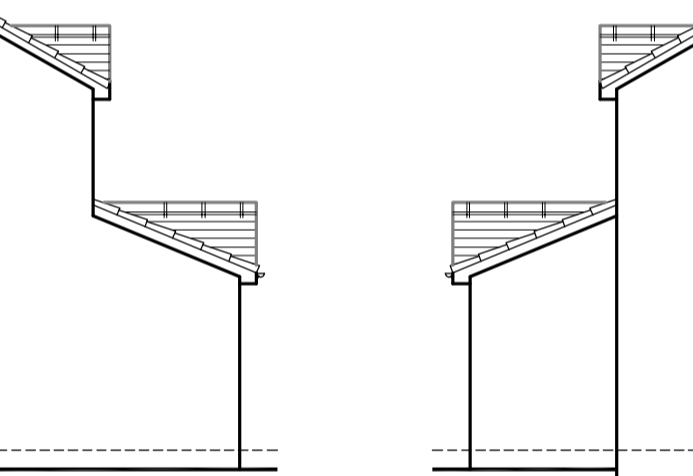


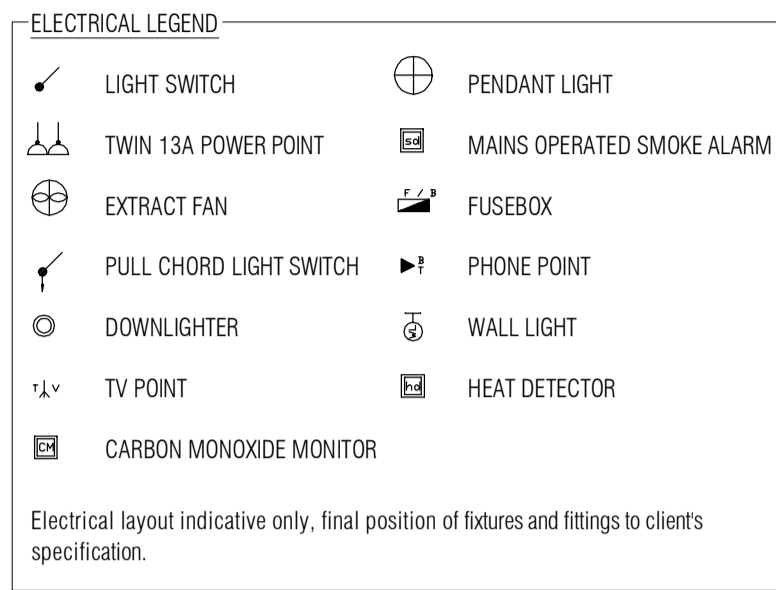
EXISTING GROUND FLOOR PLAN 1:100



EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATIONS 1:100



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

Existing wall, windows & doors 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. All foundations to be grubbed up where applicable. Beams to be installed over stappings as per the structural engineer's details. Beams to be sheathed with 2 layers of 12.5mm plasterboard, laid crossbonded with all joints taped and filled. Minimum height to the underside of the beam to be 2100mm. The contractor to ensure the structural integrity and stability of the building at all times during down takings and to provide adequate temporary supports. Make good all finishes on completion of works.

External wall construction to be 100mm facing brick, 50mm vented cavity and a timber framed inner leaf to be full bubble breather building paper on 9.5mm sheathing grade plywood on 100 x 50mm sw studs at 600mm centres with 70mm Kingspan K12 rigid insulation board between studs and lined lined with 37.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled. New walls to be tied to existing with stainless steel starter ribs to masonry outer leaf with a vertical dpc raggle and timber kit tied to existing wall with M12 anchor bolts at 500mm centres.

Floor level to be continuous from existing building into proposed extension and consist of 22mm moisture resistant T&G chipboard flooring on 150 x 50mm C16 joists at 400mm centres with 110mm thick Kingspan Thermalor TF70 insulation laid between on 25 x 38mm battens. Where span of joists is greater than 2.5m full depth dwangs to be fitted at mid span of joists. Joists to be supported on a 100 x 25mm sw wallplate on a dpc onto dwarf wall. Joists to be supported at existing house wall on galvanised mild steel joist hangers on a 150 x 50mm sw bearer fixed to wall at 500mm centres with M12 anchors.

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 45RW. Interior quality timber doors to be installed with the requisite commongang and to have a minimum clear opening width of 775mm.

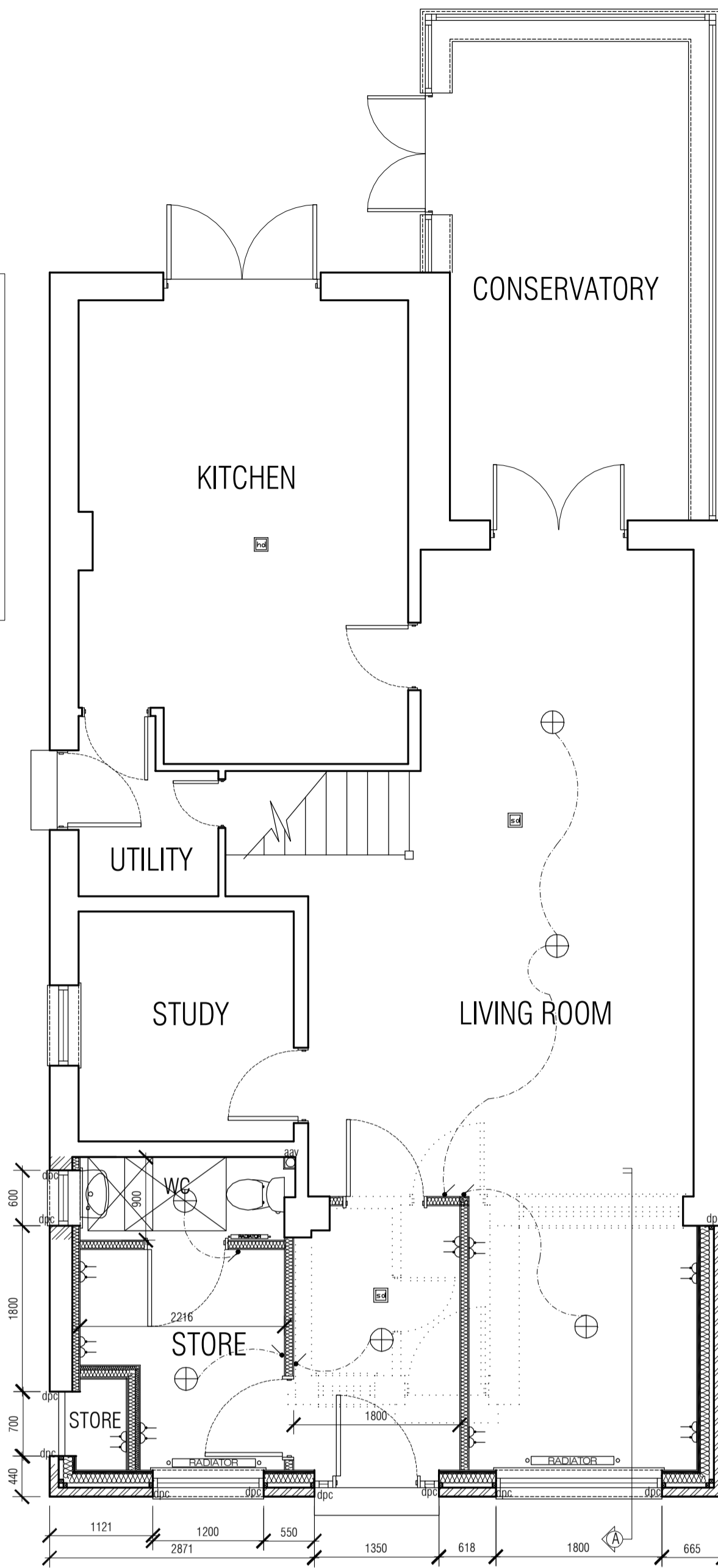
Internal partition between house and store to be formed with 100 x 50mm sw studs at 600mm centres with 70mm Kingspan K12 rigid insulation board between studs and lined lined with 52.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled. Walls on store side of partition to be sheathed with 2 layers of 12.5mm plasterboard laid crossbonded with all joints taped and filled.

WC to be fitted with the appropriate sanitaryware, as selected by the client and to have the necessary piped supplies of hot and cold water. 38mmØ uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mmØ uPVC waste pipe from wc connected to sup with hand hole access and discharged into existing drain via 100mmØ uPVC pipe. Waste pipe to be laid with a minimum fall of 1 in 40. WC and wbb to be fitted with water efficient fittings and average flush volume not more than 4.5 litres for WC and wash to hand basin to have flow rate not more than 6 litres per minute. Sanitary pipework to comply with BS EN 12056-2:2000.

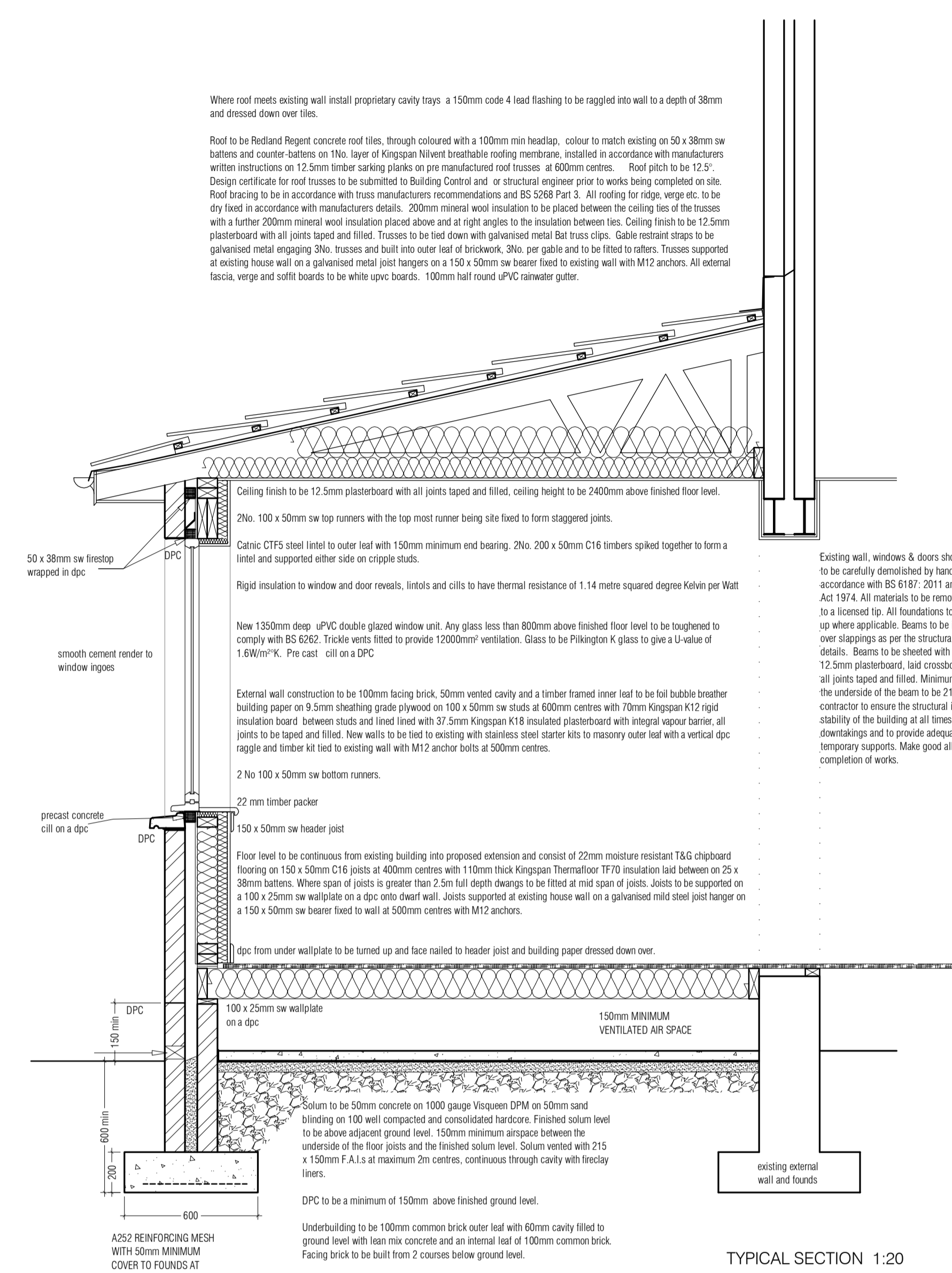
Install new uPVC window units / doors with a U-value of 1.6W/m²K. A trickle vent to be fitted to the head, capable of providing 12000mm² ventilation. Any glass less than 800mm above FF, to be toughened in accordance with BS 6262. New doors and window units to meet the recommendations for physical security as set out in Section 2 of 'Secured by Design' (ACDP, 2009), or to be in accordance with BS PAS 24: 2007 for doorsets and BS 7956: 1997 for windows. uPVC units to be designed and constructed in accordance with BS 7412: 2007. All external doors to be fitted with laminated glass or a similarly robust glazing material. Slips to be formed with precast paving slabs on a facing brick base course to give 2 No risers of 170mm with 300mm going. Adjust ground levels locally as required.

Outlets and controls of electrical fixtures and fittings should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Light switches should be positioned between 900 and 1100mm above floor level. Standard switches or unswitched sockets should be positioned at least 400mm above floor level and 150mm above the projecting surface such as a worktop obstruction. Where sockets are concealed, separate switching to be provided in an accessible position to allow appliances to be isolated. New light fittings to be low energy type. A mains operated smoke alarm with battery back-up to be installed in accordance with BS 5446: Part 1: 2000. Smoke alarm to be no more than 7 metres from living room and kitchen doors and no more than 3 metres from bedroom doors. All smoke alarms to be interconnected. Ceiling mounted alarm to be more than 300mm from walls and light fittings. 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.

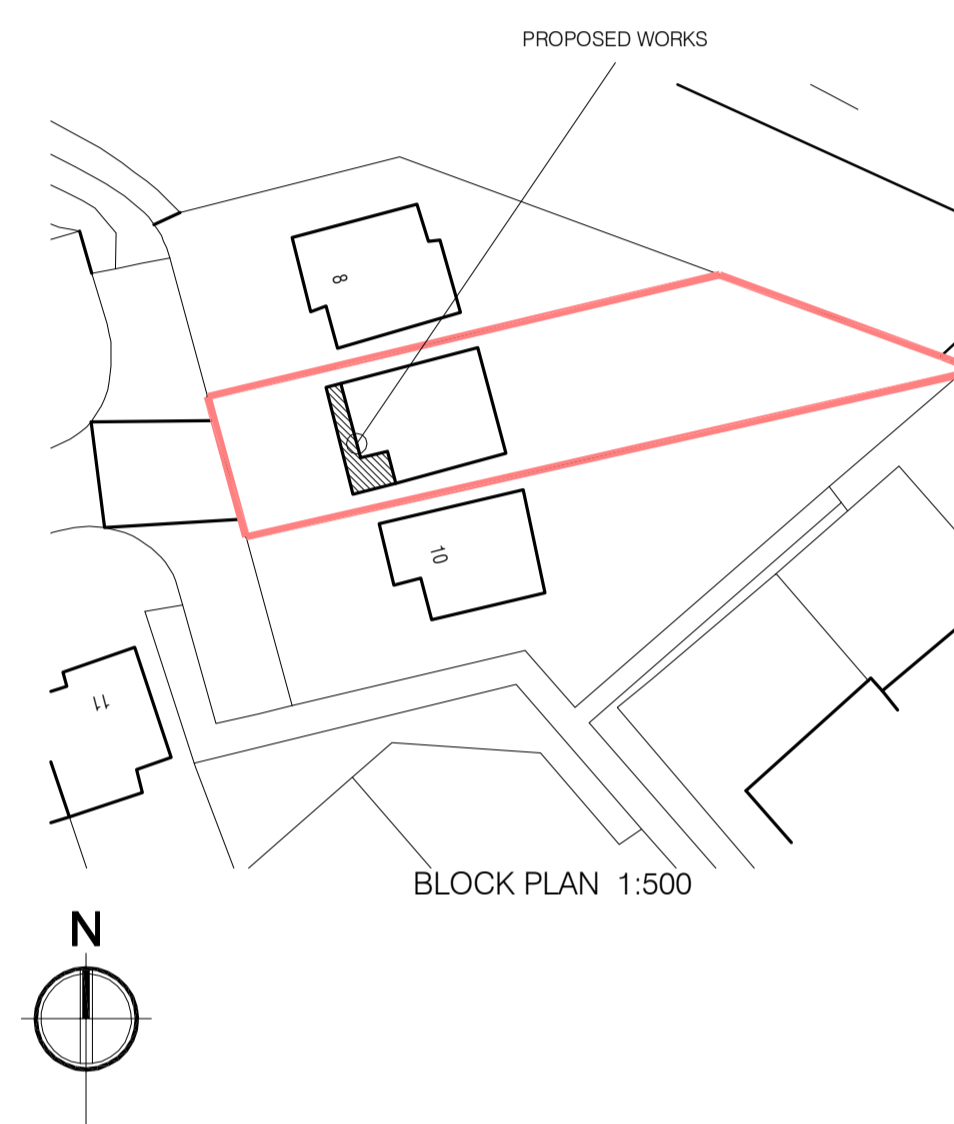
All glazing more than 1.0m from boundaries.



PROPOSED GROUND FLOOR PLAN 1:50

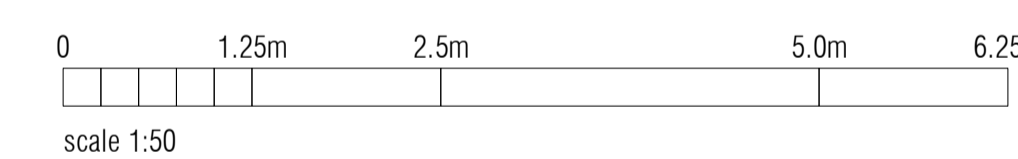


TYPICAL SECTION 1:20

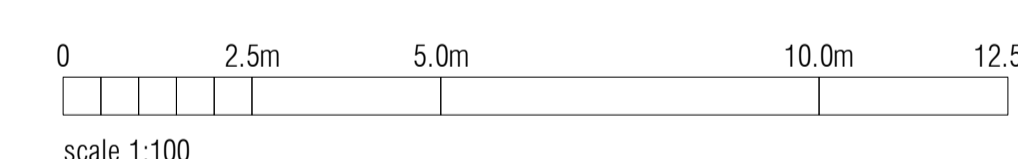


BLOCK PLAN 1:500

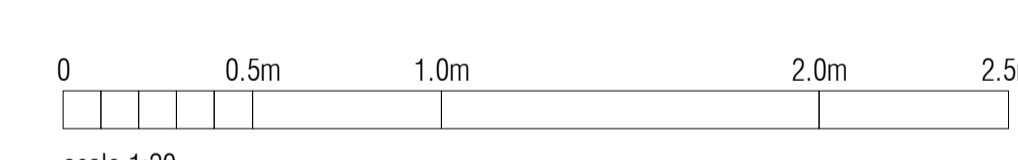
ALL DIMENSIONS IN MILLIMETRES.  
ALL MATERIALS AND WORKMANSHIP TO BE THE BEST OF THEIR RELEVANT KIND AND COMPLY WITH ALL BRITISH STANDARDS AND CODES OF PRACTICE.  
ALL ELECTRICAL WORK TO COMPLY WITH B.S. 7671: 2008 AND TO BE CARRIED OUT BY A SELECT OR MERIC APPROVED ELECTRICIAN.  
ALL WORK TO COMPLY 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.



scale 1:50



scale 1:100

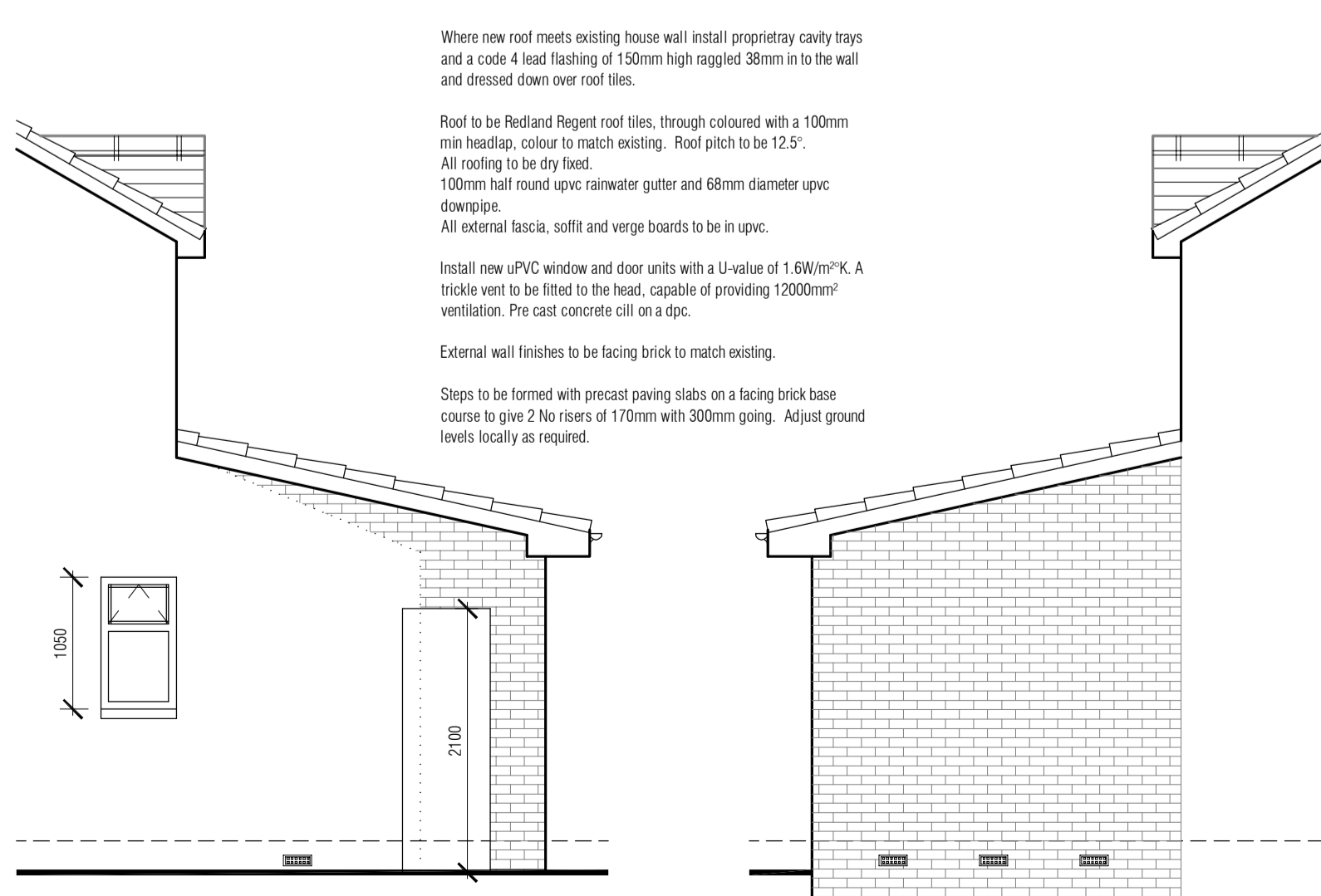


scale 1:20

Where new roof meets existing house wall install proprietary cavity trays and a code 4 lead flashing of 150mm high ragged 38mm in to the wall and dressed down over roof tiles.  
Roof to be Redland Regent roof tiles, through coloured with a 100mm min headlap, colour to match existing. Roof pitch to be 12.5°. All roofing to be dry fixed.  
100mm half round upvc rainwater gutter and 68mm diameter upvc downpipe.  
All external fascia, soffit and verge boards to be in upvc.  
Install new uPVC window and door units with a U-value of 1.6W/m²K. A trickle vent to be fitted to the head, capable of providing 12000mm² ventilation. Pre cast concrete cill on a dpc.  
External wall finishes to be facing brick to match existing.  
215 x 75mm slabs at 800mm centres.  
Slabs to be formed with precast paving slabs on a facing brick base course to give 2 No risers of 170mm with 300mm going. Adjust ground levels locally as required.



PROPOSED FRONT ELEVATION 1:50



PROPOSED SIDE ELEVATIONS 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.

**AYRSHIRE ARCHITECTURE**  
Chartered Architectural Technologist

2 Turnberry Wynd, IRVINE KA11 4DP  
tel 07917 272381  
email ayrshirearchitecture@gmail.com

**PROJECT DETAILS:**  
Proposed single storey extension  
at  
9 Dalmeir Place, Irvine  
for  
Mr & Mrs Drever

**PROJECT REFERENCE:**  
Drever 2034

DATE:	SCALE:	PAPER SIZE:	DRAWN BY:	DRG No:
Dec 2020	as shown	A1	AMcC	01

**REVISIONS:**