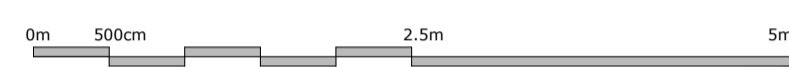
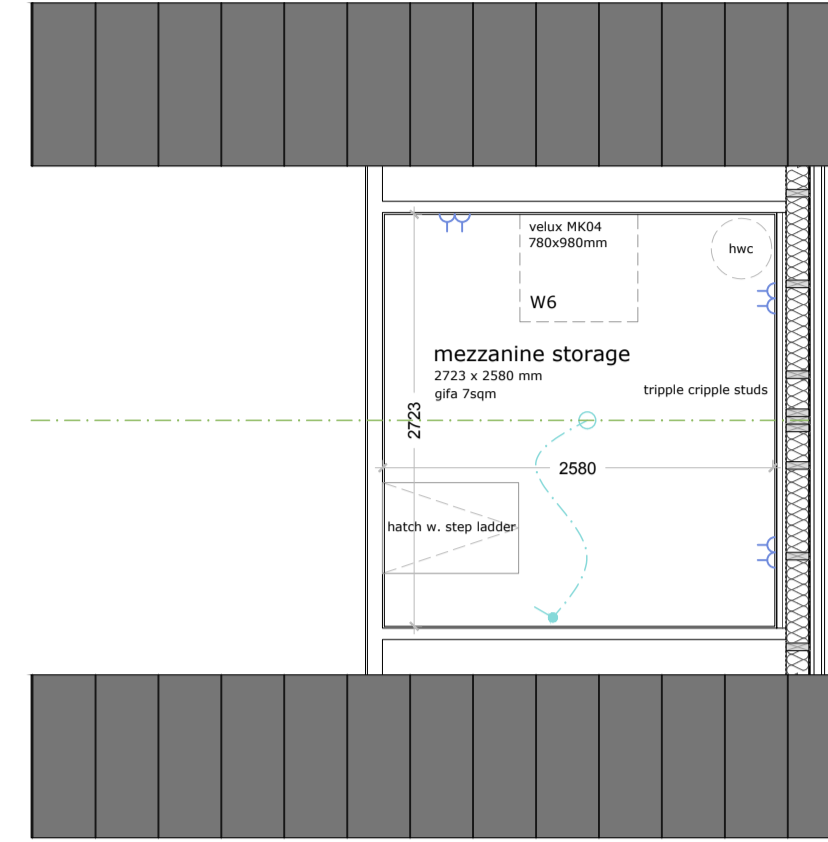


ground floor plan as proposed  
scale 1:50



mezzanine floor plan as proposed  
scale 1:50 @ a3



**Electrical Legend**

- 1 way switch
- pendant light fitting
- recessed downlighter
- 2 gang switched socket outlet (white finish, 450mm APFL)
- 2 gang switched socket outlet (white finish, 450mm APFL)
- cooker/washing machine control unit with 1 gang switched socket
- telephone point
- tv point
- external light
- smoke detector
- heat detector
- carbon monoxide detector
- extractor fan
- consumer unit/meter

**Internal Door Schedule**

Number	Width(mm)	Height(mm)	Note
GF1	726	1980	lockable
GF2	800	1875	sliding door

**NOTE:**  
main roof 42 degree pitch  
lower roof 35 degree pitch  
Ground floor area = 39.7sqm  
Mezz floor area = 7sqm  
Total floor area = 46.7sqm

**NOTE:**  
all external dimensions taken to inside face of structural frame  
internal dimensions taken to inside finished wall

**Window/Door Schedule (All Windows & Doors Double Glazed)**  
(ACTUAL UNIT SIZES SHOWN IN SCHEDULE - TIMBER FRAME DIMENSIONS SHOWN ON FLOOR PLANS)

Number	Width(mm)	Height(mm)	Type
W1	875	915	Double hung
W2	790	1070	Double hung
W3	850	1070	Double hung
W4	650	695	Awning
W5	650	695	Awning (frosted)
W6	780	980	Velux MK04
D1	1016bxc	1875bxc	double door dark grey timber effect pvc
D2	1000	2015	double doors fully glazed

**NOTE:**  
All sizes to be taken and checked on site by the contractor prior to preparation of shop drawings or fabrication of parts.  
This drawing should not be scaled. Any discrepancies to be brought to the immediate attention of the architectural designer.  
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**NOTES**

**WALL CONSTRUCTION**  
Extension clad in 20mm vertical larch, on 50mm timber battens, on 25mm counter battens.  
Internal leaf to consist of Breather Membrane, on 9mm thick exterior grade treated plywood sheathing (WBP to BS 6566), on ex 150 x 50mm s.w. C16 stud framing at 600mm crs, with 150mm Frametherm insulation quilt inset between studs, on 1 layer G66 MU polythene vapour barrier, on 25mm Celotex FR500, on 30 x 50mm battens to provide service void, on 12.5mm T & F plasterboard finish internally.  
Specified extension wall construction to achieve U-value 0. 15 W/m<sup>2</sup> K.  
See U-value calculations for details.  
Existing walls 600mm solid stone with new timber frame lining leaving 25mm void.  
Internal leaf to consist of Breather Membrane, on 100 x 50mm s.w. C16 stud framing at 600mm crs, with 150mm Frametherm insulation quilt inset between studs, on 1 layer G66 MU polythene vapour barrier, on 25mm Celotex PL4000 insulated plasterboard finish internally.  
Specified existing stone wall with timber frame to achieve U-value 0. 18 W/m<sup>2</sup> K.  
See U-value calculations for details.  
Existing stone walls to original cottage re-pointed and painted white with lime mortar skim to internal side.  
All existing lintels to be checked on site and replaced if required.

**ROOF CONSTRUCTION**  
Anthracite Grey/Black standing seam steel roof to existing building, on 50 x 50 fixing battens, on 25 x 32 counter battens providing ventilated cavity, all 1 layer Breather Membrane, on 150 x 22mm butt jointed sarking board, on 25mm insulation, on partially exposed roof rafters to BS 5268 part C at max 600mm crs, with 100mm insulation between and plasterboard lining finish.  
Glulam ridge beams to vaulted ceilings and rafters partially exposed within vaulted ceilings, as shown in drawings.  
Specified roof construction to achieve U-value 0. 17 W/m<sup>2</sup> K.  
See U-value calculations for details.

**GROUND FLOOR CONSTRUCTION**  
150mm compacted hardcore blinded with sand, Cordeck Radon Membrane, 50mm blinding concrete, 150mm ventilated cavity, 150x25mm C16 suspended timber floor joists at 400mm centres with 150mm insulation between, 22mm chipboard, floor finish tbc.  
Specified floor construction to achieve U-value 0. 18 W/m<sup>2</sup> K.  
See U-value calculations for details.

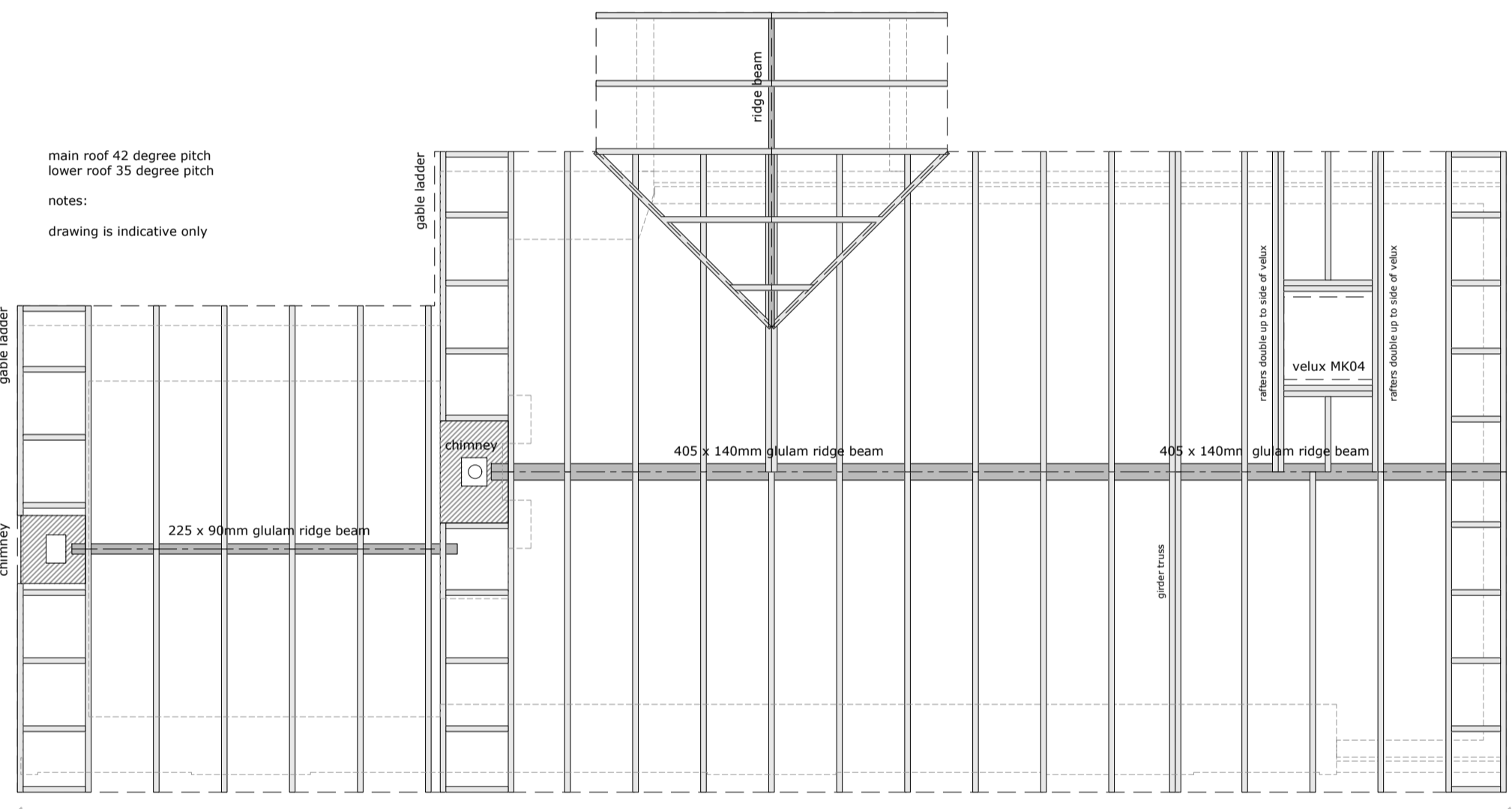
**MEZZANINE FLOOR CONSTRUCTION**  
Floor finish tbc, on 22mm chipboard on double 150 x 50mm solid timber joists at 400mm crs, with 150mm insulation between, on 2 layers of 12.5mm plasterboard to GF ceiling.

**NEW INTERNAL PARTITION**  
One layer of 12.5mm gyproc wallboard each side of 75 x 50mm timber studs at 600mm centres to provide 30 minutes fire resistance.  
Bathroom walls to have robust wall construction of 75mm studs at 600mm centres with 18mm plywood to bathroom side of stud and 12.5mm gyproc wallboard to each side, to provide 30 minutes fire resistance.  
Moisture resistant wallboard to all wet area side of partitions, ie. en-suites, toilets, kitchen etc.  
All partitions to be constructed in accordance with manufacturers written instructions and recommendations including junction details to avoid flanking, gyproc sealant and gyproc freestrips as indicated. Any alternative partition specification to be confirmed by the contractor as equal to the above and to meet with required fire resistance.

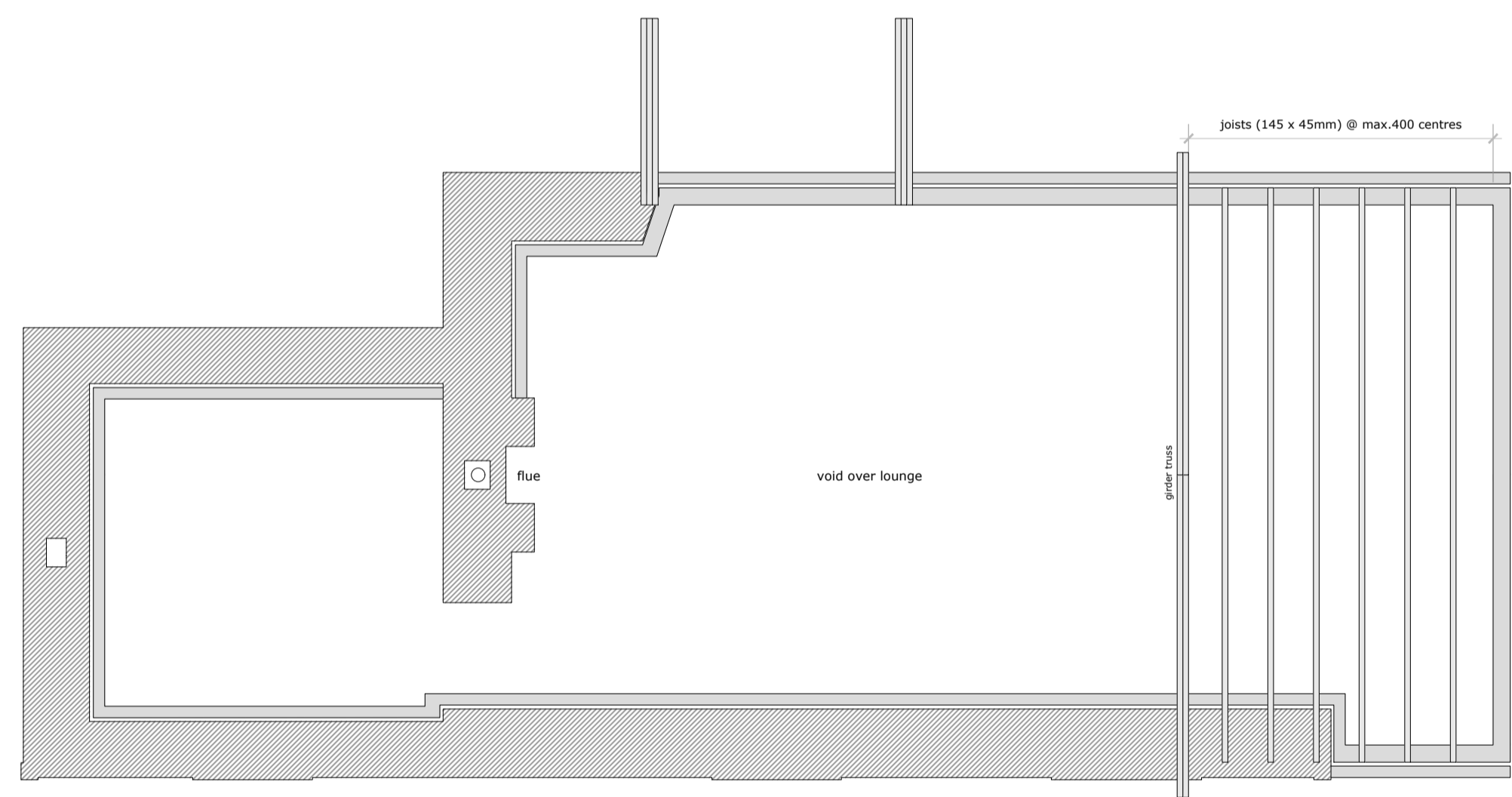
**NEW SHED CONSTRUCTION**  
Shed clad in 20mm vertical larch on 50mm timber battens on 25mm counter battens. Internal leaf to consist of Breather Membrane by 195 Insulation on 9mm thick exterior grade treated plywood sheathing (WBP to BS 6566) on ex 100 x 50mm s.w. C16 stud framing at 600mm crs, with 150mm Frametherm insulation quilt inset between studs, on 1 layer G66 MU polythene vapour barrier, on 19mm plywood finish internally.

**DRAINAGE**  
All existing drainage provisions to be checked fit for purpose and retained.  
Contractor to investigate existing drainage system and complete design for connection of new foul drainage in accordance with BS EN 12056-1: 2000 and BS EN 12056-2: 2000 and wastewater drainage to be in accordance with BS EN 12056-2: 2000.  
Below ground drainage and sewer system to be designed and installed in accordance with BS EN 752: 2008 and comply with all Local Authority Bylaws.  
All new drainage to comprise of the following:  
WC's - 110mm dia. drainage pipework  
WHB's - 12/40mm dia. drainage pipework  
Sinks - 32/40mm dia. drainage pipework  
Anti-siphon traps to sinks, WHB's as necessary and air admittance valve at end of new drainage run.  
All sinks to have roddable access / cleaning eye at all bends in main runs.  
Stub stacks to be provided where necessary with air admittance valve above the highest water level of the appliances it serves.  
All pipework to be concealed and installed to allow adequate access for testing / maintenance.  
Fire collar to be installed where pipes pass through fire rated wall or floor to maintain fire integrity. Slow bends to be installed where required.

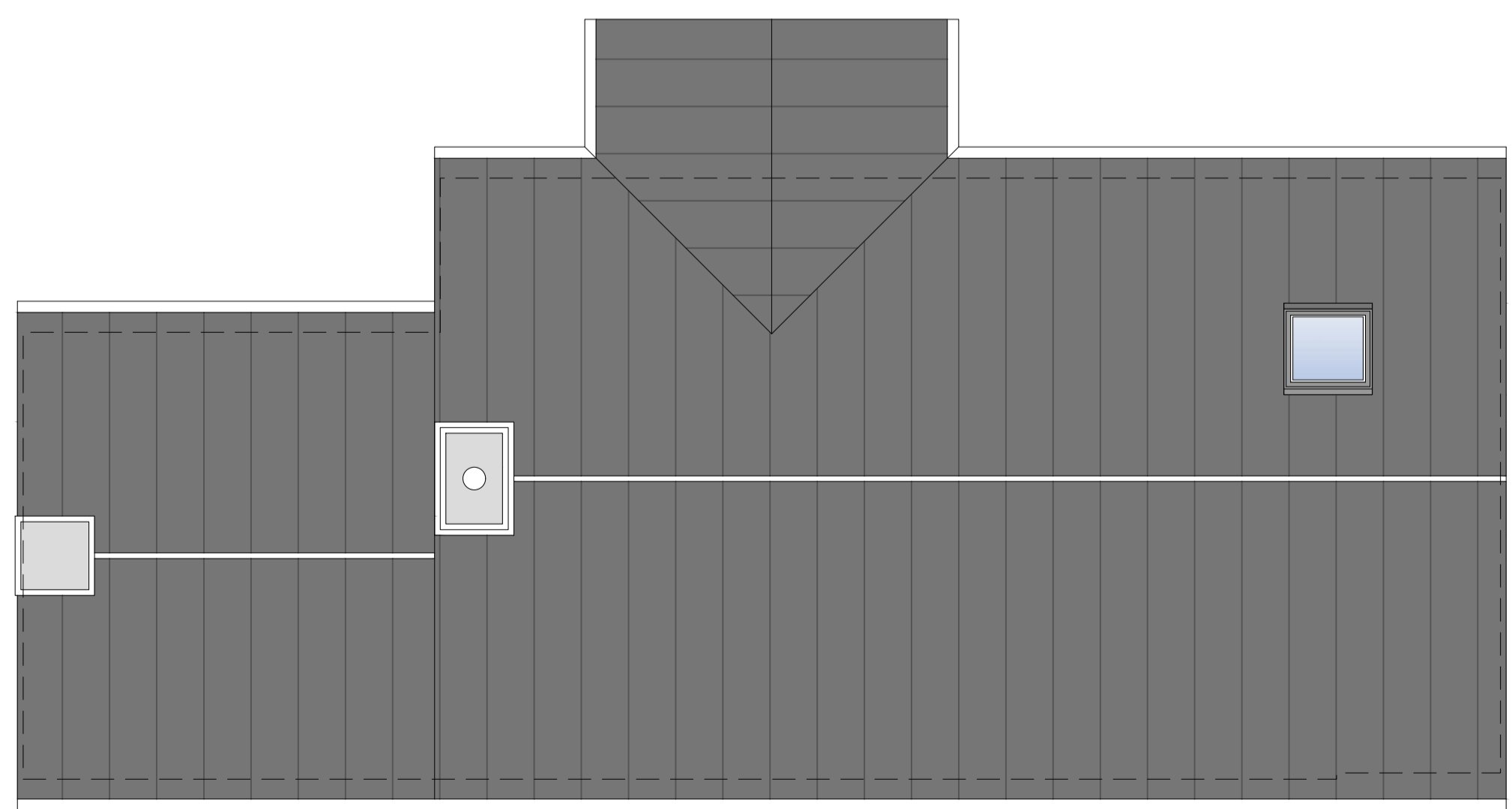
**HEATING/HOT WATER SYSTEM**  
Electric radiators to ground floor.  
Air source heat pump - Mitsubishi Ecodan Ultraquiet (or equivalent) with unit outside - feeding into hot water in mezzanine.  
-SKW Wood burning stove for back up.  
All setting out to be subject to detailed site survey by contractor prior to construction.



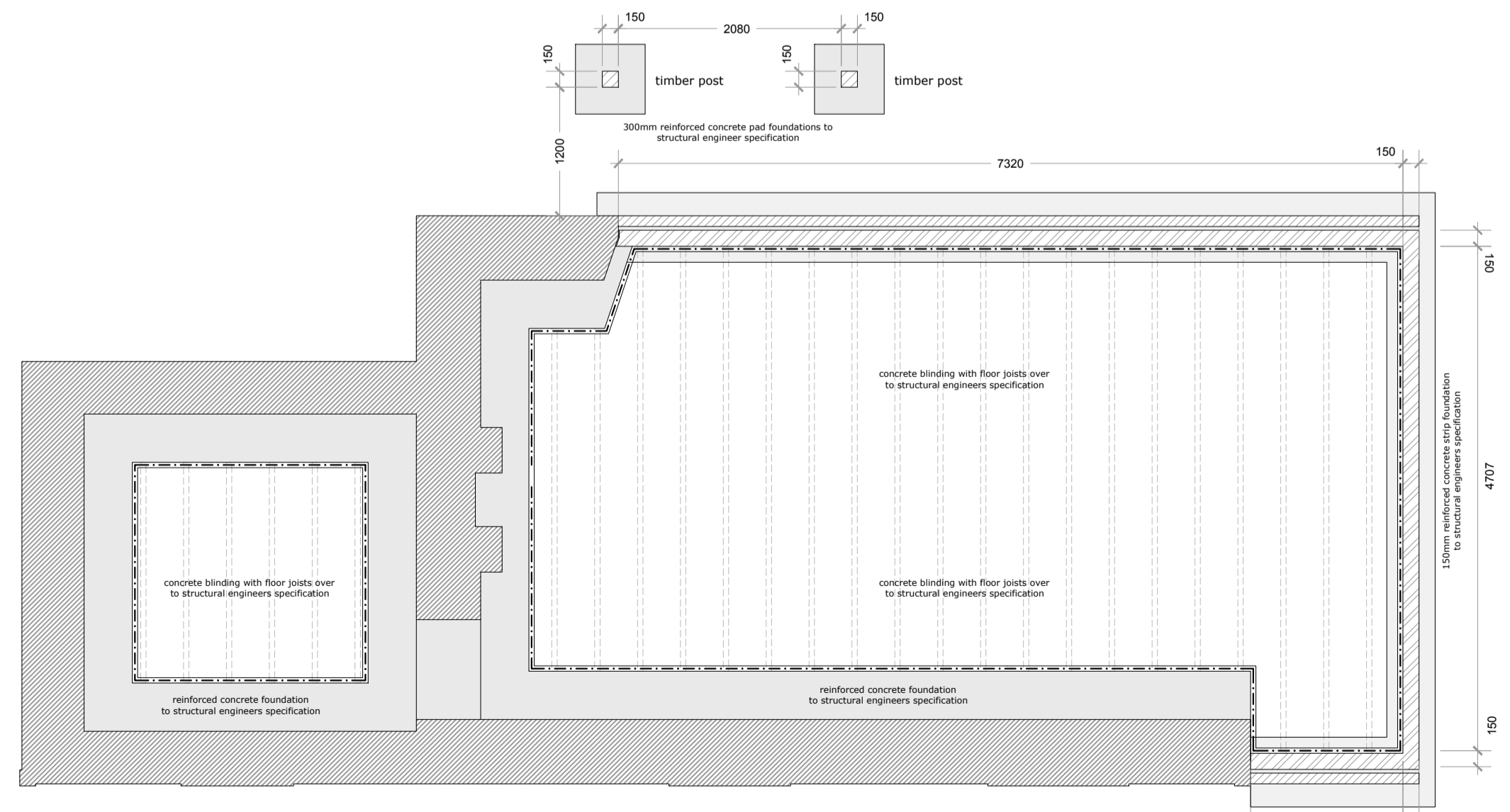
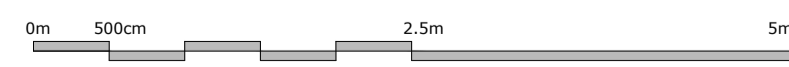
rafter plan as proposed  
scale 1:50



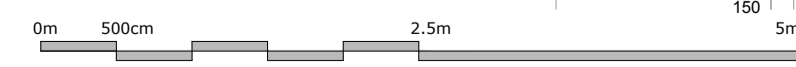
first floor joist plan  
scale 1:50



roof plan as proposed  
scale 1:50



foundation plan  
scale 1:50



**HEGER**  
ARCHITECTURE & DESIGN

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Project	REFURBISHMENT OF EXISTING COTTAGE	Scale	1:50@A1
	THE OLD CROFT, FREE CHURCH ROAD, BUNOICH, P32 4DQ	Date	06/10/20
Client	MR MARK ROSS	Job No.	202005
Title	CROFT HOUSE AS ROPOSED PLANS	Dwg No.	BW01
Issue Purpose	BUILDING WARRANT	Drawn	KH
		Rev.	B