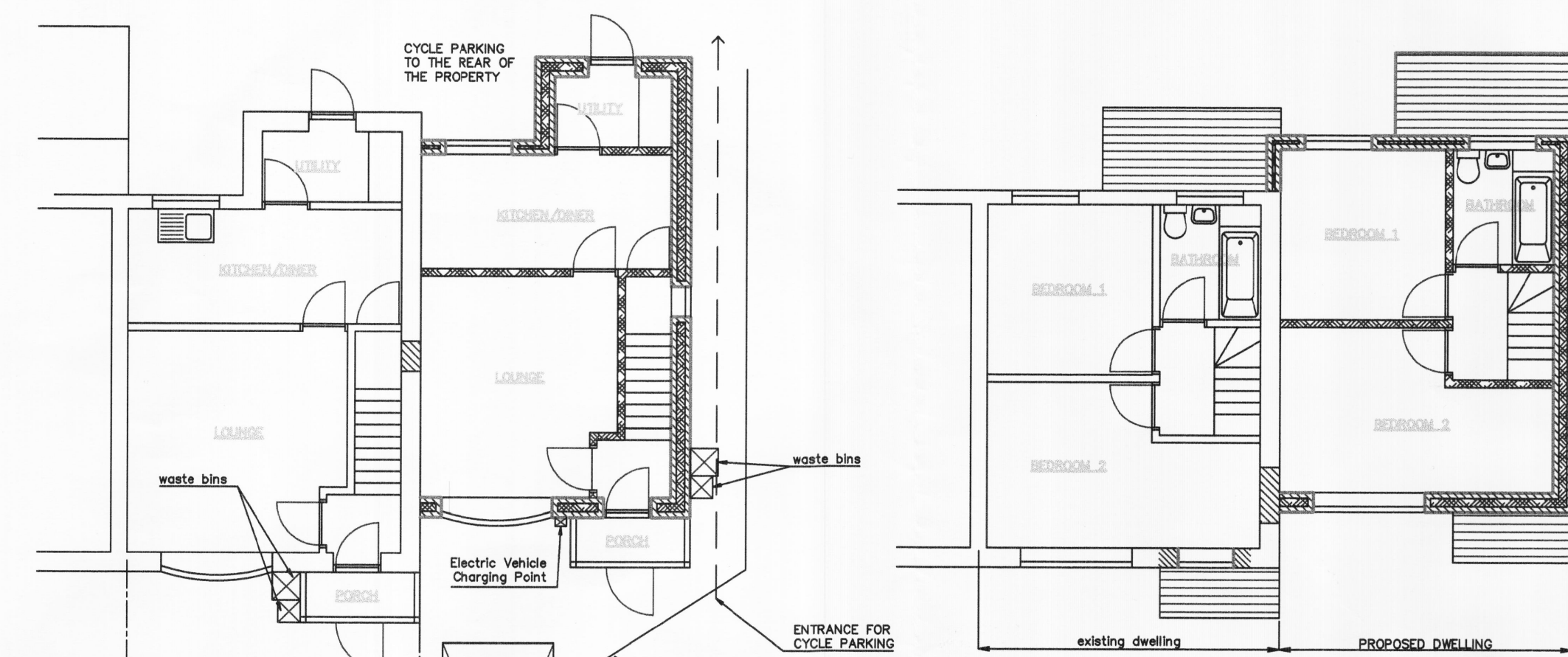
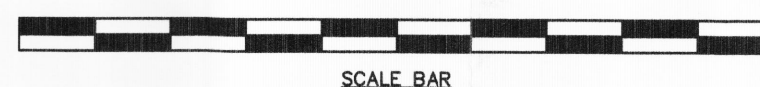
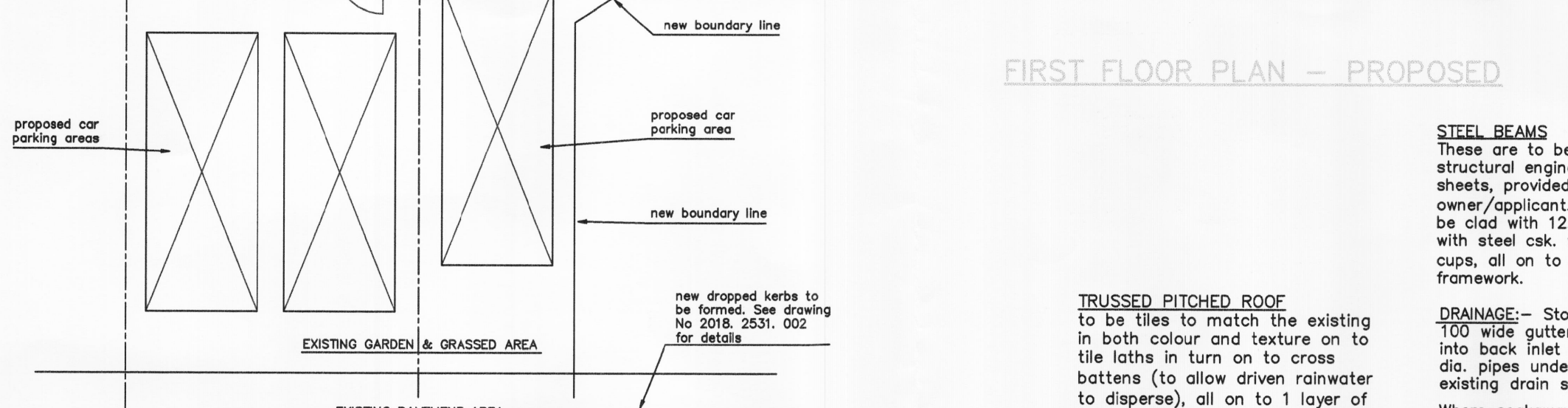


IF IN DOUBT ASK



FIRST FLOOR PLAN - PROPOSED



GROUND FLOOR PLAN - PROPOSED

RODDING EYES
are to be 100 dia. minimum or the same dia as the drain.
NB. inspection chambers and rodding eyes are to be fitted with galvanised steel tops, screwed down to a suitable frame.

NB. where underground pipes pass through walls, a 50mm gap is to be maintained. The gap is to be bridged with pre-cast conc. lintels. The void is to be masked both sides of the wall with a rigid material, to prevent infestation.

Where drains pass through walls, 'Rocker Pipes' must be used.

Where both foul and surface water drains are on site, all connections must be **accessed** to connect to the right one.

THE DRAINAGE LAYOUT IS ASSUMED. THE BUILDER IS TO EXPOSE ALL THE RELEVANT DRAINS. THEN AGREE THE EXACT LAYOUT OF THE NEW DRAINS WITH THE LA BUILDING INSPECTOR. PRIOR TO BUILDING WORK COMMENCING.

SEVERN-TRENT WATER LIMITED
There may be a public sewer owned by Severn Trent Water Ltd on the property.
If this is so, the owners of the property will be obliged to enter into an agreement with Severn Trent Water Ltd, to pay for the costs of their surveyor to visit the site and for a camera survey to be carried out by one of their agents.
All this work is to be carried out prior to work commencing on site. For further information phone Severn Trent Water Ltd on 01902 793871.

PLUMBING:-
Pipe sizes to be as the trap size i.e. 32mm, 40mm or 75mm (min). The pipework is to be fitted with an adequate fall.

Trap Sizes

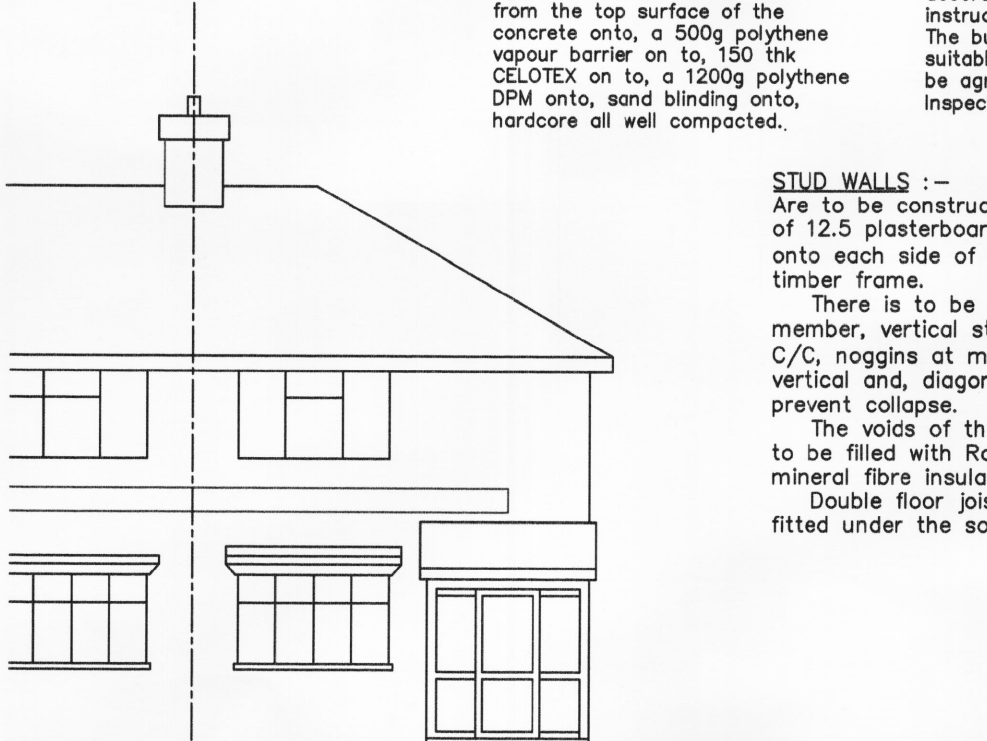
Washbasin Bidet	32dia x 75 depth of seal
Sink, Bath Shower, Foot Waste Disposal Unit	40dia x 75 depth of seal
WC Pan	75dia x 50 depth (min) of seal

CEILING
To be 12.5 plasterboard, fixed with gyps. clout nails at 300c/c, with skim finish all fixed to 50x175 s/wood joists @ 400c/c max. span = 3.74m (C16 0.50kN TRADA table 6 refers).

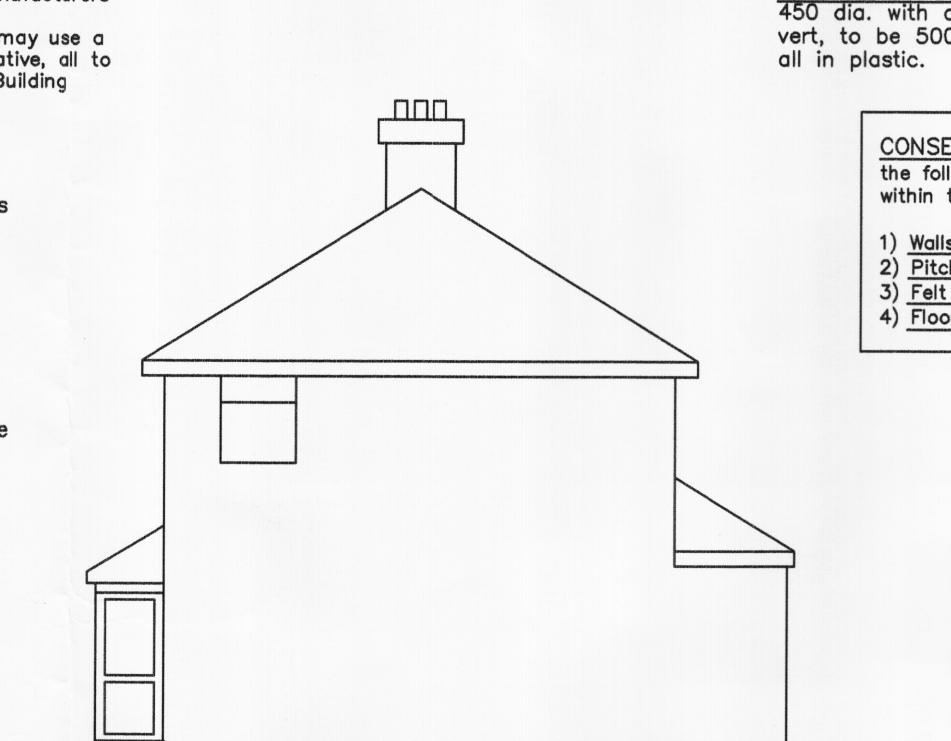
CEILING CLOSURES
To prevent thermal bridging, the cavity around all external window and door openings are to be fitted with THERMABATE cavity closers by RMC Panel Products Limited (tel. 01924 362081), fitted in accordance with the manufacturers instructions. The building contractor may use a suitable approved alternative, all to be agreed with the LA Building Inspector.

FLOOR
Solid Ground Floor - To be 50 sand cement screed onto, 125 concrete slab, with A142 reinforcement mesh laid 25mm from the top surface of the concrete onto, a 500g polythene vapour barrier on to, 150 thk CELTEX on to, a 1200g polythene DPM onto, sand blinding onto, hardcore all well compacted.

STUD WALLS
Are to be constructed from 2 skins of 12.5 plasterboard & skim finish onto each side of 100x50 S/wood timber frame.
There is to be a sole & head member, vertical studs at 600mm c/c, nogging at mid point in the vertical and, diagonal bracing to prevent collapse.
The voids of the stud frame are to be filled with Rockwool green mineral fibre insulation.
Double floor joists are to be fitted under the sole plate.



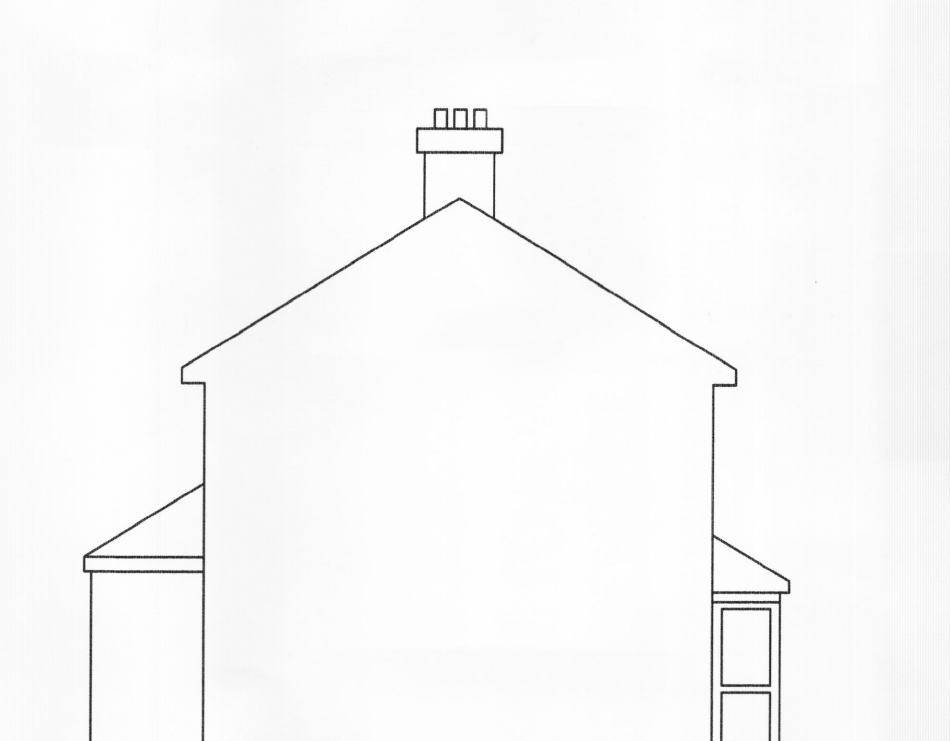
FRONT ELEVATION - EXISTING



SIDE ELEVATION - EXISTING



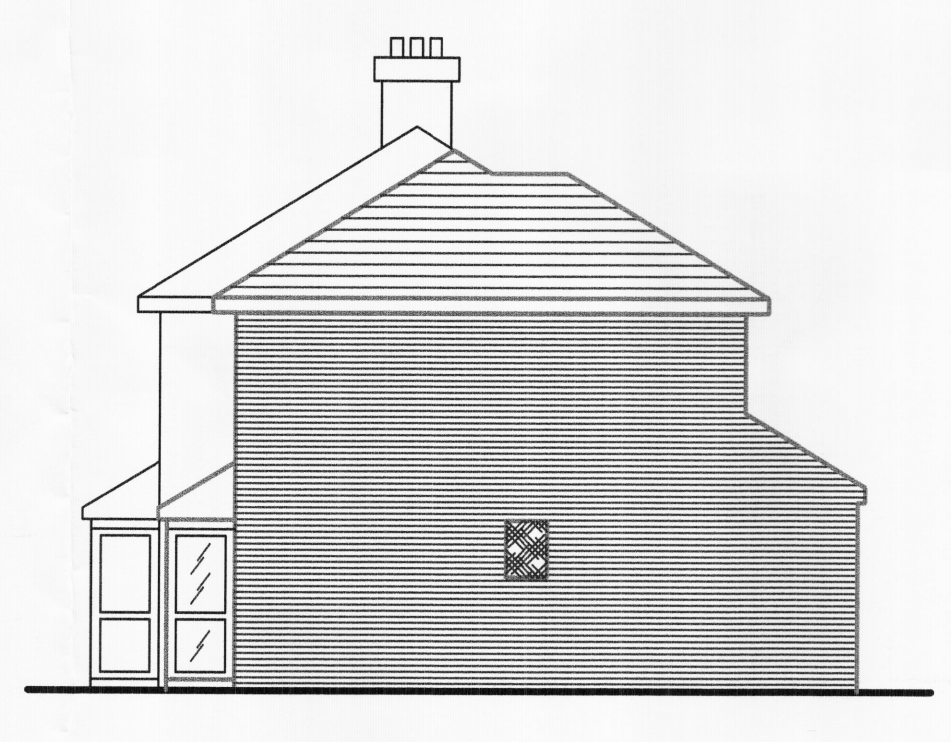
REAR ELEVATION - EXISTING



SIDE ELEVATION - EXISTING



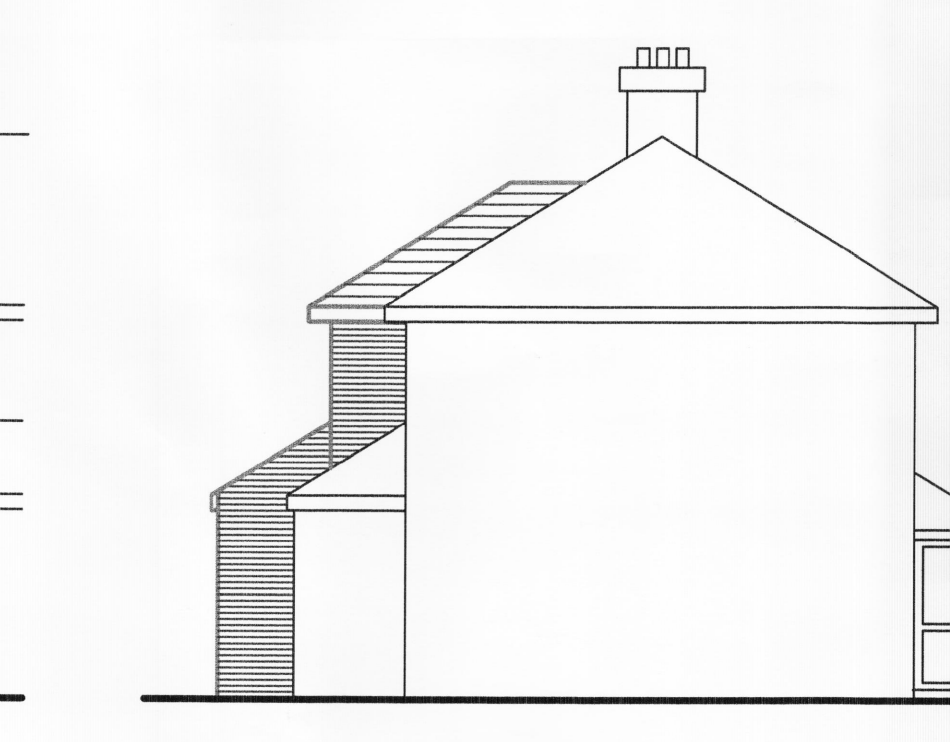
FRONT ELEVATION - PROPOSED



SIDE ELEVATION - PROPOSED



REAR ELEVATION - PROPOSED



SIDE ELEVATION - PROPOSED

CENTRAL HEATING BOILER
The central heating hot water gas/oil boiler is to be a condensing boiler with a SEDBUK efficiency in band A or B (minimum efficiency 85%).
The boiler should be fitted with a suitable timing device to control the periods when the heating system operates.

CENTRAL HEATING RADIATORS
All new radiators are to be fitted with thermostatic valves.

INSULATION OF PIPES
Where Central heating & hot water pipes pass through un-insulated areas of the dwelling (i.e. the loft space), these should be insulated with suitable material.

SMOKE ALARMS/DETECTORS
These are to be fitted at the locations indicated in the drawing or, at other locations recommended by the manufacturer or the local authority Building Inspector.

The smoke detection system must be provided to a Grade D Category LD3 Standard, in accordance with BS 5839-6 (2004).

The smoke detection system must be mains electric powered, including a battery back up power system, in the event of mains failure.

VENTILATION:- All new windows & door frames are to be fitted with trickle vents, to give 8000 MM2 area to habitable rooms, & 4000 MM2 to semi-habitable rooms.

KITCHEN
Electric ventilation fan to an external wall, the fan to be rated at 60 litres/second. Alternatively a fan rated at 30 litres/second can be used, adjacent to a hob and ducted to an external wall.

UTILITY ROOM
Electric ventilation fan to an external wall, the fan to be rated at 60 litres/second. Alternatively a fan rated at 30 litres/second can be used, adjacent to a hob and ducted to an external wall.

BATHROOM
With or without WC to have an electric fan to an external wall, the fan to be rated at 15 litres/second.

TILET
To have an electric fan to an external wall, the fan is to be rated at 6 litres/second and is to be fitted with a 15 minute automatic override.

All cavity closures must be insulated.

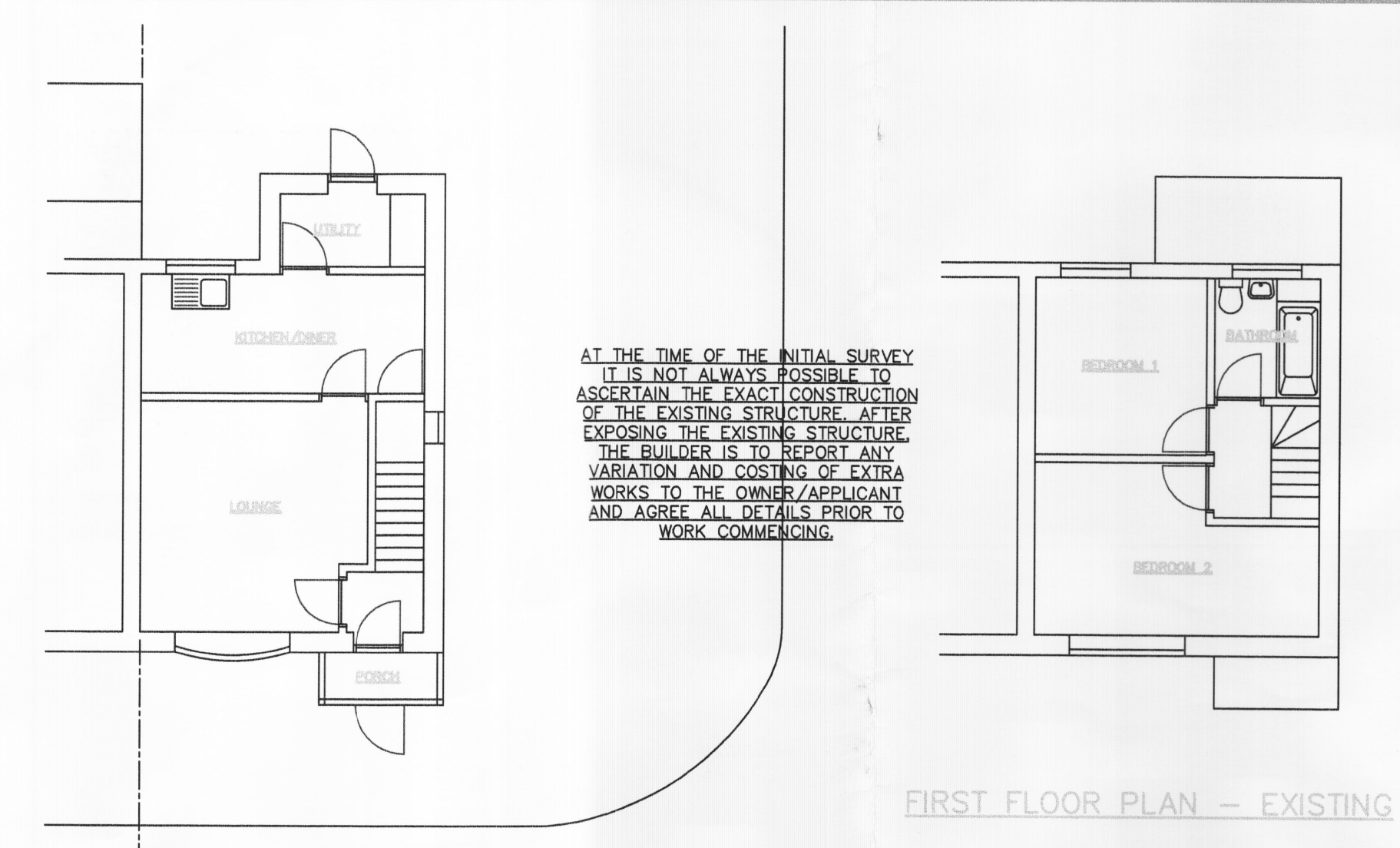
STEL BEAMS
These are to be all as the structural engineers calculation sheets, provided by the owner/applicant. The steels are to be clad with 12.5 Superlux fixed with steel cast. woodcrews with cups, all on to suitable s/wood framework.

TRUSSED PITCHED ROOF
To be tiles to match the existing in both colour and texture on to tile laths in turn on to cross battens (to allow driven rainwater to disperse), all on to 1 layer of TYVEK (or similar approved), breathable pitched roof felt (fitted in accordance with the makers instructions), all on to trusses manufactured by an approved specialist company.
The sizes of all the timber members, plated joints etc. are to be proven by calculation to prove strength etc. The calculations are to be submitted to the local authority building inspector, prior to work commencing.
The trusses are to be braced all in accordance with BS 5268 Part 3 1985

LINTELS
The lintels over doorways & windows are to be CATNIC Cougar. For wider openings classic are to be used.
All are to be fitted as the makers instructions.

CONSERVATION OF ENERGY
The following are the U-values to be achieved within the new build areas :-

1) Walls external	= 0.28W/m2K
2) Pitched Roof	= 0.16W/m2K (ceiling level)
3) Flat Roof	= 0.18W/m2K
4) Floor	= 0.22W/m2K



GROUND FLOOR PLAN - EXISTING

WINDOWS & DOORS
Are to be in PVC-U, all by an approved specialist manufacturer.
A DPC is to be fitted between the jambs to the structure and, beneath the sill.
A DPC is to be fitted between the jambs to the structure and, beneath the sill.
Internal Doors are to be to the clients approval
Lining and architraves are to be on softwood, primed, undercoated and gloss finished.
GLAZING
All new windows and doors are to be double glazed. The gap between the panes is to be 18mm minimum, (the gap is to be filled with ARGON gas or similar approved). The average U value achieved should be 1.6 W/m2K. The glass used is to be safety glass throughout incorporating PILKINGTONS 'K' low emission glass.
The double glazed units are to be glazed in accordance with BS 6206.

ELECTRICAL INSTALLATION
All electrical work required to meet the requirements of Part P (electrical safety) of The Building Regulations 2000 (as amended) must be designed, installed, inspected and tested by person competent to do so.
The Local Authority Building Control Department must be provided with either:-

- Where the work is carried out by a person not registered under the Competent Person's Scheme, a Building notice and appropriate fee must be submitted for the Council's electrical sub-contractor to inspect, test and certify the work.
- An electrical certificate issued under the Competent Person's scheme at completion of the electrical installation work.

IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT THIS WORK IS CARRIED OUT ACCORDINGLY.

STAIRCASE
To be constructed from softwood, with 31x229 mm strings, 25 mm treads and 9 mm Ply-wood or MDF risers.
Structural newel posts are to be 100 mm sq.
Decorative newel posts are to be from 100 mm sq, turned to the manufacturers design.
Maximum Rise to be 220 mm
Minimum Going to be 220 mm
Maximum Pitch to be 42.
The tread is to overhang the riser by 15 mm.
The normal relationship between the dimensions of the rise and going is:
2R + GO = 550 min to 700 max

BALUSTRADE
To be 900 mm high with a side impact strength of 0.35kN/m. The balusters are to be spaced so that a 100 dia sphere will not pass through.

FIRE ESCAPE WINDOWS
Each bedroom window is to be fitted with an opening fire escape window, which should have an unobstructed operable area that is at least 0.33m2 and at least 750mm high and 450mm wide, (the route through the window may be at an angle rather than straight through). The bottom of the operable area should be no more than 1100mm above the floor.
The window should enable a person escaping to reach a place free from danger from fire. This is a matter of judgement in each case, but in general a courtyard or back garden from which there is no exit other than through other buildings would have to be at least as deep as the dwelling is high to be acceptable.

FIRE DOORS
Fire doors are to be FD 30S type (fire and smoke), manufactured by an approved specialist company. Doors should comply with BS 476 and BS 5588.
All doors are to be fitted with a self closing mechanism.

ASBESTOS
It may be that there is toxic ASBESTOS on the site. If this is the case, the owner is advised to have an asbestos survey carried out, by an approved specialist company and, if necessary, the asbestos removed, again by a specialist company.
However asbestos in good condition can remain in place as long as it is managed properly by a specialist company.
It is the property owners responsibility to ensure this work is carried out.

ENERGY EFFICIENT LIGHT FITTINGS
Where new rooms are created, these are all to be fitted with energy efficient light fittings.
Where possible the existing dwelling is to be fitted with energy efficient light bulbs.
Where required low voltage recessed down lighters are to be used, these are to be fitted all in accordance with the manufacturers instructions. For further information, contact

MASS FILL FOOTING
To be 600x x 750 concrete strip, positioned 1.00m below ground level, or to solid sub strata, or to the level of the invert of any close drains, whichever is the greater, all to be agreed with the LA Building Inspector.

EGG CRACK FOOTING
To be 500 x 750 concrete strip, positioned 1.00m below ground level, or to solid sub strata, whichever is the greater. This footing is to be used directly adjacent to a boundary. The new wall is to be positioned flush with the side. No part of the footing or wall is to be built on the adjoining neighbours property.

EXISTING FOOTINGS
Where required, the existing footings are to be exposed and checked for suitability to carry the proposed extra loads.
All this work is to be agreed with the Local Authority Building Inspector prior to the main work proceeding.

INSULATION
Pitch Roof - 100thk fibreglass laid between the ceiling joists/trusses, then 225thk fibreglass laid across the joists/trusses, to give a total thickness of 325mm.

Cavity Wall - 115mm thick Ditherm in slab form, to be taken below the DPC finishing at the same level as the underside of the concrete floor slab.

Ground Floor - 150thk Celotex.

New First Floor - to be insulated with 150thk fibreglass.

NB. the cavity wall insulation and roof insulation MUST meet at the top of the wall, a 50mm air space MUST be maintained if appropriate.

Cavity wall insulation MUST be carried up to the full extent of the gable walls.

A 25mm thick upstand of insulation MUST be formed around the perimeter of the floors, including where the floor slab touches outside walls (usually at door thresholds).

AT THE TIME OF THE INITIAL SURVEY IT IS NOT ALWAYS POSSIBLE TO ASCERTAIN THE EXACT CONSTRUCTION OF THE EXISTING STRUCTURE. AFTER EXPOSING THE EXISTING STRUCTURE, THE BUILDER IS TO REPORT ANY VARIATION AND COSTING OF EXTRA WORKS TO THE OWNER/APPLICANT AND AGREE ALL DETAILS PRIOR TO WORK COMMENCING.

25 thk insulation around the perimeter of all rooms
u/side of conc floor slab
cavity insulation
ground level
lean mix concrete
1000
750
100

REVISIONS

Revision - A
1) Waste bins position added
2) First floor layout amended
3) Road access added to No 35

Revision - B
1) Parking areas added
2) Notes added

Revision - C
1) Proposed parking area removed
2) plan layout revised

PARTY WALL etc. ACT 1996
The extensions and alterations to the property concerned, may be liable to consideration under the above mentioned legislation.
It is the responsibility of the owner of the property, to take all necessary steps to comply with the above act, if so required

BUILDING CONTRACTORS NOTES
The details shown in this drawing are to be verified by the successful building contractor, by a site visit **PRIOR TO WORK COMMENCING ON SITE.**
The electrical layout is to be agreed with the applicant, (house owner), prior to work commencing.
The central heating layout is to be agreed with the applicant, (house owner), prior to work commencing.
ALL GOODS, MATERIALS, SERVICES and LABOUR PROVIDED, ARE TO BE ADEQUATE FOR THE JOB INTENDED.

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CLIENT DETAILS
Mr. Sam Frost,
35, Simms Lane,
Hollywood, Bromsgrove,
West Midlands, B47 5HN

SITE ADDRESS
AS ABOVE

DESCRIPTION
Details of a new dwelling
(first time buyers)

Alan Taylor
architectural consultancy
21, MALCOLM ROAD, SHIRLEY, SOLIHULL,
WEST MIDLANDS, B90 2AH.
Tel. 0121 745 8011 Mob. 07784 296 856

SCALE
1:100
DATE
14.05.2018

DRAWN BY
Alan Taylor
CONTRACT No
2531

DRAWING NUMBER
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