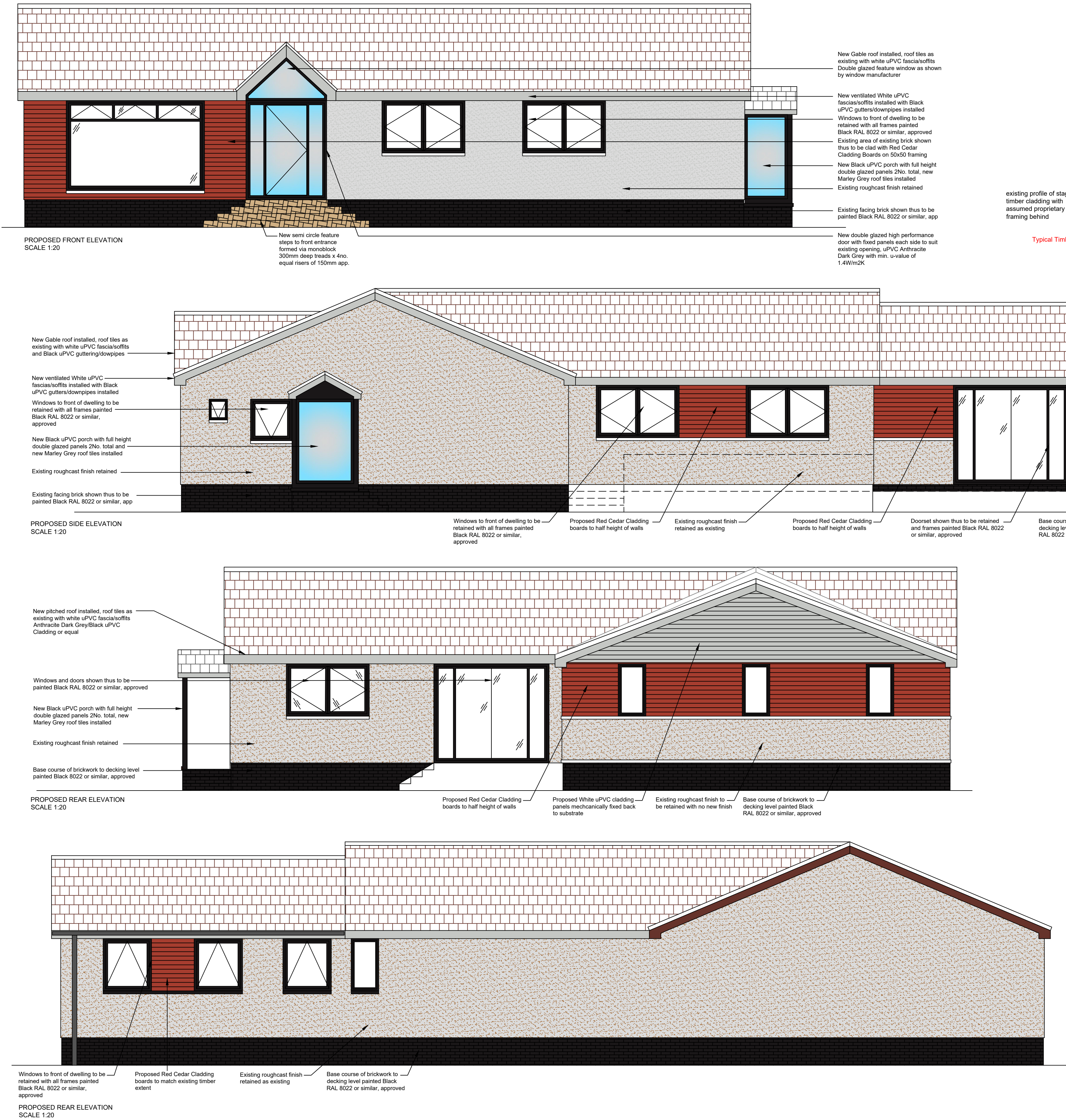


DO NOT SCALE THIS DRAWING. IF IN DOUBT ASK

NOTES:

1. All dimensions are in millimeters unless stated otherwise.
2. The contractor is to verify all dimensions on site and is responsible for the accurate setting-out.
3. All sizes scaled from this drawing will be approximate and should be checked on site by the user.
4. Contractor must not alter any details on these drawings without the prior consent of the engineer. Failure to do this will result in additional design work and time and correspondingly, additional cost for the client.
5. All care & attention has been taken to ensure all details are correct based on the information available at the time of design. The contractor has a duty of care and if anything on site is found to differ, the Engineer MUST be informed immediately.



General Specifications

All sizes to be checked by Contractor on site prior to construction.

All building works to be carried out in accordance with Building Standards (Scotland) Regulations and 2017 Domestic Technical Handbook.

No High alumina cement to be used in the works.

Setting out:

Contractor to check all setting out and all existing dimensions prior to commencement of works. The contractor is responsible for the accuracy of all dimensions and correct setting out, any discrepancies to be brought to the immediate attention of the Architect. All setting out (unless stated otherwise) to unified faces. All dimensions are in millimetres unless noted otherwise. No dimensions to be scaled off drawings.

Timber frame details

All structural and permanent exterior timber to be pressure impregnated against rot and fungal attack after cutting and prior to delivery.

All site out timbers to be site treated.

All structural timber to be stress graded kiln dried CLS.

Entrance Door (U Value 1.4 W/m2K)

Door to be uPVC framed with double glazing comprising low e glass with argon filled 16mm cavity & a trickle ventilator in the window head of area 12000mm min.

All low level, door and screen glazing below 800mm of FFL to be toughened or laminated to BS6262. All glazing to be double glazed units of 4-16-4 configuration with low e coating and argon filling to give a u value of 1.4w/m2K.

Security:

All new windows and doors are to be designed and installed in full compliance with section 2 of 'Secure by design' scheme. (ACPO 2000). All fixings are to be designed to the recommendations given in section 8 of BS 8213-4: 2007 and undertaken by a specialist contractor. Certification is to be provided to Building Control following installation of windows/doors.

Roof Alteration:

12.5mm thk. plasterboard fixed to underside on proprietary roof trusses, and infilled with 75mm thk. Recticel Eurothane GP or equal, approved (top side) and 75mm thk. same on top of rafters to achieve warm deck roof construction, 18mm thk. plywood or equal fixed back 1000 gauge brather membrane or equal, approved on ply 38x50mm counter battens fixed back to plywood and proprietary marley roof tiles as fixed to battens, Colour and Style to match existing.

New ridge to be proprietary marley ventilated ridge system and new valley formed using Code 4 Lead Flashing or equal, approved.

NOTE:

TRIMMERS INTO EXISTING ROOF DESIGNED BY TRUSS MANUFACTURER AND A FORM Q TO BE PROVIDED BY TIMBER TRUSS MANUFACTURER FOLLOWING COMPLETION.

Garage Alterations

Existing roof joists retained with existing roof covering, DPM and any finishes stripped off in preparation for new. New 18mm thk. plywood mechanically fixed to top of joists via suitable fixings at 200mm centres, breather membrane fixed to top of same, 100 to 20mm firing strips on top of same with 12mm thk. plywood fixed to firing strips with Dark grey EPDM roof covering bonded to same.

All existing fascias and guttering removed from site and new white uPVC ventilated soffits installed with same for fascias and black uPVC guttering/downpipes.

Existing timber framed window and single access door removed and new uPVC window/access door to be installed, existing openings and lintels retained with DPC required to perimeter. new Perpend vents to be installed to window and door heads.

Cladding Alterations

Existing staggered, timber cladding is to be removed from all locations shown on elevations and relevant on site. Assumed existing batten framework or similar is to be retained to allow for new cladding boards fixed to same.

SHOULD NO FRAMING BE PRESENT - Allow for new 50x50mm treated battens installed vertically at 300mm c/s or equal, approved - battens should be fixed back to existing timber frame or blockwork using suitable mechanical fixings to suit material. Timber frame assumed as per existing warrant drawings.

Landscaping

Existing duntakings/removal as per existing and proposed block plan.

All new Monoblock to be proprietary concrete block paving with style and Colour to be confirmed by Client.

REV: C - 26/03/21 - UPDATED TO SUIT CLIENT COMMENTS.
REV: B - 25/03/21 - UPDATED TO SUIT CLIENT COMMENTS.
REV: A - 23/03/21 - UPDATED TO SUIT CLIENT COMMENTS.

SCHEMATIC DESIGN

PROJECT:
EXTERNAL ALTERATIONS TO
DWELLING.

CLIENT:
MR. & MRS. BATTERSBY

LOCATION:
4 DUNLIN CRESCENT
HOUSTON
RENFREWSHIRE
PA6 7JX

SCALE: AS SHOWN

JOB NO: J16

DRAWING NO: 03

DATE: 21/03/21

DRAWN BY: CJF

REVISION: C