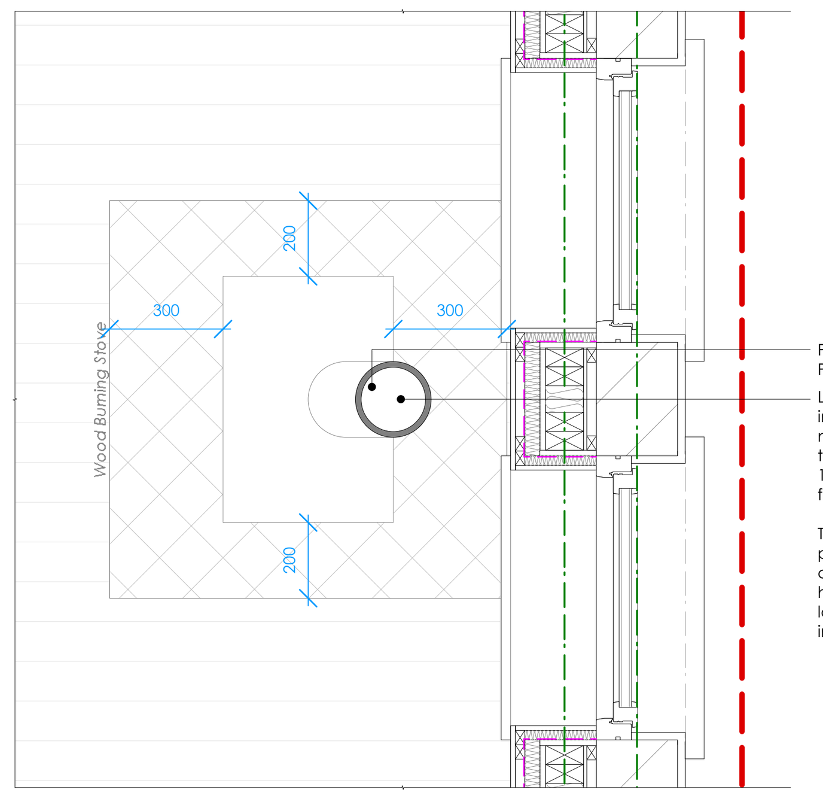
Legend

- ○ - Low energy 48 LED downlight fitting.
- ⊗ - Low energy pendant light fitting.
- External wall mounted light fitting.
- TV - Proprietary trickle ventilation, to be ducted and terminated at external air.
- Mechanical extraction fan capable of at least 30l/sec (intermittent) above hob, and at least 15l/sec (intermittent) in bathrooms, shower rooms & en-suites. To be ducted through ceiling, ducted between joists and terminated at external air via a slate vent.
- 13amp wall sockets (min 400mm above floor level).
- 13amp wall sockets (min 150mm above countertop level).
- T - Television/aerial connection point at min. 400mm above floor level.
- BT - Internet connection point at min. 400mm above floor level.
- SH - Shaver socket point at min. 150mm above countertop/ bulkhead level.
- CCU - Cooker control unit at min. 150mm above countertop level.
- Spur - Single spur with isolating switch at countertop level (Spur at min. 400mm above floor level. Switch at min. 150mm above countertop level.).
- Wall mounted light switch (fitted between 900 and 1100mm above floor level).
- Is. - Isolator switch with indicator light (fitted min. 150mm above countertop level).
- HD - Heat detector, mains fed / battery back-up, interconnected. BS5839:Part 6:2019.
- CO - Carbon monoxide detector, mains fed / battery back-up.
- CO² - Carbon dioxide detector, mains fed / battery back-up.
- SD - Smoke detector, mains fed / battery back-up, interconnected. BS5839:Part 6:2019.



Proposed Stove Detail
Scale: 1:20

0 0.2 0.4 0.6 0.8 1.0

Scale - 1:20

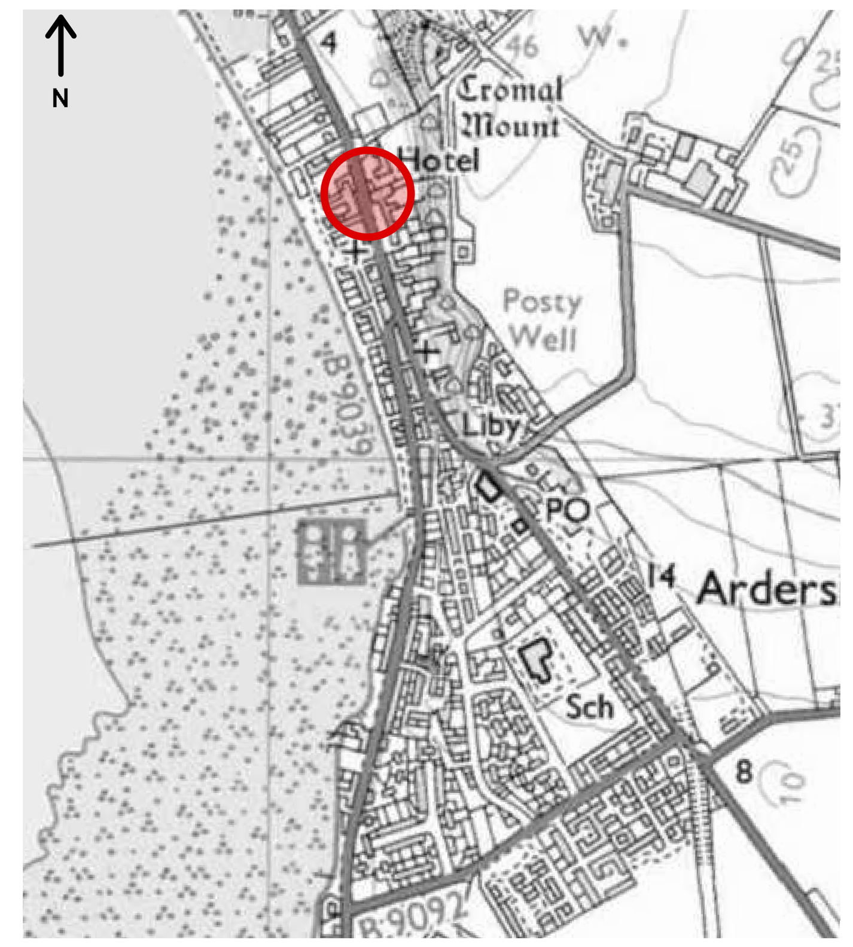
Proposed new stove and flue to be installed in accordance with BS 8303: Parts 1-3 1994.

Log Burning Stove (max. 5kW) to be installed to manufacturer's instructions on min. 12mm free standing (above finished floor level), non-combustible hearth appliance to not cause the temperature of the top of the hearth material to exceed 100°C. Open hearth to project min 150mm to sides and min 300mm to rear of stove and at least 300mm to front of appliance. Label to be provided as per specification.

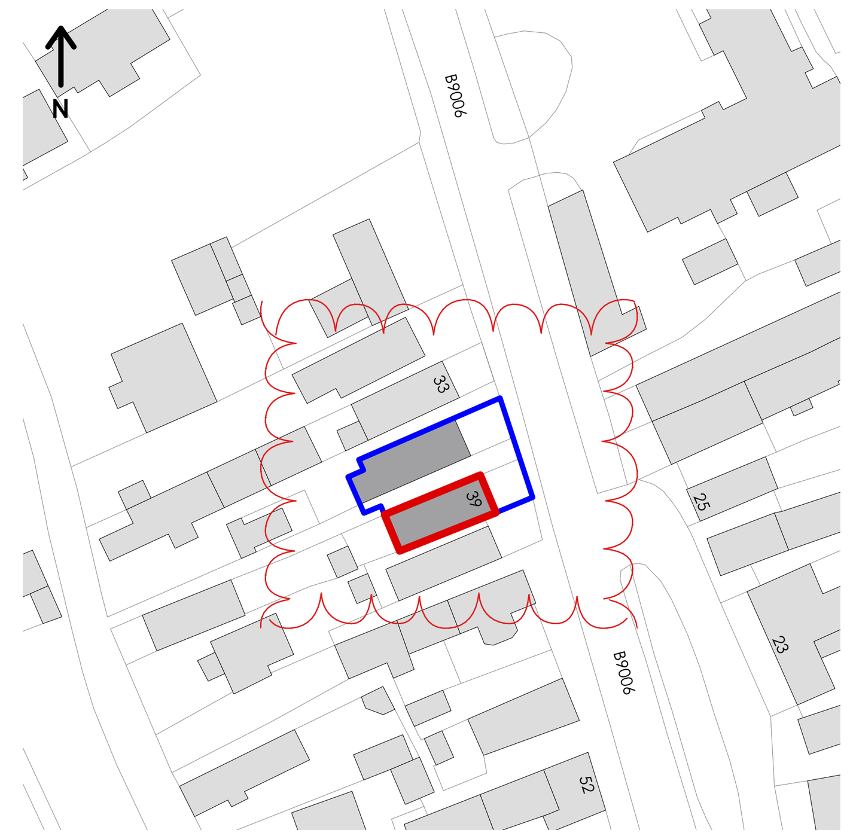
Twin wall flue to be provided from stove and fitted with fire collar where it penetrates the ceiling/roofing (minimum 50mm distance to all combustibles). Flue to terminate min 600mm above ridge or 2.3m horizontally from roof plane and rain cowl fitted. Wall bands to provide lateral support. All to be installed in accordance with manufacturers information.

DO NOT SCALE OFF DRAWINGS.ALL SIZES ARE TO BE CHECKED CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS/ORDERING OF MATERIALS. NO WORK TO COMMENCE BEFORE APPROPRIATE APPROVALS ARE GRANTED CONTRACTORS RESPONSIBILITY TO ENSURE POSSESSION OF APPROVED DRAWINGS

CONTRACTOR/CLIENT TO ENSURE THAT ONLY THE APPROVED BUILDING WARRANT DRAWINGS ARE USED FOR CONSTRUCTION



Location of Site in Relation to Ardersier
Not to scale



Location Plan
Scale: 1:1000

0 10.0 20.0 30.0 40.0 50.0

Scale - 1:1000

- Site development boundary.

Approximate site development boundary area: **76m²**

- Site under client ownership.

Overall client ownership boundary area: **262m²**

Existing rainwater downpipes to be replaced with metal rainwater goods. Location of rainwater goods to be maintained (exact location to be determined on site). Any new pipes to be laid at min 1:80 gradient fall.

Indicative location for additional hob to be installed, (dashed grey). Min. 1m to be maintained in front of cabinets to allow access to oven.

AAV to be installed in accordance with BS EN 12380:2002. AAV to be vented to room.

Utility Area to be converted to kitchen to allow the ground floor to be the principle floor.

Min. 1m³ internal drying space (dashed orange), in accordance with all relevant technical standards.

All ground floor external walls within 1m of site boundary to be finished with 15mm GTEC Fireline board (or equal & approved) to provide a min. medium fire resistance. All services to be sealed with intumescent putty pads and all penetrations sealed with intumescent sealer.

Internal door to be undercut 10mm.

Proposed new accessible shower room, as per technical standard 3.12.3. All walls to be lined with 18mm plywood and finished with 12.5mm moisture resistant plasterboard, to form a robust wall construction.

Proposed DPC to be returned min. 150mm above finished floor level.

Refer to drawing no. 09 for natural light and ventilation specifications.

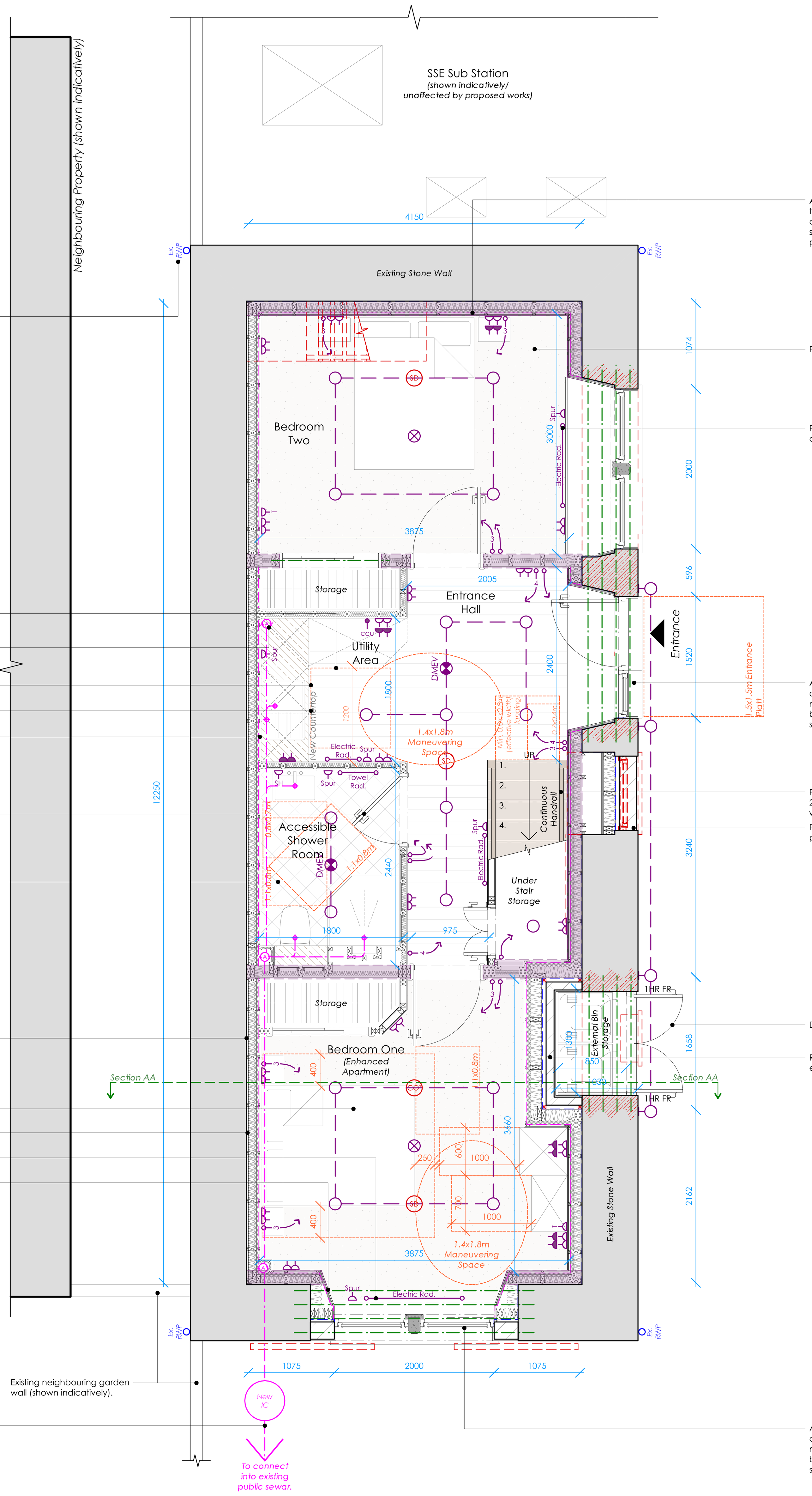
Proposed new non-loadbearing wall lining type A as specified elsewhere.

Proposed new high efficiency radiators, installed in accordance with manufacturers specifications.

All new window & door reveals to be lined with 37.5mm insulated plasterboard to reduce thermal bridging.

Existing neighbouring garden wall (shown indicatively).

Proposed 100mm (min.) uPVC new foul water drainage (dashed pink) to be connected to existing public sewar (exact location to be determined on site). Pipes to be laid at min 1:80 gradient fall.



All ground floor external walls within 1m of site boundary to be finished with 15mm GTEC Fireline board (or equal & approved) to provide a min. medium fire resistance. All services to be sealed with intumescent putty pads and all penetrations sealed with intumescent sealer.

Proposed new concrete floor as specified elsewhere.

Proposed new high efficiency radiators, installed in accordance with manufacturers specifications.

All windows/doors to be double glazed, timber, to achieve a min. 1.4W/m²K, installed in accordance with manufacturers specifications. All glazing below 800mm to be toughened to resist human collision, as per technical standard 4.8.2.

Proposed new 12no. steps up, rise at 203.8mm, tread at 250mm, angle at 39.2°. Stairs to designed in accordance with technical standard 4.3.2

Proposed fire rated render wall infill construction to provide a min. medium fire resistance.

Doors into bin store to have a min. 1hr fire resistance.

Refer to proposed render wall construction as specified elsewhere.

All windows/doors to be double glazed, timber, to achieve a min. 1.4W/m²K, installed in accordance with manufacturers specifications. All glazing below 800mm to be toughened to resist human collision, as per technical standard 4.8.2.

Proposed Ground Floor Plan
Scale: 1:50

0 0.5 1.0 1.5 2.0 2.5

Scale - 1:50

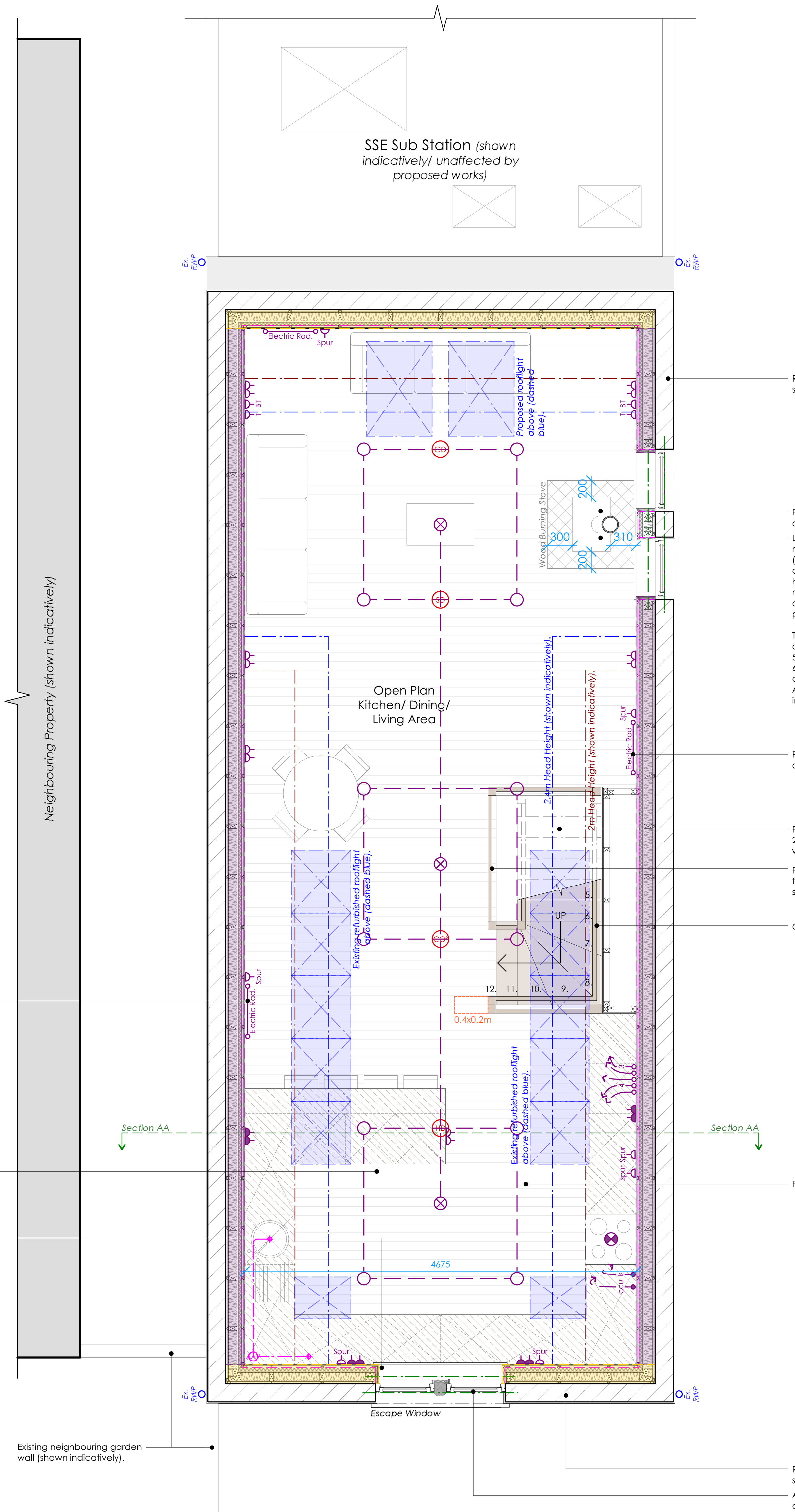
- Existing walls to be maintained.
- Proposed new blockwork walls.
- Existing to be removed.
- New structural requirements (shown indicatively).

Proposed new high efficiency radiators, installed in accordance with manufacturers specifications.

Refer to drawing no. 09 for natural light and ventilation specifications.

All new window & door reveals to be lined with 37.5mm insulated plasterboard to reduce thermal bridging.

Existing neighbouring garden wall (shown indicatively).



Refer to proposed fire rated render wall construction as specified elsewhere.

Proposed new stove and flue to be installed in accordance with BS 8303: Parts 1-3 1994.

Log Burning Stove (max. 5kW) to be installed to manufacturer's instructions on min. 12mm free standing (above finished floor level), non-combustible hearth appliance to not cause the temperature of the top of the hearth material to exceed 100°C. Open hearth to project min 150mm to sides and min 300mm to rear of stove and at least 300mm to front of appliance. Label to be provided as per specification.

Twin wall flue to be provided from stove and fitted with fire collar where it penetrates the ceiling/roofing (minimum 50mm distance to all combustibles). Flue to terminate min 600mm above ridge or 2.3m horizontally from roof plane and rain cowl fitted. Wall bands to provide lateral support. All to be installed in accordance with manufacturers information.

Proposed new high efficiency radiators, installed in accordance with manufacturers specifications.

Proposed new 12no. steps up, rise at 203.8mm, tread at 250mm, angle at 39.2°. Stairs to designed in accordance with technical standard 4.3.2

Proposed new protective barrier to be min. 900mm from finished floor level, design in accordance with technical standard 4.4.2, BS EN 1991-1-1/PD 6688-1-1.

Continuous handrail.

Proposed new intermediate floor as specified elsewhere.

Refer to proposed fire rated render wall construction as specified elsewhere.

All windows/doors to be double glazed, timber, to achieve a min. 1.4W/m²K, installed in accordance with manufacturers specifications. All glazing below 800mm to be toughened to resist human collision, as per technical standard 4.8.2.
All new escape window to be in accordance with technical standard 2.9.4.

Proposed Mezzanine Floor Plan
Scale: 1:50

0 0.5 1.0 1.5 2.0 2.5

Scale - 1:50

cmdesign architectural consultants

Oikos Architectural Ltd Registered in Scotland No. 272963

HEAD OFFICE - MORAY
St Brendans, 69 South Guildry Street, Elgin, IV30 1QN
t 01343 540020

HIGHLANDS
4 Bridge Street, Nairn, Highlands, IV12 4EJ
t 01667 300230

LOSSIEMOUTH OFFICE
Ellel, James Street, Moray, IV30 6BX
t 01343 810175

DEVON OFFICE
t 01392 345566

m 0781 3872818 w cmdesign.biz e office@cmdesign.biz

Mr. Moloney & Mr. Rochfort

Change of Use & Alterations to Existing Store Building to Form New Dwelling House at 39 High Street, Ardersier, IV2 7QE

DETAILED PROPOSAL DRAWINGS

Proposed Floor Plans

Date:	Amendments:	Rev:
27-Feb-24	Drawings amended to suit BCO comments.	C
05-Mar-24	Drawings amended to suit BCO comments.	D
23-May-24	Drawings amended to suit PP validation.	E

Drawn By:	Date:	Checked By:	Date:
D.Stewart	25-Jan-23	C.Mackay	25-Jan-23

220001.MOLONEY/ROCHFORT.05BW(E)