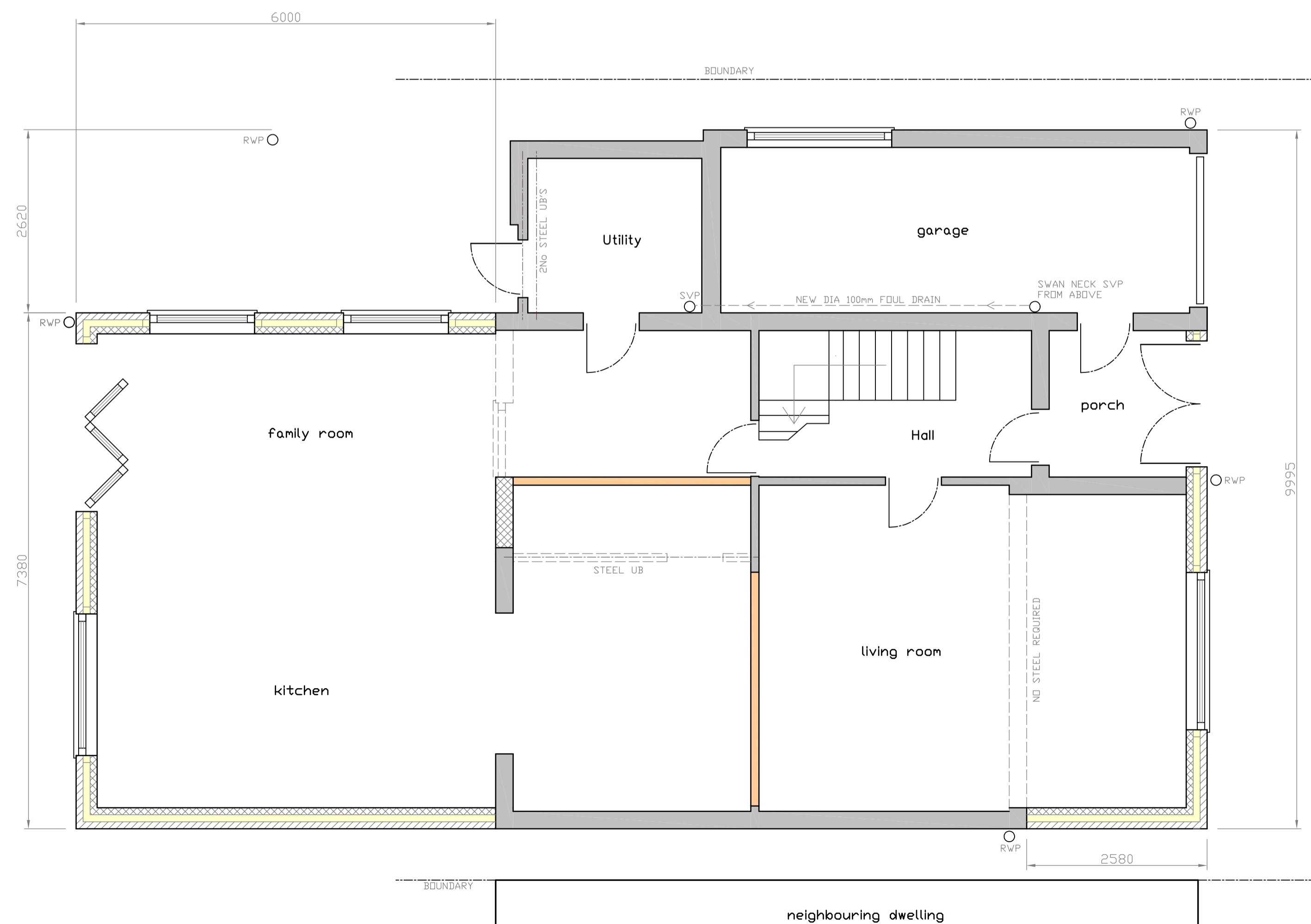


PROPOSED FIRST FLOOR LAYOUT PLAN (1:50)



PROPOSED GROUND FLOOR LAYOUT PLAN (1:50)



PROPOSED FRONT ELEVATION (1:100)

****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.

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.
- 2) ALL CAVITY BRICKWORK TO HAVE STAINLESS STEEL WALL TIES AT 450mm VERTICAL AND 750mm HORIZONTAL CENTRES.
- 3) EXISTING GARAGE WALL FOUNDATIONS TO BE EXPOSED AND CHECKED FOR SUITABILITY.
- 4) FIRST FLOORS HAVE 50 X 220 C24 TIMBER JOISTS AT 400mm CRS.
- 5) ROOF SIDE EXTENSION TO MAIN ROOF TO HAVE 50 X 100 C16 TIMBER RAFTERS AT 600mm CRS WITH 75 X 200 C16 TIMBER PURLIN AT MID SPAN.
- 6) TWIN GABLES TO FRONT EXTENSIONS TO HAVE 50 X 125 C16 TIMBER RAFTERS AT 600mm CRS WITH 75 X 200 C16 TIMBER RIDGE PURLIN, RIDGE PURLIN TO HAVE 100 X 100 TIMBER PROP ONTO EXISTING WALL TO REDUCE SPAN TO 2.4M.
- 7) ALL PITCHED ROOFS TO HAVE A PERMAVENT BREATHABLE ROOF MEMBRANE LAID OVER (DRAPE 10mm BETWEEN RAFTERS) WITH 38 X 25mm TIMBER BATTENS TO SUPPORT CONCRETE ROOF TILES TO MATCH EXISTING DWELLING.
- 8) PITCHED ROOF TO HAVE A TOTAL OF 270mm GLASS FIBRE INSULATION LAID BETWEEN AND OVER CEILING JOISTS.
- 9) NEW LINTELS UNLESS OTHERWISE STATED TO WINDOW AND DOOR OPENINGS TO BE INSULATED CATINID LINTELS (C890/100) AND ARE TO HAVE MINIMUM 150mm BEARING AT EACH END.
- 10) ALL DOOR AND WINDOW REVEALS TO HAVE INSULATED CAVITY CLOSERS.
- 11) ALL NEW EXTERNAL, INTERNAL WALLS AND CEILINGS TO HAVE 12.5mm PLASTER BOARD WITH 3mm SKIM FINISH.
- 12) 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.
- 13) ALL DOUBLE GLAZING TO DOORS/SIDE SCREENS TO HAVE TOUGHENED GLASS INNER AND OUTER PANE TO BS6206.
- 14) FIRST FLOOR BEDROOM WINDOWS TO HAVE AN ESCAPE OPENING WITH A MINIMUM CLEAR OPENING OF 750mm X 350mm WIDE.
- 15) 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

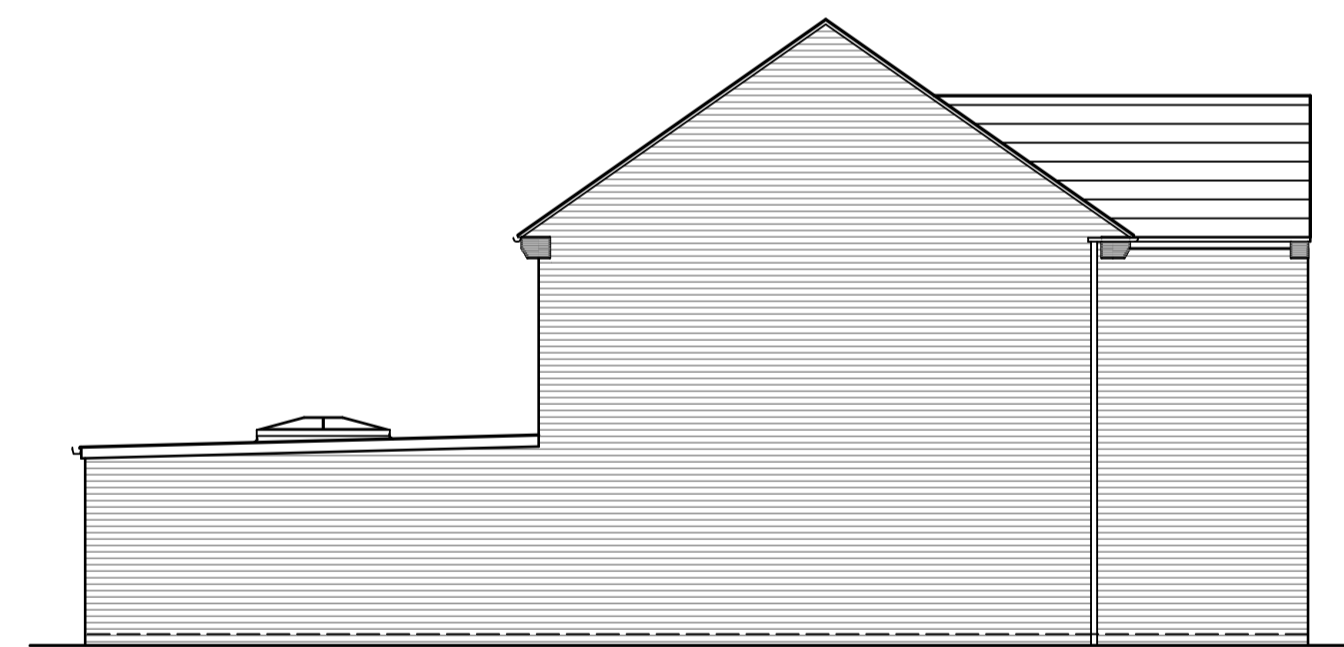
- 1) KITCHEN TO HAVE MECHANICAL VENTILATION RATED AS CAPABLE OF EXTRACTING AT A RATE NOT LESS THAN 60 LITRES PER SECOND.
- 2) BATHROOMS TO HAVE MECHANICAL EXTRACT VENTILATION CAPABLE OF EXTRACTING AIR AT A RATE OF NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY WITH 15 MINUTES 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).



PROPOSED SIDE ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)

NOTES

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES

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

REV	DESCRIPTION	DATE
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DATE - NOVEMBER 2018

DRAWING NO - DWG 2D

SCALE - SEE DRAWING

MRS SRINIVASAREDDY
26 WALMLEY ASH ROAD
WALMLEY
SUTTON COLDFIELD
B76 1HY

**SPB
BUILDING
DESIGN**

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