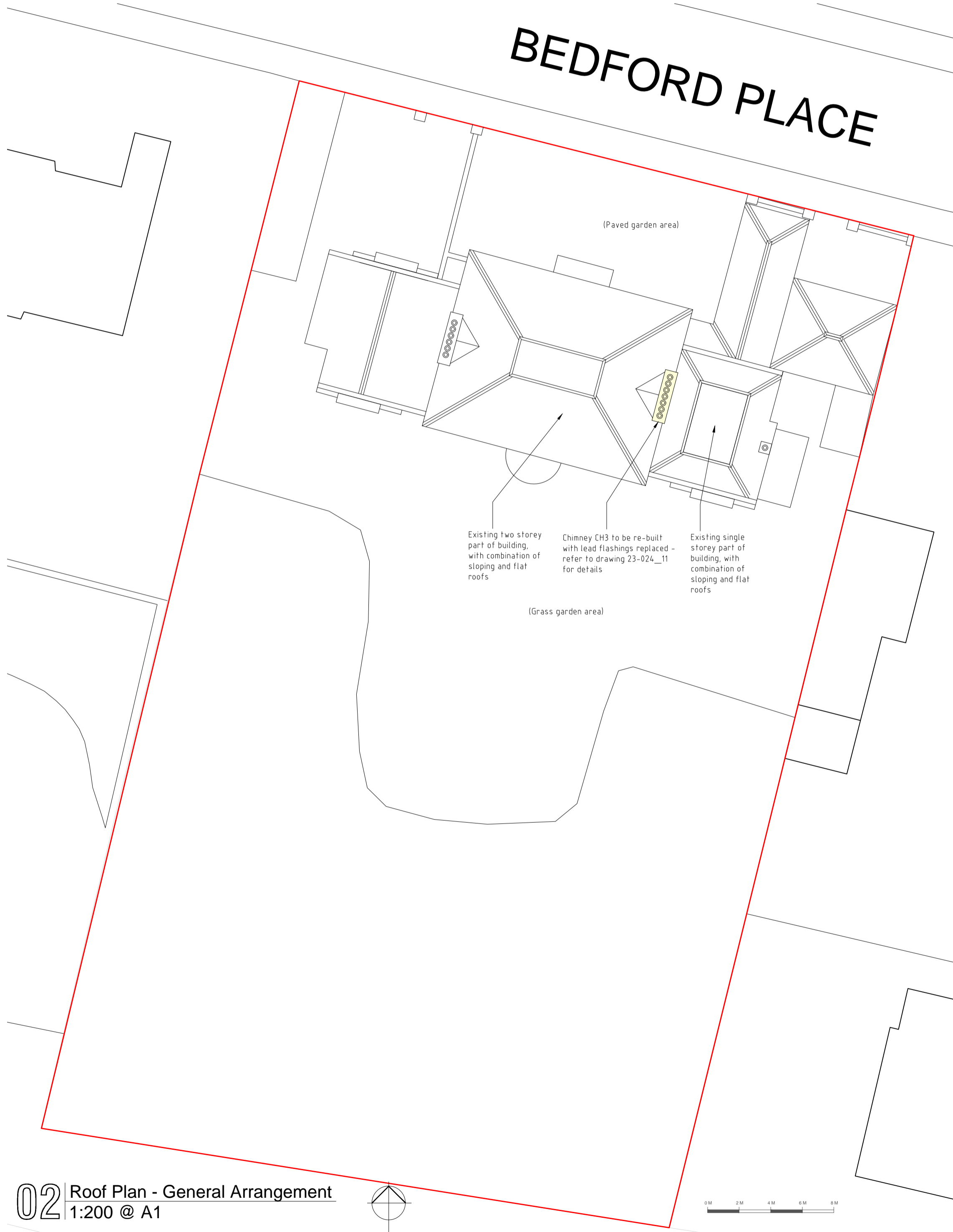


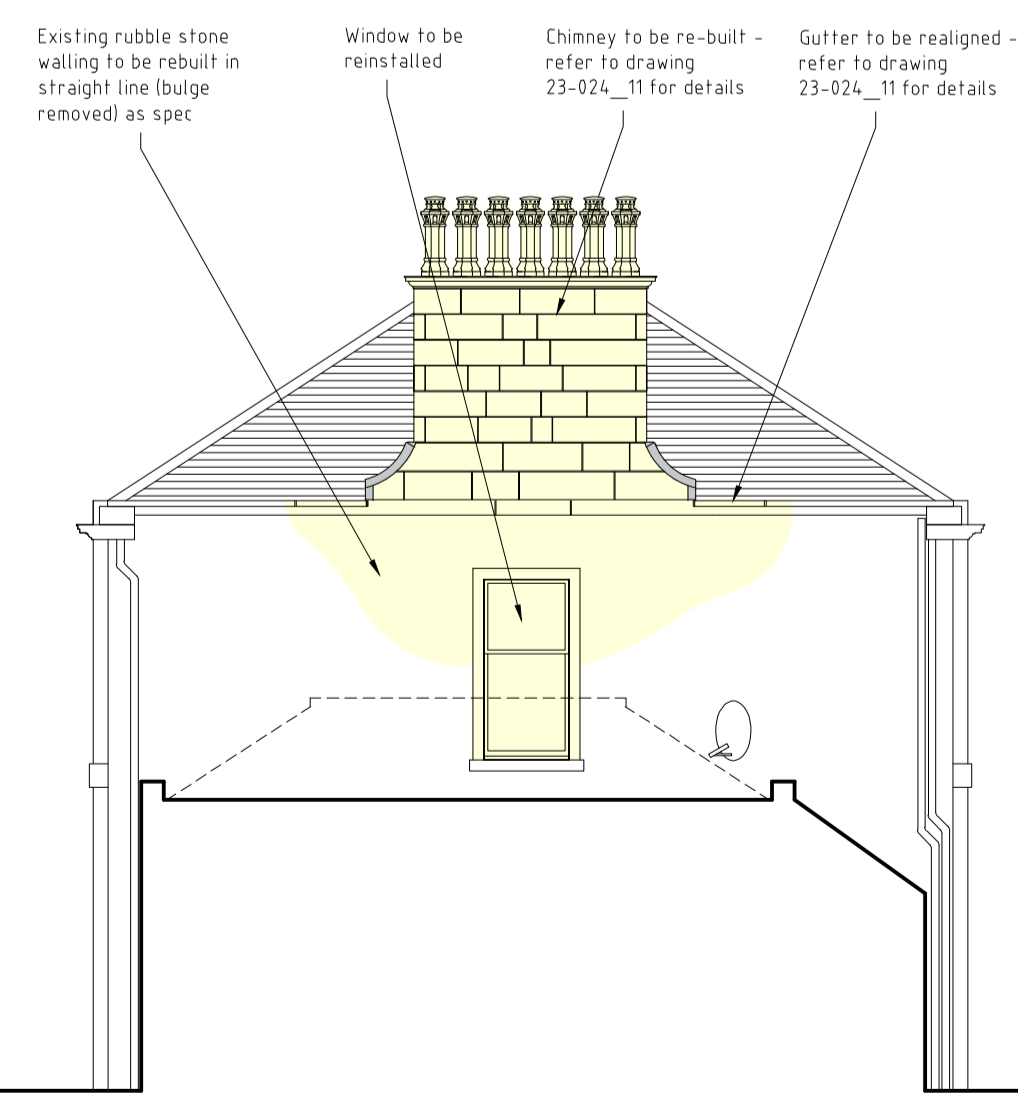
01 Location Plan
1:1250 @ A1



02 Roof Plan - General Arrangement
1:200 @ A1



03 Front (North) Elevation - General Arrangement
1:100 @ A1



04 Side (East) Elevation - General Arrangement
1:100 @ A1



05 Rear (South) Elevation - General Arrangement
1:100 @ A1

- All dismantlings to be completed in accordance with BS 6187: 2011.
- All dismantlings are to be safely removed from site unless otherwise noted on drawing as NBS C20.
- Contractor to provide Architect with method statement containing details of all structural demolition work as NBS C20/5
- Any damage to existing structural elements and finishes to be made good upon completion of work
- Contractor to provide photographic dilapidations survey prior to start of works, to include chimney to be rebuilt, parapet walling and adjacent lead/slate/stonework

Notes

Works to be carried out in accordance with the Building (Scotland) Standards 2023 (Domestic Version)

Work to every building designed, constructed and provided with services, fittings and equipment must be carried out in a technically proper and workman like manner, and the materials used must be durable and fit for their intended purpose.

All materials, services, fittings and equipment used must, so far as reasonably practicable, be sufficiently accessible to enable any necessary maintenance or repair work to be carried out.

Every service, fitting or piece of equipment provided so as to serve a purpose of the regulations should be designed, installed, and commissioned in such a way as to fulfil those purposes.

Where any work is being carried out on a building site or building, any neighbouring footpath (including any footpath provided so as to form part of the protective works) shall be regularly cleaned and kept free of building debris and related materials by the person carrying out the work, to the satisfaction of the local authority.

A person carrying on work shall ensure that any building which is partly constructed or partly demolished or which has been completed but not yet occupied is, so far as reasonably practicable, properly secured or closed against unauthorised entry at all times when work thereon is not in progress.

All junctions are to be robust and watertight to prevent moisture from reaching any inner part of the building that it may damage.

Structure

Existing structure: the existing building has stone walls and slate and felt roofs with a timber roof structure

Drainage

Where rainwater goods are affected they must be installed in accordance with BS EN 12056-3: 2000

Contractor's Obligations: General:

The contractor is expected to ensure that all parts of the new construction, fittings and finishes are robust, long-lasting, and are compliant with manufacturer's written instructions.

The Contractor is expected to create a fully weathertight construction under all conceivable circumstances. Contractor to ensure existing house remains weathertight throughout duration of works

The Contractor is to ensure that suitably qualified and experienced site operatives are employed throughout the site.

The contractor and all site operatives are expected to treat the existing house and its contents with respect throughout the contract.

The Contractor is to leave the building and site clean and tidy on completion of the work, removing all dirt, dust, debris, finger marks etc, leaving the completed work in 'show house' condition.

The Contractor and all site operatives are to treat the client, their visitors, their neighbours, the design team and all members of the public with courtesy and respect at all times.

Do not scale this drawing. Use figured dimensions only. All dimensions given are in millimetres unless otherwise stated. All levels are in metres. All dimensions, levels shown on this drawing are to be verified by the contractor prior to the commencement of work. This drawing is to be read in conjunction with all relevant architectural, structural, services drawings and specifications. The copyright of this drawing and all related information appearing on this drawing is reserved by EKJN Architects. Use or disclosure to any third party either wholly or in part is prohibited unless expressly authorised by EKJN Architects. Variations and modifications to work shown on this drawing shall not be carried out without prior permission of EKJN Architects, who accept no liability for alterations made to this drawing by any other party.

Notes

For best results when viewing this drawing in PDF format the 'Smooth line art' option in the PDF reader should be unlocked (Edit-Preferences-Page display).

Existing Construction

Where existing construction is shown on this drawing the details of the existing construction are indicative unless stated otherwise. The contractor must check all details and arrangements shown on drawings and advise Contract Administrator of any discrepancies on site.

WORKMANSHIP

Leadwork:
Comply with Lead Development Association guidelines for all leadwork. include all necessary lead wedges, clips and non-ferrous fixings. Ensure the completed installation is robust and weathertight.

Damp-proof membranes/courses:
Ensure all damp-proof membranes are un-damaged. Repair any holes or tears. Seal all joints between sheets with proprietary tape. Seal all pipe penetrations, sleeved with dpm material for full depth of floor slab. Turn dpm up at slab edges and seal to dpc. Damp proof courses are to be continuous, lapped and sealed. Ensure a robust, damp proof construction at all junctions. Use proprietary pre-formed corners and angles wherever possible.

British Standards:
All construction work is to comply generally with BS8000: Workmanship on Building Sites.
BS8000 part 3: Masonry
BS8000 part 4: Waterproofing
BS8000 part 5: Joinery
BS8000 part 6: Slating and tiling
BS8000 part 13: Sanitaryware and drains
BS8000 part 16: Sealants
Accuracy of construction is to comply with BS5606:1990

SCAFFOLDING NOTES

Scaffold Design

- Design Proposals for scaffold should aim to minimise any added load onto a historic structure or fixings into historic fabric
- When bracing scaffolding, avoid the use of damaging masonry anchors. Consider the use of 'free-standing scaffold or self-supporting scaffold with kentledge, and make use of window openings, window jamb cramps, raking support or fixing into mortar joints that are sufficiently wide to prevent damage to adjacent stone arches.

Scaffold Fixings

- If anchors are required, they must not be fixed close to edges of carved decorative features.
- A strategy for the insertion and removal of fixings should be devised before scaffolding is erected. Expanded ferrous anchor sockets left in masonry will cause staining and cracking as they rust and must be removed at the end of the work. Consider rubber sleeved anchors which can be more easily withdrawn on completion of the works.

Revisions

Sheet A1	Drawing Category	PLANNING
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Project
Lylestone House
14 Bedford Place
Alloa

Drawing
General Arrangement Plans & Elevations
As Existing

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Project Managers and Principal Designers

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Scale	AS	Date	October 2023	By	SW
Job no	23-024	Drawing no	10	Rev	