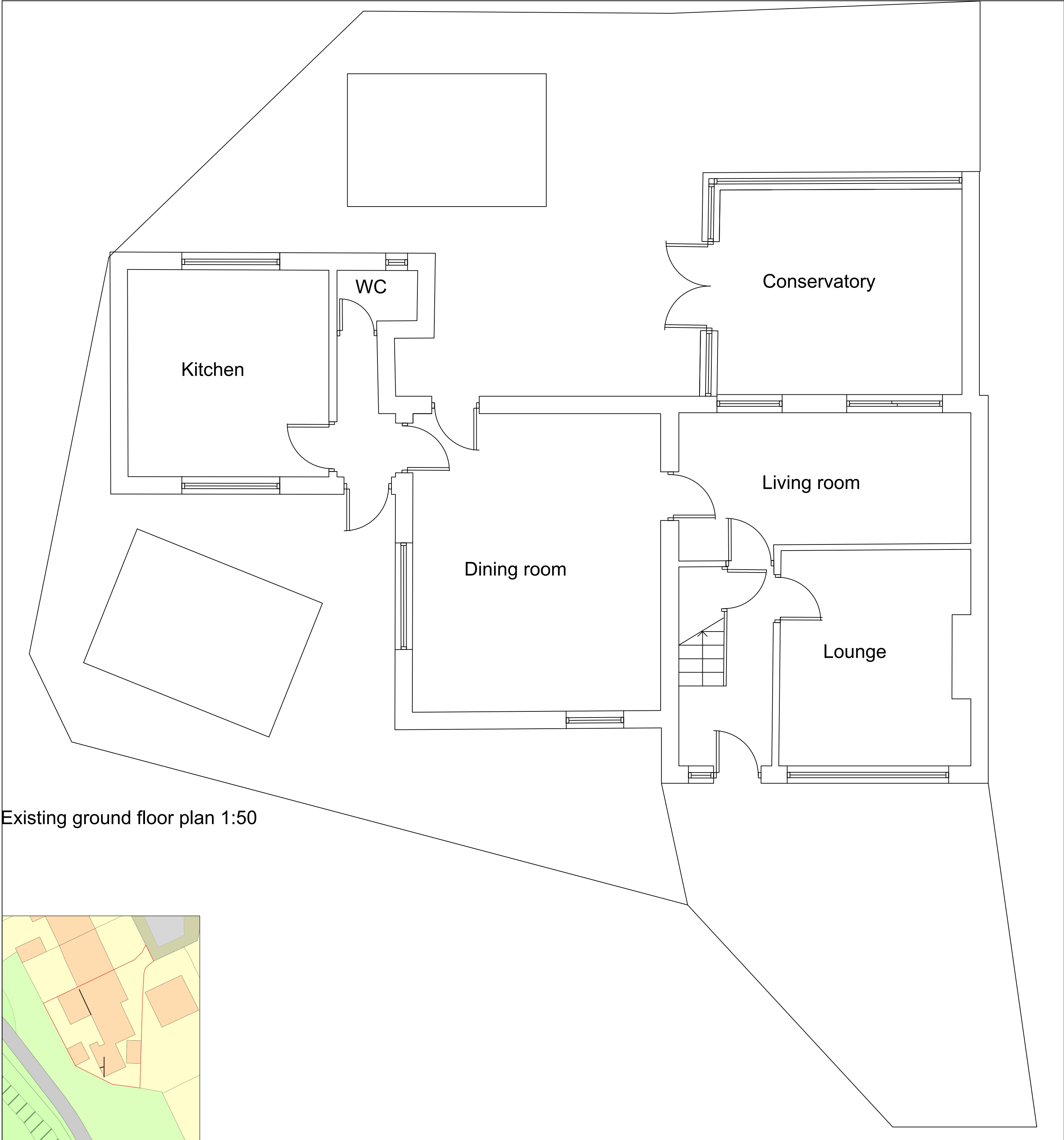
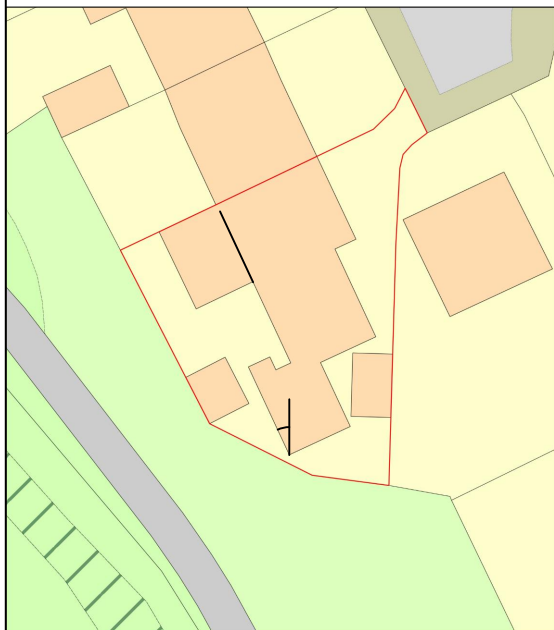




Existing ground floor plan 1:50



Existing site plan 1:500

Shahid Mahmood Architectural Services

9 Carr Close, Rochdale, OL16 4GA

07896698148

Project: SINGLE STOREY REAR EXTENSION - Revision A

Client: NASREEN AKHTAR

Address: 22 MARIGOLD STREET, ROCHDALE, OL11 1RJ

Scale: 1:50 and 1:500 on A1

Date:26/09/24

JOB SPECIFICATION:

SUBSTRUCTURE

STRIP FOOTINGS, HAND EXCAVATION, CONCRETE BED, BRICK AND BLOCK CAVITY WITH 5No ALL IN CEMENT MORTAR 1:3, CAVITY FILLED WITH PLAIN CONCRETE.

HYLOAD DPC TO BE 15mm ABOVE OUTSIDE GROUND LEVEL LINKED TO DPM. WEAK MIX CAVITY FILL TO FINISH 225mm BELOW LOWEST DPC LEVEL.

150mm CONCRETE SLAB WITH A193 MESH IN BOTTOM ON 500G VISQUEEN ON 75mm KINGSPAN INSULATON OR 110mm STYROFOAM INSULATION ON 1200G VISQUEEN DPM ON 25mm SAND BLINDING ON 150mm CLEAN, WELL COMPACTED HARDCORE, TO ACHIEVE 0.22 W/M2K U VALUE.

FOUNDATIONS MUST BE TAKEN DOWN TO INVERT LEVEL OF DRAINS WHEN PASSING WITHIN 1m OF DRAIN AND PIPES PASSING THROUGH WALLS TO HAVE R.C LINTELS OVER.

ROOF

TRADITIONAL ROOF CONSTRUCTION CALCULATIONS TO BE PROVIDED BY BUILDER. BUILDING CONTROL TO RECEIVE INFORMATION WHEN MADE AVAILABLE.

ROOF SLATES TO MATCH EXISTING ON 'SOFTWOOD' BATTENS ON PROCTOR ROOFSHIELD BREATHABLE FELT DRAPED BETWEEN 150x50mm RAFTERS AT 400mm CENTRES WITH 100mm KINGSPAN K7 INSULATION BETWEEN AND 50mm KINGSPAN K18 INSULATING TO UNDERSIDE OF RAFTERS WITH 12.5mm FOILBACKED PLASTERBOARD SCRIM & SKIM FINISH.

CLOSE TOP OF EXTERNAL WALL WITH SUPALUX CAVITY CLOSER, SAWN 'SOFTWOOD' BATTENS, HOMEGUARD REINFORCED SLATER FELT, VERGE TILES, HIP TILES BEDDED AND POINTED IN CEMENT MORTAR 1:3, REDVENT EAVES VENTILATOR.

PROPRIETARY EAVES VENTILATORS EQUIVALENT TO 25mm CONTINUOUS GAP AT EAVES AND 3No TILE VENTS TO VENTILATE ROOF SPACE. FASCIA AND EAVES SOFFIT OF 25mm WROUGHT 'SOFTWOOD' FASCIA, 12mm MARINE PLYWOOD SOFFIT, SAWN 'SOFTWOOD' BEARERS, OIL GLOSS PAINT FINISH.

75mm HALF ROUND UPVC GUTTER FIXED WITH STANDARD BRACKETS.

CODE 4 MILLED LEAD FLASHINGS (WHERE REQUIRED).

CUT OUT BRICKS COURSE, INSERT CAVITY TRAY, REPLACE BRICKS AND MAKE GOOD WHERE NEW HIP ROOF IS TO BE CONSTRUCTED.



Existing side elevation 1:50

Existing rear elevation 1:50

Existing front elevation 1:50

EXTERNAL WALLS

NEW EXTERNAL WALLS COMPRISING FACING BRCK TO MATCH EXISTING OUTER LEAF, 150mm CAVITY FULLY FILLED WITH DRITHERM 37 INSULATION, 100mm CELCON, STANDARD BLOCKWORK (K=0.16) WITH 13mm PLASTER FINISH TO ACHIEVE 0.28 W/M2K U VALUE.

EXTERNAL WINDOWS

NEW WINDOWS ARE TO BE PVC FRAMES WITH DOUBLE GLAZED UNITS HAVING 20mm GAP BETWEEN PANES FILLED WITH ARGON GAS WITH INNERPANE HAVING LOW E COATING TO ACHIEVE U VALUE OF 1.6 W/M2K (WERNBAND C). NEW WINDOWS TO HAVE BACKGROUND (TRICKLE) VENTILATION PROVIDING 50.000mm2 TOTAL EQUIVALENT VENTILATOR AREA.

CATNIC OR IC PROPRIETARY INSULATED LINTELS AND CAVITY TRAYS WITH WEEP HOLES OVER NEW WINDOW OPENINGS. THERMABATE INSULATED DPC CAVITY CLOSERS TO JAMBS AND SILL OF EXTERNAL OPENINGS TO ACHIEVE 30mins FIRE RESISTANCE. CAVITIES CLOSED AT EAVES AND ALL OPENINGS TO ACHIEVE 30min FIRE RESISTANCE.

INTERNAL WALL AND FINISHES

INTERNAL WALL. TO BE DEMOLSHED AND MADE OPEN WITH THE FITTING OF 2no UNIVERSAL BEAMS TO CREATE AN OPEN ARCHWAY. BEAMS TO BE BOLTED TOGETHER AND FITTED ONTO PADSTONES. BEAMS WILL BE CLAD WITH 15mm MDF board with 12.5mm PLASTERBOARD SKRIM AND SKIM FINISH.

FLOOR AND FINISHES

THERMOPLASTIC TILES (TO CLIENT SPECIFICATION) ON A 38mm CEMENT AND SAND SCREED.

WROUGHT 'SOFTWOOD' BULLNOSE SKIRTING WITH OIL GLOSS PAINT FINISH.

CEILING FINISHES

GYPSUM PLASTERBOARD FIXED WITH NAILS, ONCE COAT ARTEX SEALER AND ONE COAT ARTEX STIPPLE FINISH.

SERVICES

ALL CONSTRUCTION TO COMPLY WITH ACCREDITED CONSTRUCTION DETAILS TO LIMIT THERMAL BRIDGING & AIR LEAKAGE.

NOTES:

ALL DIMENSIONS ARE IN MILLIMETRES.

DO NOT SCALE FOR MEASUREMENTS. USE DIMENSIONS GIVEN.

ALL DIMENSIONS SHOWN TO BE VERIFIED ON SITE BEFORE WORKS COMMENCE.

ALL MATERIAL AND FITTING TO BE APPROVED STANDARD MANUFACTURE.

THE BUILDING CONTRACTOR SHALL PROVIDE DETAILED DRAWINGS SHOWING FULL DETAILS OF ALL PLUMBING AND DRAINAGE SERVICES.

SEE JOB SPECIFICATION.

75mm 'ROUND' UPVC 'RAINWATER' PIPES 'FIXED' WITH 'STANDARD' BRACKETS.

CENTRAL HEATING SERVICE POINT IN 22mm COPPER PIPES BS2871 PART 1, TABLE X. CAPILLARY FITTINGS INCLUDING PIPE FITTINGS, BENDS, TEES, STOP VALVES AND DRAW-OFF-COCK.

ALL HEATING PIPES TO BE INSULATED AND RADIATOR TO BE PROVIDED WITH THERMOSTATIC VALVES.

EXISTING ELECTRIC SYSTEM INCLUDING CABLE, SWITCHPLATES AND SOCKETS IN CONCEALED WIRING TO NEW ROOM.

ENERGY EFFICIENT LIGHTING IS REQUIRED TO 75% OF NEW LIGHT FITTINGS.

ALL ELECTRIC INSTALLATIONS MUST BE DESIGNED, INSTALLED AND TESTED TO THE STANDARDS AS DEFINED IN PART P OF THE BUILDING REGULATIONS AND IN ACCORDANCE WITH BS 7671 AND THE 17th EDITION OF THE WIRING REGULATIONS. A COMPETENT ELECTRICIAN MUST UNDERTAKE THE WORK. AN INSTALLATION AND TEST CERTIFICATE MUST BE ISSUED ON COMPLETION TO THE BUILDING OWNER BY AN ELECTRICIAN WHO IS A MEMBER OF THE NICEIC, APIT, ELECSA OR ECA.