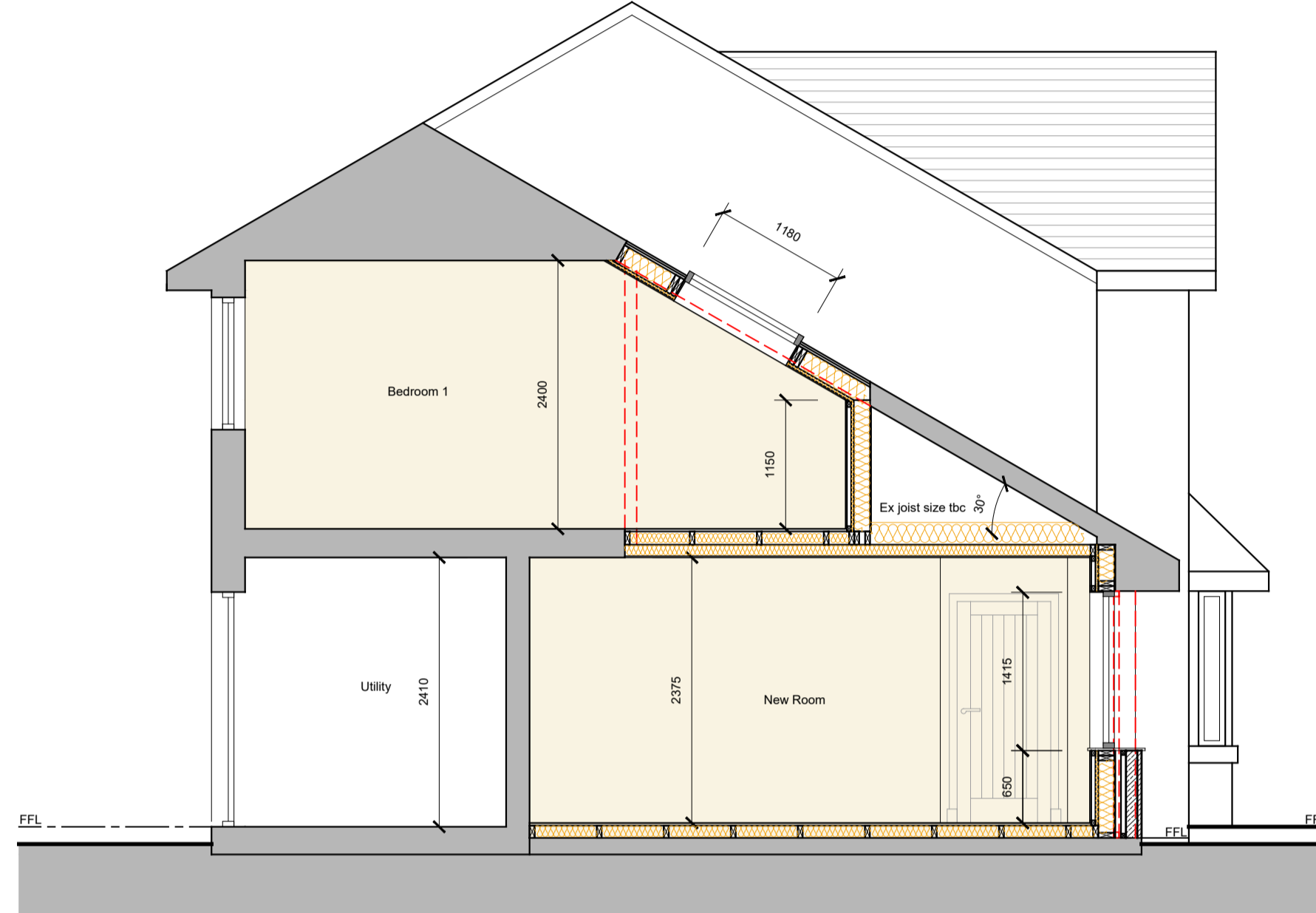
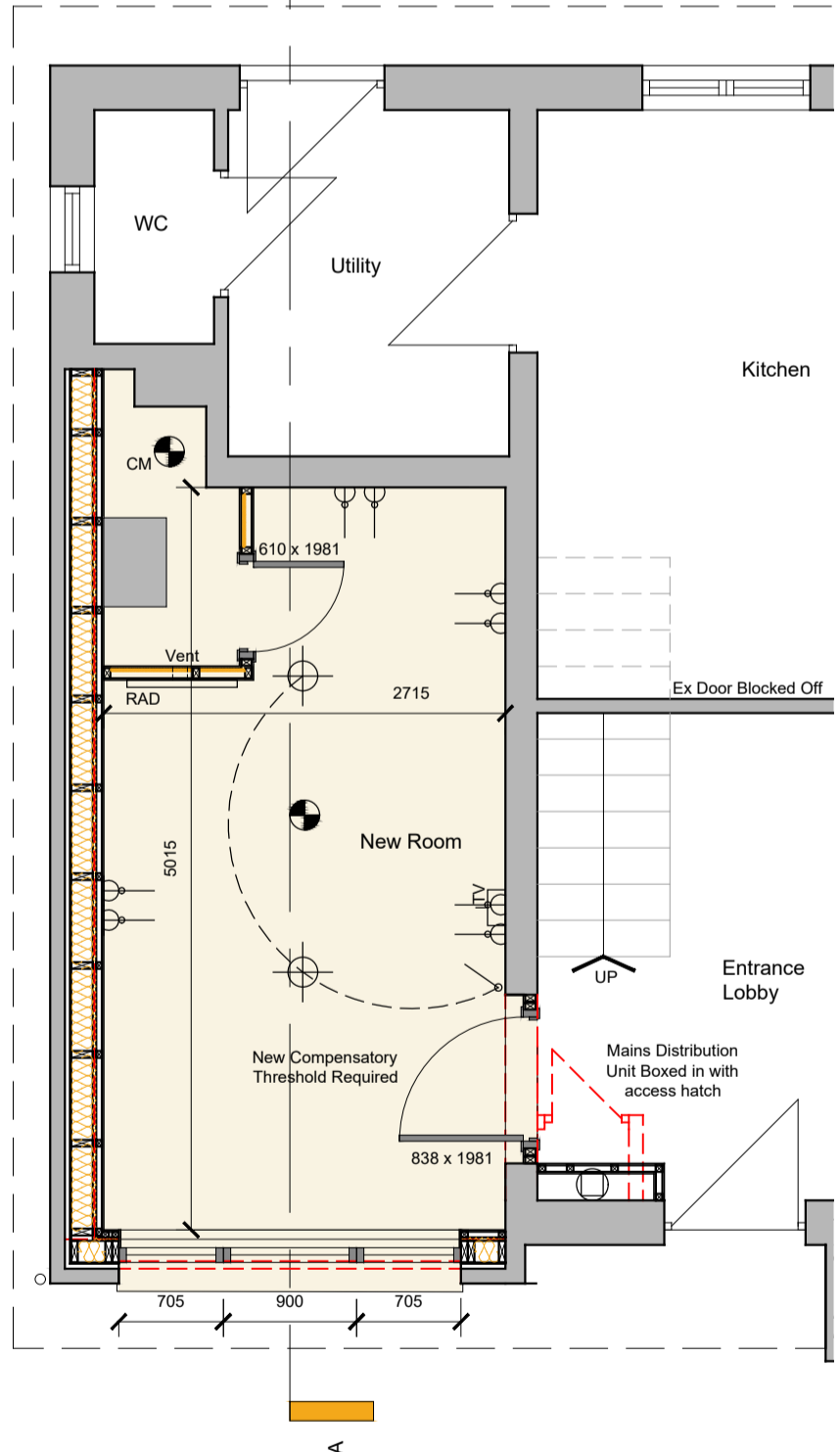


North-East Elevation
Scale 1:100

Site Location Plan
Scale 1:2500

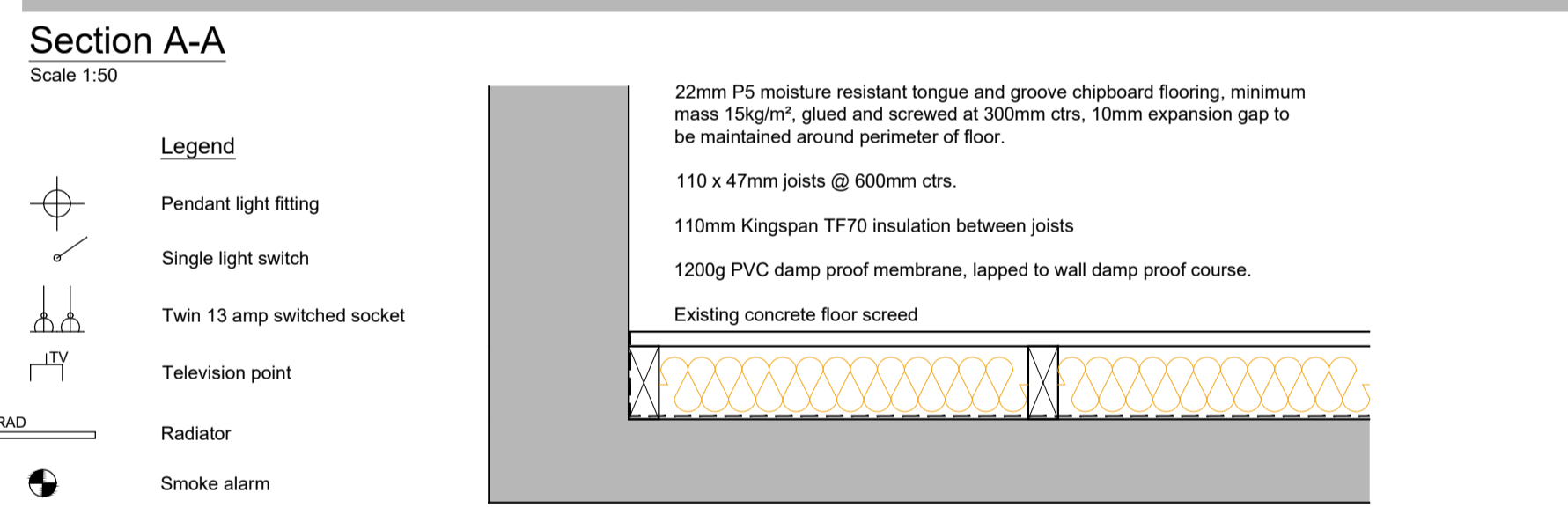


OS Map
Scale 1:25000



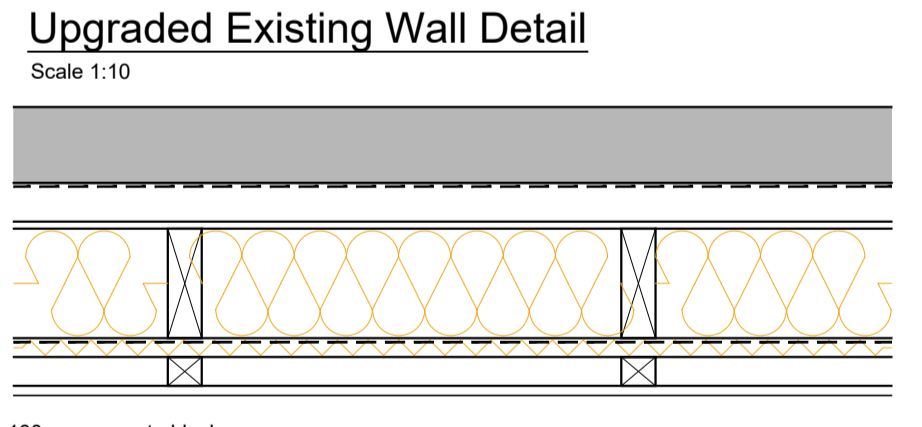
Section A-A
Scale 1:100

First Floor Plan
Scale 1:50

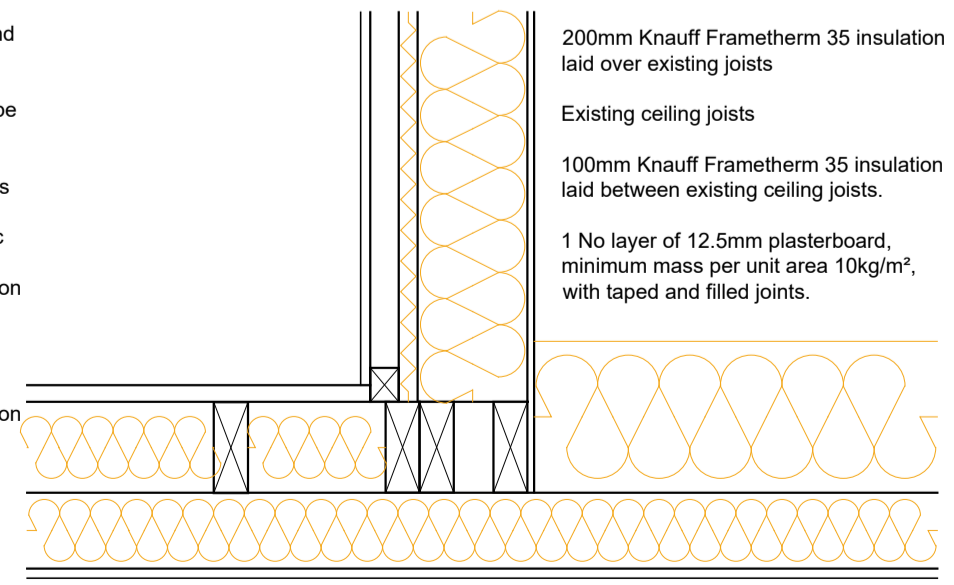


New Floor Detail
Scale 1:10

Ground Floor Plan
Scale 1:50



Upgraded Existing Wall Detail
Scale 1:10



First Floor - Ceiling Tie Junction Detail
Scale 1:10

Construction Notes

- 50 x 38mm treated w/w primary battens fixed vertically at 600mm ctrs.
- 45 x 38mm treated w/w counter battens fixed horizontally at 600mm ctrs
- 25mm composite cladding to be fixed vertically with stainless steel, ring shank nails. All cladding nails to be driven in by hand and finished flush with surface of timber cladding.
- 1200g PVC damp proof membrane, lapped to wall damp proof course.
- Packer on top of 150mm existing concrete screed.

Down Takings

All down takings to comply with BS6187: 2011 and HSAW Act 1974. Take down existing garage door as indicated on plan by dashed red lines and remove from site all materials and waste. Dust and debris levels are to be kept to a minimum at all times during demolition. All finishes to be made good.

Partitions - Acoustic partitions

- Build up from exterior to interior
- 12.5mm SoundBloc wallboard plasterboard, minimum mass per unit area 10kg/m², with taped and filled joints.
- 95 x 70mm framing at 600mm ctrs
- Absorbent layer of mineral wool batts or quilt (minimum thickness 25mm and minimum density 10 kg/m³) that may be wire reinforced and suspended in the cavity. All joints well sealed
- 12.5mm SoundBloc wallboard plasterboard, minimum mass per unit area 10kg/m², with taped and filled joints.

Windows

- All external doors, easily accessible windows and windows on ground floor to be designed and installed to resist forced entry. The design and installation of such windows & doors to be achieved by:
 - A. Meeting the recommendations for physical security in section 2 of 'secured by design' (ACPO, 2009); or
 - B. Use of doorsets and windows tested and certified by a notified body as meeting a recognised standard for security; and
 - C. By use of doorsets and windows manufactured to meet recognised product standards and defined component performance.
- Fixing of doorsets and windows to be in accordance with the recommendations given in section 8 of BS 8213-4: 2007 or the manufacturers written instructions where these meet or exceed the British Standard.

Existing Walls

- All windows to have a minimum glazed area of 1/15th and opening / ventilation area of 1/30th of the floor area of the apartment where they are to be fitted - this should be checked and confirmed by the manufacturer + installer.
- An operable window or rooflight, that provides natural ventilation to meet standard 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of not more than 1.7m above floor level, where access to controls is unobstructed; or not more than 1.5m above floor level, where access to controls is limited by a fixed obstruction of not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided; or not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation.
- The above guidance does not apply to windows or rooflights openable only for cleaning or maintenance purposes or that are controlled by an automatic system, or to trickle ventilators.
- All external windows & glazing to be resistant to forced entry by meeting recommendations for physical security in section 2 of 'secured by design' (acpo, 2009).
- All operable windows to be provided with key operated locking system, with removable key.
- The fitting and installation of external windows to meet recommendations given in section 8 of BS 8213-4:
 - 50mm cavity
 - Protect TF200 thermo breather membrane.
 - 9mm sheathing grade OSB (oriented strand board).
 - 145 x 47mm timber kit (see engineer spec). Sizes tbc on site.
 - 25mm Knauff Frametherm 35 insulation between studs
 - Vapour control layer.
 - 25mm Kingspan TW55 continuous insulation envelope
 - 38 x 45mm battens fixed to studs (38mm service void).
 - 12.5mm plasterboard, minimum mass per unit area 10kg/m², with taped and filled joints.

New Superstructure - Timber clad (vertical)

- Build up from interior to exterior:
 - 12.5mm plasterboard, minimum mass per unit area 10kg/m², with taped and filled joints.
 - 38 x 45mm battens fixed to stud (38mm service void).
 - 25mm Kingspan TW55 continuous insulation envelope
 - Vapour control layer
 - 145 x 47mm timber kit (see engineers spec).
 - 140mm Knauff Frametherm Roll 35 insulation between studs
 - 9mm sheathing grade OSB (oriented strand board).
 - Protect TF200 thermo breather membrane.

Acoustic partitions around apartments and sanitary facilities, indicated on plan as having insulation (see acoustic partition detail).

Windows to achieve a minimum u value of 1.4w/m²k or better. Windows fitted with adjustable vents (tv) a minimum 1.75m from floor level, have a vent area of at least 12,000mm² to every apartment and 10,000mm² to every other room. Friction stay hinge mechanisms fitted to all ground floor windows.

Plasterboard provides 172-hour fire protection.

Plasterboard provides 172-hour fire protection.

Ground Floor - Floating floor over ex. concrete slab

- Build up from finished floor level to ground:
 - 22mm P5 moisture resistant tongue and groove chipboard flooring, minimum mass 15kg/m², glued and screwed at 300mm ctrs, 10mm expansion gap to be maintained around perimeter of floor.
 - 110mm battens with 110mm Kingspan TF70 insulation between joists with 50mm edge insulation.
 - 1200g PVC damp proof membrane, lapped to wall damp proof course.
 - Packer on top of 150mm existing concrete screed.

U-Values (W/m²K)

Floor	0.15
Walls	0.16
Roof	0.12
Windows	1.40 (manufacturer's value)
Doors	1.40 (manufacturer's value)

Cavity Barriers

Cavity barriers to be fitted round new opening. All cavity barriers to be tightly fitted against structural kit panel and wrapped with DPC.

Window & Door Security

All external doors, easily accessible windows and windows on ground floor to be designed and installed to resist forced entry. The design and installation of such windows & doors to be achieved by:

- A. Meeting the recommendations for physical security in section 2 of 'secured by design' (ACPO, 2009); or
- B. Use of doorsets and windows tested and certified by a notified body as meeting a recognised standard for security; and
- C. By use of doorsets and windows manufactured to meet recognised product standards and defined component performance.

 Fixing of doorsets and windows to be in accordance with the recommendations given in section 8 of BS 8213-4: 2007 or the manufacturers written instructions where these meet or exceed the British Standard.

Glazing

All glazing to be safety toughened and in accordance with BS 6262: part 4: 2005 where it is (a) within 800mm of the floor / ground level, (b) part of a door leaf and (c) within 300mm of a door leaf and within 1.5m of the floor / ground level.

Air Infiltration

Infiltration of air into buildings is to be prevented as far as reasonably practicable by:

- A. sealing dry lining junctions between walls ceilings and floors and at window door and roof opening
- B. sealing vapour control membranes in timber framed and other framed panel construction
- C. sealing at services pipe penetrations through the fabric of the building and around pipe and other service boxing
- D. fitting of draft exclusion strips in the frames of opening sections of windows external doors and roof lights.

Electrical

All electrical work to be installed all as per current I.E.E regulations and to be in accordance with BS7671: 2008. Electrical compliance certificate required at the completion of the project from a 'select' or 'NICEIC' registered company.

Lighting

External light at principal / accessible entrance to be capable of automatic illumination. A minimum of 100% of the fixed light fittings and lamps installed should be low energy type. Fittings may be either dedicated fittings which will have a separate control gear and will only take fluorescent lamps (pin based lamps) or fittings including lamps with integrated control gear (bayonet or Edison screw base lamps). Low energy fittings should include the provision of low energy bulbs. Fixed external lighting should either:

- be rated at not more than 100 lamp-watts per light fitting with automatic control by both movement detection (e.g. PIR) and photocell to ensure operation only when needed or
- have fittings with an efficacy of at least 45 lumens per circuit-watt, with automatically control by photocell to ensure operation only when needed.

General

All dimensions to be verified on site prior to the manufacture of the timber kit panels, commencement of any works or to the manufacture of any other components. All works to be carried out in full accordance with the Building Standards 2007 (Scotland) and all latest amendments. All thermal bridging to be done in accordance with bre report 262. All new white wood (w/w) to be treated with suitable preservative to be structural grade sc3 (c16) unless noted and in accordance with BS 5268. All components to be installed in full accordance with the manufacturers printed instructions, specifications and details. All named components to be installed as specified or to

Smoke Detection System - Existing dwelling house

Existing house smoke detection to be upgraded as per the tolerable standard being amended in February 2022. This change will require all domestic properties, houses, flats and maisonettes to have a fire detection and alarm system. It is a recommendation that the opportunity is taken to upgrade the system during the works. The new standard requires:

- one smoke alarm installed in the room most frequently used for general daytime living purposes
- one smoke alarm in every circulation space on each storey, such as hallways and landings
- one heat alarm installed in every kitchen

 All alarms should be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance (such as boilers, fires (including open fires) and heaters) or a flue, a carbon monoxide detector is also required which does not need to be linked to the fire alarms. Carbon Monoxide detector to be installed beside boiler in attic space.

Lighting

External light at principal / accessible entrance to be capable of automatic illumination. A minimum of 100% of the fixed light fittings and lamps installed should be low energy type. Fittings may be either dedicated fittings which will have a separate control gear and will only take fluorescent lamps (pin based lamps) or fittings including lamps with integrated control gear (bayonet or Edison screw base lamps). Low energy fittings should include the provision of low energy bulbs. Fixed external lighting should either:

- be rated at not more than 100 lamp-watts per light fitting with automatic control by both movement detection (e.g. PIR) and photocell to ensure operation only when needed or
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General

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MATERIALS

- Wall finish - Beige dry dash, Tan stone tiles
- Roof finish - Brown concrete tiles
- Window and door finish - White uPVC doors and windows
- Existing ceiling joists
- 100mm Knauff Frametherm 35 insulation laid between existing ceiling joists.
- 1 No layer of 12.5mm plasterboard, minimum mass per unit area 10kg/m², with taped and filled joints.

Rev:	Details:	Date:	By:

Project
Garage Conversion and Internal Alterations

At:
**24 Bogbeth Rise,
Kemnay,
Inverurie,
AB51 5RR**

For: **Debbie Bateman**

Warrant Drawing

Scale: **As noted @ A1** Date: **Oct 2023**

Revision: **-** Dwg No: **3000-030**

1-01464 841113 | e-office@johnwinkdesign.co.uk
Middown of Foudland | Glens of Foudland | Huntly | Aberdeenshire | AB54 6AR

Note
Dimensions must not be scaled from this drawing. If in any doubt - ask! All dimensions to be checked prior to work commencing or prior to any components being manufactured. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, building regulations, IEE regulations and all HSE acts.

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