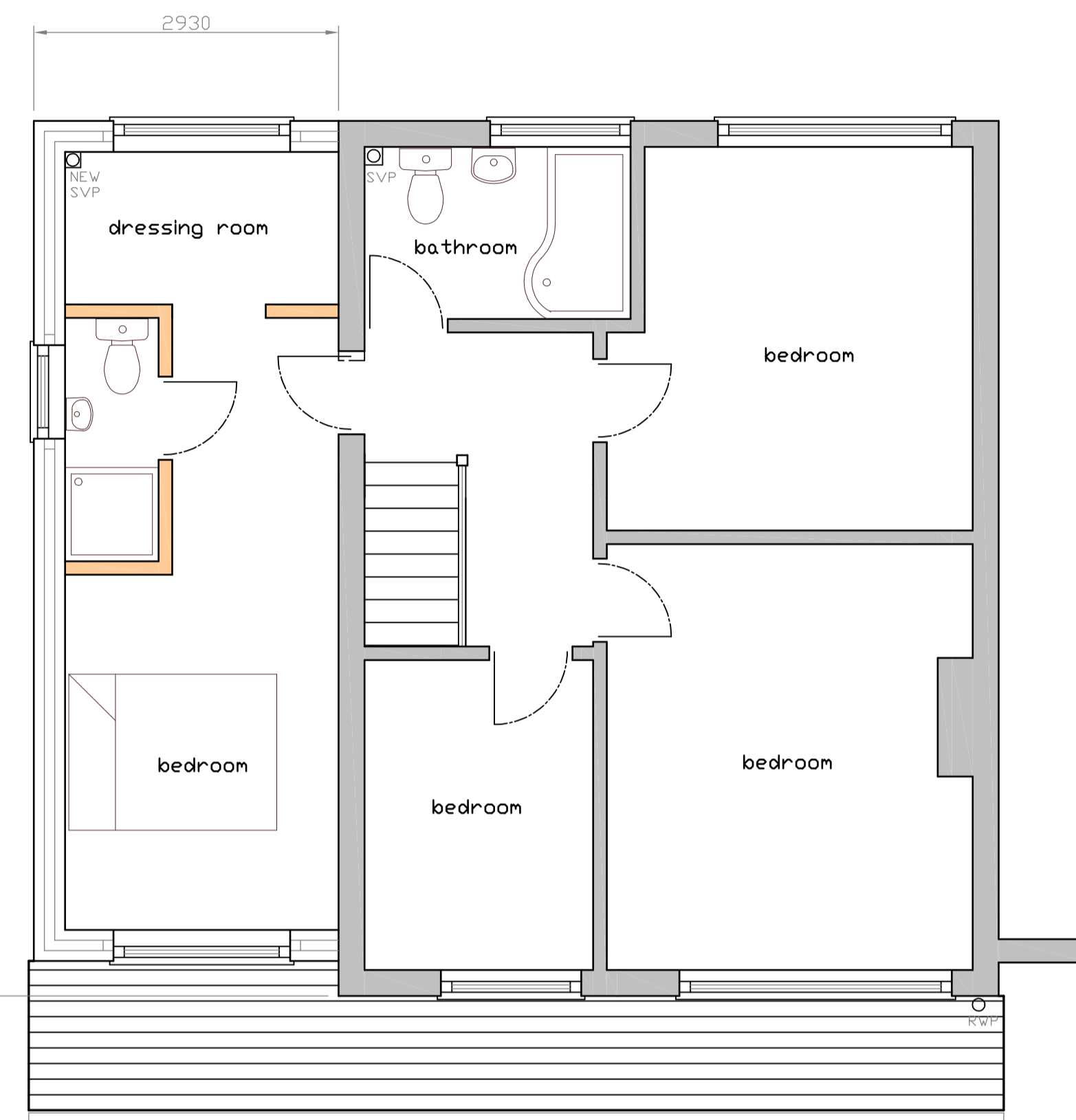


PROPOSED GROUND FLOOR LAYOUT PLAN (1:50)



PROPOSED FIRST FLOOR LAYOUT PLAN (1:50)

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 BE 300mm WIDE CONSISTING OF 100mm FACING BRICK, 100mm KNAUFF EARTHWOOL DRYTHERM CAVITY SLAB 32 AND 100mm 3.5N SOLID DENSE BLOCKWORK 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.
- 2) FIRST FLOOR ROOF TO HAVE MINIMUM 50 X 150 C16 TIMBER JOISTS AT 400mm CRS.
- 3) FIRST FLOOR ROOF SIDE EXTENSION TO MAIN ROOF TO HAVE 50 X 100 C16 TIMBER RAFTERS AT 450mm CRS WITH 75 X 225 C24 TIMBER PURLIN AT MID SPAN AND 50 X 150 C16 CEILING JOISTS AT 600mm CRS (MAX SPAN 2.43M).
- 4) 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.
- 5) FIRST FLOOR PITCHED ROOF TO HAVE 120mm KINGSPAN KOOLTHERM K7 INSULATION LAID BETWEEN RAFTERS MAINTAINING A 30mm VENTILATION SPACE WITH 32.5mm KINGSPAN K18 INSULATED PLASTERBOARD FIXED TO BACK OF RAFTERS GIVING A U VALUE OF 0.18W/M2K.
- 6) NEW LINTELS UNLESS OTHERWISE STATED TO WINDOW AND DOOR OPENINGS TO BE INSULATED CATNICK LINTELS (C090/100) AND ARE TO HAVE MINIMUM 150mm BEARING AT EACH END.
- 7) ALL DOOR AND WINDOW REVEALS TO HAVE INSULATED CAVITY CLOSERS.
- 8) ALL NEW EXTERNAL, INTERNAL WALLS AND CEILINGS TO HAVE 12.5mm PLASTER BOARD WITH 3mm SKIM FINISH.
- 9) 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 1.8 W/M2K.
- 10) ALL DOUBLE GLAZING TO DOORS/SIDE SCREENS TO HAVE TOUGHENED GLASS INNER AND OUTER PANE TO BS6206.
- 11) FIRST FLOOR BEDROOM WINDOWS TO HAVE AN ESCAPE OPENING WITH A MINIMUM CLEAR OPENING OF 750mm X 450mm WIDE.
- 12) 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) KITCHEN TO HAVE MECHANICAL VENTILATION RATED AS CAPABLE OF EXTRACTING AT A RATE NOT LESS THAN 60 LITRES PER SECOND.
- 2) 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.
- 3) PURGE VENTILATION TO KITCHEN AND 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 THAN 1/20TH OF THE FLOOR AREA.
- 4) BACKGROUND VENTILATION TO BE PROVIDED TO KITCHEN AND BATHROOM BY TRICKLE VENTILATION SLOTS ABOVE WINDOW OPENINGS HAVING A TOTAL AREA NOT LESS THAN 4000mm2.
- 5) 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 DIA 110mm FOUL DRAINAGE TO BE 110mm HEPWORTH PLASTIC LAID AT A MINIMUM 1 IN 40 FALL ON A CLASS B SHINGLE BED.
- 2) 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

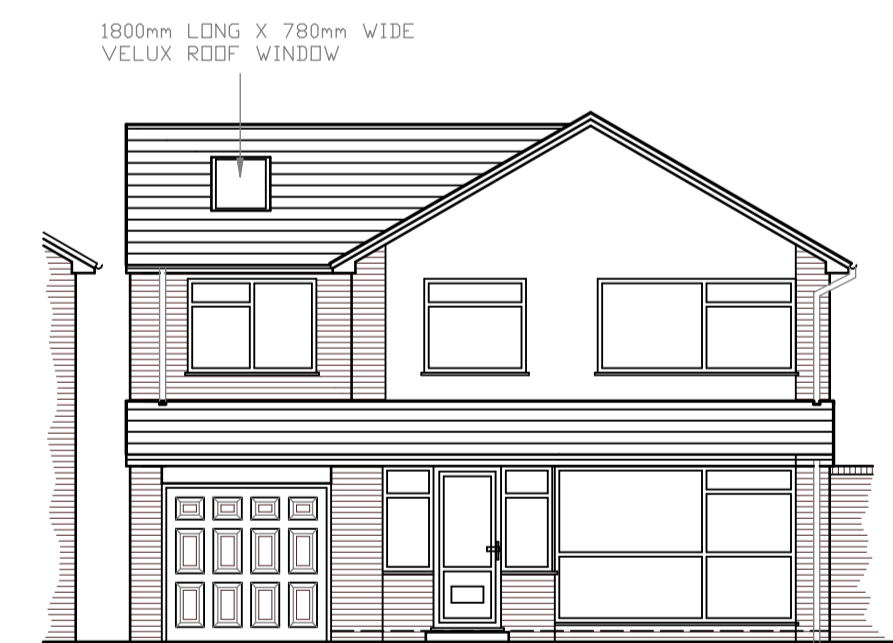
GENERAL PLUMBING

- 1) AIR ADMITTANCE VALVES TO BE FITTED TO ALL W/C'S.
- 2) ALL W/C'S TO HAVE 75mm TRAP, 50mm SEAL (MIN).
- 3) KITCHEN SINK TO HAVE 40mm TRAP, 75mm SEAL (MIN).
- 4) ALL WASHBASINS TO HAVE 32mm TRAP, 75mm SEAL (MIN).
- 5) ALL BRANCH PIPES TO BE DIA 75mm (MIN).

NOTES

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES

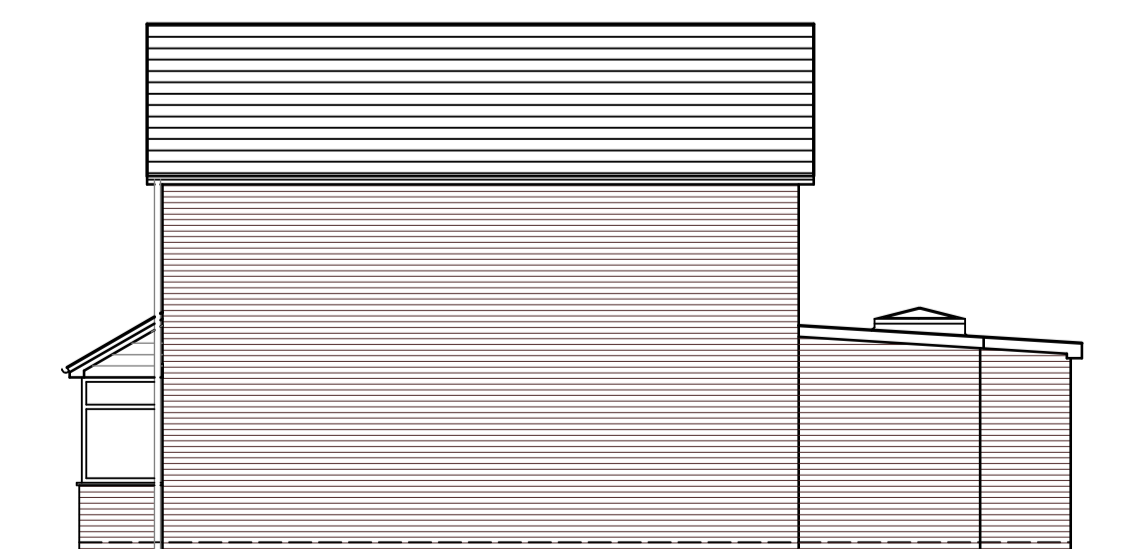
MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE PERMITTED IN ITS DIGITAL FORM



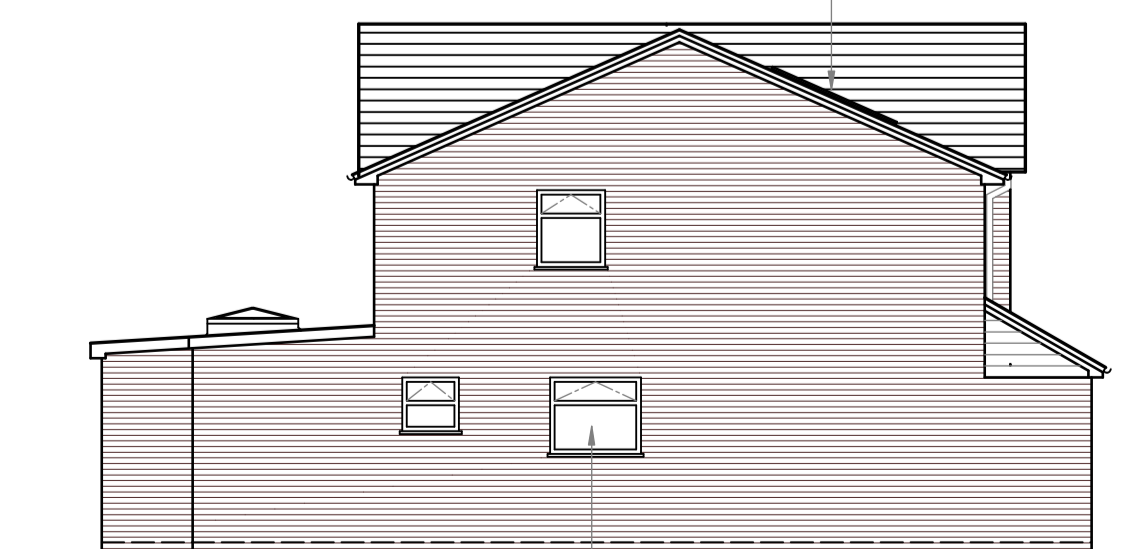
PROPOSED FRONT ELEVATION (1:100)



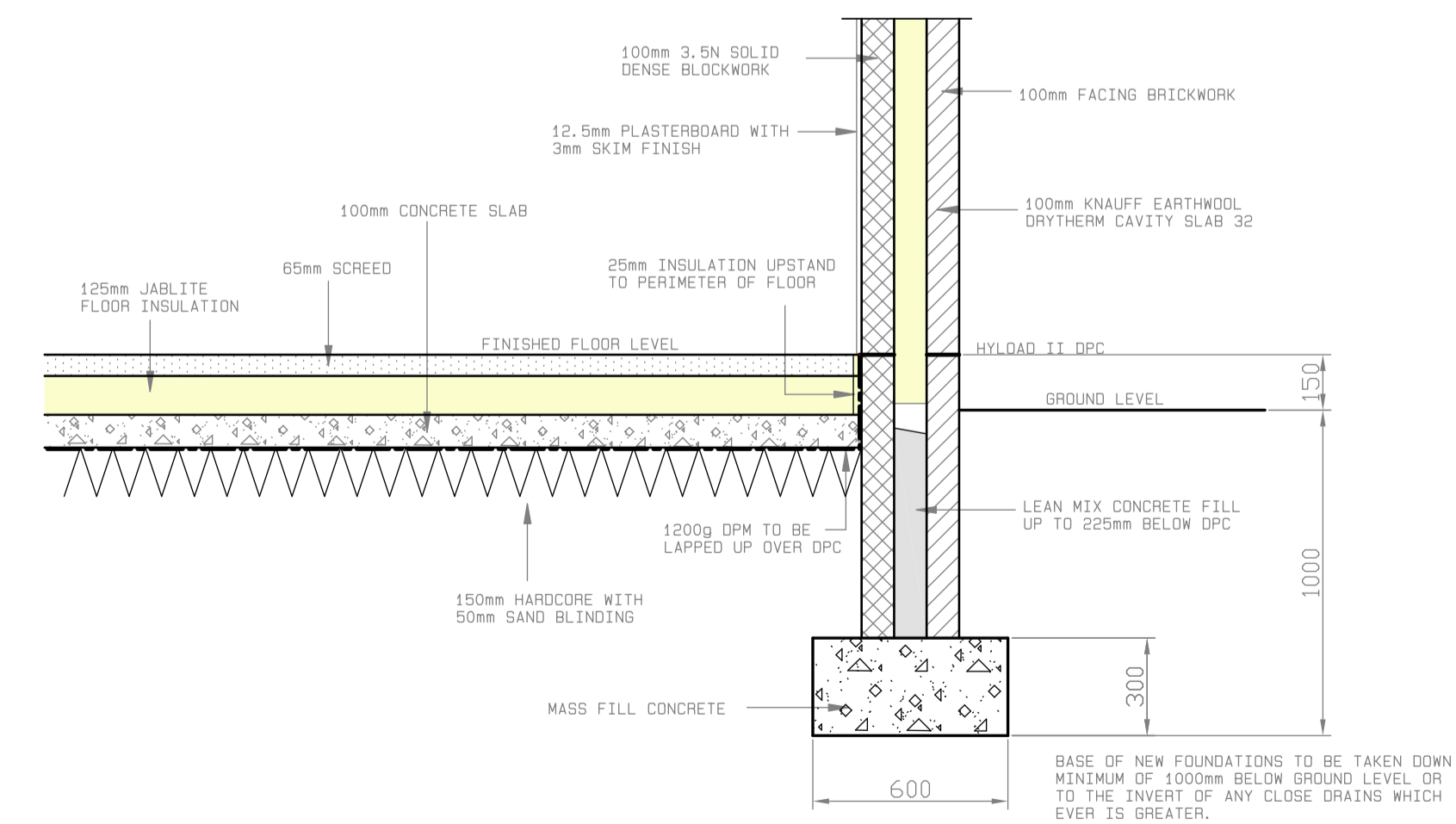
PROPOSED REAR ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



TYPICAL CROSS SECTION THRU NEW FLOOR/FOUNDATION DETAIL (1:20)

REV	DESCRIPTION	DATE

DATE - APRIL 2019
DRAWING NO - DWG 2D
SCALE - SEE DRAWING

PROPOSED TWO STOREY SIDE EXTENSION
MR JOHN HALLDRAN
51 HOLLYFIELD ROAD
WALMLEY
B75 7SE

SPB
DESIGN

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