



EXISTING Extract fans to be rerouted to terminate to external air through NEW soffit vents as shown.

EXISTING Kitchen Extract fan provides mechanical extraction of at least 60 l/sec (intermittent).

EXISTING Bathroom Extract Fan provides mechanical extraction of at least 15 l/sec (intermittent)

Lead Valley Flashing (Code 5)

HANDRAIL: Gaps between vertical rails in barrier to be **MAXIMUM** of 99mm to comply with part 4.4.2 of the Building Standards. Lowest edge of barrier to be a **MINIMUM** of 50mm above & parallel to the pitch line of the stairs. Top of handrail to be set between 840mm min - 1000mm max off pitch line. End of handrail must be wreathed. Handrail to have a profile and projection that allows a firm grip as per 4.3.14 of the current edition of the technical standards

5 No Steps
 • 133.66mm RISE
 • 300.00mm GOING

External steps to have 133.66mm RISE and 300.00mm GOING. Aggregate of 2x rise plus going to be 550mm minimum, 700mm maximum.

Stair Rise - 133.66mm
 Stair Going - 300.00mm
 (2 x Rise) + (1 x Going) = 567.32mm

All to comply with 4.3.2 of the Building Standards.

Proposed South-East Elevation scale 1:50

NOTE: Existing ground levels will not be altered for the proposal

ROOF:
 BROWN Profiled concrete roof tiles. Code 5 Lead throughout. Sarking board to have 3mm gap in between to allow for installation of breather roof membrane BBA Cert No. 96/3320 (or equal & approved). Fascia/Soffits - uPVC ROSEWOOD FASCIA / WHITE SOFFITS

DRAINAGE:
 New 68mm PVCu RWP connected into existing drainage and 110mmØ half round RWG - colour: BLACK. Bracket and support to be fixed at 500mm horizontal centres, 1.8m vertical centres

WINDOWS & DOORS:
 Window and Door units to be External ROSEWOOD / Internal WHITE, Optiwhite argon gas filled TRIPLE glazed with 'KS' inner pane coating with warm air edge spacer (0.95 W/m²K U-Value SINGLE OPENABLE WINDOWS; 1.0 W/m²K U-Value DOORS). Opening parts shown. Glass in doors and any adjacent windows to be toughened on inside pane; laminated on outer, designed to resist human impact as set in BS 6262 Part 4: 2019. Low / standard threshold door(s) to be fitted. 4000mm² trickle vents to be fitted to opening sashes as shown to achieve 12000mm² rate of ventilation. 25mm Kingspan insulation to be fitted at window jamb, head and cills to prevent thermal bridging

WALL:
 Brick Basecourse colour dark GREY; Blockwork Dry-Dashed Harled Dado Walls - colour WHITE.

Any discrepancies or queries regarding any part of the works to be discussed prior to any affected work being carried out.

Drawings not to be scaled and all sizes to be checked on site.

Lighting / Electrical Items all as per Specification and to final positions to be agreed on site by customer.

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
3	ISSUED FOR PLANNING & WARRANT APPROVAL	Z.URQUHART		18/04/2024
2	DRAWING AMENDMENTS AS PER CUSTOMER COMMENTS	Z.URQUHART		08/04/2024
1	ISSUED TO CUSTOMER FOR APPROVAL	Z.URQUHART		02/04/2024
0	ISSUED TO SALES FOR APPROVAL	Z.URQUHART		20/03/2024

CUSTOMER:
 MR & MRS B. HENDERSON
 57 NESS CIRCLE
 ELLON
 ABERDEENSHIRE
 AB41 9BR

PROJECT:
 PROPOSED EXTENSION

THISTLE CONTRACT NO: 41560



**THISTLE HOUSE, WOODSIDE ROAD
 BRIDGE OF DON, ABERDEEN, AB23 8EF**
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DATE	MARCH '24	DRAWING NO:	205
SCALE	1:50		

