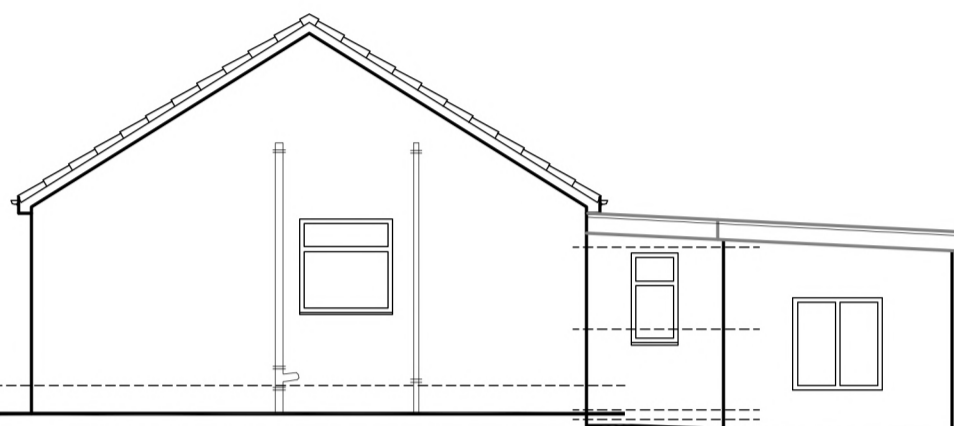
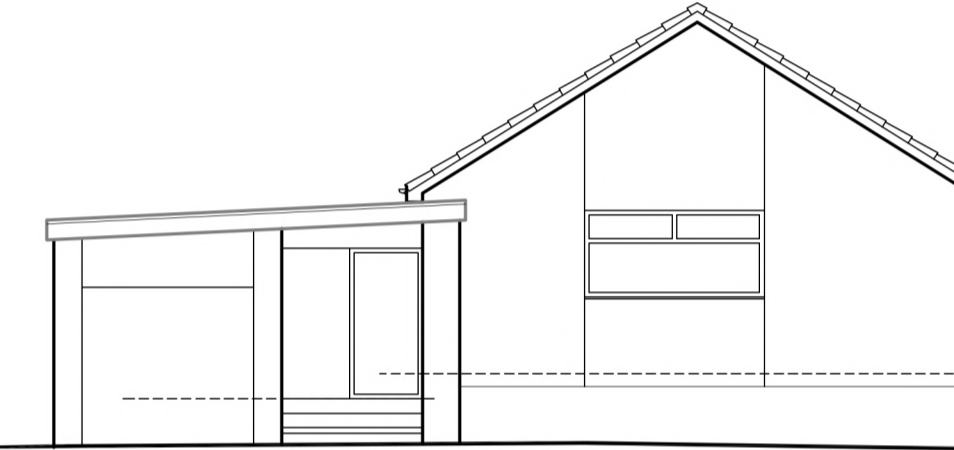




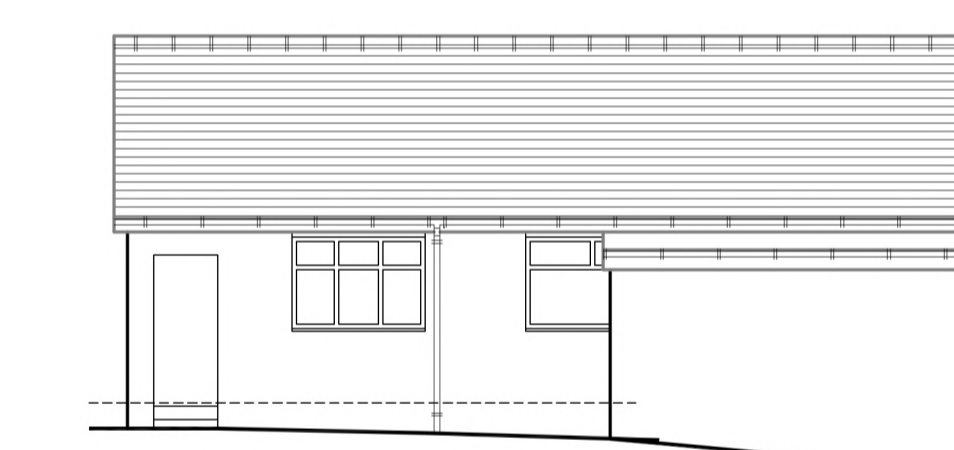
EXISTING GROUND FLOOR PLAN 1:100



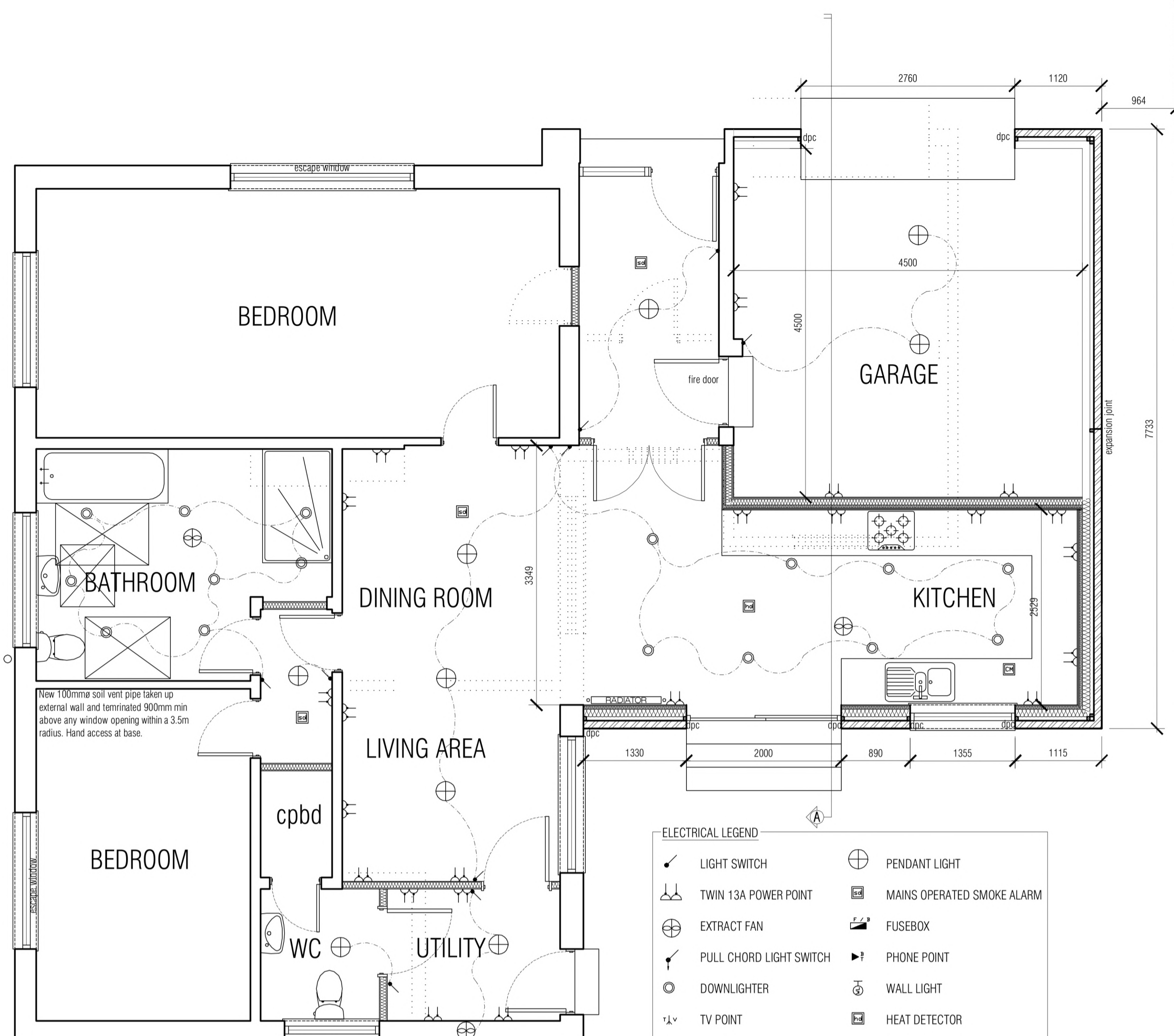
EXISTING REAR ELEVATION 1:100



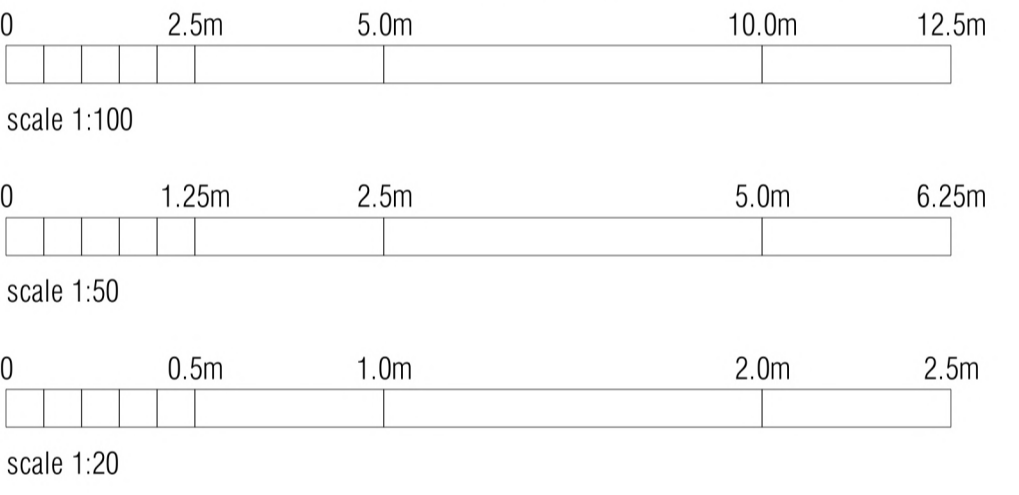
EXISTING FRONT ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100



PROPOSED GROUND FLOOR PLAN 1:50



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 garage, walls etc 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. Foundations to be grubbed up as required. 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. Beams over the slippings to be as per structural engineer's details and 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 beams to be 2000mm.

External wall construction to be 100mm facing brick to match, 50mm verted cavity and a timber framed inner leaf to be foil bubble breather building paper on 8.5mm sheathing grade plywood on 100 x 50mm saw 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. New walls to be tied to existing with stainless steel starter kits to masonry outer leaf with a vertical dpc raggle and timber kit tied to existing wall with M12 anchor bolts at 500mm centres. Existing external walls enclosed by extension to be strapped and lined with 12.5mm plasterboard, with all joints taped and filled. Skirtings and facings to match existing. Wall between kitchen and garage to be formed with 100 x 50mm saw studs at 600mm centres sheathed on garage side with 2 layers of 12.5mm plasterboard, laid crossbonded with all joints taped and filled. 80mm Kingspan K12 rigid insulation board between studs and lined lined with 62.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled.

Floor level to be continuous from existing building into proposed extension and consist of 22mm moisture resistant T&G chipboard flooring on 175 x 50mm C16 joists at 400mm centres with 150mm thick Kingspan Thermafloor TFO insulation laid between on 25 x 38mm battens. Where span of joists is greater than 2.5m full depth changes to be fitted at mid span of joists.

Garage floor to be 150mm deep float finished concrete floor slab on 1200 gauge visqueen dpm on 50mm sand blinding on 100mm well compacted and consolidated hardcore.

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 25mm and 150mm below the ceiling.

Bathroom 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 bathroom capable of an extraction rate of 15 litres per second and one air change 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. 38 and 50mmØ uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mmØ uPVC waste pipe from wc connected to air admittance valve with hand hole access and discharged into existing drain via 100mmØ waste pipe. Waste pipe to be laid with a minimum fall of 1 in 40. Shower to be fitted with a TMV capable of restricting the water temperature at point of discharge to 48°C. Walls around shower to be lined with ceramic wall tiles. 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 shower, wc and whb to be of robust construction. Walls around accessible bath/shower room 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 BS EN 12056-2:2000.

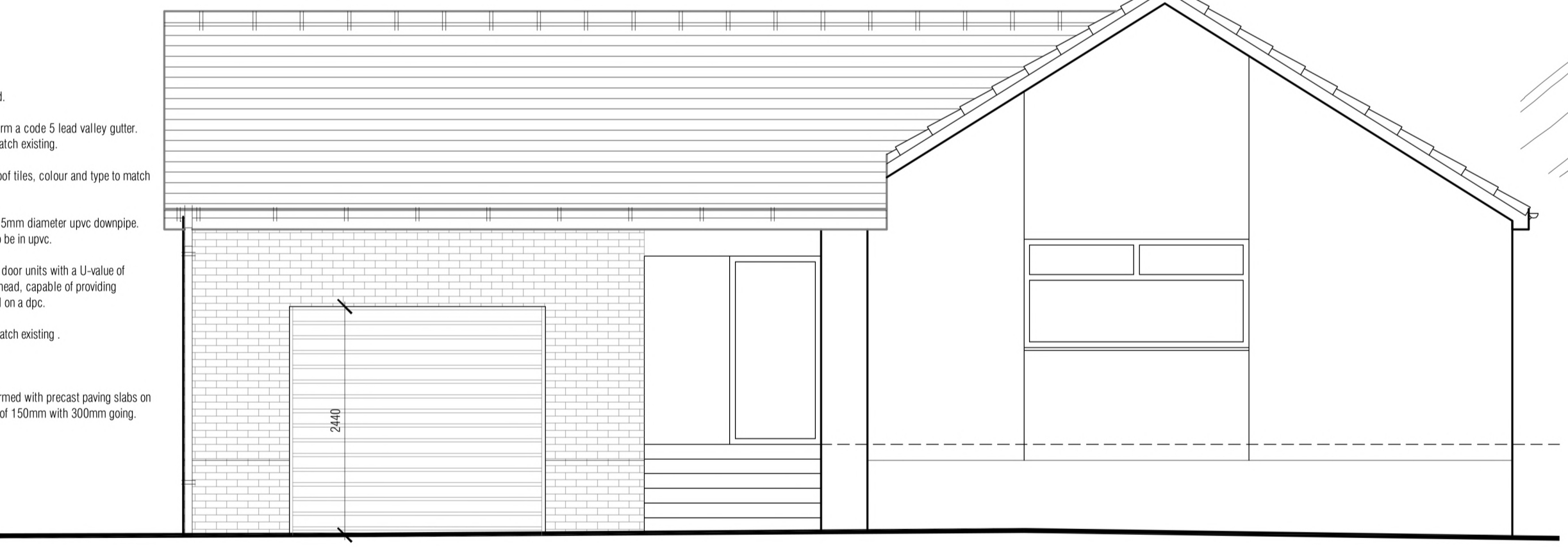
Install new uPVC window units/ doors with a U-value of 1.4W/m²K. A trickle vent to be fitted to the head, capable of providing 12000mm² ventilation. Any glass less than 800mm above FFL to be toughened in accordance with BS 6362. New doors and windows units to meet the recommendations for physical security as set out in Section 2 of 'Secured by Design' (ACPD, 2009), or to be in accordance with BS PAS 24: 2007 for doorsets and BS 7950: 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. Steps for patio doors to be formed with precast paving slabs on a facing brick base course to give 4 No rise of 150mm with 300mm going. Adjust ground levels locally as required.

The fire detection and fire alarm system that should alert occupants to the outbreak of fire, a Grade D system should be installed in all dwellings, comprising of:
 • at least 1 smoke alarm installed in the principal habitable room
 • at least 1 smoke alarm in every circulation space on each storey 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. The principal habitable room is the most frequented.

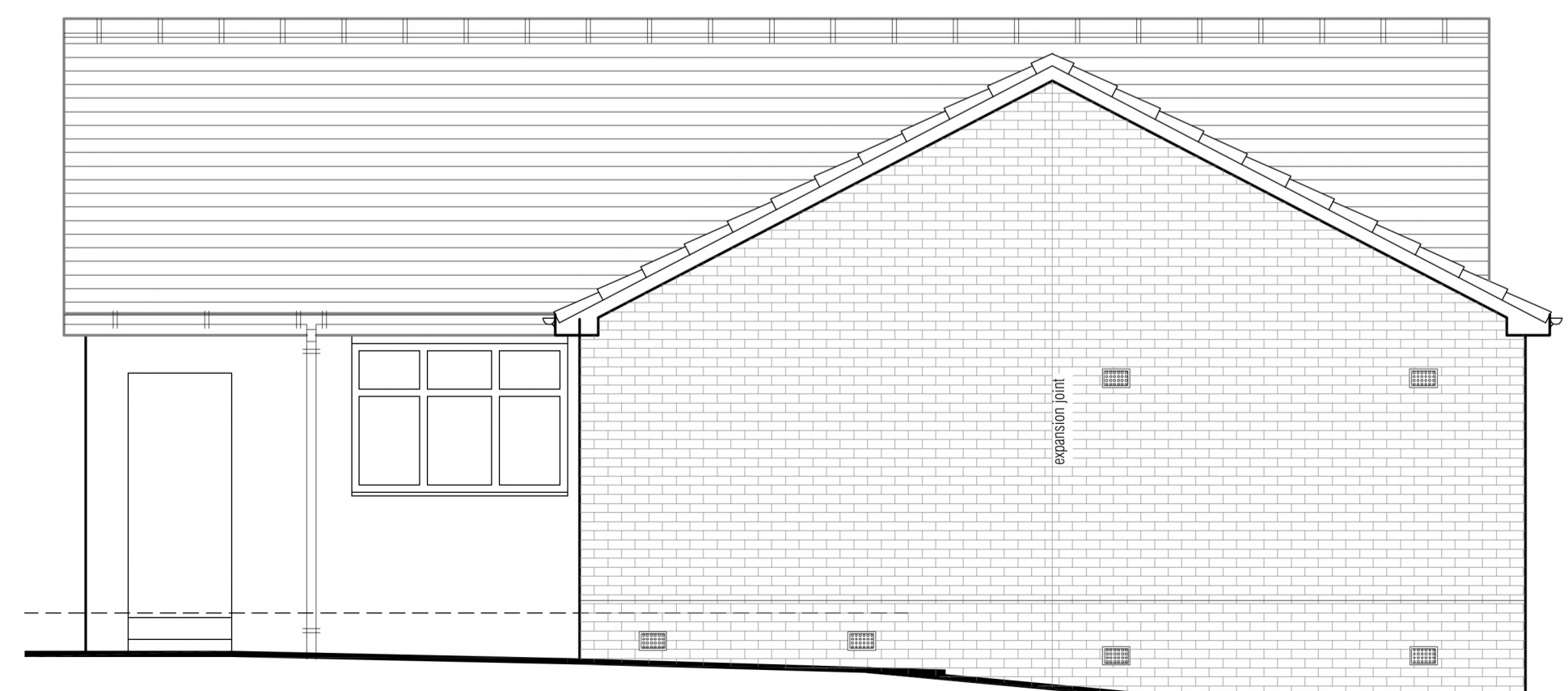
A mains operated smoke alarm with battery back-up to be installed in accordance with BS 5446: Part 1 (2000). Smoke alarm to be no more than 7 metres from living room and kitchen doors and no more than 3 metres from bedroom doors. All smoke alarms to be interconnected. Ceiling mounted alarm to be more 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. A carbon monoxide monitor to be installed with 1.5m of the boiler. The detector should comply BS EN 50291-1:2010 and be powered in accordance with this standard and sited in accordance with BS EN 50292:2002.

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 switched 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.

Existing garage to be demolished as required.
 Where new roof meets existing house roof form a code 5 lead valley gutter. Dry vented concrete ridge tile in colour to match existing.
 Roof to be Marley double Roman concrete roof tiles, colour and type to match existing. Roof pitch to be 27.5°. All roofing to be dry fixed.
 Marley deepflow upvc rainwater gutter and 75mm diameter upvc downpipe.
 All external fascia, soffit and verge boards to be in upvc.
 Install new uPVC double glazed window and door units with a U-value of 1.4W/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 150mm fresh air inlets
 Steps and 900mm long top landing to be formed with precast paving slabs on a facing brick base course to give 4 No rise of 150mm with 300mm going. Adjust ground levels locally as required.

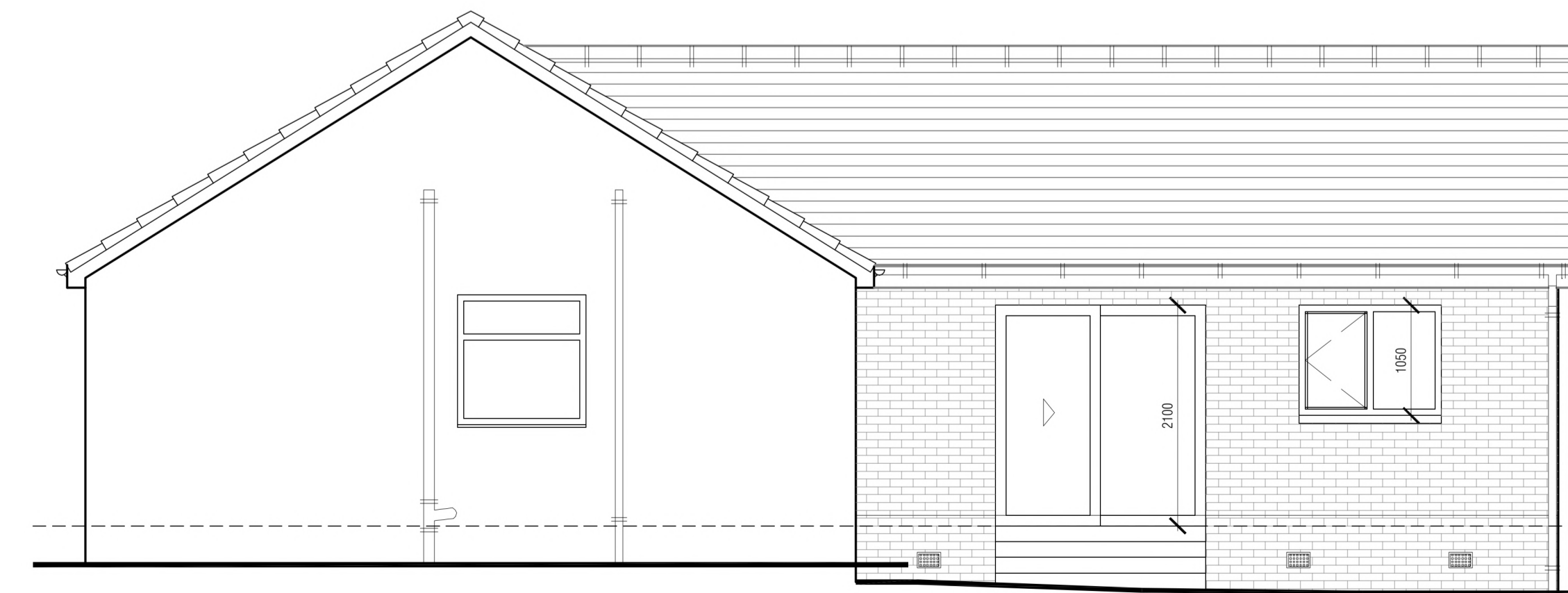


PROPOSED FRONT ELEVATION 1:50

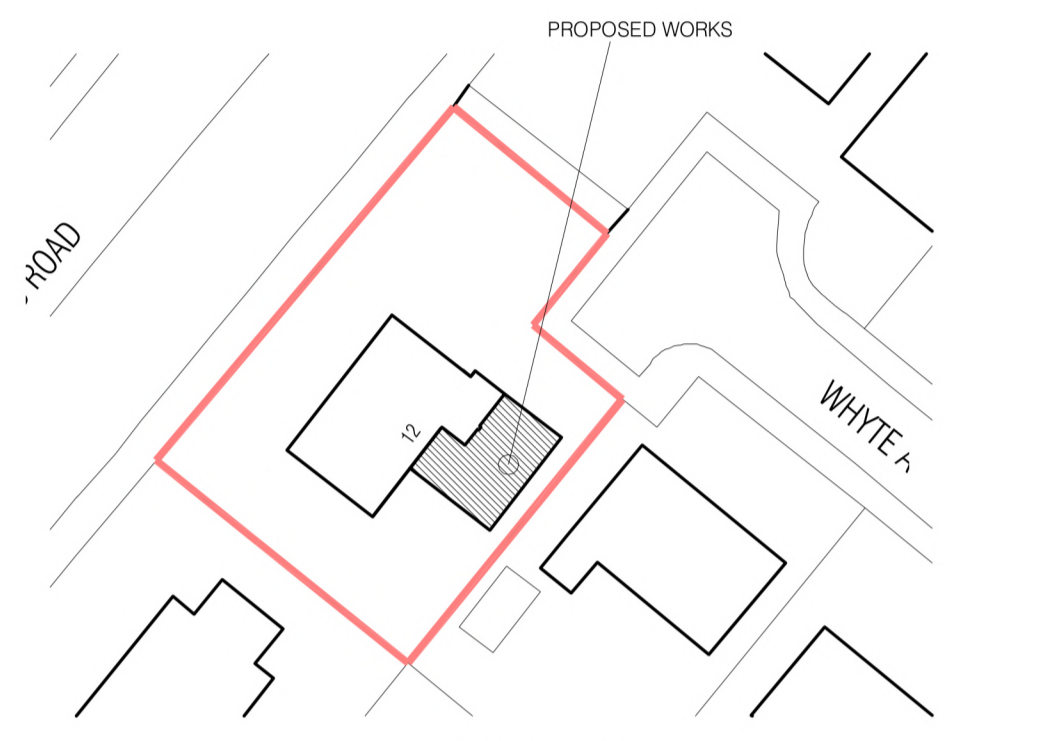


PROPOSED SIDE ELEVATION 1:50

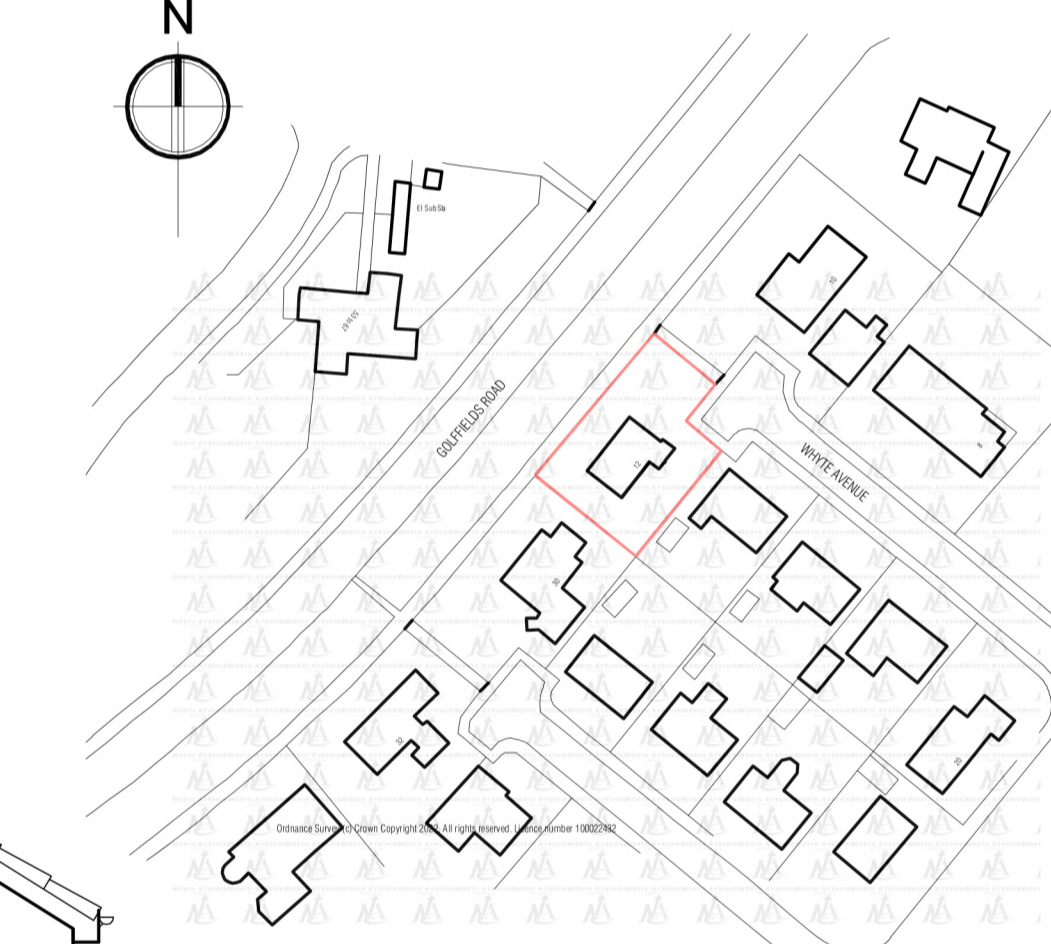
Existing garage to be demolished as required.
 Where new roof meets existing house roof form a code 5 lead valley gutter. Dry vented concrete ridge tile in colour to match existing.
 Roof to be Marley double Roman concrete roof tiles, colour and type to match existing. Roof pitch to be 27.5°. All roofing to be dry fixed.
 Marley deepflow upvc rainwater gutter and 75mm diameter upvc downpipe.
 All external fascia, soffit and verge boards to be in upvc.
 Install new uPVC double glazed window and door units with a U-value of 1.4W/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 150mm fresh air inlets
 Garage vented with 4 No 215 x 150mm fresh air inlets, 2 at high and 2 at low level.



PROPOSED REAR ELEVATION 1:50



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

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 MICO 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.

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 07947 272381
 email ayrshirearchitecture@gmail.com

PROJECT DETAILS:
 Proposed single storey extension
 at
 12 Whyte Avenue, Irvine
 for
 Mr & Mrs Julius

PROJECT REFERENCE:
 Julius 2123

DATE:	SCALE:	PAPER SIZE:	DRAWN BY:	DRG No:
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REVISIONS: