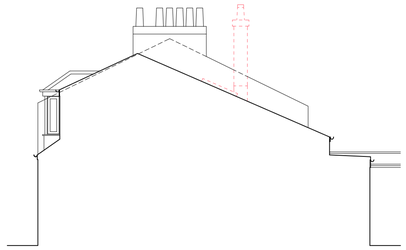
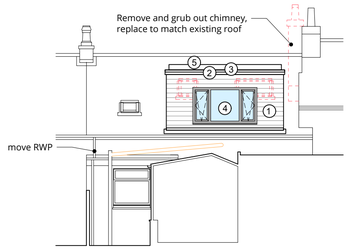
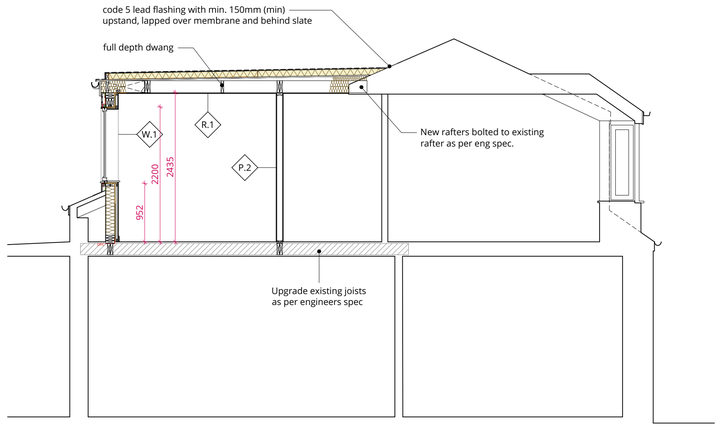


Proposed Side Elevation
Scale 1:100

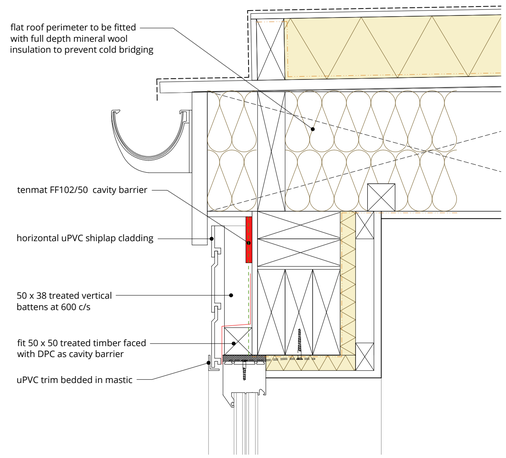


Proposed Rear Elevation
Scale 1:100

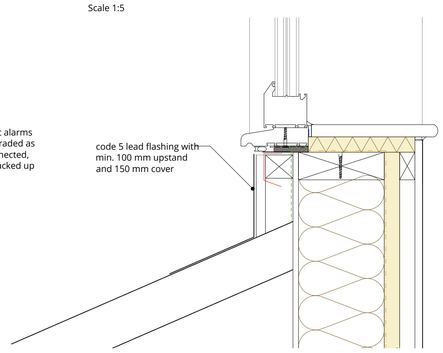
1. MARLEY ETERNIT CLADDING (OR EQ); GREY
2. FACIA, SOFFIT & BARGE BD; GREY
3. uPVC RAINWATER GOODS; BLACK
4. uPVC WINDOWS & DOORS; WHITE
5. SINGLE PLY MEMBRANE; GREY



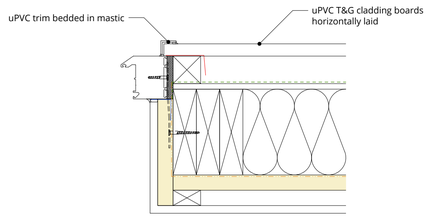
Proposed Section AA
Scale 1:50



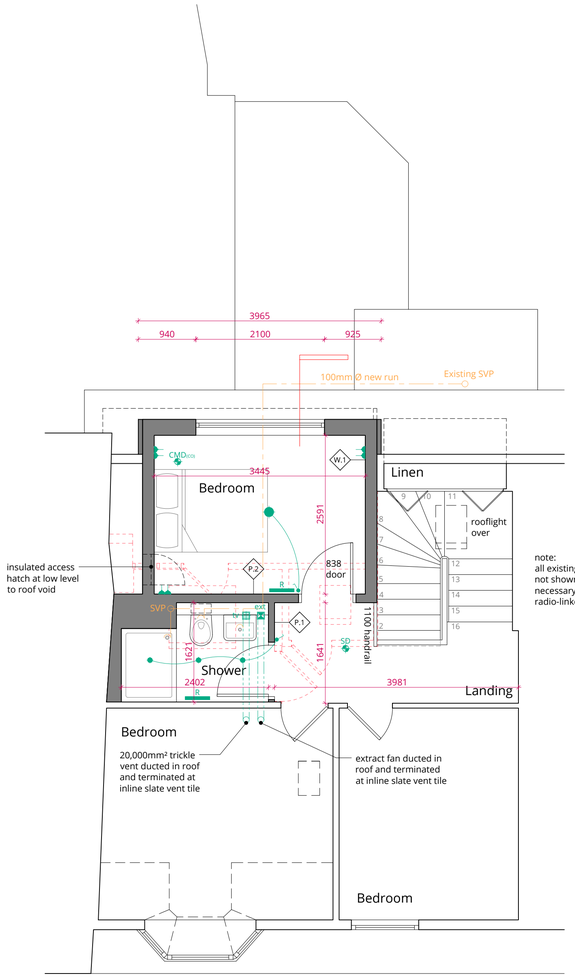
Eave / Window Detail
Scale 1:5



Window Cill Detail
Scale 1:5



Jamb Detail at Dormer
Scale 1:5



Proposed First Floor Plan
Scale 1:50

W.1 Dormer External Walls (0.214 W/m²K)

- 12.5mm Duplex
- 25mm unventilated void low-E (0.05) / battens
- 25mm PIR insulation (foil faced, min. 0.022 WmK)
- 140 x 45 C16 timber frame studs @ 600 c/s with: 140mm mineral wool (min 0.040 WmK)
- 9mm OSB3 sheathing
- Breather bembrane (“TF200 Thermo” or equal)
- 50mm drained and vented cavity with insect mesh
- class 0 horizontal cladding by Marley Eternit or equal

R.1 Warm Roof Ceiling (0.200 W/m²K)

- 12.5mm Duplex
- 195 x 45 C16 grade joists at 600mm c/s and furring straps to create min. 2° fall.
- 18mm WPB plywood decking
- 500g polythene VCL
- 100mm PIR board (min 0.022 WmK)
- 9mm OSB3 substrate
- Firestone EPDM (or equal) single ply membrane installed in accordance with manufacturer’s instructions

P.1 Non-Loadbearing Partition

- 12.5mm Soundblock
- 75 x 45 softwood stud partition w/
- 25mm acoustic roll (hung)
- 12.5mm Soundblock

P.2 Loadbearing Partition

- 12.5mm Soundblock
- 95 x 45 C16 studs at 600 centres w/
- 25mm acoustic roll (hung)
- 9mm OSB3 sheathing
- 12.5mm Soundblock

BUILDING STANDARDS
Prior to work commencing the client or building contractor must complete the “Start of Works Notice” enclosed in the Building Warrant Approval documentation and forward it to the Local Authority.
In addition The Client or The Contractor should contact the Building Standards Surveyor to arrange regular inspections as outlined in the “Construction Compliance Notification Plan” (CCNP).

BUILDING STANDARDS
Works to be carried out in accordance with The Building (Scotland) Standards 2004 and the guidance set out in Building Standards Technical Handbook 2019 (Domestic).

HEALTH AND SAFETY
All works to be carried out in accordance with The Construction (Design and Management) Regulations 2015.

MATERIALS / WORKMANSHIP
The contractor will ensure that all materials conform to the British Standards relating to them and/or certificates issued by the British Board of Agreement and that they are fixed, mounted or installed strictly in accordance with the B.S Code of practice relative to them or the Manufacturer’s printed instructions. British Standards & Codes of Practice will include amendments made on or before date of tender. Generally, building element, products and components must comply with BS 7543 for durability. Fitness of material must comply with BS 7501 and BS 7502. All construction work is to comply generally with all the relevant BS8000 standards.

DRAINAGE GENERALLY
To be to the satisfaction of the Local Authorities Director of Building Control and be in accordance with:
- BS EN 12056-1:2000 (General and performance requirements);
- BS EN 12056-2:2000 (Sanitary pipework, layout and calculation);
- BS EN 12056-3:2000 (Roof drainage, layout and calculation);
- BS EN 752:2017 (Drain and sewer systems outside buildings);
- BS EN 1610:2015 (Construction and testing of drains and sewers).

A meeting is to be arranged with Drainage Inspector to discuss and agree route prior to work commencing. Contractor is to investigate existing drainage layouts prior construction and report any discrepancies to the Architect.

ABOVE GROUND DRAINAGE
The Contractor is to check the existing waste water drainage and report any discrepancies prior to making new connections. All internal sanitary waste pipework to comply with BS EN 12056-2:2000. Size of wastes pipes to appliances and max distance from AAV/SVP are to be as follows:
- Kitchen & Utility sinks - up to 3m for 40mm pipe, up to 4m for 50mm pipe
- Washing machine and dishwasher - stand pipe 50mm
- Wash basin - 1.7m for 32mm pipe, 4m for 40mm pipe
- Bath/shower - 3m for 40mm pipe, 4m for 50mm pipe
- WC - 110mm for 6m for single WC.
- SVPs - 110mm, fitted with bird guard, handhole access and LR bend.
- AAVs - to be accessible, well vented and located above flood level of the appliance it serves.

Where waste pipe exceeds max distance, appliance is to be fitted with 75mm deep anti-vac bottle trap, including shower. All branch pipes to connect to 110mm SVP/AAV. Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate. Access bends required at all change of directions. All SVPs to terminate a minimum of 900mm above, or 3m from any openable window or rooflight.

WINDOWS
Windows to have security locks, trickle vents, be draftproofed and in accordance with BS 6262- 4: 2005 and 8213-1: 2004. In addition the windows and doors have to meet the recommendations of section 2 of “Secured by Design” A.C.P.O. 2009.
To have a min. u-value of 1.6 W/m2K or better.

MECHANICAL EXTRACTION (TO 3.14.3)
Sanitary Accommodations to have min. capacity of 15 L/s.
All fans to be intermittent and be fitted with isolator switches at 2m above finished floor level. Fans to Sanitary Accommodations to be switched with light.

TRICKLE VENTILATION (TO 3.14.6)
All habitable rooms to be naturally ventilated and have minimum opening area of 1/30th of the floor area. Apartments to have 12,000mm² trickle vents to window heads. Kitchen, Utility and all Sanitary Accommodations to have 10,000mm². Where a trickle vent is ducted, the equivalent area is to be doubled. Trickle ventilators to be located no less than 1750mm from finished floor level and achieve the requirements using ventilators that are sized by the equivalent area as determined using BS EN 13141-1:2004.

AIR INFILTRATION
Service routes, ducts and entries to be mastic sealed and made air tight. Electrical services to external walls to be fitted with air tight electrical boxes sealed to polythene. All junctions with ceilings floors and openings to be mastic sealed. All windows and doors to be draft stripped and mastic sealed externally. All works to be carried out in accordance with BRE Report 265: 2002.

LEAD FLASHING
To be in accordance with Lead Sheet Association recommendations.

DRAWING NOTES DO NOT SCALE FROM THIS DRAWING

All dimensions, layouts and details to be carefully checked on site prior to ordering materials or commencing construction. MMA to be notified in writing of any found discrepancies.

Any variations to work shown on the drawing shall not be carried out without prior permission from MMA or relevant Engineer.

Drawings to be read in conjunction with all relevant MMA Drawings, Schedules, Specifications and Structural Engineer’s Drawings.

Legend
NEW
- pendant light
- recessed downlight
- light switch
- double 13amp outlet
- R radiator
- SD smoke detector
- CMDecs carbon monoxide detector ceiling
- ecs ceiling mounted extract fan
- tv ceiling mounted trickle vent grille

ELECTRICAL WORK
All electrical work is to be designed and installed by a qualified electrician to the client’s requirements and to be in accordance with the latest I.E.E. Wiring Regulations and with BS 7671:2008. A certificate of compliance is to be provided on completion for submission to Building Control.

SMOKE AND HEAT DETECTOR SYSTEM (2.11.1)
Existing system to be upgraded as necessary.
Fire detection and fire alarm system to be designed in accordance with BS EN 5839: Part 6: 2019. Smoke alarms (optical and ionisation) to be in accordance with BS EN 14604: 2005. Heat alarms to be in accordance with BS 5446-2: 2003.
All smoke and heat alarms to be mains connected, interconnected and have lithium battery backup. All smoke and heat alarms to be positioned a min. 300mm from any wall or light fitting. The minimum number required is as follows:
- At least 1 smoke alarm installed in the principal habitable room
- At least 1 smoke alarm in every circulation space such as hallways and landings
- At least 1 smoke alarm in every access room serving an inner room
- At least 1 heat alarm installed in every kitchen

Smoke alarms in circulation spaces should be:
- Not more than 7m away from the door to a living room or kitchen
- Not more than 3m from every bedroom door
- In access room, not more than 3m away from the room it serves

ACCESS TO MANUAL CONTROLS (TO 4.8.5)
Outlets and controls of electrical systems and fixtures shall be positioned as to allow safe and convenient usage.
- Outlets and controls to be at least 350mm away from any internal corner.
- Sockets and switches to be positioned not more than 1.2m above floor level.
- Light switches should be positioned at a height of between 900mm and 1.1m above floor level.
- Standard power and services outlets should be positioned at least 400mm above floor level.
- Above worktop, fixtures should be at least 150mm above the projecting surface.

Where socket outlets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.

LIGHTING
All downlighters to be installed at centres not less than 750mm, and have openings no greater than 100mm diameter or 100x100mm square and at a ratio no greater than 1No downlighter per m² of the total ceiling area of the room it serves - in accordance with Generic Internal Constructions.
All recessed downlights to be fitted with min ½ hr fire hoods (or on-site fabricated plasterboard hoods) to maintain the integrity of insulation where insulation passes directly over recessed fittings.

CENTRAL HEATING
New radiator with TRV’s to be extended and sized from existing system by Heating Engineer. All new radiator, hot & cold water pipework to be fully insulated.

HOT AND COLD WATER SUPPLY
Mains supply to all appliances. All soldering to be lead free. All pipework in wall and under floor to be insulated using solid sectional lagging taped at joints. Hot and cold water pipes to be fully insulated to BS 5422:2009.
Where required, a potable water test is to be carried out to determine lead content prior to completion and submitted to Building Standards Officer for approval.
To prevent scalding, the hot water temperature, at point of delivery should not exceed 48°C. This may be achieved by using a thermostatic mixing valve (TMV) or a fitting complying with BS EN 1111 or BS EN 1287, fitted as close to the point of delivery as practicable. The Contractor is responsible for the design and installation of new hot water systems.

WATER EFFICIENCY
Water efficient fittings to be installed with WCs having an average flush volume no greater than 4.5 litres, and WHBs with a flow rate no greater than 6 litres per second.

REV:	DESCRIPTION:	BY:	DATE:

STATUS: PLANNING & WARRANT

MMA Macaulay Miller Architecture
www.mma.eco
10 Lancaster Crescent, Glasgow, G12 0RR
calum@mma.eco | 07858 286 984

CLIENT: Andrew Bennewith

PROJECT: Dormer extension to rear at
35 Gateside Street,
Largs,KA30 9LH
North Ayrshire Council

DRAWING: Proposed Plan, Section & Elevations, Details and Specifications

Scale 1:5 — Millimeters: 50 0 250 500
Scale 1:50 — Metres: 0.5 0 1 2 2.5 3 4 5
Scale 1:100 — Metres: 1 0 5 10

SCALE @ A1:	DATE:	DRAWN:	CHECKED:
As noted	09/02/2021	GRG	
PROJECT NO:	SERIES:	DRAWING NO:	REV:
21008	(PP)	A200	