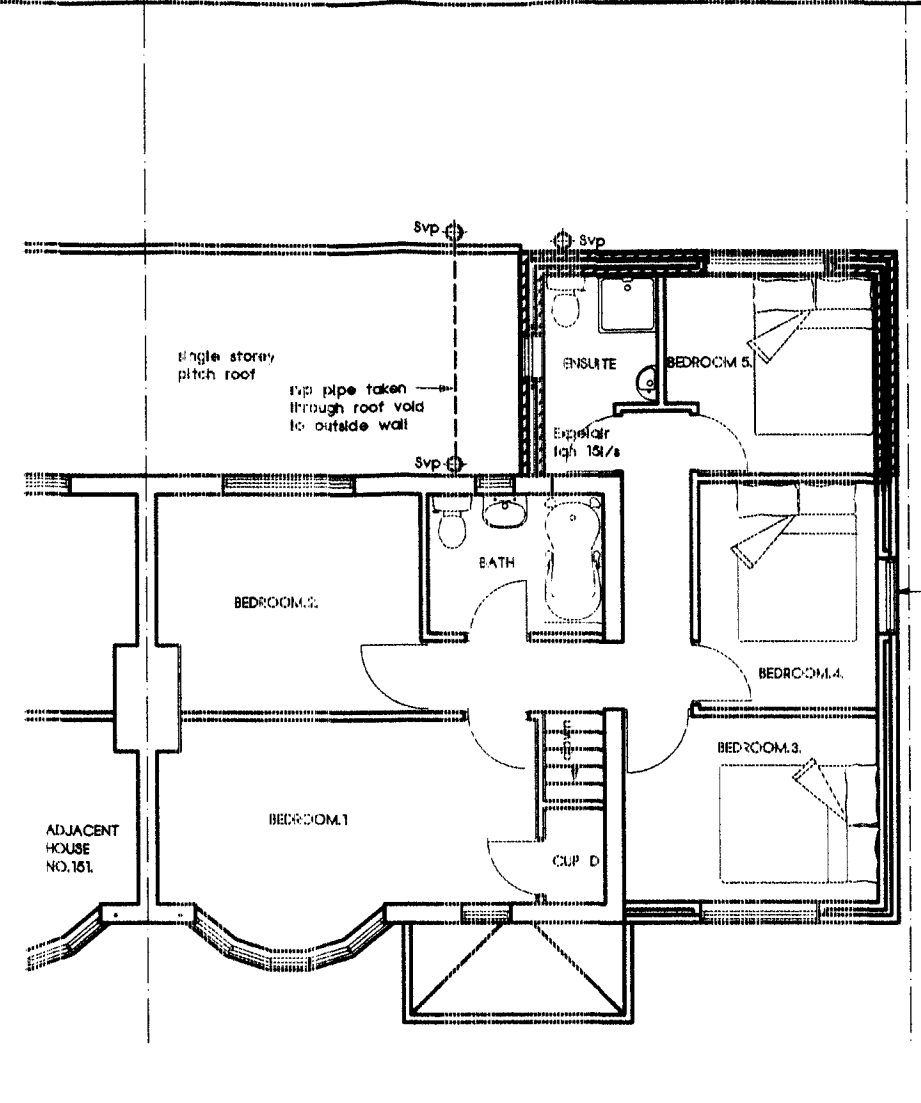


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

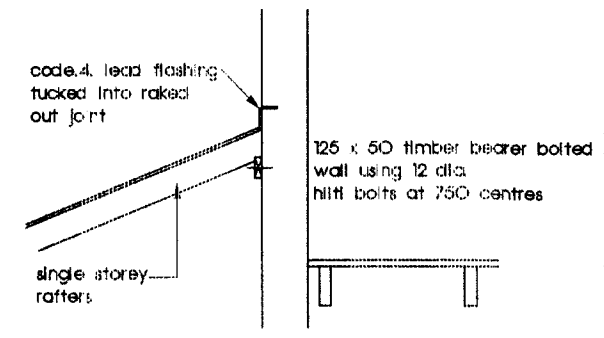
SPECIFICATION :-
PITCH ROOF: Roof tiles Marley Modern colour to match main existing roof on 38 x 25 lantailised battens on a layer of breather type felt on timber rafters 75 x 50 at 450 centres maximum 285 x 75 hip rafters and purlins 100 x 50 timber wallplate 30 x 5 x 1000 galvanised mild steel straps at 200 centres plug/screw to walls on all four sides .225 X 75 Timber purlins laid flatting to be in code 4 lead. 300mm fibre glass roof insulation 150 laid between joists and 150mm over joists roof insulation to be lapped with wall insulation and provide dove eaves vents at 450 centres. 12.5mm plasterboard +skm to ceiling. All timbers to be pressure impregnated and antiseptic treated all face boards to be in PVC.
WALLS ABOVE DPC: 302 mm traditional cavity wall construction 102mm thick facing bricks 100 mm cavity insulated with 100mm mineral fibre bats 100mm turbo blocks inner leaf wall stainless steel ties to B.S. 1243 and placed at 450 centres vertically and 750centres horizontally and 300 centres around all openings insulated type vertical dpc at all openings 13mm (two coats) gypsum plaster plus skim finish to all walls top of cavity and all reveals return to be in lightweight blocks Alternatively use proprietary cavity closer cavity to extend not less than 225mm below dpc. wall below dpc two skins of class.B. semi-engineering bricks built off foundations fill cavity with lean mix concrete to a minimum e225below DPC.Brickwork to be bonded into existing Brk/wk by 50% or use furlex wall para DPC to be at least 150mm above finish GL.
FOUNDATIONS: Reinforced concrete raft foundations under new cavity wall minimum depth 1000mm or taken down to invert level of existing cante. Exact depth to be agreed with L.A. Building control officer. lintels 150mm end bearings use I.G. Lintel L1/8100 145deep insulated type lintels.
GROUND FLOOR: Altro floor covering laid on 50mm sand/cement screed on 100mm grade.C30 concrete slab laid on 125 mm expanded polystyrene floor insulation on 1200 gauge polythene dpm on 100mm clean well consolidated hardcore.
DPM and Insulation: to turned up wall face and dpm lapped under DPC.
DRAINAGE: Construct new manhole or ppic inspection chamber on existing drain the building exact position to be agreed on site with L.A. Building Inspector
All new underground pipes: to be 100 d.c. in PVC to BS.4660 1989 or Salt glazed stoneware with Hepsteve couplings laid to give 1:40 fall toward existing system with slow bends any drain pipe passing under building to be surrounded in 150 pea gravel and 150 deep precast lintel over where passing through wall.
WASTE PIPES: kitchen sink ,bath,shower, and WHB use 40 PVC pipe discharge fitted with 75mm deep resealable traps and discharge into BIG below grating level.Rainwater goods 100mm pvc half round gutter 65 mm rainwater down pipe to discharge into storm or combined trapped gutters.
WINDOWS: All new windows and doors to be UPVC double glazed with 16mm betweenazing type.K doors, windows and left hatches to be draught stripped opening light 1/20 total floor area of room .any glazing within 800mm of the floor lvl.and glass in door or side panel to horizontal a stance of 300mm from the door to a minimum height of 1500mm above floor to be laminated glass.
VENTILATION: All habitable rooms (including kitchen) to be provided with back ground ventilation of 8000Q.mm use STADILUM Louvered air ventilator 2No 220 x 150 or provide trickle vents in windows .kitchen to be mechanically vented provide moisture extraction of 60 litres per second.and in bathroom15L/s.
HEATING AND LIGHTING: all extension to be central heated with thermostatic control with balance flue boiler positioned on external wall
All electrical installation: to be in accordance with part.P. of approved document and carried out by approved self certification person registered with secretary of state scheme

- LEGENDS :-**
- DENOTES ON PLAN EXISTING WALLS CONSTRUCTION.
 - ////// DENOTES ON PLAN NEW WALLS CONSTRUCTION TO PROPOSED EXTENSION
 - ⊗ PROVIDE MECHANICAL VENT EXPELAIR FANS TO KITCHEN 60L/S AND SHOWER AND W.C. 15L/S DUCTED TO OUTSIDE WALL INTO OPEN AIR.
 - ⊙ DENOTES ON PLAN NEW SMOKE DETECTION ALARM CONFORM TO BS 5446 PART.1 THE ALARM SHOULD BE GRADED. STANDARD INTERCONNECTED MAINS OPERATED WITH BATTERY BACK UP.) BS 5839:PART6 :2004.

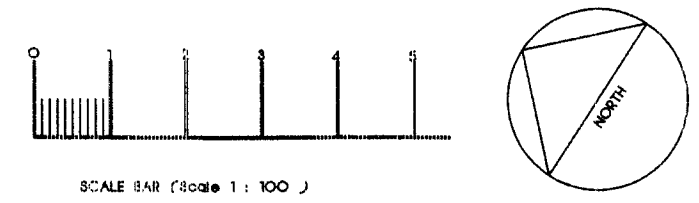
- NOTE:-**
- 1.) PROVIDE IN NEW CAVITY WALL CONSTRUCTION EXPANSION JOINTS AT 12m MAXIMUM IN BRICKWORK EXTERNAL LEAF AND 6m CENTRES IN INTERNAL BLOCKWORK LEAF.
 - 2.) PROVIDE CAVITY TRAY AT SINGLE STOREY ROOF ABUTMENTS WITH NEW CAVITY WALL AT LEAD FLASHING LEVEL.
 - 3.) EXISTING SOLID CONCRETE FLOOR SLAB CONSTRUCTION TO ALL GROUND FLOOR LEVEL.
 - 4.) ALL INTERNAL WET ROOMS WILL BE PROVIDED WITH EXPELAIR MECHANICAL VENTILATION FAN 15L/S. WITH A 15 MINUTES TIMED OVER - RUN AND DUCTED TO THE OUTSIDE AIR.
 - 5.) ALL DOORS TO KITCHEN , UTILITY ROOM , WET ROOM AND BATHROOMS SHOULD HAVE UNDERCUT OF 10mm ABOVE THE FLOOR FINISH FOR A STANDARD 750mm WIDE DOORS TO ENSURE A GOOD TRANSFER OF AIR THROUGHOUT THE DWELLING.
 - 6.) A PERMANENT VENTILATION - OPENING EQUAL TO 1/20 th. OF THE COMBINED FLOOR AREA SHOULD BE PROVIDED BETWEEN DINING ROOM AND LOUNGE.

- 7.) ALTERNATIVE TO ABOVE PURGE VENTILATION SHOULD BE PROVIDED TO THE LOUNGE EQUAL TO 1/20th. OF FLOOR AREA I.E. BAY WINDOW OPENING TO EQUATE 1/20th. OF THE FLOOR AREA OR ALTERNATIVELY BY MECHANICAL MEANS E.G. EXPELAIR FAN EQUAL TO 4 ACH.
- 8.) WINDOWS AND ROOF LIGHTS SHOULD ACHIEVE A WINDOW ENERGY RATING (WER) BAND C. OR BETTER OR A U. VALUE OF 1.6W/m² K. OR BETTER. CONFIRMATION WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE APPROVED DOCUMENT L1B 2010 I.E. THIS MAY BE IN FORM OF WINDOW ENERGY RATING (WER) DECLARATION FROM CERTIFICATION SCHEME THAT PROVIDES A QUALITY - ASSURED PROCESS AND SUPPORTING ADUIT TRAIL FROM CALCULATING PERFORMANCE OF WINDOW THROUGH TO THE INSTALLATION AS EVIDENCE OF COMPLIANCE.
- 9.) EXTERNAL DOORS SHOULD ACHIEVE A U. VALUE OF 1.80 W/m² K OR BETTER. PROVIDE FURTHER DETAILS TO DEMONSTRATE COMPLIANCE WITH APPROVED DOCUMENT L1B 201.

NOTE:-
 1.) ALL STRUCTURAL STEELWORK TO BE ENCASED IN 16mm THICK GYPSUM FIRE LINE FIXED TO TIMBER CRADLES AND SKIMMED TO GIVE HALF AN HOUR FIRE PROTECTION.
 2.)TIMBER STUD PARTITION 75 X 50 TIMBER STUDS PLUS NOGGINGS AT 600 CENTRES WITH 50mm GYPROC SOUND INSULATION FIXED BETWEEN JOISTS BOTH SIDES LINED WITH 13mm THICK PLASTERBOARD + SKIMMED.



SINGLE STOREY ROOF ABUTMENT TO WALL



**PROPOSED TWO STOREY EXTENSION
 AT 149 CLIFFORD ROAD
 WEST BROMWICH
 WEST MIDLANDS B70 8JS**

FOR MRS.KASHMIRO KAUR

SCALE 1 : 100.

DRAWING NUMBER KK221 - 02