

PROPOSED GROUND FLOOR PLAN. 1:50.

B	06/09/21	Planning & Building Warrant Submission	RL
A	01/09/21	ISSUED FOR CLIENT COMMENTS	RL
Rev	Date	Revision	By

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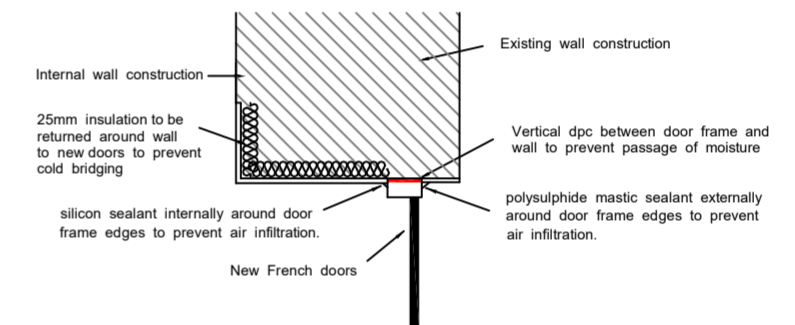
Client
Mr Steven Milne

Project
Proposed internal alterations & new French doors at 92 Victoria Street. Dyce. Aberdeen.

Description
Proposed ground floor plan

Project No	Drawing No	Amendment
Milne	002	B
Scale as shown @ A2	Date 20/08/21	Drawn By RGL
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DOOR DETAIL. 1:20.

CONSTRUCTION NOTES

- ① The existing load-bearing partition between the kitchen and living room is to be removed as shown and new supporting structure installed as per structural engineers details and specification. All disturbed surfaces made good with timber framing and 12.5mm plasterboard, taped and filled and painted to match existing walls. Beam to be encased in one layer of 12.5mm plasterboard to achieve a short period of fire resistance in accordance with regulation 2.3.1.
- ② The existing kitchen window and cill are to be carefully removed and the opening increased in width and reduced to floor level as shown. New supporting concrete lintols to be installed as per structural engineers details. New brown pvc French doors and fanlight to be installed in new opening as shown with all disturbed surfaces made good. The new French doors are to have a maximum U value of 1.2 w/m²k in accordance with regulation 6.2.9.
- ③ The existing store external walls finishes are to be removed and new 50mm x 50mm timber framing to be installed as shown with 50mm Kingspan TW55 board insulation installed between framing and 12.5mm duplex plasterboard finish internally taped and filled and painted to match existing walls.
- ④ The existing back door and frame is to be removed and opening built up in 100mm blockwork with 75mm x 50mm timber framing set 25mm away from blockwork with 75mm Kingspan TW55 board insulation installed between framing and 12.5mm duplex plasterboard finish internally taped and filled and painted to match existing walls.
- ⑤ New kitchen units installed to clients choice with a minimum of 1 cubic meter of storage space.
- ⑥ The new kitchen layout is to include an unobstructed elliptical manoeuvring space of at least 1.4m by 1.8m. A wall-supported worktop or similar obstruction, the underside of which is at least 750mm above floor level, may overlap the manoeuvring space by not more than 300mm. A clear space of 800mm is to be retained between units in remainder of kitchen.
- ⑦ The existing house already has battery smoke detectors, but these are to be removed and be replaced with new mains fed detectors (with battery back-up). These being a heat detector in the kitchen and smoke detectors in the hallway and living room, and all to be interlinked with one another in accordance with 2.11.1. New heat detector to be positioned as such, so that it is not more than 5.3m away from any point in the room in accordance with regulation 2.11.7. All detectors are to be at least a Grade D fire detection and fire alarms system should be installed in accordance with BS 5839: Part 6: 2019. New smoke detector in the hallway is to be an ionisation type. All to be installed to meet the tolerable standards being introduced in February 2022.
- ⑧ New cooker hood with an extraction rate of 30 litres / second is to be installed over the new cooker position as shown. New cooker hood to be ducted (in rigid ducting) through the existing wall direct to external air. A condensation trap is to be fitted to any vertical ducting.
- ⑨ The existing radiator is to be removed and redundant pipes capped.
- ⑩ The existing heating system is to be capable of heating one room to 21 degrees centigrade and all other rooms to 18 degrees centigrade in accordance with regulation 3.13.1.
- ⑪ The existing 50mm Ø pvc sink waste pipe from the kitchen sink is to be reused for new sink and dishwasher.
- ⑫ The new sink is to be fitted with a water efficient fitting with a maximum discharge rate of 6 litres per minute in accordance with regulations 3.27. All existing light switches & lights are to be retained or removed and relocated as shown. The existing sockets are to be removed / replaced as shown so that a minimum of 4 double sockets are retained in each room. All new / altered electrical fixtures are to be in compliance with 4.8.5 - Light switches 1000mm above floor level, sockets 400mm above floor level and all a minimum of 350mm away from internal corners. Installation to comply with the 18th edition of the Regulations for Electrical Installations (IEE Wiring Regulations) as required by BS 7671: 2018. Install, test and commission the electrical work in accordance with these regulations, ensuring compliance with the design criteria and performance requirements to provide a safe, well insulated, earth protected system. Smoke detectors to be interconnected and to comply with 2.11.2 Certification to be forwarded to building control on completion. New single sockets are to be provided at low level (where necessary) to feed concealed appliances, with isolation switches provided at worktop level in accordance with regulations 4.5.1 & 4.8.5. All sockets above worktop are to be a minimum of 150mm above the projecting surface in accordance with regulation 4.8.5. No electrical socket is to be located within 300mm of the sink unit. New ceiling mounted extract fan to be installed in the new store with an extraction rates of 15 litres per second and is to be ducted out through existing wall direct to external air. All ductwork to be rigid and are to be fitted with condensation traps.
- ⑬ 4.13.4 Doors and windows – product standards and component performance
To ensure a robust, basic standard of security, a doorset or window in the locations described in clause 4.13.1 should be designed and constructed in accordance with the general recommendations of the product standard appropriate for the material used, such as:
• BS 7412: 2007, for PVCu units;
• BS 644: 2009, for timber window units;
• BS 4873: 2009, for aluminium alloy units;
• BS 6510: 2005, for steel-framed units.
Glazing to new French doors and fanlight are to be double glazed units with each unit having a laminated glass outer pane and a toughened glass inner pane in accordance with regulation 4.8.2 and 4.13.4. All door and window jambs, lintols & cills to be insulated & silicon sealed to prevent cold bridging and air infiltration in accordance with regulation 6.2.10. New French doors and fanlight are to be in compliance with Section 2 of 'secured by design' in compliance with regulation 4.13.2. All new glazing to be designed to resist human impact as set out in BS 6262 : Part 4 : 2005 in accordance with regulation 4.8.2.
- ⑭ The new French doors and fanlight are to be fitted with trickle ventilators to provide the required trickle ventilation in accordance with regulation 3.14.3.