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 conservatory, outbuilding and extension 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. Form new window openings with 100 x 145mm deep prestressed concrete lintols, Type C by Robeslee lth 150mm minimum end bearing. Provide additional wall ties at 300mm centres vertical within 225mm of opening. Provide insulated cavity closer/ dpc. 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.

Floor level to be continuous from existing building into proposed extension and consist of 22mm moisture resistant T&G chipboard flooring on 145 x 45mm 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. Joists supported at existing house wall on a 145 x 45mm sw bearer fixed to wall at 500mm centres with M 12 anchors.

External wall construction to be 19mm wet dash 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 GA4000 board or equal between studs and lined with 40mm Celotex TB4000 insulation board or equal, 500 guage vapour barrier 38 x 50mm service batters 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. Walls within 1metre of boundaries 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 95 x 45mm C16 studs at 600mm centres with 90mm Celotex GA400 board or equal between studs and lined with 2 layers of 12.5mm plasterboard, laid crossbonded with all joints taped and filled and lined with 40mm Celotex TB4000 insulation board or equal, 500 guage vapour barrier 38 x 50mm service batters to create a service void and sheeted with 12.5mm plasterboard with all joints to be taped and filled. Existing external walls enclosed by extension to be strapped and lined with 12.5mm plasterboard with all joints taped and filled.

Install new uPVC double glazed 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 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. New steps and a 900mm long landing, level with floor level to be formed with precast concrete slabs on facing bricks to give 5No. equal rises of 200mm with 300mm going, adjust ground level locally as required.
New handrails to both sides of steps and landing, 900mm high above flights and 1100mm high above landing in accordance with BS 6180: 1999. Balusters formed at 100mm max. centres and will not permit the passage of a 100mm Ø sphere. Balustrades formed with metal.

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. Load bearing partition to be formed with 95 x 45mm C16 studs at 600mm centres. 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. Walls adjacent to shower, wc and wb 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. 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.

Wet 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 wet room capable of an extraction rate of 15 litres per second and ducted to a suitable terminal at external air. An actively 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 wet room. 38mmØ 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. Sanitary pipework to comply with BSEN12056-2:2000. Floor to be a non slip surface and graded to a floor drain at shower.

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.

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. Radiators fitted with TRVs

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.

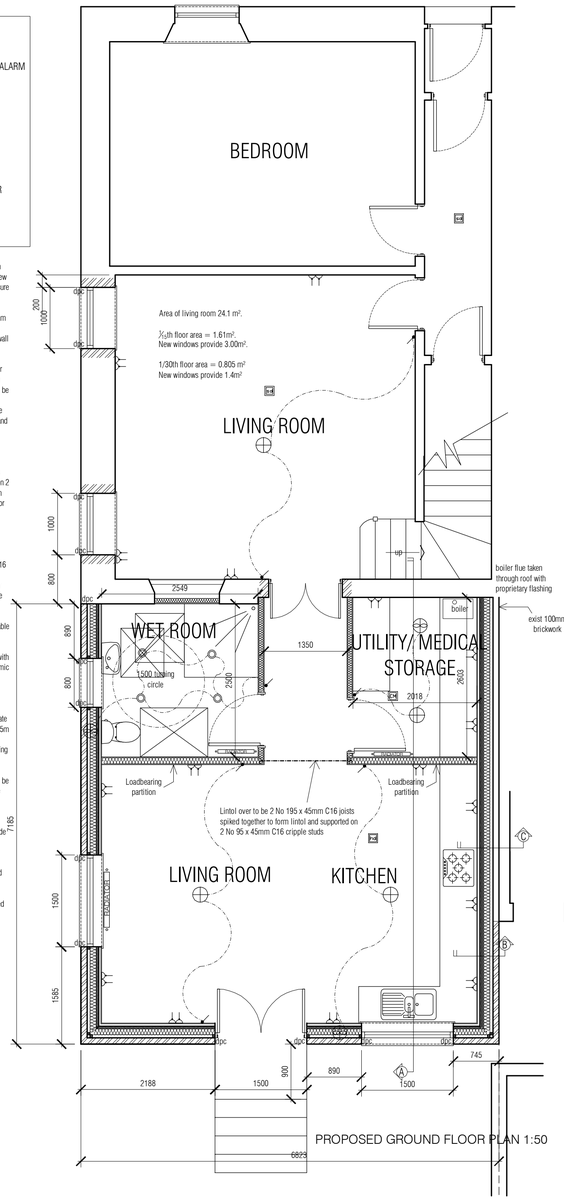
A carbon monoxide monitor to be installed with 1-3m of the boiler. The detector should comply BS EN 50291-1:2010 and be powered in accordance with this standard and sited in accordance with BS EN 50292:2002.

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

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



PROPOSED GROUND FLOOR PLAN 1:50

Low level roofspace ventilation to be provided to existing roof, Glidevale G3 slate vents at 800mm centres to give the equivalent of a 25mm continuous gap at low level.

No part of roof, walls or founds to overhang the boundary.

Precast concrete cope to boundary wall with a code 4 lead flashing 150mm high, raggled under cope and dressed down over flat roof and a code 4 lead valley gutter between existing slated roof and wall on boundary.

Where new roof meets existing roof form a code 4 lad flashing, taken 150mm min under slates and Epdm taken under existing underslating felt.

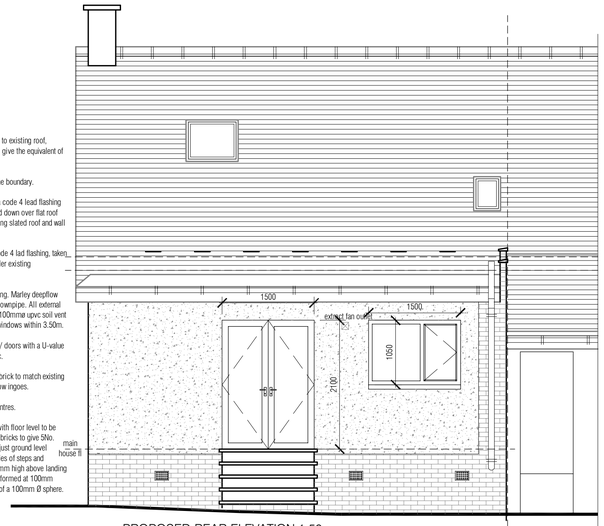
Roof to be Firestone EPDM with A - C fire rating. Marley deepflow upvc rainwater gutter and 75mm ø rainwater downpipe. All external fascia, soffit and verge boards to be in upvc. 100mmø upvc soil vent pipe to be taken 900mm above any opening windows within 3.50m.

Install new uPVC double glazed window units / doors with a U-value of 1.4W/m²K. Pre cast concrete cill on a dpc.

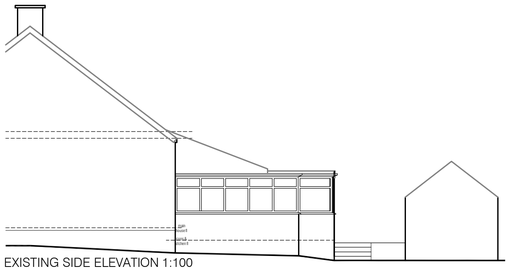
External wall finishes to be render and facing brick to match existing with smooth cement render to door and window ingoes.

215 x 150mm Fresh air inlets at max 2.0m centres.

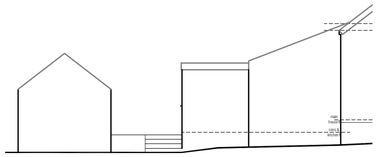
New steps and a 900mm long landing, level with floor level to be formed with precast concrete slabs on facing bricks to give 5No. equal rises of 200mm with 300mm going, adjust ground level locally as required. New handrails to both sides of steps and landing, 900mm high above flights and 1100mm high above landing in accordance with BS 6180: 1999. Balusters formed at 100mm max. centres and will not permit the passage of a 100mm Ø sphere. Balustrades formed with metal.



PROPOSED REAR ELEVATION 1:50



EXISTING SIDE ELEVATION 1:100



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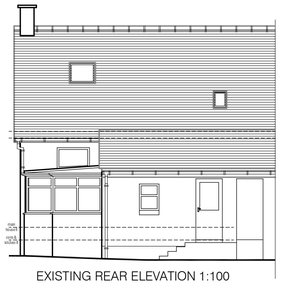

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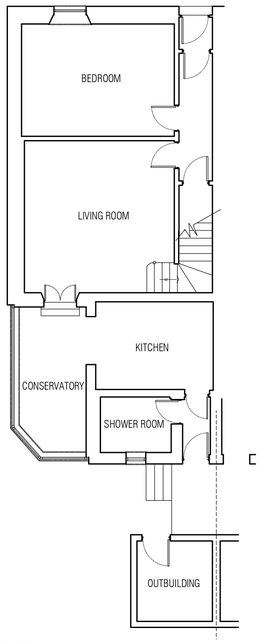


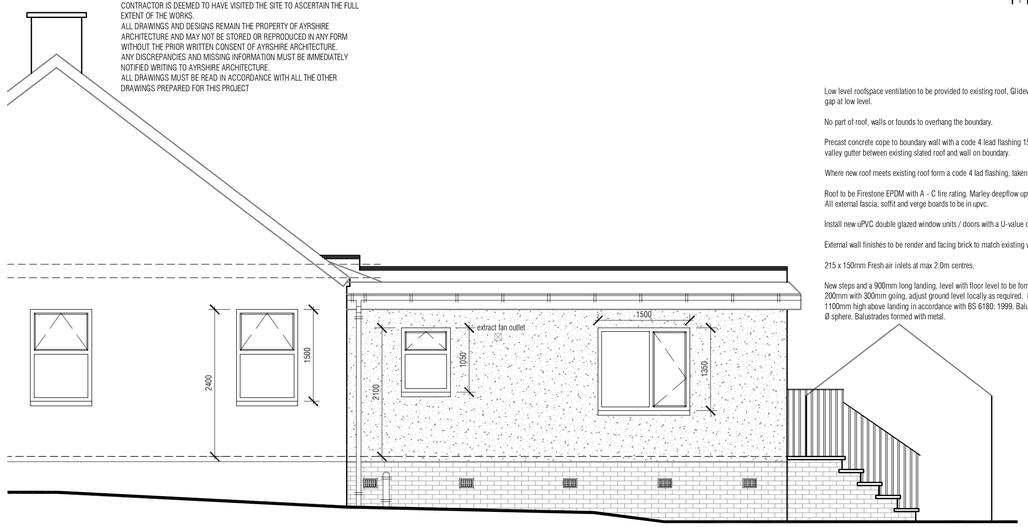
EXISTING GROUND FLOOR PLAN 1:100

0 2.5m 5.0m 10.0m 12.5m
scale 1:100

0 1.25m 2.5m 5.0m 6.25m
scale 1:50

0 0.5m 1.0m 2.0m 2.5m
scale 1:20

LOCATION PLAN 1:1250



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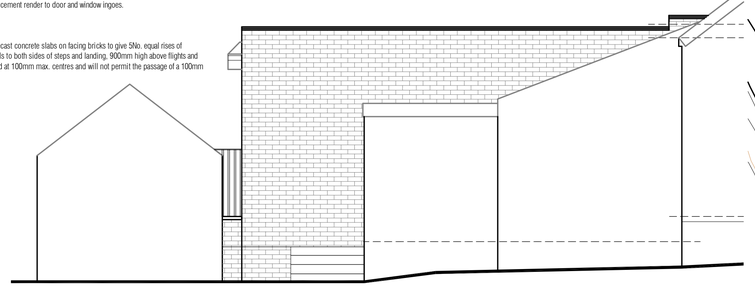

PROPOSED SIDE ELEVATION 1:50

BLOCK PLAN 1:500

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CIAT

PROJECT DETAILS:
Proposed single storey extension
at
3 Garden Street, Galston
for
Mr & Mrs McRoberts

PROJECT REFERENCE:
McRoberts 2458

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