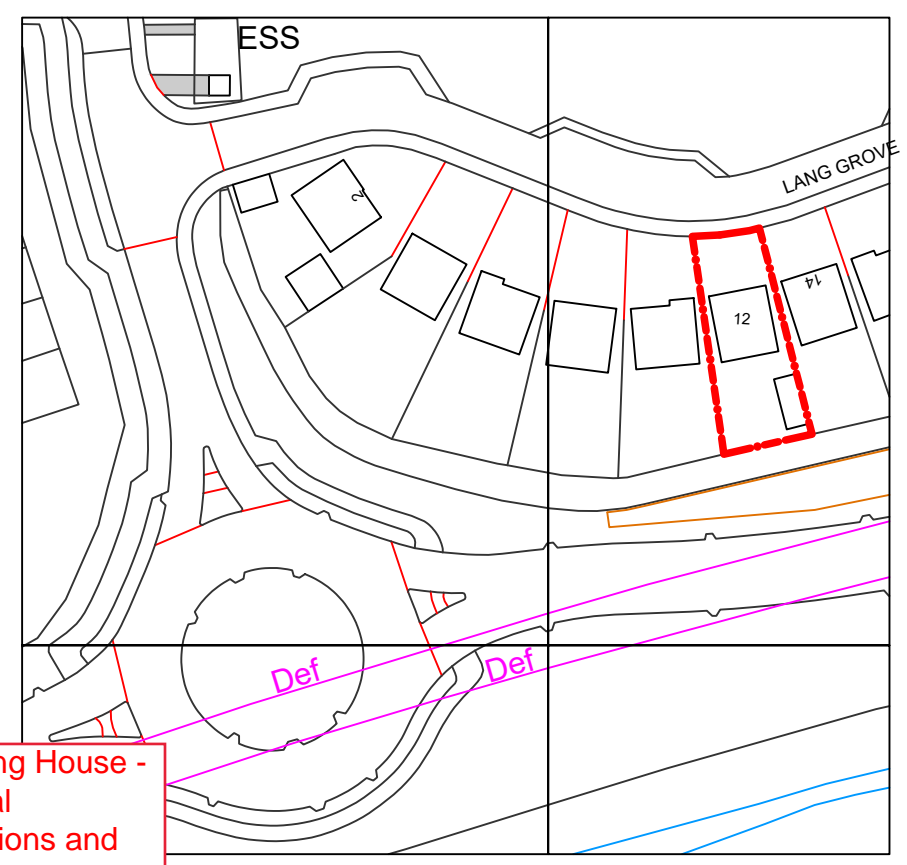


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SITE/ BLOCK PLAN

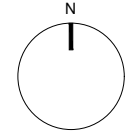
Scale 1:200



Dwelling House -
 Internal
 Alterations and
 Garage
 Conversion of
 existing integral
 garage

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LOCATION PLAN



Rev.	Date	Details	Drawn	Checked
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Issued for: **BUILDING WARRANT**

Project/Client:
ALTERATIONS - GARAGE CONVERSION
 12 LANG GROVE, BATHGATE, WEST LOTHIAN, EH48 2GT
 FOR MR R CLARK

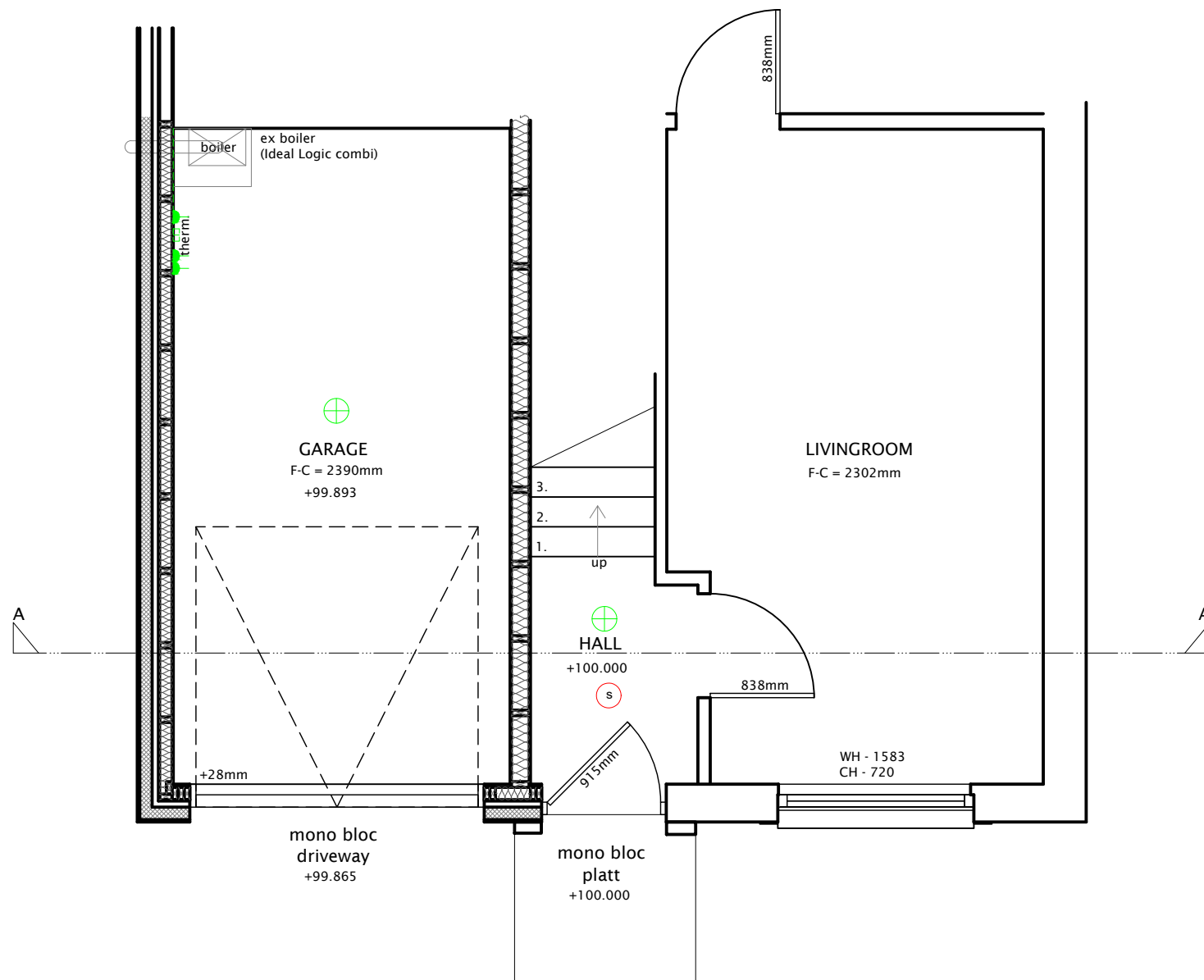
Drawing:
SITE & LOCATION PLAN
 AS EXISTING

Dwg No: 2402 - D101	Scale: AS NOTED	@A3
Rev: -	Drawn By: FB	Date: 14.02.2024

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EXISTING GROUND FLOOR PLAN (Part Plan)

Scale 1:50



- LEGEND**
- single switched wall socket
 - Double switched wall socket
 - single switched wall socket 1200mm above floor level
 - Double switched wall socket 1200mm above floor level
 - High level isolator switch for extract fan
 - 1 gang light switch
 - 2 gang light switch
 - 1 gang two way light switch
 - 2 gang two way light switch
 - Pendant light fitting
 - Recessed downlighter
 - wall light
 - external light
 - extract fan
 - smoke detector
 - heat detector
 - optical smoke detector
 - carbon dioxide detector
 - carbon monoxide detector
 - radiator

Rev.	Date	Details	Drawn	Checked
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Project/Client:
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 12 LANG GROVE, BATHGATE, WEST LOTHIAN, EH48 2GT
 FOR MR R CLARK

Drawing:
 GROUND FLOOR PLAN (PART PLAN)
 AS EXISTING

Dwg No: 2402 - D102	Scale: AS NOTED	@A3
Rev: -	Drawn By: FB	Date: 14.02.2024

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WINDOW/DOOR OPENING SCHEDULE

UNIT (HxW)	UNIT AREA	OPENABLE AREA
O1 Window (4no pane) fixed/tilt & turn (0.59x1.03)	2375x1405mm 3.33m ²	1.21m ²

TOTAL AREAS (CONVERSION)	3.33m ²	1.21m ²
--------------------------	--------------------	--------------------

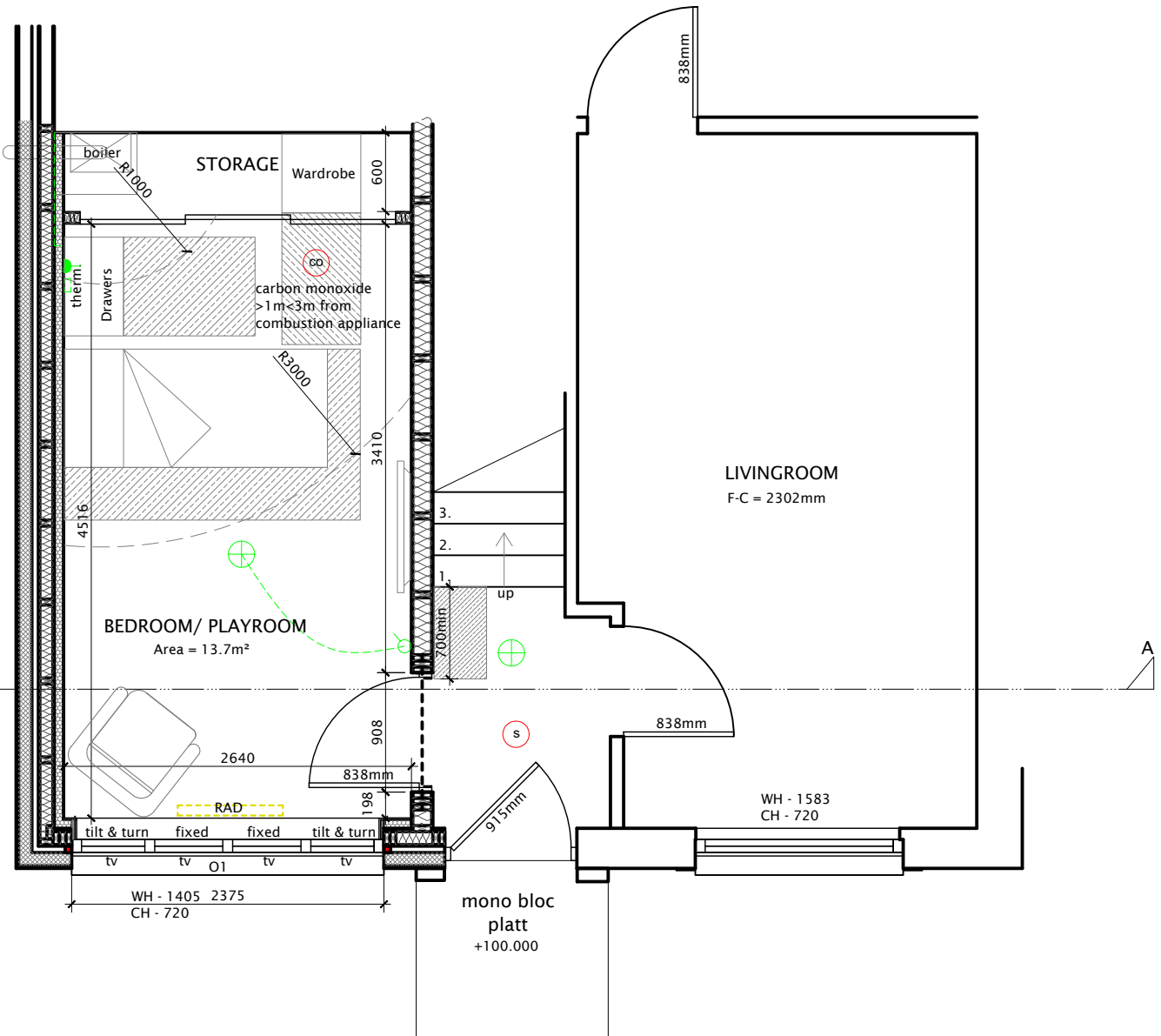
DAYLIGHTING CALCULATION - Glazed opening to be minimum 1/15th are of floor area they serve				
ACCOMMODATION/ ROOM NAME	AREA m ²	1/15th Area = Required glazed openings	Proposed Area of Glazed Openings m ²	Glazed openings > 1/15th Floor Area to comply
Bedroom/ Playroom	13.7m ²	0.91m ²	3.33m ²	3.33m ² > 0.91m ² and therefore complies with reg 3.16.1

VENTILATION CALCULATION - Openable area to be minimum 1/20th are of floor area they serve					
ACCOMMODATION/ ROOM NAME	AREA m ²	1/20th Area = Required glazed openings	Proposed openable area	Openable area > 1/20th Floor Area to comply	Ventilation & Trickle Ventilation Requirements (per reg 3.14.4)
Bedroom/ Playroom	13.7m ²	0.685m ²	1.21m ²	1.21m ² > 0.685m ² therefore complies with reg 3.14.3	12,000mm ²

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- LEGEND
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 - Double switched wall socket
 - single switched wall socket 1200mm above floor level
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 - Pendant light fitting
 - Recessed downlighter
 - wall light
 - external light
 - extract fan
 - smoke detector
 - heat detector
 - optical smoke detector
 - carbon dioxide detector
 - carbon monoxide detector
 - radiator

- ex external walls assumed to be: pebble dash harling; 100mm masonry outer leaf; 50mm cavity; breather membrane; 9.5mm exterior grade plywood; 45x95mm C16 timber kit; mineral quilt between studs; plasterboard internal lining.
- ex external walls to be lined with insulated backed plasterboard
- existing combi boiler to be retained and cupboard to be formed to suit new room layout
- Carbon monoxide detectors in the space containing the combustion appliance should be sited between 1m and 3m from the appliance, as indicated on plan
- ex surface mounted thermostat and electrics/ conduit to be repositioned to suit/ to Client preference
- Apartments to be provided with a ventilator with an opening area of 1/30th of the floor area it serves with 12,000mm² trickle ventilation minimum 1750mm above floor level (eg. in window head)
- New structural opening from hall to form access to new Bedroom - *Contractor to establish wall construction on site
- Opening formed in ex separating wall between hall and garage, to comprise of 3no. 45x220mm C24 timber lintels spiked together with 2no. 45x145mm C16 timber cripple studs either side (ex wall assumed to be 145x45mm timber frame construction)
- New access door to be located 700min clear of ex bottom step to allow for future stair lift provision
- Existing garage door removed; wall below to be built up per ex construction and new window fitted to opening
- Additional wall ties to be added at cut downs at 225mm centres within 300mm of cut down
- 50x50mm rockwool tcb cavity barriers to be installed to jambs, cill and lintel



PROPOSED GROUND FLOOR PLAN (Part Plan)

Scale 1:50



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Project/Client:
 ALTERATIONS - GARAGE CONVERSION
 12 LANG GROVE, BATHGATE, WEST LOTHIAN, EH48 2GT
 FOR MR R CLARK

Drawing:
 GROUND FLOOR PLAN (PART PLAN)
 AS PROPOSED

Dwg No:	Scale:	
2402 - D103	AS NOTED	@A3
Rev:	Drawn By:	Date:
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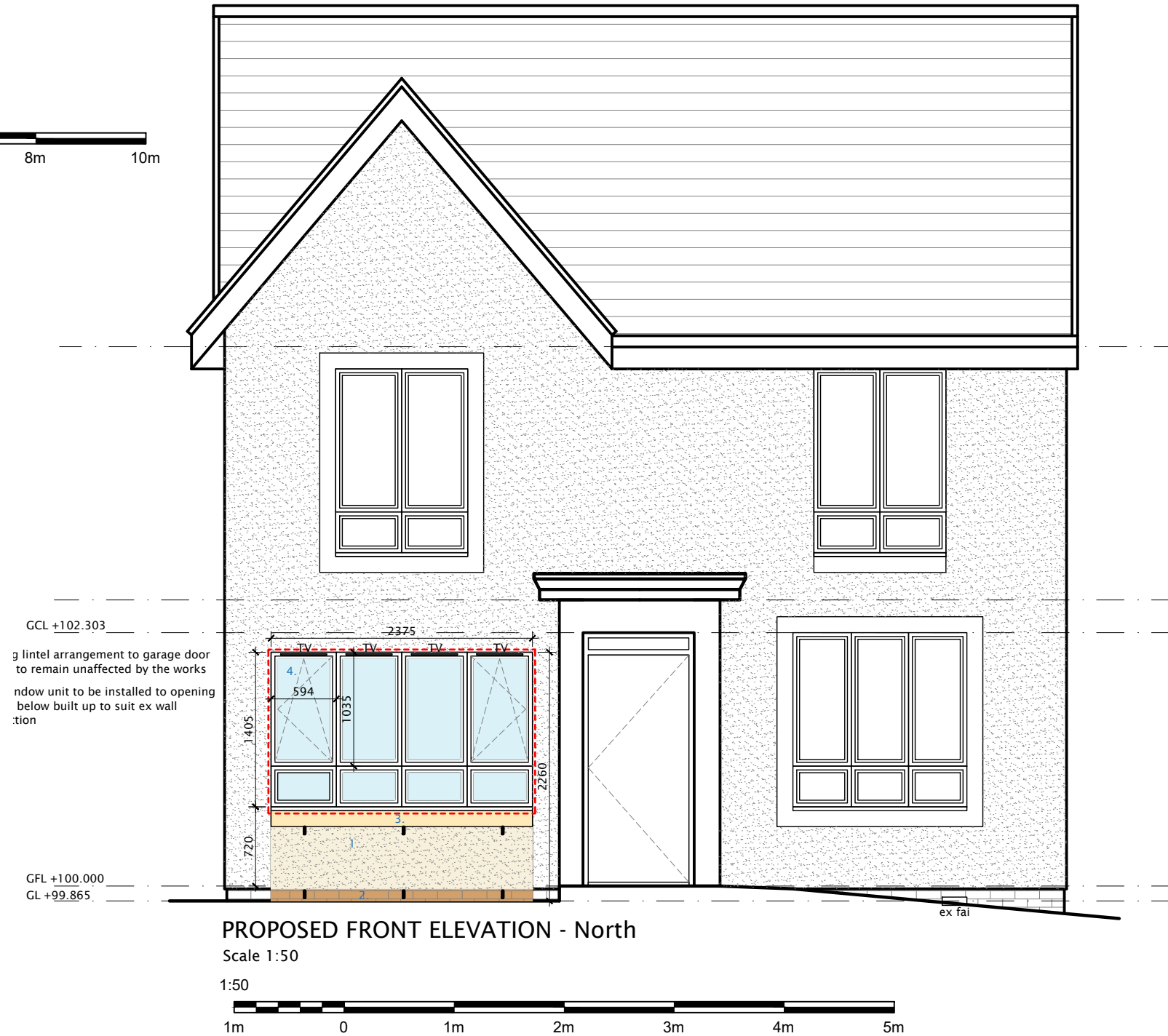
1. Ex pebble dash finish - off white
2. Ex facing brick base course - light brown
3. Ex feature stone banding/ window cill detail - natural/ buff
4. upvc windows - white



1. Pebble dash finish to match ex - off white
2. Facing brick base course to match ex - light brown
3. Feature stone banding/ window cill detail to match ex - natural/ buff
4. upvc windows to match ex - white

10x65mm perpend ventilators at 1200mm centres at the top and bottom of the wall and above and below windows

Cavity Barriers
- cavity barriers (as per spec) to masonry outer leaf walls



g lintel arrangement to garage door to remain unaffected by the works
ndow unit to be installed to opening below built up to suit ex wall
:tion

notes:
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Project/Client:
ALTERATIONS - GARAGE CONVERSION
12 LANG GROVE, BATHGATE, WEST LOTHIAN, EH48 2GT
FOR MR R CLARK

Drawing:
FRONT ELEVATION (NORTH)
EXISTING & PROPOSED

Dwg No: 2402 - D201	Scale: AS NOTED	@A3
Rev:	Drawn By: FB	Date: 14.02.2024

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