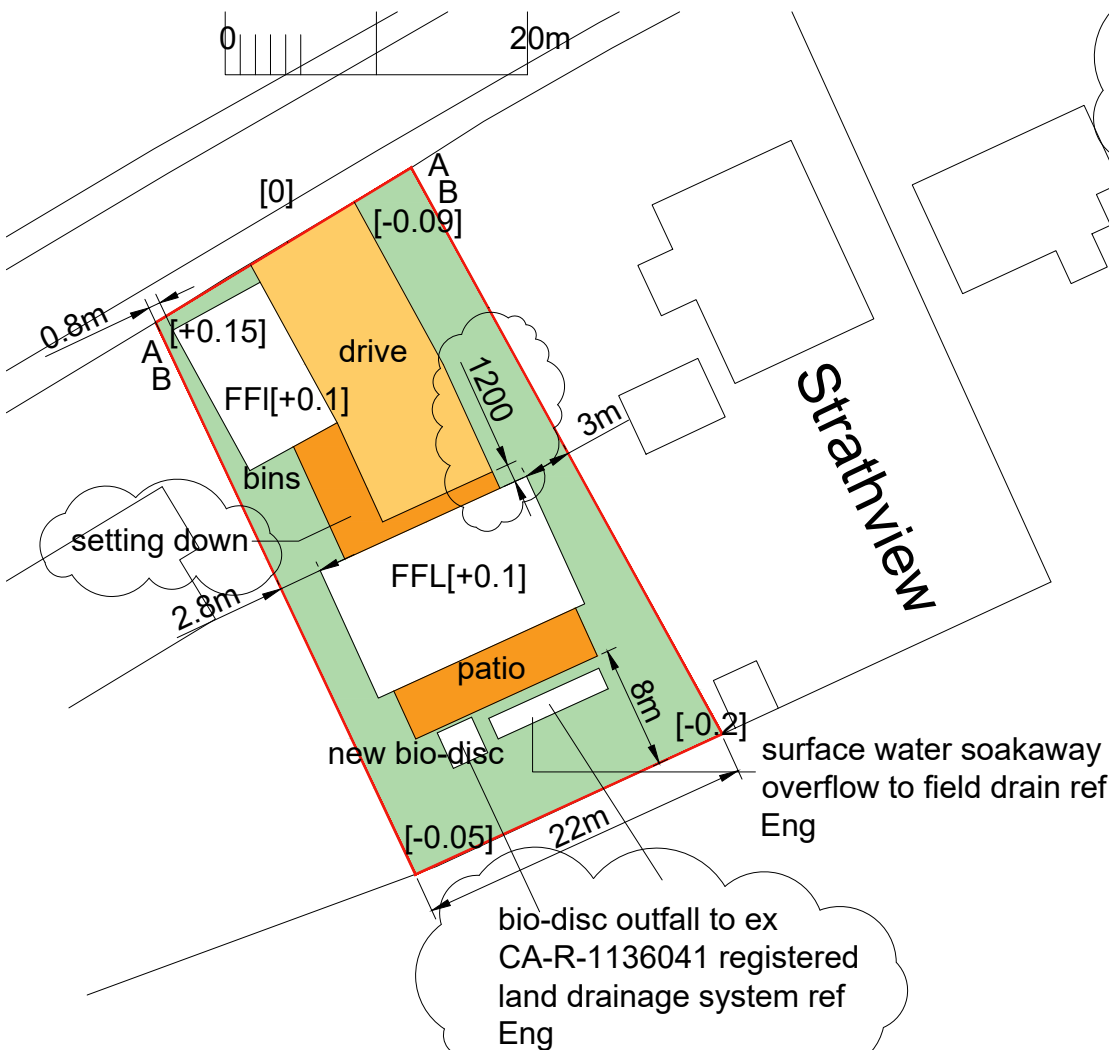


Garage 1:200



Landscape and Boundaries 1:500

PV Cells: 'Viridian Clearline Fusion' M10 in roof panel, B-roof ref data sheet

18.8m2 E&W garage roof each

Total 37.6m2, 4kwp each face

permanent vent 20,000mm2 free area at each gable, one of which below 600mm +FFL

45deg line at +2.8m at boundary

walls off white render and slate/tile roof as house, the garage is unheated

light buff hatch = porous drive eg rolled whin dust and dark buff = paving slabs at the patio and setting down

green hatch = garden ground

Boundary Treatment

A-A + 450mm trad drystone dyke to minimise maintenance, enable visibility and aid road safety, support wildlife and discourage wildlife movement toward the public road

B-B post and wire fence, to enable wildlife movement between gardens and adjacent fields

NatureScot Guidance & NHBC Biodiversity in New Housing as appropriate for a single house plot

3.6.2/3.6.6, 4.1.4 Paving slabs (indicated with buff hatch) throughout installed in compliance with the recommendations set out in BS 7533-3:2005 + A1:2009 and BS 7533-4:2006 and with a crossfall of 1:50 to drain surface water to soft landscape

3.11.6 ample space for outdoor drying area

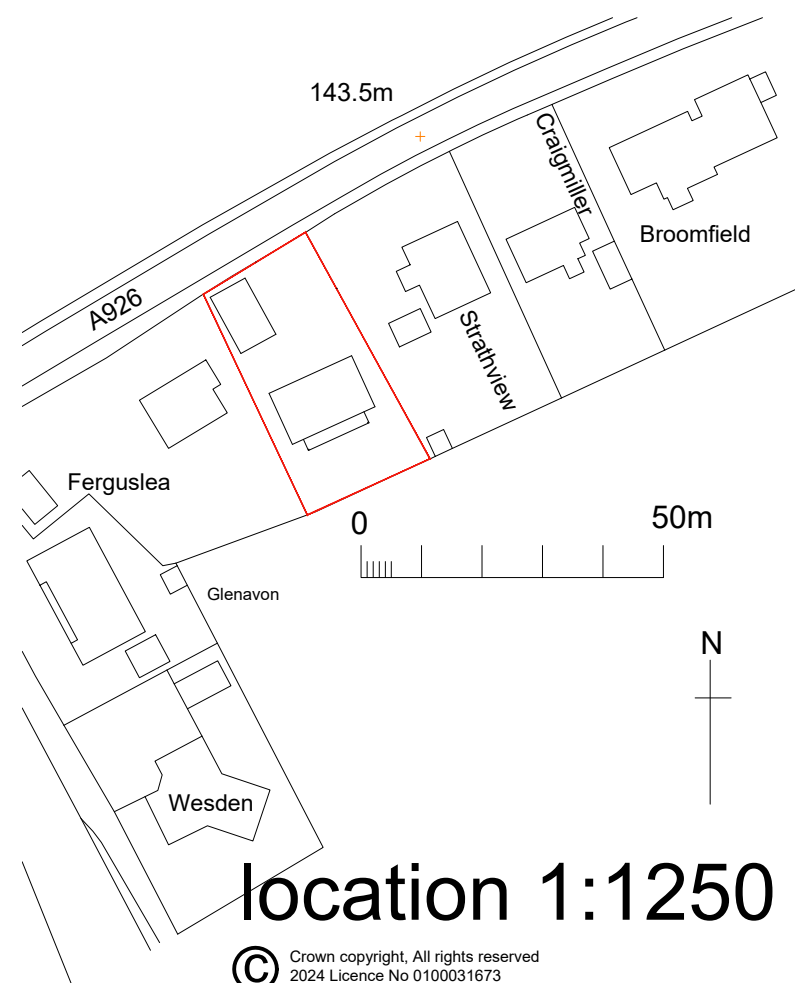
4.1.2 min 4.8x2.4m paving slabs, setting down area

3.1.3 site assessed through the Planning Application process as suitable, contractor to advise the client of any unexpected or unidentified material arising from excavations and stop affected works until clearance is established

3.2 this site is 1% or less, risk from Radon on the online map at www.ukradon.org

3.3 no risk from flooding shown on the online SEPA map

2.6.3 given distance to boundaries noted ref also spec and elevation dwgs



location 1:1250

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NOTE:

Change of Design to approved 20/00141/FULL

drainage as previously approved

ex levels gen retained shown in [-]

REV

F

2024.395.5

6.10.24

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Location and Site

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4.1.7 front entrance door min 800mm clear opening, with accessible threshold as DETR guidance, 4.1.9

4.8 all window openings arranged to provide safe access for cleaning.
Glazing within 800mm of a floor surface to comply with BS 6262 part4, 2018

4.13 Ext doors and windows to BS 644:2009, BS 4873:2009 with single point locking and removable key. And to meet the standards set out in ACPO 'Secured by Design 2016' section 22, without compromising means of escape.

2.9.4 At first floor, French Doors to function as an escape windows, and the roof light to the Home Office min open area 0.33m2, min 450x450mm of which the bottom cill no more than 1100mm off the floor

at GF windows to the bedrooms also escape windows as specified above, W1 and W6

4.2.6 on the ground and first floor all room access doors min clear width 800mm inc accessible entrance door, en-suites min 700mm

3.11.1-3inc activity spaces indicated with blue hatch

3.11.6 ref site plan for ext drying area, indoor drying over bath

3.12.3 bathroom activity spaces in blue hatch,

access 'a' =1100x800

bath 'b' =1200x800

wc 'c' =1100x800

whb 'd' =700x800

shower 'e' = 800x800

walls in the bathroom fully sheathed with 18mm ply to allow the fixing of grab rails etc

accessible sanitary provision for visitors at WC, and staying guests at shared GF shower-room



GF 1:100

4.3 Stairs,handrail/balustrade at +900mm to pitch. Handrails and balustrades designed to limit the passage of a 100mm dia sphere, through any gap, and restrict the opportunity for young children to climb over them, 900mm above pitch and 1100mm above ffl at gallery/balcony and in compliance with BS 585-1:1989 (domestic stairs) BS 5395-1:2010 (stairs) BS EN 16481:2014 (structure) BS 6180:1982 (protective barriers)

stair min 900mm wide R=193, G=240 pitch 38.5deg, 14no rises min headroom over stairs +2000 pitch at all points

5.2 acoustic insulation to internal walls to the bedrooms and the floor between them (hatched or outlined in green) Partition be timber stud min 95mm at 600 centres, with acoustic quilt, min 25mm thk and 10kg/m3 suspended between studs and 1no layer of 12.5mm plasterboard (or MR plasterboard) at 10kg/m2, each side, all joints sealed, floor/ceiling make up. 18mm T&G min 15kg/m2 with 100mm acoustic quilt between joists 10kg/m3 and 2no layers plasterboard each at 10kg/m2 as BSD Generic Details

DO NOT SCALE FROM THIS DWG FOR CONSTRUCTION

3.11.2 enhanced apartment area >16m2

3.11.1 and 3 legend

f 400 at side, 250 at foot
g 1000 x 750
h 1000 x 600
i 1000 x 600
j 1500 x 1500
k 1100 x 800

REV

C

2024.395.6

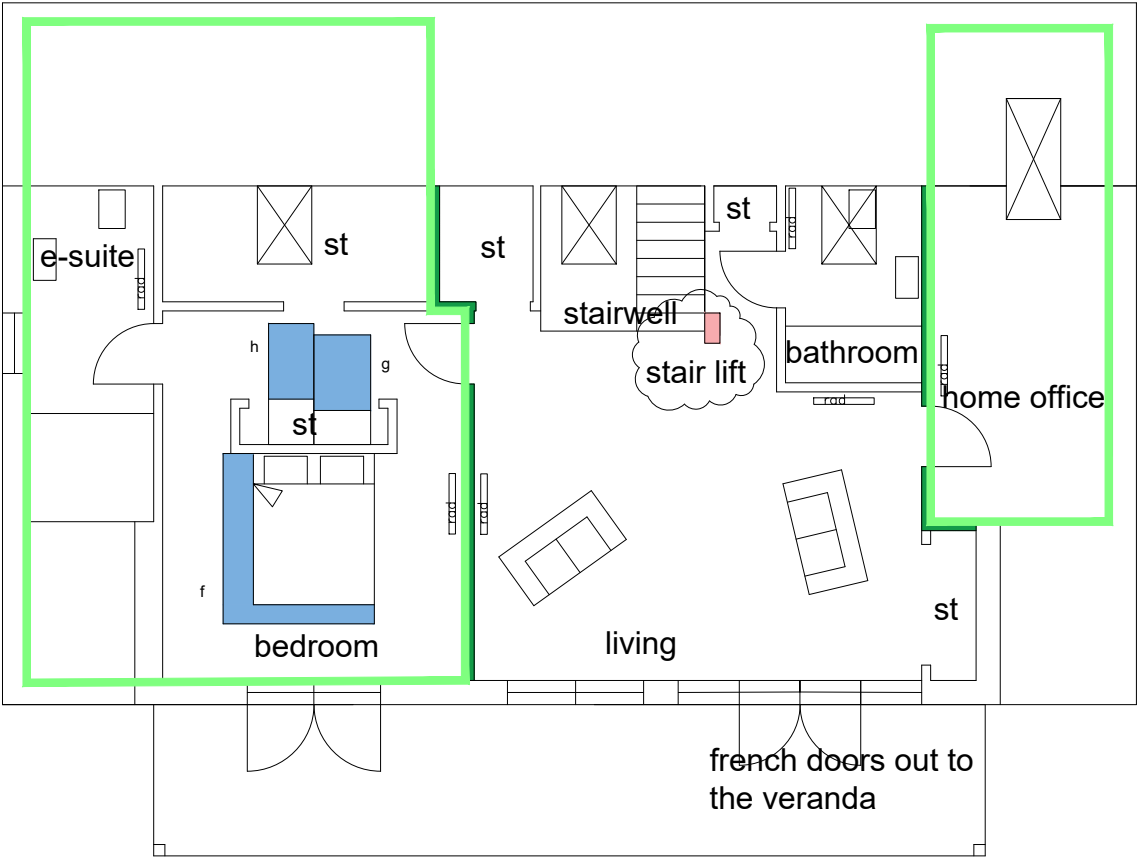
21.1.25

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Access and Safety

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FF 1:100

Heating and water supply

Gen at GF an underfloor system, wet rads FF

Space heating min-performance, is to provide a temp of 21 degC in the enhanced apartment and 18 degC elsewhere within the dwelling, when the outside temp is -1 degC

Space heating provided by a remote Electric boiler (min 91% efficient) located in the garage, output not greater than 45Kw.

Boiler controls to inc weather compensation, interlock and delayed start/time thermostat

Heating system zoned, with 7 day programmer
Hot water supplied by electric immersion coil in the HWC with thermostatic control

to control the risk of legionella and similar pathogens, a secondary heat source, the immersion heater coil will raise the temperature of the stored water, once a week for a short time, to at least 60°C, in accordance with guidance to the Water Byelaws;

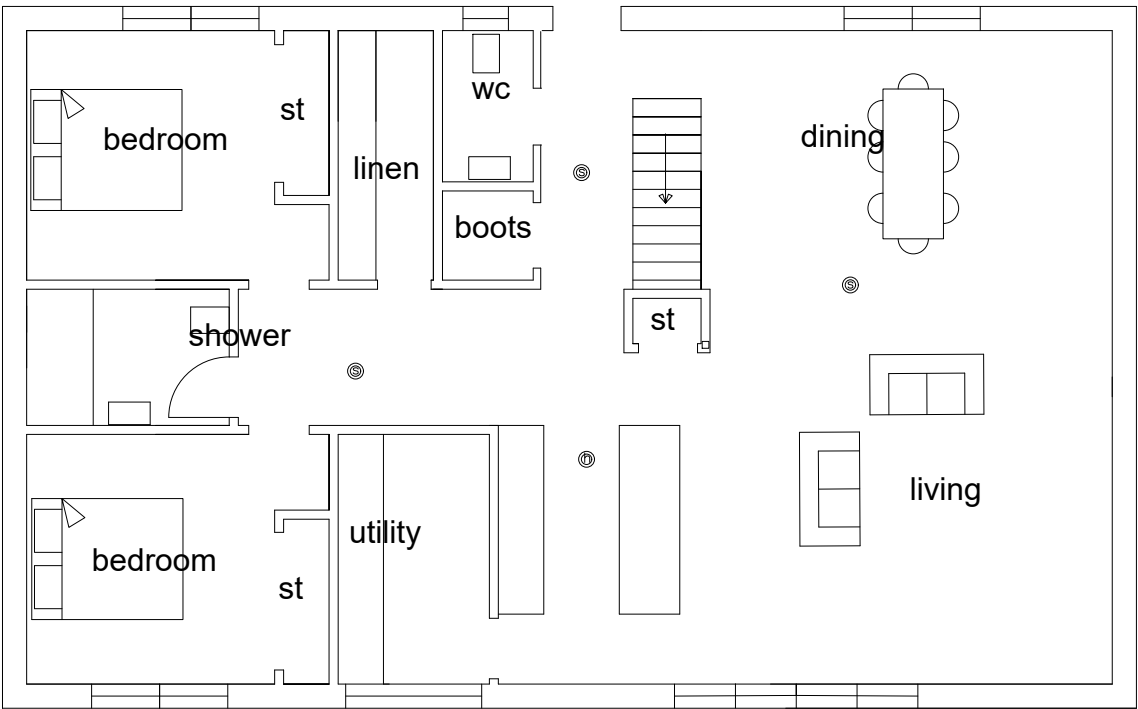
4.9.5 TMV at baths to limit water to max 48 degC
6.4 Pipework insulated to meet standards set out in Table 14 of the Domestic Building Services Compliance Guide for Scotland 2015, and table 6.1.1 TIMSA HVAC Guidance, and thickness no less than equal to the diameter of the pipe, and to a min 0.035 w/mk

EPC to be indelibly marked and located adjacent to the HWC and be visible

Cold water main nom 22-25mm dia mdpe to stopcock and drain valve

3.27.2 Water efficient fittings to be used throughout in compliance with cl 3.27.2 Scottish Building Regs, Fit ball-0-fix inline valves at all rads, sinks, whb etc

6.7, 6.8, Heating and hot water systems inspected and commissioned in accordance with manufacturer's recommendations and a comprehensive O&M manual passed to the owner at completion



GF 1:100

4.5 Electrical:

Earth bonding and all wiring to comply with the current IET regs and BS 7671:2018 as amended

Shaver socket to comply with BS EN 60742:1996 and BS 3535 pt 1 1996

All electrical equipment and fitting to installed with the appropriate IP Rating as identified in BS EN 60529:1992,

min 100% of light fittings to be low energy and outside lighting fitted with a PIR and manual override

4.8.5 above work-top sockets and switches at surface +150mm otherwise switches at ffl +1000mm, sockets at ffl +450mm, all at min 350mm from any int corner

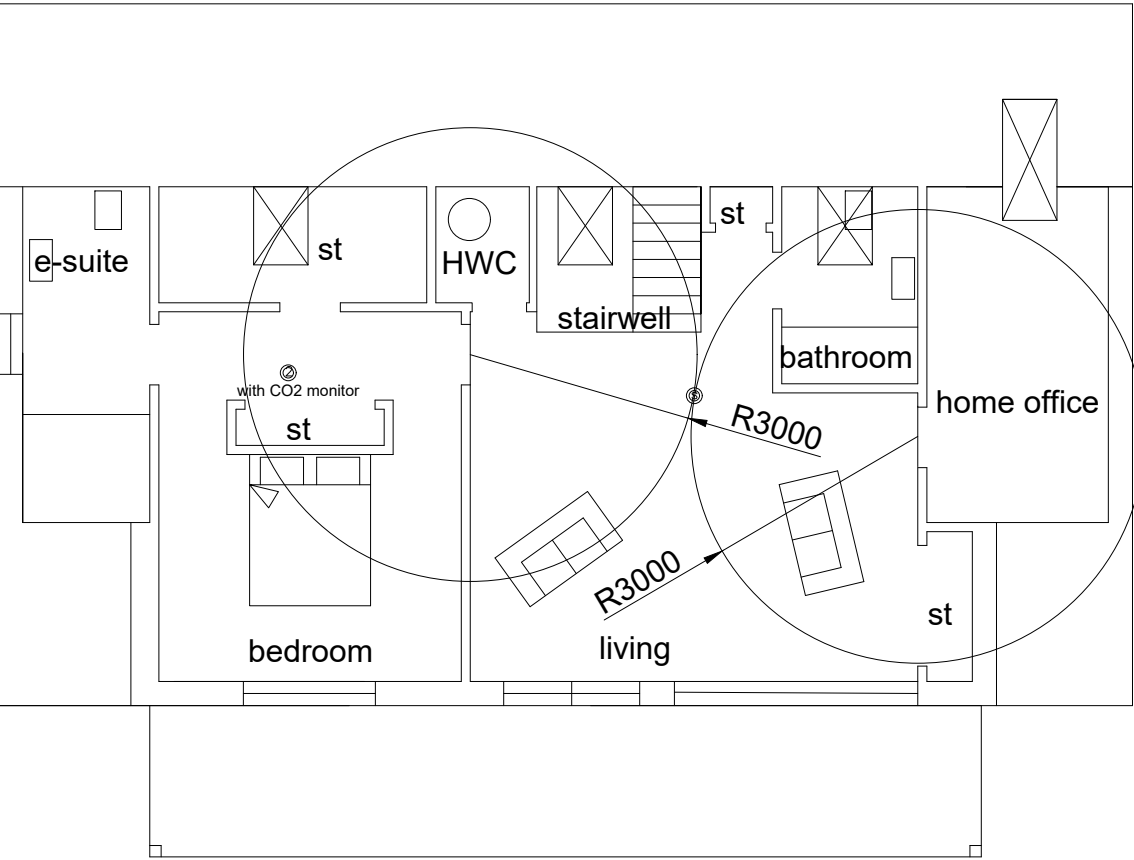
3.14.3, 3.14.5 extract fans Greenwood Airvac AXS100 (20l/s) at bathroom and linen cupboard and AXSKMA 150 (37/70 l/s) at utility/kitchen, fitted at high level, ffl +2100mm to centre, bathroom fan wired to light, fan in utility/kitchen room with integral humidistat set to run at 50-65%

2.11 Smoke and heat detectors to comply with BS 5446:pt1 2000, linked to local lighting circuit to provide Grade D/LD2 level of detection and warning in compliance with BS 5839:pt6 2019. Sited not less than 300mm from any wall or light fitting and between 25-600mm below ceiling level.

In addition standby power to smoke alarms adequate for 72hrs with visual warning that mains power is off, and with capacity to provide warning of smoke for 4min, system hard wired

3.14.2 C02 monitor/detector to comply with Scottish Building Regs, by 'Deta' or similar, detector ceiling mounted >300mm to wall, >1000mm to bed head, monitor easily read to provide min record of preceding 24hrs and have off switch for any audible alarm this monitor to able to detect, record and display within 0-5,000 parts per million

3.7.9 Waste water drainage to be tested in accordance with National Annexe NG to BS EN 12056-2:2000 and BS EN 1610:1998



FF 1:100

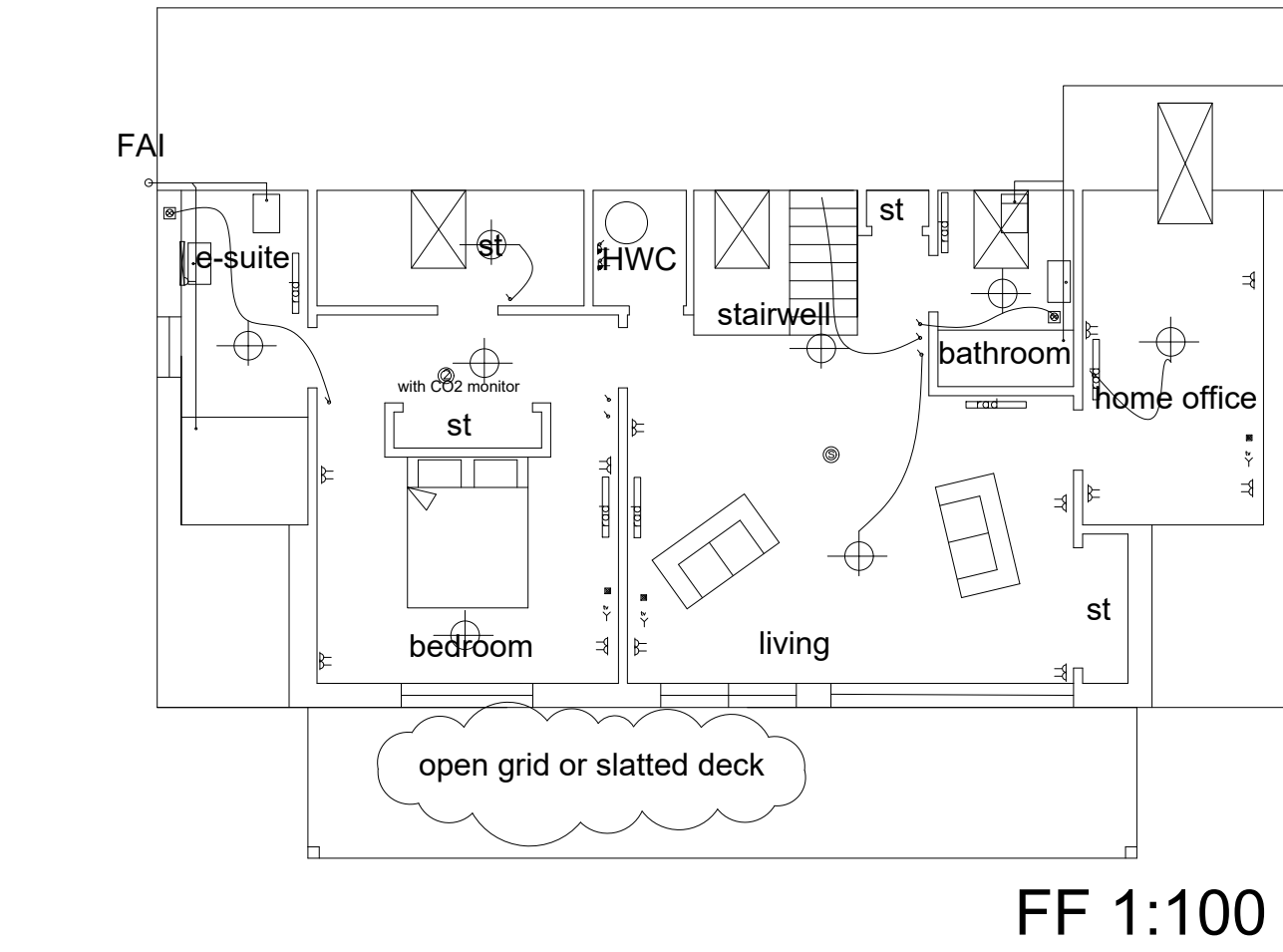
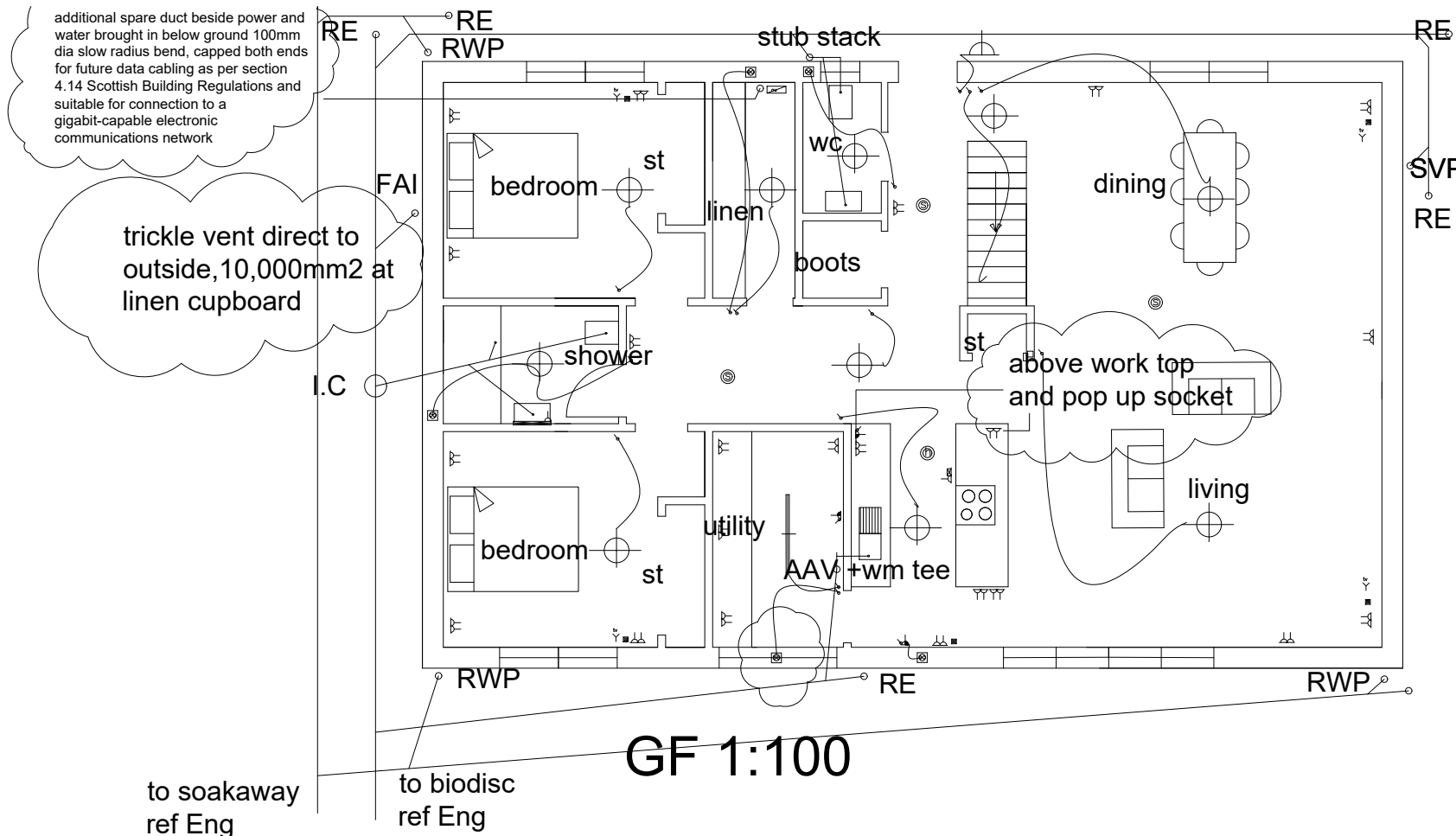
DO NOT SCALE FROM THIS DWG FOR CONSTRUCTION	
Sustainability Label.	
7.1 To be fixed adjacent to the consumer unit, indelibly marked and as approved format Annex E of the Scottish Building Regs 2016 (follow link to http://www.s7sust.co.uk)	
Target Level: Bronze	
REV	C
2024.395.8	
21.1.25	
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Services 2	
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3.14.2
at each internal door serving a ventilated space,
The underside of the door leaf should be

If the floor finish is fitted, 10 mm above the floor finish

If the finish is not fitted, 20 mm above the floor surface

6.2.5
air tightness test to be carried out as per
CIBSE TM23 recommendations



3.6 & 3.7 Drainage ref also Garage

above ground 110mm, 50mm to baths and sinks, 38mm to whb, 75mm deep seal traps other than showers where lift out traps to be fitted.
all installed as: BS EN 12056b-2/2000b, 752-3 1997/2, 752-4 1998, 1610 1998c, 12056-3 2000; and tested as: BS EN 12056-2 2000, 1610 1998.
where below ground drainage passes through wall fit flexible joints at either side and bridge with a suitable lintol

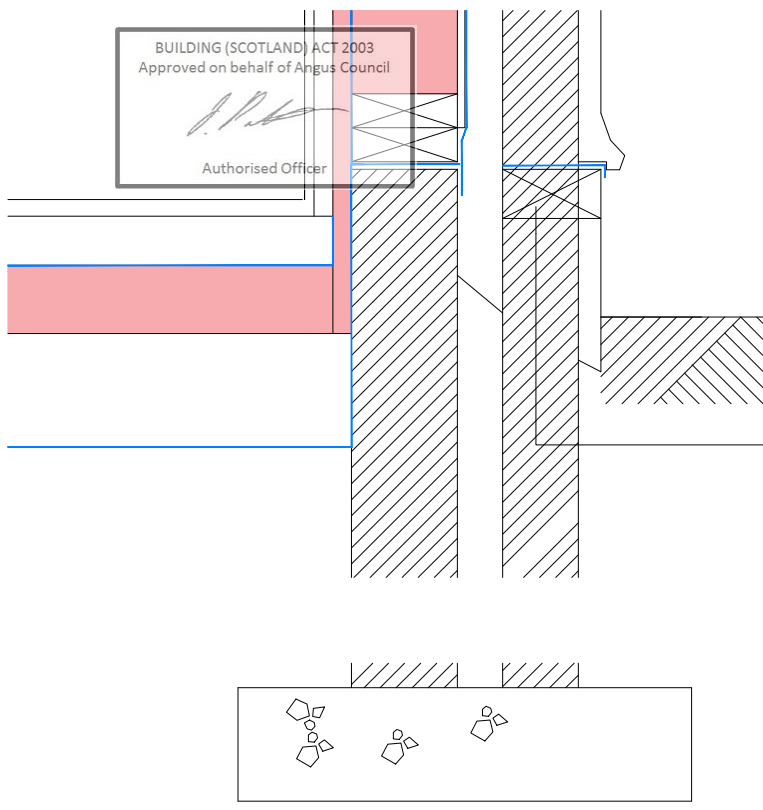
3.8.7 Label worded as below fixed at the electricity consumer unit and plainly visible

‘The drainage system from this property discharges to a wastewater treatment plant (or septic tank, as appropriate). The owner is legally responsible for routine maintenance and to ensure that the system complies with any discharge consent issued by SEPA and that it does not present a health hazard or a nuisance’.

- ELECTRICAL LEGEND
- wall/ceiling mounted fan
 - switched fused spur
 - twin 13 amp socket
 - light switch
 - consumer unit
 - cooker control with neon indicator and socket
 - television aerial outlet
 - BT/data extension
 - single fluorescent tube 1200mm
 - ceiling mounted rose or down-light
 - external bulkhead fitting IP44
 - mirror light and shaver socket

DO NOT SCALE FROM THIS DWG FOR CONSTRUCTION	
SVP & FAI	
REV	C
2024.395.7	
21.1.25	
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DPC: 1:10

30mm render on to 100mm block min 7N/mm2. mortar 6:1:1, stainless steel cavity wall tie, Ancon Staifix at stud centres and 450mm vertical centres, within 1no course of wall head, and at 215mm centres (vertically) within 250mm of any opening

Render:
mortar joints raked back min 15mm
undercoat 1:1:6 (Portland cement:lime:sharp sand) 16mm thk
topcoat 1:1:6 10mm thk, colour TBA
beads, stops, mesh and screw fixings all stainless steel ref elevations for placing of expanded mesh

These and other construction details are based on the SBSA Accredited Details for Timber frame construction, to ensure the continuity of thermal insulation and vapour barriers, and the avoidance of cold bridges

NOTE:
30min FR to be provided to GF load bearing stud walls,at non load bearing stud walls PIR insulation between studs can be reduced to 100mm,and 15mm PB lining can be omitted

1:10 Wall Construction
skim coat plaster on 15mm Siniat Type A plasterboard (Class 1 surface spread of flame as BS476-7) 38mm batten and service void, 25mm PIR across VCL on 140mm SW stud (all treated SW as WPA C8), 140mm Knauf Supafil Frame insul between studs, OSB as Eng spec, Proctor's Frameshield 100 breather membrane, 50mm cavity, 100mm dense block min 7N/mm2, mortar 6:1:1, 30mm render

Rytons Slim Vent to provide the equivalent of 300mm2 at 1.2m centres

DPC Visqueen Zedex CPT min 150mm +GL

2no leaves of 140/100mm dense block below DPC

Floor Construction

Floor finish TBA and will affect upfill levels
65mm screed TBA on 500g separation layer on 90mm Kooltherm K103 , on 150mm conc slab ref Eng, on Visqueen PIFA DPM all joints lapped min 150mm and fully taped and sealed, on 20mm sand blinding over compacted hardcore

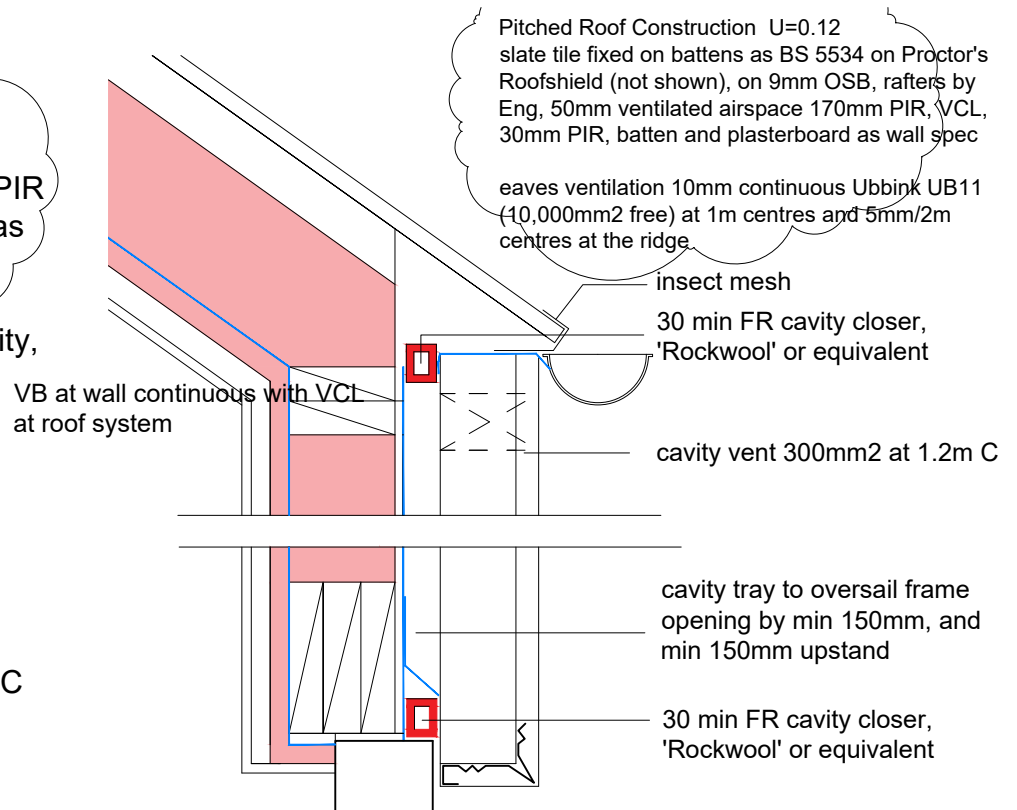
NOTES:

ensuring the continuity of the VB/VCL/DPM/DPC is critical

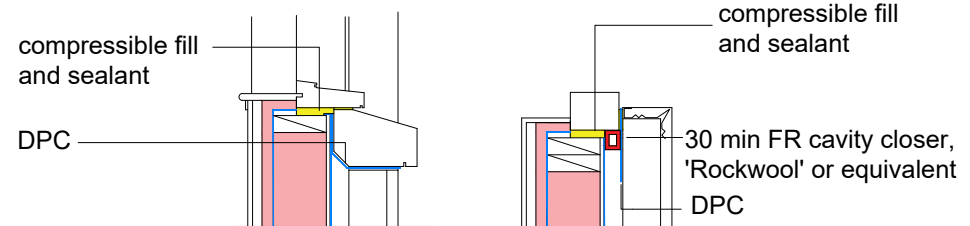
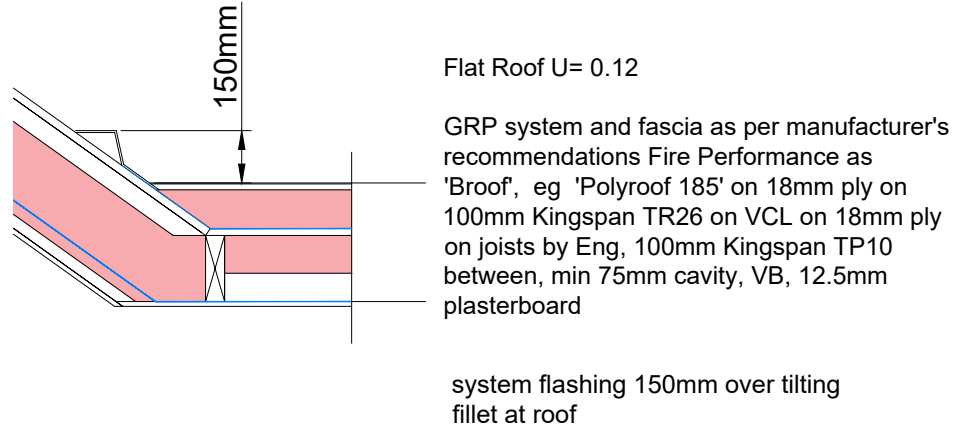
DPM to lap under the DPC full width of the block leaf
VB to lap over the turned up DPM by min 150mm and fully sealed and taped, if uncertain request instruction

any tears MUST be patched and fully sealed and taped prior to installation of insulation

service zones for pipes and cables are on the inside of the VB to minimise penetrations, where such occur these must be fully sealed and taped (with adhesive, butyl or fleece tape as appropriate to the substrate and membrane), as should perimeter junctions at doors, windows, ducts etc



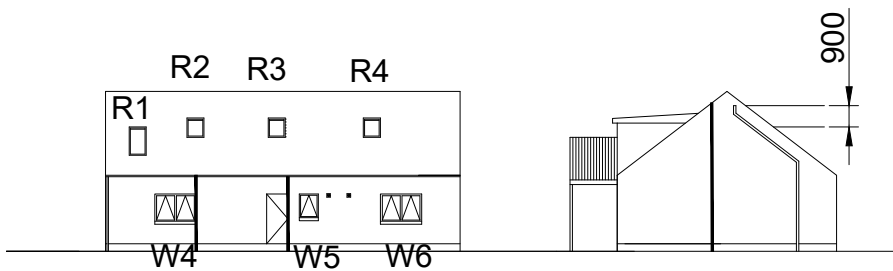
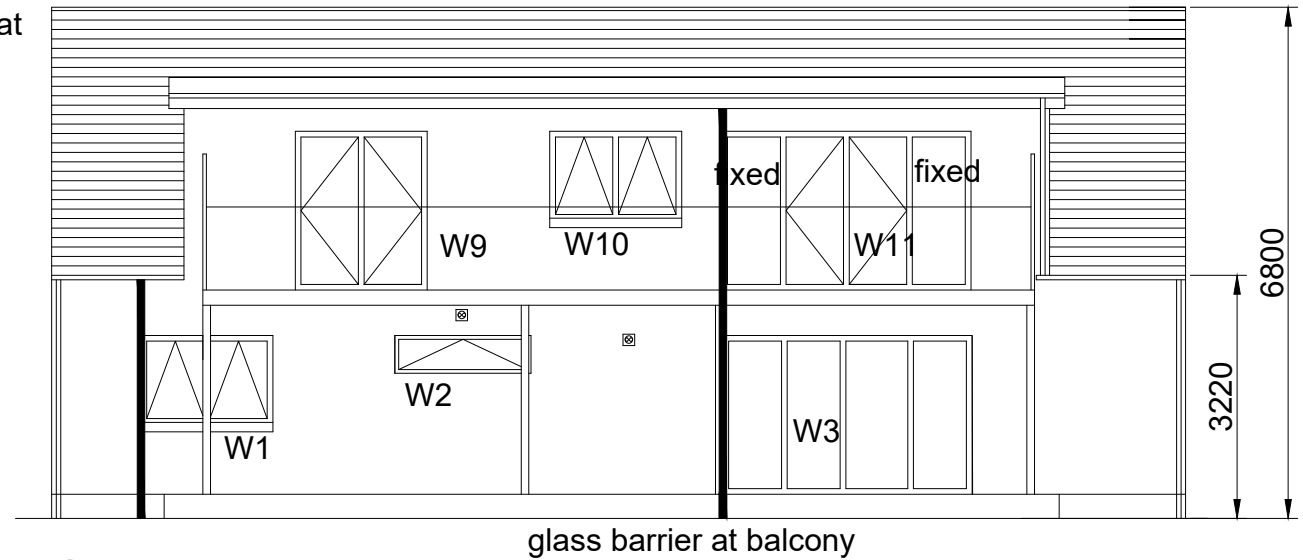
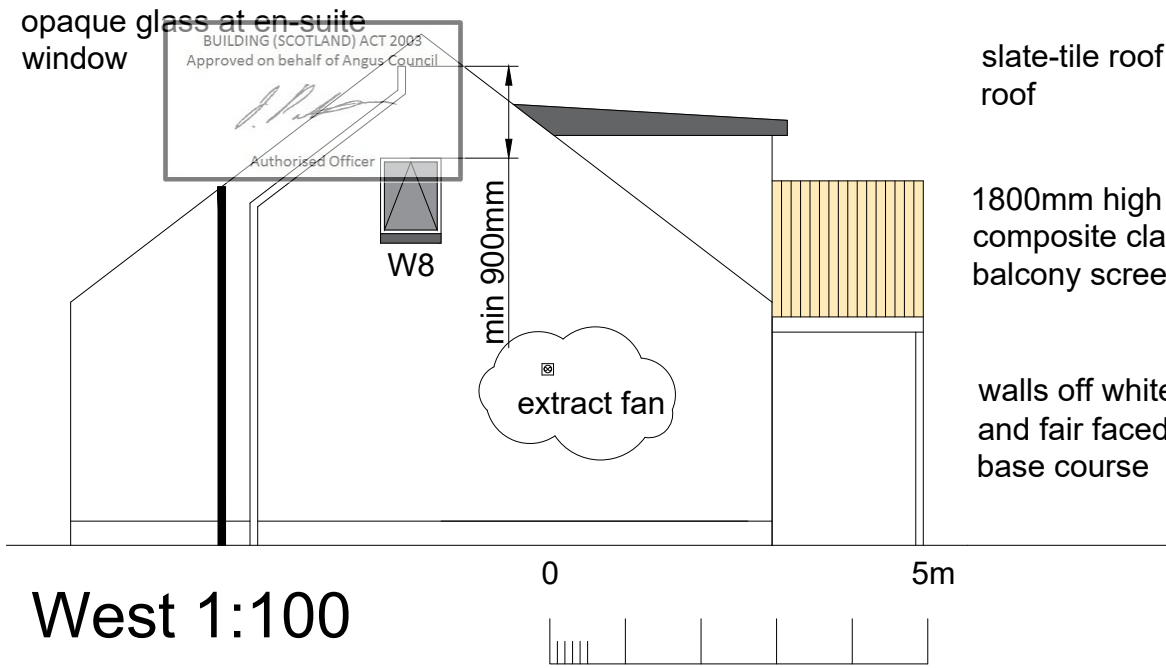
Eaves & Head 1:10



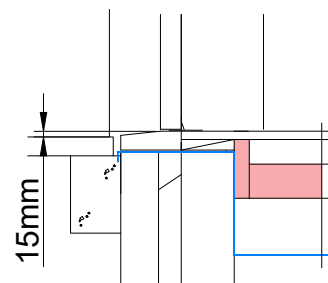
Cill & Jamb 1:20

DO NOT SCALE FROM THIS DWG FOR CONSTRUCTION	
Note: at dormer cheeks render on ss mesh, paper backed on battens and counter battens replaces ext leaf of block in wall construction load bearing int stud partitions lined with 15mm type A,D,F plasterboard each face to provide 30min FR	
REV	C
2024.395.9	
27.1.25	
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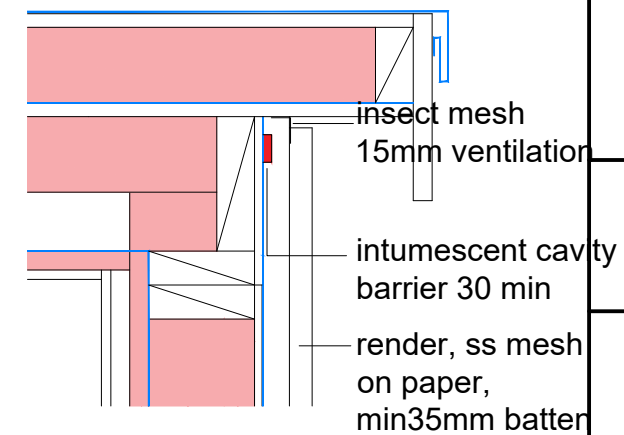
thickened lines are 30min FR cavity barriers in walls max 10m centres, also ref details



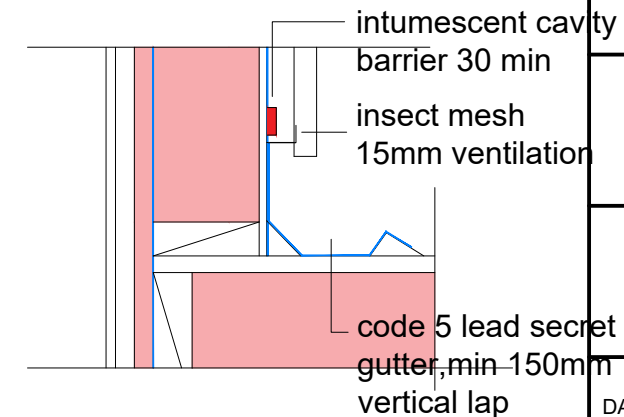
Room:	Area m2	Window:	Glazed m2	Opening m2
GF				
dining	24	W4	1.6	1.6
living/kitchen	34	W3	5.6	2.8
utility		W2	0.65	0.65
B2	12	W1	1.6	1.6
j-j				
B1	12	W6	1.6	1.6
WC		W5	0.6	0.6
FF				
e-s		W8	0.6	0.6
Bed	20	W9	3.0	3.0
h&h st		R4	0.7	0.7
stairwell		R3	0.7	0.7
bath		R2	0.7	0.7
office	11	R1	1.2	1.2
living	23	W10/11	7.2	4.4

3.14.3 Trickle Vents at window head

12,000mm2 at bedrooms/office and living areas
10,000mm2 at kitchen and bathrooms, j-j
undercut doors by 10mm



Dormer Cheek-head 1:10



Dormer Cheek-roof 1:10

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U Vlaues W/m2K max

wall 0.17
floor 0.15
roof 0.12
door/ window 1.4
rooflight 2.1

3.28.2
living/kitchen area 34m2,
glazing <20%
B2 area 12m2 ditto
FF Bed area 20m2 ditto
FF living area 23m2
glazing >20% mitigation
open
windows/doors/rooflight over
stairwell

REV

E

2024.395.4

6.10.24

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Elevations

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