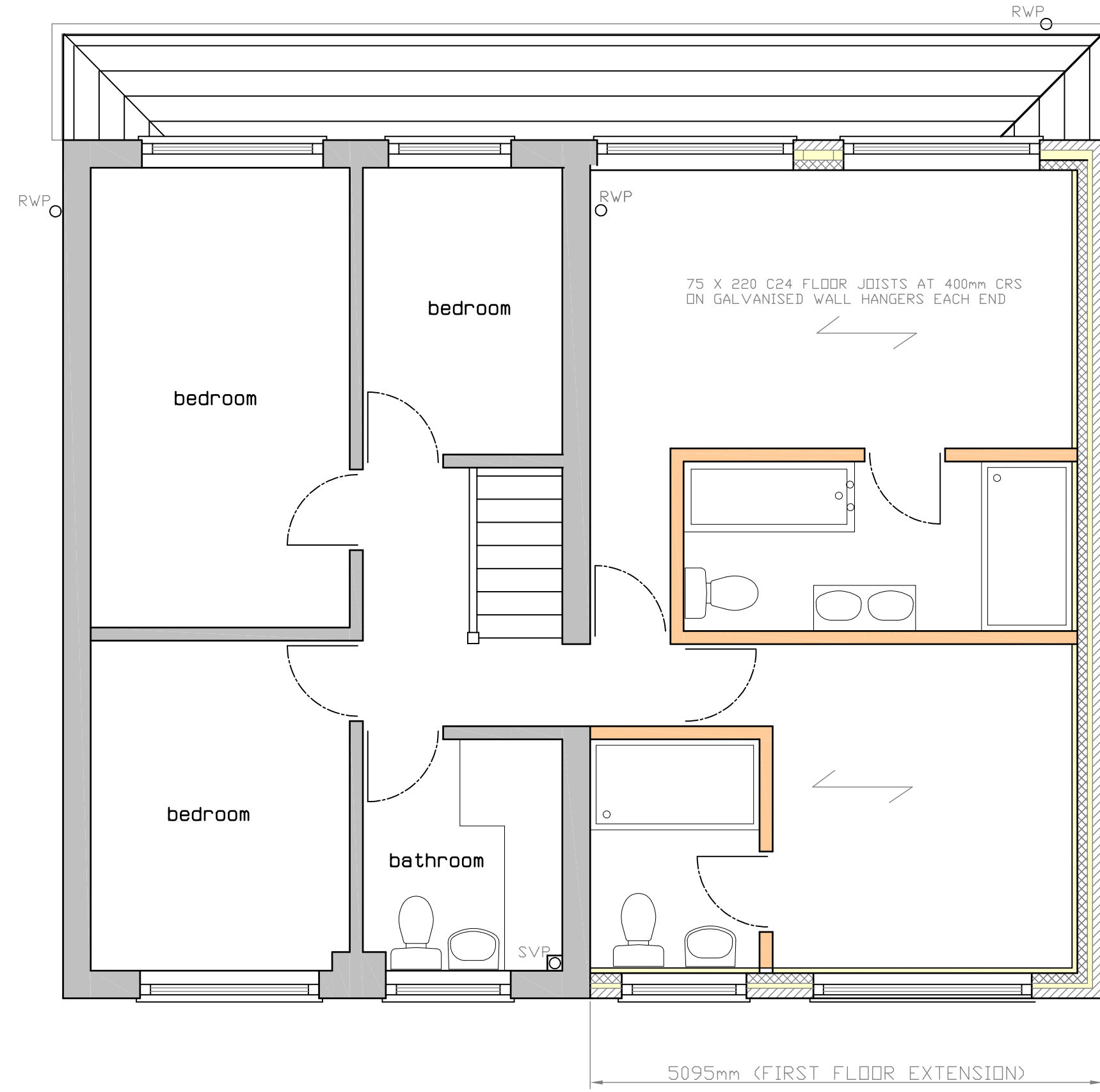


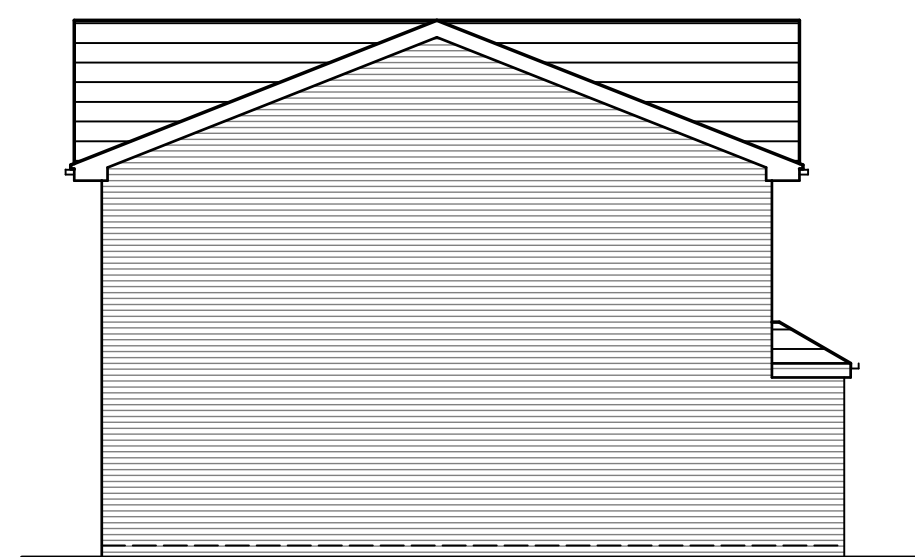
EXISTING GROUND FLOOR LAYOUT PLAN TO REMAIN (1:50)



PROPOSED FIRST FLOOR LAYOUT PLAN (1:50)



PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED FRONT ELEVATION (1:100)

GENERAL NOTES

- 1) ALL NEW BRICKWORK TO MATCH EXISTING PROPERTY.
- 2) ALL NEW ROOF TILES TO MATCH EXISTING PROPERTY.
- 3) ALL NEW WINDOWS TO MATCH EXISTING PROPERTY.
- 4) ALL NEW FASCIA,S AND GUTTERING TO MATCH EXISTING PROPERTY.

SPECIFICATION NOTES

MAIN CONSTRUCTION

- 1) NEW CAVITY BRICKWORK TO FRONT ELEVATION TO BE 300mm WIDE CONSISTING OF 100mm FACING BRICK, 100mm KNAUFF EARTHWOOL DRYTHERM CAVITY SLAB 32 AND 100mm 3.5N SOLID DENSE BLOCKWORK.
- NEW CAVITY BRICKWORK TO REAR ELEVATION TO BE 250mm WIDE CONSISTING OF 100mm FACING BRICK, 50mm KNAUFF EARTHWOOL DRYTHERM CAVITY SLAB 32 AND 100mm 3.5N SOLID DENSE BLOCKWORK. CAVITY WALL TO BE LINED INSIDE WITH 52.5mm KINGSPAN KODLTERM K18 INSULATED PLASTERBOARD TO GIVE A U VALUE OF 0.28W/M2K. ALL CAVITY BRICKWORK TO HAVE STAINLESS STEEL WALL TIES AT 450mm VERTICAL AND 750mm HORIZONTAL CENTRES.
- NEW BRICKWORK TO SIDE ELEVATION TO BE 225mm WIDE CONSISTING OF 100mm FACING BRICK, AND 100mm 3.5N SOLID DENSE BLOCKWORK. WALL TO BE LINED INSIDE WITH 72.5mm KINGSPAN KODLTERM K18 NSULATED PLASTERBOARD TO GIVE A U VALUE OF 0.28W/M2K.
- 2) FLOOR TO HAVE 75 X 220 C24 TIMBER JOISTS AT 400mm CRS ON GALVANISED WALL HANGERS EACH END WITH 18mm TIMBER FLOOR BOARDING AND 100mm GLASS FIBRE ACOUSTIC INSULATION TO SUIT EXISTING FLOOR DEPTH.
- 3) CEILINGS TO HAVE MINIMUM 50 X 220 C16 TIMBER CEILING JOISTS AT 450mm CRS.
- 4) TWO STOREY PITCHED ROOF CONSTRUCTION TO BE 45 DEGREE PITCH WITH 50 X 100 C16 RAFTERS AT 450mm CRS WITH 225 X 50 C16 TIMBER PURLIN MID SPAN AND FIXED TO 75 X 100 TIMBER WALL PLATE AT EAVES. PURLIN TO BE PROPPED AT MID SPAN WITH A 100 X 100 SQ TIMBER PROP ONTO TRIPLED UP CEILING JOISTS.
- 5) ALL PITCHED ROOFS TO HAVE A PERVAENT BREATHABLE ROOF MEMBRANE LAID OVER (DRAPED 10mm BETWEEN RAFTERS) WITH 38 X 25mm TIMBER BATTENS TO SUPPORT CONCRETE ROOF TILES TO MATCH EXISTING DWELLING.
- 7) PITCHED ROOF TO HAVE A TOTAL OF 270mm GLASS FIBRE INSULATION LAID BETWEEN AND OVER CEILING JOISTS.
- 8) NEW LINTELS UNLESS OTHERWISE STATED TO WINDOW AND DOOR OPENINGS TO BE INSULATED CATNIC LINTELS (CG90/100) AND ARE TO HAVE HAVE MINIMUM 150mm BEARING AT EACH END.
- 9) ALL DOOR AND WINDOW REVEALS TO HAVE INSULATED CAVITY CLOSERS.
- 10) ALL NEW EXTERNAL, INTERNAL WALLS AND CEILINGS TO HAVE 12.5mm PLASTERBOARD WITH 3mm SKIM FINISH.
- 11) GLAZING TO ALL NEW DOORS AND WINDOWS TO BE 28mm DOUBLE GLAZED UNITS WITH "K" GLASS GLAZING TO INNER GLAZING SKIN GIVING A U VALUE OF 1.6 W/M2K.
- 12) ALL DOUBLE GLAZING TO DOORS/SIDE SCREENS TO HAVE TOUGHENED GLASS INNER AND OUTER PANE TO BS6206.
- 13) FIRST FLOOR BEDROOM WINDOWS TO HAVE AN ESCAPE OPENING WITH A MINIMUM CLEAR OPENING OF 750mm X 350mm WIDE.
- 14) INTERNAL STUD WALLS TO BE 50 X 100 TIMBER STUD WITH 100mm GLASS FIBRE ACOUSTIC INSULATION AND 12.5mm PLASTERBOARD EACH SIDE, SKIM FINISHED.

FIRE PROTECTION

- 1) ALL EXPOSED STEEL BEAMS TO HAVE 15MM FIRELINE BOARDING TO GIVE HALF HOUR FIRE PROTECTION.

SMOKE DETECTION

- 1) A MAINS WIRED INTERLINKED SMOKE DETECTION SYSTEM TO BS 5839-6:2004 TO BE PROVIDED TO GROUND AND FIRST FLOOR CIRCULATION AREAS

VENTILATION

- 1) BATHROOMS TO HAVE MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AIR AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY WITH 15 MINUTES OVERRUN.
- 2) PURGE VENTILATION TO BEDROOMS TO BE PROVIDED BY DOOR OPENINGS OR SIDE HINGED WINDOW OPENINGS THAT OPEN IN EXCESS OF 30 DEGREES AND HAVE AN AREA EQUAL TO NOT LESS THAT 1/20TH OF THE FLOOR AREA.
- 3) BACKGROUND VENTILATION TO BE PROVIDED TO BEDROOMS BY TRICKLE VENTILATION SLOTS ABOVE WINDOW OPENINGS HAVING A TOTAL AREA NOT LESS THAN 8000mm2.

DRAINAGE

- 1) NEW STORM DRAINAGE TO BE DIA 110mm HEPWORTH PLASTIC LAID AT A MINIMUM 1 IN 100 FALL ON A CLASS B SHINGLE BED CONNECTED TO A 2M X 2M X 2M DEEP SOAKAWAY CONSTRUCTED A MINIMUM OF 5M AWAY FROM THE DWELLING

\*\*NOTE

ELECTRICAL INSTALLATION TO BE CARRIED OUT TO BS7671:2001 AND IS TO BE CARRIED OUT BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.

NOTES

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES  
MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE PERMITTED IN ITS DIGITAL FORM

| REV | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

DATE - APRIL 2018  
DRAWING NO - DWG 2B  
SCALE - SEE DRAWING

PROPOSED EXTENSIONS  
MR JONATHAN BYRN  
184 WALMLEY ASH ROAD  
WALMLEY  
SUTTON COLDFIELD  
B76 1XJ

SPB  
DESIGN