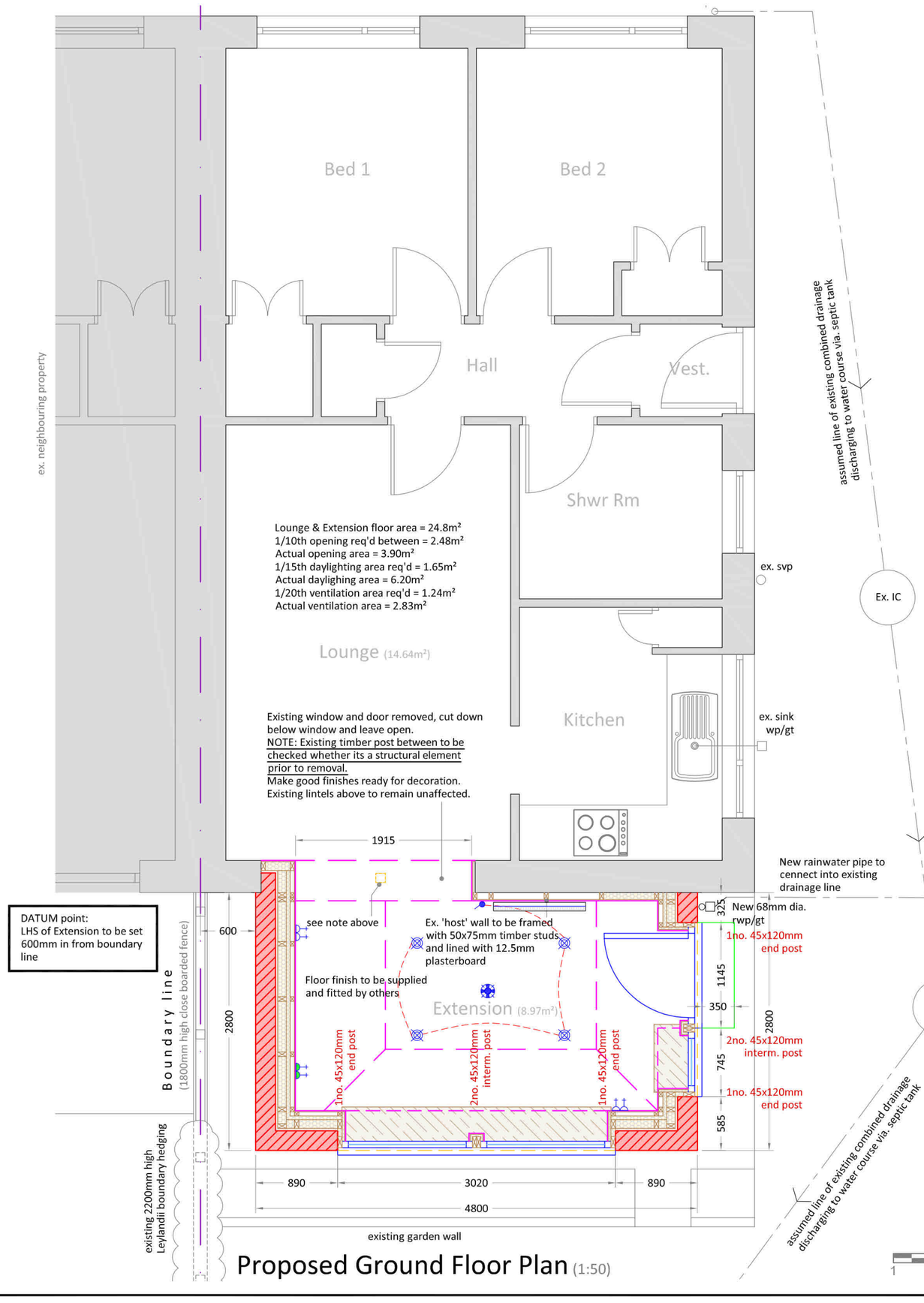

Proposed Ground Floor Plan (1:50)

Roof to be formed in prefabricated timber roof trusses at 600mm centres. Trusses to be fixed (U.O.S.) "birdsmouthed" over and to inside face of eaves lintel on North West (rear) elevation, to treated timber wallplates and double top rail of loadbearing framing with Simpson Strong-Tie TCP truss clips, type TCP50, fully nailed. On South West (side) elevation "birdsmouthed" over and to inside face of eaves lintel with Simpson Strong-Tie SAE face fix hangers, type SAE250/50, fully nailed.

All doubled up members to be spiked together using M4mm dia. galvanised nails x 90mm long at 300mm max. staggered centres.

Eaves ring beam (u.o.s.) to be 2no. 47x225mm C16 grade timbers, spiked together, supported on structural posts as marked on plan.

Neighbouring footpath to be regularly cleaned and kept free of building debris and related materials in accordance with Regulation 14.

Any unfinished or partially complete works to be kept safe and secure in accordance with Reg. 15.

All surface soil and vegetable matter to be removed from site prior to construction all to comply with 3.1.1 of the Building Standards.

Foundations to bear on original firm natural sub-soils a minimum of 600mm minimum below ground level and below the invert level of any adjacent drains

New 100mm uPVC drainage to be surrounded with 5-10mm pea gravel. All underground drainage to be above foundations and suitably lintolled over, foundations to be lowered if required.

Any existing drains passing through the extension footprint to be suitably protected, reconstructed or re-routed.

Standard switched or unswitched socket outlets or outlets for other services to be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above projection surface.

Where socket outlets are concealed, separate switching should be provided in an accessible position to allow appliances to be isolated.

Outlet and controls of electrical fixtures to be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switches to be positioned at a height of between 900mm and 1100mm above floor level.

Glass in windows and doors to be toughened, designed to resist human impact as set out in BS 6262: Part 4: 2005, where all or part of a pane is: within 800mm of floor level; or part of a door leaf; or within 300mm of a door leaf and within 1.5m of floor level.

4.13.1 to 4.13.4
Windows and doors meet recommendations for physical security in Section 2 of 'Secured by Design' (ACPO, 2009) for 4.13.2, OR PAS 24: 2007 (doors)/ BS7950: 1997 (windows) for 4.13.3.

4.13.4
Windows and doors to be installed in accordance with the general recommendation in BS7412: 2007; openable windows to be fitted with a removable key locking system together with glazing which incorporates toughened glass, use multipoint locking system to BS EN 1303: 2005.

4.13.5
Windows and doors to be installed in accordance with BS8213-4: 2007 or manufacturers written instructions where these meet or exceed the Recommendations of the British Standard

An openable window to have controls for opening, positioned at least 350mm from any corner, projection wall or any obstruction with a height of:

- No more than 1700mm above floor level where access to controls is unobstructed.
- No more than 1500mm above floor where access to control is limited by a fixed obstruction, no more than 900mm high, 600mm max projection.
- No more than 1200mm above floor level, in unobstructed location, within an enhanced apartment or within accessible sanitary accommodation.

External steps to have 118.00mm RISE & 350.00mm GOING.
Aggregate of 2x rise plus going to be 550mm minimum, 700mm maximum.

Stair Going = 350.00mm
Stair Rise = 118.00mm
2xRise+1xGoing = 586.00mm

All to comply with 4.3.2 of the Building Standards.

Heating & Electrical Legend

- 13Amp Double Socket
- 13Amp Double Socket with USB
- Light Switch
- Ceiling Downlight
- Optical Smoke Detector
- Panel Heater

Electrical items shown indicatively for the purpose of Building Warrant approval. Final location to be confirm onsite with client

GENERAL NOTES

ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST I.E.E REGULATIONS AND TO COMPLY WITH THE 18TH EDITION OF THE BS 7671: 2018 'THE REQUIREMENTS FOR ELECTRICAL INSTALLATIONS'.

ANY DISCREPANCIES OR QUERIES REGARDING ANY PART OF THE WORKS TO BE DISCUSSED PRIOR TO ANY AFFECTED WORK BEING CARRIED OUT.

WHILST THE HIGHLIGHTED AREAS ARE INDICATIONS OF SERVICES BELOW GROUND THERE MAY BE OTHERS OUT WITH, THEREFORE ALL EXCAVATIONS SHOULD INCORPORATE EXTREME CARE AND DILIGENCE.

DRAWINGS TO BE READ AND UNDERSTOOD PRIOR TO WORK COMMENCING.FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE. EXISTING DRAINAGE AND SERVICES POSITIONS TO BE CONFIRMED ON SITE.ANY DISCREPANCIES TO BE REPORTED BACK TO ARCHITECT.

CUSTOMER APPROVAL		
SALES ADVISER		
SALES MANAGER		
APPROVAL	DATE	SIGNATURE

No.	REVISION	DRAWN BY	CHECKED BY	DATE
2	ISSUED FOR PLANNING & WARRANT APPROVAL	J.McRITCHIE		06/03/2024
1	ISSUED TO CUSTOMER FOR APPROVAL	J.McRITCHIE		01/03/2024
0	ISSUED TO SALES FOR APPROVAL	J.McRITCHIE		26/02/2024

CUSTOMER:
MR G. BAIRD
4 STATION COTTAGES
RATHVEN
BUCKIE
AB56 4AT

PROJECT:
PROPOSED REAR EXTENSION

THISTLE CONTRACT NO: **41462**

Thistle HOME IMPROVEMENTS GROUP
THISTLE HOUSE, WOODSIDE ROAD
BRIDGE OF DON, ABERDEEN, AB23 8EF
TEL: 01224 706555 **WWW.THISTLE.GROUP**

DATE	FEBRUARY '24	DRAWING NO:	201
SCALE	1:50		