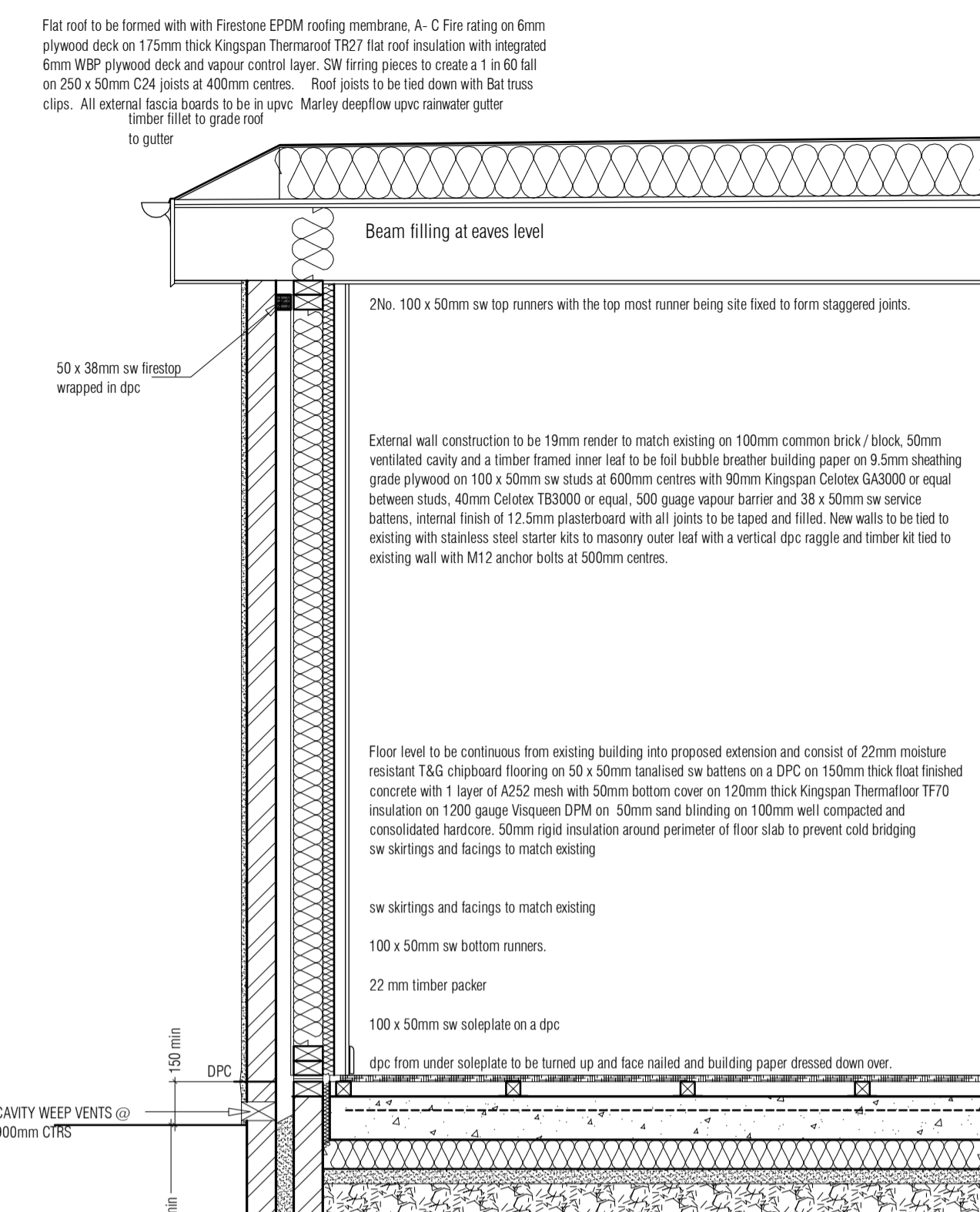
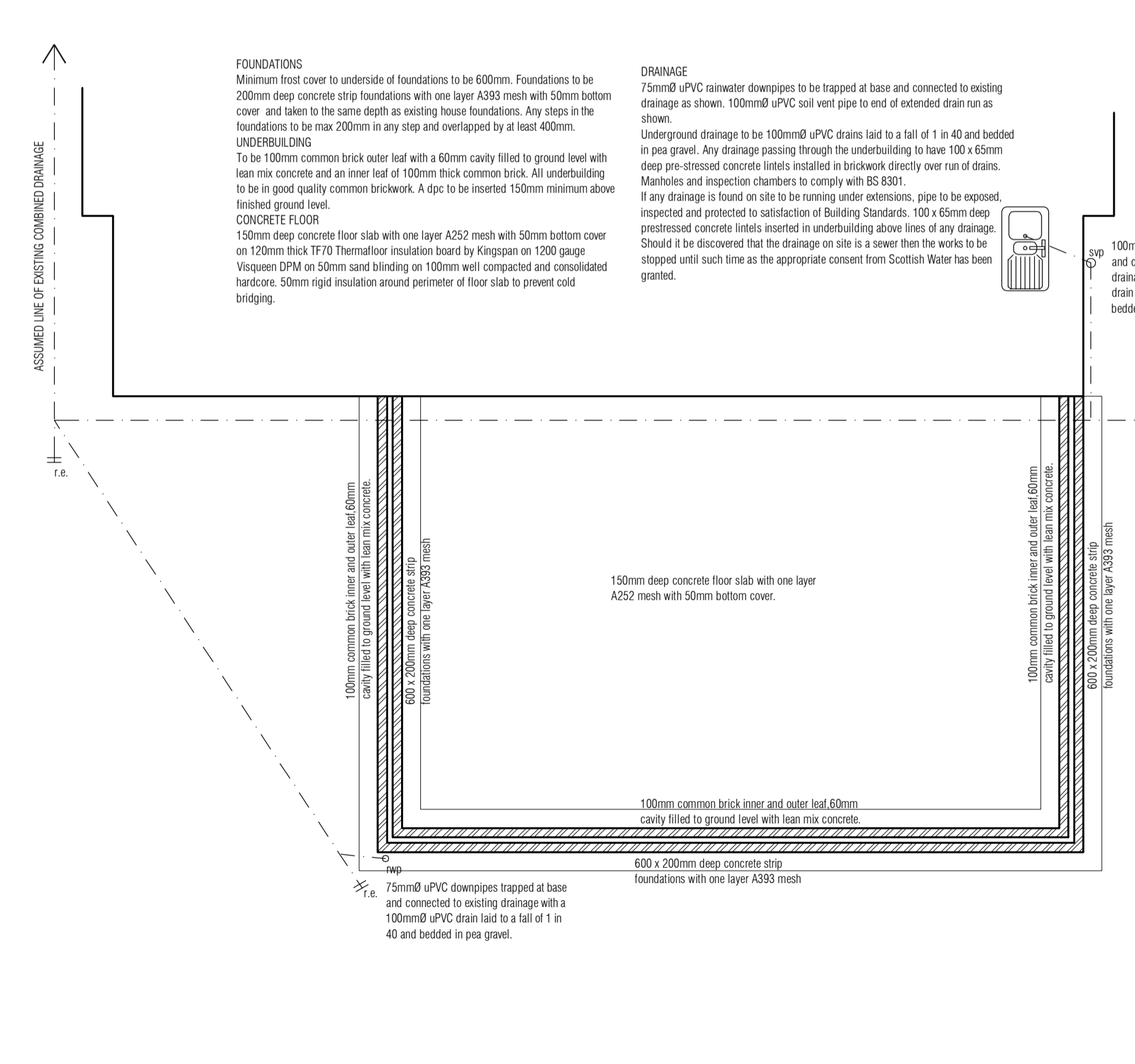
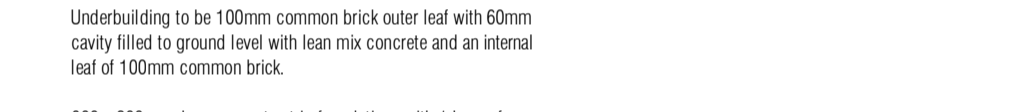


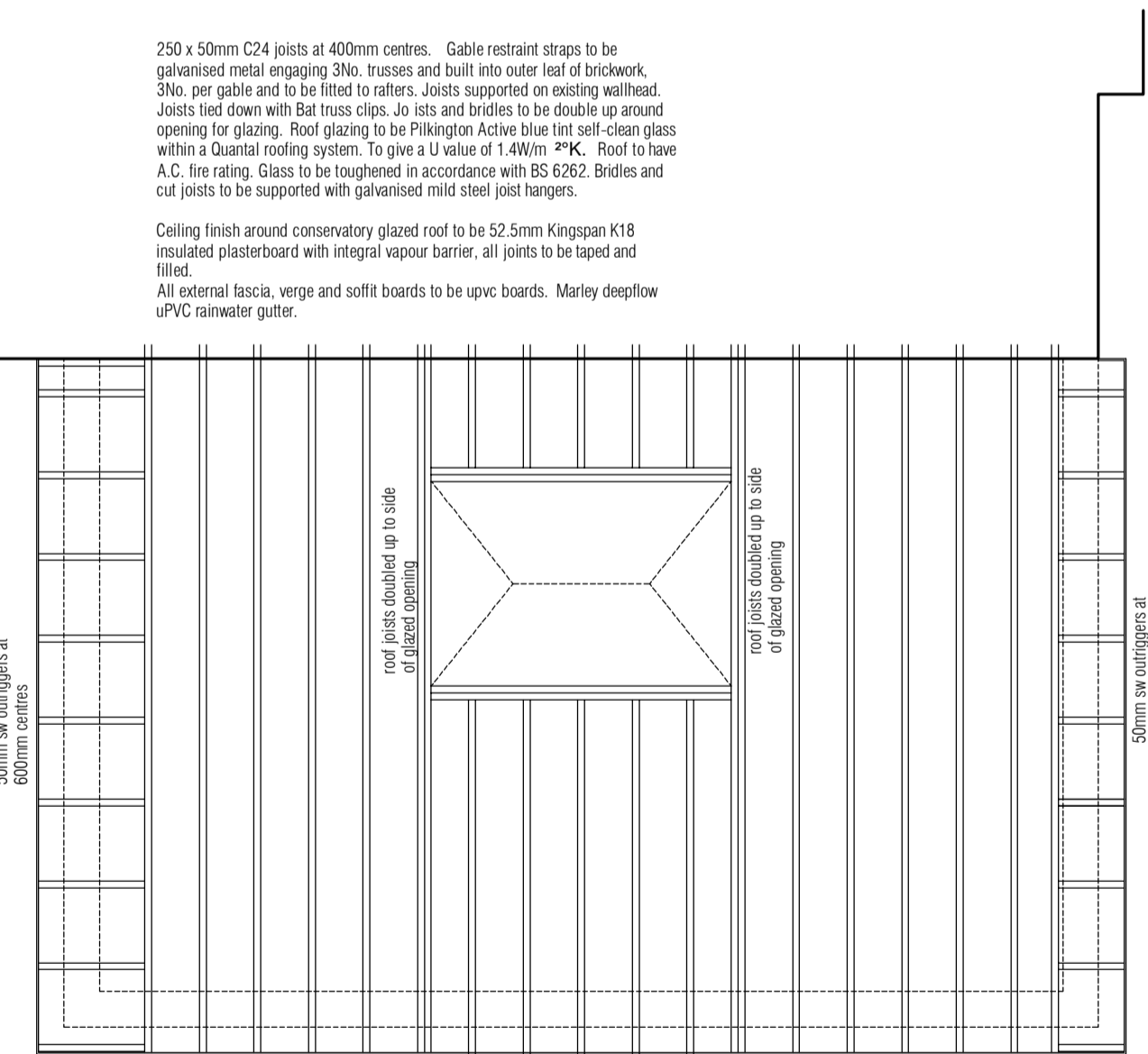
PROPOSED SECTION A-A 1:20



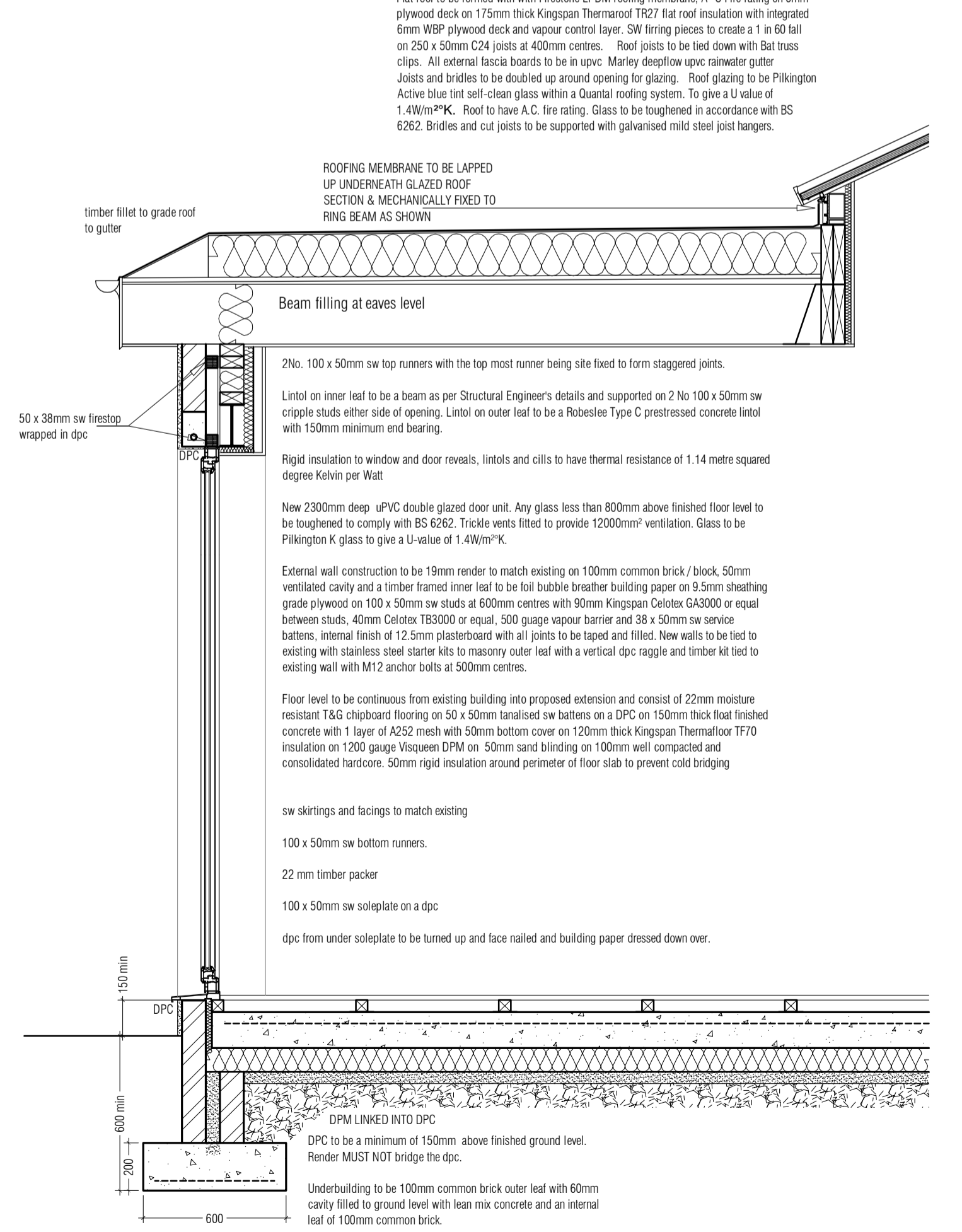
PROPOSED SECTION B-B 1:20



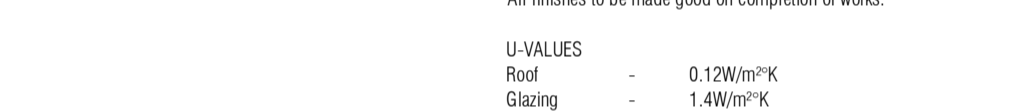
FOUNDATION, DRAINAGE AND UNDERBUILDING PLAN 1:250



ROOF CARCASSING PLAN 1:250



PROPOSED SECTION C-C 1:20



MAN 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 foundations, whichever is greater. Foundations to be 200mm deep concrete strip foundations with one layer A252 mesh with 50mm bottom cover. Concrete to be BS 5268. Cement to be Ordinary Portland BS 12. Aggregates both coarse and fine to be BS 882. Normal maximum size of aggregate to be 20mm. No concrete to be placed against ground or frost covered surfaces.

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 to tie to existing with stainless steel starter kits.

FLOOR
Floor level to be continuous from existing building into proposed extension and consist of 22mm moisture resistant T&G chipboard flooring on 50 x 50mm tanalised sw battens on a DPC on 150mm thick float finished concrete with 1 layer of A252 mesh with 50mm bottom cover on 120mm thick Kingspan Thermalpro TF70 insulation on 1200 gauge Visqueen DPM on 50mm sand blinding on 100mm well compacted and consolidated hardcore. 50mm rigid insulation around perimeter of floor slab to prevent cold bridging.

SUPERSTRUCTURE
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 Kingspan Celotex G43000 or equal between studs, 40mm Celotex TB3000 or equal, 500 gauge vapour barrier and 38 x 50mm sw service battens, internal finish of 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 raggie and timber kit tied to existing wall with M12 anchor bolts at 500mm centres.

DOORS
Install new uPVC doors with a U-value of 1.4W/m²K. A trickle vent to be fitted to the head, capable of providing 1200mm² ventilation. Any glass less than 800mm above FL to be toughened in accordance with BS 6262. Trickle vents fitted to provide 1200mm² ventilation. Glass to be Pilkington K glass to give a U-value of 1.4W/m²K.

ROOF
Flat roof to be formed with Firestone EPDM roofing membrane, A-C Fire rating on 6mm plywood deck on 175mm thick Kingspan Thermalpro TR27 flat roof insulation with integrated 6mm WBP plywood deck and vapour control layer. SW firing pieces to create a 1 in 60 fall on 250 x 50mm C24 joists at 400mm centres. Roof joists to be tied down with Bat truss clips. All external fascia boards to be in upvc. Marley deepflow upvc rainwater gutter timber fillet to grade roof to gutter.

KITCHEN
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 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 25mm and 150mm below the ceiling.

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. A heat alarm to be installed within the kitchen in accordance with BS 5446: Part 2: 2003 and ceiling mounted between 25mm 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 installed in accordance with BS EN 50292:2002.

GENERAL
The fire detection and fire alarm system that should alert occupants to the outbreak of fire, a Grade 1 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.

U-VALUES

Roof	-	0.12W/m ² K
Glazing	-	1.4W/m ² K
Floor	-	0.15W/m ² K
Walls	-	0.17W/m ² K

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 BS 7671: 2018, THE EDITION OF THE 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
Chartered Architectural Technologist

2 Turnbull Wynd, IRVINE KA11 4DP
tel 07917 272381
email ayrshirearchitecture@gmail.com

PROJECT DETAILS:
Proposed single storey extension at 29 Forrehill Road, Ayr for Mr & Mrs Cunningham

PROJECT REFERENCE:
Cunningham 2264

DATE: Dec 2023	SCALE: as shown	PAPER SIZE: A1	DRAWN BY: AMC	DRG No: 02
--------------------------	---------------------------	--------------------------	-------------------------	----------------------

REVISIONS: