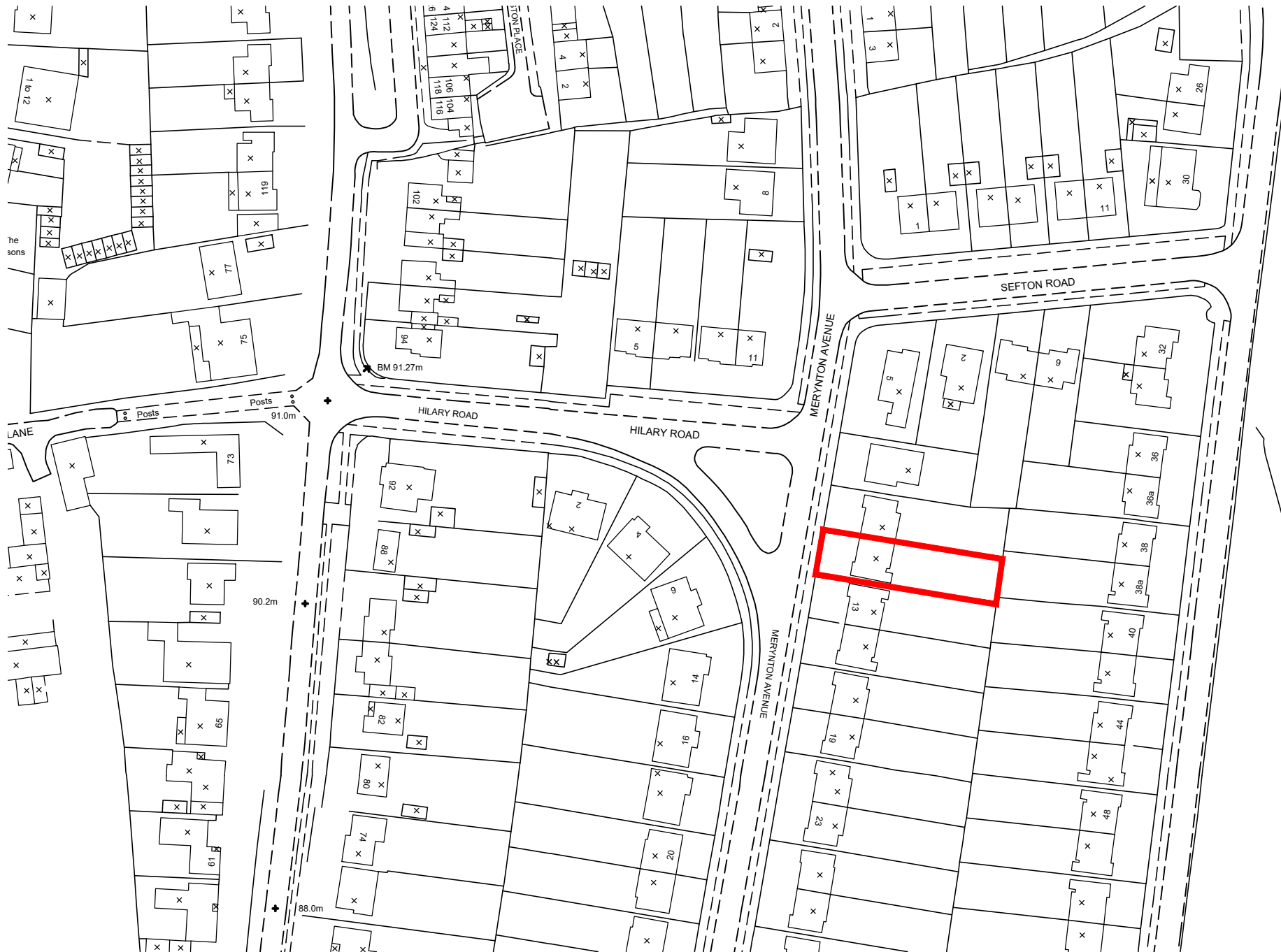
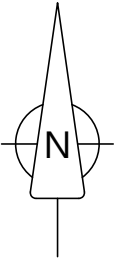


Do not scale off this drawing. All dimensions and setting out to be verified on site. If in doubt contact the originator for clarification.

NOTES:



REVISIONS

**PLANNING**



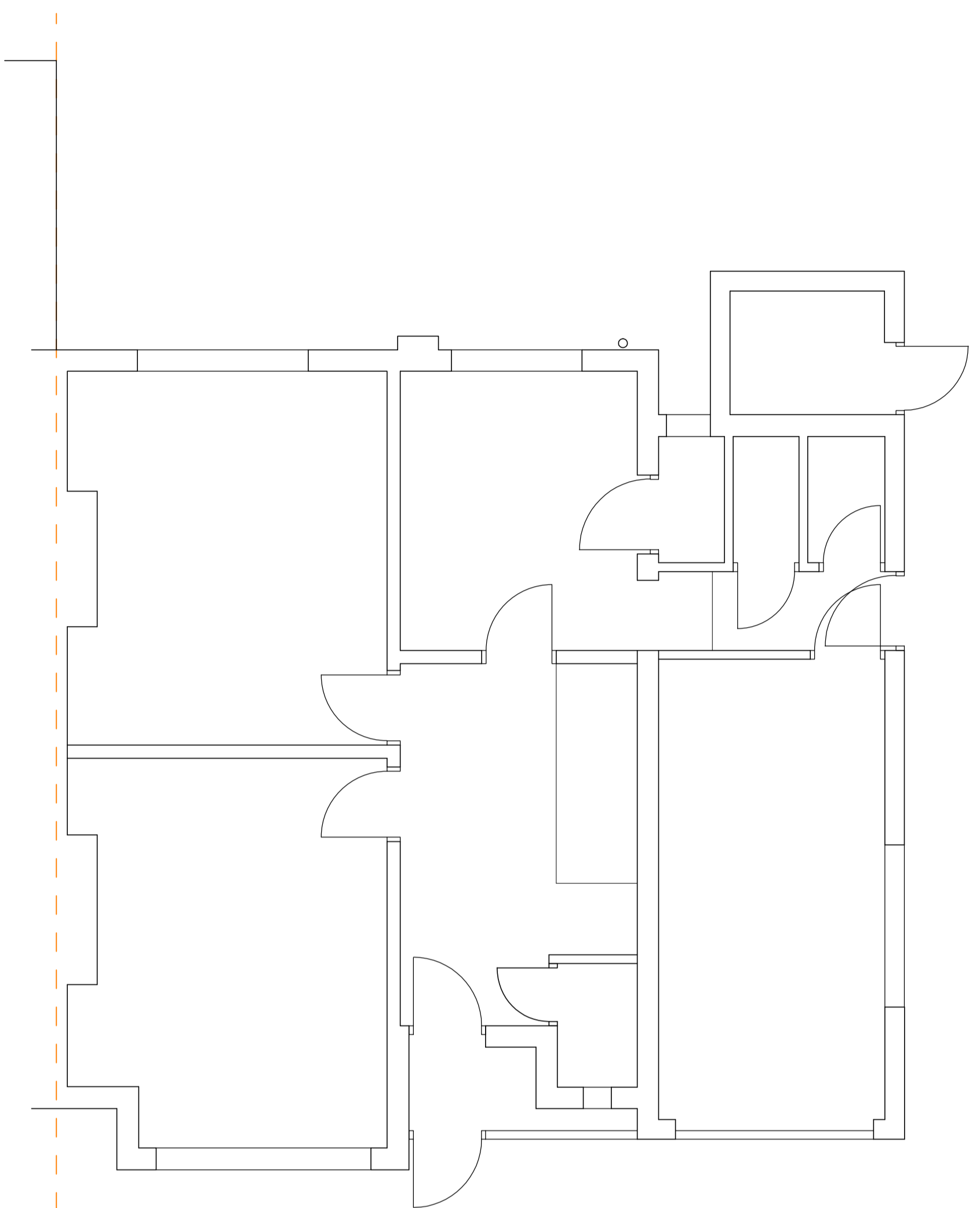
ARCHITECTURAL CONSULTANTS  
 28 Wythe Avenue, Birmingham, B14 6LQ  
 t 07771 560785

SCALE @ A4 1:1250  
 DATE Aug 2022  
 DRAWN KSN  
 CHECKED KSN

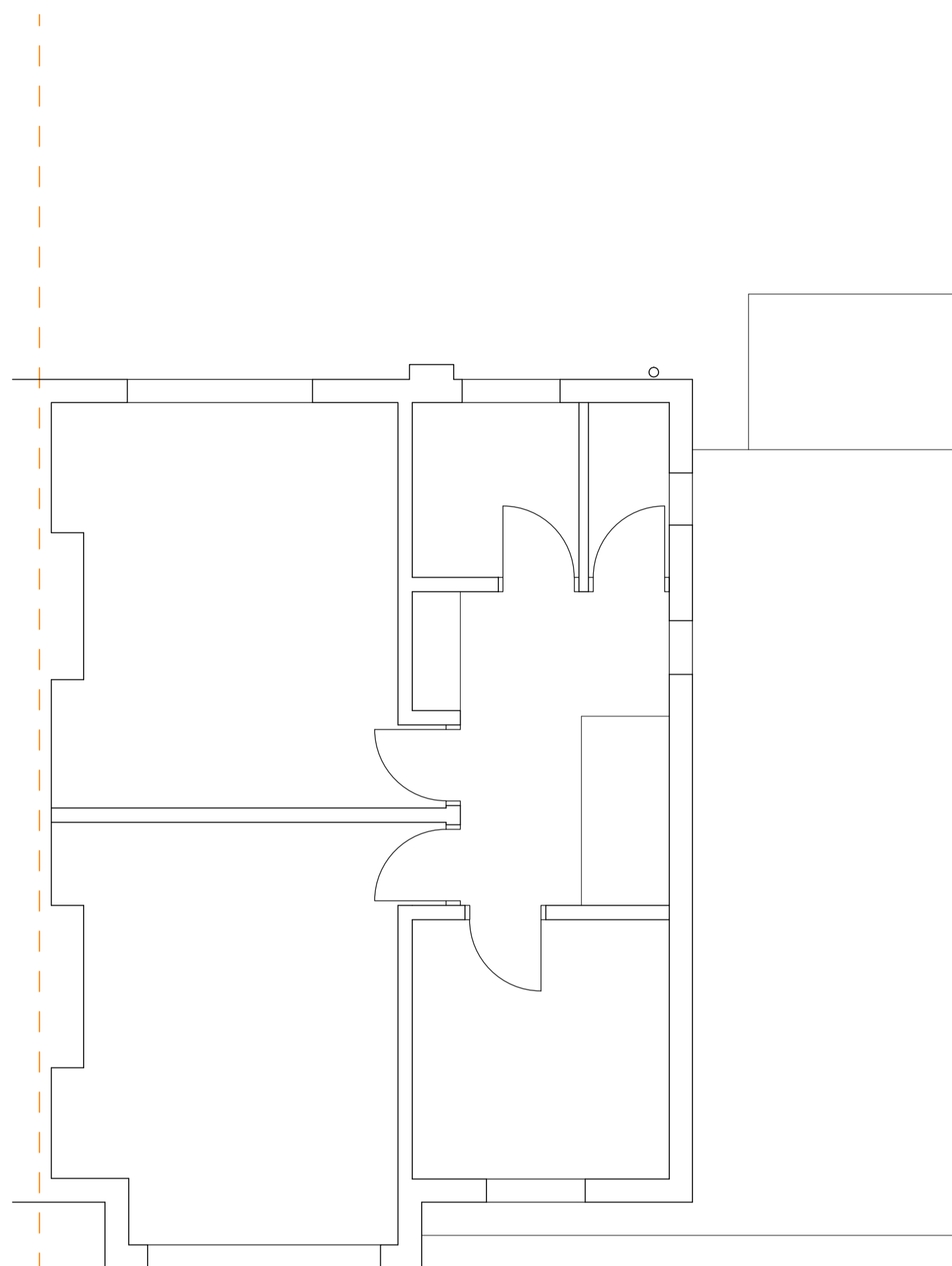
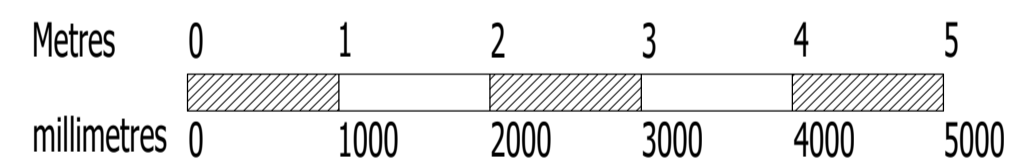
CLIENT  
 JOB TITLE  
 DRAWING TITLE  
 DRAWING NO. **C361 / 010**

**Mr Mohammed Ikram**  
**2 Storey Front, Rear and Side and Single Storey Rear Extension and Loft.**  
**Location Plan**

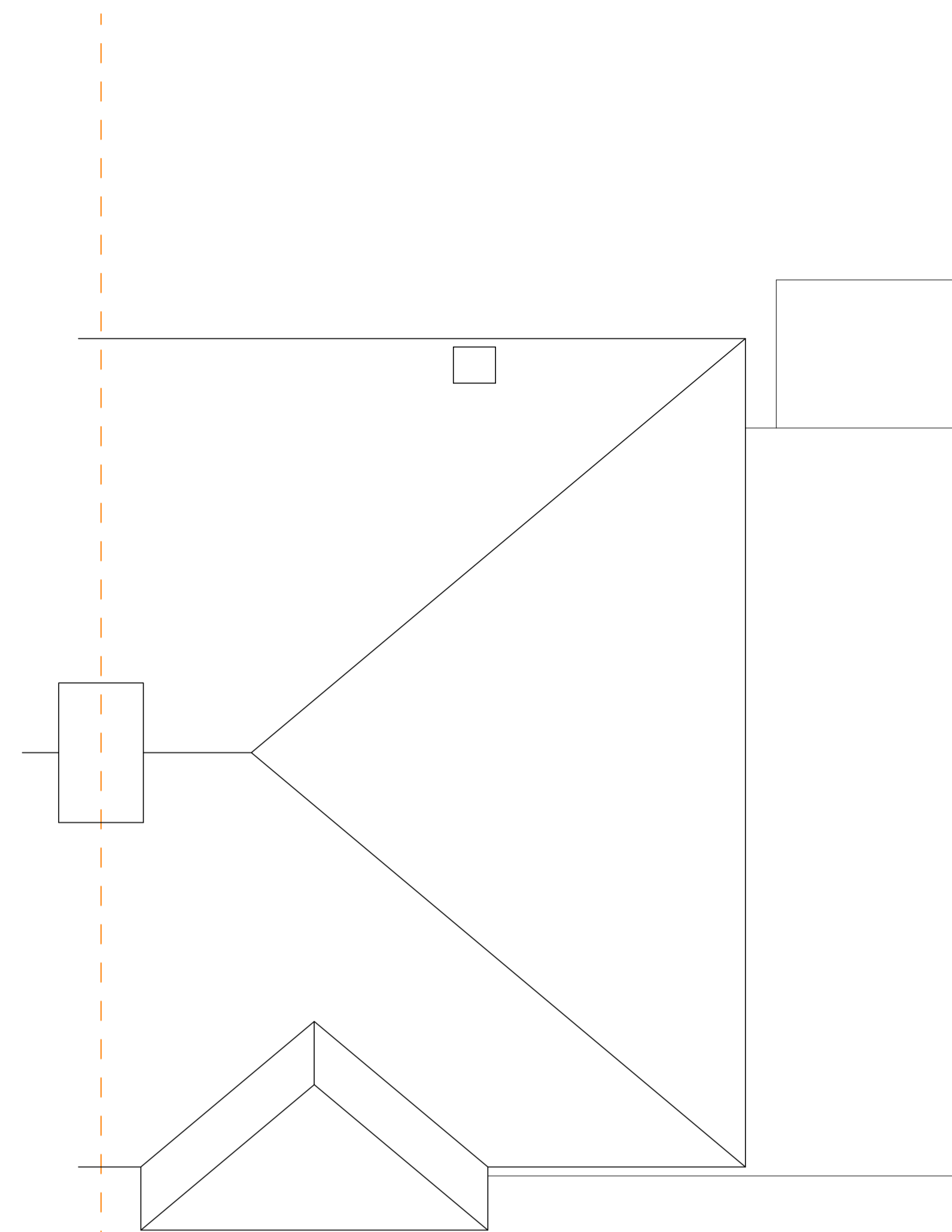
**Location Plan**



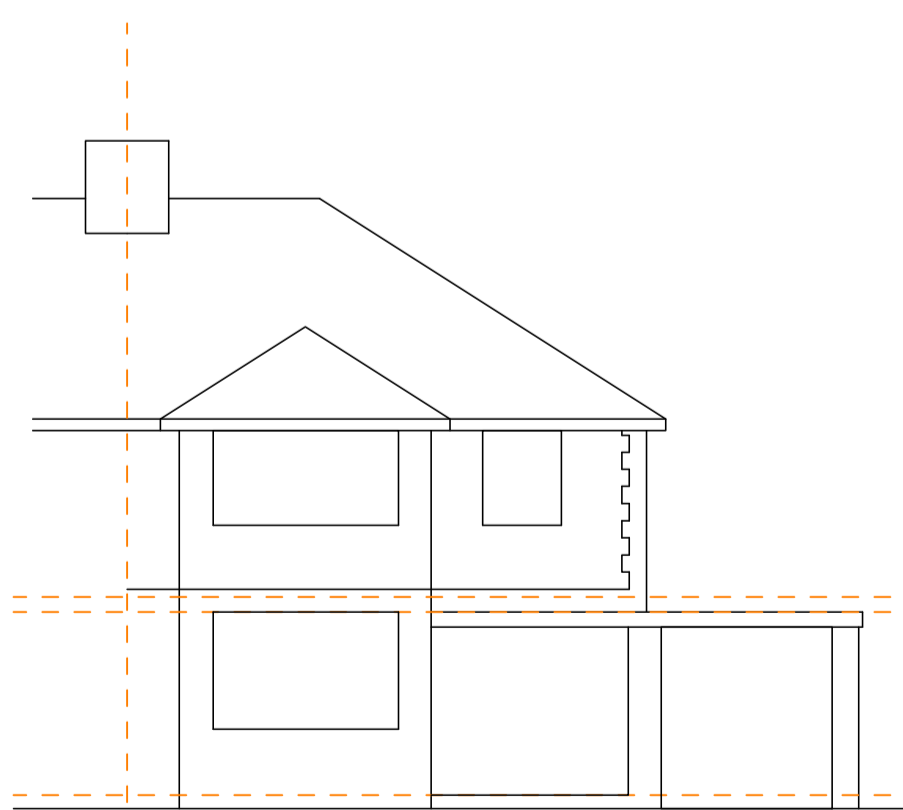
EXISTING GROUND FLOOR PLAN



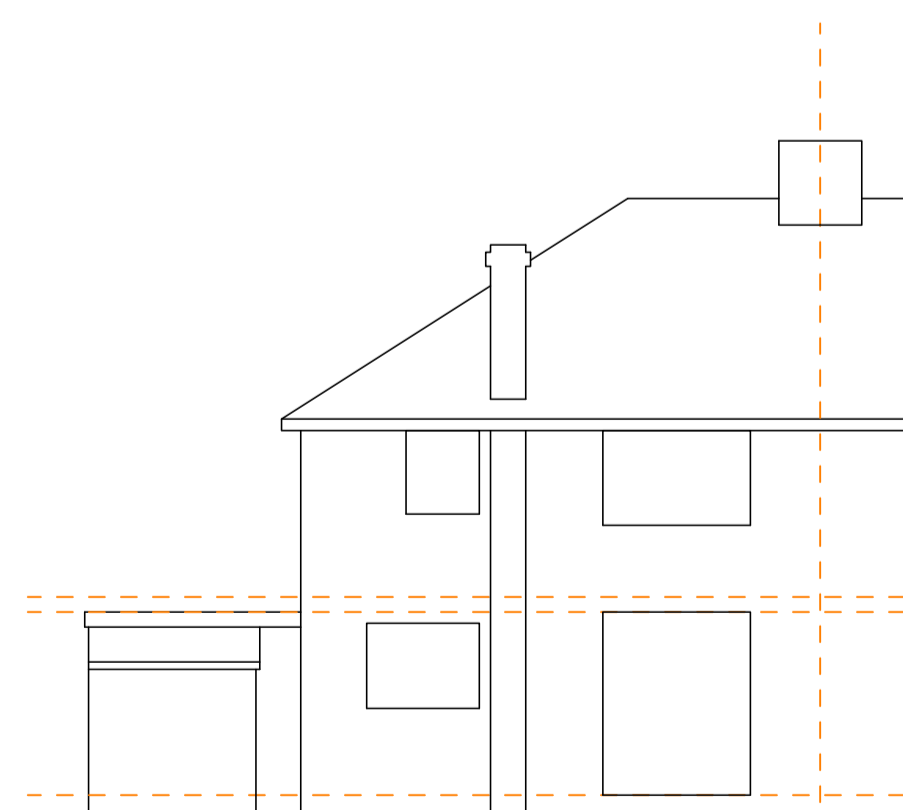
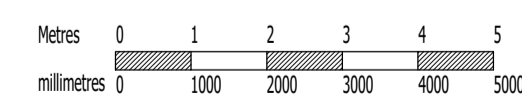
EXISTING FIRST FLOOR PLAN



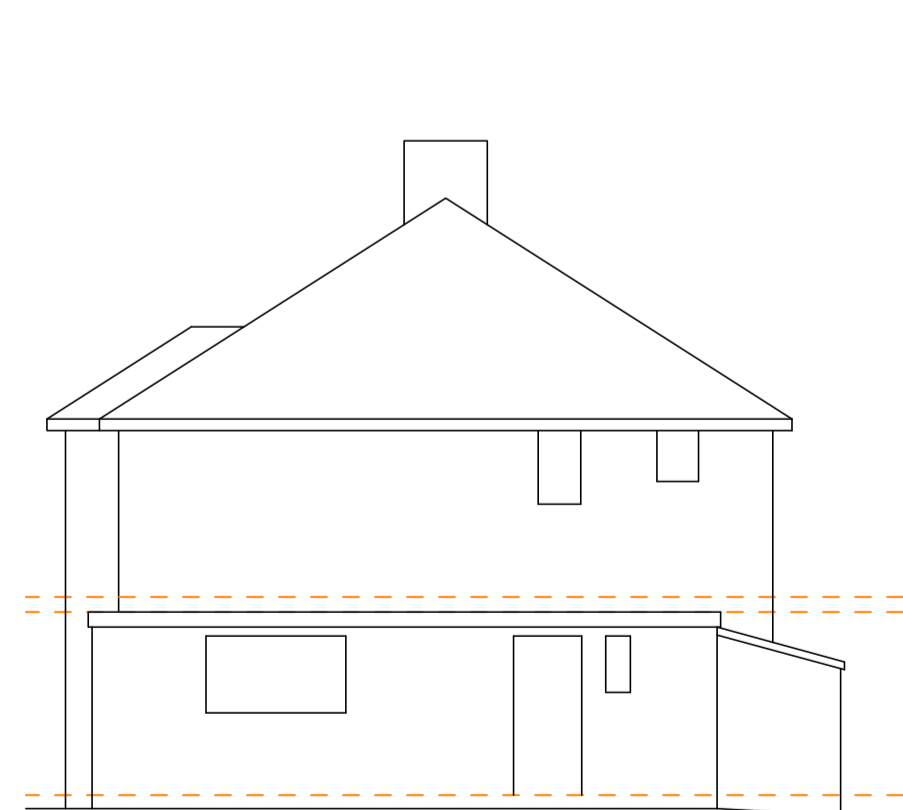
EXISTING ROOF PLAN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

REVISIONS

PLANNING

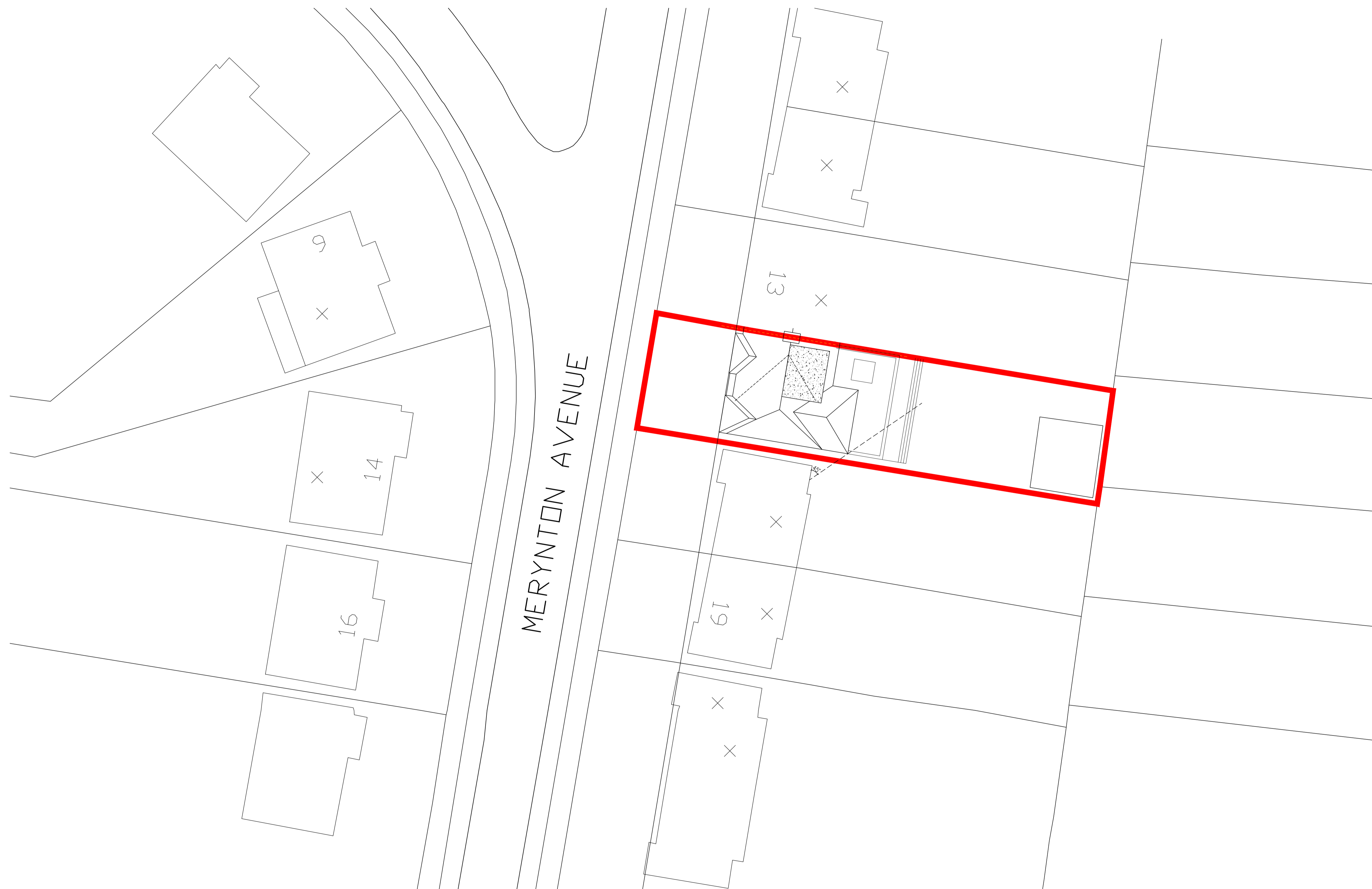


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CLIENT: Mr Raj Mehar  
JOB TITLE: 2 Storey Front, Rear and Side and Single Storey Rear Extension and Loft.  
DRAWING TITLE: Existing Floor Plans and Elevations  
DRAWING NO.: C361 / 012

SCALE @ A1: 1:50, 1:100  
DATE: Feb 2019  
DRAWN: KSN  
CHECKED: KSN

Existing Floor Plans and Elevations



- Rev F - 06.12.2023 - Roof amended as planning officers comments. KSN
- Rev E - 09.09.2023 - Roof amended as planning officers comments. KSN
- Rev D - 29.11.2023 - Roof rationalised. KSN
- Rev C - 09.09.2023 - Pation area shown. KSN
- Rev B - 29.08.2023 - Loft dormer size reduced. KSN
- Rev A - 14.03.2023 - Outbuilding size reduced. KSN

REVISIONS

PLANNING



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SCALE @ A1 1:200  
 DATE Feb 2023  
 DRAWN KSN  
 CHECKED KSN

CLIENT Mr Raj Mehar  
 JOB TITLE Rear Outbuilding  
 DRAWING TITLE Site and Block Plan  
 DRAWING NO. C361 / 021 Rev F

Site and Block Plan

All new steelwork to Structural Engineers recommendations.  
Skirtings to match existing  
12mm ply boxing to SVP with removable panel and permanent vent.

Provide stud partitioning as shown of 50 x 75mm studs and noggins at max.400mm centres with 12.5mm plasterboard and skim both sides. With 50mm ROCKWOOL FLEXI slab insulation to new wc/shower room, to achieve an average sound reduction of 42dB.

All lead work to be in accordance with BS: 1178 & following the guidelines & standard details laid down by the Lead Sheet Association.

All wall finishes to comprise of plaster finish with emulsion paint to clients requirements unless stated otherwise.

Heating system is to be extended to accommodate new areas radiator locations to clients approval. Contractors responsibility to provide a system to deliver 21° when -5° externally. The system is to be fed from existing boiler.

**Smoke Detection**  
If not already existing, Ceiling mounted smoke alarms provided on each floor, situated max. 7.5m from habitable rooms and min. 300mm off adjacent walls and light fittings, and permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together so that detection of smoke by one alarm operates the alarm signal in both units. All to BS 5839 pt. 6.

If necessary, exposed floor joists to be coated with AQUAFIRE System comprising water based intumescent laquer to achieve minimum 30 minutes fire resistancy.

**PART 'P' Electrics**  
**LIGHTING AND ELECTRICS**  
- A min. of 1 of the new rooms (eg. the ensuite facility) is to have energy efficient lighting new lighting (ie. to have initial lamp plus ballast efficacy of not less than 40 lamp-lumens per circuit-watt.  
- All lighting to be switched locally.  
- All new electrics to meet the requirements of approved document P of the Building Regulations. The electrics must be designed, installed and inspected and tested by a person competent to do so. Provide an appropriate BS 7671 certificate if requested by the Building Inspector.

New Soil stub stack with rodding access point above FFL, to be connected into existing as shown to terminate 900mm above opening window.  
Waste to Toilet to be 100mm outlet for pan, 40mm outlet for sinks, baths and shower and 32mm outlet for wash hand basins

Bathroom to have 30/s mechanical ventilation wall fan, with a 15 minutes over-run time and controlled by light switch.  
Background ventilation to new bathroom, to be achieved by providing 10mm air gap under door.

Provide stud partitioning as shown of 50 x 75mm studs and noggins at max.400mm centres with 12.5mm plasterboard and skim both sides. With 50mm ROCKWOOL FLEXI slab insulation to new wc/shower room, to achieve an average sound reduction of 42dB.

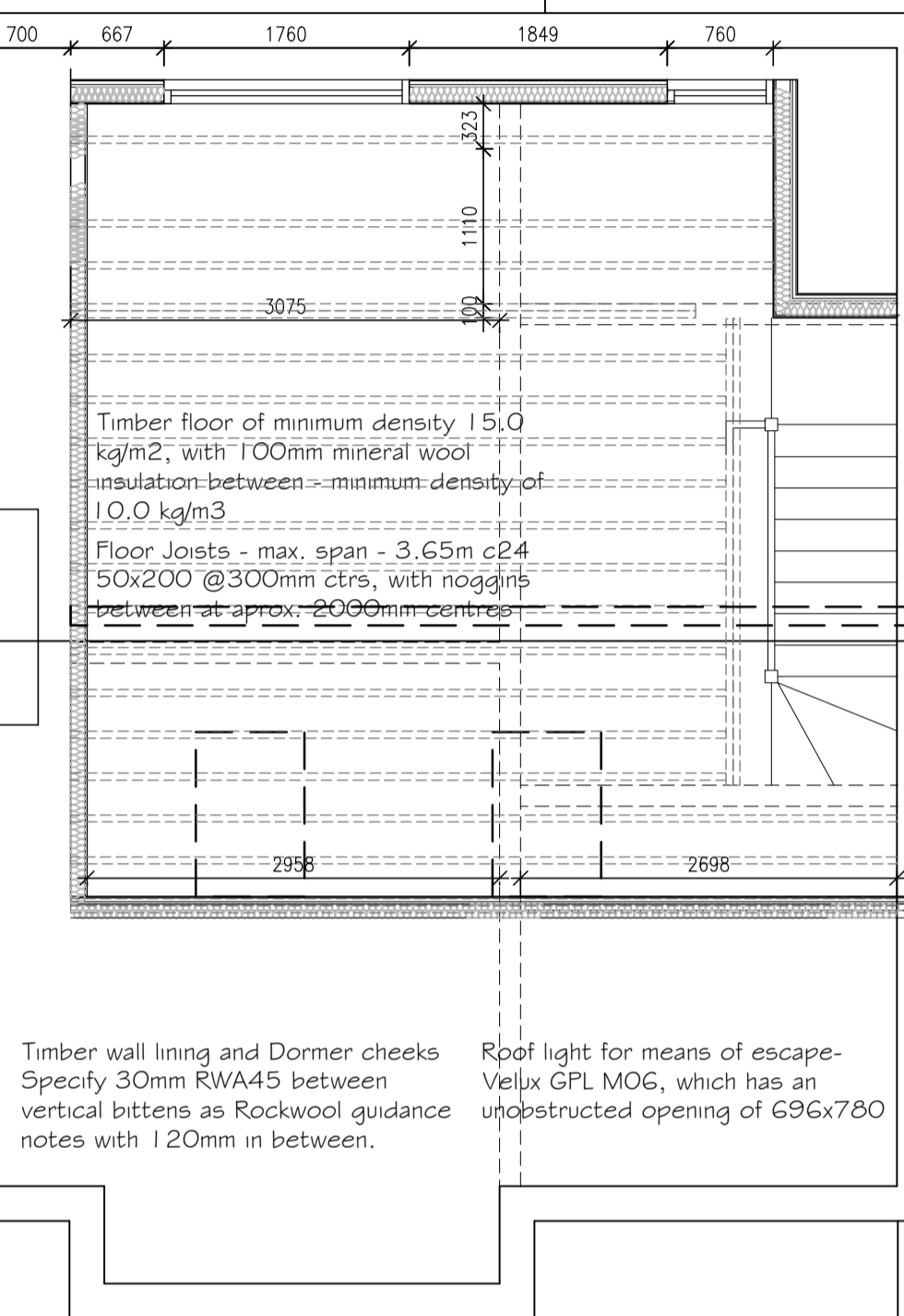
100x50mm sawn softwood stud framing at max. 600mm centres, with 90mm fibreglass quilt insulation stapled to framing, with 500g polythene membrane and 12.5mm plasterboard & skim finish. To achieve a 'u' value no greater than 0.38m<sup>2</sup>/k. See manufacturers information

30mm fire resisting enclosure to stair shaft to provide fully protected escape route to final exit at ground floor i.e. partitions to be 30min construction extending up to & fire stopped against underside of roof.

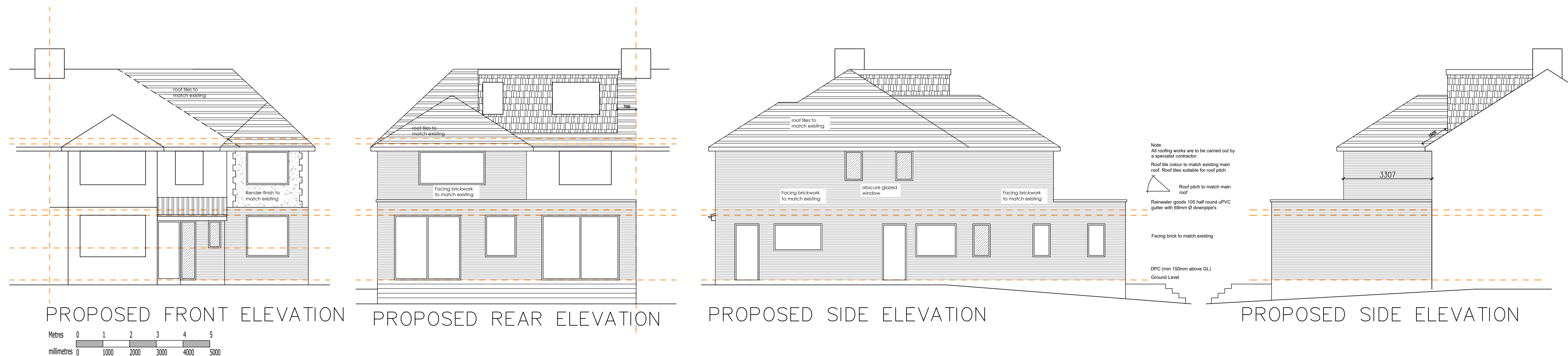
100x100mm timber post to support ridge beam to SE details

**Dormer Cheek Construction:**  
265 x 165mm concrete plain tiles, colour to match existing; Or timber / plastic panels on sw battens or breathable felt (Tyvec or similar); 12mm WBP grade plywood; 12.5mm fireline board to (party boundaries only); 97 x 50mm sw studding @ 400ctrs with 85mm Quim Therm QR insulation between stud / joists (U-value 0.30), with 12.5mm plasterboard and skim finish internal.

New windows for secondary means of escape to provide a minimum clear opening of 0.33m<sup>2</sup> minimum clear opening dimension 450mm (in one direction), with a cill height of no more than 800mm high



PROPOSED LOFT FLOOR PLAN



- Rev H - 06.12.2023 - Elevations amended. KSN
- Rev G - 10.09.2023 - Patio details added. KSN
- Rev F - 25.08.2023 - Loft Floor and Elevations altered. KSN
- Rev E - 22.08.2023 - Loft Floor and Elevations altered. KSN
- Rev D - 15.08.2023 - Loft Floor and Elevations altered. KSN
- Rev C - 19.07.2023 - Elevations altered. KSN
- Rev B - 14.07.2023 - Internal layout amended, elevations altered. KSN
- Rev A - 28.01.2022 - Internal layout amended, elevations altered. KSN

REVISIONS

BUILDING REGULATIONS

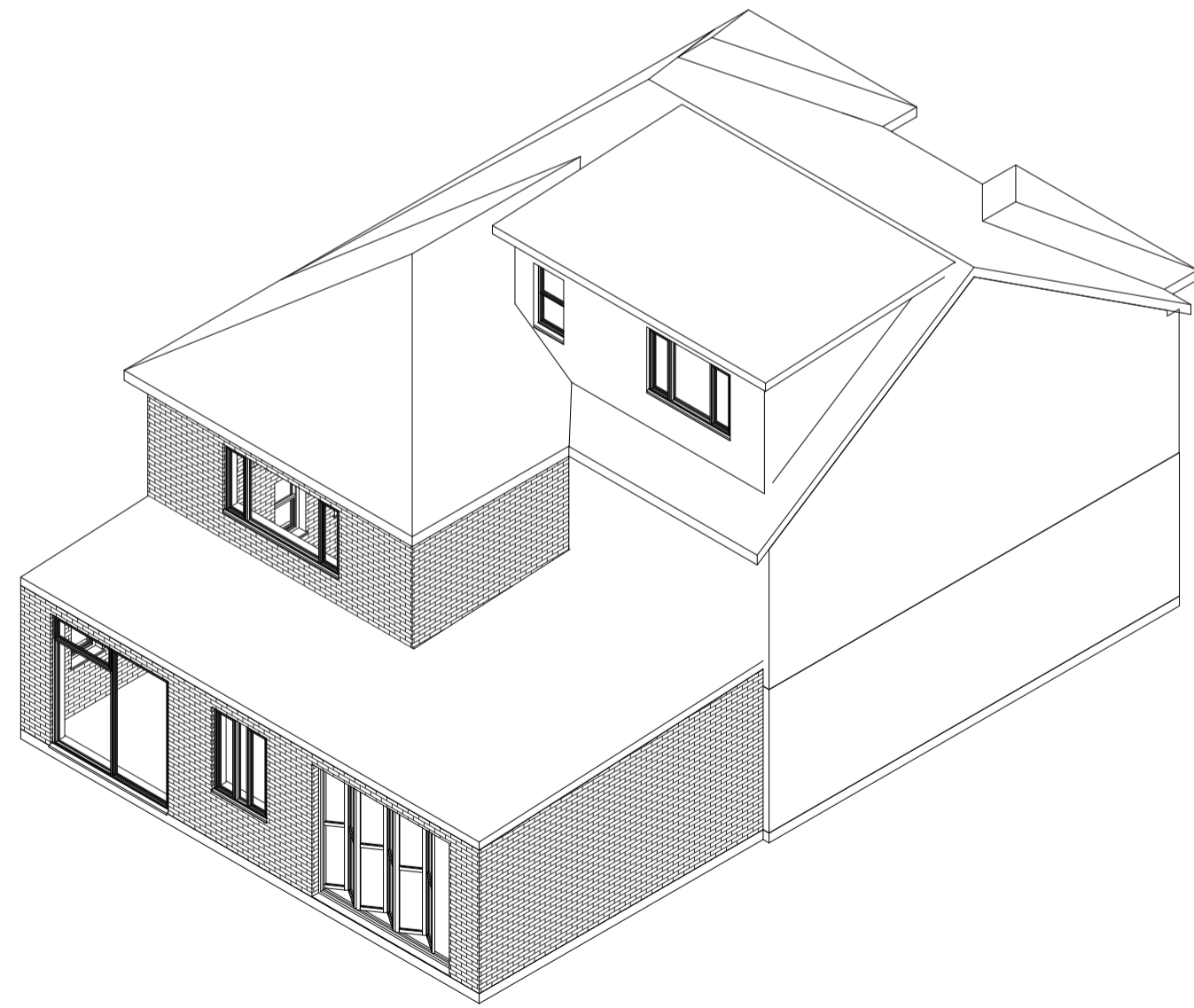
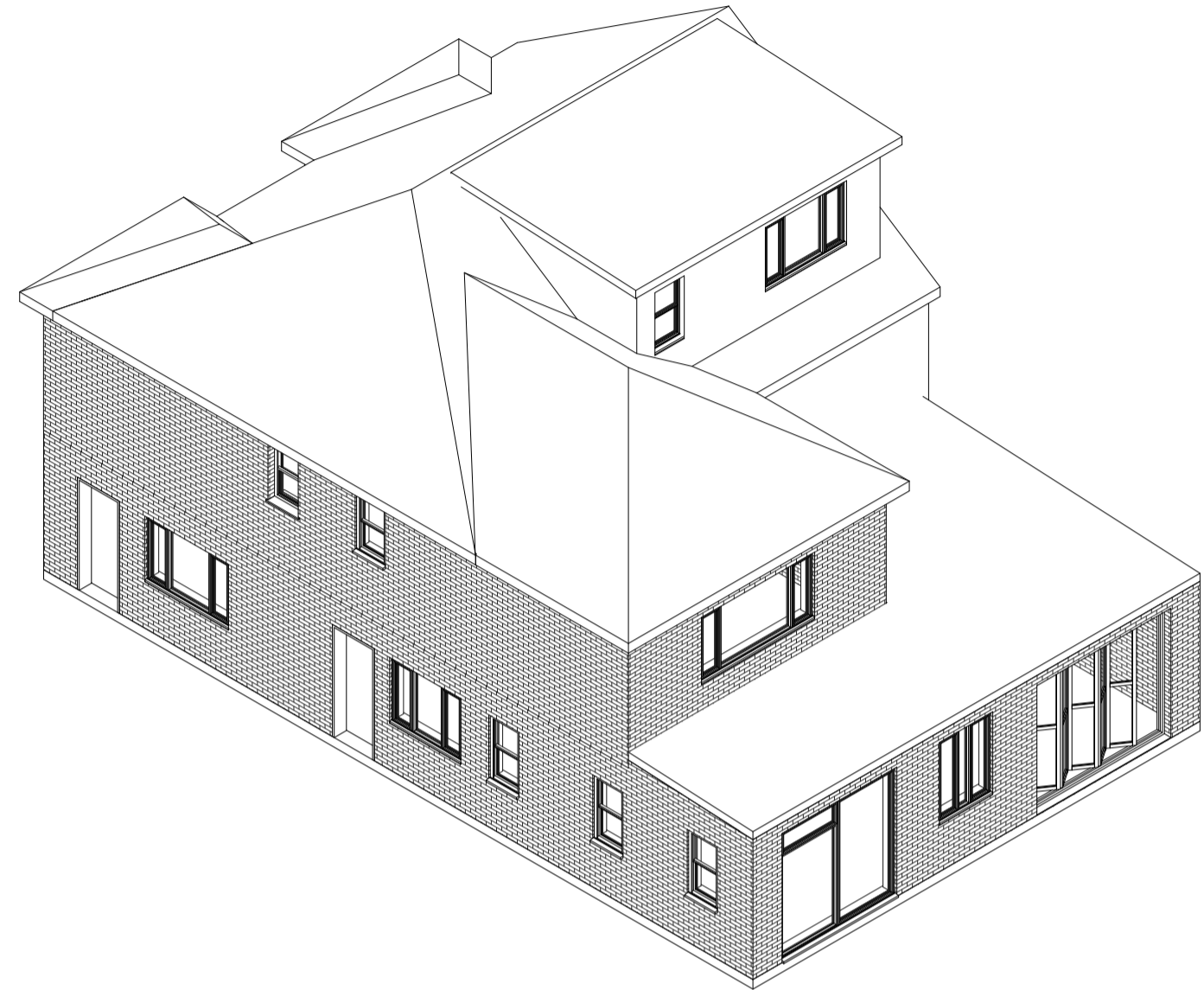
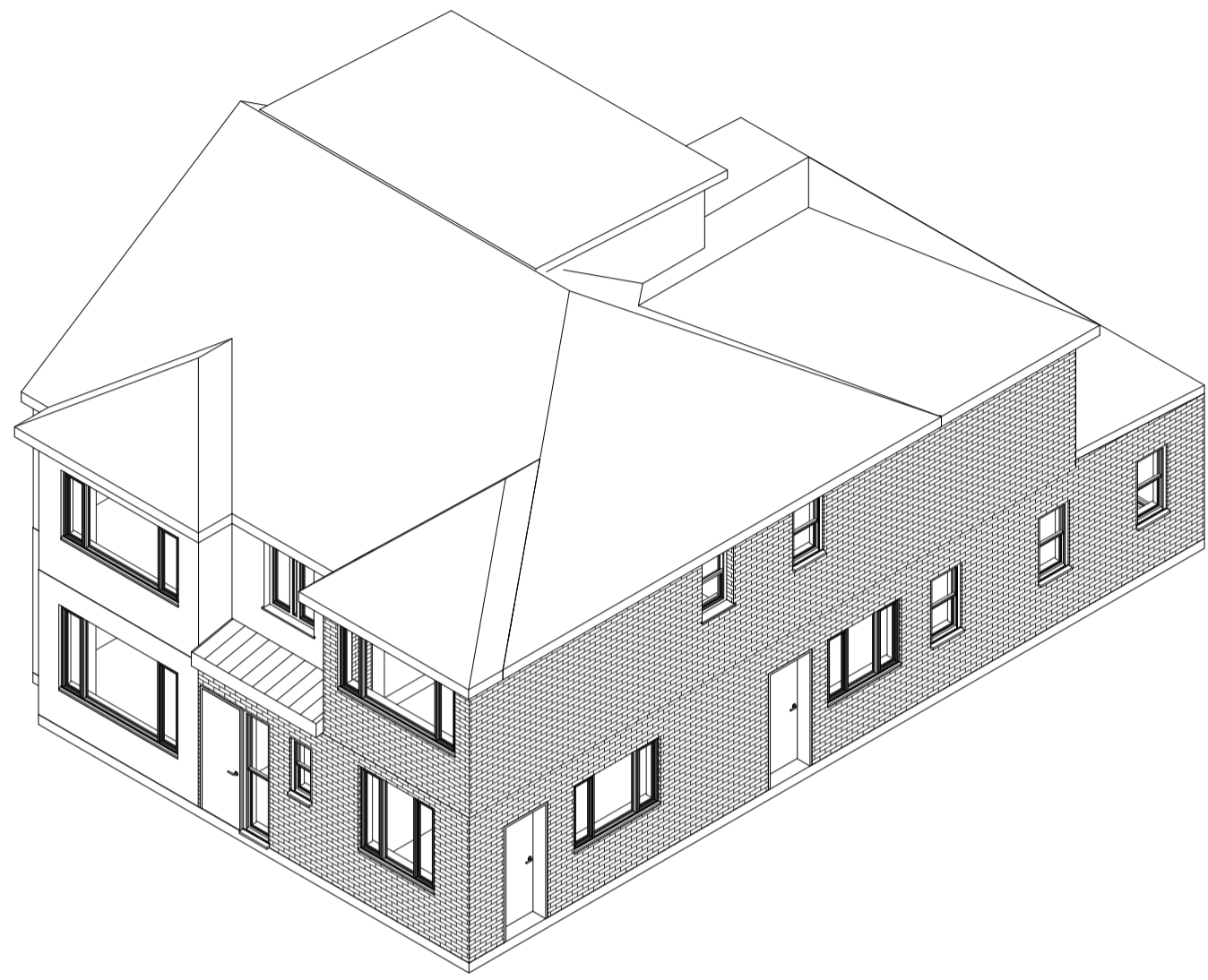


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SCALE @ A1 1:50, 1:100  
DATE Sep 2021  
DRAWN KSN  
CHECKED KSN

CLIENT Mr Raj Mehar  
JOB TITLE 2 Storey Front, Rear and Side and Single Storey Rear Extension  
DRAWING TITLE Proposed Loft Floor Plan and Elevations  
DRAWING NO. C361 / 103 Rev H

Proposed Loft Floor Plan and Elevations



Proposed 3-D View

REVISIONS

PLANNING



ARCHITECTURAL CONSULTANTS  
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t: 07771 560785

SCALE @ A2	1:50	CLIENT	Mr Raj Mehar
DATE	Dec. 2023	JOB TITLE	Roof Dormer
DRAWN	ZA	DRAWING TITLE	Proposed 3-D
CHECKED	KSN	DRAWING NO.	<b>C361 / 104</b>