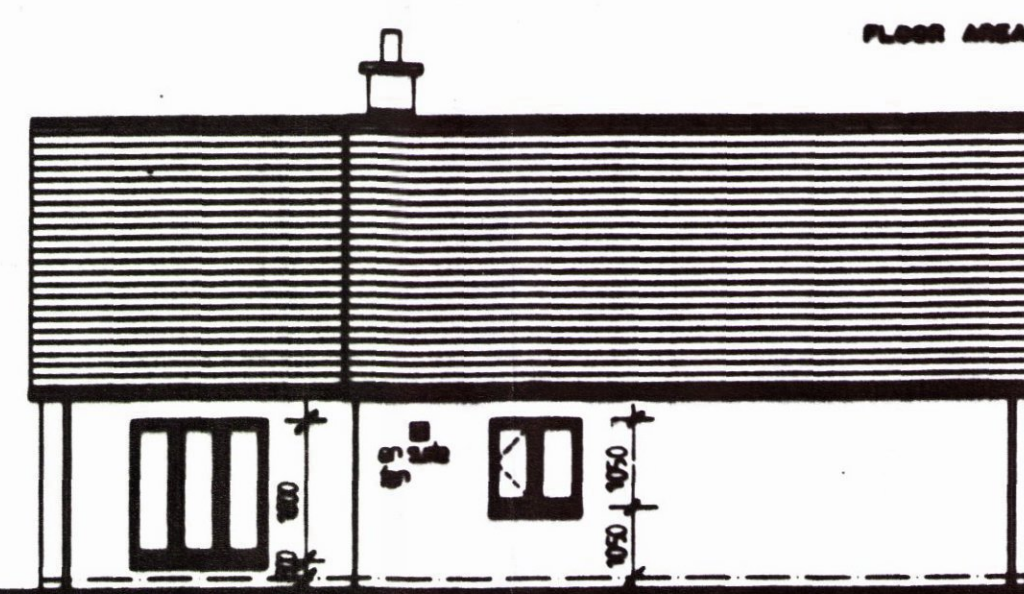


- Symbol key
- Light fitting
 - ⊕ Double 13A electric socket
 - ⬢ Smoke alarm
 - ⊖ Wall switch
 - Rwp 68mm dia rainwater down pipe
 - Svp 100mm dia soil vent pipe
 - wp/gt waste pipe / gully trap
 - Pv Trickle ventilator
 - /Δ Downlighter, fitted with Aico firecap or equal to BS 476: Pt 23



SIDE ELEVATION

WOODGRAIN UPVC DOORS AND WINDOWS WITH MATCHING FACIAS AND BARGE BOARDS



SIDE ELEVATION

FLOOR AREA = 108 SQM

MARLEY DUO MODERN DARK GREY CONCRETE TILES

BUFF DECORAK DRY DASH ROUGHCAST TO WALLS

SMOOTH CEMENT RENDER TO BASECOURSE



FRONT ELEVATION 1-100.



Skip between floor and ground level not to exceed 170mm max at trench clear opening

REAR ELEVATION 1-100.

Air infiltration
Air infiltration and thermal bridging to be limited by following "Accredited Construction Details (Scotland) 2010" in addition to following:

- a. sealing the gaps, at roof space openings, between dry linings and masonry walls at the edges of window and door openings, and at junctions between walls, floors and ceilings.
- b. sealing vapour control membranes in timber framed and other framed panel constructions
- c. sealing at service penetrations of the fabric or around boxing / ducting for services
- d. fitting draught seals to the opening parts of windows, doors, access hatches and roof lights.
- e. using joint hangers or sealing around joint ends built into the inner leaf of external cavity walls. BR 262 gives other examples of appropriate design details and construction practice.

Drying facilities
An indoor area in addition to an external area to be provided for drying of clothes. Area to allow for 1.7m of clothes line per apartment, with internal area providing min 1.0m² with no size less than 0.7m. Indoor drying area to incorporate a fan providing an extract rate of 15litres/min, operated by humidistat set to operate between 50% and 65% humidity

Ventilation
Kitchen to incorporate a cooker hood capable of providing an intermittent extraction rate of 30 Ltrs/sec (108m³/hour) ducted via air tight duct to external air

Utility to incorporate a 150mm dia fan capable of providing an intermittent extraction rate of 30 Ltrs/sec (108m³/hour) ducted via air tight duct to external air

Shower and bathrooms to incorporate 100mm dia fans capable of providing an intermittent extraction rate of 15 Ltrs/sec (54m³/hour) ducted via air tight ducts to external air

Manoeuvring spaces
800x1100mm clear unobstructed manoeuvring spaces to be provided within circulation areas, and within shower rooms, with 1500x1500mm spaces provided within kitchen in front of cooker and sink, and 1500x1500mm space within lounge separate from kitchen space. All manoeuvring spaces to be clear of any obstructions or door swings and orientated in direction of door openings.

General
All new door openings formed, to provide a min clear opening width of 800mm between door edge and jamb. New circulation areas to provide a min clear width of 900mm at all points, and incorporate a manoeuvring space 800x1100mm clear of any obstructions or door swings.

Finishing
Internal doors to be oak finish
Facings and skirting to be oak finish
Leannography to be IVOR
Electrical fixtures to be chrome
All design styles to be agreed with client

Unventilated cylinder
Unventilated cylinder to incorporate a temperature / pressure relief valve discharging into a tundish within 500mm of valve, located within same enclosure away from electrics and clearly visible. Copper pipe min one pipe size larger than relief valve outlet, and min 300mm long vertically to be located below tundish before any bends. Discharge pipework taken down and out below ground floor, min 1:200 fall, terminal max 100mm above ground level with wire cover. Safety fittings and pipework installed in accordance with BS 5422: 2001 without compromising safe operation or visibility of the warning discharges.

GROUND FLOOR PLAN LAYOUT 1-50.

Town & Country Planning
(Scotland) Act, 1997
as amended

REFUSED
13.12.2012

Development Management
Environmental Services
The Moray Council

PLANS PLUS (URQUHART)
ARCHITECTURAL
DESIGN CONSULTANTS

Main Street Offices, Urquhart, By Elgin IV30 8LG.
Tel No 01343 842635 / 07766 315501 info@plans-plus.co.uk

Project
Erect new dwelling house at plot B adjacent to Hillwood, Garra, Abertour

Project No.
10-60
Dwg 2 of 2

Client
Mrs Lorraine Watt

Drawn By
COLIN T. HARR

Scale
1:50

RECEIVED
26 OCT 2012