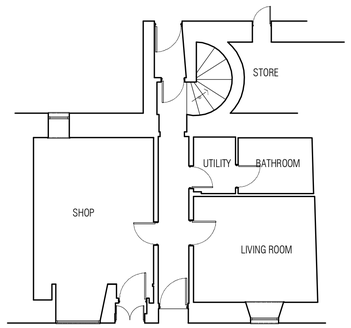
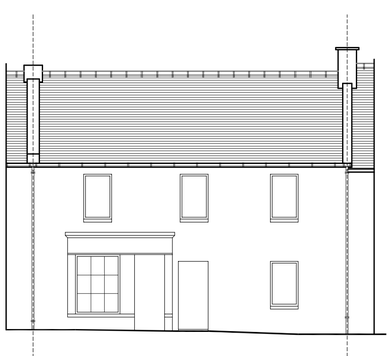


EXISTING GROUND FLOOR PLAN 1:100



EXISTING FRONT ELEVATION 1:100

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	CARBON DIOXIDE MONITOR

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

Existing shopfront and shop door to be carefully removed 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 downtakings and to provide adequate temporary supports. Make good all finishes on completion of works.

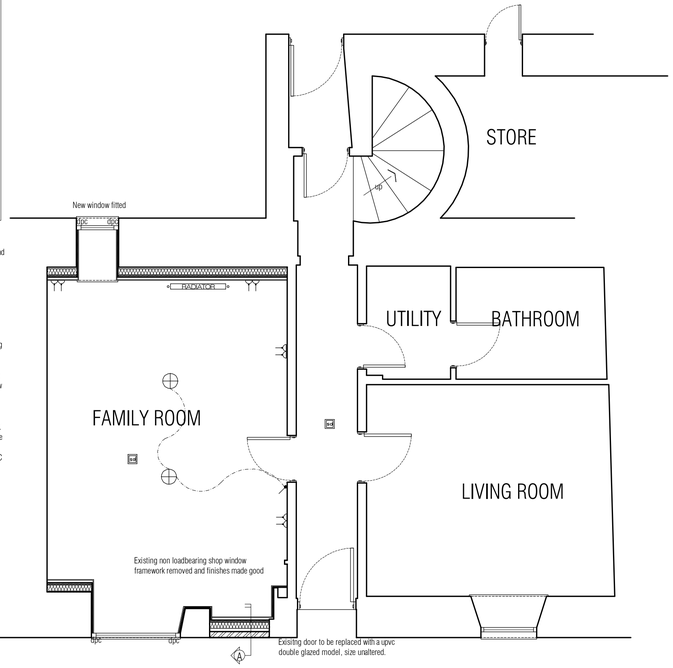
Infill for existing shop door to be 19mm smooth finish cement render to match on 100mm common brick / block, 50mm vented cavity and a timber framed inner leaf to be foil bubble breather building paper on 9.5mm sheathing grade plywood on 100 x 50mm sw studs at 600mm centres with 90mm Celotex GA400 board or equal between studs and lined lined with 40mm Celotex TB4000 insulation board or equal, 500 guage vapour barrier 38 x 50mm service batterns 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. A free standing stud partinion to be formed 25mm inside rear wall and consist of 100 x 50mm sw studs at 600mm centres with 90mm Celotex GA400 board or equal between studs and lined lined with 40mm Celotex TB4000 insulation board or equal, 500 guage vapour barrier 38 x 50mm service batterns to create a service void and sheeted with 12.5mm plasterboard with all joints to be taped and filled. Window jambs and wall projections at front of shop to be lined with 37.5mm Kingspan K18 insulated plasterboard with integral vapour barrier, all joints to be taped and filled. Skirtings and facings to match.

Install new uPVC double glazed window units to replace shop windows, front and back 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 6262. New 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 BS 7950: 1997 . uPVC units to be designed and constructed in accordance with BS 7412: 2007.

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.

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 gaps 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.



PROPOSED GROUND FLOOR PLAN 1:50

MAIN SPECIFICATION

FOUNDATIONS
Ground make up and depth of existing foundations to be checked prior to the commencement of any works. All foundations to be on a sub soil with a bearing capacity of 100kN/m² with 600mm minimum cover to underside or to same depth as existing house founds, whichever is greater. Foundations to be 200mm deep concrete strip foundations with one layer A252 mesh with 50mm bottom cover. Concrete to be 35 Newton and to BS 5328. Cement to be Ordinary Portland to BS 12. Aggregates both coarse and fine to be to BS 882. Nominal maximum size of aggregate to be 20mm. No concrete to be placed against frozen or frost covered surfaces. Foundation on boundary as per detail.
UNDERBUILDING
To be 100mm common brick outer leaf with a 60mm cavity filled to ground level with lean mix concrete and an inner leaf of 100mm thick common brick. All underbuilding to be in good quality common brick. A DPC to be inserted 150mm minimum above finished ground level. New walls tied to existing with stainless steel starter kits.
DAMP PROOF COURSES AND LEAD.
To cavity walls, cavity closures, firestops, steps and cills to be bituminous felt or PVC to BS 743. All leadwork for flashings, valley gutters etc to be in accordance with BS6915 : 2001
SUPERSTRUCTURE
Infill for existing shop door to be 19mm smooth finish cement render to match on 100mm common brick / block, 50mm vented 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 lined with 40mm Celotex TB4000 insulation board or equal. 500 guage vapour barrier 38 x 50mm service batterns 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
Stainless steel chevron wall ties fixed to slope away from sheathing and nailed with 2No. 50 x 3mm stainless steel ring shank nails. Wall ties fixed at 600mm centres horizontally and 450mm centres vertically, increased locally around door and window openings. Firestops to be 50 x 38mm sw timbers wrapped in DPC and positioned around window openings, at every corner, at eaves level and at ceiling and floor levels. Cavity ventilation to be provided at 1200mm centres by perpend cavity vents, situated in the brick course below dpc level, at eaves and above and below horizontal cavity barriers. Cavity weep vents at 900mm centres at ground level.
WINDOWS
Install new uPVC window 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 6262. New 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 7950: 1997 . uPVC units to be designed and constructed in accordance with BS 7412: 2007.
MANUAL CONTROLS - WINDOWS
An openable window, rooflight or other ventilator, that provides natural ventilation to meet Standard 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of: not more than 1.7m above floor level, where access to controls is unobstructed or not more than 1.5m above floor level, where access to controls is limited by a fixed obstruction, not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided or not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation
ELECTRICAL FITTINGS
Mains operated smoke alarms with battery back-up to be installed as shown 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.
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.
GENERAL
Sanitary pipework to comply with BS EN 12056-2:2000. External waste water drainage to comply with BSEN 12056-1:2000, BS EN 752:2008 and BS EN 1610: 1998. Surface water drainage to comply with BS EN 12056-3: 2000
All gaps 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.
Radiators to be fitted with a thermostatic radiator control valve.
At door jambs proprietary insulated cavity closure and a vertical DPC inserted.
All finishes to be made good on completion of works.

U-VALUES
Glazing - 1.4W/m²K
Walls - 0.17W/m²K

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

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scale 1:50

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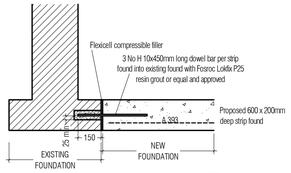
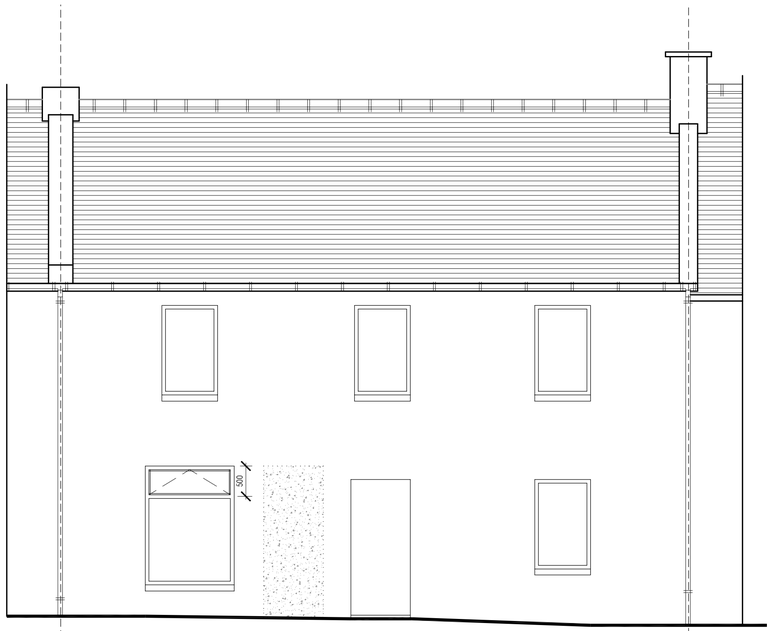


NEW TO EXISTING FOUNDATION DETAIL 1:20

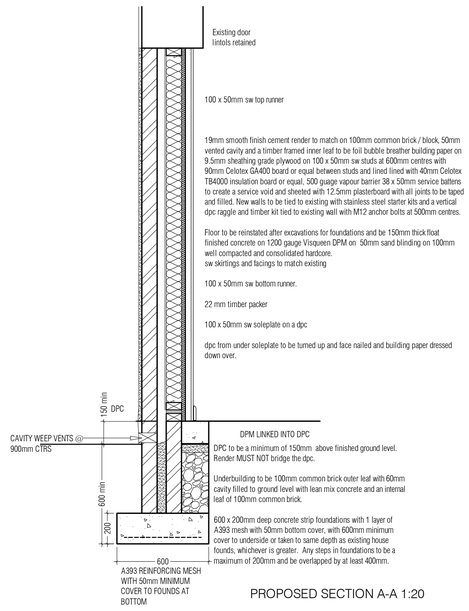


Existing shopfront and surrounding timbers, along with shop door to be carefully removed. Door infill to be finished with a smooth cement render to match existing.

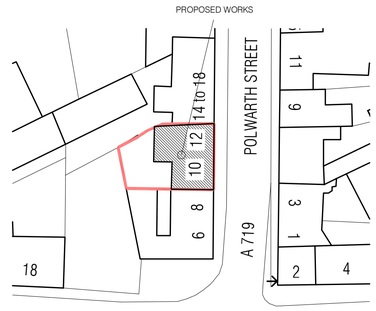
Install new uPVC double glazed window unit with a U-value of 1.4W/m²K. A trickle vent to be fitted to the head, capable of providing 12000mm² ventilation. Any glass less than 800mm above FFL to be toughened in accordance with BS 6262.

Existing frontage of house to be repainted in colour to match existing as approved by Planning

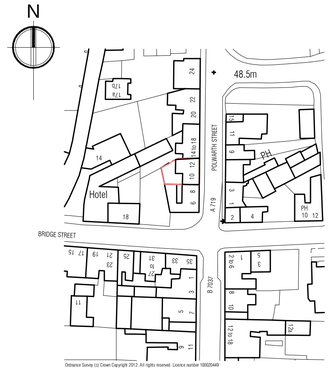
PROPOSED FRONT ELEVATION 1:50



PROPOSED SECTION A-A 1:20



BLOCK PLAN 1:500



LOCATION PLAN 1:1250

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email ayrshirearchitecture@gmail.com
CIAT

PROJECT DETAILS:
Proposed change of use of shop to integral part of house
at
12 Polwarth Street, Galston
for
Mr Cowan

PROJECT REFERENCE:
Cowan 24xx

DATE:	SCALE:	PAPER SIZE:	DRAWN BY:	DRG No:
Feb 2026	as shown	A1	AMcC	01

REVISIONS:
a Mar 2026 Note added re replacement of front door
b Mar 2026 Building noted onl location plan / block plan