

All levels and dimensions to be checked on site prior to construction / fabrication; report discrepancies immediately. Further dimensions provided on request, avoid scaling. This drawing is copyright protected.

Issues			
01	21.12.22	CO	Initial Designs

Changes on Sheet

**Legend:**

— Indicates site boundary



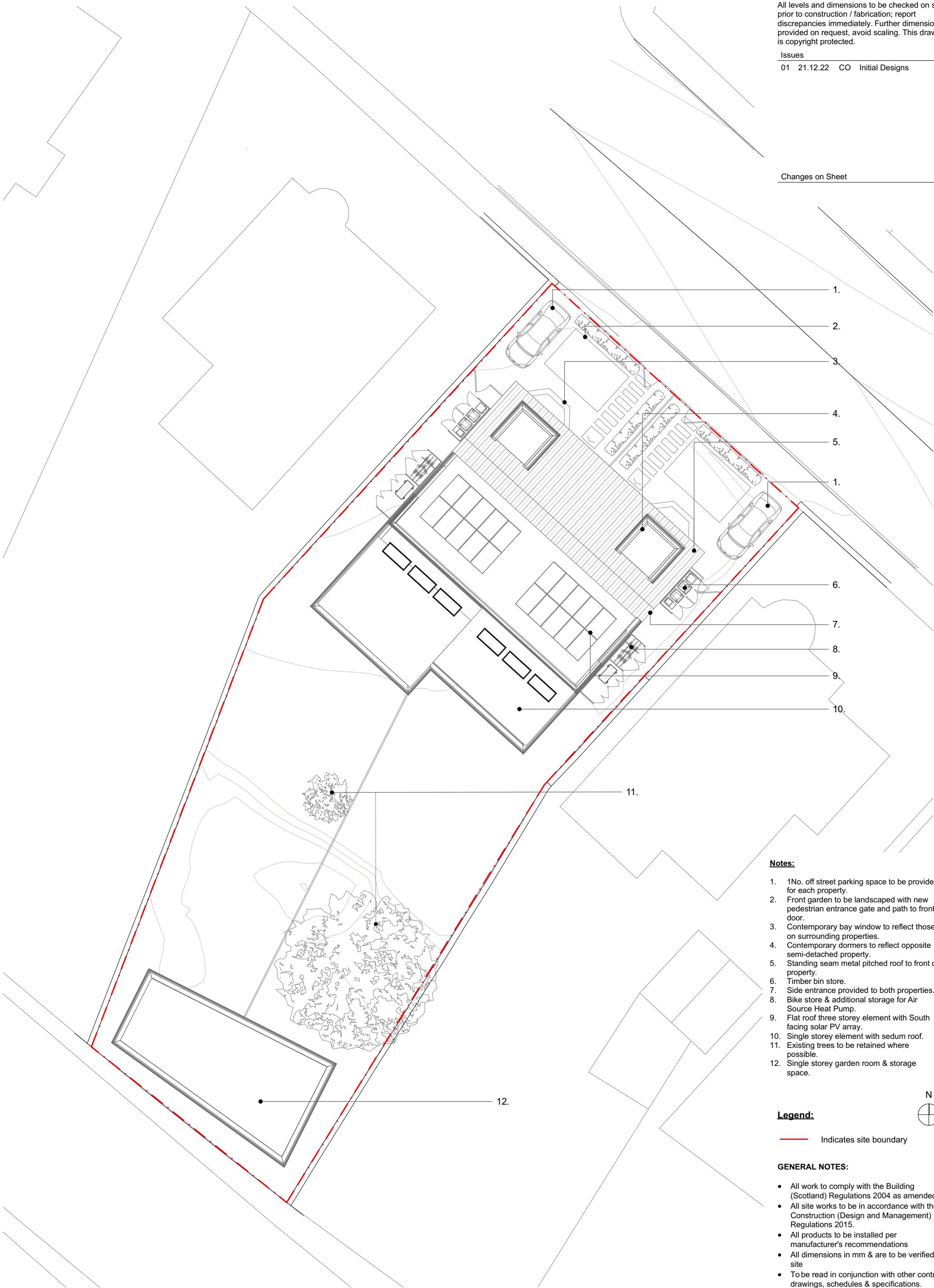
**GENERAL NOTES:**

- All work to comply with the Building (Scotland) Regulations 2004 as amended
- All site works to be in accordance with the Construction (Design and Management) Regulations 2015.
- All products to be installed per manufacturer's recommendations
- All dimensions in mm & are to be verified on site
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- To be read in conjunction with structural engineer's drawings.

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01	21.12.22	CO	Initial Designs

Changes on Sheet



**Notes:**

- 1No. off street parking space to be provided for each property.
- Front garden to be landscaped with new pedestrian entrance gate and path to front door.
- Contemporary bay window to reflect those on surrounding properties.
- Contemporary dormers to reflect opposite semi-detached property.
- Standing seam metal pitched roof to front of property.
- Timber bin store.
- Side entrance provided to both properties.
- Bike store & additional storage for Air Source Heat Pump.
- Flat roof three storey element with South facing solar PV array.
- Single storey element with sedum roof.
- Existing trees to be retained where possible.
- Single storey garden room & storage space.

**Legend:**

— Indicates site boundary

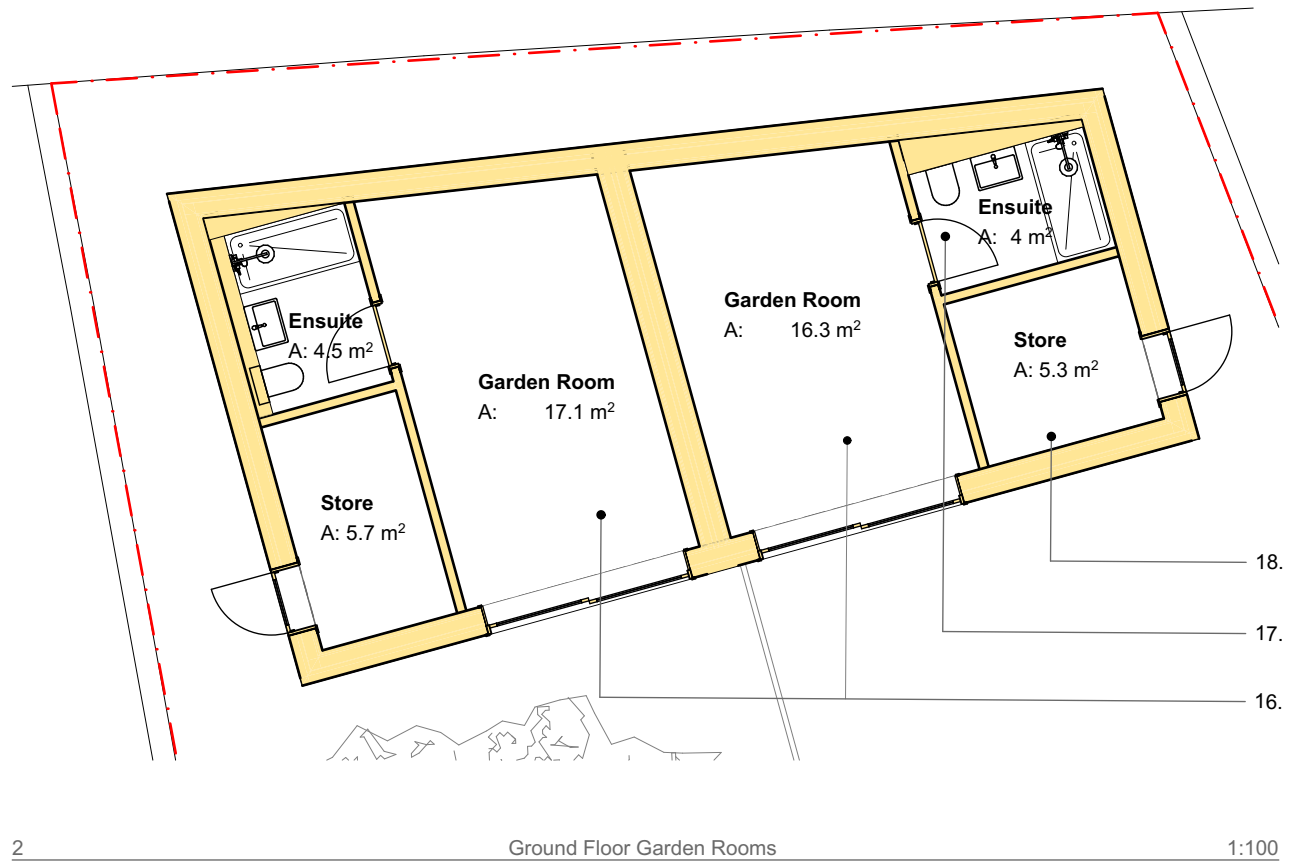
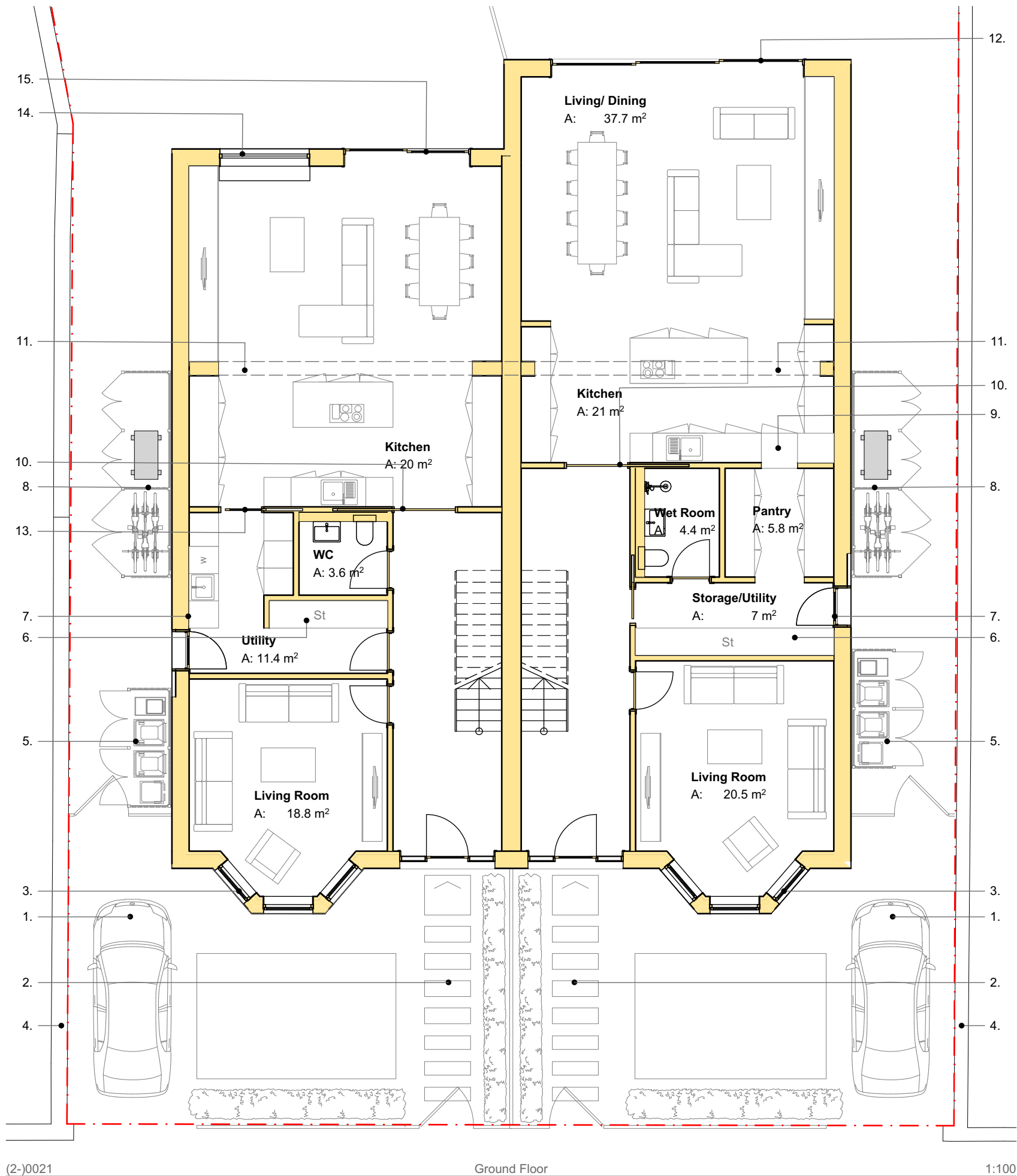
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**Notes:**

- 1No. off street parking space to be provided for each property.
- Front garden to be landscaped with new pedestrian entrance gate and path to front door.
- Contemporary bay window to reflect those on surrounding properties.
- Existing boundary walls to be retained.
- Timber bin store.
- Bank of additional storage for coats etc.
- Side entrance provided to both properties.
- Bike store & additional storage for Air Source Heat Pump.
- Concealed entrance to pantry.
- Sliding door to allow separation.
- Steel beam supporting upper stories.
- 3 Panel sliding door.
- Sliding door to utility room.
- Window seat.
- 2 Panel sliding door.
- Flexible garden roof for use as guest suite, workshop, storage etc.
- Potential location for ensuite.
- Dedicated storage space for bikes and garden equipment.

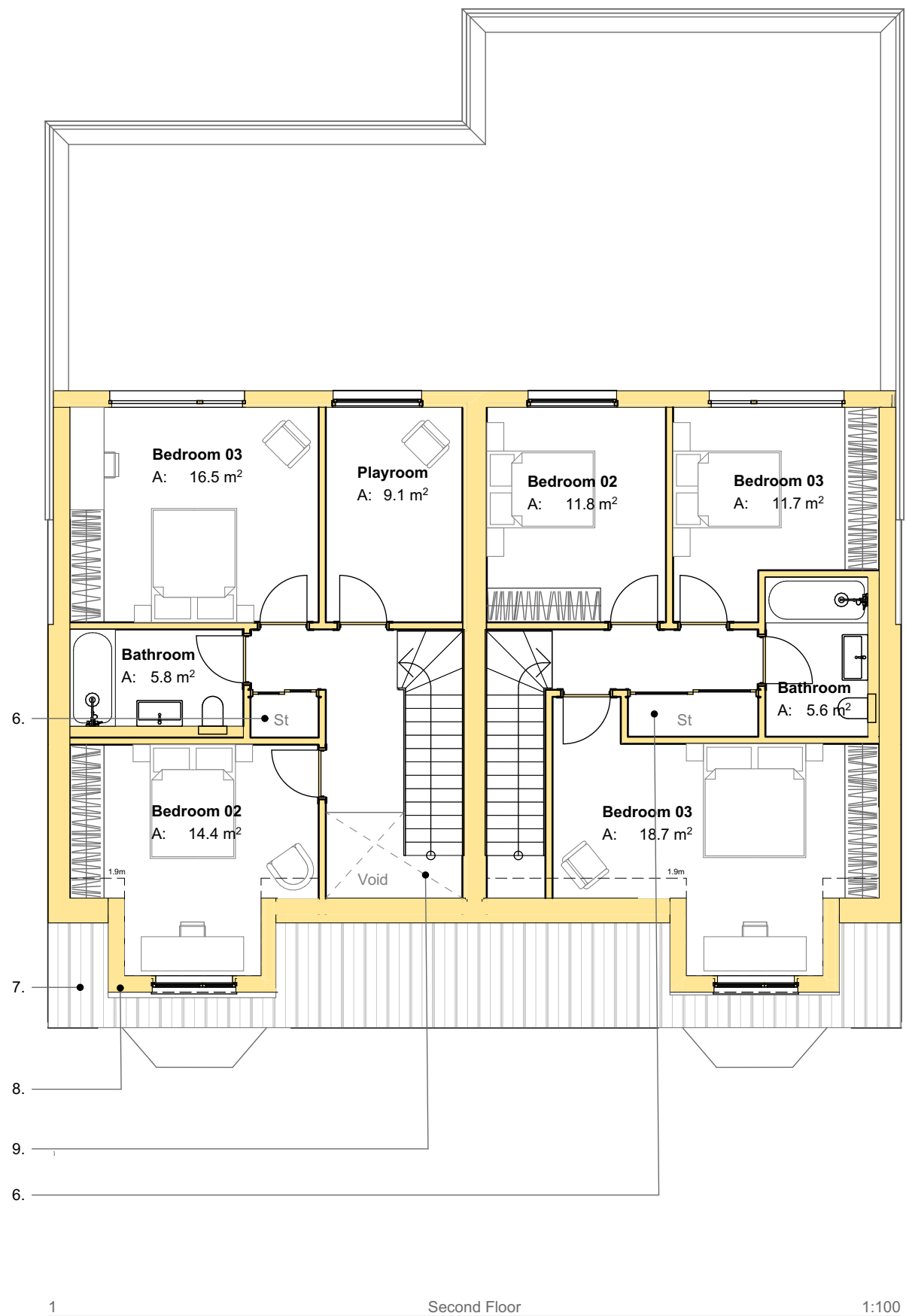
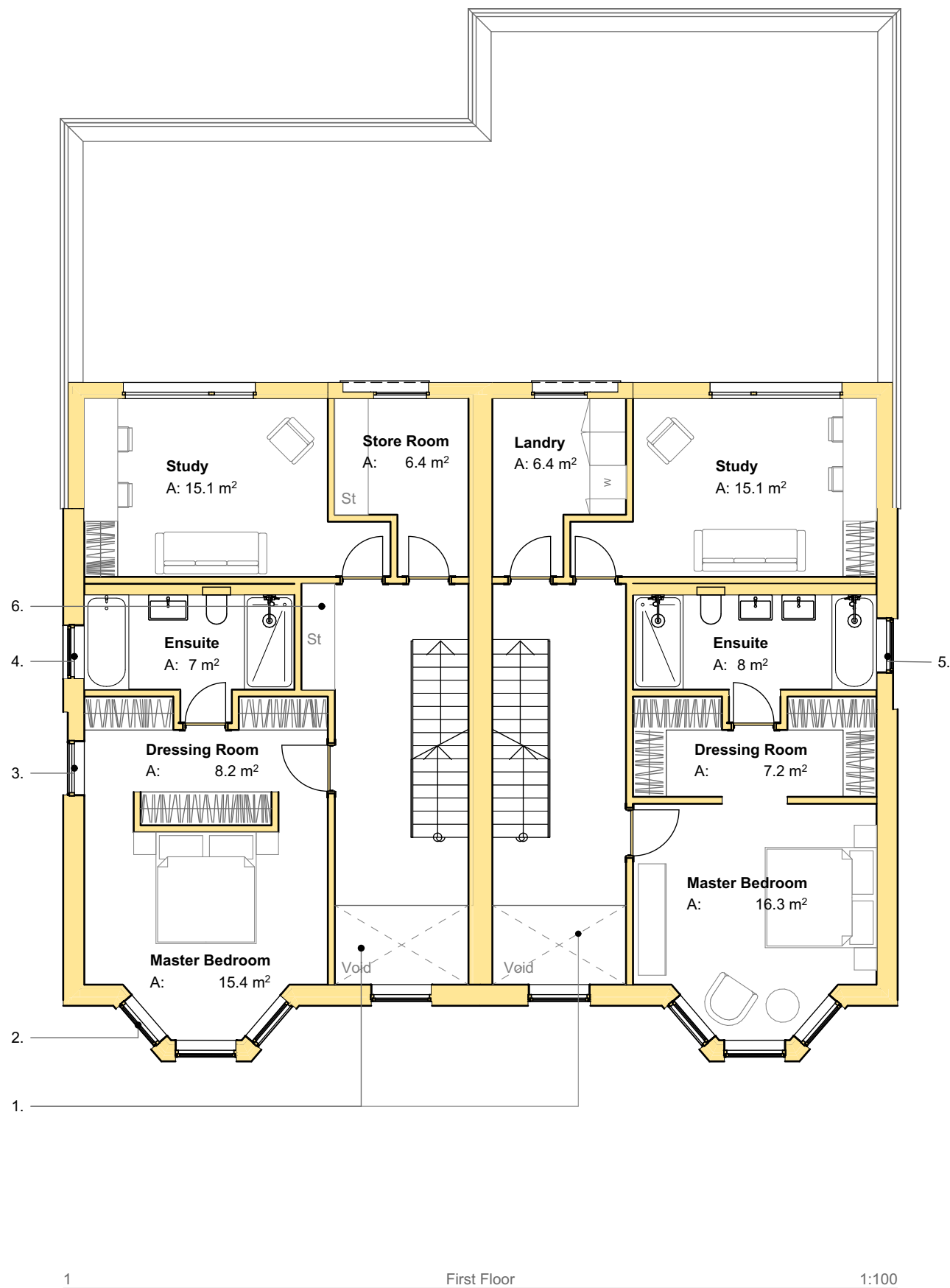
**Legend:**

- Indicates site boundary
- Yellow hatch indicates new works

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- Notes:**
1. Void over entrance to create more open & dramatic sense of arrival to property.
  2. Contemporary bay window, to reflect those on surrounding properties.
  3. Fixed full height window.
  4. Bathroom window.
  5. Bathroom window offset to avoid overlooking.
  6. Bank of additional storage space.
  7. Standing seam metal pitched roof to front of property.
  8. Contemporary dormer to reflect those on opposite semi-detached property.
  9. Void over first floor landing.

- Legend:**
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  - Yellow hatch indicates new works

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1 North Elevation 1:100



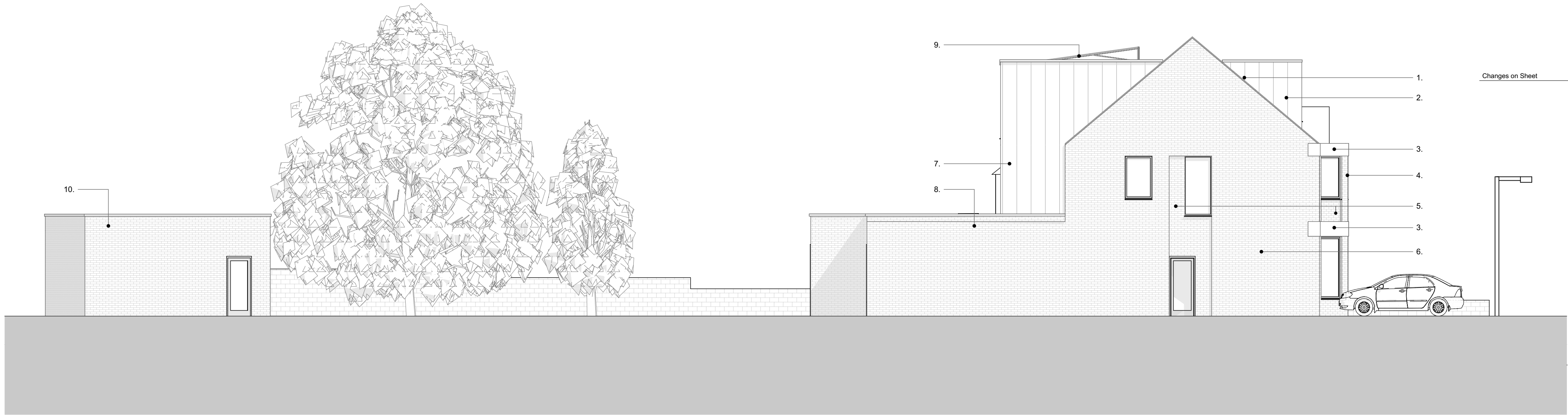
2 South Elevation 1:100

**Notes:**

1. Standing seam metal pitched roof to front of property.
2. Contemporary dormer to reflect those on opposite semi-detached property.
3. Smooth dressed stone banding.
4. Contemporary bay window, to reflect those on surrounding properties.
5. Recessed brick.
6. Buff brick to compliment dandstone of adjacent properties.
7. Standing seam metal cladding to rear of property.

**GENERAL NOTES:**

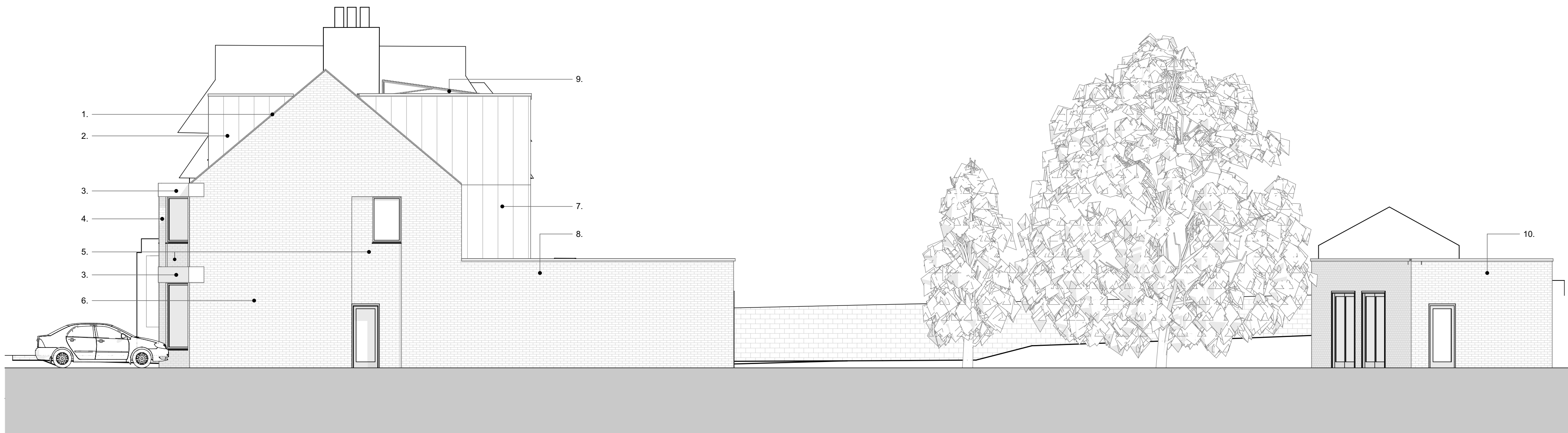
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1

East Elevation

1:100



2

Elevation

1:100

Notes:

1. Standing seam metal pitched roof to front of property.
2. Contemporary dormer to reflect those on opposite semi-detached property.
3. Smooth dressed stone banding.
4. Contemporary bay window, to reflect those on surrounding properties.
5. Recessed brick.
6. Buff brick to compliment sandstone of adjacent properties, with option of rendering gables for cost saving.
7. Standing seam metal cladding to rear of property.
8. Single storey open plan living/dining area.
9. South facing solar PV array.
10. Single storey flexible garden room.

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