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TITLE  
**Proposed Alterations and Extension at Kalastu Cottage**  
Drummagair, Laurencekirk

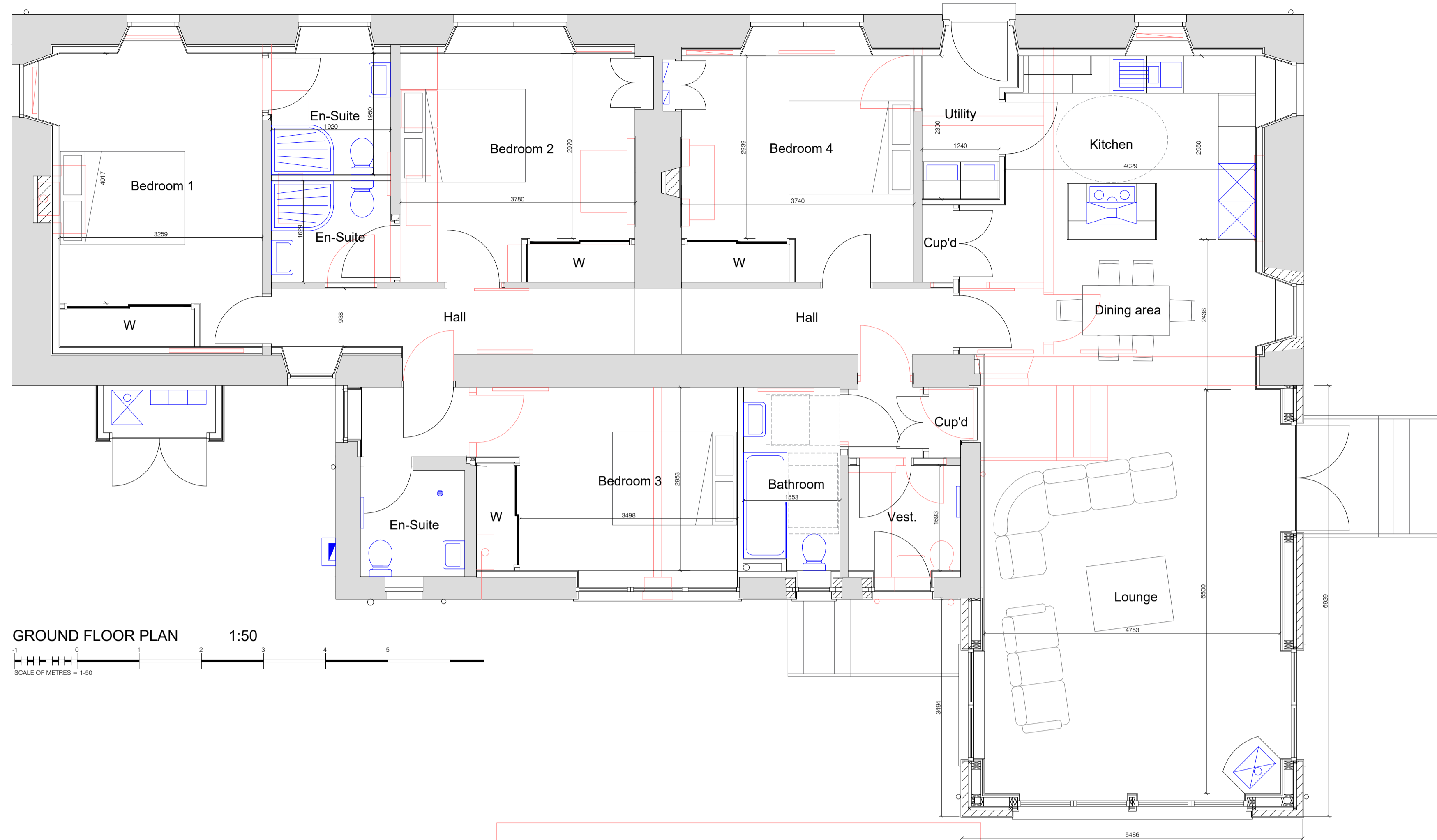
DESCRIPTION  
**Floor Plan, Sections and Elevations**

DRAWING TYPE  
**Working Drawing 1 PP**

DWG No. **WD1PP/2298/24**

DATE  
**March 2024**

| REV. | DATE | ACTION |
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|      |      |        |
|      |      |        |



**GROUND FLOOR PLAN** 1:50  
SCALE OF METRES = 1:50

**HEATING AND HOT WATER SYSTEM DETAILS:**  
WORCESTER GREENSTAR STYLE 350W L.P.G. COMBI BOILER OR SIMILAR TO BOILER STORE AND INSTALLED AS MANUFACTURER'S INSTRUCTIONS.  
TOP ENTRY FLUE MIN. 50mm FROM ALL COMBUSTIBLE MATERIALS.  
BOILER MIN 75mm FROM ALL COMBUSTIBLE MATERIALS.  
FIT WITH LOW ENERGY BURNER OR SPARK ARRESTOR.  
SEDIK RATING NOT LESS THAN 90%.  
BOILER INSTALLED AS MANUFACTURER'S INSTRUCTIONS.  
ALL HOT WATER PIPES TO BE FULLY INSULATED TO BS 5422 WITH CLIMATEUR.  
FIT THERMOSTATIC VALVES TO ALL RADIATORS.  
THERMOSTATIC MIXING VALVE TO BE FITTED TO BATHS AS CLOSE AS POSSIBLE TO POINT OF DELIVERY TO PREVENT TEMPERATURE OF WATER FROM EXCEEDING 48°C.  
HEATING AND HOT WATER SYSTEM TO BE INSPECTED / TESTED / COMMISSIONED TO ENSURE OPTIMAL EFFICIENCY.  
LABEL OF DURABLE MATERIAL FITTED TO CURBBOARD WALL AND LABELABLE MARKED WITH PROPERTY ADDRESS / BOILER AND FLUE TYPE / FUEL TYPE / INSTALLATION DATE / ETC.  
WRITTEN INFORMATION PROVIDED TO OCCUPIER ON HEATING AND HOT WATER SYSTEM TO ENSURE OPTIMAL EFFICIENCY ON OPERATION AND MAINTENANCE.

**WATER EFFICIENT FITTINGS:**  
W.C. TO BE EITHER DUAL FLUSH OR SINGLE FLUSH CISTERN.  
DUAL FLUSH AND SINGLE FLUSH CISTERNS FLUSH VOLUME TO BE NOT MORE THAN 4 LITRES.  
W.H.B. TAPS TO HAVE A FLOW RATE NOT MORE THAN 6 LITRES PER MINUTE.

**ELECTRICAL FITTINGS DETAILS:**  
ALL LIGHT FITTINGS TO HAVE INTEGRATED CONTROL GEAR AND BE FITTED WITH LOW ENERGY BURNER OR SPARK ARRESTOR.  
ALL SOCKETS, SWITCHES AND TIMER CONTROLS TO BE POSITIONED MINIMUM OF 300mm FROM ANY INTERNAL CORNER OF A WALL, PROJECTING WALL OR SIMILAR OBSTRUCTION.  
LIGHT SWITCHES TO BE POSITIONED AT A HEIGHT ABOVE FLOOR LEVEL OF BETWEEN 900mm AND 1000mm.  
SOCKETS, T.V. POINTS, TELEPHONE POINTS, ETC. TO BE POSITIONED AT A MINIMUM HEIGHT OF 400mm ABOVE FLOOR LEVEL AND 150mm ABOVE WORKTOPS.  
WHERE SOCKETS ARE CONCEALED BEHIND WHITE DOORS TO KITCHEN OR UTILITY SEPARATE SWITCHING TO BE PROVIDED IN AN ACCESSIBLE POSITION.  
MINIMUM OF THREE SOCKETS TO BE POSITIONED ABOVE WORKTOPS.  
ALL ELECTRICS TO BE INSTALLED BY A CERTIFIER OF CONSTRUCTION WHO IS A MEMBER OF A B.S.D. APPROVED SCHEME. IF IT IS NOT APPROPRIATE CERTIFIED COMPLETED BY A COMPETENT INSTALLER THAT THE INSTALLATION HAS BEEN DESIGNED, CONSTRUCTED, INSPECTED AND TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF BS 7671: 2008 WILL BE REQUIRED BEFORE A CERTIFICATE OF COMPLETION IS ACCEPTED.

**WINDOWS:**  
NEW WINDOWS TO BE UP P.V.C. TILT AND TURN WINDOWS WITH DOUBLE GLAZED UNITS AND WITH TIGHTENED SAFETY GLAZES.  
FIT VENTS TO TOP RAILS OF ALL WINDOWS TO PROVIDE 10000mm<sup>2</sup> VENTILATION.  
FIT 10mm H.R. SUBSTRATE TO ALL WINDOWS.  
WINDOWS TO BE IN ACCORDANCE WITH SECTION 8 OF BS 8213: 2007.  
88x25mm BATTENS NAILED TO FRAME IN A RECOGNISED STANDARD FOR SECURITY SUCH AS BS 7950: 1997 AND RESIST FORCED ENTRY AS RECOMMENDED IN SECTION 2 OF SECURED BY DESIGN (A.C.P.O. 2009).  
GLAZING TO BE RESISTED TO BS 6859: 2018.  
WINDOWS TO HAVE LOCKS WITH REMOVABLE KEYS.

**EXTERNAL DOORS:**  
DOORS TO BE DESIGNED AND CONSTRUCTED AS ANNEX A OF BS 8200-1: 2000.  
FINISH OF DOORS TO BE IN ACCORDANCE WITH SECTION 8 OF BS 8213: 2007.  
DOORS TO BE TESTED AND CERTIFIED FOR MEETING A RECOGNISED STANDARD FOR SECURITY SUCH AS BS PAS24: 1997.  
SINGLE DOORS TO HAVE MINIMUM OF ONE AND A HALF PAIRS OF HINGES AS RECOMMENDED IN SECTION 2 OF SECURED BY DESIGN (A.C.P.O. 2009).  
DOORSET TO INCLUDE A SINGLE POINT LOCKING DEVICE TO BS 2011: 2007 OR A MULTIPoint LOCKING SYSTEM.  
ANY LOCK CYLINDER TO BE IN ACCORDANCE WITH BS EN 1303: 2003 GRADE 3 KEY SECURITY AND GRADE 2 ATTACK RESISTANCE.

**FIRE ALARMS:**  
GRADE 2 FIRE ALARM SYSTEM REQUIRED TO DWELLING IF NOT PREVIOUSLY INSTALLED AND CONSISTING OF SMOKE ALARM INSTALLED IN MAIN LIVING ROOM, HALLWAY AND DINING ROOM EXTENSION.  
HEAT ALARM TO BE INSTALLED IN KITCHEN.  
ALARMS TO BE INTERCONNECTED AND HARD WIRED TO ELECTRIC MAINS AND HAVE INTEGRAL STANDBY POWER SUPPLY ALL IN ACCORDANCE WITH BS 5839: PART 6: 2019.  
ALARMS TO BE CEILING MOUNTED.  
CARBON MONOXIDE DETECTOR AND ALARM TO BE FITTED AT BOILER POSITION.  
ALARM TO HAVE BRITISH KITEMARK (BS 5205:1).  
ALARM DOES NOT NEED TO BE INTERCONNECTED WITH SMOKE ALARMS.

**CONTRACTOR MUST REFER TO CONSTRUCTION COMPLIANCE NOTIFICATION PLAN IN BUILDING WARRANT. BUILDING STANDARDS TO BE NOTIFIED AT ALL POINTS IN CONSTRUCTION PROCESS STATED THEREIN.**

**J. W. SOUTTAR DRAWINGS MUST BE READ IN CONJUNCTION WITH ACCOMPANYING ENGINEERS DRAWINGS IF REQUIRED. IN INSTANCES OF APPARENT DISCREPANCIES BETWEEN THE DRAWINGS THE CONTRACTOR SHOULD CONSULT WITH J. W. SOUTTAR.**

**WHILST ACCOMPANYING DETAILS SHOULD BE ADHERED TO AT ALL TIMES, CONTRACTORS AND SUB-CONTRACTORS SHOULD ENDEAVOUR TO CREATE A CONTINUOUS BARRIER THAT RESISTS AIR MOVEMENT OUT THROUGH THE INSULATION ENVELOPE OF THE BUILDING.**

**CONSTRUCTION NOTES:**

**EXCAVATIONS:**  
EXCAVATE OVER AREA TO REMOVE TOP SOIL AND STOCKPILE ON SITE.  
FURTHER EXCAVATE TO MIN. DEPTH OF 600mm TO FORM TRENCH FOOTINGS.

**FOUNDATIONS:**  
450mm MINIMUM FROST COVER TO TOP OF FOUNDATIONS.  
200mm DEEP C30 CONCRETE SIMPLE STRIP FOUNDATIONS WITH 200mm<sup>2</sup> SPREAD EITHER SIDE OF THE WALL AND ALSO REINFORCING MESH AT BASE WITH 30mm COVER.  
FOUNDATION BEAR ONTO FIRM CLAY SUBSTRATA WITH MINIMUM BEARING CAPACITY OF 75kN/m<sup>2</sup>.

**SUB-STRUCTURE AND SLEEPER WALLS:**  
100mm CONC. BLOCKWORK BUILT OFF FOUNDATIONS  
50mm CAVITY.  
140mm CONC. BLOCKWORK BUILT OFF FOUNDATIONS  
100mm CONC. BLOCKWORK SLEEPER WALLS BUILT OFF FOUNDATIONS IN A HT AND MISS STYLE TO ALLOW THROUGH VENTILATION.  
ALL BLOCKWORK TO BE DENSITY 7N/m<sup>3</sup> WITH CLASS 1 MORTAR.  
ANY EXISTING DRAINS THAT WILL BE LOCATED WITHIN THE SUB-STRUCTURE OF THE PROPOSED BUILDING SHOULD BE ASSESSED TO DETERMINE THEIR CONDITION. IF SUITABLE THEY SHOULD BE LABELLED OVER USING 100 x 100 P.C. LITTELS TO INSURE THAT NO PRESSURE IS APPLIED TO THEM AS A RESULT OF THE WORKS. SHOULD THE DRAINS BE IN POOR CONDITION, J. W. SOUTTAR TO BE CONSULTED OVER POSSIBLE RE-ROUTING.

**SOLAR:**  
150 AS DUG GRAVEL UPFILL LEVELLED AND COMPACTED OVER AREA.  
50mm OF SAND BLINDING OVER AREA.  
200mm GRAVEL WITH 10mm D.P.M. OVER AREA AND TURN UP AT EDGES AND SEAL TO D.P.C. TO WALLS.  
100mm C30 CONCRETE OVER AREA AND SMOOTH FLOAT FINISH.

**FLOOR (EXTENSION):**  
150 x 40mm C16 JOISTS SET AT 600mm CENTRES ONTO CELLULOSER WALLPLATES TO EXTERNAL SUB-STRUCTURE WALLS AND CENTRE SLEEPER WALL.  
150 x 20mm C16 JOISTING BENEATH AND ABOVE FLOOR LEVEL.  
150 XTROHERM XTIF INSULATION BETWEEN JOISTS INTO PLASTIC MESH NETTING SCREWED TO JOISTS AND FELT TIGHTLY BETWEEN JOISTS.  
20mm TREATED CHIPBOARD FLOORING GLEAM AND SCREWED TO JOISTS.

**FLOOR (COTTAGE):**  
EXISTING JOISTS AND FLOORING TO REMAIN AND ACCESS HATCHES TO BE FORMED IN FLOORING TO ALLOW ACCESS TO SUB-FLOOR.  
150 XTROHERM XTIF INSULATION BETWEEN JOISTS AND HELD IN PLACE WITH PLASTIC MESH NETTING SCREWED TO JOISTS. MIN. 150mm BETWEEN INSULATION AND SOLAR. MAKE GOOD FLOORING AS REQUIRED.  
EXISTING SUB-FLOOR JOISTS TO BE CLEARED OF ANY DEBRIS TO ENSURE THROUGH FLOW OF VENTILATION.

**WALLS (EXTENSION):**  
100mm CONCRETE BLOCKWORK BUILT OFF PLASTIC D.P.C. TO SUB-STRUCTURE AND WITH 18 CEMENT RENDER EXTERNALLY.  
GALVANISED ANCHOR STRIPS AT 1800mm CTRS. AND TO EITHER SIDE OF OPENINGS.  
CONTROL VENTS TO BLOCKWORK TO BE PROVIDED AT 2000mm CTRS. ALL HORIZONTAL CAVITY STOPS AND ABOVE GROUND FLOOR LEVEL.  
80mm CAVITY WITH CAVITY TIE SEPARATIONS AT A MAXIMUM OF 10m CTRS.  
REFLECT-SHIELD BREATHER MEMBRANE ON 80mm SHEATHING O.S.B. PLYWOOD TO EXTERNAL FACE OF 140 x 45mm C16 FRAMING WITH SINGLE BOTTOM AND DOUBLE TOP RUNNERS AND STUDS SET AT 600mm CTRS. (PLYWOOD NAILED AT 150mm CTRS).  
140mm XTROHERM XTIF INSULATION BETWEEN STUDS.  
140mm XTROHERM XTIF INSULATION BETWEEN STUDS AND 25mm XTROHERM XTIF FRAMING OF WINDOWS TO BE IN ACCORDANCE WITH SECTION 8 OF BS 8213: 2007.  
88x25mm BATTENS NAILED TO FRAME IN A RECOGNISED STANDARD FOR SECURITY SUCH AS BS 7950: 1997 AND RESIST FORCED ENTRY AS RECOMMENDED IN SECTION 2 OF SECURED BY DESIGN (A.C.P.O. 2009).  
GLAZING TO BE RESISTED TO BS 6859: 2018.  
WINDOWS TO HAVE LOCKS WITH REMOVABLE KEYS.

**WALLS (EXISTING COTTAGE):**  
EXISTING WALLS WITH PLASTER REMOVED BACK TO NATURAL STONE.  
80mm CAVITY FROM FACE OF STONE WALL.  
REFLECT-SHIELD BREATHER MEMBRANE ON 80mm SHEATHING O.S.B. PLYWOOD TO EXTERNAL FACE OF 80 x 25mm C16 FRAMING WITH SINGLE BOTTOM AND DOUBLE TOP RUNNERS AND STUDS SET AT 600mm CTRS. (PLYWOOD NAILED AT 150mm CTRS).  
80mm XTROHERM XTIF INSULATION BETWEEN STUDS.  
12.5mm FOIL BACKED PLASTERBOARD SCREWED TO INSIDE FACE OF BATTENS.  
WALLS TO EXISTING REAR EXTENSION ARE CAVITY BLOCKWORK CONSTRUCTION THEREFORE CAVITY OR O.S.B. ARE NOT REQUIRED.  
TIMBER FRAME, INSULATION AND PLASTERBOARD AS DETAIL FOR COTTAGE.

**ROOF (EXTENSION):**  
105 x 45mm C16 RAFTERS SET AT 600mm CENTRES ONTO WALL FRAME AND TO RIDGE BEAM.  
100mm INSULATED PLASTERBOARD SCREWED TO UNDERSIDE OF RAFTERS.  
100mm INSULATED PLASTERBOARD SCREWED TO UNDERSIDE OF RAFTERS.  
20mm W.W. SARKING NAILED TO BATTENS AND WITH MINIMUM 20mm GAPS BETWEEN BOARDS AND ALL WITH LAYER OF DALTEX ROOF-SHIELD OVER.  
BEST QUALITY SLATES NAILED TO SARKING WITH GALVANISED NAILS.  
145 XTROHERM XTIF INSULATION BETWEEN RAFTERS ONTO 32.5mm INSULATED PLASTERBOARD SCREWED TO UNDERSIDE OF RAFTERS.

**ROOFS (COTTAGE):**  
EXISTING RAFTERS, JOISTS, SARKING, FELT AND SLATES TO BE INSPECTED AND REPAIRED AS REQUIRED.  
200mm GLASSWOOL INSULATION TO BE LAID AT RIGHT ANGLES OVER EXISTING INSULATION AND JOISTS.

**PARTITIONS:**  
75 x 38mm C16 FRAMING CONSISTING OF SINGLE TOP AND BOTTOM RUNNERS, STUDS AT 600mm CENTRES AND CENTRE ROW OF DWANGS.  
30mm KNAUF EARTHWOOL ACOUSTIC ROLL BETWEEN 100kPa/m<sup>2</sup> DENSITY.  
12.5mm GYPROC WALLBOARD TEN SCREWED EITHER SIDE OF STUDS (100kPa/m<sup>2</sup> DENSITY) AND ALL TO PROVIDE MINIMUM AIRBOURNE SOUND INSULATION OF 48dB dB.

**PARTITIONS (AND WALLS) IN ACCESSIBLE BATHROOM TO FEATURE SKIN OF 18mm PLYWOOD BENEATH PLASTERBOARD NAILED TO BATTENS BETWEEN STUDS TO PROVIDE SOUNDING FOR POSSIBLE FUTURE GRAB RAILS.**

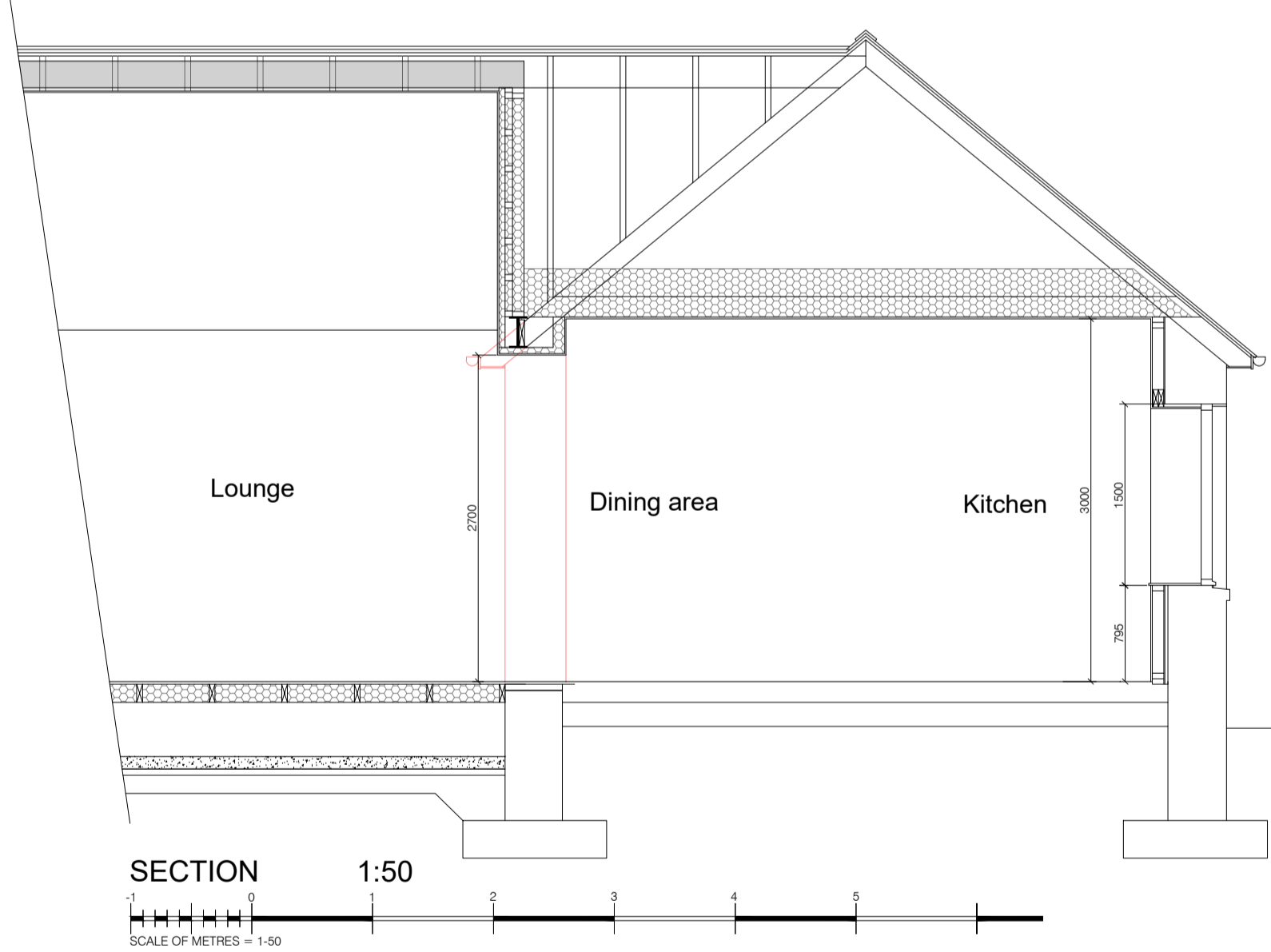
**SHOWER WALLS:**  
12.5mm WATER RESISTANT PLASTERBOARD ON WATER RESISTANT BUTHENE TO WALL FRAME AND SHOWER TRAY.  
CERAMIC TILES AND ADHESIVE TO WALLS AND WATER RESISTANT GROUT BETWEEN TILES OR NET WALL PANELS SCREWED TO STUDS AND SEALANT STRIPS FITTED.

**POSTING:**  
50 x 50mm FRAMING TO EXISTING WALL AT 600mm CENTRES AND WITH SINGLE TOP AND BOTTOM RUNNERS AND CENTRE ROW OF DWANGS.  
60 XTROHERM XTIF INSULATION BETWEEN STUDS AND 12.5mm DUPLEX PLASTERBOARD SCREWED TO FRAME.

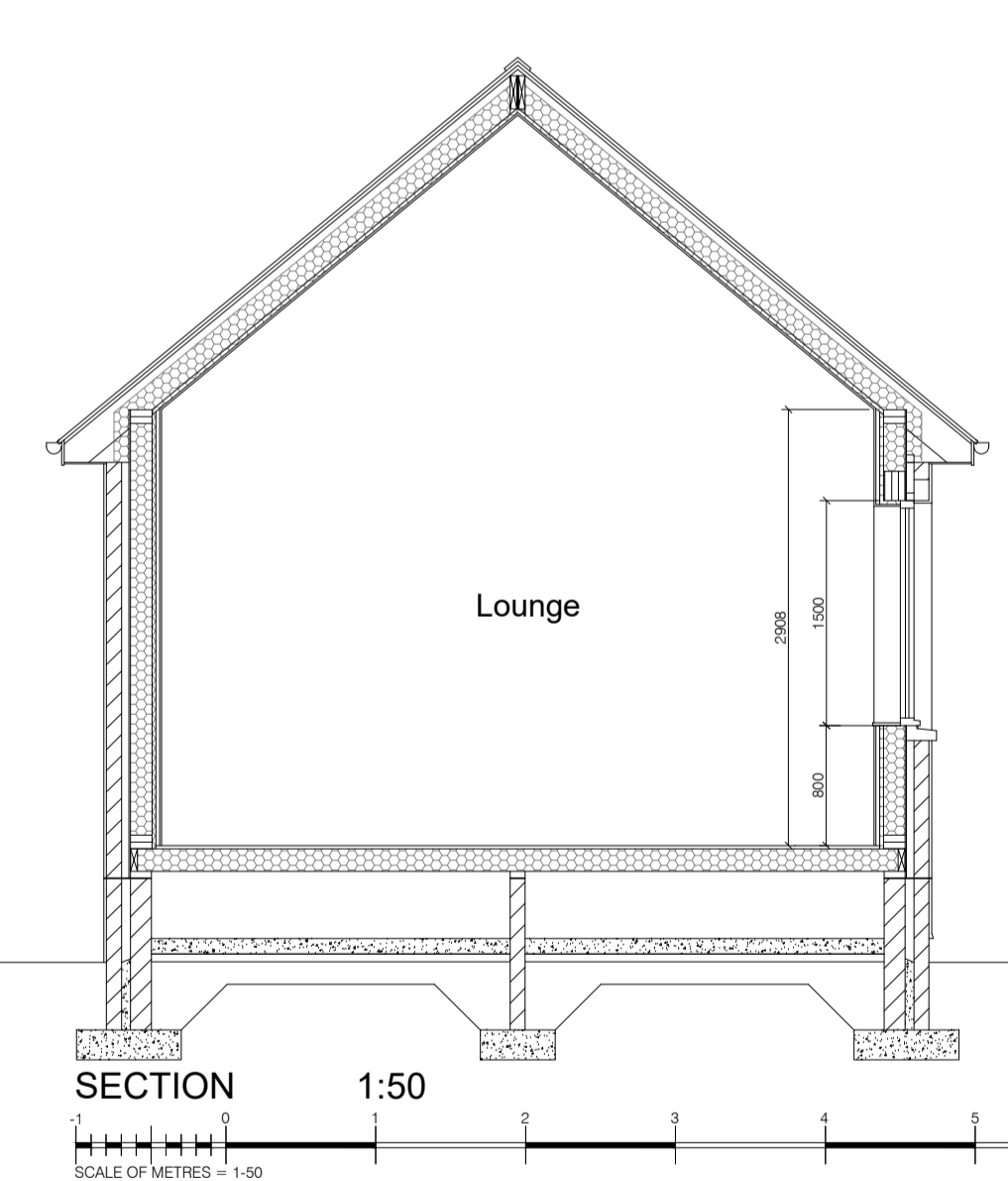
**BARRIERS:**  
LOW LEVEL WINDOWS ETC. TO BE SECURE AND CAPABLE OF RESISTING LOADS CALCULATED IN ACCORDANCE WITH B.S. EN. 1991-1-1 AND ASSOCIATED P.D. 6688-1-1.

**FINISHINGS:**  
R.W. FACINGS TO MATCH EXISTING.  
R.W. SKIRTINGS TO MATCH EXISTING. (TO BE LARGE AS EXISTING).

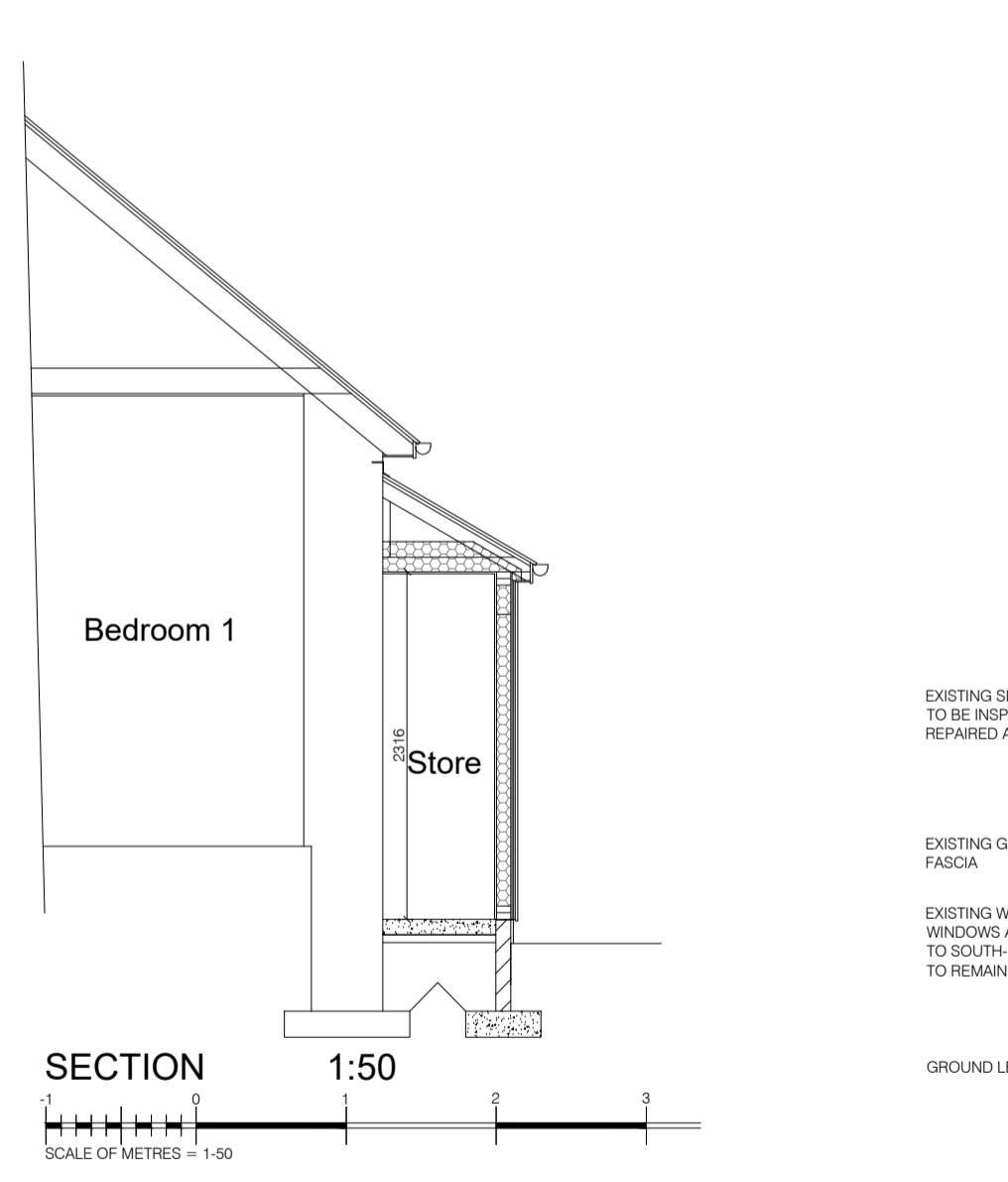
**GUTTERING AND DOWNPIPES** INSTALLED IN ACCORDANCE WITH BS EN 12056-3: 2000.  
ALL JOINTS OF WALLS / FLOOR CEILING TO BE FULLY SEALED.  
ALL SERVICE OPENINGS TO BE FULLY SEALED.  
INSULATION TO BE TAKEN FULLY AROUND ALL OPENINGS.  
INSULATION TO BE JOINED AT ALL JUNCTIONS OF FLOOR / WALLS / ROOFS.  
MAX. U-VALUE OF WINDOWS AND DOORS TO BE 1.400m<sup>2</sup> K.  
ALL STRUCTURAL ELEMENTS CLAD IN 12.5mm PLASTERBOARD, PROVIDING 30 MINS FIRE RESISTANCE.



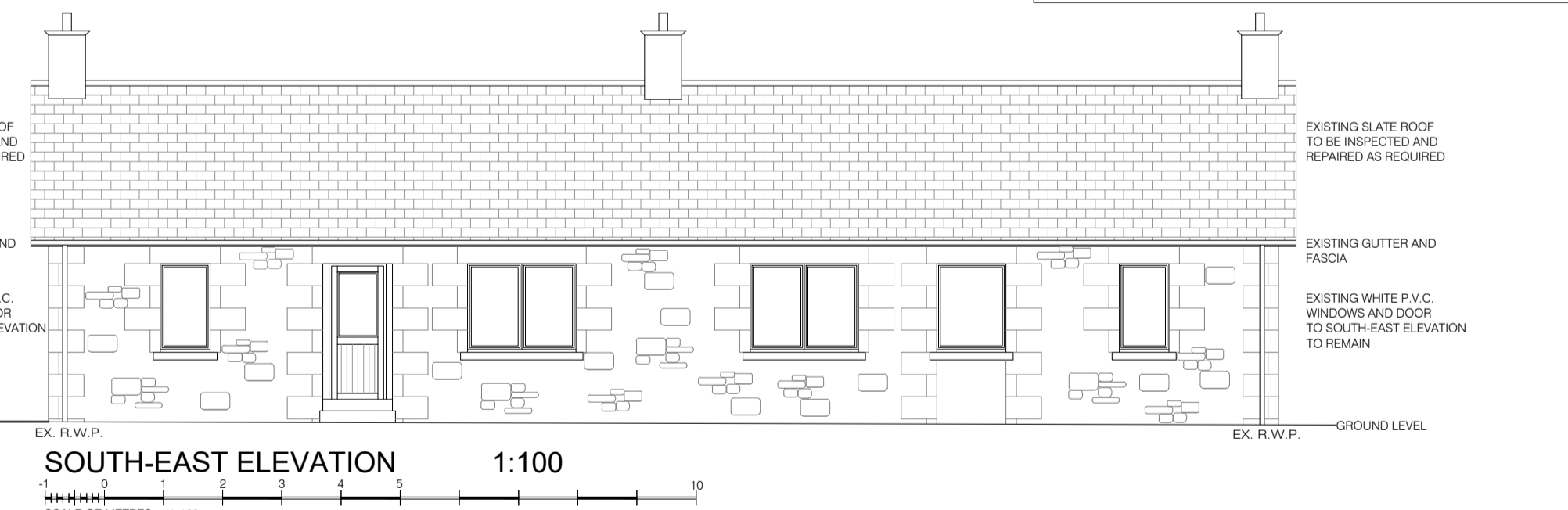
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SCALE OF METRES = 1:50



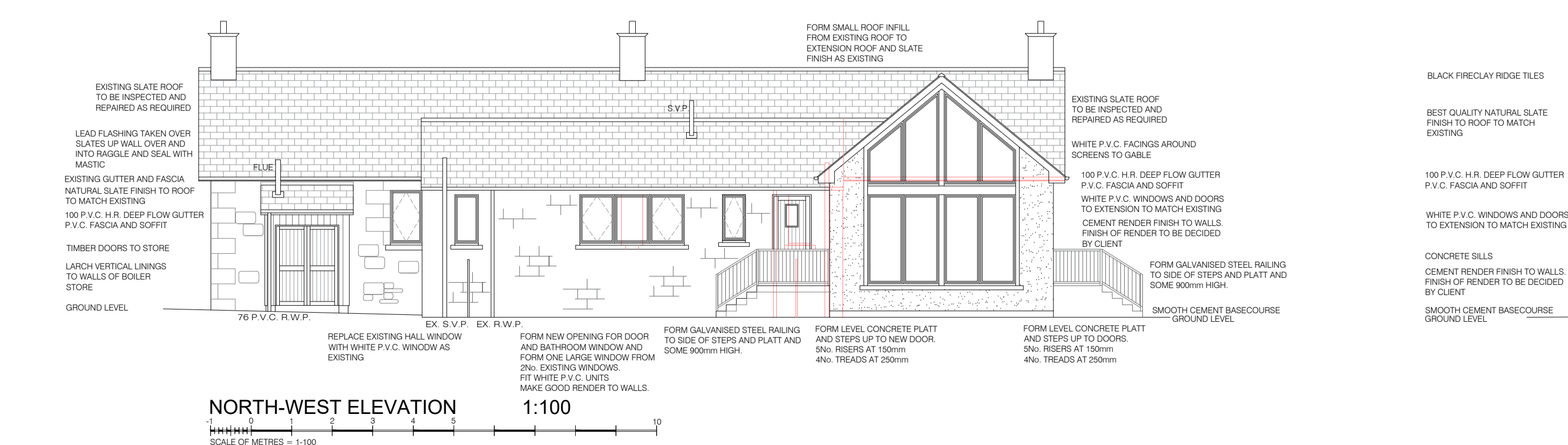
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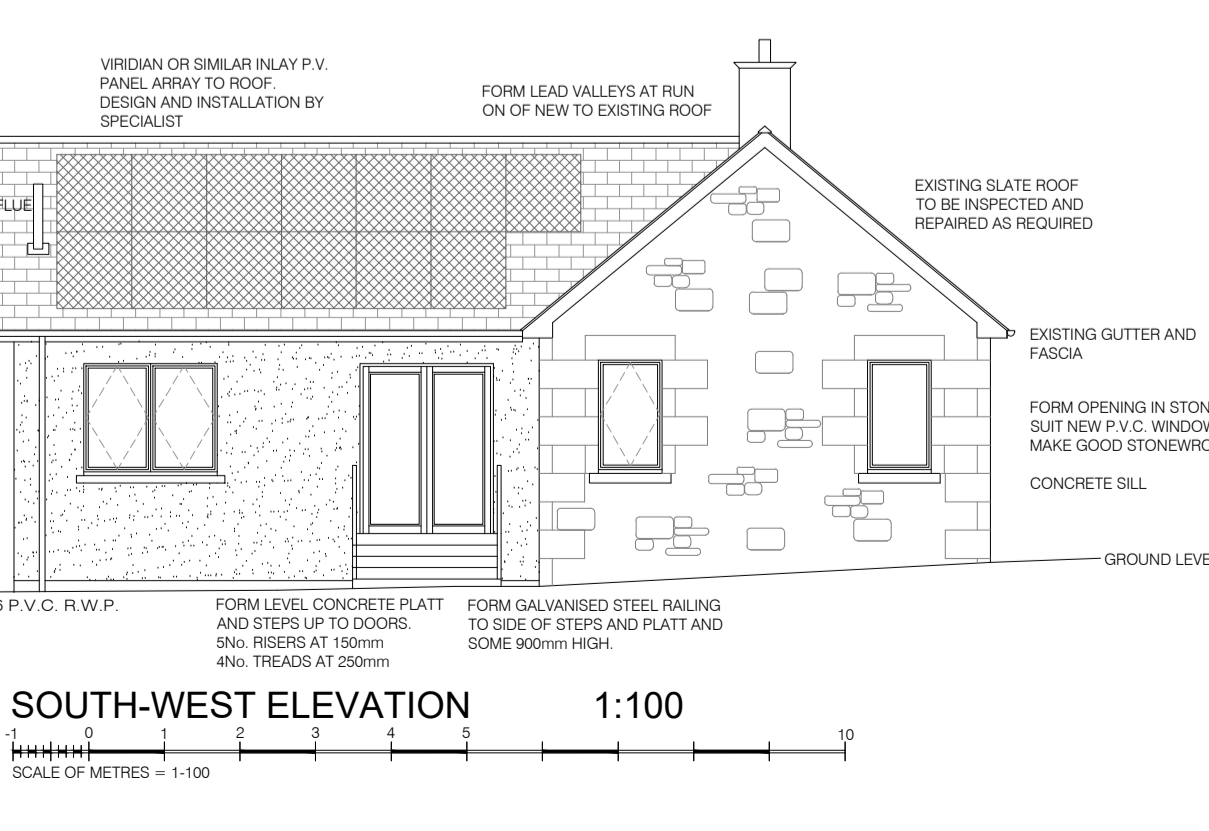
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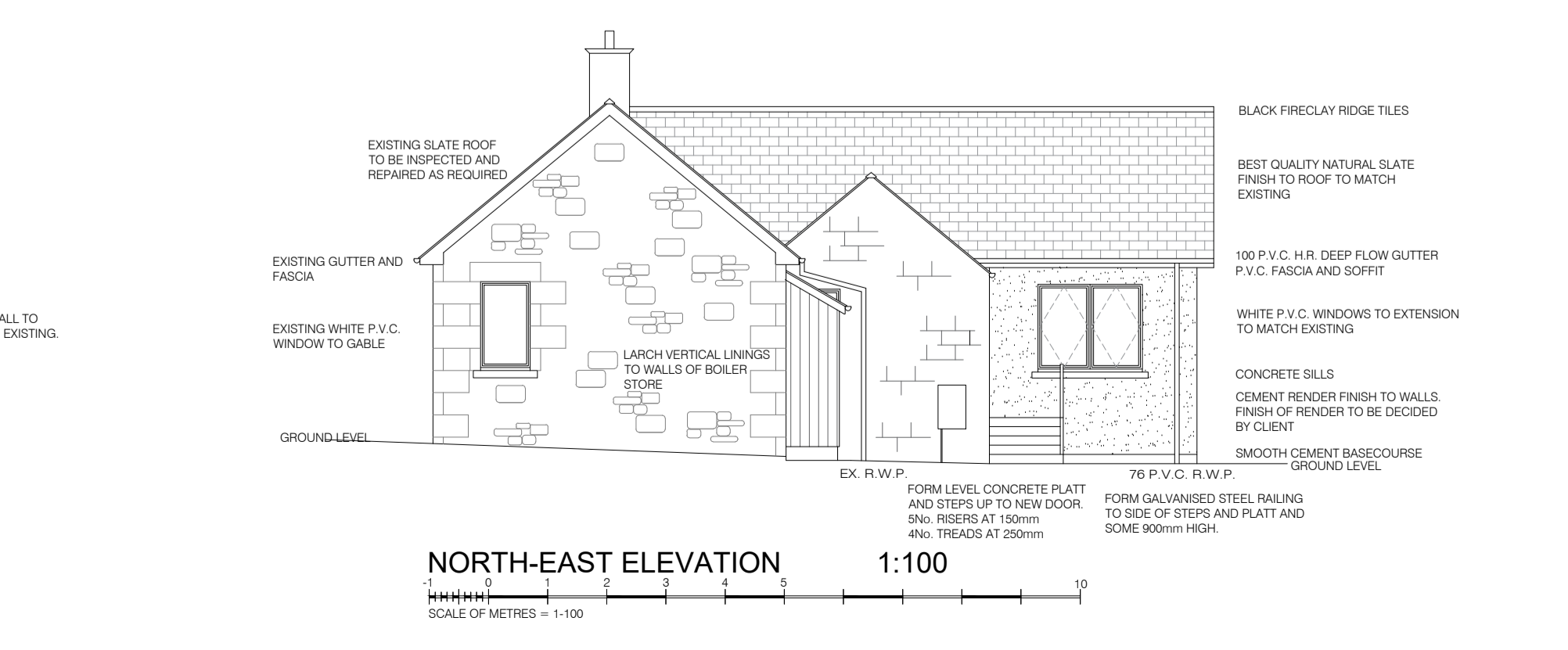
**SOUTH-EAST ELEVATION** 1:100  
SCALE OF METRES = 1:100



**NORTH-WEST ELEVATION** 1:100  
SCALE OF METRES = 1:100



**SOUTH-WEST ELEVATION** 1:100  
SCALE OF METRES = 1:100



**NORTH-EAST ELEVATION** 1:100  
SCALE OF METRES = 1:100