New brick planter built between patio and boundary wall

New External Wall comprising of 102.5mm facing brick (TBS Mystique), 50mm ventilated air cavity with Glidevale Protect TF200 breather membrane or equal approved on 9mm OSB3 sheathing fixed to 45x140mm CLS grade C16 timber studs at centres to structural engineer's specification. Stainless steel wall ties at 450mm centres vertically and 600mm horizontally. 1 no. layer 110mm Kingspan K12 rigid insulation between timber studs, vapour control layer with 15mm plasterboard to internal finish with all joints taped and filled for decoration. Note MR plasterboard to kitchen, utility, en-suite and bathroom. U-Value of 0.15W/m2K.

Electrical fixtures must be located 350mm from internal corners, projecting wall and other obstructions

Electrical installations to comply with BS 7671 2018

Smoke and heat alarms to comply with BS 5839 and to be interconnected and wired to the mains in accordance with BS 5839: Part 6: 2019

Light fittings to be low energy type

All recessed lighting with ceilings (to ground and first floor) to be fire rated with proprietary fire hoods fitted

Ceiling mounted carbon monxide detector in Bar to be located 1-3m away from gas fire min 300mm away from any wall.

A hearth need not be provided for gas-fired appliances where every part of the flame in the appliance is at least 225mm above the floor, in accordance with clause 3.19.7 of the Technical Standards. The appliance is to be separated from any combustible appliance, within the enlarged partition, on the back, side and top of the appliance with either a shield of non-combustible material at least 25mm thick or an airspace of at least 75mm

Wall mounted fully sealed balanced flue gas fire to Lounge to be installed as per manufacturer's guidelines and specification, within built-out partition with vent taken out thru external wall

New gas supply using Tracepipe within floor to gas fire location. Contractor to confirm required pipe sizes and gas supply.

Threshold wrapped in DPC

Hermetically sealed Low-E double glazed aluminium framed sliding doors to achieve U-Value of 1.4W/m²K

Doors should be designed and installed to resist forced entry at all external doors to the dwelling

Windows and glazing to be designed and installed to resist forced entry where located at ground floor level and easily accessible; or where otherwise easily accessible from outside, such as by climbing on building projections
To be achieved:
a. by meeting the recommendations for physical security in Section 2 of 'Secured by Design' (ACPO, 2009); or
b. by use of doorsets and windows which are tested and certified by a notified body as meeting a recognised standard for security; or
c. by use of doorsets and windows manufactured to meet recognised product standards and defined component performance

Proprietary trickle ventilators to be provided to the top of new windows / doors providing trickle ventilation at a rate of 12,000mm2 to apartments

Vertical DPC's to be insulated polymer type around doors and window openings, or uninsulated polymer in all other cases unless specified otherwise

Proprietary cavity trays to be installed over new window and door openings to provide 30min FR duration.

Weep holes to be provided over all openings at 1000mm centres (min 2 No.)

Windows to comply with the current editions of the following standards:
BS ISO 9002
BBA Resistance to intrusion
BS 7950
BS 7413 BS 7412
BS 6206 BS 5713
BS 8213-4 BS 6262
BS 7722 BS EN ISO 10077-1

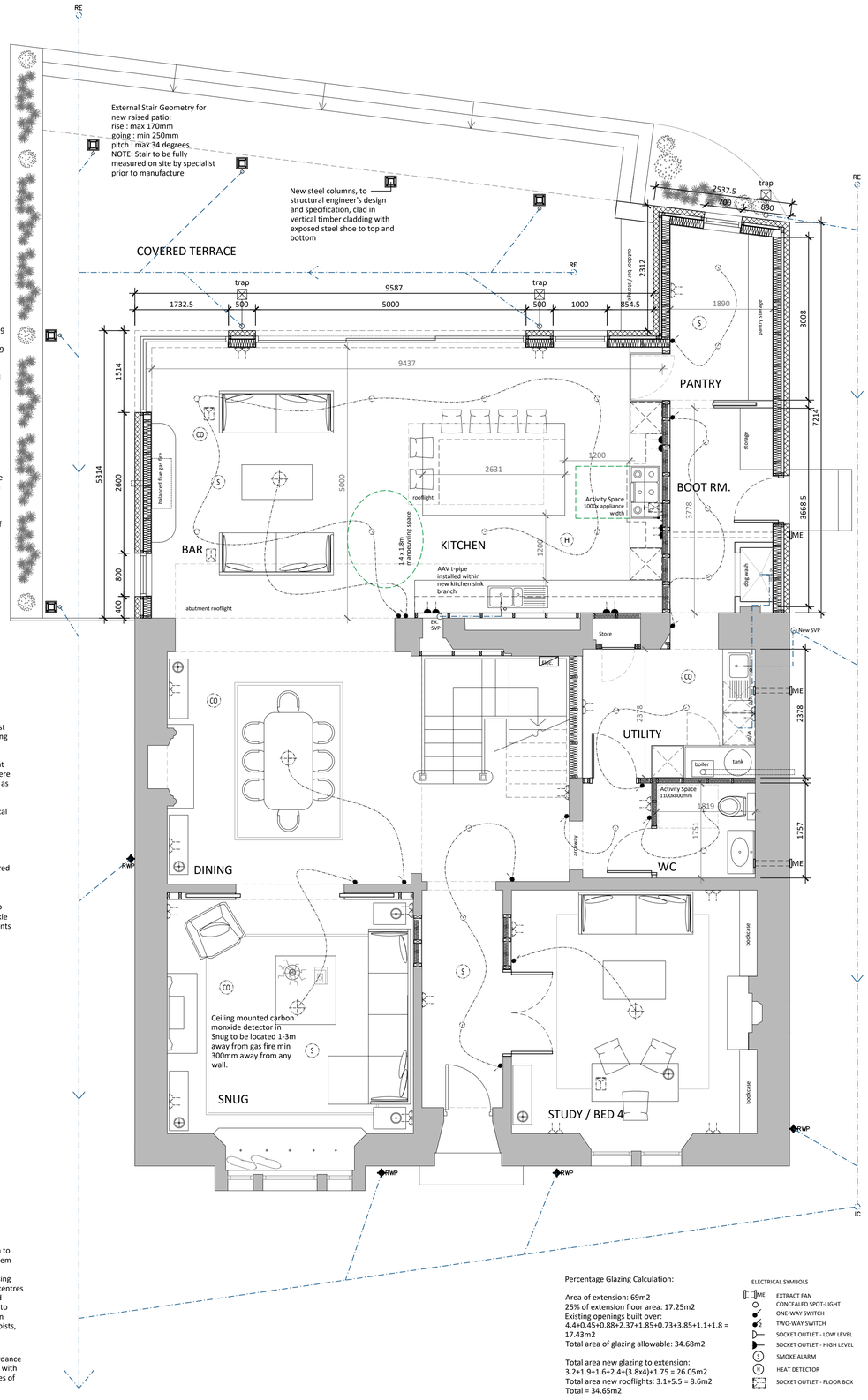
All new water fittings to have thermostatic mixing valves (TMV's) with the water temperature not to exceed 48oC

Pipes that are used to supply hot water to appliances to be insulated against heat loss. Insulation for such pipes and ducts to be in accordance with BS 5422: 2009

Underfloor heating to full ground floor areas. Proposed water-fed underfloor heating system to ground floor to consist of a spreader plate system fixed between suspended timber floor joists. Aluminium spreader plate fixed to the joists using screws, with preformed groves set at 200mm centres to accommodate PreWarm European Standard Pex-Al-HDPE pipes. Timber battens to be fixed to inside of existing joists, with a 100mm Kingspan Kooltherm K3 rigid insulation board between joists, resting on battens.

Central heating system to be designed in accordance with BS 5449:1990 and installed in accordance with BS6798:1987 and comply with all relevant codes of practices and the manufacturers instructions

Heating system to be capable of heating the dwelling to maintain temperatures of 21 degrees celcius in at least one apartment and 18 degrees celcius elsewhere when the outside temperature is minus 1 degree celcius.



PROPOSED GROUND FLOOR PLAN // 1:50

1:50
1m 0 1m 2m 3m 4m 5m

Surface water drainage to be trapped using a gully trap at before entering existing combined swere system present

New underground drainage to be 110mm diameter plastic pipes, to Scottish Waters approval, laid at minimum 1:80 fall, to connect into existing drainage line as denoted on the plan. All pipe to pipe connections are to be made crown of pipe to crown of pipe unless noted otherwise.Underground drainage to be constructed and installed in accordance with the recommendations in BS EN 12056-1:2000, BS EN 752:2008 and BS EN 1610:1998

Specification for bedding and sidefill materials to be water industry specification (WIS) 4-08-02. 17. Backfill shall be uniform readily compacted material free from vegetable matter, building rubbish, frozen soil, material susceptible to spontaneous combustion and clay lumps & stone retained on 75mm sieve & 35mm sieve respectively. Specification for backfill to be in accordance with 'Specification for Highways' series 500 clause 505.2.

New wall construction to be tied back to existing via HILTI HST M10 stud anchors fixed through vertical DPC and ties positioned to SE design and specification

Internal partition walls to be 12.5mm plasterboard, all joints taped and filled, on 75x38mm timber studs (unless in-filling an existing opening in which case stud size to increase to thickness of existing wall) with 75mm insulation between to provide a minimum airborne sound insulation level of 43dB

12.5mm moisture resistant plasterboard to en-suite, kitchen and utility walls and ceiling areas

External Stair Geometry for new side access door: rise : max 170mm going : min 250mm pitch : max 34 degrees NOTE: Stair to be fully measured on site by specialist prior to manufacture

Wall mounted MEV Mechanical extract from Utility to be capable of achieving 30 litres air change per second and to be fitted with humidistat.

Ducting to extract fans to be fitted with condensation trap

Ceiling mounted pulley for internal drying of clothes located above utility counter. 700mmx1500mm area achievable with multiple lines.

Ceiling mounted carbon monxide detector in Utility to be located 1-3m away from boiler a min 300mm away from any wall.

Wall mounted MEV Mechanical extract from WC to be capable of achieving 15 litres air change per second and to be fitted with humidistat.

Mechanical extraction to kitchen capable of at least 60 l/sec, wall mounted, with separate charcoal filter rcirculation extratcion to hob.

Heat detector in kitchen to be interlinked with smoke detectors

Ducting to extract fans to be fitted with condensation trap where passing through an unheated space.

40mmØ PVCu pipe connection from kitchen sink. Connecting to AAV above floor level. Rodding access to be provided at 1400mm above FFL

All gas works to be carried out by a Gas safe engineer

STAIR GEOMETRY (New Stair)
No of rises : 14
width : 980mm clear (handrail both sides)
rise : 219.8mm
going : 250mm
pitch : 41 degrees
Handrail at 900mm above pitch line & 1100mm at Landings

Stair to be site sized and fully designed by staircase manufactures

Where a balustrade forms the protective barrier around the stair edge, the openings in the balustrade will not allow for the through passage of a 100mm diameter sphere.The protective barrier to be secure and capable of resisting loads calculated in accordance with BS EN 1991-1-1 and the associated PD 6688-1-1

All rises in new stair to have equal rise , going and pitch and stair to provide a minimum clear width of 800mm throughout given handrail fitted to both sides (in this case effective width is 1m clear of handrails, as noted on plan).

Stair landing to have an effective width not less than effective width of stair.

Drawing to be read in conjunction with Structural Engineer's Drawings and Specification.

Percentage Glazing Calculation:

Area of extension: 69m2
25% of extension floor area: 17.25m2
Existing openings built over:
4.4+0.45+0.88+2.37+1.85+0.73+3.85+1.1+1.8 = 17.43m2
Total area of glazing allowable: 34.68m2

Total area new glazing to extension:
3.2+1.9+1.6+2.4+(3.8x4)+1.75 = 26.05m2
Total area new rooflights: 3.1+5.5 = 8.6m2
Total = 34.65m2

ELECTRICAL SYMBOLS
- ME EXTRACT FAN
- CONCEALED SPOT-LIGHT
- ONE-WAY SWITCH
- TWO-WAY SWITCH
- SOCKET OUTLET - LOW LEVEL
- SOCKET OUTLET - HIGH LEVEL
- S SMOKE ALARM
- H HEAT DETECTOR
- SOCKET OUTLET - FLOOR BOX

NOTES

1 - Do NOT scale from this drawing.
2 - All dimensions to be confirmed by the Contractor by site measure prior to work commencing, or fabrication or ordering of any components.
3 - In the case of any discrepancy, always refer to the Architect.

CLIENT
Ms L MacDonald

PROJECT
Proposed Alterations
105 Ralston Avenue
Crookston

TITLE
Proposed Ground Floor Plan

JOB REF	DRG SIZE
23-050	A1
DRG No	REV
L(20)01	
DATE	SCALE
Apr 24	1:50