

Existing wall & 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. 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. Burns over the new slapping to be as per structural engineer's details and to be sheathed with 2 layers of 12.5mm plasterboard, laid crossbedded with all joints taped and filled. Minimum height to be under the eaves to be 2000mm. Existing window opening to be built up with 100mm facing brick. 50mm ventilated 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 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 kits 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 in extension to be continuous from existing building into proposed extension and consist of 22mm moisture resistant T&G chipboard flooring on 50 x 50mm tarred sawn battens on a DPC on 150mm thick floor finished concrete with 1 layer of A252 mesh with 50mm top cover on 120mm thick Kingspan Thermalfloor TF70 insulation on 1200 gauge Visqueen DPM on 50mm sand binding on 100mm well compacted and consolidated hardcore. 50mm rigid insulation around perimeter of floor slabs to prevent cold bridging.

Floor in converted garage to be level with existing house floor level and consist of 22mm moisture resistant tongued and grooved chipboard flooring on 120mm thick Kingspan TF70 insulation. Existing concrete floor on DPM to remain and to be reinstated to original condition on completion of excavation works for new foundations. Existing DPM to be extended and linked to new dpc.

External wall construction to be 100mm facing brick to match, 50mm ventilated 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 40mm Celotex GA400 board or equal between studs and lined with 12.5mm plasterboard with 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 in partial garage conversion to have plasterboard removed and 70mm Kingspan K12 rigid insulation board added between studs and lined with 52.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled.

Install new uPVC window units/ doors with a U-value of 1.4W/m<sup>2</sup>K. A trickle vent to be fitted to the head, capable of providing 12000mm<sup>2</sup> 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 (SDB) (2009), or to be in accordance with BS PAS 24: 2007 for doors and BS 7620: 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 900mm long plate to be formed at bifold doors level with floor level with precast paving slabs on a facing brick base course to give a 1 No rise of 150mm with 300mm going. Adjust ground levels locally as required. Low mobility threshold at main entrance door.

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<sup>3</sup>) laid between studs and lined both sides with 12.5mm plasterboard (minimum mass per unit area 10kg/m<sup>2</sup>), all joints taped and filled. Internal partitions to provide a minimum airborne sound insulation level of 45dB. Interier quality timber doors to be installed with the requisite in-swingery and to have a minimum clear opening width of 775mm. Plasterboard within wc and kitchen to be moisture resistant. All gips and junctions on walls and floors to be sealed to limit air infiltration, including perimeters at windows. Wall between garage and utility and toilet to be formed with 100 x 50mm sw studs at 600mm centres and sheathed on garage side with 2 layers of 12.5mm plasterboard, laid crossbedded with all joints taped and filled. 70mm Kingspan K12 rigid insulation board between studs and lined with 52.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled. Door between garage and utility to be a half hour self closing fire resistant door fitted with the requisite in-swingery and to give a clear opening width of 775mm.

Utility room to be fitted out as per clients 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.

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 clients 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 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. An activity space of 800 x 1100mm to WC, 700 x 800mm to wash hand basin(wall hung), clear of door swings to be provided within toilet. 38mm<sup>2</sup> uPVC waste pipe outlets with 75mm deep seal traps to all appliances and 100mm<sup>2</sup> uPVC waste pipe from wc connected to existing drain via 100mm<sup>2</sup> waste pipe. Waste pipe to be laid with minimum fall of 1 in 40. WC and tub 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 BS EN 12056-2:20

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 the standard and site commencement with BS EN 50292:2002.

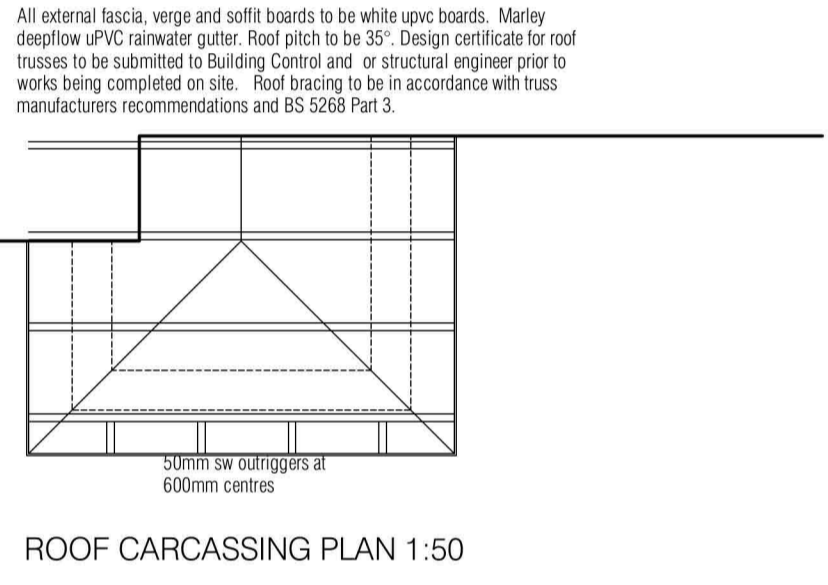
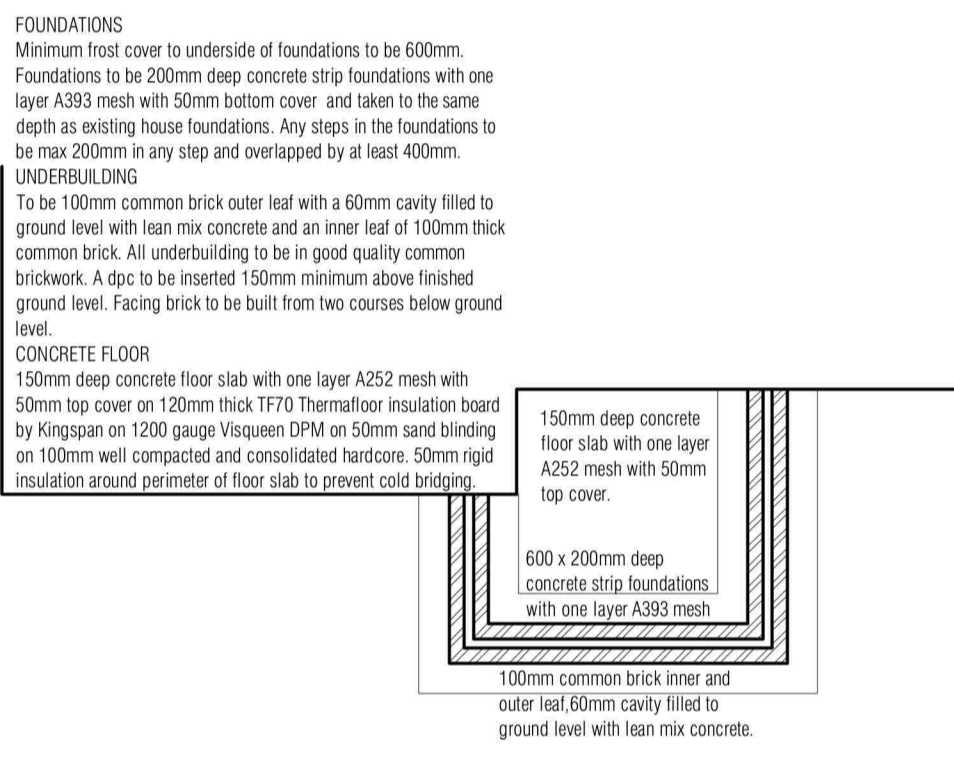
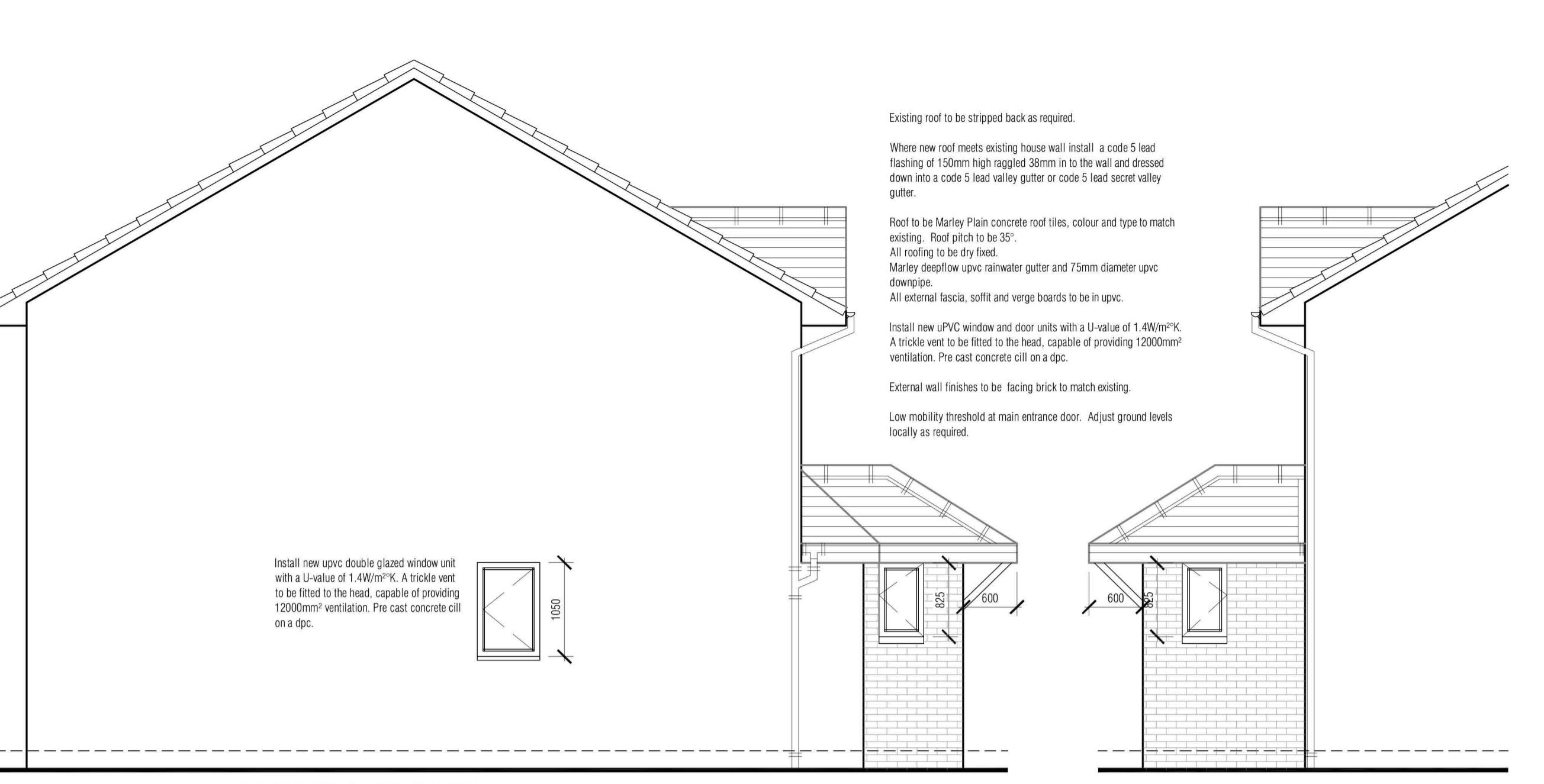
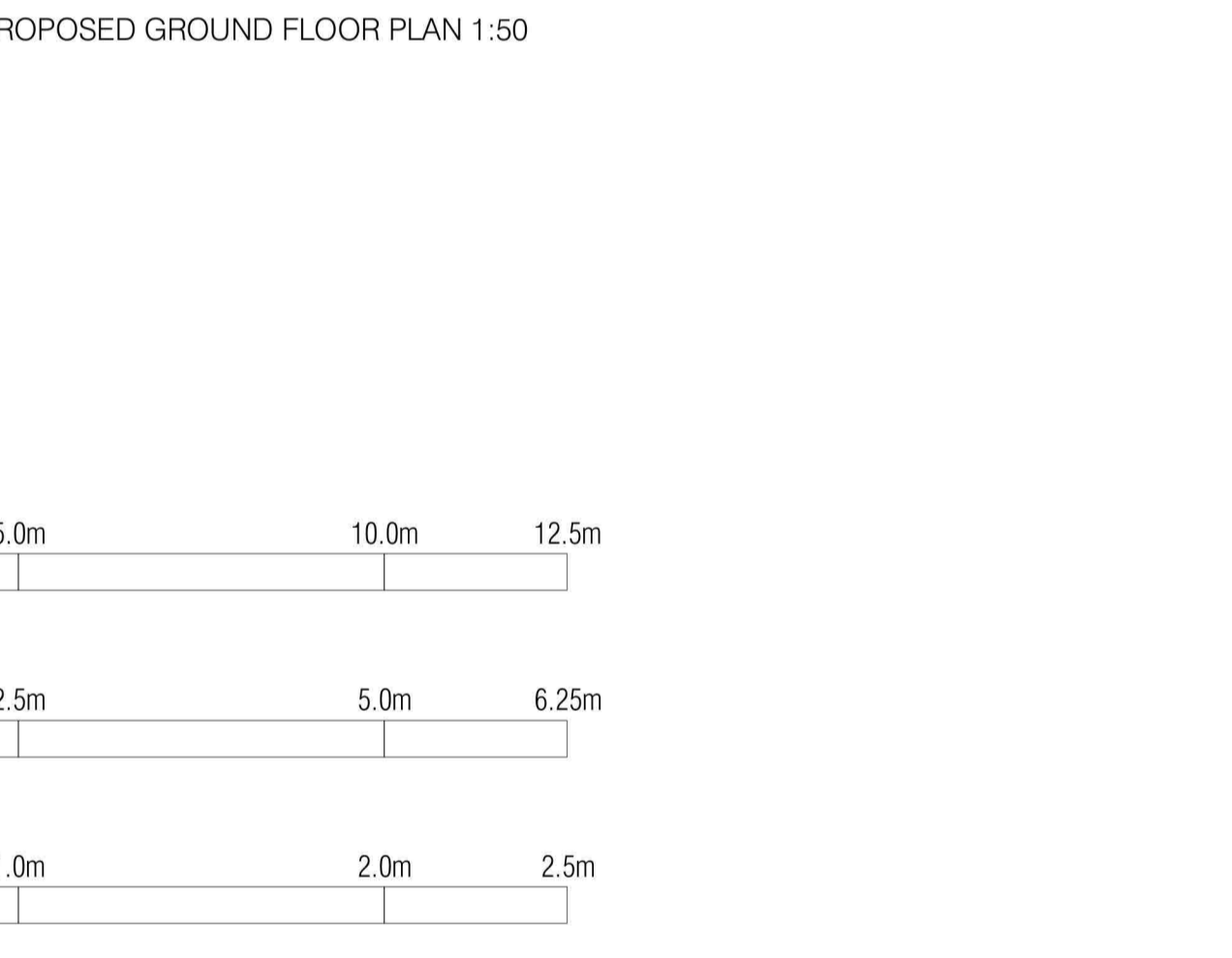
The fire detection and fire alarm system that should alert occupants to the outbreak of fire, a Grade D system should be installed in all dwellings, comprising of:

- 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.

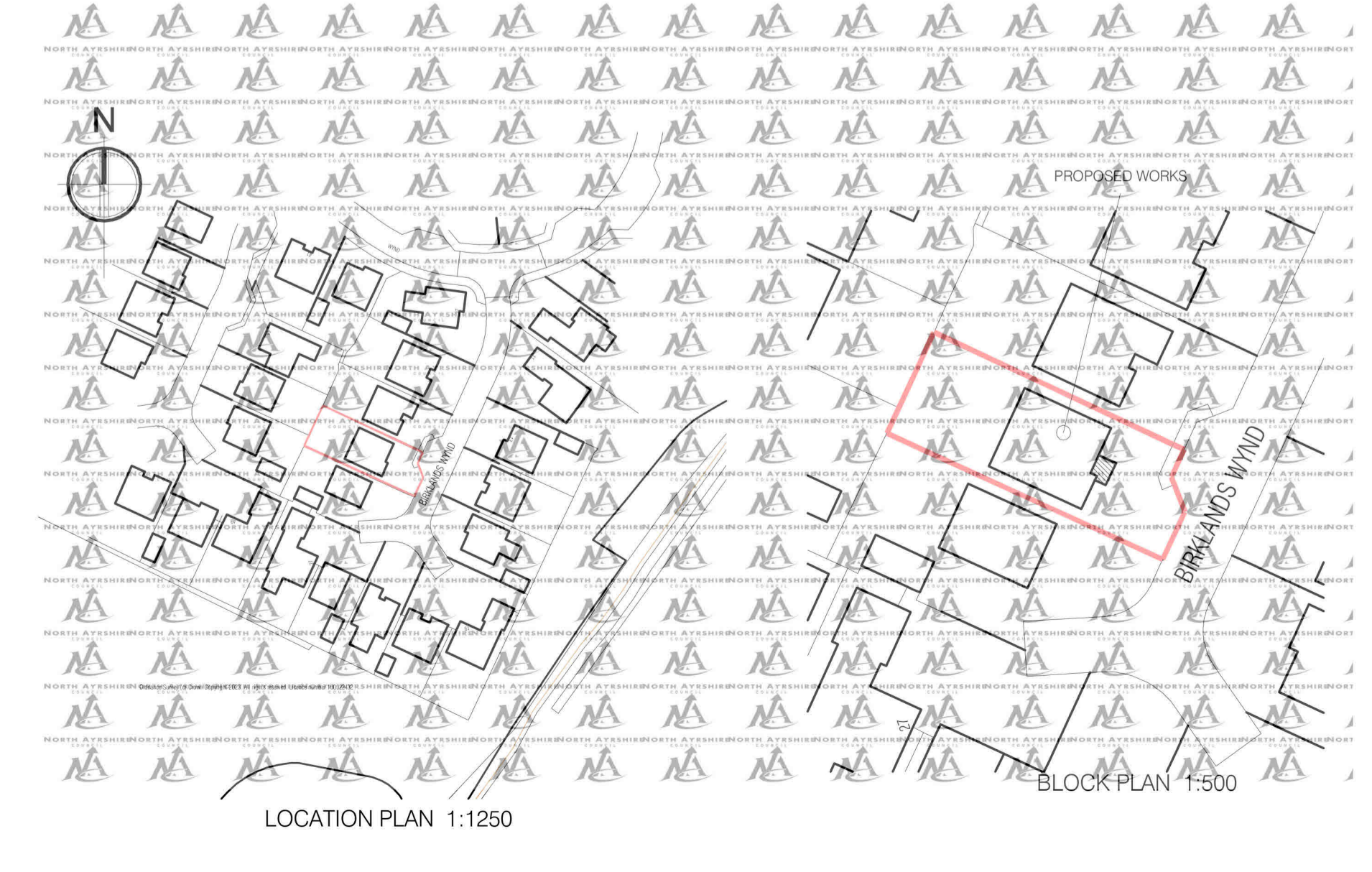
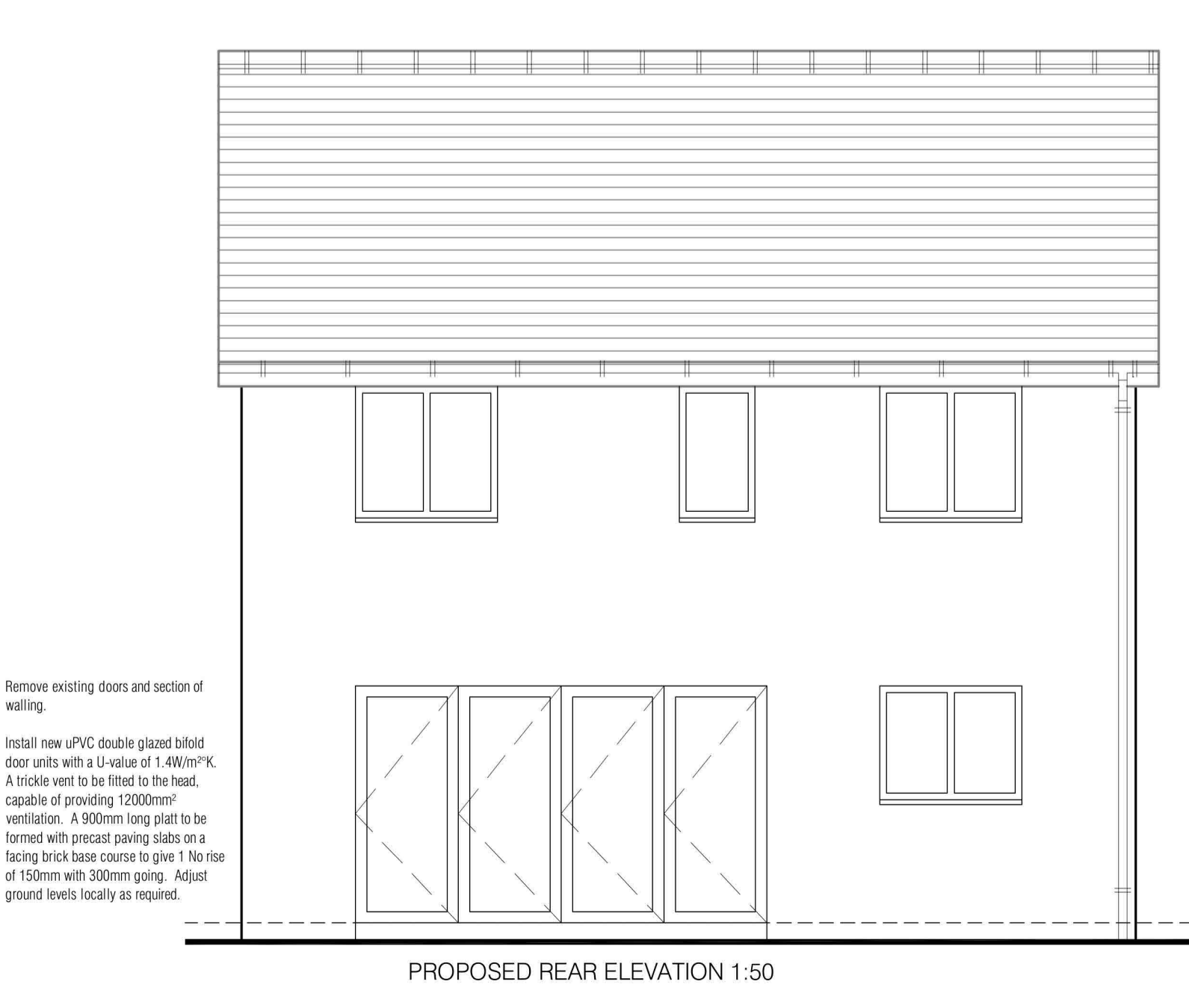
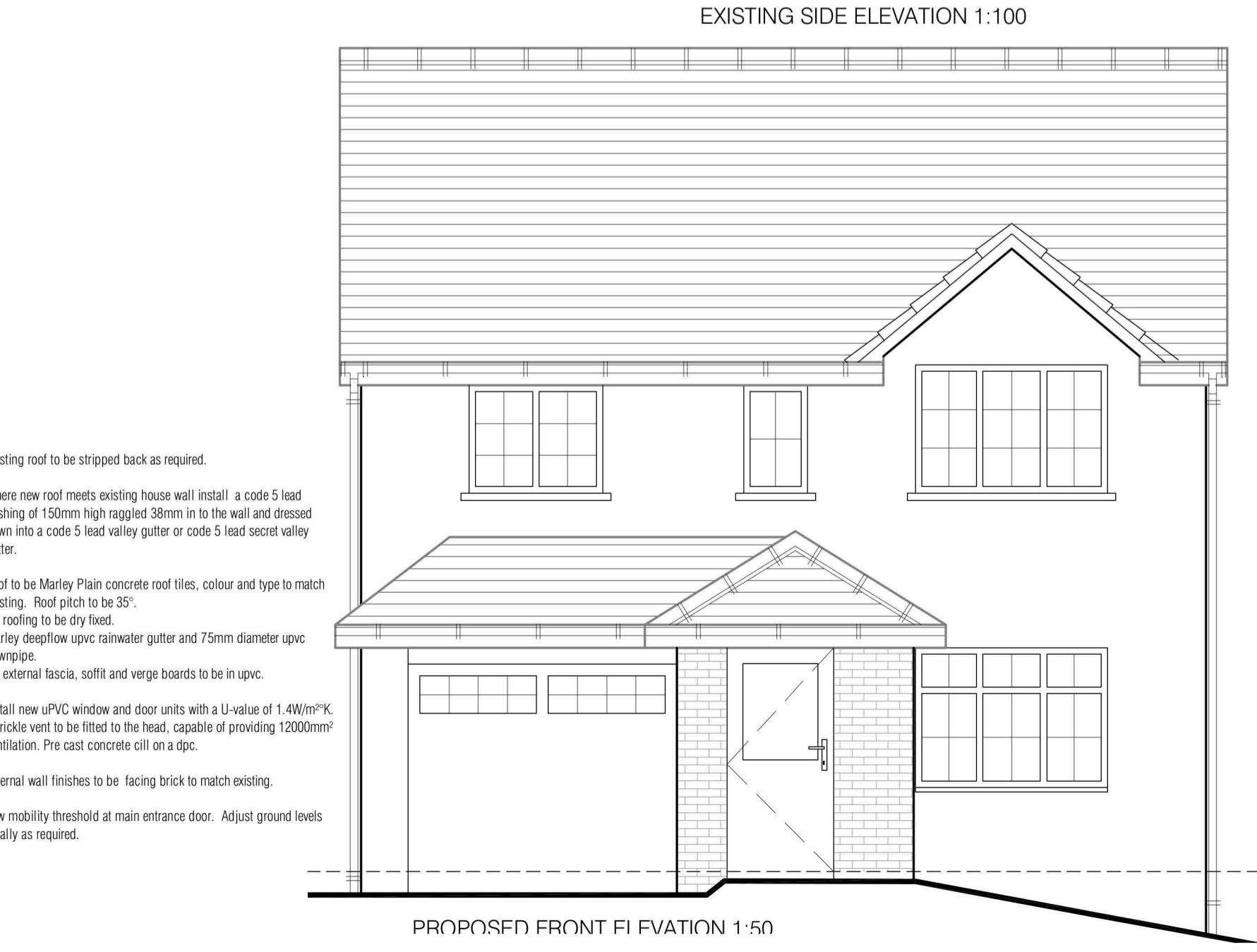
Existing house to be upgraded as required to meet this criteria, with compliant fittings being retained where appropriate.

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 gips and junctions on walls and floors to be sealed to limit air infiltration, including perimeters at windows. All heating pipes to be adequately insulated when running outside the insulated envelope of the house. Bath walls and windows / doors more than 1.0m from boundaries.



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 NICE 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.

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**PROJECT DETAILS:**  
 Proposed alterations, extension and partial garage conversion at 31 Birklands Wynd, Kilwinning for Mr & Mrs Richardson

**PROJECT REFERENCE:**  
 Richardson 2255

**DATE:** Nov 2023 **SCALE:** as shown **PAPER SIZE:** A1 **DRAWN BY:** AMcC **DRG No:** 01

**REVISIONS:**