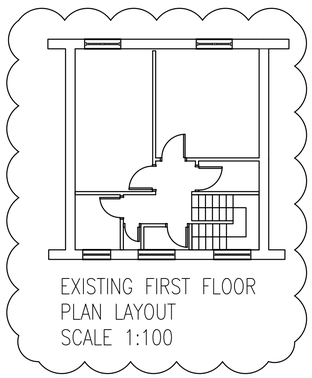
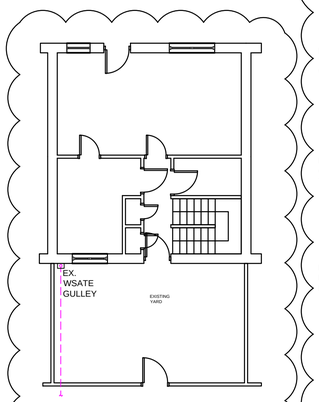
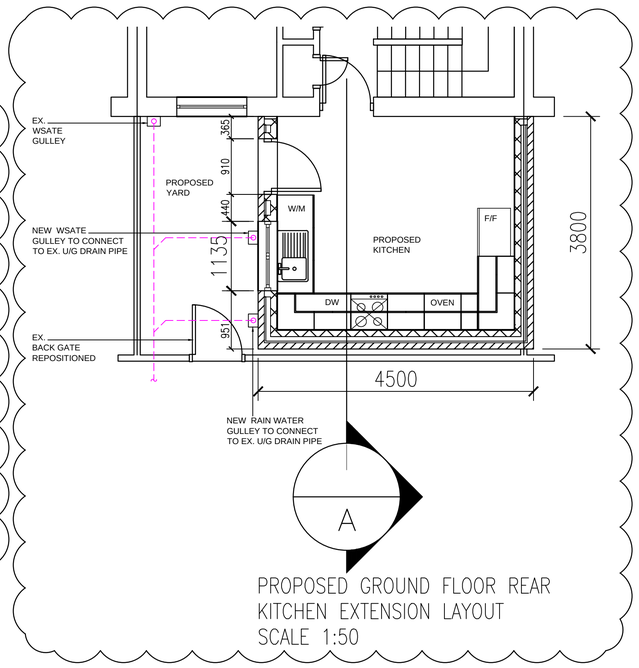


EXISTING FIRST FLOOR
PLAN LAYOUT
SCALE 1:100



EXISTING GROUND FLOOR
PLAN LAYOUT
SCALE 1:100



PROPOSED GROUND FLOOR REAR
KITCHEN EXTENSION LAYOUT
SCALE 1:50

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES.
DO NOT SCALE FOR MEASUREMENTS. USE DIMENSIONS GIVEN.

2. ALL DIMENSIONS SHOWN TO BE VARIFIED ON SITE BEFORE WORKS TO COMMENCE.

3. ALL MATERIAL AND FITTING TO BE APPROVED STANDARD MANUFACTURE.

4. ALL RAINWATER & WASTE DRAINAGE ARE SHOWN INDICATIVE ONLY. THE BUILDING CONTRACTOR SHALL PROVIDE DETAILED DRAWING SHOWING FULL DETAILS OF ALL PLUMBING AND DRAINAGE SERVICES.

5. SEE JOB SPECIFICATION.

6. R.C. LINTELS BUILT INTO WALLS OVER ANY DRAINS.

7. ANY UNDERSITE DRAINS TO BE EXPOSED & ENCASED IN 150 MM CONCRETE.

8. BUILDING CONTRACTOR TO PROVIDE MECHANICAL EXTRACT FAN IN THE KITCHEN.

9. NEW DRAIN CONNECTIONS TO BE TAKEN BELOW INVERT OF ADJACENT MANHOLE.

10. ON COMPLETION CLEAN ALL WINDOWS AND ANY SPLASHES, MORTAR OR PAINT MARKS ON WALLS, CART AWAY ALL RUBBLE, LEFT OVER TIMBER PIECES AND TIN ETC, ON SITE AND IN GARDEN AREA, LEAVE SITE CLEAN.

11. Foundation to Regulation A1/2.

12. ALL CAVITIES TO BE CONTINUOUS.

13. CAVITY BARRIERS TO E2/3/4 APPENDIX G2

ROOF TRUSS MANUFACTURER
OR SUPPLIER PROVIDES
THE STRUCTURAL
ENGINEER'S DETAILS AND
CALCULATIONS FOR
PROPOSED ROOF STRUCTURE

PART P NOTE

All electrical to meet the requirements of Part P(Electrical Safety)

WARNING
The foundations and floor slab details shown on these plans are provisional and are subject to change when work commences. It is the builder's responsibility to investigate the ground conditions and to identify all services before work commences.

JOB SPECIFICATION

SUBSTRUCTURE

STRIP FOOTINGS, HAND EXCAVATION, CONCRETE BED 150MM THICK, BRICK AND BLOCK CAVITY WALL OF COMMON BRICKS 100MM CAVITY WITH 5 NR ALL IN CEMENT MORTAR 1:3, CAVITY FILLED WITH PLAIN CONCRETE, ASBESTOS BASED BITUMINOUS DPC.
SOLID GROUND FLOOR, HARDCORE FILLING 150MM THICK, CONCRETE BED 100MM THICK, 1200 GUAGE POLYTHENE SHEET, 80MM KINGSPAN KOOLTHERM K3 FLOORBOARD.

ROOF
PITCHED ROOF CONSTRUCTION 10° PITCH OF SAWN SOFTWOOD WALL PLATES, TRUSS RAFTERS TO TRADA STANDARDS AT 400 CTS.. (BUILDER TO VARIFY THE EXISTING ROOF PITCH)
SEE SECTION A–A FOR DETAILS

CLOSE TOP OF EXTERNAL WALL WITH SUPALUX CAVITY CLOSER, SAWN SOFTWOOD WALLPLATE BEDDED IN CEMENT MORTAR 1:3, GALVANISED MILD STEEL STRAP.

THREE LAYER BUILT–UP FELT ROOFING WITH RUBERGLASS GP120.

INSULATION 100MM MINERAL FIBERGLASS BETWEEN CEILING JOISTS WITH A FURTHER 180MM FIBERGLASS LAID ACROSS TO GIVE 280MM TOTAL THICKNESS. 0.16W/M²K. THE WALL, FLOOR AND ROOF INSULATION TO BE CONTINUOUS AND LAP WITH EACH OTHER AT JUNCTION POSITIONS.

MARLEY WESSEX SMOOTH GREY TILES (OR EQUIVALENT), 100MM LAP, 25X38 SAWN SOFTWOOD BATTENS, HOMEGUARD REINFORCED SLATERS FELT, VERGE TILES, HIP TILES BEDDED AND POINTED IN CEMENT MORTAR 1:3, REDVENT EAVES VENTILATOR.

FACIA AND EAVES SOFFIT OF 25MM WROUGHT SOFTWOOD FACIA, 12MM MARINE PLYWOOD SOFFIT, SAWN SOFTWOOD BEARERS, OIL GLOSS PAIN FINISH.

112MM 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 PITCHED ROOF ABUTS EXISTING EXTERNAL WALL.

EXTERNAL WALLS

BRICK AND BLOCK CAVITY WALL OF FACING BRICKS, 100MM CAVITY WITH 5NR GALVANISED BUTTERFLY TIES PER M2, THERMALITE SHIELD BLOCKS 100MM THICK, A1 IN GUAGED MORTAR 1:2:9, 50MM KINGSPAN CAVITY INSULATION.

EXTERNAL DOORS AND WINDOWS

EXTERNAL DOORS AND WINDOWS
DOOR FACTORY DOUBLE GLAZED WITH OPTTTHERM GLASS AND 20MM AIR GAP, SOFT/HARDWOOD OR PVC, C/W FIXING IRONMONGER. WINDOW FACTORY DOUBLE GLAZED WITH OPTTTHERM GLASS AND 20MM AIR GAP, SOFT/HARDWOOD OR PVC, WITH STAYS AND FASTENERS, SOFTWOOD WINDOW BOARD, GALVANISED STEEL FRAME TIES, FINISHED OIL GLOSS PAINT. OPENING SECTION 1/20TH. FLOOR AREA AND MUST ACHIEVE 'U' VALUE OF 1.8W/M²K. GLAZING IN DOOR TO BE MIN 6MM TOUGHENED OR LAMINATED TO ALL CRITICAL AREAS. WINDOWS TO NEW EXTENSION TO HAVE FIRE ESCAPE WINDOW MIN 550X850MM OPENING SIDE HUNG CASEMENT.

OPENING IN CAVITY WALL FOR DOOR AND WINDOW, MILD STEEL LINTEL, CAVITY GUTTER, CLOSE CAVITY AT JAMBS AND SILLS, HORIZONTAL AND VERTICAL DPC, PLASTER FINISH TO REVEALS.

INTERNAL WALL AND FINISHES

BLOCK WALL 100MM THICK,, CARLITE PLASTER 13MM THICK IN TWO COATS, 3 COATS VINAL MATT EMULSION PAINT.

FLOOR FINISHES

MARLEY "ECONOFLEX" SERIES 4 (OR SIMILAR) THERMOPLASTIC TILES ON A 38MM CEMENT AND SAND SCREED.

WROUGHT SOFTWOOD BULLNOSS SKIRTING FINISHED OIL GLOSS PAINT.

CEILING FINISHES

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

JOB SPECIFICATION (CONINUED)

SERVICES

68MM ROUND UPVC RAINWATER PIPES FIXED WITH STANDARD BRACKET.
40ø WASTE, DEEP SEAL TRAP(FOR WHB & SHOWER).
110ø SOIL PIPE

COLD WATER SERVICES POINT, HOT WATER SERVICES POINT AND 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.

ELECTRICAL INSTALLATION IN CONCEALED WIRING INCLUDING CABLE, SWITCHPLATES, SOCKETS AND COOKER OUTLET.

WALLPLATES:

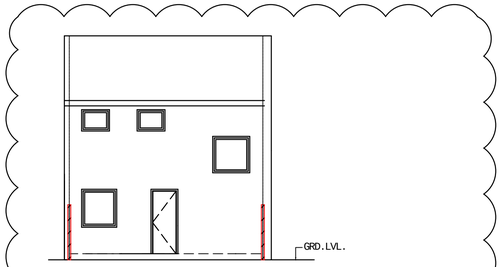
100 X 50MM WALL PLATES TO BEDDED SECURED TO WALL AT MAX. 1800MM CTS WITH 35 X 5MM GALVANISED METAL STRAPS.

LATERAL RESTRAINT:

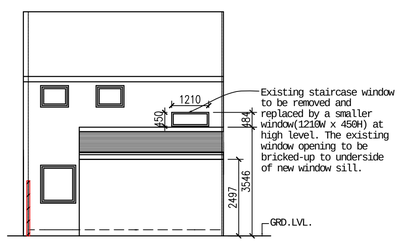
PROVIDE 35MM X 5MM GALVANISED STRAPS BETWEEN TRUSSED RAFTERS / CEILING JOISTS / FLOOR JOISTS AND GABLE WALLS AT MAX. SPACING OF 1800MM CENTRES.

SMOKE ALARM:

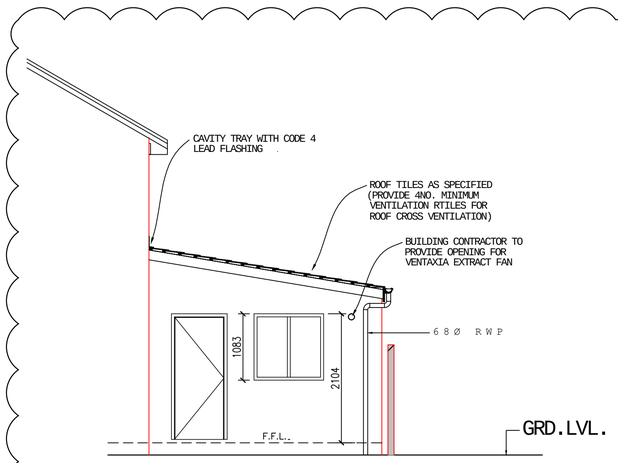
PROVIDE MAINS OPERATED SMOKE ALARM TO HALL AND LANDINGS TO BS 5446 PART 1. & TO BE INTER–CONNECTED.



EXISTING REAR
ELEVATION
(SCALE1:100)



PROPOSED REAR
ELEVATION
(SCALE1:100)



PROPOSED LEFT SIDE ELEVATION
(LOOKING FROM THE REAR)
(SCALE1:50)

TO BE READ IN CONJUNCTION WITH SHEET 2 OF 3.

FOR PLANNING PERMISSION
AND BUILDING CONTROL

Rev.	Date	Description	Drn.	Ch.	App.
B	08.10.14	DRAWING UPDATED AND PLANNING COMMENT INCORPORATED.	M.A.		
A	27.07.14	DRAWING TITLE/DRG No. AMENDED	M.A.		

Drawn by	Date / Scale	DRAWING NO.	REV.
	20.04.14 / 1:50 AND 1:100@ A1	MA/14/001 SHEET 1 OF 3	B
	Project	Description	
	PROPOSED REAR KITCHEN EXTENSION AT 94 BROADFIELD ROAD MANCHESTER–M14 4WH FOR MR TAHIR HUSSAIN	PROPOSED AND EXISTING GROUND AND FIRST FLOOR LAYOUT DETAILS AND ELEVATIONS	

M.ASHRAF
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ROCHDALE
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