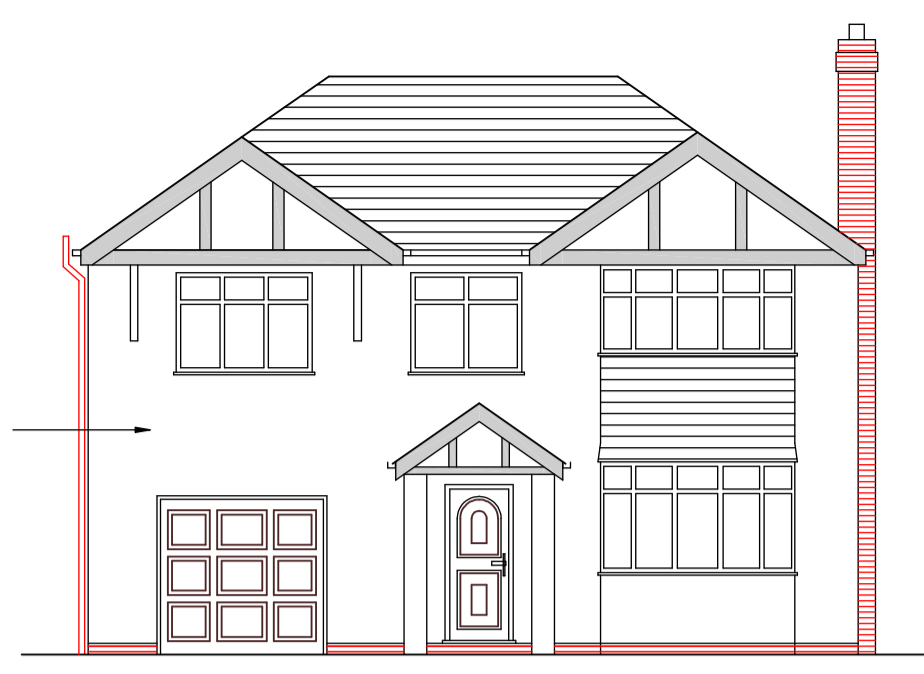


PROPOSED FIRST FLOOR LAYOUT PLAN (1:50)

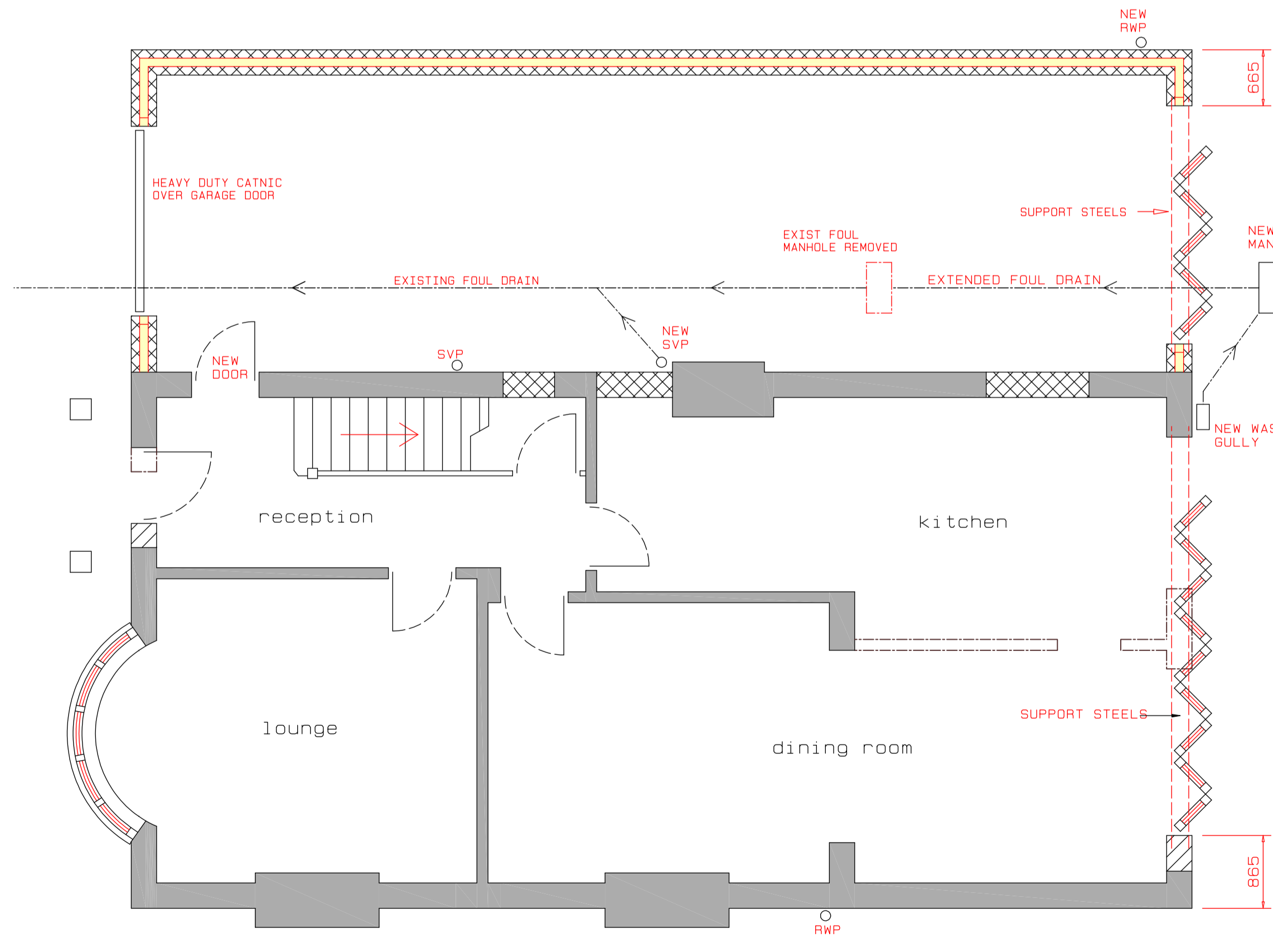
****NOTE**
ELECTRICAL INSTALLATION TO BE CARRIED OUT TO BS7671:2001 AND IS TO BE CARRIED OUT BY A COMPETENT PERSON REGISTERED WITH AN ELECTRICAL SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.



PROPOSED FRONT ELEVATION (1:100)



PROPOSED REAR ELEVATION (1:100)



PROPOSED GROUND FLOOR LAYOUT PLAN (1:50)

RENDERED FINISH TO NEW AND EXISTING WALLS

VELUX ROOF WINDOWS

SINGLE STOREY REAR ROOF TO BE 15 DEGREE PITCH WITH MARLEY MENDIP SMOOTH INTERLOCKING CONCRETE ROOF TILES WITH 100mm HEADLAP TO MATCH EXISTING ON 38mm X 25mm TIMBER BATTENS

SLOPING 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 0.19W/M2K.

RENDERED FINISH TO NEW AND EXISTING WALLS

NEW PITCHED TILED ROOF TO EXISTING AND NEW SINGLE STOREY EXTENSION

RENDERED FINISH TO NEW AND EXISTING WALLS

RENDERED FINISH TO NEW AND EXISTING WALLS

PROPOSED SIDE ELEVATION (1:100)

- GENERAL NOTES**
- 1) ALL NEW ROOF TILES TO MATCH EXISTING PROPERTY.
 - 2) ALL NEW WINDOWS TO MATCH EXISTING PROPERTY.
 - 3) ALL NEW FASCIA, S AND GUTTERING TO MATCH EXISTING PROPERTY.
- SPECIFICATION NOTES**
- MAIN CONSTRUCTION**
- 1) NEW CAVITY BLOCKWORK TO BE 300mm WIDE CONSISTING OF TWO SKINS OF 100mm 3.5N SOLID DENSE BLOCKWORK WITH A RENDER FINISH TO GIVE A U VALUE OF 0.28W/M2K.
 - 2) ALL CAVITY BLOCKWORK TO HAVE STAINLESS STEEL WALL TIES AT 450mm VERTICAL AND 900mm HORIZONTAL CENTRES.
 - 3) 225mm SOLID BLOCKWORK ABOVE EXISTING SINGLE STOREY BRICKWORK TO HAVE 50 X 25mm TIMBER BATTENS WITH KINGSPAN 72.5mm K8 INSULATED PLASTERBOARD FIXED THROUGH TO GIVE A U VALUE OF 0.28W/M2K.
 - 4) NEW GROUND FLOOR TO HAVE 100mm CONCRETE SLAB WITH 1200g DPM LAID ON 150mm MOT TYPE 1 HARDCORE 50mm SAND BLINDING WITH 125mm JABLITE FLOOR INSULATION AND 65mm SCREED.
 - 5) FIRST FLOOR ABOVE GARAGE TO HAVE MINIMUM 50 X 195 C16 TIMBER FLOOR JOISTS AT 400mm CRS.
 - 6) FIRST FLOOR ABOVE GARAGE TO HAVE 120mm CELOTEX TUFF-R GA3000 BETWEEN TIMBER JOISTS TO GIVE A U VALUE OF 0.22 W/M2K WITH 15mm FIRELINE BOARD TO UNDERSIDE.
 - 7) CEILINGS TO HAVE MINIMUM 50 X 195 C16 TIMBER CEILING JOISTS AT 400mm CRS TO SUIT POSSIBLE FUTURE LOFT (MAX SPAN 3.7M).
 - 8) MAIN ROOF CONSTRUCTION TO BE 35 DEGREE PITCH WITH 50 X 150 C16 RAFTERS AT 600mm CRS SUPPORTED ON TIMBER PURLIN AT RIDGE AND FIXED TO 75 X 100 TIMBER WALL PLATE AT EAVES. MAX SPAN OF TIMBER PURLIN TO BE 2.7M SO PURLIN TO BE PROPPED ONTO EXISTING WALL OR DOUBLE UP CEILING JOISTS BELOW WITH 100 X 100 AS REQUIRED. HIP BLADES TO BE DESIGNED BY STRUCTURAL ENGINEER BUT FOR PRICING ALLOW 200 X 75.
 - 9) SINGLE STOREY REAR ROOF CONSTRUCTION (15 DEGREE PITCH) TO HAVE 75 X 170 C16 TIMBER RAFTERS AT 400mm CRS. RAFTERS TO BE DOUBLED UP EITHER SIDE OF VELUX ROOF LIGHTS.
 - 10) SINGLE STOREY REAR ROOF TO BE 15 DEGREE PITCH WITH MARLEY MENDIP SMOOTH INTERLOCKING CONCRETE ROOF TILES WITH 100mm HEADLAP ON 38mm X 25mm TIMBER BATTENS.
 - 11) WALL PLATE AND 3RD END RAFTERS OF ALL ROOFS TO BE STRAPPED DOWN TO WALL WITH 30 X 6mm X 1500mm LONG GALV M.S STRAPS AT 2M CRS.
 - 12) ALL PITCHED ROOFS TO HAVE A PERMANENT BREATHABLE ROOF MEMBRANE LAID OVER (DRAPED 10mm BETWEEN RAFTERS) WITH 38 X 25mm TIMBER BATTENS TO SUPPORT CONCRETE ROOF TILES TO MATCH EXISTING DWELLING.
 - 13) MAIN PITCHED ROOF TO HAVE A TOTAL OF 270mm GLASS FIBRE INSULATION LAID BETWEEN AND OVER CEILING JOISTS.
 - 14) SINGLE STOREY 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 0.19W/M2K.
 - 15) 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.
 - 16) ALL DOOR AND WINDOW REVEALS TO HAVE INSULATED CAVITY CLOSERS.
 - 17) ALL NEW EXTERNAL, INTERNAL WALLS AND CEILINGS TO HAVE 12.5mm PLASTER BOARD WITH 3mm SKIM FINISH.
 - 18) GLAZING TO ALL NEW DOORS AND WINDOWS TO BE 28mm DOUBLE GLAZED UNITS WITH 14 GLASS GLAZING TO INNER GLAZING SKIN GIVING A U VALUE OF 1.6 W/M2K.
 - 19) ALL DOUBLE GLAZING TO DOORS/SIDE SCREENS TO HAVE TOUGHENED GLASS INNER AND OUTER PANE TO BS6206.
 - 20) FIRST FLOOR BEDROOM WINDOWS TO HAVE AN ESCAPE OPENING WITH A MINIMUM CLEAR OPENING OF 750mm X 350mm WIDE.
 - 21) INTERNAL STUD WALLS TO BE 80 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 OVERTURN.
 - 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

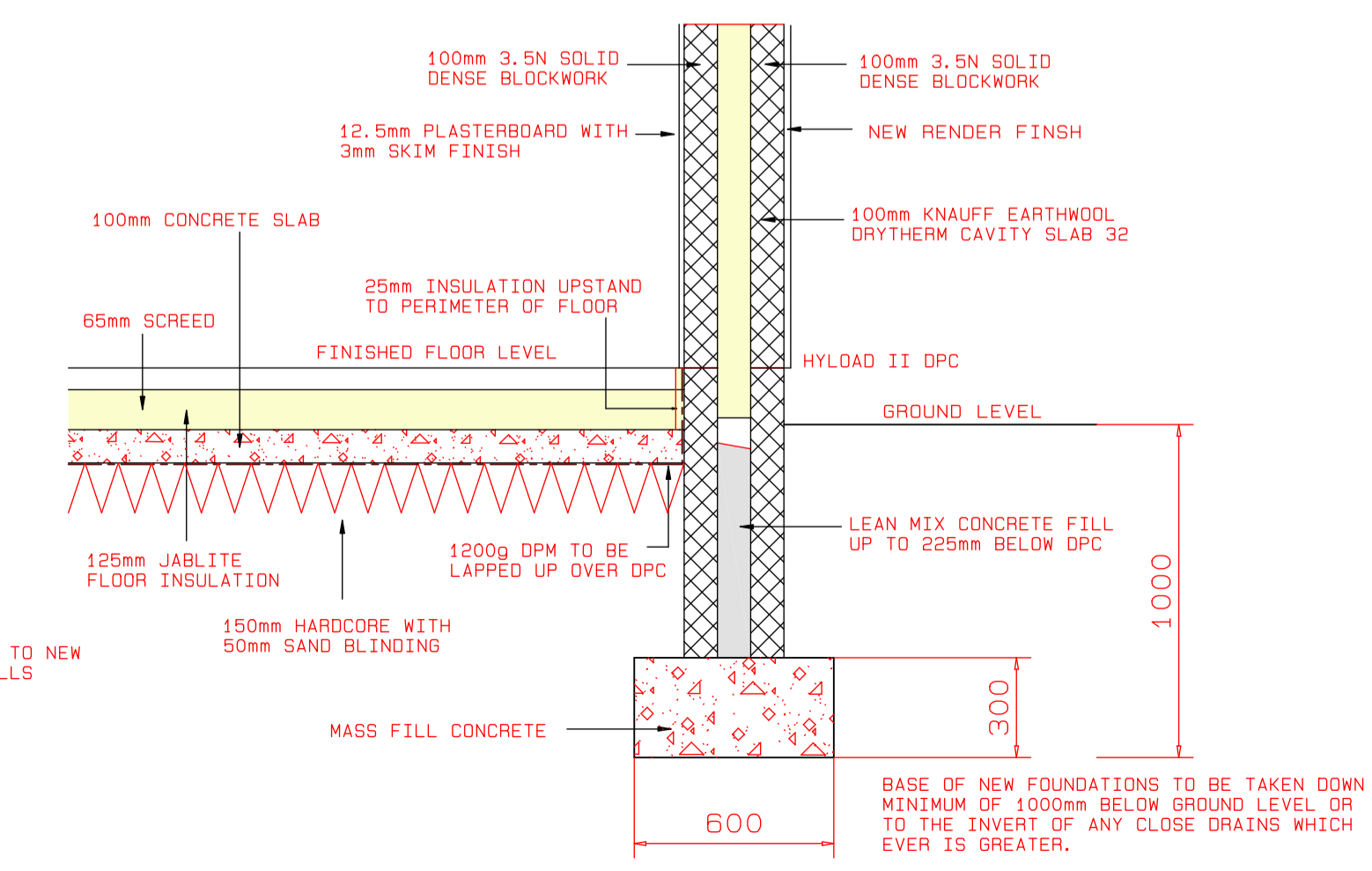
MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE PERMITTED IN ITS DIGITAL FORM

REV	DESCRIPTION	DATE

DATE - JUNE 2017
DRAWING NO - DWG 2E
SCALE - SEE DRAWING
PROPOSED EXTENSIONS
413 WATLING STREET
TAMWORTH
STAFFS
B78 3ND

SPB BUILDING DESIGN

Walley, Sutton Coldfield
Email: stephenburke@sky.com
Tel no: 07939247468



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