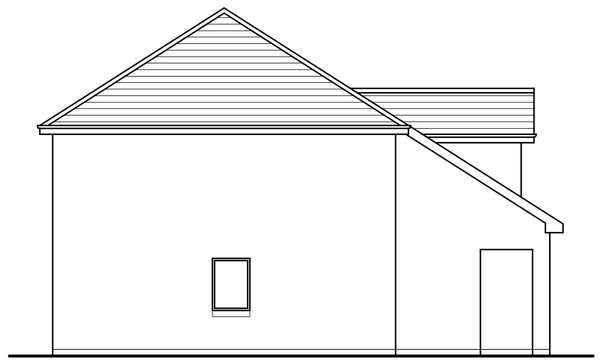
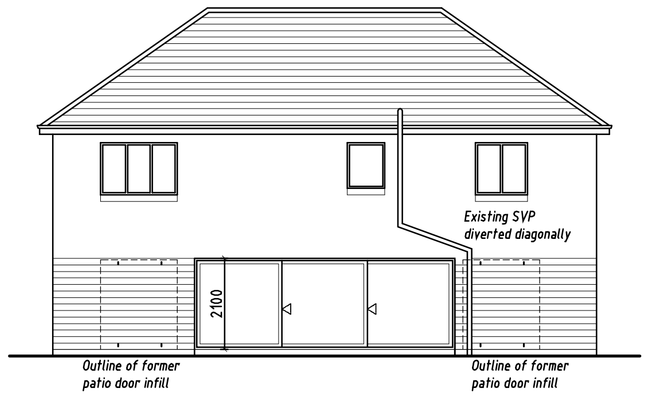
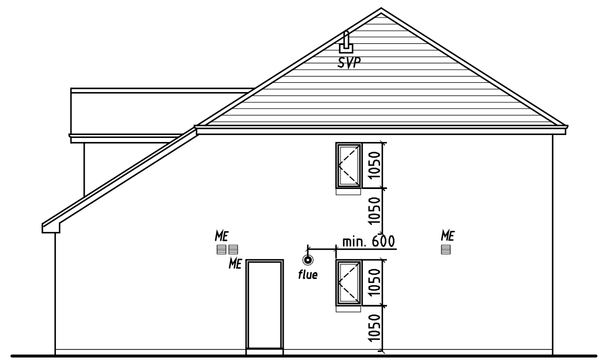
Front Elevation 1:100



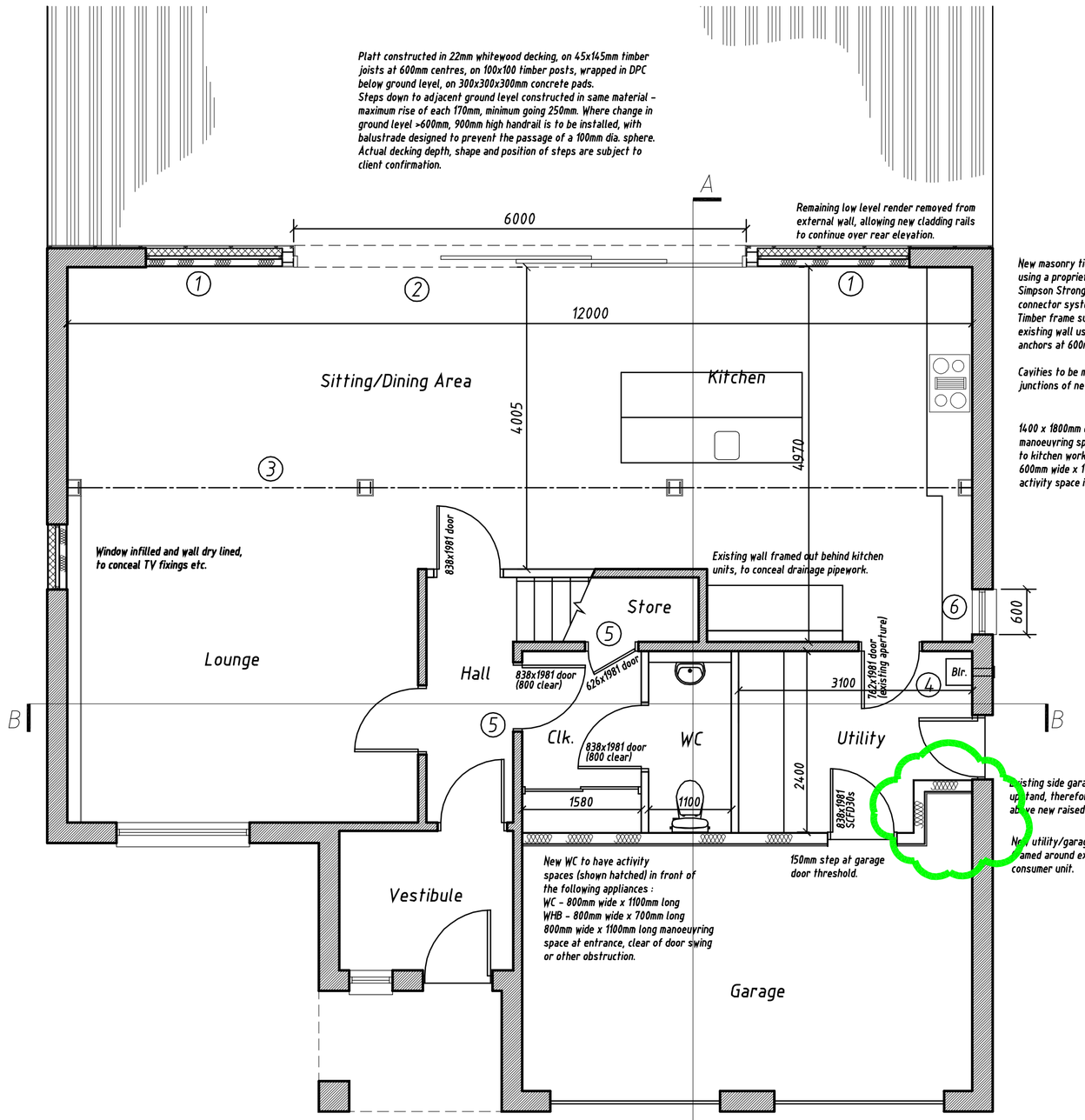
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

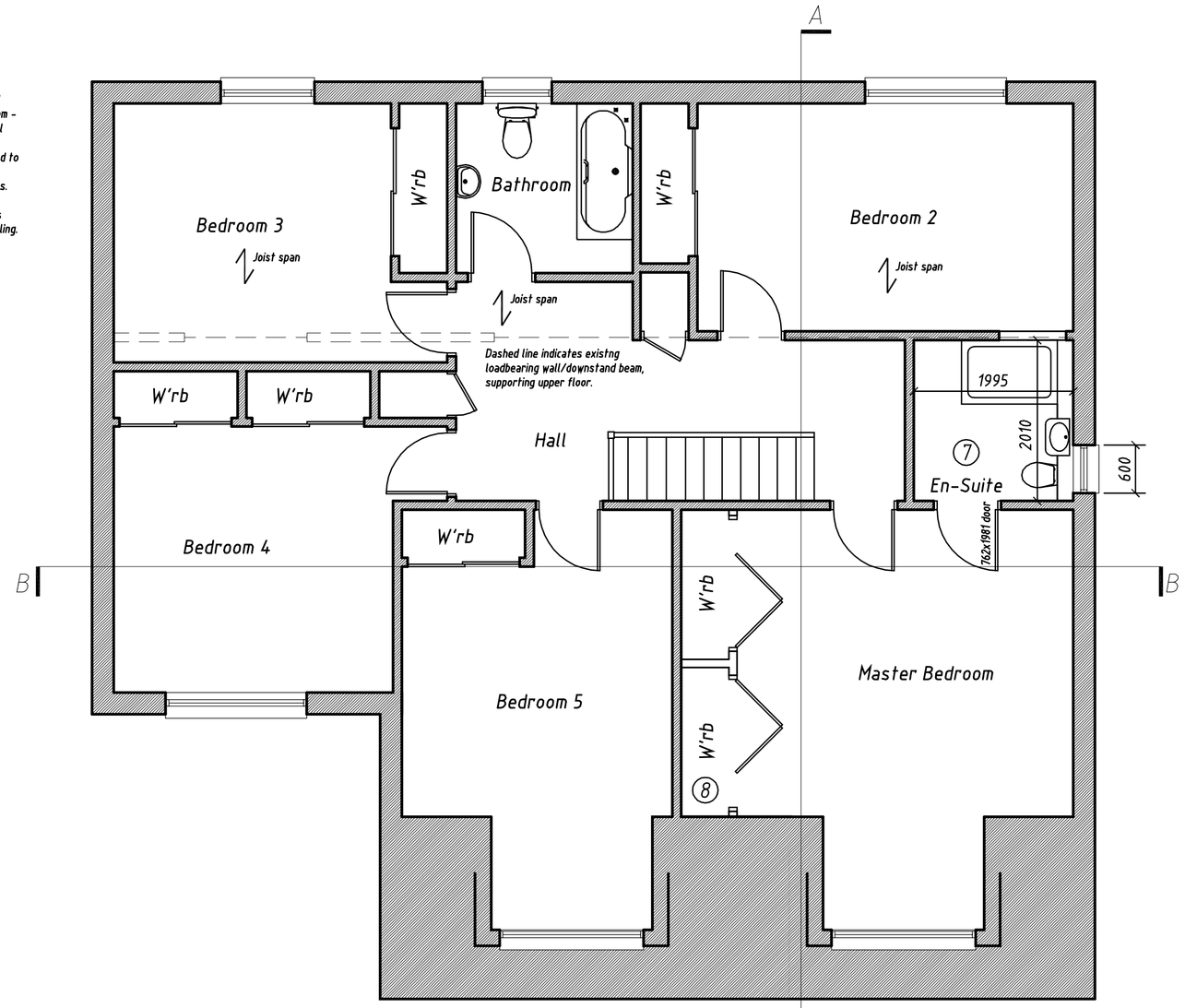


Ground Floor Plan 1:50

New masonry tied to existing wall using a proprietary wall tie system – Simpson Strong-Tie Crocodile wall connector system (or equivalent). Timber frame superstructure fixed to existing wall using 12mm resin anchors at 600mm vertical centres.

Cavities to be made continuous as junctions of new and existing walling.

1400 x 1800mm elliptical manoeuvring space provided to kitchen workspace. 600mm wide x 1000mm long activity space in front of oven.



First Floor Plan 1:50

1. Existing patio doors removed and openings blocked up – refer to main specification.
2. New opening formed for installation of double sliding doors. Steel post/beam arrangement to structural engineer's specification.
3. Loadbearing internal partition removed, with downstand beam/posts installed to structural engineer's specification. Steelwork to have 60 minutes fire resistance – refer to main specification.
4. Existing fire door removed and new outward opening door installed in same aperture – no change to existing lintels.
5. New door openings formed in existing loadbearing partitions, with lintels installed to structural engineer's specification.
6. New window opening formed, with lintels installed to structural engineer's specification.
7. New window opening formed, with lintels installed to structural engineer's specification. Existing door from Bedroom 2 blocked up as per specification for no loadbearing partitions. New door opening formed from Master bedroom and en-suite formed
8. Fitted wardrobes formed in place of former en-suite/dressing room. Bi-folding doors to suit coombed ceiling towards the front.

SPECIFICATION

FLOOR UPGRADE – GARAGE CONVERSION
Existing garage floor slab is approx. 150mm below finish ground level. Area of floor being converted formed in 22mm V313 tongue and groove chipboard flooring with glued edges, on 45x120mm timber battens at 600mm centres, with 110mm Kingspan Thermawall insulation installed between, on plywood sub-base to make up height difference, on existing 150mm thick concrete slab, with DPC below.
Specification gives u-value of 0.18w/m²K.

EXTERNAL WALL INFILL
Lower half of rear elevation clad in Cedral Weatherboard, on timber cladding rails to manufacturer's specification, on 100mm 7kN dense concrete block outer leaf, 50mm ventilated cavity with 45x45mm square treated timber firestop with DPC at corners, wallheads and openings.
10x65mm perpend vents fitted at 1200mm maximum centres at ground floor level and at wallhead.
Cavity infilled to ground level with weak mix concrete.
Stainless steel wall ties fitted at 600mm horizontal centres and 450mm vertical centres.
1200x38x2.5mm galvanised steel restraint straps built into external leaf of brickwork three courses below DPC level, fitted at corners, sides of openings and at 1200mm centres.
DPC to be fitted to all rising brickwork at minimum 150mm above finished ground level.
Tyvek Reflex timber frame breather membrane to BS 4016: 1997, on 9.5mm exterior grade plywood sheathing, on 45x95mm timber studs at 600mm centres, with 45x95mm top and bottom rails and 45x95mm headbinder. 90mm Kingspan Thermawall insulation installed between studs. Dupont Airguard foil vapour barrier fixed to timber studs, lapped 600mm at joints. Finished internally with 1 layer 12.5mm plasterboard with joints taped and filled. All timbers used in timber frame are to be pressure impregnated and marked DRY or KD.
Specification gives a maximum u-value of 0.22 w.m2K

WINDOWS
UPVC window to kitchen and new en-suite, fitted with Neoprene draught seals.
Windows to meet minimum daylighting requirement of 1/15th of the floor area of the room. Window openings to meet minimum ventilation requirement of 1/30th of the floor area of the room.
Upper floor windows to be hinged to allow safe cleaning from the inside.
Window handles to be positioned at least 350mm from any internal corner or projecting wall and no higher than 1700mm above floor level in an unobstructed area, no higher than 1500mm above floor level where access is limited by a fixed obstruction.
New windows to be designed and robustly installed to resist forced entry and manufactured in accordance with BS 7412:2007. Openable windows to be fitted with key locking system with removable key, and to be tested and certified by a notified body as meeting a recognised standard for security such as BS 7950: 1997 for windows.
To ensure a robust installation, fixing of a doorset or window should be in accordance with the recommendations given in section 8 of BS 8213-4: 2007; or manufacturer's written instructions where these meet or exceed the recommendation within this British Standard.
Maximum u-value of the windows to be 1.6w/m2K

EXTERNAL DOORS
Exterior quality double sliding doors, set in rebated frame and fully draught stripped, fitted with security lock and external quality door furniture.
Low level glazing (<800mm above finished floor level) to be toughened or laminated to comply with BS6262-4:2005 and BS EN 12600:2002.
New doors to be designed and robustly installed to resist forced entry and manufactured in accordance with BS 7412:2007.
Front and rear door fitted with multi point deadlocking system, with 3 or more bolts. Lock cylinder to BS EN 1303:2005, minimum Grade 5 key security and Grade 2 attack resistance. Front door hinges to BS EN 1935:2002 minimum Grade 11.
Maximum u-value of the doors to be 1.6w/m2K

INTERNAL NON LOADBEARING PARTITIONS
45x70mm timber studs at maximum 600mm centres, with one staggered row of dwangs at mid height. 60mm absorbent layer of mineral wool insulation installed between studs, with a density of 10kg/m³. Finished both sides with 1 layer 12.5mm plasterboard with a density of 10kg/m² with joints taped and filled.

HOUSE/GARAGE WALL
45x145mm treated timber studs at maximum 600mm centres, with 45x145mm top and bottom rails and 45x145mm headbinder. 140mm Earthwool Frametherm mineral wool insulation installed between studs.
Garage side finished with 1 layer 12.5mm standard plasterboard, on 1 layer 19mm Gyproc Plank, with staggered joints individually taped and filled to give 60 minutes fire resistance.
House side finished with 1 layer 12.5mm plasterboard with joints taped and filled. Any services installed on separating wall to be surface mounted, or otherwise recessed in a fireproof back box and sealed with intumescent mastic.
Specification gives a maximum u-value of 0.22 w.m2K

LINTELS
Refer to structural engineer's details for lintels, beams, end bearings and cripple stud specification.
Structural steelwork to be encased in 1 layer 12.5mm standard plasterboard, on 1 layer 19mm Gyproc Plank, with staggered joints individually taped and filled to give 60 minutes fire resistance, or otherwise treated with a suitable coating, giving the equivalent fire protection.

ACTIVITY SPACES/ACCESSIBLE SANITARY PROVISION
Existing WC relocated, with the undernoted activity spaces maintained in front of the following appliances :
WC – 800mm wide x 1100mm long (or 800mm wide x 800mm long, plus 1000mm wide x 1100mm long if allowing for side transfer)
WHB – 800mm wide x 700mm long
Door manoeuvring space of 800mm wide x 1100mm long provided, clear of door swing or any obstruction.

ELECTRICS
New installation to comply with 17th Edition IEE Regulations and BS 7671: 2013.
Minimum one lighting point provided to each circulation space, apartment, kitchen and bathroom. A minimum of 75% of the lightbulbs installed to be low energy type.
Outlets and controls of electrical fixtures to be positioned at least 350mm from any internal corner or projecting wall, and not more than 1200mm above floor level. Light switches to be positioned between 900mm and 1100mm above floor level. Sockets and outlets to be at least 400mm above floor level and 150mm above worktops. Where socket outlets are concealed separate switches are to be provided.

FIRE ALARM SYSTEM
Existing fire detection and alarm system reconfigured to suit new layout, in accordance with BS 5839-6: 2004 for a Grade D system.
All smoke alarms and heat alarms in a dwelling should be interconnected so that detection of a fire in any alarm operates the alarm signal in all of them. Smoke alarms and heat alarms should be interconnected in accordance with BS 5839-6: 2004.
Standby power supply should be sufficient to power the system for at least 72 hours when the mains power supply is off, while giving a visual warning of mains power supply being off. This standby supply should also provide a warning of smoke for a minimum of 4 minutes upon activation of alarm.
A smoke alarm must be located in a circulation space which is used as an escape route at maximum 7.5m intervals; within 7m of principal living spaces at maximum 7.5m intervals; within 3m of a bedroom andwithin 7m of a kitchen. No point within a kitchen should be more than 5.3m from the nearest heat detector.
Alarms should be ceiling mounted and be at least 300mm from any wall or light fitting. Smoke alarms are to be fitted between 25mm and 600mm below the ceiling. Heat alarms are to be fitted between 25mm and 150mm below the ceiling

VENTILATION
Kitchen, utility and en-suite doors/windows to have trickle ventilators, giving minimum 10,000mm2 free air. Internal WC to have 20,000mm2 trickle vent ducted through Utility partition (capacity doubled due to ducting via another apartment)
Other altered rooms to have trickle ventilators giving 12,000mm2 free air. Trickle ventilators to be set minimum 1750mm above floor level.
Kitchen to have mechanical vent capable of intermittent extraction rate of 60 litres per second (30 litres/second where installed directly over a cooker hob); utility 30 litres per second; en-suite and WC 15 litres per second.
Fans to have isolator switches positioned between fans and lights. Fans to be ducted as shown on plans and extract grilles to be insect and vermin proof.

INTERNAL DRAINAGE
Internal drainage pipework to be:

– WC	100mm dia. PVCu
– WHB	32mm dia. ABS
– Shower	40mm dia. ABS
– Sink	50mm dia. ABS

All connected to 110mm dia. PVCu drainage pipework and into underground drainage system. Pipework laid at 1 in 40 gradient.
Pipework ventilated by means of soil vent pipes, terminating externally at a minimum of 900mm vertically above any window opening via a ridge tile, vent tile or vent stack with birdcage. Any air admittance valves to terminate above the flood level of the appliances connected.
Handhole access provided at the base of all stacks.

SANITARY FITTINGS
New shower room to have water efficient fittings installed:
Dual flush WC to have an average flush volume not exceeding 4.5 litres.
Single flush WC to have a flush volume not exceeding 4.5 litres.
Taps to wash hand basin to have a flow rate not exceeding 6 litres/minute.
Shower fitted with an anti-scald valve to BSEN 111:1999 or BSEN 1287:1999, fitted as close to the point of delivery as possible.
Showers to be fitted with a top access trap.

UNDERGROUND DRAINAGE
Underground drainage to be 110mm dia. PVCU pipework to BSEN 1401-1999, laid at 1 in 80 gradient and bedded in pea gravel.
Drainage to be sleeved and lintelled where passing through building, using Robeslee concrete lintols.
Rodding eyes installed at head of surface water drainage line and at changes of direction.
Separate disconnecting manholes provided at the edge of the property.

HEATING
Existing central heating system reconfigured to suit new layout.
Current boiler in Utility to be checked for suitability by a qualified engineer.
Radiators/heated towel rails provided to all new/altered rooms and circulation spaces, fitted with thermostatic radiator valves. Heaters within living rooms to have a minimum output of 3kW.
All hot water pipes to be insulated in accordance with BS5422:2001, using Tubolit polyethylene/polyolefin pipe insulation.
All heating and hot water systems to be inspected and commissioned in accordance with the manufacturer's instructions to ensure optimum efficiency.

GENERAL
These architectural drawings are to be read in conjuction with the structural engineer's design information and any other relevant specialist design information.
The engineering and foundation details contained in these drawings are superceded by the structural engineer's information.
All critical dimensions to be checked on site, prior to construction.
Any discrepancies/deviations to be notified to Hardie Associates.

GLAZING CALCULATION :

Floor area of house, following alterations =	201m2
Total area of window/door openings, as proposed =	32m2

Representing 16% of floor area and therefore does not exceed maximum 25% allowance.

title:	Proposed Plans & Elevations
client:	Mr and Mrs A Gallagher
project:	Proposed alterations to house 28 Chapmans Brae Bathgate
scale: as noted @ A1	date: Feb 18
drawing number:	16/030/AW01

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