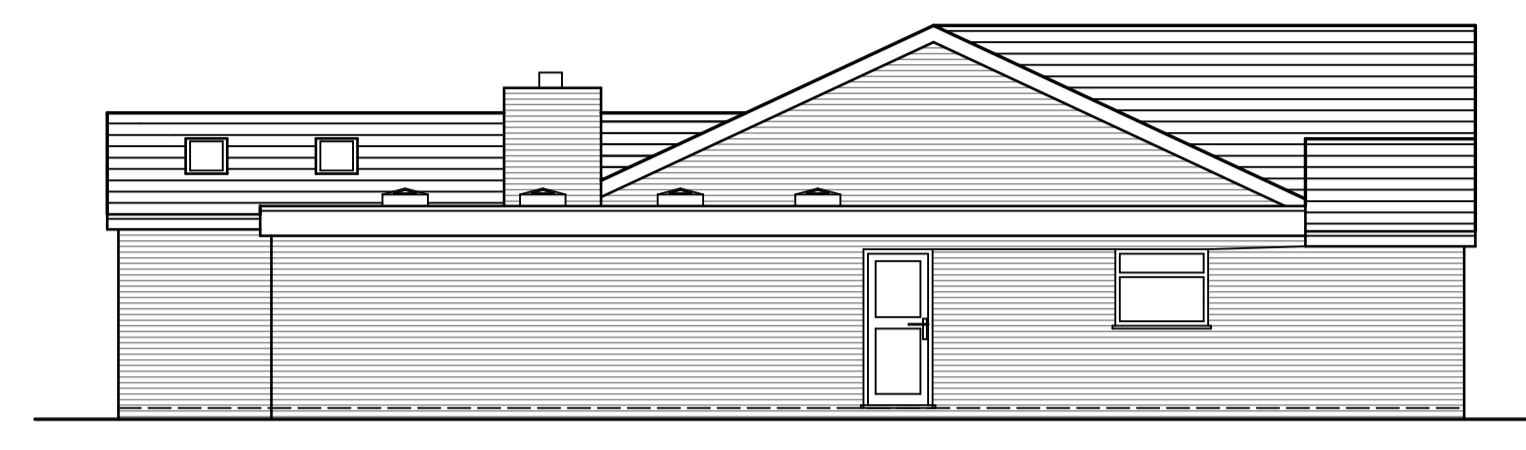
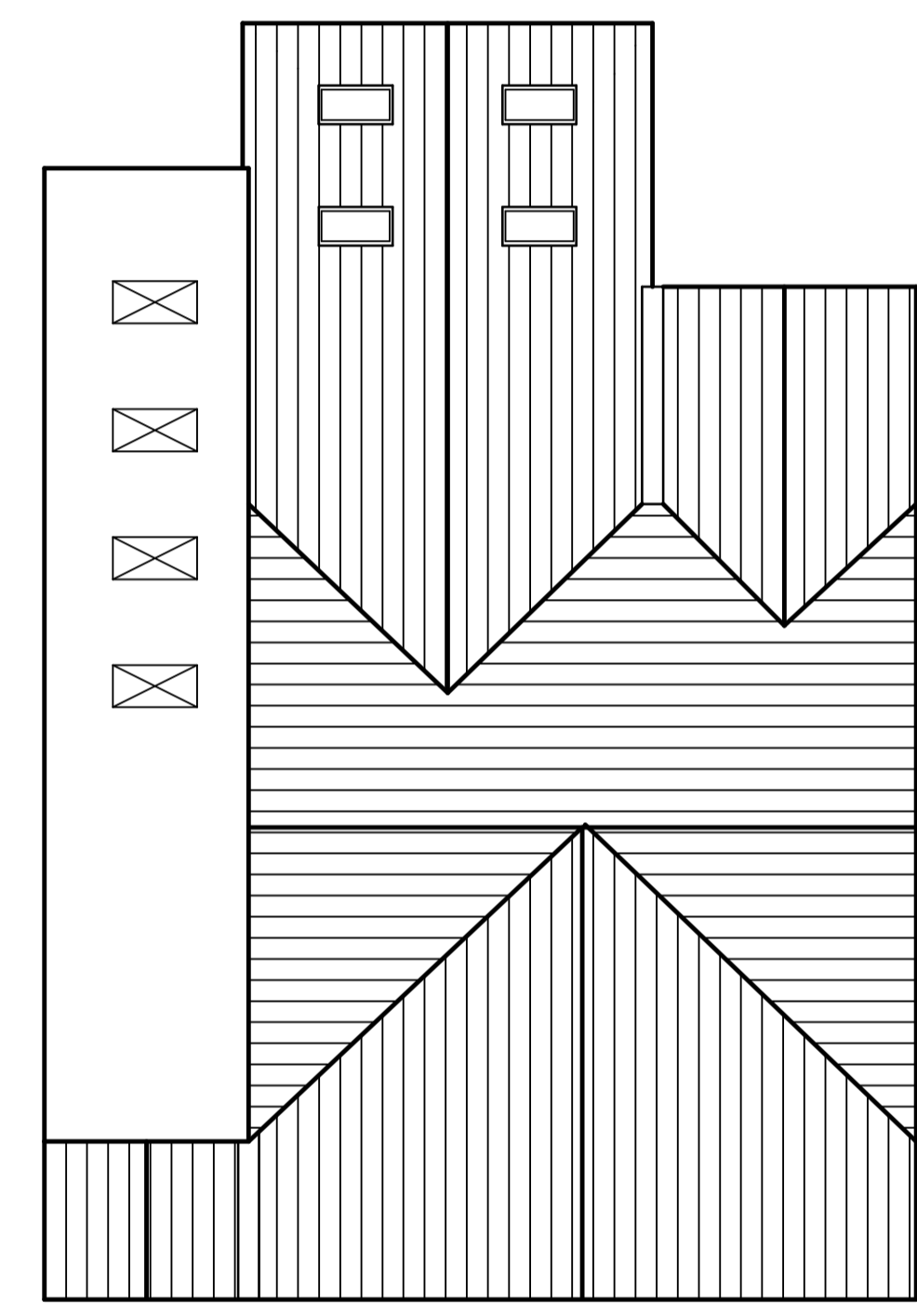


PROPOSED GROUND FLOOR LAYOUT PLAN (1:50)

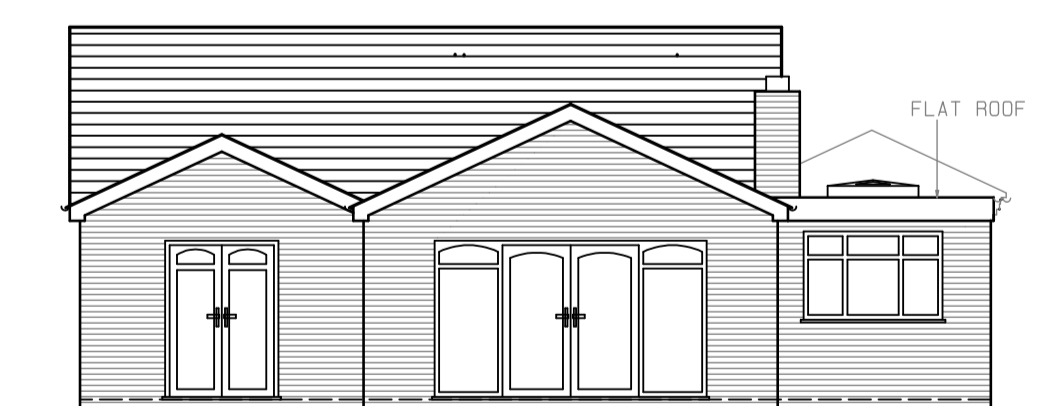
**\*\*NOTE**  
ELECTRICAL INSTALLATION TO BE CARRIED OUT TO BS7871:2004 AND IS TO BE CARRIED OUT BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORIZED BY THE SECRETARY OF STATE.



PROPOSED SIDE ELEVATION (1:100)



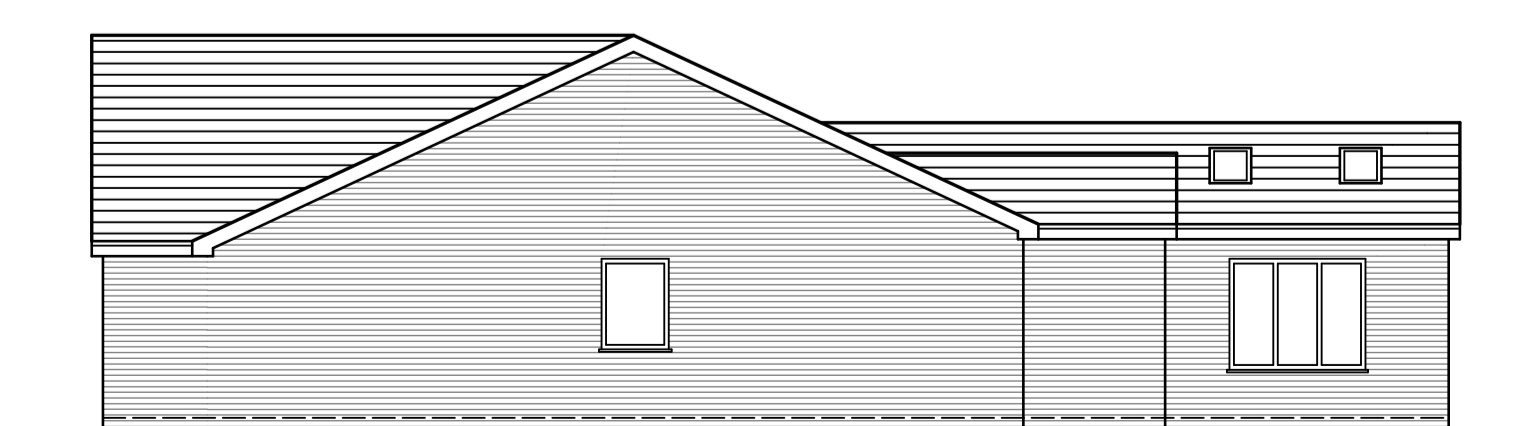
PROPOSED NEW ROOF TILE PLAN (1:100)



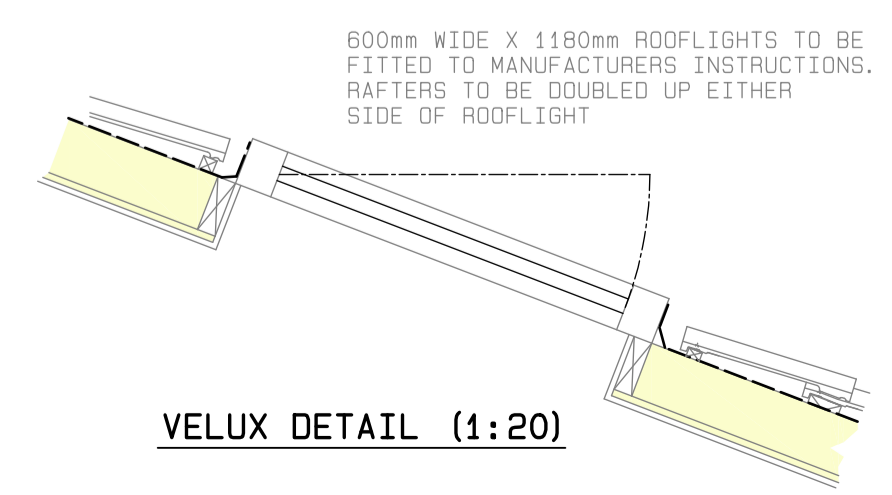
PROPOSED REAR ELEVATION (1:100)



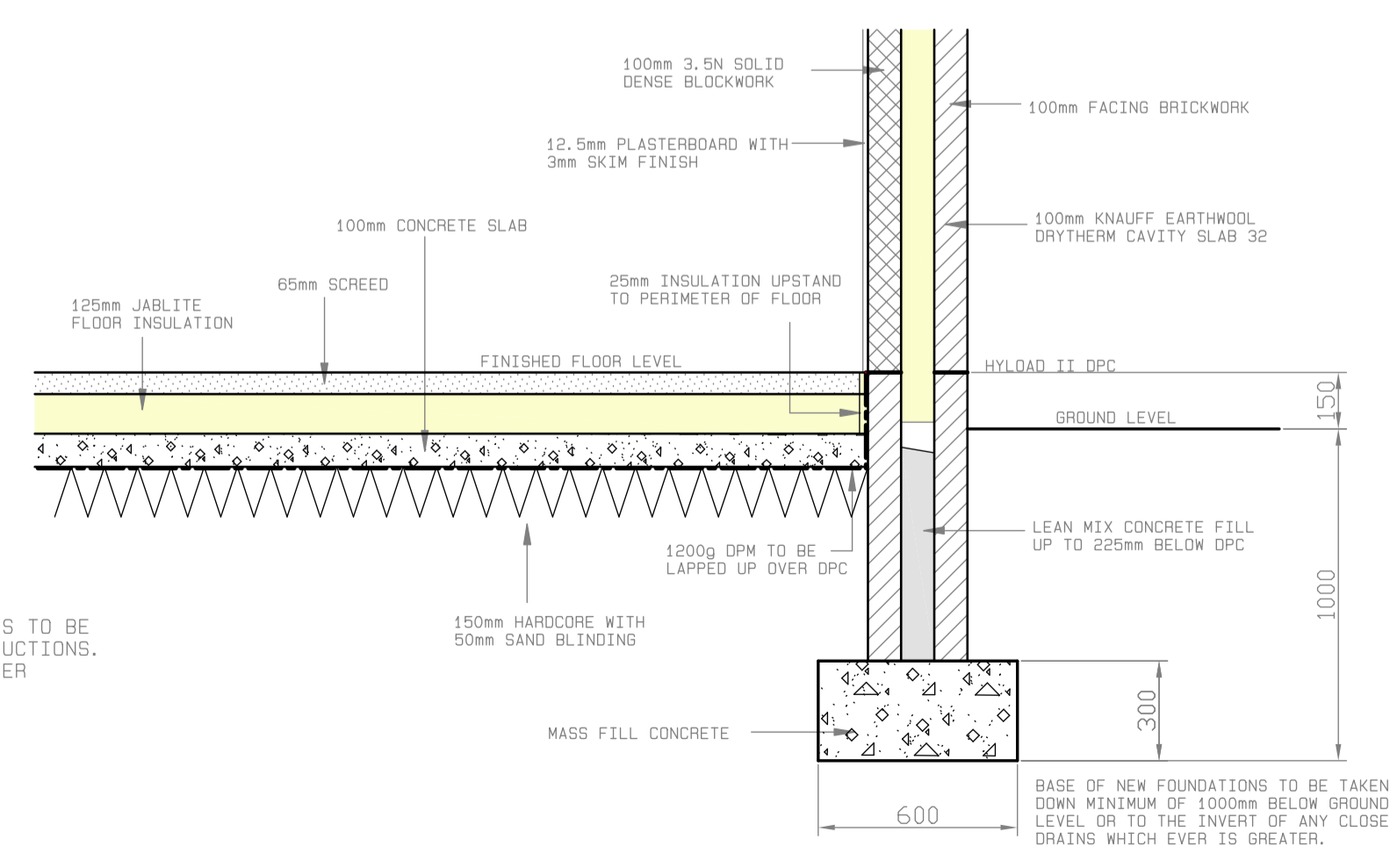
PROPOSED FRONT ELEVATION (1:100)



PROPOSED SIDE ELEVATION (1:100)



VELUX DETAIL (1:20)



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

- 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.
- CONSTRUCTION SPECIFICATION NOTES**
- MAIN EXTENSIONS**
- 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) ALL PITCHED ROOF RAFTERS EXCLUDING SUMMER ROOM TO BE 50 X 100 C24 AT 450mm CRS WITH 225 X 75 C24 PURLIN AT MID SPAN OF RAFTER. PURLINS TO SUMMER ROOM PITCHED ROOF TO BE PROPPED ONTO EXISTING WALL WITH 100 X 100mm TIMBER PROP TO REDUCE PURLIN SPAN TO 3.5M. SUMMER ROOM TO BE 50 X 150 C16 RAFTERS AT 600mm CRS DUE TO INSULATION DEPTH. ALL CEILING JOISTS TO BE 50 X 220 C16 AT 450mm CRS.
  - 3) ALL PITCHED ROOFS TO HAVE A PERMANENT BREATHABLE ROOF MEMBRANE LAID OVER (DRAPE 10mm BETWEEN RAFTERS) WITH 38 X 25mm TIMBER BATTENS TO SUPPORT CONCRETE ROOF TILES TO MATCH EXISTING DWELLING.
  - 4) ALL PITCHED ROOFS EXCLUDING SUMMER ROOM TO HAVE A TOTAL OF 270mm GLASS FIBRE INSULATION LAID BETWEEN AND OVER CEILING JOISTS.
  - 5) SLOPING ROOF TO SUMMER ROOM 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 CATNIC LINTELS (CG90/100) 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 1.6 W/M2K.
  - 10) ALL DOUBLE GLAZING TO DOORS/SIDE SCREENS TO HAVE TOUGHENED GLASS INNER AND OUTER PANE TO BS8206.
  - 11) BEDROOM WINDOWS TO HAVE AN ESCAPE OPENING WITH A MINIMUM CLEAR OPENING OF 750mm X 350mm 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. INTERNAL W/C TO BE EXTRACTED TO OPEN AIR THROUGH CEILING JOIST VOID AND OUT OF SOFFIT FACE.
  - 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).
- GARAGE CONVERSION**
- 1) EXISTING GARAGE FLOOR TO HAVE A 1200 GAUGE MEMBRANE LAPPED UP WALLS WITH 60 - 65mm SCREED TO BRING UP TO FFL OF EXISTING HOUSE. INSULATION TO BE DISCUSSED WITH INSPECTOR AS EXISTING CONCRETE FLOOR WOULD HAVE TO BE BROKEN UP, REDUCED LEVEL, 100mm CONCRETE RE-LAID AND 125mm JABLITE LAID WITH 65mm SCREED ON TOP.
  - 2) EXISTING GARAGE WALLS TO HAVE 50mm AIR GAP WITH 50 X 100 TIMBER STUD AT 600mm CRS WITH 90mm CELOTEX INSULATION, VAPOUR CONTROL LAYER AND 12.5mm PLASTERBOARD WITH SKIM FINISH TO GIVE A U VALUE OF 0.28W/M2K.
  - 3) PITCHED ROOF ABOVE GARAGE TO HAVE MARLEY MENDIP INTERLOCKING CONCRETE ROOF TILES TO MATCH EXISTING ON 38mm X 25mm TIMBER BATTENS WITH PERMAVENT BREATHABLE MEMBRANE LAID WITH 10mm DRAPE BETWEEN TIMBER RAFTERS. CEILING JOISTS TO BE 50 X 150 C16 AT 600mm CRS. RAFTERS TO BE 50 X 100 C16 TIMBERS AT 600mm CRS FIXED TO 100mm X 75mm WALL PLATE AT EAVES STRAPPED DOWN TO WALL AT 2M CRS WITH 30 X 6 M.S STRAPS X 1M LG. RAFTERS, CEILING JOISTS AND WALL PLATE TO BE FIXED TOGETHER TO PREVENT SPREADING.
  - 4) FLAT ROOF ABOVE GARAGE TO BE A WARM ROOF WITH 50 X 150 C16 JOISTS AT 600mm CRS, TIMBER FIRTINGS, 18mm PLY, VAPOUR CONTROL LAYER, 120mm CELOTEX XL400 INSULATION, 18mm PLY OVER FIXED THROUGH INSULATION AND GRP OR SIMILAR ROOF COVERING. IF ROOF IS A COLD DECK ROOF WITH INSULATION BETWEEN FLAT ROOF TIMBERS A 50mm CROSS VENT LEFT TO RIGHT IS TO BE PROVIDED ABOVE INSULATION.

**NOTES**  
ALL DIMENSIONS ARE GIVEN IN MILLIMETRES

REV	DESCRIPTION	DATE

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

PROPOSED FRONT AND REAR SINGLE STOREY EXTENSION  
MR GEORGE SMITH  
14 GREAVES CLOSE  
WALSALL  
WSS 30T

**SPB BUILDING DESIGN**

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