

Septic Tank Specification
 3800 litre/12 population capacity Klargestor Alpha septic tank to be installed to the recommendations set down by the unit manufacturer.
 Tank to be sited within 25.00m of public road and more than 5.00m away from dwelling. Unit to be backfilled in pea gravel and set on a concrete base extending at least 300mm beyond the edges of the unit.

Soakaway specification
 Filter bed to be constructed from min. smooth bored 100mm dia. porous pipe on min. 150mm thick gravel bed. The formation level of the gravel bed to be within clayey sand/gravel & shattered rock subsoil level. Min 150mm thick gravel layer to be provided over the pipe and a layer of impervious material above gravel & remainder back filled. Trench to be min. 600mm wide & at least 63.00m long. Perforated pipe to be laid at a gradient of no greater than 1 in 200. Min depth of perforated pipe to be no less than 500mm below finished ground level.
 Perforated pipe to be located min 5.0m away from access road & boundary & 50.0m away from borehole.

Drainage specification
 Plot drainage to be laid in 100/150mm dia. superseive piping, all bedded and jointed as per manufacturers instructions and details. Drainage with less than 450mm cover or within 1.00m of foundations to be encased in concrete and provided with all necessary expansion/contraction joints.
 Minimum gradient of plot drainage to be no less than 1 in 80. Manholes to be 480mm dia. Hepworth polypropylene inspection chambers max. 930mm to invert.
 New manholes to be constructed in pre-cast concrete rings if depth from cover to invert exceeds 930mm. ring dia. to be 1050mm up to depths of 1500mm and 1200mm dia. if greater than 1500mm depth. Bottom rings to be bedded on 250mm overall thickness concrete base class S20/20 on 75mm blinding. Concrete fillets and benching to class S20/20. Step irons to B.S.S. 1247 galvanised. Medium, light or heavy duty covers depending on location set in frames on 150mm min. brickwork bedding.

Septic Tank Labelling
 Labelling to be provided in a suitable location within properties being served by the new septic tank alerting occupants that all foul water drainage from the dwelling is connected to a septic tank and recommending the required maintenance of the system.
 Label to read "The drainage system from this property discharges to a wastewater treatment plant. The owner (collectively) 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 nuisance."

Existing junction widened to SBC Roads Planning
 40mm layer of 14mm size close graded bituminous surface course to BS 4897 laid on a 100mm layer of 28mm size dense base (road base) to the same BS laid on a 310mm layer of 100mm brown stone bottoming blinded with sub-base type 1.

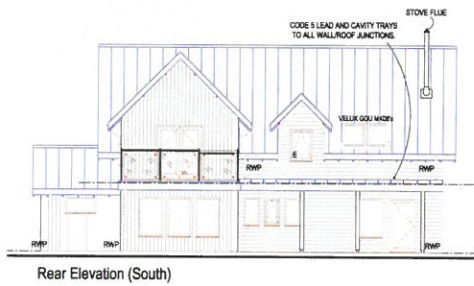
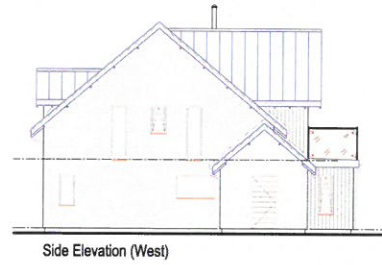
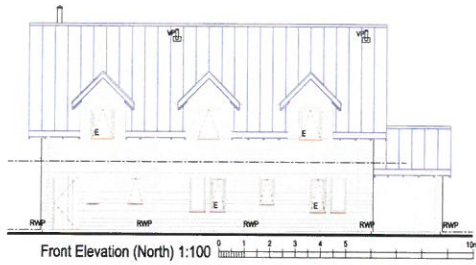
Hatched area denotes first two metres of access driveway to be finished in a bituminous surface

ACCESS DRIVEWAY:
 DRIVEWAY MAX. GRADIENT OF 1:8 EDGED WITH ROUND TOP CONCRETE KERBS, AND LAID WITH HARD SURFACE OF TARMACADAM OR PAVING SETS ON MIN 300mm DEEP LAYER COMPACTED TYPE 1 SUB BASE (BEDDED ON SHARP SAND IF PAVING SLABS/BLOCKS USED).
 MAX. GRADIENT OF PARKING AREA TO BE 1:18
 AREAS OF BUILT UP DRIVEWAY TO BE FORMED WITH EITHER HARDCORE COMPACTED IN 150mm DEEP LAYERS UP TO REQUIRED LEVEL OR SUITABLE CRUSHED ROCK ALL ON TERRAM OVERLAY MATTING.
 ACCESS RAMP INTO DWELLING TO BE TAKEN THROUGH UTILITY. MIN. 1000mm WIDE WITH MAX. GRADIENT OF 1 IN 15 OVER MAX DIST. OVER 5 METRES OR 1 IN 20 OVER 10 METRES. 1200x1500mm LONG LANDINGS PROVIDED AT ALL CHANGES IN DIRECTION ON RAMPED ACCESS AND AT INTERMEDIATE POINTS ALONG THE LENGTH OF THE RAMP IF REQUIRED. GROUND LEVEL ADJACENT TO SIDES OF RAMP TO BE BROUGHT IN AT SAME LEVEL AS RAMP TO AVOID TRIP OFF HAZARDS.
 MIN CLEAR WIDTH ACROSS ACCESS-DOOR 800mm.
 MAX GRADIENT FROM CAR PARKING POINT WITHIN CURTILEGE OF PROPERTY TO BOTTOM OF ACCESS RAMP NOT TO EXCEED A GRADIENT OF 1 IN 50.
 RAMPED ACCESS TO BE FORMED IN SOLID, FIRM & STABLE MATERIAL SUCH AS PAVING FLASTONES, CONCRETE OR CONCRETE PAVINGS.
 TACTILE PAVING TO BE USED WHERE DASHLED ACCESS ROUTE ADJOINS ACCESS DRIVEWAY AT DROPPED KERB.
 OVERALL LENGTH OF ACCESS ROUTE TO DWELLING TO BE LIMITED TO 45 METRES.
 AUTOMATIC LIGHTING TO BE INSTALLED ADJACENT TO ACCESSIBLE ENTRANCE DOOR.

Site Plan as Proposed
 Scale 1:250



client		
Mr & Mrs McGrath		
job title		
Proposed House at land north-east of Dundas Cottage, Ettrick.		
drawing title		
Site Plan as Proposed		
scale	date	drawn
1:250	20/10/16	RFM
drawing no.		rev.
16-015-003		A



- EXTERNAL FINISHES:-**
1. Metal Profile Roof Cladding (Rust Finish)
 2. Timber Cladding
 3. Rendered Basecourse
 4. Grey Timber Doors
 5. Timber Fascia And Soffit

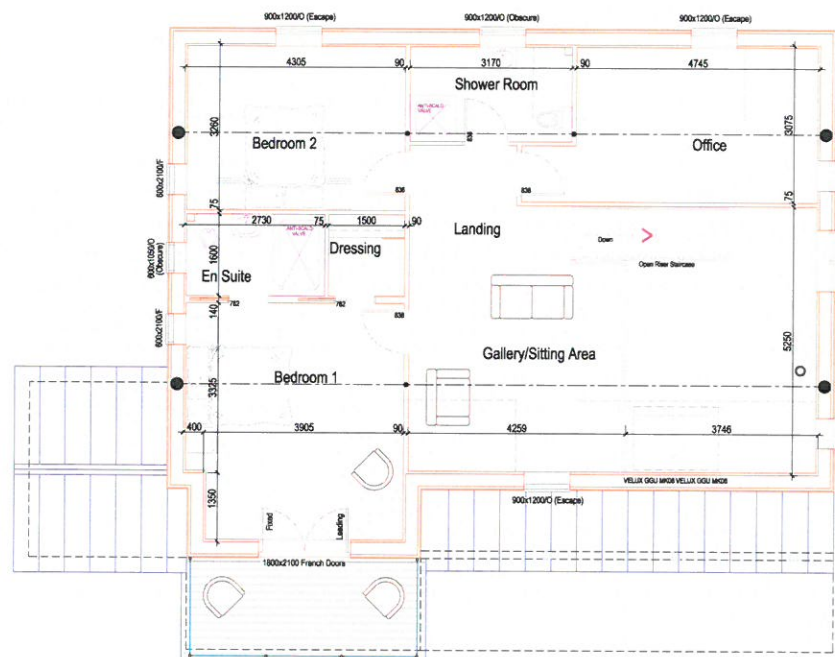


Ground Floor Plan 1:50

Underfloor Heating

Ground Floor Area (124.70m²)

Total Kit Area (234.19m²)



First Floor Plan 1:50

First Floor Area- Including Lounge Void (109.49m²) **Radiators/Towel Rails**

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Rev	Description	Date
B	FURTHER CLIENTS ALTS ADDED	05/09/2016
A	CLIENTS ALTS ADDED	05/08/2016

Client:
Mr and Mrs McGrath,
(Floor Plans and Elevations)

Site:
Proposed House At Hopehouse,
Etrick Valley,
Hawick.

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SCALE: 1:50
DRAWN BY: G.Scott
DATE: 05/2016
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