

contractor to allow for all work and materials involved in forming new roof construction to form sloping ceiling all as indicated in cross sections and all as noted in detailed specification.

Note: roof membrane to be Daltex Roofshield, breathable membrane, by Proctors of Blagowrie, all fitted in full compliance with manufacturers instructions - this roof membrane for un-vented cold roof construction with no ventilation requirements.

contractor to allow for all work and materials involved in forming new structural supports for proposed roof structure all as indicated and all in full compliance with engineers drawings and specification.

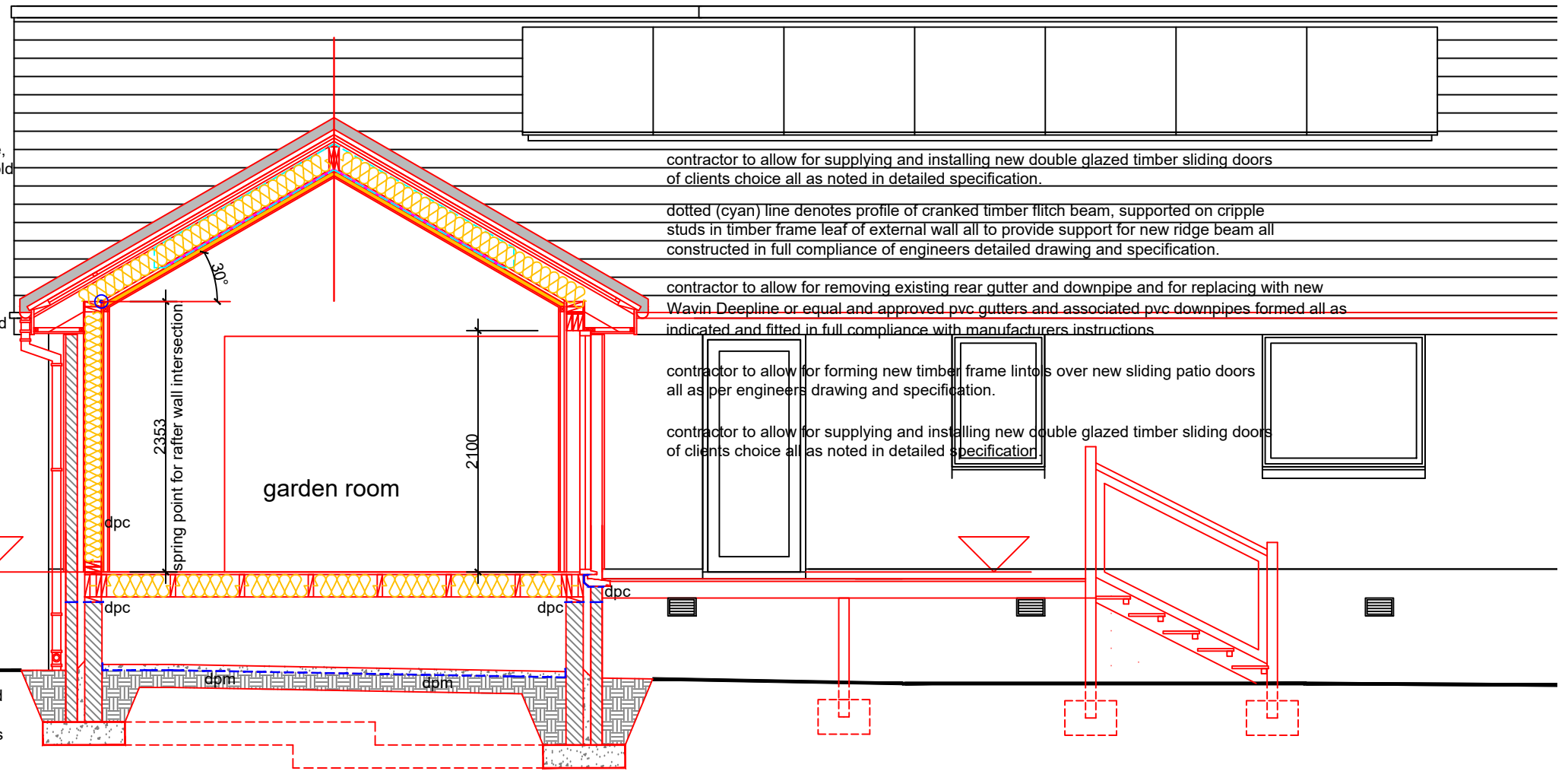
contractor to allow for all work and materials involved in forming treated timber fascia and soffit formed with 11mm wbp plywood, secured to treated timber battens as required, all for approved decoration.

contractor to allow for all forming 10mm settlement joint at top of masonry external leaf below new soffit to allow timber frame structure to settle. joint to be filled with compressible building board and mastic joint externally.

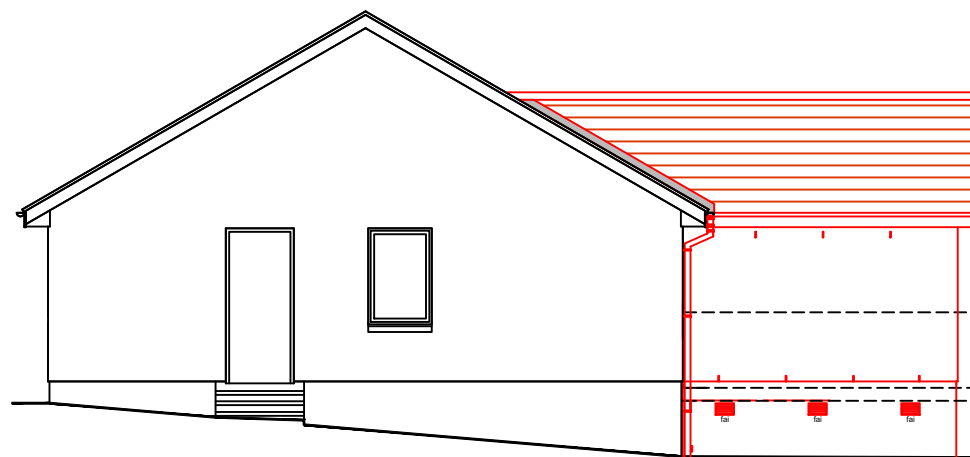
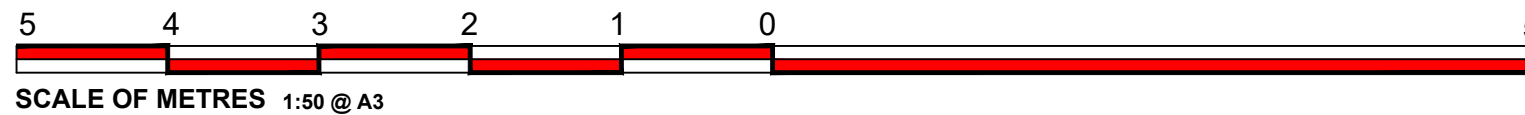
contractor to allow for all work and materials in forming new external timber frame/masonry external wall as shown and noted in detailed specification all as shown to form proposed garden room extension.

contractor to allow for all work and materials involved in forming new column construction incorporating dpm as shown and noted in detailed specification.

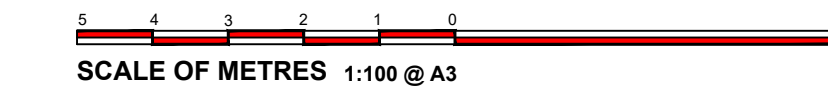
contractor to allow for all work and materials involved in forming new foundations all as indicated on both sections and foundation layout plan and all formed as per engineers drawings and specifications with foundations stepped as shown to suit ground levels and in line with engineers detailed requirements.



SECTION B.B. AS PROPOSED
1:50@A3



NORTH ELEVATION AS PROPOSED
1:100@A3



THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG.NO. DS/23/1002.1, .2, .3, .5 & DETAILED SPECIFICATION

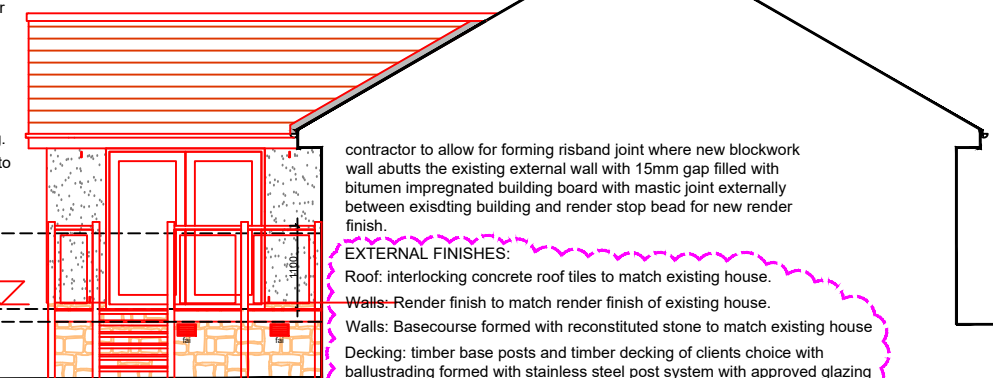
contractor to allow for carefully removing existing roof tiles over area of existing roof to allow proposed extension roof to be formed all as indicated.

new Wavin Deepline or equal and approved pvc gutters and associated pvc downpipes formed all as indicated and fitted in full compliance with manufacturers instructions.

treated timber fascia for approved decoration to match existing. contractor to allow for supplying and fitting new pvc downpipe to match existing house downpipes all to be connected to new underground s.w. drain as shown on drainage layout plan with downpipe having r.e. above ground level at base of pipe all as shown.

contractor to allow for supplying and installing new double glazed timber sliding doors of clients choice all as noted in detailed specification.

contractor to allow for supplying all materials and work associated with formation of new deck area all as indicated on working drawings and constructed in full compliance with engineers detailed drawings.



SOUTH ELEVATION AS PROPOSED
1:100@A3

contractor to allow for forming risband joint where new blockwork wall abuts the existing external wall with 15mm gap filled with bitumen impregnated building board with mastic joint externally between existing building and render stop bead for new render finish.

EXTERNAL FINISHES:
Roof: interlocking concrete roof tiles to match existing house.
Walls: Render finish to match render finish of existing house.
Walls: Basecourse formed with reconstituted stone to match existing house.
Decking: timber base posts and timber decking of clients choice with ballustrading formed with stainless steel post system with approved glazing panels all as generally indicated.

contractor to allow for supplying and installing new double glazed timber sliding doors of clients choice all as noted in detailed specification.

dotted (cyan) line denotes profile of cranked timber fitch beam, supported on cripple studs in timber frame leaf of external wall all to provide support for new ridge beam all constructed in full compliance of engineers detailed drawing and specification.

contractor to allow for removing existing rear gutter and downpipe and for replacing with new Wavin Deepline or equal and approved pvc gutters and associated pvc downpipes formed all as indicated and fitted in full compliance with manufacturers instructions

contractor to allow for forming new timber frame lintels over new sliding patio doors all as per engineers drawing and specification.

contractor to allow for supplying and installing new double glazed timber sliding doors of clients choice all as noted in detailed specification.

BUILDING WARRANT/PLANNING PERMISSION

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Project: **PROPOSED ALTERATIONS & REAR EXTENSION AT ROOTLANDS. DOIG STREET, THORNHILL FOR MR & MRS D ROBERTSON**

Date: 12.12.23	Scale: 1:50 & 1:100@A3	Drawn: T.McC.	Drng No: DS/21/1002.4A
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