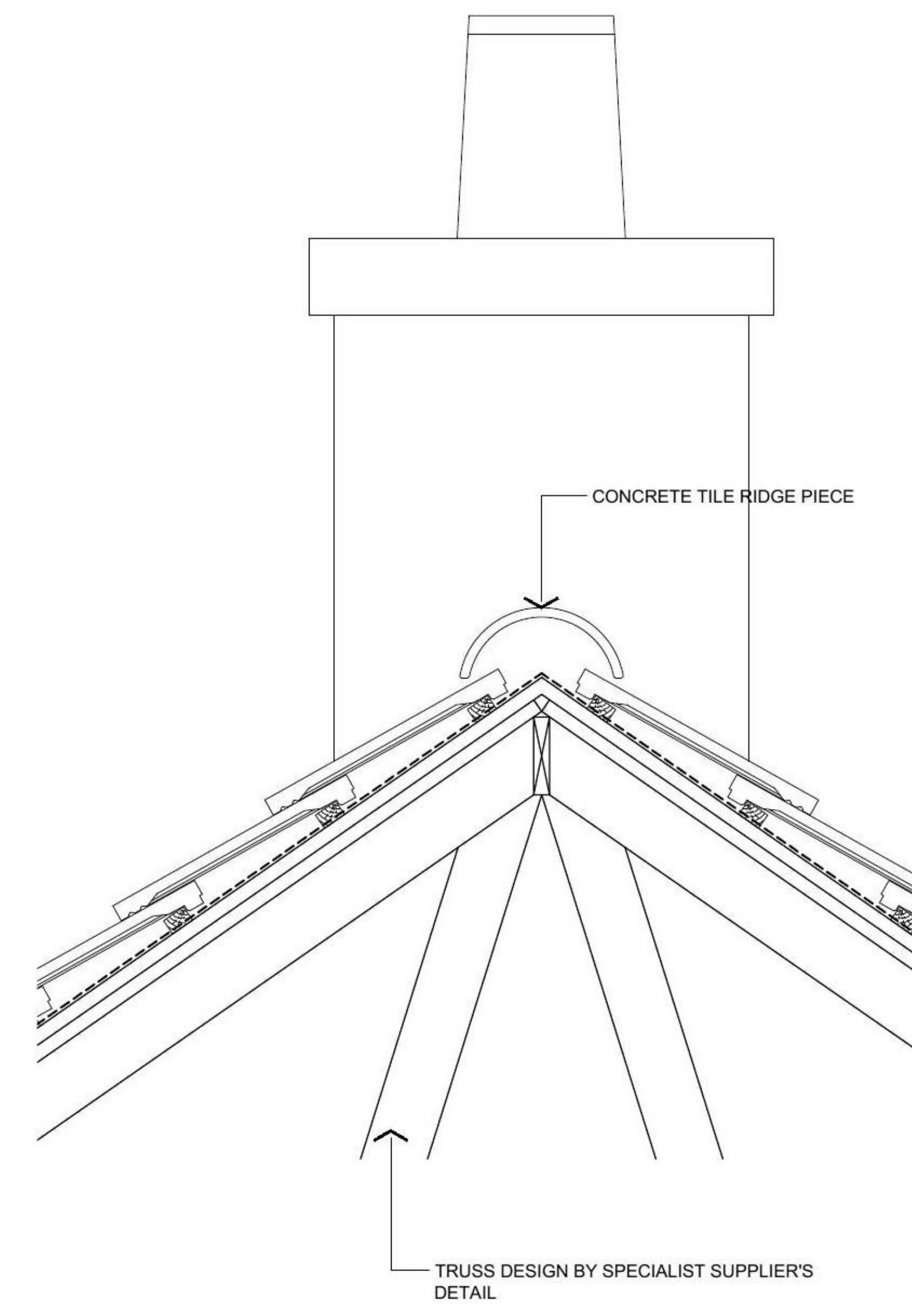
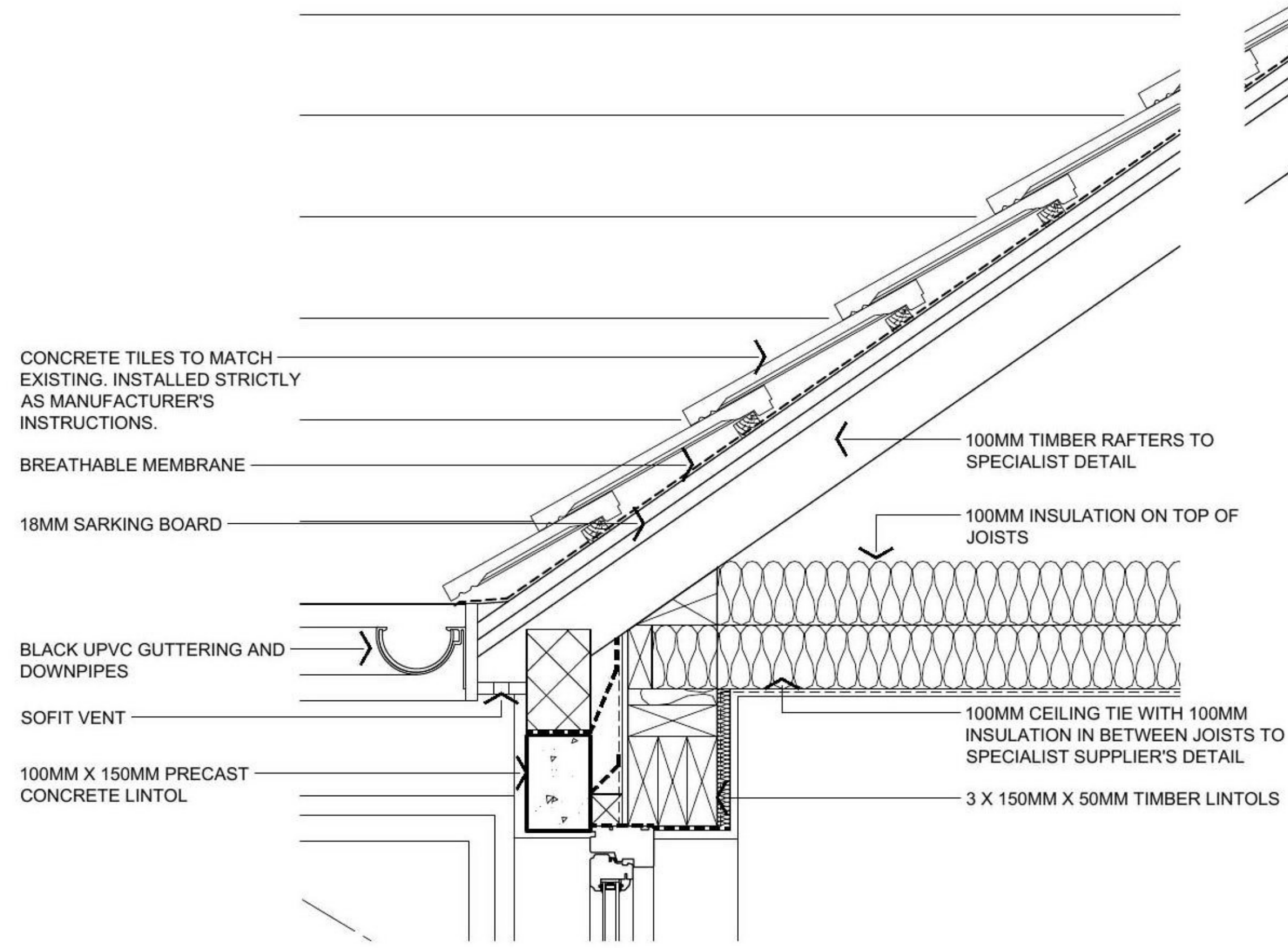
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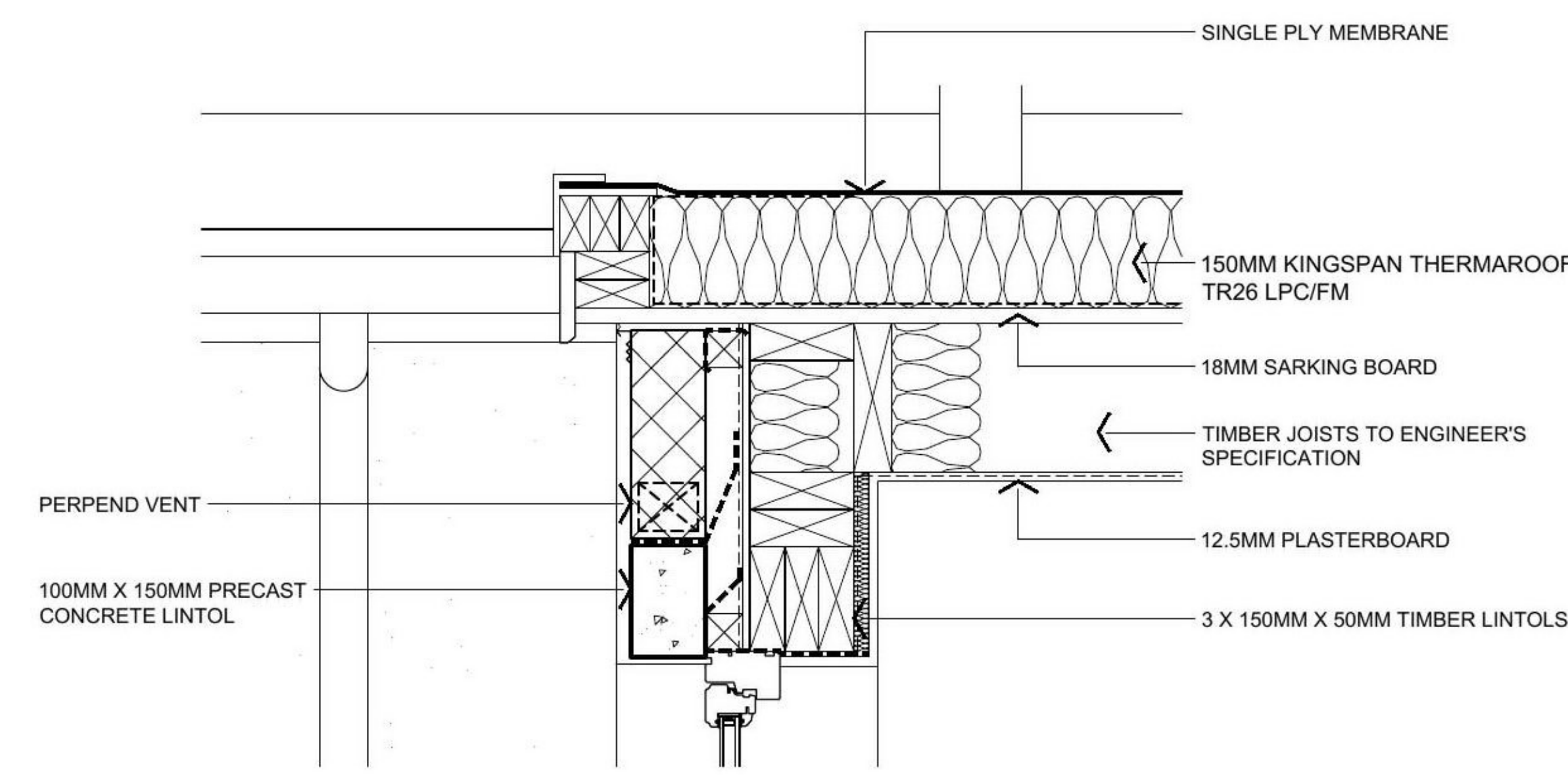
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REVDATE INTLS AMENDMENT

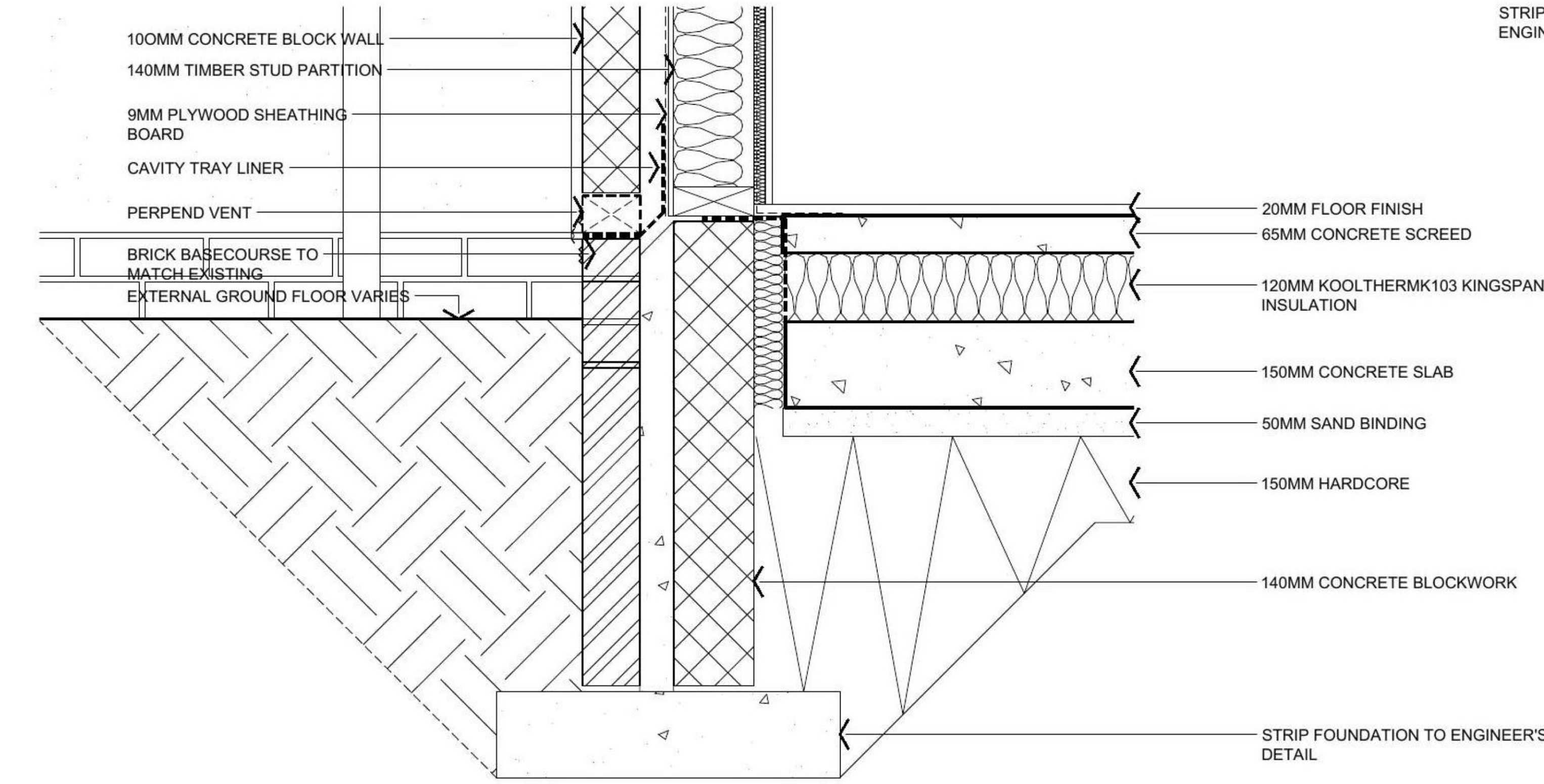
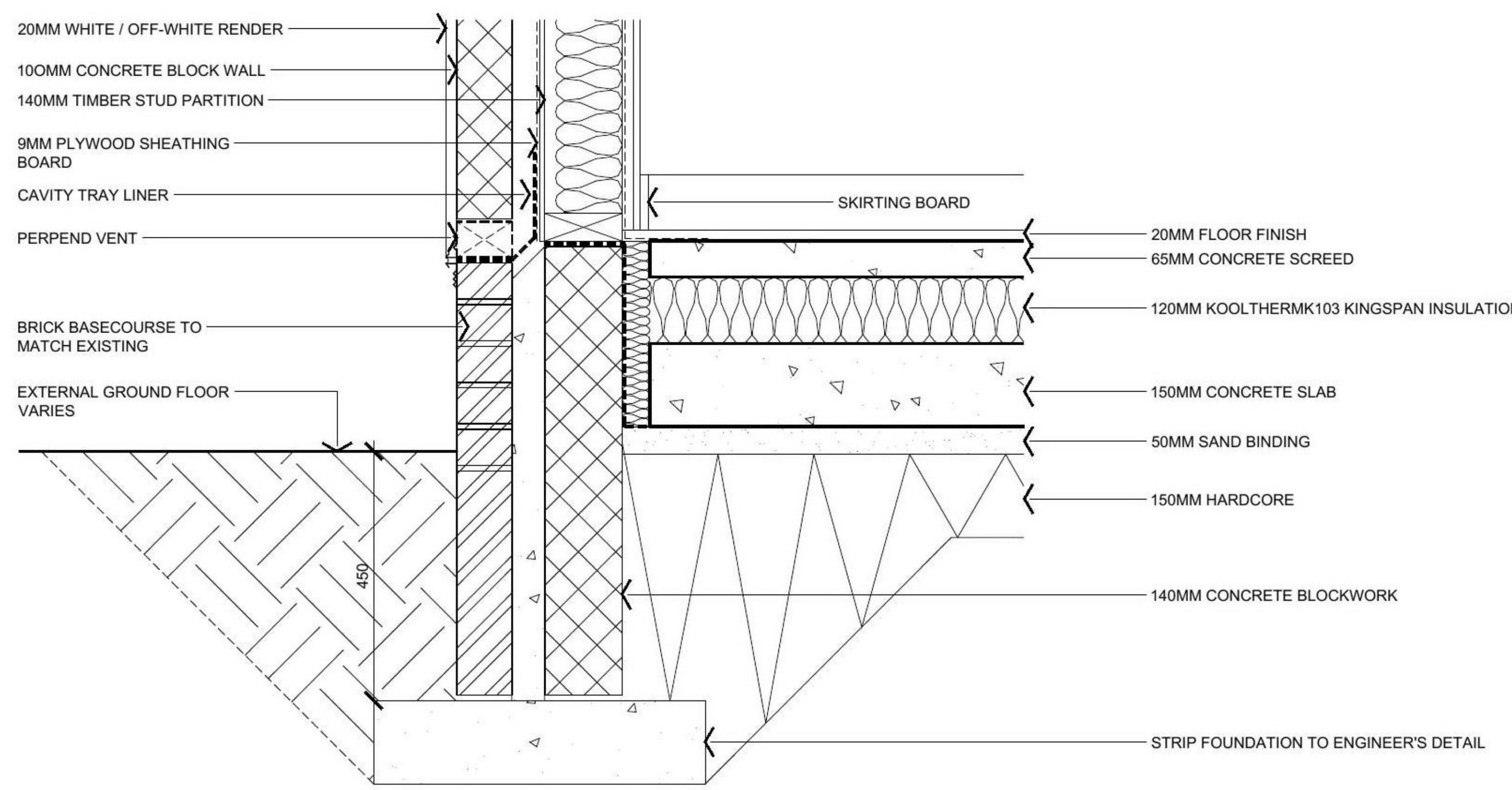
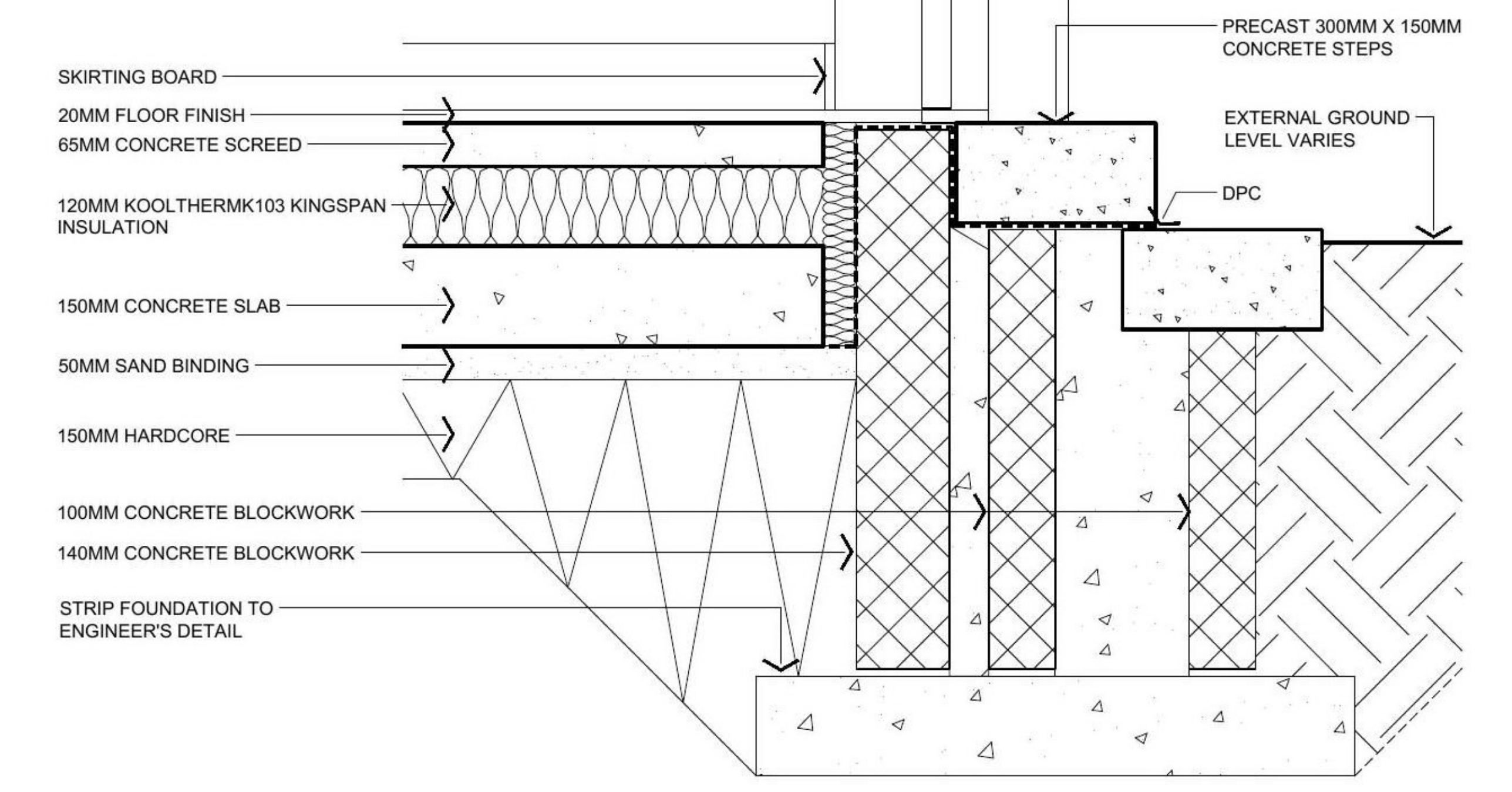
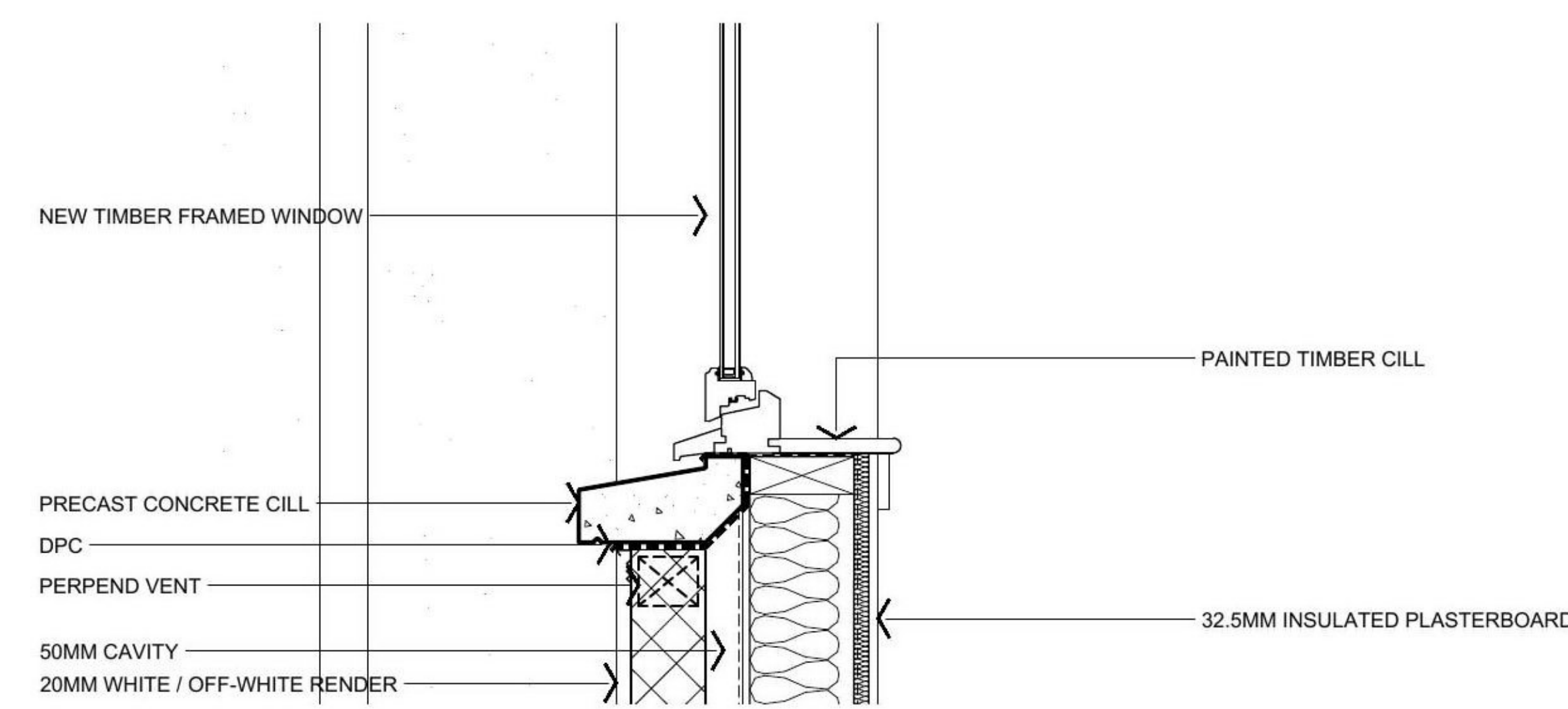
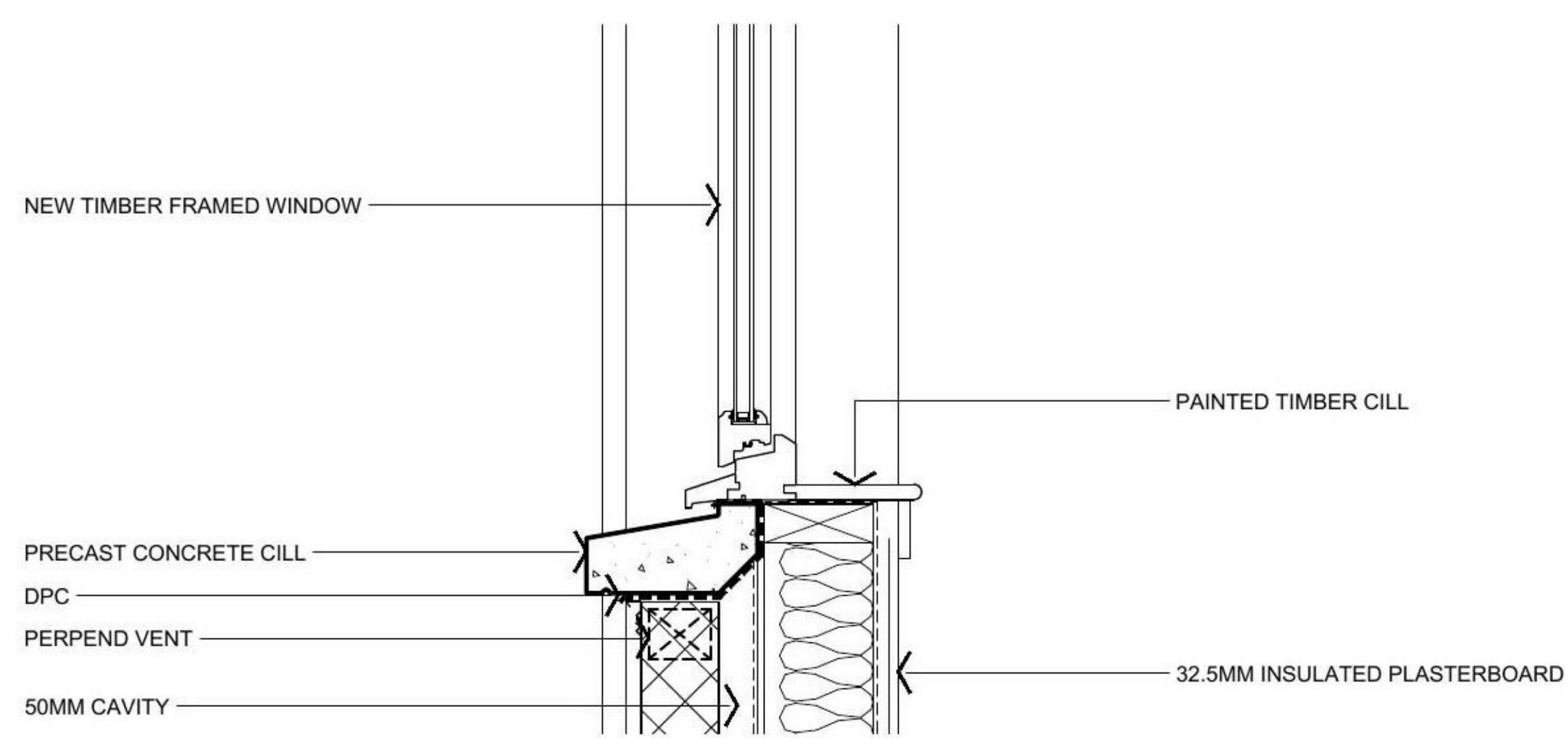
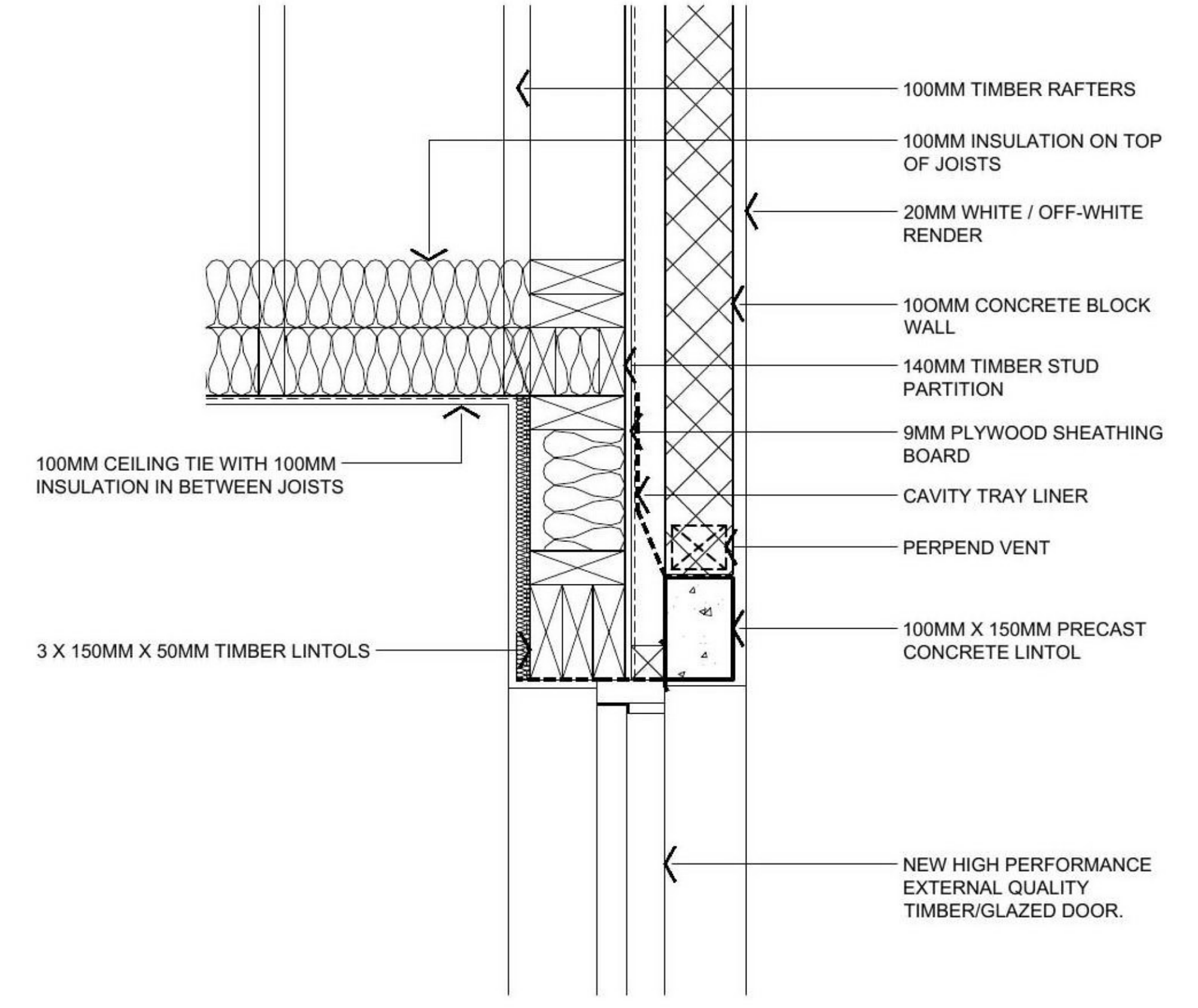
DETAIL A.
TYPICAL NEW WINDOW
DETAIL W0-02, 03 & 04
SCALE 1:10 @ A1



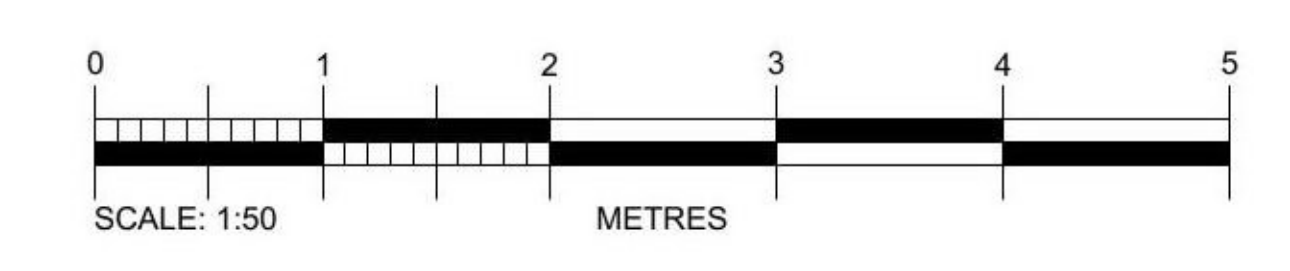
DETAIL B.
TYPICAL NEW WINDOW
DETAIL W0-01
SCALE 1:10 @ A1



DETAIL C.
TYPICAL DOOR DETAIL
D0-04
SCALE 1:10 @ A1



BUILDING WARRANT



PROPOSED DETAILS

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS

LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF

CLIENT: MR STUART RICHARD

DATE: APRIL 2020

SCALE: 1:50 @ A1

ECMJ

JOB No: 3259 DWG No: A(20)00

DESIGNED: MA

DRAWN: AB

REV:



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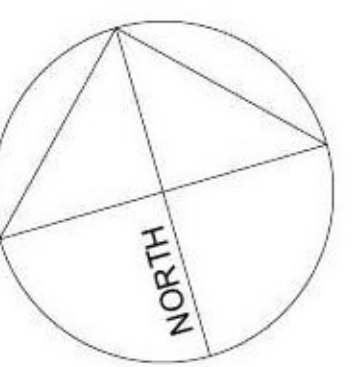
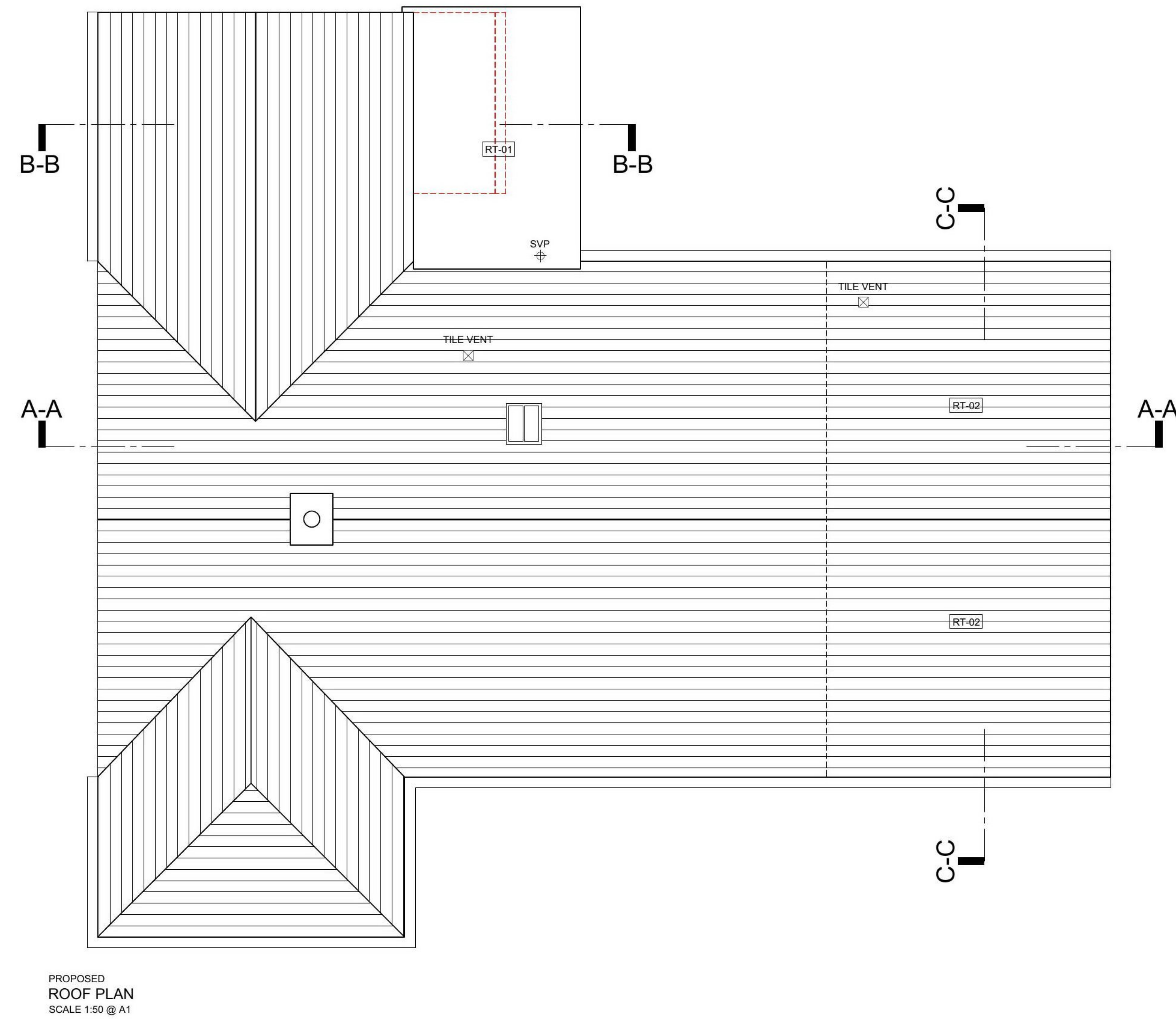
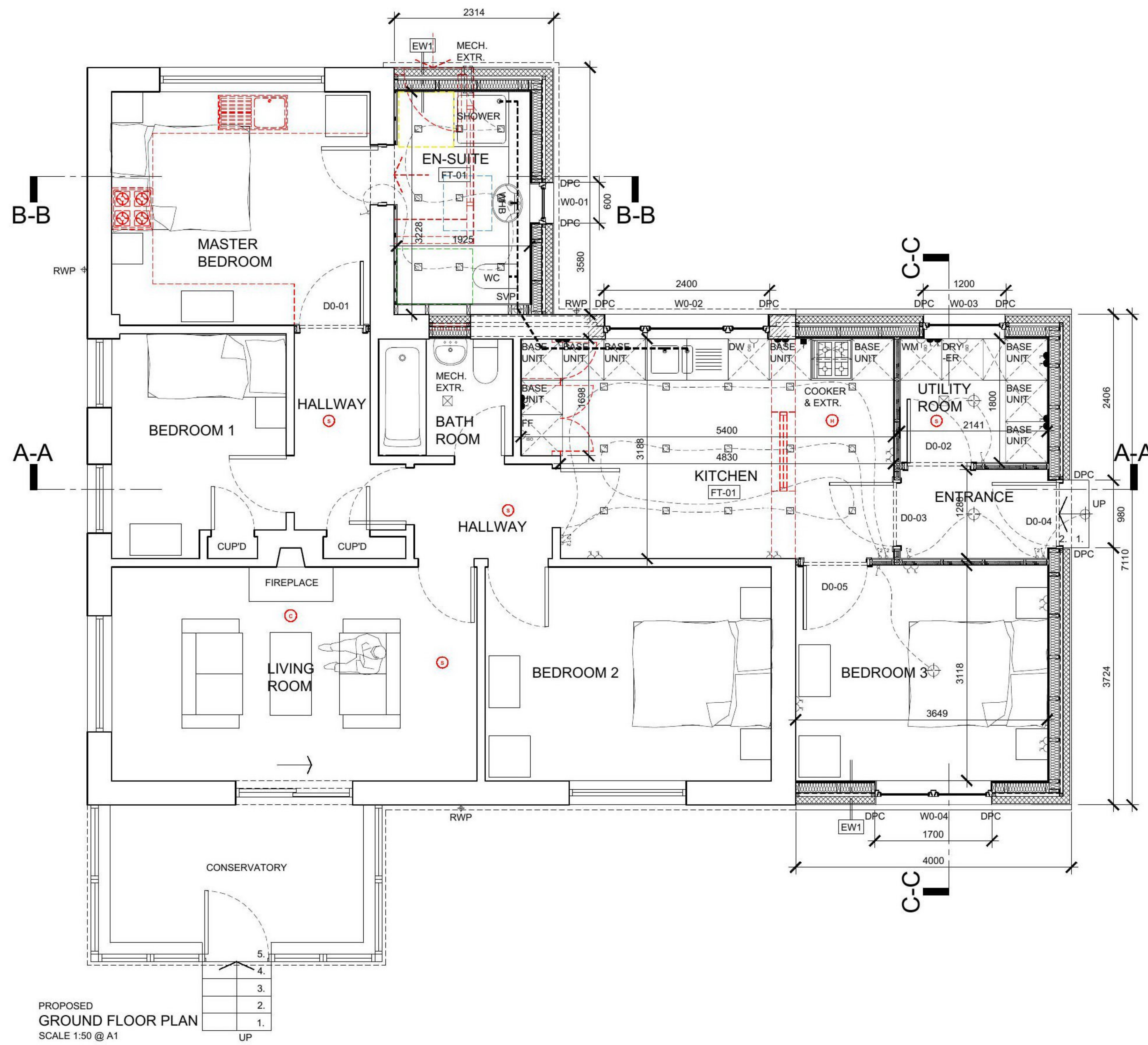
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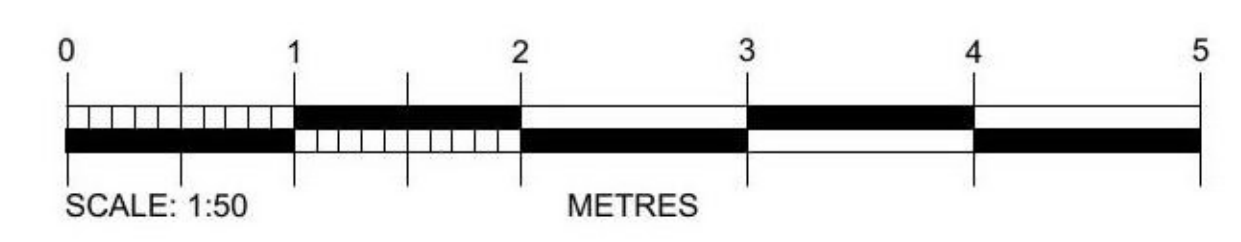
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REVDATE INTLS AMENDMENT



BUILDING WARRANT



DRAWING TITLE

PROPOSED DOWNTAKINGS SHEET 1

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS
 LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF
 CLIENT: MR STUART RICHARD
 DATE: APRIL 2020 DRAWN: MA
 SCALE: 1:50 @ A1 CHECKED: AB
 DRAWN BY: EGM/J
 JOB No: 3259 DWG No: L(10)00



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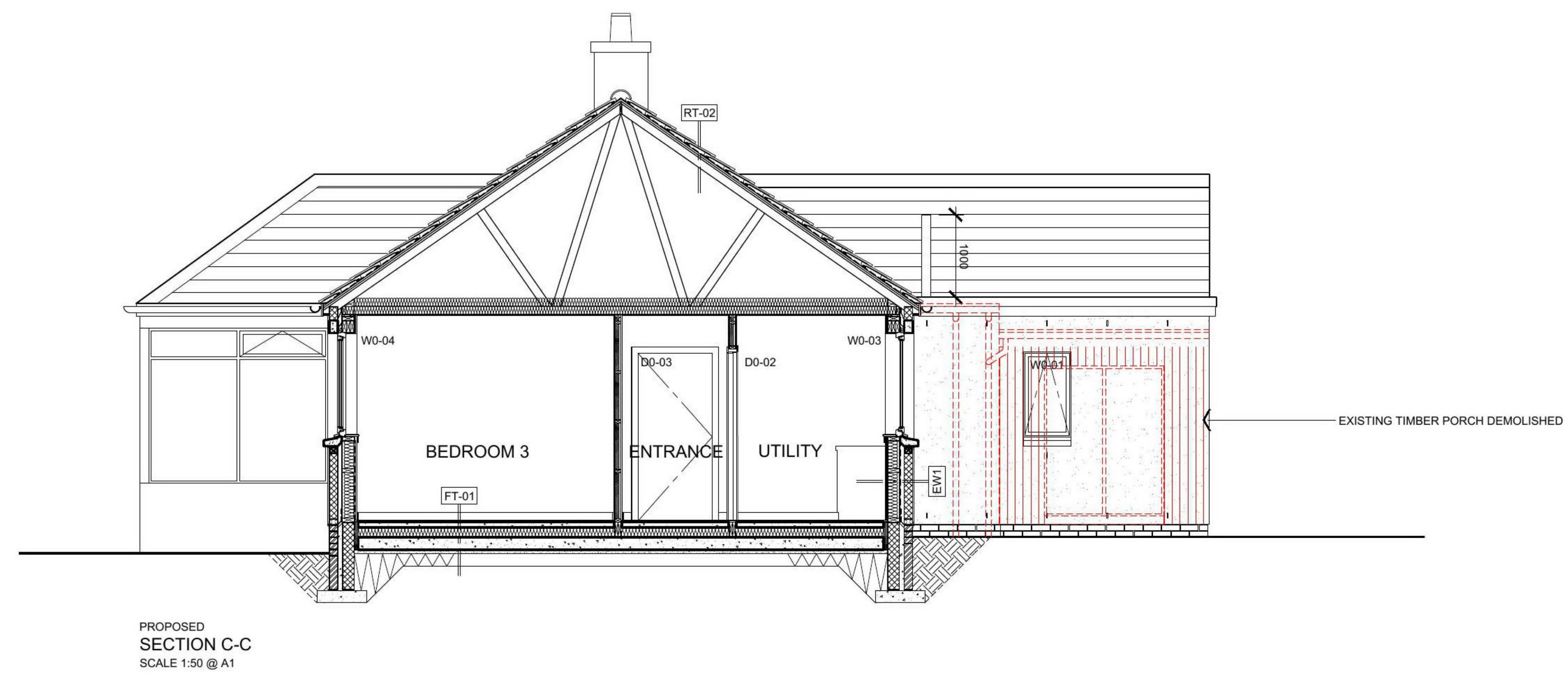
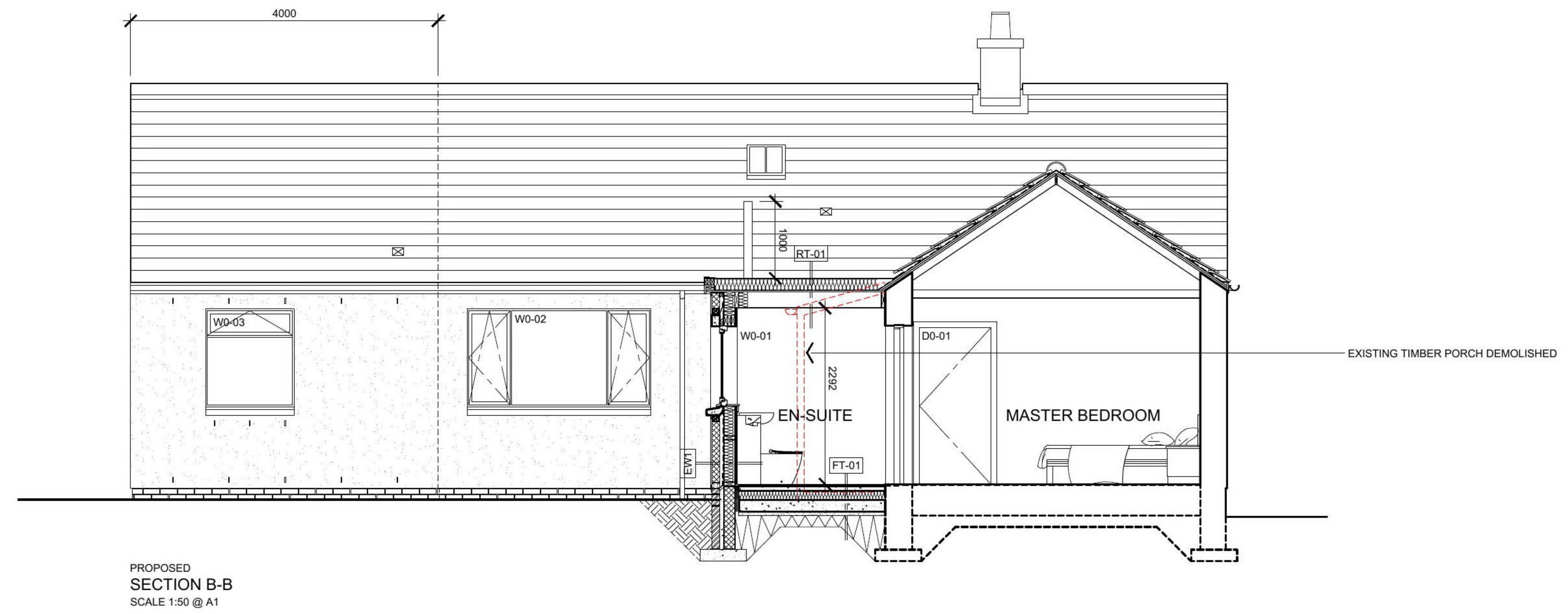
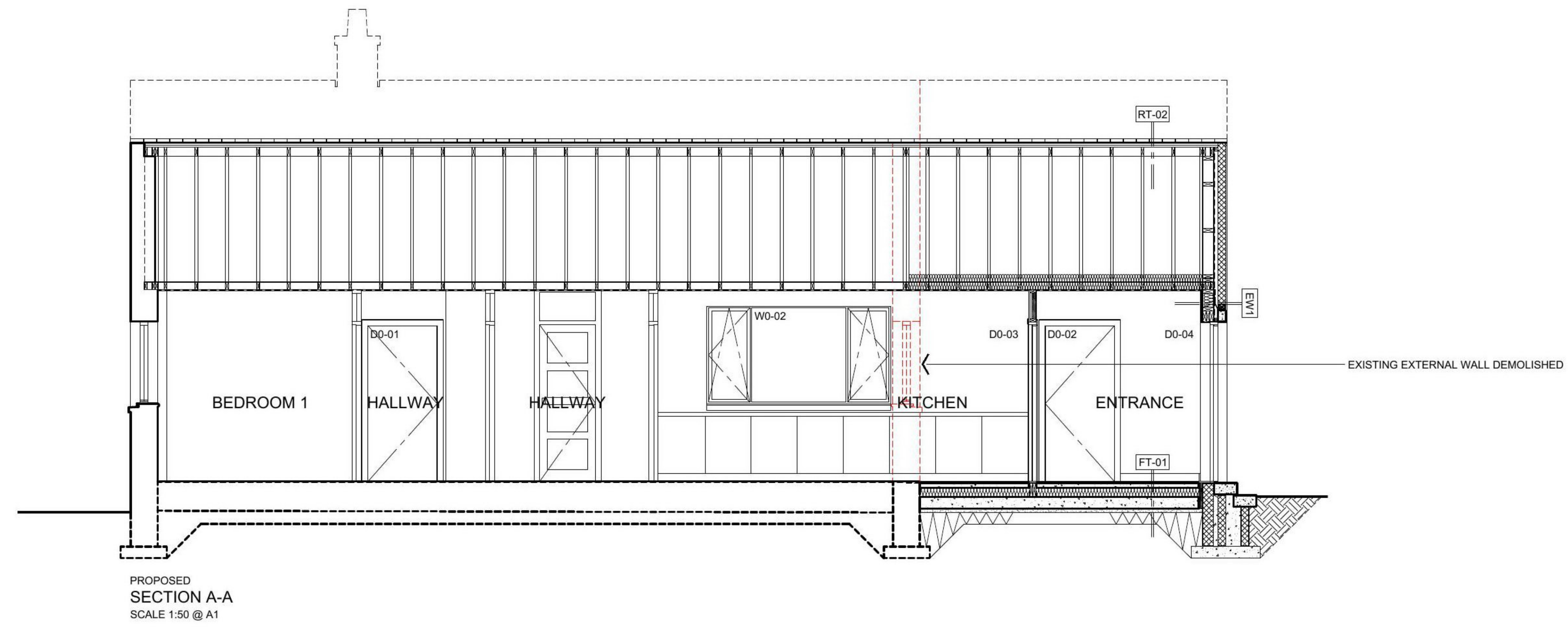
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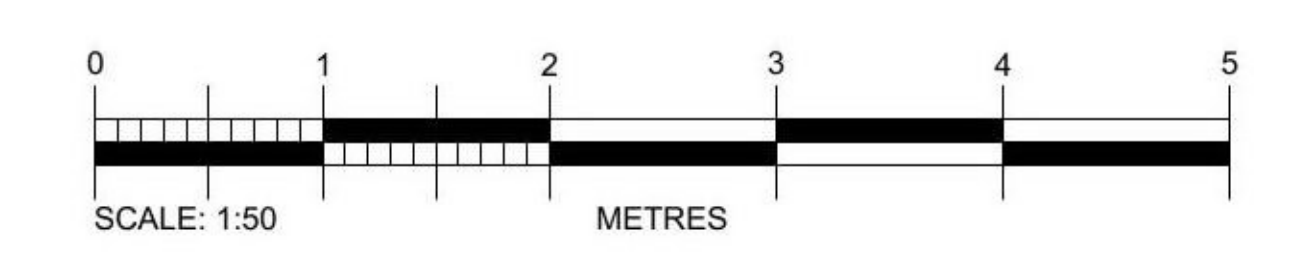
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REVDATE INTLS AMENDMENT

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2		
3		



BUILDING WARRANT



DRAWING TITLE

PROPOSED DOWNTAKINGS SHEET 2

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS

LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF

CLIENT: MR STUART RICHARD

DATE: APRIL 2020 DRAWN: MA

SCALE: 1:50 @ A1 CHECKED: AB

ECM/J

JOB No: 3259 DWG No: L(10)01 REV:

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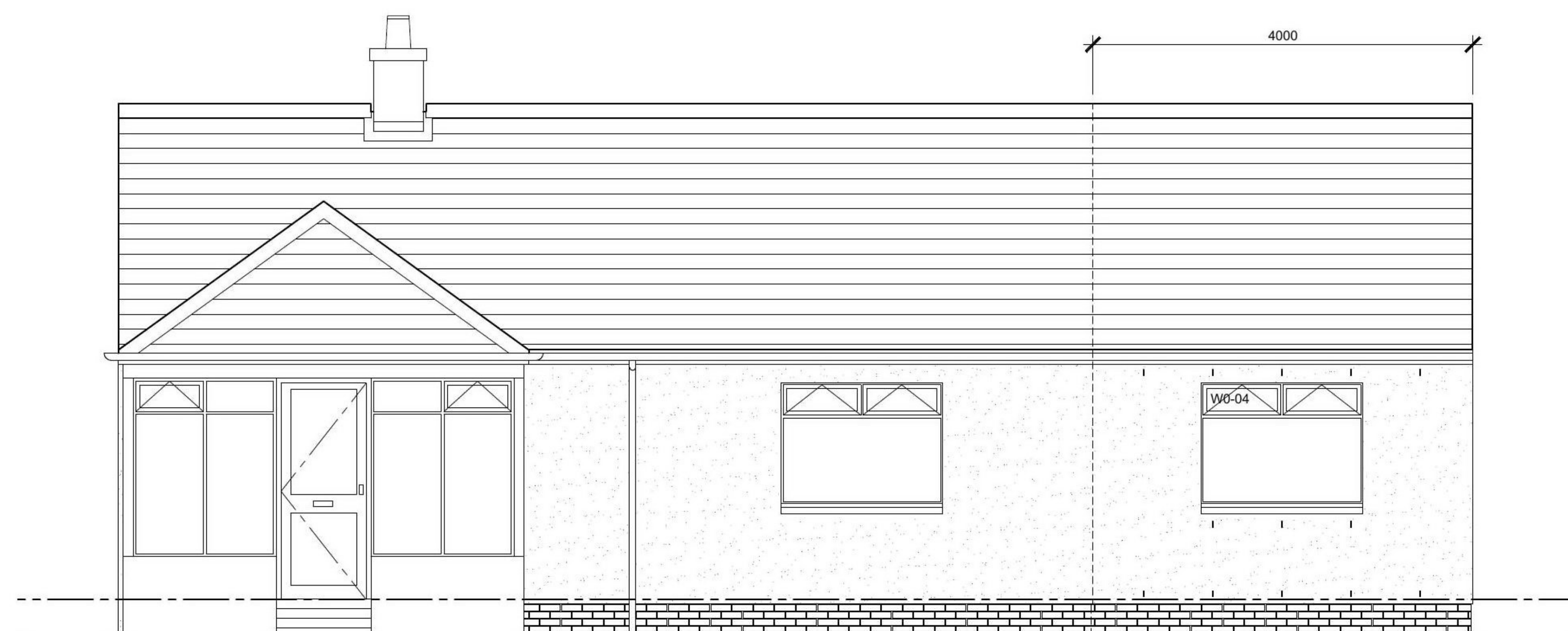
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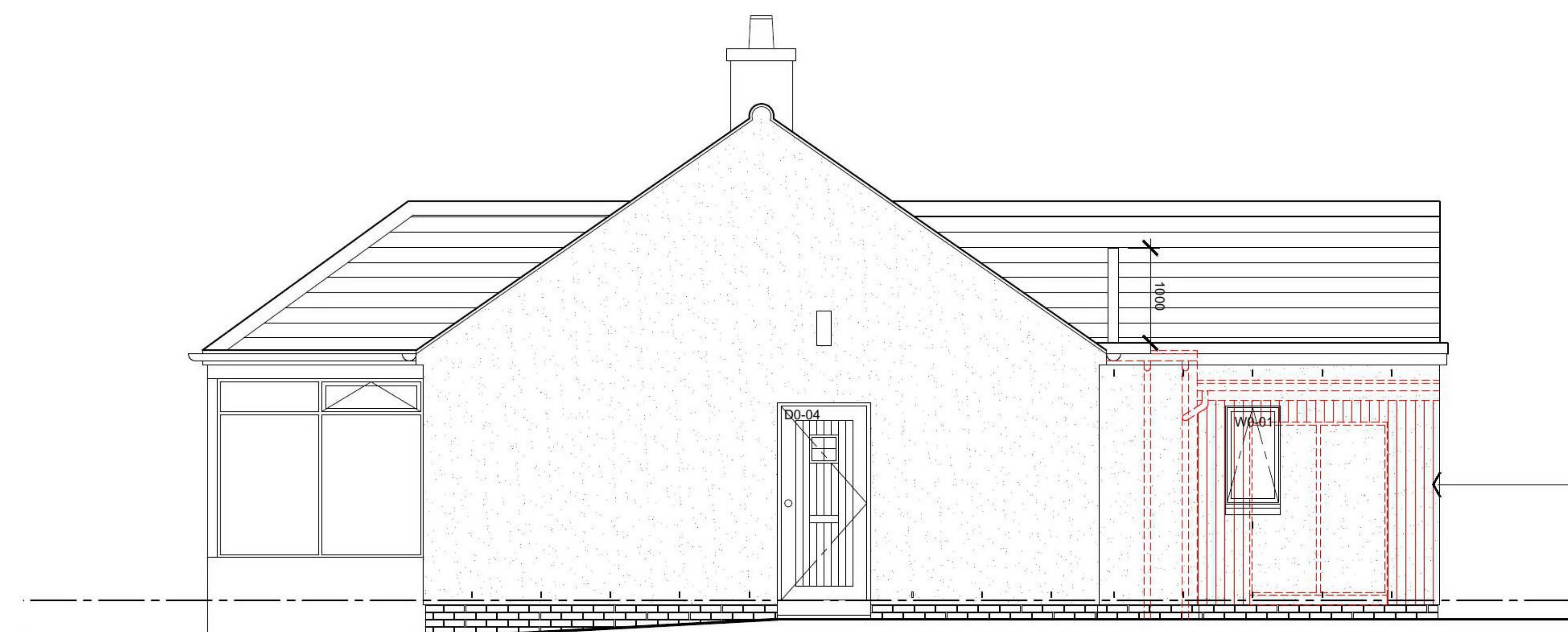
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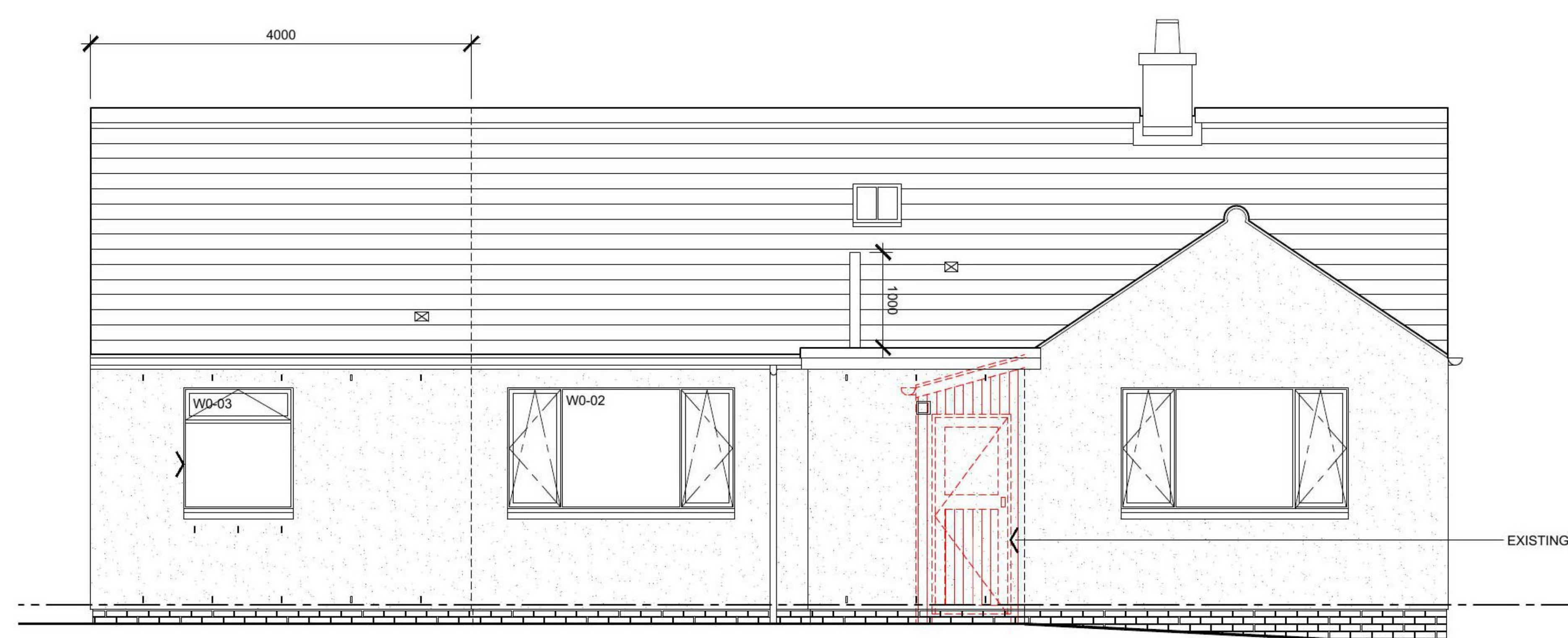
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PROPOSED
SOUTH ELEVATION
SCALE 1:50 @ A1



PROPOSED
EAST ELEVATION
SCALE 1:50 @ A1

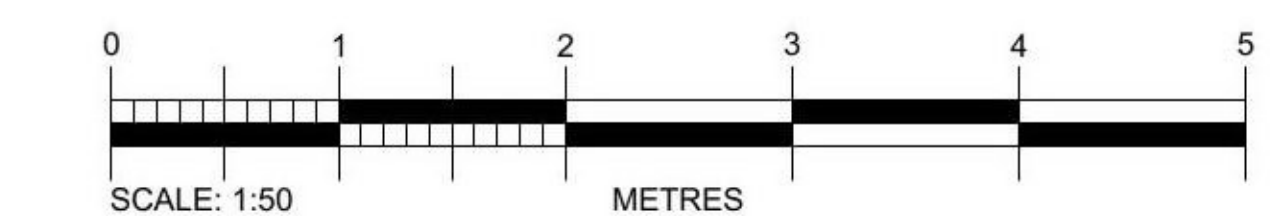


PROPOSED
NORTH ELEVATION
SCALE 1:50 @ A1



PROPOSED
WEST ELEVATION
SCALE 1:50 @ A1

BUILDING WARRANT



DRAWING TITLE

PROPOSED DOWNTAKINGS SHEET 3

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS
 LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF
 CLIENT: MR STUART RICHARD
 DATE: APRIL 2020 DRAWN: MA
 SCALE: 1:50 @ A1 CHECKED: AB
 CD FILE: EGMJ
 JOB No: 3259 DWG No: L(10)02 REV:

ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE PARTIAL EXEMPTION REGULATIONS 2010.
 1 01382 2 202003
 www.stuartmains.com

BUILDING WARRANT NOTES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING (SCOTLAND) REGULATIONS 2004, AS AMENDED.

CATEGORY:
DOMESTIC BUILDING

DESCRIPTION OF THE WORKS:

ALTERATIONS AND EXTENSION TO DWELLING AT WELLBANK MAINS, DUNDEE, DD5 3QF FOR MR STUART RICHARD.
THE PROPOSALS INCLUDE A NEW 4M LONG PITCHED ROOF EXTENSION TO THE EAST ELEVATION. THIS IS TO INCLUDE A NEW KITCHEN, UTILITY ROOM AND BEDROOM WITH A NEW ENTRANCE TO THE EAST SIDE OF THE PROPERTY. ALL NEW WINDOWS MADE TO MATCH EXISTING. EXISTING TIMBER PORCH DEMOLISHED A NEW FLAT ROOF EXTENSION TO BE BUILT IN ITS PLACE TO INCLUDE A NEW EN-SUITE SHOWER ROOM.

SECTION 1: STRUCTURE

1.1.1 **GENERAL:** REFER TO ENGINEER'S DRAWINGS AND APPROVED CERTIFIER OF DESIGN/STRUCTURAL ENGINEER'S DRAWINGS/SPECIFICATION AND SER CERTIFICATE REGARDING THIS BUILDING WARRANT APPLICATION.

SECTION 2: FIRE

2.3.1 **ELEMENTS OF STRUCTURE:** ALL LOAD BEARING WALLS & FLOORS TO HAVE A MINIMUM SHORT FIRE RESISTANCE DURATION. ALL WALLS & CEILINGS TO AREAS OF NEW CONSTRUCTION TO BE SUITABLY FIRE PROTECTED USING PLASTERBOARD THAT ACHIEVES NO LESS THAN 30MINS FIRE PROTECTION, (UNLESS STATED OTHERWISE).

2.4.1 **CAVITY BARRIERS:** THE CAVITY BETWEEN THE INTERNAL TIMBER FRAME AND THE OUTER SKIN OF BLOCKWORK WILL BE DIVIDED-UP AT A MAXIMUM OF 10 METRE CENTRES WITH CAVITY BARRIERS OF A SHORT FIRE RESISTANCE DURATION. DOORS AND WINDOWS WITHIN THE TIMBER FRAMED EXTERNAL WALLS WILL HAVE CAVITY CLOSERS WITH A SHORT FIRE RESISTANCE DURATION TO THE HEAD, JAMB AND CILL AROUND OPENINGS.

2.6.1 **FIRE RESISTANCE OF EXTERNAL WALLS:** THE PROPOSED EXTENSION EXTERNAL WALLS ARE MORE THAN 1M TO THE BOUNDARY AND SHALL HAVE A SHORT FIRE RESISTANCE DURATION.

2.8.1 **ROOF COVERINGS:** THE PROPOSED ROOF EXTENSION IN SOME CIRCUMSTANCES IS MORE THAN 6M BUT NOT MORE THAN 24M FROM THE BOUNDARY, AND SHOULD HAVE A LOW OR MEDIUM VULNERABILITY. THE MAIN EXTENSION IS TO BE A TILED ROOF TO MATCH EXISTING AND THE EN-SUITE SHOWER ROOM IS TO BE A FLAT ROOF AND ARE UNDERSTOOD TO MEET THIS STANDARD.

2.11.3 **OPTICAL SMOKE ALARMS:** OPTICAL SMOKE ALARMS TO BE FITTED SHOULD CONFORM TO BS EN 14604: 2005 FIRE DETECTION (PRINCIPLE HABITABLE ROOM & CIRCULATION AREAS); CEILING MOUNTED OPTICAL SMOKE DETECTOR UNIT WITH INTEGRAL BACKUP SUPPLY TO BE CONNECTED INTO A SEPARATELY ELECTRICALLY PROTECTED REGULARLY USED LOCAL LIGHTING CIRCUIT

2.11.6 **HEAT ALARMS:** HEAT ALARM FITTED TO KITCHEN TO CONFORM TO BS 5446: PART 2: 2003.

2.11.7 **SITING OF FIRE DETECTORS**
SMOKE DETECTORS SHOULD BE LOCATED NOT MORE THAN 7M FROM THE DOOR TO A LIVING ROOM OR KITCHEN, NOT MORE THAN 3M FROM ANY BEDROOM DOOR. IN CIRCULATION SPACE MORE THAN 7.5M LONG AT NO POINT SHOULD DETECTORS BE MORE THAN 7.5M APART.

SMOKE ALARMS SHOULD BE SHOULD BE CEILING MOUNTED AND LOCATED SUCH THAT THEIR SENSITIVE ELEMENTS ARE, BETWEEN 25-600MM BELOW THE CEILING, AND AT LEAST 300MM AWAY FROM ANY WALL OR LIGHT FITTINGS. IN CASE OF HEAT ALARMS, SHOULD BE LOCATED 25-150MM BELOW THE CEILING.

2.11.9 - WIRING AND POWER

ALL SMOKE AND HEAT ALARMS TO BE MAINS OPERATED AND PERMANENTLY WIRED TO A CIRCUIT WHICH SHOULD TAKE FORM OF EITHER,
- INDEPENDENT CIRCUIT AT MAIN DISTRIBUTION BOARD, OR
- SEPARATELY ELECTRICALLY PROTECTED, REGULARLY USED LOCAL LIGHTING CIRCUIT.

ALL DETECTORS TO HAVE STANDBY POWER SUPPLY IN FORM OF PRIMARY BATTERY, SECONDARY BATTERY OR CAPACITOR. THIS SHOULD PROVIDE SUFFICIENT POWER AND PROVIDE ADEQUATE AUDIO/VISUAL WARNING OF POWER SUPPLY FAILURE.

ALL SMOKE AND HEAT ALARMS TO SHOULD BE INTERCONNECTED IN ACCORDANCE WITH BS 5839: PART 6: 2004 AND INSTALLED TO MANUFACTURERS WRITTEN INSTRUCTIONS.

SECTION 3: ENVIRONMENT

3.4.1 - **TREATMENT OF BUILDING ELEMENTS CLOSE TO THE GROUND:** A DAMP PROOF MEMBRANE IS INCORPORATED WITHIN THE GROUND FLOOR.

3.4.2 **GROUND SUPPORTED CONCRETE FLOORS:** THE GROUND FLOOR OF THE NEW HOUSE WILL BE A GROUND SUPPORTED CONCRETE SLAB ON DPM IN ACCORDANCE WITH THE PROVISIONS OF CLAUSE 3.4.2.

3.5.4 - DRAINS PASSING THROUGH STRUCTURE:

SHOULD ANY EXISTING DRAIN PASSING UNDER EXTENSION OR EXISTING HOUSE BE LOCATED, DRAIN TO BE STRENGTHENED TO ALLOW FOR FLEXIBLE MOVEMENT AND DESIGNED, CONSTRUCTED AND LAID IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS EN 1610: 1998. LINTOLLING AT STRUCTURAL WALLS AS STRUCTURAL ENGINEER DRAWINGS / DETAILS.

3.5.6 - **TERMINATION OF STACK VENTS:** THE STACK VENTS RISING THROUGH ROOF SHALL TERMINATE 1000MM ABOVE THE FLAT ROOF.

3.6.1 - **SURFACE WATER DRAINAGE FROM DWELLINGS:** ALL SURFACE WATER DRAINAGE IS TO CONNECT INTO EXISTING SOAKAWAY. ALL GUTTER & RAINWATER PIPES TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS DESCRIBED IN BS EN 12056-3:2000.

3.7.1 - **SANITARY PIPEWORK:** ALTERATIONS TO SANITARY PIPEWORK SHOULD BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN BS EN 12056-2: 2000.

3.7.3 - **DRAINAGE SYSTEM OUTSIDE A BUILDING:** THE DRAINAGE SYSTEM OUTSIDE THE DWELLING, SHOULD BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN BS EN 12056-1:2000, BS EN 752:2008 AND BS EN 1610:1998

3.7.8 - **VENTILATION OF A DRAINAGE SYSTEM:** THE WASTEWATER DRAINAGE SYSTEM SERVING A BUILDING SHOULD BE VENTILATED TO LIMIT THE PRESSURE FLUCTUATIONS WITHIN THE SYSTEM AND MINIMISE THE POSSIBILITY OF FOUL AIR ENTERING THE BUILDING. A SYSTEM SHOULD BE INSTALLED IN ACCORDANCE WITH THE GUIDANCE IN SECTIONS 4.5, 6 AND NATIONAL ANNEX ND OF BS EN 12056-2: 2000.

AIR ADMITTANCE VALVES: AIR ADMITTANCE VALVES SHOULD BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS IN BS EN 12380: 2002

3.7.9 - **TESTING:** A WASTEWATER DRAINAGE SYSTEM SHOULD BE TESTED TO ENSURE THE SYSTEM IS FUNCTIONING CORRECTLY. TESTING SHOULD BE CARRIED OUT IN ACCORDANCE WITH THE GUIDANCE IN A. NATIONAL ANNEX ND OF BS EN 12056-2: 2000, FOR SANITARY PIPEWORK, B. BS EN 1610: 1998, FOR DRAINAGE SYSTEM UNDER AND AROUND A BUILDING.

3.10.1 - **PRECIPITATION:** MASONRY WALLS OF BRICKS AND BLOCKS INCORPORATING DAMP-PROOF COURSES, FLASHING AND OTHER MATERIALS AND COMPONENTS CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT RECOMMENDATIONS OF BS 5628: PART 3: 2005. THE CONSTRUCTION USED SHOULD SUIT THE DEGREE OF EXPOSURE TO WIND AND RAIN IN ACCORDANCE WITH CLAUSE 21 AND AS DESCRIBED IN BS 8104: 1992

3.11.3 **FACILITIES IN DWELLINGS - KITCHEN:** THE LAYOUT OF THE KITCHEN WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CLAUSE 3.11.3.

3.12.3 - **ACCESSIBLE SANITARY ACCOMMODATION:** THE EN-SUITE SHOWER ROOM TO THE BEDROOM WILL ACT AS THE ACCESSIBLE SANITARY ACCOMMODATION IN ACCORDANCE WITH 3.12.3. REFER TO GROUND FLOOR PLAN FOR DETAILS OF THE ACTIVITY AND MANOEUVRING SPACES.

3.14.1 - **VENTILATION GENERALLY:** IN EACH APARTMENT AREA TRICKLE VENTILATION SHALL BE PROVIDED TO 12,000SQ MM. REFER TO WINDOW SPEC NOTE FOR WINDOW NUMBERS.

KITCHEN TO BE PROVIDED WITH MECHANICAL EXTRACTION VIA EXTRACTION HOOD OVER COOKER, CAPABLE OF AT LEAST 30L/SEC (INTERMITTENT)
-NEW ENSUITE TO BE PROVIDED WITH MECHANICAL EXTRACTION CAPABLE OF AT LEAST 15L/SEC (INTERMITTENT). GROUND FLOOR EN-SUITE SHOWER ROOM TO BE PROVIDED WITH FRESH AIR INLET TO 10,000SQ MM.
UTILITY ROOM TO BE PROVIDED WITH MECHANICAL EXTRACTION CAPABLE OF AT LEAST 30L/SEC (INTERMITTENT).

3.16.3 **NATURAL LIGHT - EXTENSIONS:** THE DESIGN OF THE EXTENSION IS SUCH THAT IT DOESN'T ADVERSELY AFFECT THE NATURAL LIGHT REACHING THE EXISTING PROPERTY AND IS IN ACCORDANCE WITH REQUIREMENTS OF 13.6.3.

SECTION 4: SAFETY

4.5.1 - **ELECTRICAL INSTALLATION:** THE ELECTRICAL INSTALLATION SHOULD BE DESIGNED, CONSTRUCTED, INSTALLED AND TESTED SUCH THAT IT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF BS 7671: 2008. PROFESSIONAL EXPERTISE - ELECTRICAL INSTALLATION WORK SHOULD BE INSPECTED AND TESTED BY PERSONS WHO POSSESS SUFFICIENT TECHNICAL KNOWLEDGE, RELEVANT PRACTICAL SKILLS AND EXPERIENCE FOR THE NATURE OF THE ELECTRICAL WORK UNDERTAKEN. AN APPROVED CERTIFIER OF CONSTRUCTION WHO HAS BEEN ASSESSED TO HAVE THE PROFESSIONAL SKILLS AND RELEVANT EXPERIENCE, CAN CERTIFY COMPLIANCE OF AN ELECTRICAL INSTALLATION AS SET OUT IN THE SCOTTISH BUILDING STANDARDS. CERTIFIER OF CONSTRUCTION OR NICEIC OR SELECT REGISTERED ELECTRICIAN MUST PROVIDE BS7671 CERTIFICATION FOR THIS PROPOSED ELECTRICAL INSTALLATION.

4.6.4 - **SOCKET OUTLETS:** THE NEW PARTS OF THE DWELLING WILL BE FITTED WITH THE NUMBER OF SOCKET OUTLETS SPECIFIED IN CLAUSE 4.6.4 AS A MINIMUM (REFER TO PLANS)

OUTLETS AND CONTROLS OF ELECTRICAL FIXTURES AND SYSTEMS SHOULD BE POSITIONED AT LEAST 350 MM FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND, UNLESS THE NEED FOR A HIGHER LOCATION CAN BE DEMONSTRATED, NOT MORE THAN 1.2 M 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 900 MM AND 1.1 M ABOVE FLOOR LEVEL.
• STANDARD SWITCHED OR UNSWITCHED SOCKET OUTLETS AND OUTLETS FOR OTHER SERVICES SUCH AS TELEPHONE OR TELEVISION SHOULD BE POSITIONED AT LEAST 400 MM ABOVE FLOOR LEVEL. ABOVE AN OBSTRUCTION, SUCH AS A WORKTOP, FIXTURES SHOULD BE AT LEAST 150 MM ABOVE THE PROJECTING SURFACE.

4.8.2 - **COLLISION WITH GLAZING:** ALL GLAZING TO BE IN ACCORDANCE WITH BS6262: PART 4: 2005

4.13.5 **INSTALLATION AND FIXING OF DOORS AND WINDOWS:** ENSURE A ROBUST INSTALLATION, FIXING OF DOORSETS AND WINDOWS IN ACCORDANCE WITH THE RECOMMENDATIONS GIVEN IN SECTION 8 OF BS 8213-4: 2007 AND TO MANUFACTURERS INSTRUCTIONS AND OR APPROVED BY SECURED BY DESIGN ACCREDITATION.

SECTION 5: NOISE

5.2.1 **DESIGN PERFORMANCE LEVELS:** THE DESIGN PERFORMANCE LEVEL FOR INTERNAL WALLS COVERED BY THIS STANDARD SHOULD ACHIEVE A MINIMUM AIRBORNE SOUND INSULATION LEVEL OF 40 dB RW.

SECTION 6: ENERGY

6.2.9 **EXTENSION TO THE INSULATION ENVELOPE:** THE EXISTING DWELLING CONSTRUCTION PRE DATES 28TH MARCH 1983, AND ASSUMING NO UPGRADING WORKS HAVE BEEN CARRIED OUT TO THE RELEVANT ELEMENTS PRIOR TO THESE WORKS, THEN IT CAN BE ASSUMED THE BUILDING HAS AN EXTERNAL WALL OR ROOF ELEMENT WITH A U-VALUE POORER THAN 0.7 OR 0.25 RESPECTIVELY, THUS THE MORE DEMANDING U-VALUES IN COLUMN (A) OF TABLE 6.5, CLAUSE 6.2.9 SHOULD APPLY TO THE EXTENSION.

EXISTING GROUND FLOOR AREA = 74.76M²
PROPOSED EXTENSION AREA = 27.58M²
TOTAL AREA = 102.34M²

25% OF FLOOR AREA = 25.585M²

EXISTING GLAZING AREA = 9.89M²
PROPOSED GLAZING AREA = 7.26M²
TOTAL GLAZING AREA = 17.15M² (16.8% OF FLOOR AREA)

SECTION 7: SUSTAINABILITY

7.1 **STATEMENT OF SUSTAINABILITY:** THIS STANDARD DOES NOT APPLY TO ALTERATIONS AND EXTENSIONS TO BUILDINGS.

DETECTION KEY

- (S) SMOKE DETECTOR.
- (H) HEAT DETECTOR.
- (C) CARBON MONOXIDE DETECTOR.

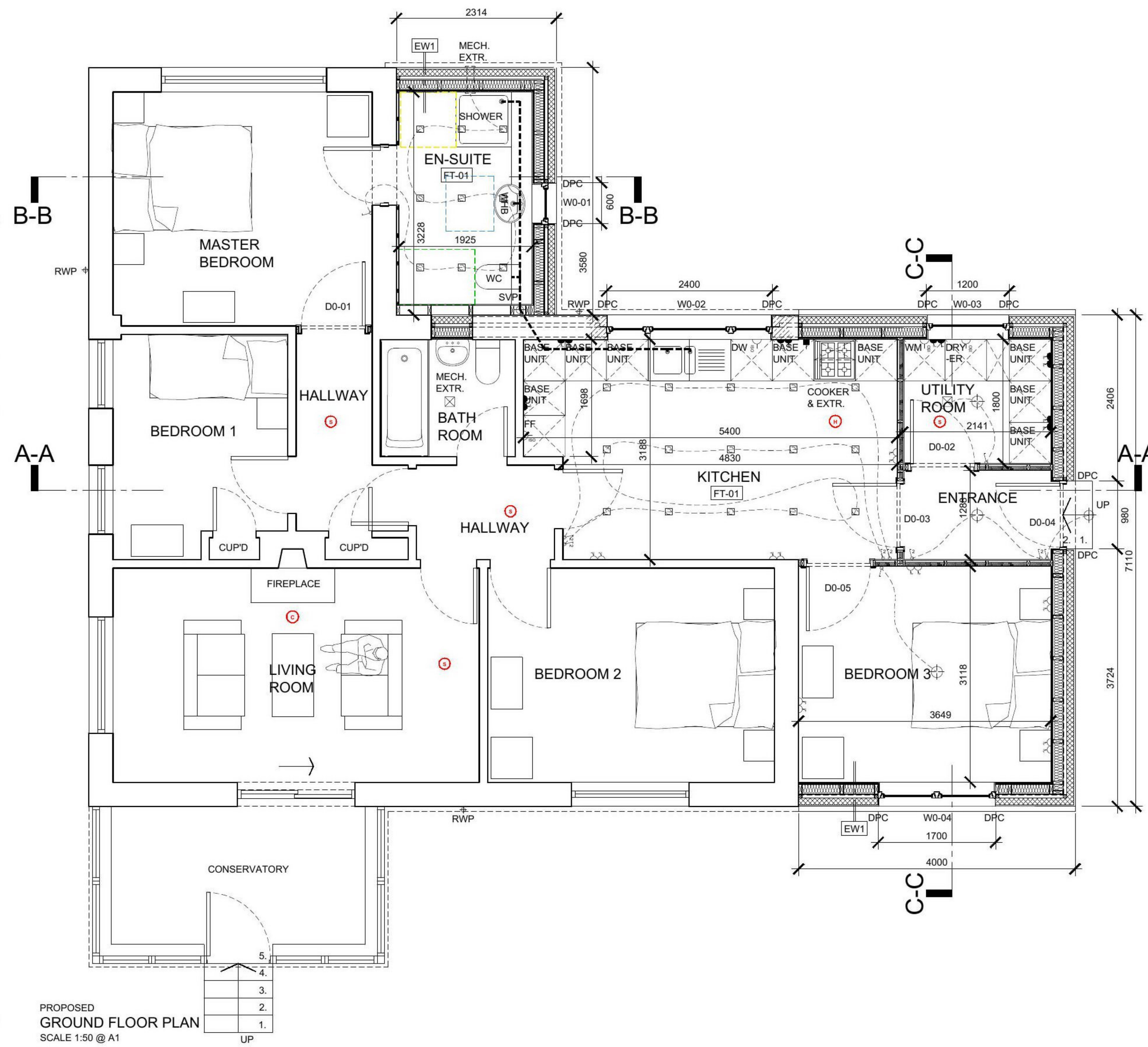
GENERAL ELECTRICAL SYMBOLS

LIGHTING

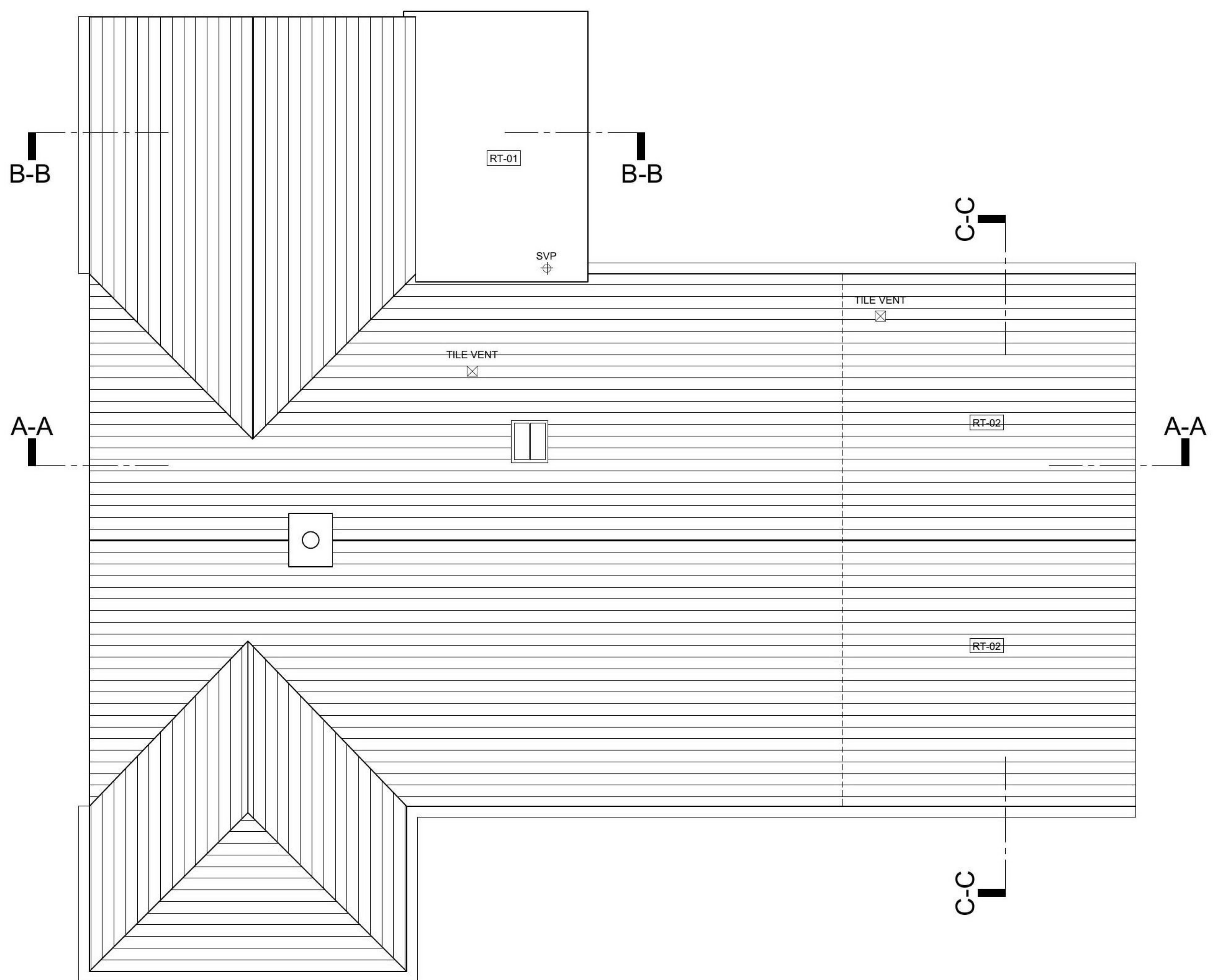
- 2-WAY LIGHT SWITCH (S2)
- 1-WAY LIGHT SWITCH (S1)
- PULL CORD SWITCH (S-PC)
- WALL MOUNTED DOWNLIGHT (DL-W)
- SURFACE MOUNTED LUMINAIRE (L-SM)
- LOW VOLTAGE RECESSED DOWNLIGHTER (D-LV)

POWER

- SINGLE 13A OUTLET (P1)
- DOUBLE 13A OUTLET (P2)
- COOKER CONTROL UNIT AND SINGLE 13A SOCKET OUTLET AT WORKTOP LEVEL (CCU)
- SINGLE 13A OUTLET AT WORKTOP LEVEL (P1W)
- DOUBLE 13A OUTLET AT WORKTOP LEVEL (P2W)
- ISOLATION SWITCH & SPUR
- SWITCHED SHAVER SOCKET POINT (SH)
- CONSUMER UNIT WITH E.L.M.C.B. (EDB)
- ELECTRICITY METER (EM)
- TELEVISION OUTLET POINT (TV)
- TELEPHONE OUTLET POINT (BT)



PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1



PROPOSED ROOF PLAN
SCALE 1:50 @ A1

GENERAL SPECIFICATION

DOWNTAKINGS: PLEASE NOTE ALL DOWNTAKINGS ARE TO BE CARRIED OUT WITHIN STRICT ACCORDANCE WITH CURRENT H&S PROCEDURES AND CDM REGULATIONS. SHOULD SITE CONDITIONS AND OR SIZES VARY FROM DRAWINGS PROVIDED, PLEASE DO NOT HESITATE TO CONTACT THE ARCHITECT OR STRUCTURAL ENGINEER.

STRUCTURE: ALL NEW STEELWORK, LINTELS, STRUCTURAL WALLS, RAFTER SIZES, TIMBER CENTRES, WALL TIES, MOVEMENT JOISTS ETC. TO BE CONFIRMED AS PER STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

FOUNDATIONS: PROPOSED EXTENSION GENERALLY TO BE 600x200MM STRIP FOUNDATIONS WITH A193 MESH AT 50MM BOTTOM COVER AND MINIMUM FROST COVER DEPTH OF 450MM. REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND SPECIFICATION.

FLOOR CONSTRUCTION: TYPE 1 (EXTENSION - GROUND FLOOR): (FT-01) FLOOR FINISH TBC BY CLIENT ON 65MM CONCRETE SCREED, ON 0.5 POLYTHENE SEPARATING LAYER ON 120MM KINGSPAN KOOLTHERM K103, ON DPM ON 150MM CONCRETE SLAB ON 50MM SAND BLINDING AND 150MM HARCORE. U-VALUE 0.15W/m²K

EXTERNAL WALL CONSTRUCTION - TYPE 1 (EXTENSION): (EW1) 20MM WHITE/OFF-WHITE, WE-T-DASH HARLING ON 100MM DENSE CONCRETE BLOCK WALL, 50MM VENTED CAVITY, ON LOW EMISSIVITY BREATHABLE MEMBRANE LAYER, ON 9MM WBP TREATED PLYWOOD SHEATHING, ON 140 x 50MM TIMBER KIT WALL @ 600MM CENTRES WITH 120MM KINGSPAN KOOLTHERM K12 INSULATION OR EQUAL BETWEEN STUDS LEAVING 20MM CAVITY WITHIN STD., ON VAPOUR CONTROL LAYER, ON 22.5MM INSULATED PLASTERBOARD LINING, ALL EDGES TAPED AND FILLED. REFER TO STRUCTURAL ENGINEERS SPECIFICATION. U-VALUE 0.16W/m²K

FLAT ROOF CONSTRUCTION - TYPE 1: (RT-01) SINGLE PLY ROOF MEMBRANE, MECHANICALLY FIXED ON 150MM KINGSPAN THERMAROOF TR26 LPC/FM OR EQUAL, ON VAPOUR CHECK LAYER ON 18MM PLYWOOD SHEATHING ON TIMBER JOISTS TO STRUCTURAL ENGINEER'S SPECIFICATION, CEILING LINED WITH 12.5MM PLASTERBOARD (MOISTURE RESISTANT WITHIN WET AREAS), ALL EDGES TAPED AND FILLED. U-VALUE 0.14W/m²K

PITCHED ROOF CONSTRUCTION: TYPE 2: (RT-02) TILE ROOF ON ROOF-SHIELD BREATHABLE MEMBRANE ON 18MM SARKING BOARD ON RAFTERS @400MM CENTRES TO STRUCTURAL ENGINEER'S DETAILS. ROOF TO BE INSULATED AT GROUND FLOOR CEILING LEVEL, 100MM KOOLTHERM K7 INSULATION BETWEEN TIMBER JOISTS AND 100MM KOOLTHERM K7 LAID ACROSS TIMBER JOISTS. U-VALUE 0.11W/m²K

LEAD ABUTMENTS/FLASHINGS: ALLOW FOR CODE 5 LEAD FLASHINGS TO ABUTMENTS WITH EXISTING ROUGHCAST. 150MM LEAD FLASHING UPSTAND RAGGED INTO 10MM MIN 25MM CUT CHASE FIXED BACK MECHANICALLY. USE APPROPRIATE WEATHER SEALANT TO FILL CHASE AND PREVENT WATER INGRESS. ALL LEAD WORK TO BE TRADITIONALLY DETAILED AS DESCRIBED IN THE PUBLICATION 'ROLLED LEAD SHEET'- THE COMPLETE MANUAL' REPRINTED JUNE 2007.

EXTERNAL DOOR - D0-04: NEW HIGH PERFORMANCE EXTERNAL, QUALITY TIMBER/GLAZED DOOR BY BLAIRS WINDOWS AND DOORS OR EQUAL AND APPROVED. DOOR TO BE ROBUST WITH EASY LOCKABLE SYSTEMS APPROVED BY SECURED BY DESIGN ACCREDITATION. DOOR TO BE SUPPLIED WITH ALL APPROPRIATE WIND & WEATHER SEALS AS REQUIRED. U-VALUE 1.4W/m²K

EXTERNAL WINDOWS - W0-01 - 04: NEW HIGH PERFORMANCE DOUBLE GLAZED, OUTWARD OPENING, SIDE HUNG, TIMBER FRAMED WINDOWS BY BLAIRS WINDOWS AND DOORS OR EQUAL AND APPROVED. WINDOW TO INCORPORATE TRICKLE VENTILATION CAPABLE OF AT LEAST 12,000MM². U-VALUE 1.4W/m²K

INTERNAL PARTITIONS: GENERALLY NEW PARTITIONS TO BE 12.5MM PLASTERBOARD SHEETING EITHER SIDE OF 75 x 38MM TIMBER STUD PARTITION, STUDS AT 600MM CENTRES WITH 50MM ISOVER APR 1200 ACOUSTIC INSULATION BETWEEN STUDS TO ACHIEVE A MINIMUM AIRBORNE SOUND INSULATION LEVEL OF 40 dB RW. ALLOW FOR MOISTURE RESISTANT PLASTERBOARD TO ALL WET LOCATIONS. ALL EDGES TO BE APPROPRIATELY TAPED AND FILLED.

INTERNAL DOORS: ALL INTERNAL NEW DOORS GENERALLY TO BE SOFTWOOD PANELED DOORS, NEW DOORS TO HAVE NO LESS THAN 775MM MINIMUM CLEAR OPENING WIDTH.

ELECTRICAL INSTALLATION: ALL ELECTRICAL INSTALLATION TO BE DESIGNED, CONSTRUCTED, INSTALLED AND TESTED IN ACCORDANCE WITH THE BS 7671:2008. LIGHTING LAYOUT TO BE AGREED WITH CLIENTS. 100% + OF LIGHT FITTINGS TO BE LOW ENERGY SAVING BULBS, OR LED'S, SWITCHES, SOCKETS, TELEPHONE & TV OUTLETS, ETC IN FLAT BRUSHED ALUMINIUM FITTINGS BY MK OR EQUAL AND APPROVED.

FOUL WATER DRAINAGE: ALL NEW FOUL WATER DRAINAGE TO BE CONNECTED INTO THE EXISTING DRAINAGE. ALL FOUL DRAINAGE WORKS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF BS EN 12056-2: 2000 TO MATCH EXISTING. REFER ALSO TO STRUCTURAL ENGINEER'S DRAINAGE LAYOUT FOR EXTERNAL FOUL WATER DRAINAGE AND SEPTIC TANK ASSOCIATED WITH SAME.

SURFACE WATER DRAINAGE: ALL SURFACE WATER DRAINAGE IS TO CONNECT INTO NEW SOAK-AWAY DRAINAGE SYSTEM, ALSO INCORPORATING GREY WATER HARVESTING / RECYCLING SYSTEM. ALL NEW RAINWATER PIPING AND GUTTERS TO BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH RECOMMENDATION OF BS EN 12056-3:2000, REFER ALSO TO STRUCTURAL ENGINEER'S DRAINAGE LAYOUT FOR EXTERNAL SURFACE WATER DRAINAGE AND SOAK-AWAY DESIGNED SYSTEM.

HEATING: EXISTING HEATING SYSTEM TO BE EXTENDED INTO REVISED ACCOMMODATION LAYOUT WITH ALL NEW WALL MOUNTED RADIATORS FITTED WITH TRV'S. SYSTEM & ALTERATIONS TO BE DESIGNED AND CERTIFIED BY SPECIALIST SUBCONTRACTOR.

HOT WATER DISTRIBUTION: LIGHT GAUGE COPPER PIPEWORK WITH APPROPRIATE MOVEMENT COUPLINGS AND VALVES, FIXED AT APPROVED CENTRES WITH BRACKETS. NO LEAD FLUX TO BE USED IN JOINTING COMPOUND. PIPES TO BE INSULATED WITH ARMAFLEX OR EQUAL AND APPROVED. SYSTEM & ALTERATIONS TO BE DESIGNED AND CERTIFIED BY SPECIALIST SUBCONTRACTORS.

COLD WATER DISTRIBUTION: LIGHT GAUGE COPPER PIPEWORK WITH APPROPRIATE MOVEMENT COUPLINGS AND VALVES, FIXED AT APPROVED CENTRES WITH BRACKETS. NO LEAD FLUX TO BE USED IN JOINTING COMPOUND. PIPES IN UNHEATED AREAS TO BE INSULATED WITH ARMAFLEX OR EQUAL AND APPROVED. SYSTEM & ALTERATIONS TO BE DESIGNED AND CERTIFIED BY SPECIALIST SUBCONTRACTORS.

MECHANICAL VENTILATION (KITCHEN): ALLOW FOR NEW EXTRACTOR TO KITCHEN TO PROVIDE MECHANICAL EXTRACTION CAPABLE OF AT LEAST 30L/SEC INTERMITTENT AT HOB. VENTILATOR BY VENT AXIA OR EQUAL & APPROVED. TO BE CONCEALED AT HIGH LEVEL AND DUCT THROUGH ROOF.

GENERAL NOTES

FOR CONSTRUCTION PURPOSES DO NOT SCALE. VERIFY ALL DIMENSIONS AND LEVELS ON SITE. CONFIRM ALL SETTING OUT DIMENSIONS.

SHOULD CONDITIONS ON SITE VARY FROM INFORMATION SUPPLIED REPORT TO ARCHITECT IMMEDIATELY.

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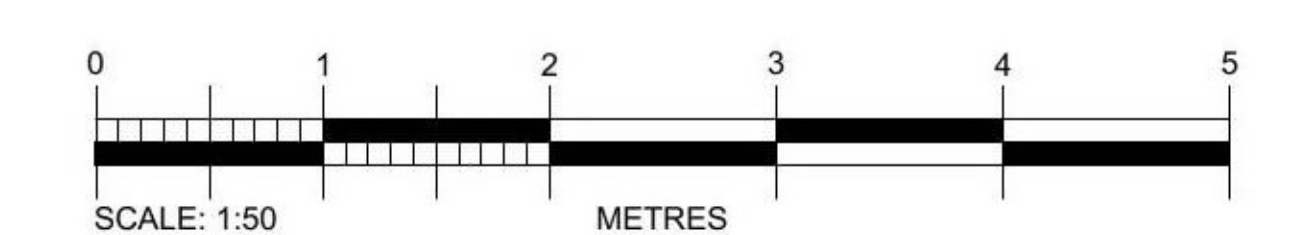
MATERIALS AND WORKMANSHIP TO BE TO RELEVANT BRITISH STANDARDS AND CODES OF PRACTICE AND MANUFACTURERS WRITTEN RECOMMENDATIONS WHERE APPLICABLE, UNLESS SPECIFICALLY NOTED OTHERWISE.

ALL WORKS TO BE EXECUTED WITH DUE CARE AND DILIGENCE SO AS NOT TO IMPAIR THE STABILITY OF THE BUILDING, ADJACENT WORKS, SITE PERSONNEL OR THIRD PARTIES. ALL IN ACCORDANCE WITH HSE DIRECTIVES AND RECOMMENDATIONS AND THE CDM REGULATIONS CURRENTLY IN FORCE.

REVDATE INTLS AMENDMENT

REV	DATE	INTLS	AMENDMENT
1	17/07/2020	ECMJL	ISSUED FOR TENDER
2	17/07/2020	ECMJL	ISSUED FOR TENDER

BUILDING WARRANT



PROPOSED PLANS

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS
LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF
CLIENT: MR STUART RICHARD
DATE: APRIL 2020 DRAWN: MA
SCALE: 1:50 @ A1 CHECKED: AB
JOB NO: 3259 DWG NO: L(20)00
EQUUS
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GENERAL NOTES

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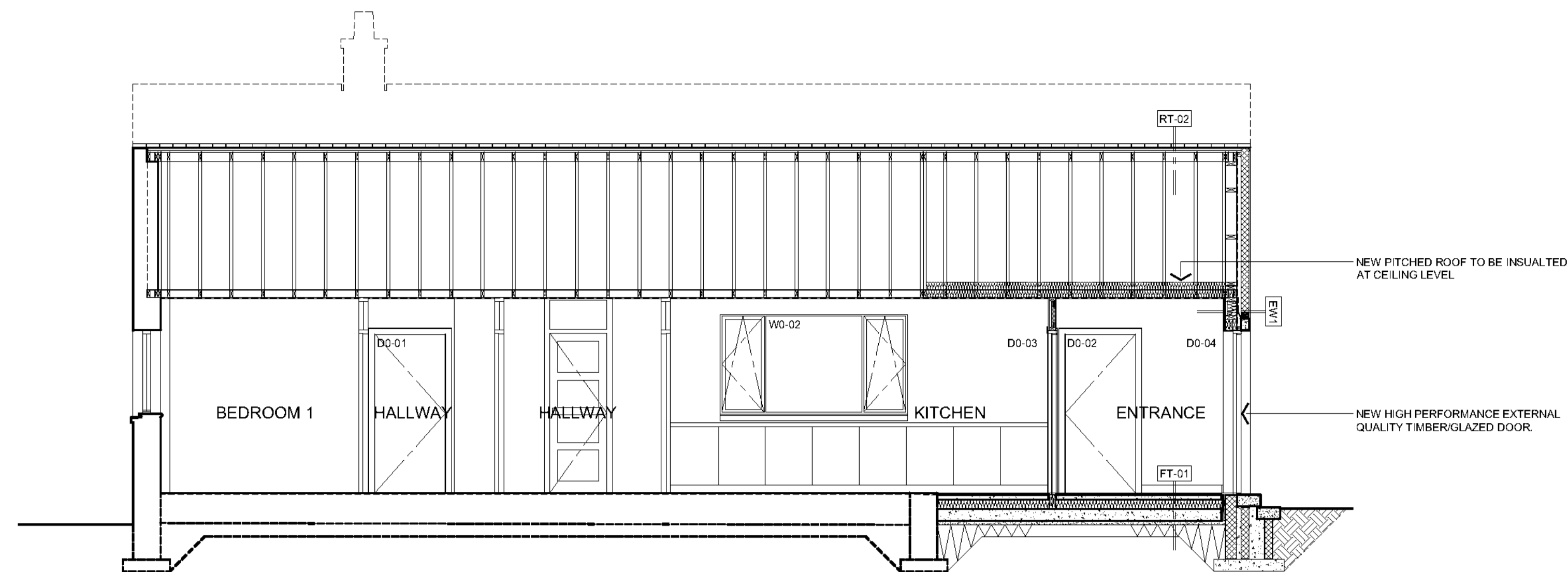
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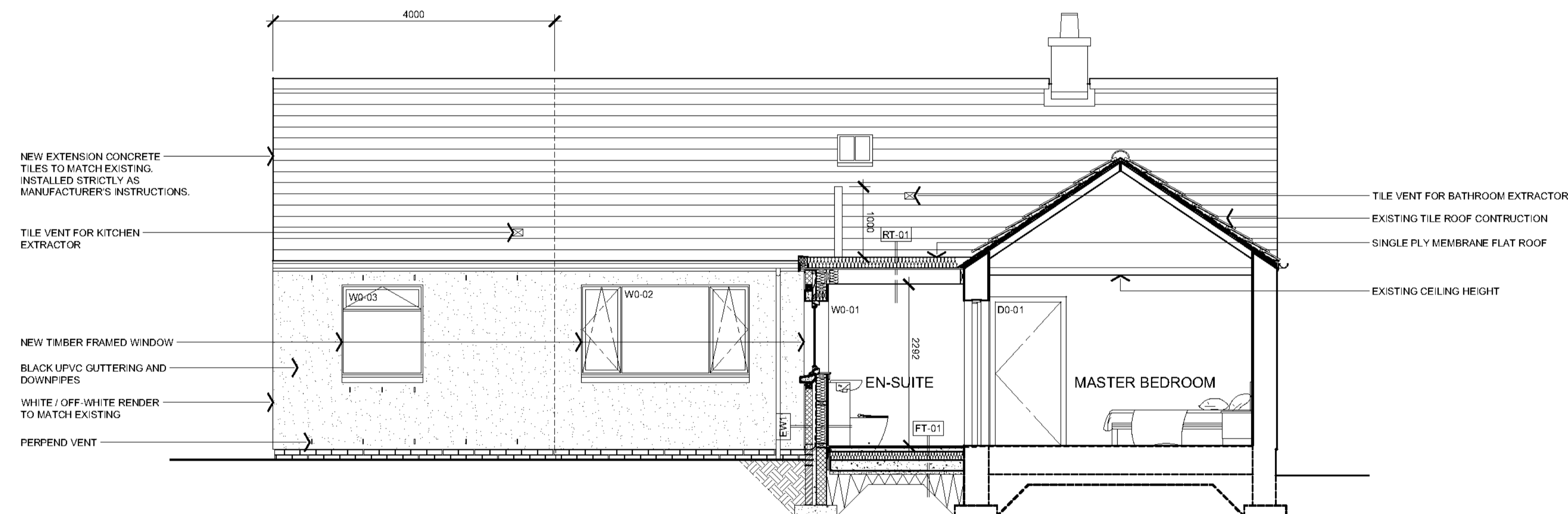
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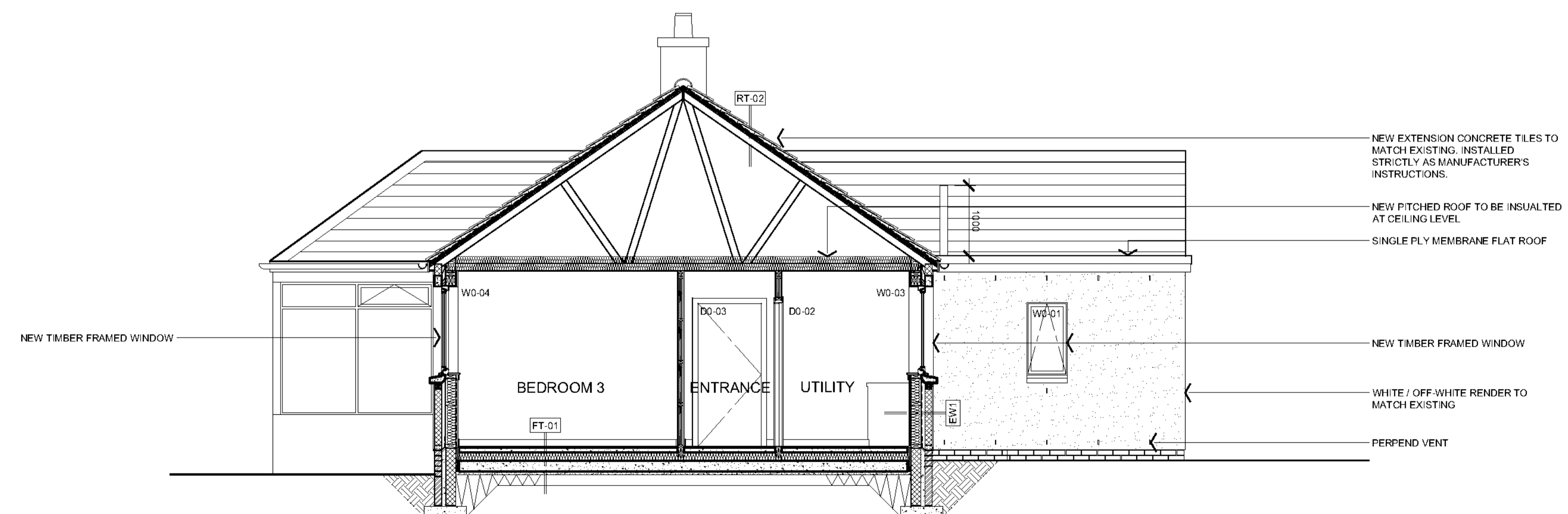
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SECTION A-A
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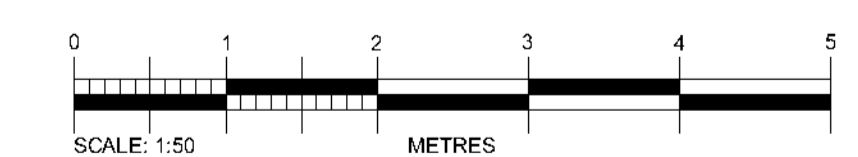


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PROPOSED
SECTION C-C
SCALE 1:50 @ A1

BUILDING WARRANT



DRAWING TITLE

PROPOSED SECTIONS

PROJECT: ALTERATIONS AND EXTENSION AT WELLSBANK MAINS
 ADDRESS: THE COTTAGE, WELLSBANK MAINS, DD5 3QF
 CLIENT: MR STUART RICHARD
 DATE: APRIL 2020
 SCALE: 1:50 @ A1
 EGM/LS
 3259 L(20)01

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ALL WORKS TO BE EXECUTED WITH DUE CARE AND DILIGENCE SO AS NOT TO IMPAIR THE STABILITY OF THE BUILDING. ADJACENT WORKS, SITE PERSONNEL OR THIRD PARTIES. ALL IN ACCORDANCE WITH HSE DIRECTIVES AND RECOMMENDATIONS AND THE CON REGULATIONS CURRENTLY IN FORCE.

STUART RICHARD ARCHITECTS
 111, GARDEN STREET, WELLSBANK MAINS, DD5 3QF
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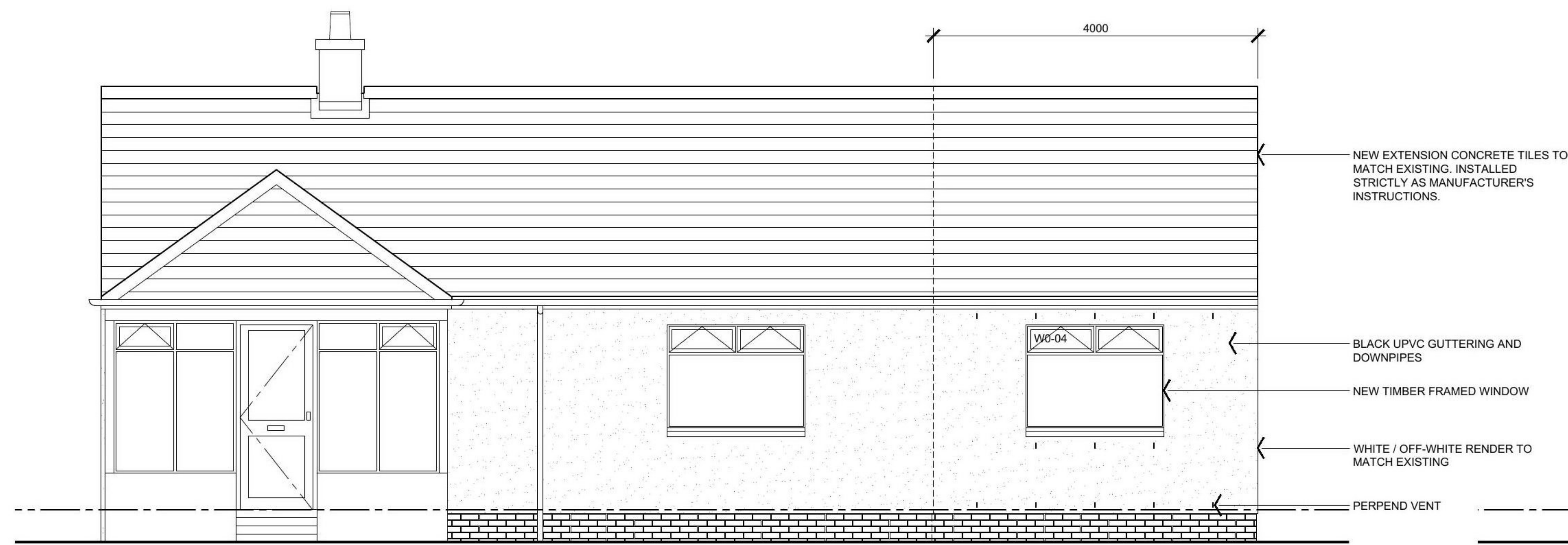
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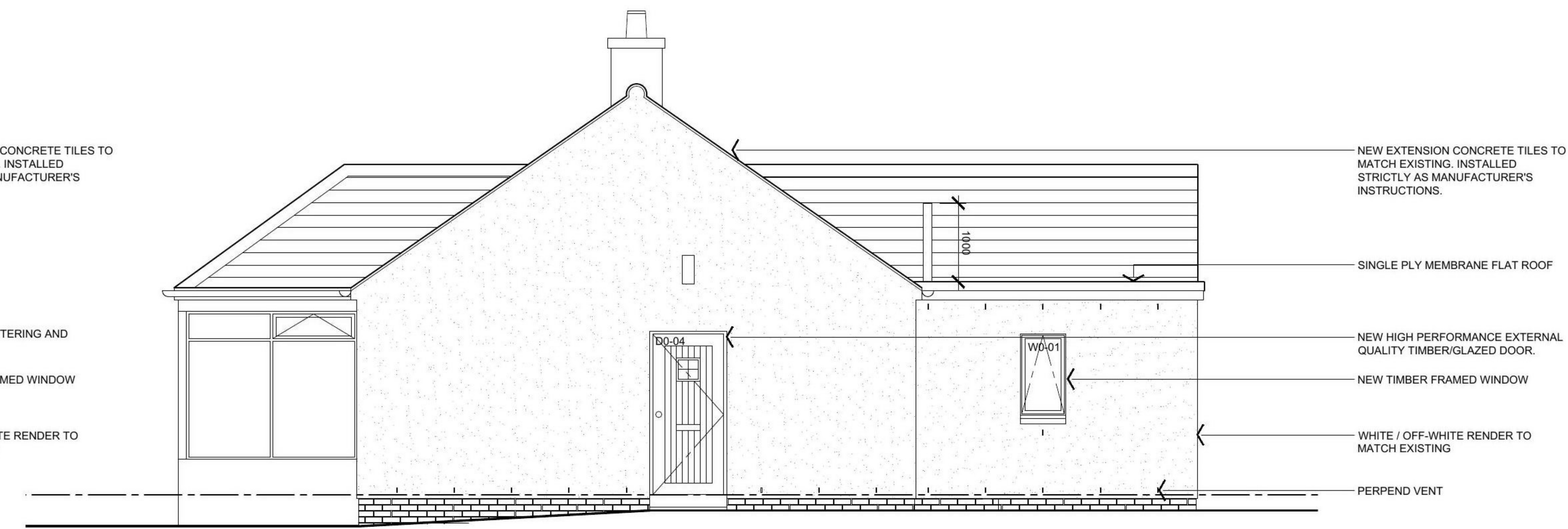
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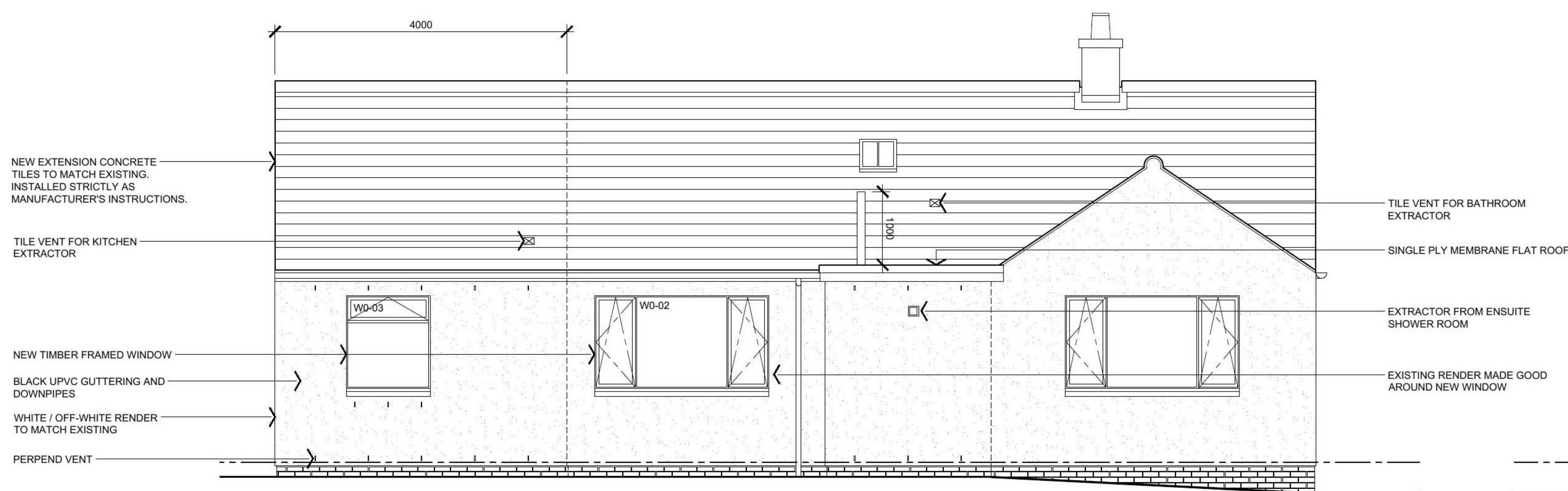
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PROPOSED
EAST ELEVATION
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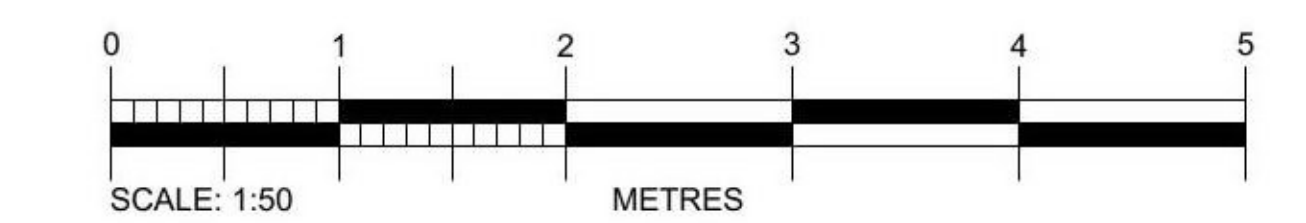


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NORTH ELEVATION
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PROPOSED
WEST ELEVATION
SCALE 1:50 @ A1

BUILDING WARRANT



DRAWING TITLE

PROPOSED ELEVATIONS

PROJECT: ALTERATIONS AND EXTENSION AT WELLBANK MAINS

LOCATION: THE COTTAGE, WELLBANK MAINS, DD5 3QF

CLIENT: MR STUART RICHARD

DATE: APRIL 2020 DRAWN: MA

SCALE: 1:50 @ A1 CHECKED: AB

CD FILE: EGMJ

JOB No: 3259 DWG No: L(20)02 REV:

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