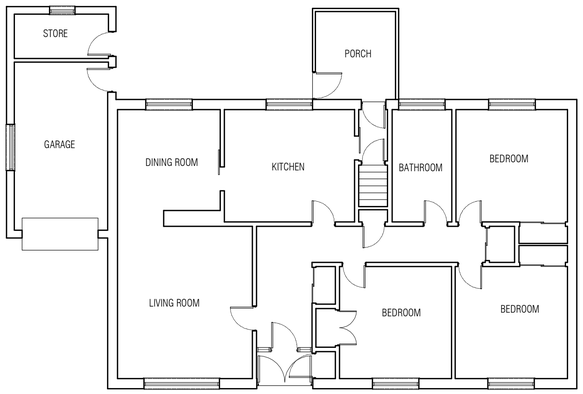
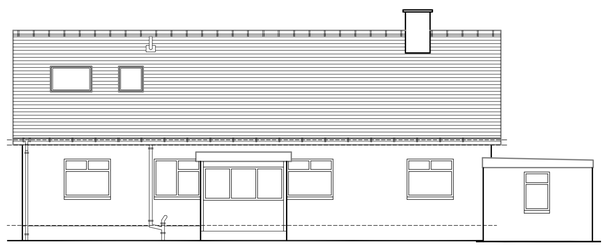
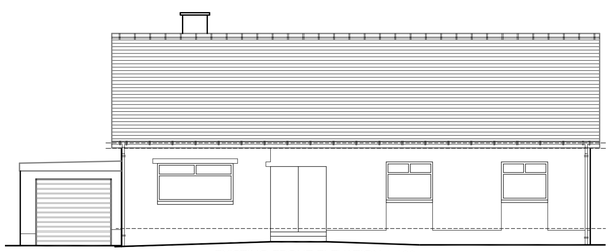


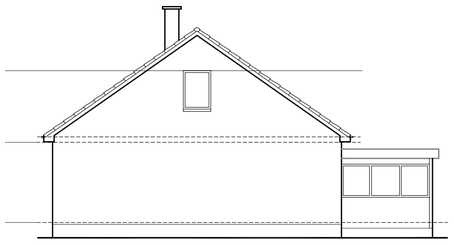
EXISTING GROUND FLOOR PLAN 1:100



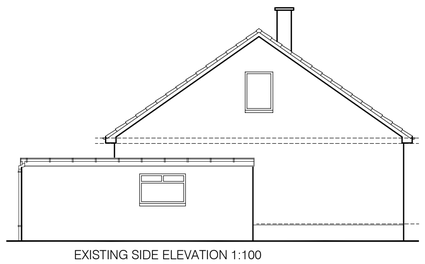
EXISTING REAR ELEVATION 1:100



EXISTING FRONT ELEVATION 1:100



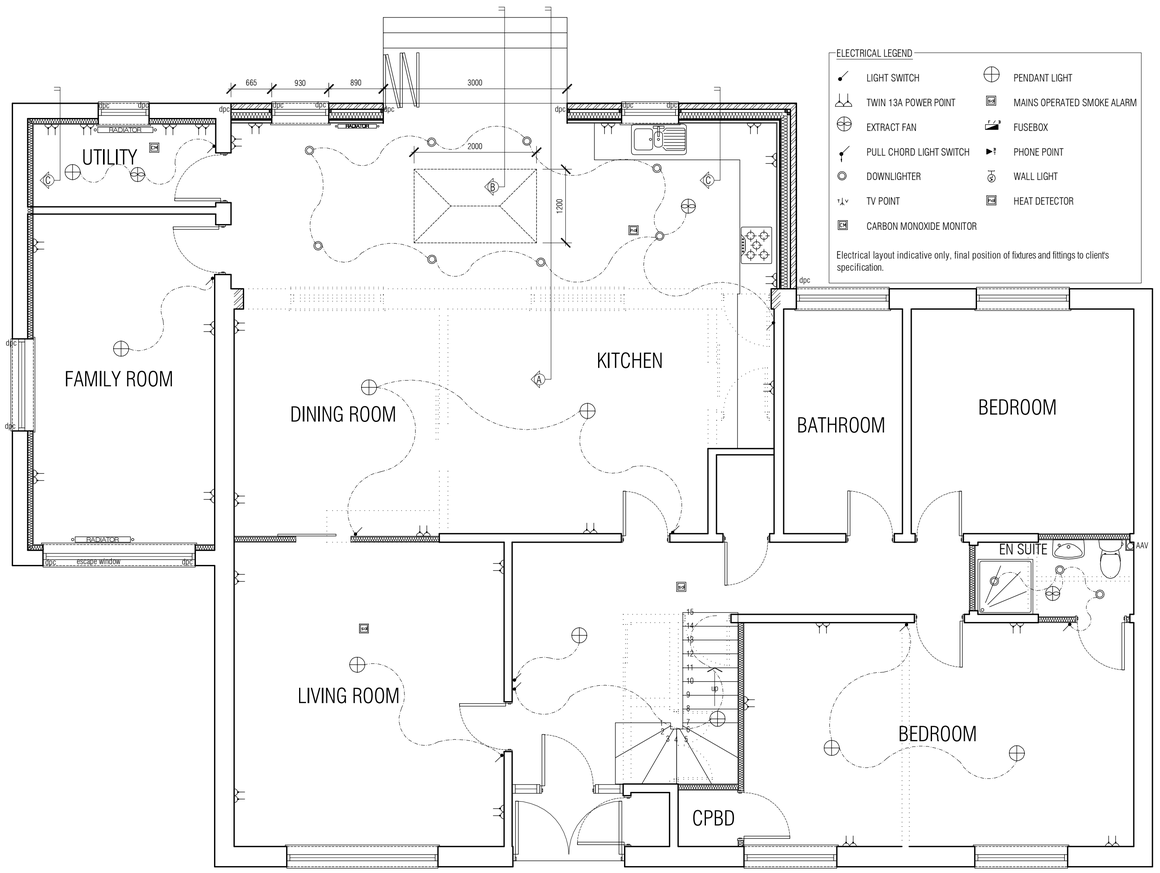
EXISTING SIDE ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100

scale 1:100

scale 1:50



PROPOSED GROUND FLOOR PLAN 1:50

ELECTRICAL LEGEND

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

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

Existing walls, doors, windows and porch 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. The contractor to ensure the structural integrity and stability of the building at all times during downtakings and to provide adequate temporary supports. Make good all finishes on completion of works. Beams over the new slapping into extension to be as per structural engineer's details and to be sheeted with 2 layers of 12.5mm plasterboard, laid crossbonded with all joints taped and filled. Minimum height to the underside of the beamns to be 2000mm. 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.

External wall construction to be 19mm wet dash render to match on 100mm common brick / block, 50mm ventilated cavity and a timber framed inner leaf to be foil bubble breather building paper on 9.5mm sheathing grade plywood on 100 x 50mm sw studs at 600mm centres with 90mm Celotex GA400 board or equal between studs and lined with 40mm Celotex TB4000 insulation board or equal, 500 guage vapour barrier 38 x 50mm service battens to create a service void and sheeted with 12.5mm plasterboard with all joints to be taped and filled. New walls to be tied to existing with stainless steel starter kits and 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. Walls of existing garage to be lined with 92.5mm thick Kingspan K18 rigid insulation board with an integral vapour barrier and all joints to be taped and filled.

Floor level to be continuous from existing building into proposed extension and garage conversion and consist of 22mm moisture resistant T&G chipboard flooring on 175 x 50mm C16 joists at 400mm centres with 150mm thick Kingspan Thermafloor 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. Floor joists supported at existing house wall on galvanised mild steel joist hangers on a 175 x 50mm sw bearer fixed to wall at 500mm centres with M12 anchors

Install new uPVC double glazed window units/ doors with a U-value of 1.4W/m^{2}K. A trickle vent to be fitted to the head, capable of providing 12000mm^2 ventilation. Any glass less than 800mm above FFL 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' (ACPO, 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. A suitably designed and located emergency escape window to be provided in family room. Escape windows to have an unobstructed openable area at least 0.33m^2 and at least 450mm high and 450mm wide. The bottom of the openable area must not be more than 1.1m above floor level. 900mm long platt, for bi fold doors to be level with existing house floor level, and steps to be formed with precast paving slabs on a facing brick base course to give 3 No rise of 160mm with 300mm going. Adjust ground levels locally as required.

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/m^3) laid between studs and lined both sides with 12.5mm plasterboard (minimum mass per unit area 10kg/m^2), 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. Plasterboard within shower room and kitchen to be moisture resistant. All gaps and junctions on walls and floors to be sealed to limit air infiltration, including perimeters at windows and doors.

New stair to be formed in timber 900mm wide with 15 No equal rises of 191mm with 225mm going. Pitch to be less than 42 degrees. A timber handrail to be fitted to wall of stair 840mm above the pitchline of the stair. Balustrade to open side of stair to be fitted 840mm above the pitchline of the stair with 25 x 25mm timber balusters at 100mm centres with a 34 x 68mm timber handrail. Headheight on the stairs and all landings to be 2000mm measured vertically above the pitchline. Winders formed with equal angles and minimum going on winders to be 50mm. A timber balustrade to be foremed around stairwell opening at first floor level with a 34 x 68mm timber handrail and 25 x 25mm timber balusters at 100mm centres. No opening on the stairs or balustrades to allow the passage of a sphere of 100mm diameter.

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.
Utility room fitted out as per client's specification and fitted with a mechanical extract fan capable of an extraction rate of 30 litres per second and ducted to a suitable terminal at external air.

Exisitng cupboard doors removed, walls removed and openings framed up as noted and a 1981 x 765mm internal quality timber doors insatlled to give a clear opening width of 650mm. En suite 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 sensuite capable of an extraction rate of 15 litres per second and ducted to a suitable terminal at external air. 38mmØ uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mmØ uPVC waste pipe from wc connected to existing drain via 100mmØ waste pipe and AAV. 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. Sanitary pipework to comply with BSEN12056-2:2000.

Mains operated smoke alarms with battery back-up to be installed as shown in accordance with BS 5839: Part 6 (2019). 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 1-3m 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.

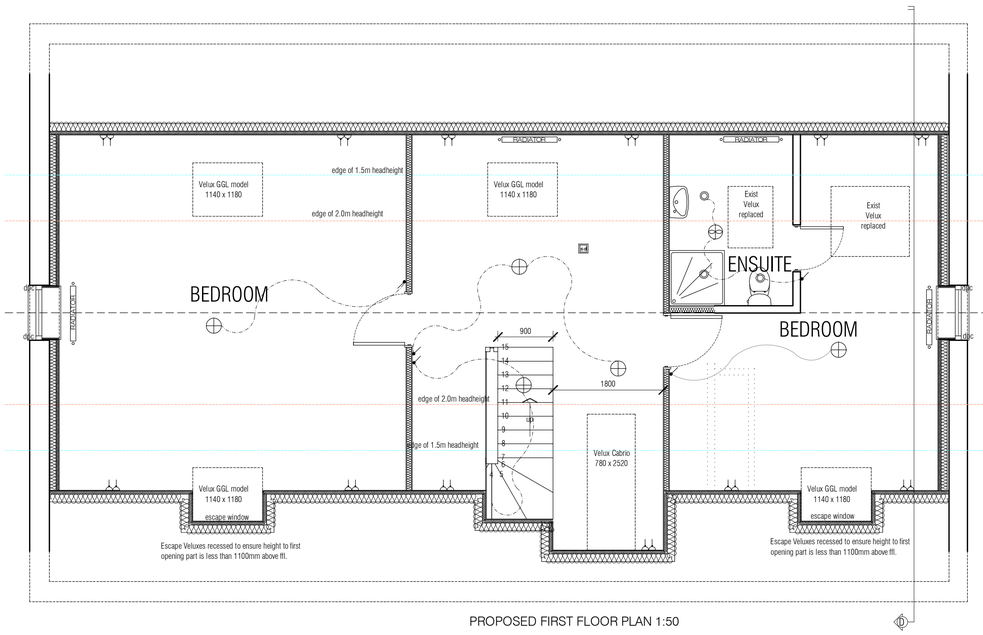
The fire detection and fire alarm system that should alert occupants to the outbreak of fire, a Grade D system should be installed in all dwellings, comprising of:
- at least 1 smoke alarm installed in the principal habitable room
- at least 1 smoke alarm in every circulation space on each storey such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

Existing house to be upgraded as required to meet this criteria, with compliant fittings being retained where appropriate.

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

All heating pipes to be adequately insulated when running outside the insulated envelope of the house.

All glazing and walls are more than 1.0m from boundaries.



PROPOSED FIRST FLOOR PLAN 1:50

ELECTRICAL LEGEND

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

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

New floor between living accommodation to be formed with 22mm moisture resistant T&G chipboard flooring (minimum mass per unit area 15kg/m^2) with prefitted acoustic resilient lining on 11mm OSB, on upgraded joists at 450mm centres in accordance with the structural engineer's details. A minimum 100mm thick mineral wool insulation (minimum density 10-60kg/m^3) to be laid between joists and existing ceiling finish of plasterboard to be retained. Floors between living accommodation to provide a minimum airborne sound insulation level of 43Rw.

A free standing stud partition built inside existing gable wall, with 100 x 50mm studs at 600mm centres 70mm Kingspan K12 rigid insulation board between the studs with an internal finish of 52.5mm thick Kingspan K18 rigid insulation board with an integral vapour barrier and all joints to be taped and filled.

uPVC double glazed window units to be installed with a U-value of 1.4 W/m^{2}K. A trickle vent to be fitted to the head, capable of providing 12000mm^2 ventilation. Any glass less than 800mm above FFL to be toughened in accordance with BS 6262. A suitably designed and located emergency escape window to be provided in every upper storey apartment, at a height of not more than 4.5m. Escape windows to have an unobstructed openable area at least 0.33m^2 and at least 450mm high and 450mm wide. The bottom of the openable area must not be more than 1.1m above floor level. Upper storey windows also to be capable of being safely cleaned from the inside in accordance with Clause 8 of BS 8213: Part 1: 2004.

New Veluxes and existing Veluxes replaced as shown, with proprietary Velux flashings. Rafters to be doubled up either side of the opening and 150 x 50mm sw bridles between doubled up rafters. All rafters and cut timbers fixed with galvanised mild steel joist hangers. Velux to have A C fire rating and a U value of 1.2 W/m^{2}K.

Walls between living accommodation and attic space to be 100 x 50mm sw studs at 450mm centres with 150mm glassfibre insulation between the studs, held in position with Netlon mesh and sheeted on bedroom side with 62.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled.Where coombe ceilings are to be formed, 82.5mm thick Kingspan K18 insulated plasterboard with integral vapour barrier, all joints taped and filled, fixed to underside of rafters and 100mm thick Kingspan Kooltherm 107 insulation board laid between to give a U value of 0.12W/m^{2}K. Rafters to be framed out if required.

Shower room 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 shower room capable of an extraction rate of 15 litres per second and ducted to a suitable terminal at external air. 38mmØ uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mmØ uPVC waste pipe from wc connected to 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. Sanitary pipework to comply with BSEN12056-2:2000.

New stair to be formed in timber 900mm wide with 15 No equal rises of 191mm with 225mm going. Pitch to be less than 42 degrees. A timber handrail to be fitted to wall of stair 840mm above the pitchline of the stair. Balustrade to open side of stair to be fitted 840mm above the pitchline of the stair with 25 x 25mm timber balusters at 100mm centres with a 34 x 68mm timber handrail. Headheight on the stairs and all landings to be 2000mm measured vertically above the pitchline. Winders formed with equal angles and minimum going on winders to be 50mm. A timber balustrade to be foremed around stairwell opening at first floor level with a 34 x 68mm timber handrail and 25 x 25mm timber balusters at 100mm centres. No opening on the stairs or balustrades to allow the passage of a sphere of 100mm diameter.

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/m^3) laid between studs and lined both sides with 12.5mm plasterboard (minimum mass per unit area 10kg/m^2), 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. Plasterboard within shower room to be moisture resistant. All gaps and junctions on walls and floors to be sealed to limit air infiltration, including perimeters at windows.

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.

Outwith floored area existing insulation to be upgraded to achieve 200mm between ceiling ties with a further 200mm glassfibre insulation above and at right angles to the other insulation.

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

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 2018, 18th EDITION OF IEE REGULATIONS 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

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
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CIAT

PROJECT DETAILS:

Proposed attic conversion, extension to rear and garage conversion
at
Ashlea, Ashgrove Road, Kilwinning
for
Linda Clelland

PROJECT REFERENCE:

Clelland 2247

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