

EXISTING GROUND FLOOR PLAN 1:100

ELECTRICAL LEGEND			
	LIGHT SWITCH		PENDANT LIGHT
	TWIN 13A POWER POINT		MAINS OPERATED SMOKE ALARM
	EXTRACT FAN		FUSEBOX
	PULL CHORD LIGHT SWITCH		PHONE POINT
	DOWNLIGHTER		WALL LIGHT
	TV POINT		HEAT DETECTOR
	CARBON MONOXIDE MONITOR		

Electrical layout indicative only, final position of fixtures and fittings to client's specification.

Existing wall shown dotted to be carefully demolished by hand in accordance with BS 6187: 2011 and HASAW Act 1974. All materials to be removed from site to a licensed tip. The contractor to ensure the structural integrity and stability of the building at all times during dewatering and to provide adequate temporary supports. Make good all finishes on completion of works. Beam over slapping as per structural engineer's details and to be sheathed with 2 layers of 15mm Gyproc fireline board, laid crossbonded with all joints taped and filled. Minimum height to the underside of the beam to be 2100mm.

Cupboard to be formed at existing kitchen door with 175 x 50mm sw studs at 400mm centres with a minimum and lined both sides with 12.5mm plasterboard all joints taped and filled.

Kitchen to have a sink with the necessary piped supply of hot and cold water, with the cold water supply being taken direct from the rising main. Final kitchen layout to be to client's specifications. A minimum of one cubic metre of storage to be provided within kitchen area. A mechanical extract fan to be installed in kitchen capable of an extraction rate of 60 litres per second and one air change per hour and ducted to a suitable terminal at external air. Kitchen layout to include an unobstructed manoeuvring space of 1.5m x 1.5m square or an ellipse of 1.4m x 1.8m in front of oven. Kitchen to have 6 x 13amp socket outlets, at least three of which should be located above worktop level in addition to any socket outlets provided for floor standing white goods or built in appliances. A heat alarm to be installed within the kitchen in accordance with BS 5446: Part 2: 2003 and ceiling mounted between 25 mm and 150mm below the ceiling.

Toilet to be fitted with the appropriate sanitaryware, and to have the necessary piped supply of hot and cold water.

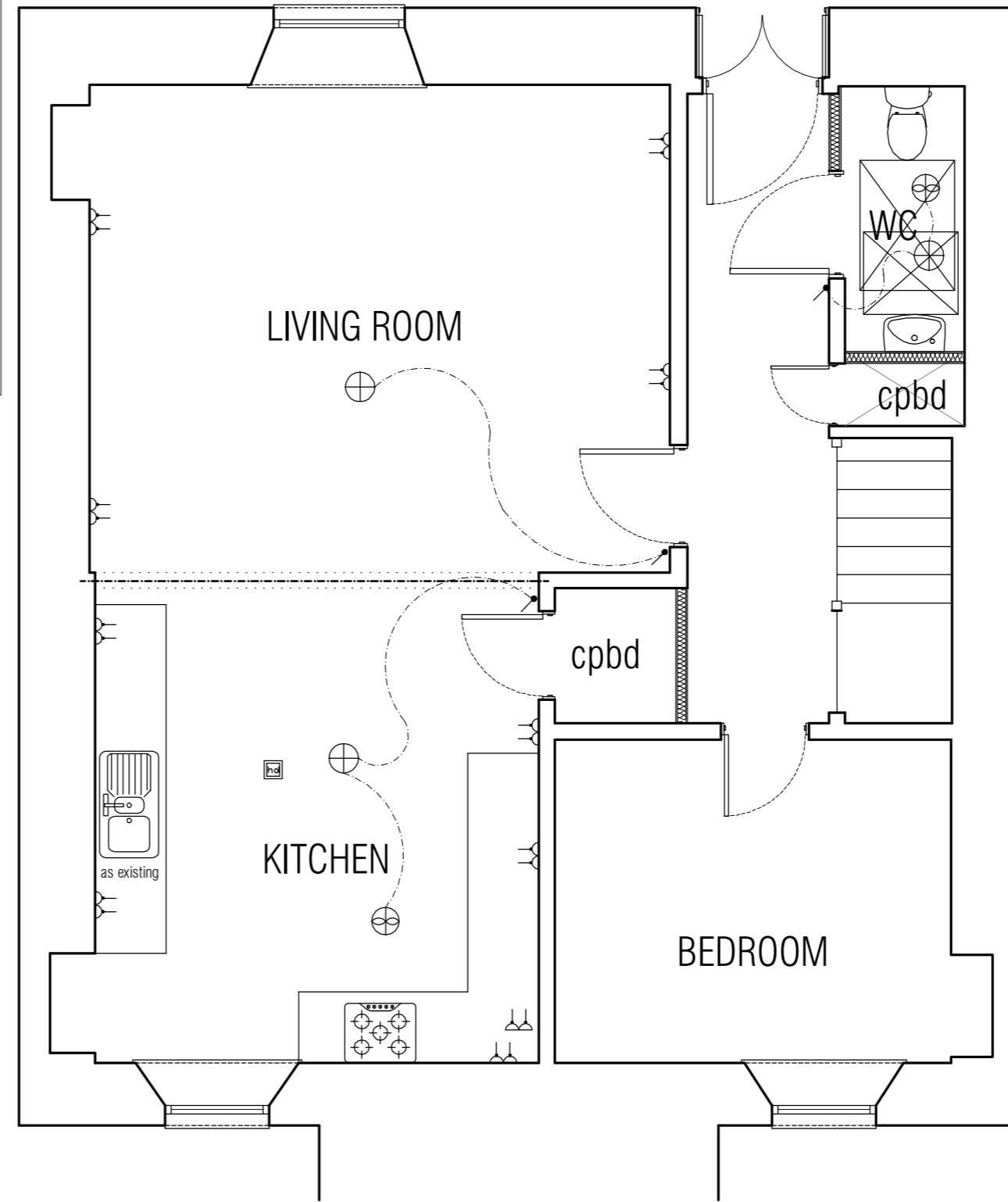
A mechanical extract fan to be installed in toilet capable of an extraction rate of three air changes per hour and ducted to a suitable terminal at external air.

An activity space of 800 x 1100mm to WC, 700 x 800mm to wash hand basin(wall hung) and 800 x 800mm to shower, clear of door swings to be provided within shower room.

38mmØ uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mmØ uPVC waste pipe from wc connected to existing drain on lower floor level via 100mmØ waste pipe. Waste pipe to be laid with a minimum fall of 1 in 40. WC and whb to be fitted with water efficient fittings and average flush volume not more than 4.5 litres for WC and wash hand basin to have flow rate not more than 6 litres per minute.

Walls adjacent to wc and whb to be of robust construction. New walls to be lined with lined with 18mm plywood and lined internally with 12.5mm plasterboard with all joints taped and filled. Sanitary pipework to comply with BSEN12056-2:2000.

Internal partitions to be formed with 75 x 50mm sw studs at 600mm centres with a minimum 25mm thick mineral wool insulation (minimum density of 10kg/m³) laid between studs and lined both sides with 12.5mm plasterboard (minimum mass per unit area 10kg/m²), all joints taped and filled. Internal partitions to provide a minimum airborne sound insulation level of 43Rw. Interior quality timber doors to be installed with the requisite ironmongery and to have a minimum clear opening width of 775mm.

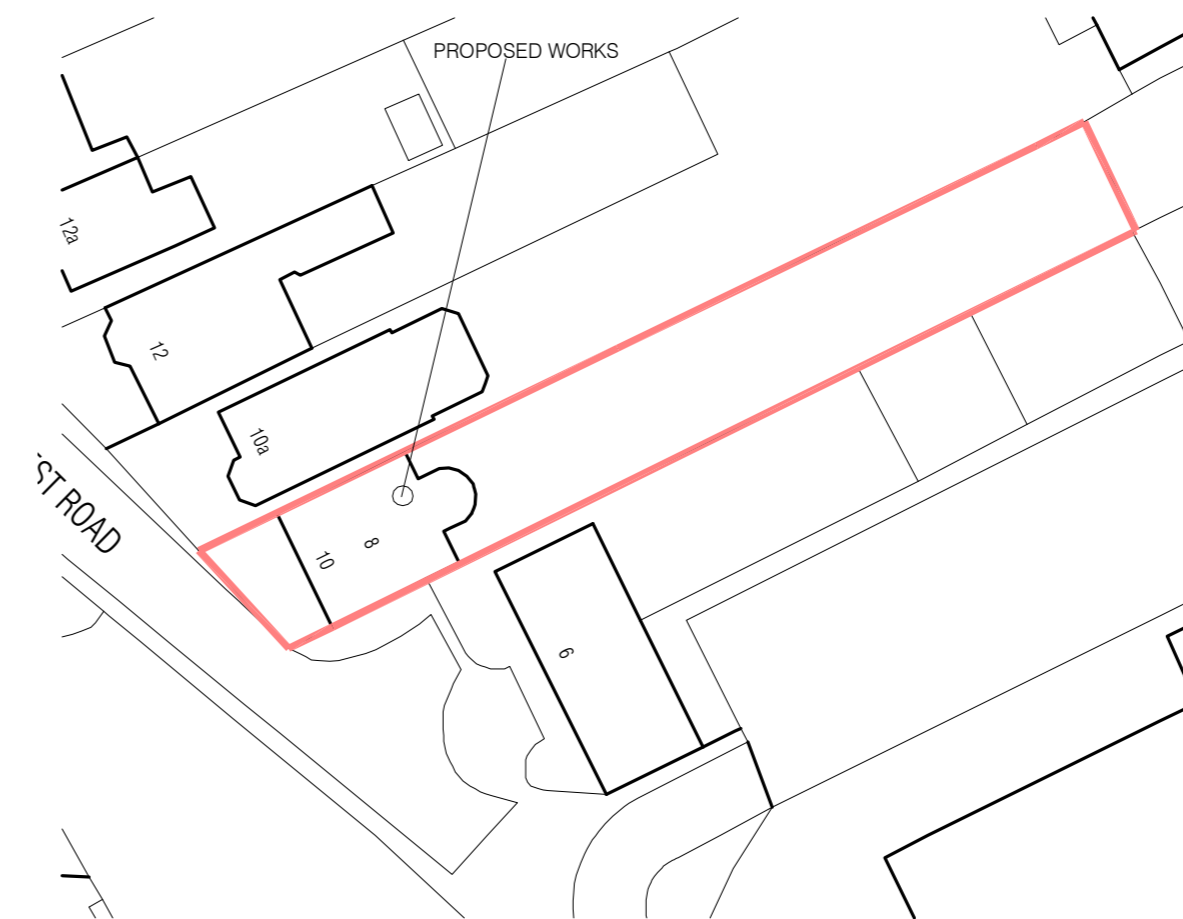
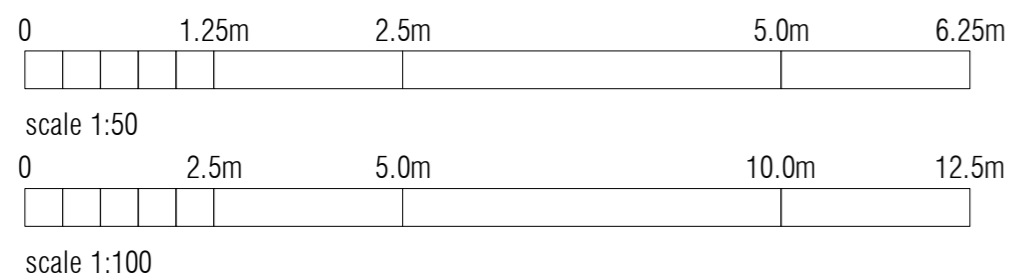


PROPOSED GROUND FLOOR PLAN 1:50



LOCATION PLAN 1:1250

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THOSE PREPARED BY THE STRUCTURAL ENGINEER WITH THEIR DRAWINGS TAKING PRECEDENCE IN ALL STRUCTURAL MATTERS.



BLOCK PLAN 1:500

ALL DIMENSIONS IN MILLIMETRES.
ALL MATERIALS AND WORKMANSHIP TO BE THE BEST OF THEIR RELEVANT KIND AND COMPLY WITH ALL BRITISH STANDARDS AND CODES OF PRACTICE.
ALL ELECTRICAL WORK TO COMPLY WITH B.S. 7671 2008 AND TO BE CARRIED OUT BY A SELECT OR NICEIC APPROVED ELECTRICIAN.
ALL WORK TO COMPLY WITH THE BUILDING STANDARDS (SCOTLAND) REGULATIONS 2004 AS AMENDED.
ALL DRAINAGE TO BE TO THE SATISFACTION OF THE BUILDING CONTROL DEPARTMENT.
BUILDING CONTROL TO BE NOTIFIED 24 HOURS BEFORE WORK COMMENCES AND WITHIN 2 WEEKS OF COMPLETION OF THE WORKS.

DO NOT SCALE FROM DRAWINGS, IF IN DOUBT ASK.
ALL DIMENSIONS, LEVELS AND PITCHES TO BE CHECKED ON SITE PRIOR TO THE ORDERING OF ANY MATERIALS, FABRICATION OF ANY UNITS AND COMMENCEMENT OF ANY WORKS.
CONTRACTOR IS DEEMED TO HAVE VISITED THE SITE TO ASCERTAIN THE FULL EXTENT OF THE WORKS.
ALL DRAWINGS AND DESIGNS REMAIN THE PROPERTY OF AYRSHIRE ARCHITECTURE AND MAY NOT BE STORED OR REPRODUCED IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF AYRSHIRE ARCHITECTURE.
ANY DISCREPANCIES AND MISSING INFORMATION MUST BE IMMEDIATELY NOTIFIED WRITING TO AYRSHIRE ARCHITECTURE.
ALL DRAWINGS MUST BE READ IN ACCORDANCE WITH ALL THE OTHER DRAWINGS PREPARED FOR THIS PROJECT

AYRSHIRE ARCHITECTURE

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PROJECT DETAILS:
Proposed removal of an internal wall
at
10 West Road, Irvine
for
Miss Bannister and Mr Nash

PROJECT REFERENCE:
Bannister and Nash 2044

DATE:	SCALE:	PAPER SIZE:	DRAWN BY:	DRG No:
Feb 2021	as shown	A2	AMcC	

REVISIONS: