

**GROUND FLOOR CONSTRUCTION**

Ground supported floors: 75 mm sand cement screed, mix 1:4 on vapour barrier on 125mm thick Kingspan TF70 insulation To give 0.18W/m2K and lapped up inside of external wall on 150 mm min. concrete ground floor slab, mix BS 5328 on 300 micron polyethylene D.P.M., lapped to damp-proof course, on minimum 150 mm consolidated, sand blinded hardcore to suit site conditions, thoroughly compacted in 150 mm layers to suit site conditions, to approval.

Where concrete floors abut an existing suspended timber floor, cast into/under the new floor, 100 mm dia plastic sleeves to connect all existing air bricks to new air bricks in the outside face of the extension, to maintain sub-floor ventilation.

Timberwork

**BEAMS AND LINTOLS**

'Catnic' lintols with minimum 150 mm end bearings all to manu. details, fully protected with 12.5 mm fireline plasterboard and skim finish, half hour fire resisting. See drawing for lintol type.

Steel beams on concrete padstone to Structure Engineers details, protected with 12.5 mm Fireline gypsum plasterboard and skim

**DOORS AND WINDOWS**

Double glazed windows minimum 8000 sq.mm controllable trickle head ventilators throughout, including locking fasteners, double glazing set in internally beaded and Argon filled , drained and ventilated rebates not less than 22 mm deep with, obscure pattern glass to wcs all to BS: 6262; laminated safety glass to ground floor windows and all glazing less than 800 mm above finished floor level.

Windows below 800 mm and glazed doors below 1500 mm including 300 mm either side of the door to be glazed with laminated safety glazing to BS: 6262.

All external glass to be Pilkington 'K' glass to give U value of 1.4W/sq.m

Windows to first floor habitable rooms to have clear opening area of at least 0.33 square metres. ( minimum dimension to be 0.45m high and wide )

**VENTILATION**

Window ventilation openings minimum one-twentieth floor area of habitable rooms, partly 1.75 metres above floor level.

Intermittent mechanical extract ventilation to bathrooms operable at minimum 15 litres/second, each with humidistat override control. Fan installation to bathrooms, to provide minimum 3 air changes/hour, switched with lighting and incorporating a 15 minute delay timer.

Provide controllable trickle head ventilators to new/existing windows, providing at least 8000 sq.mm to building regulation requirements.

Domestic habitable rooms rapid ventilation: opening window lights to equivalent of 1/20 of floor area

Domestic kitchens, utility rooms, bathrooms & sanitary accommodation with windows trickle ventilation: 4000 mm2 controllable vent

Domestic bathroom mechanical extract ventilation: 15 litres/sec.

Domestic non - habitable rooms without windows but with mechanical extract ventilation to have 15 minute overrun timer. Door to room to be undercut by 10mm.

**INTERNAL WALLS**

Cellular concrete blockwork internal walls to ground floors in 100 mm Thermalite 'Shield' blockwork or similar approved 3.5 N/sq.mm throughout, finished with minimum 13 mm two coat Limelite plaster each side.

Lintels over openings up to 900 mm structural width in block walls to be 140 mm deep x width of wall precast reinforced concrete with 150 mm mortar bearings.

None loadbearing partition to first floor in 75 x 50 mm stud framing finished both sides with 12.5mm plasterboard and skim finish, all to manu details, including 50 mm insulation quilt to cavity.

Bathroom/ Ensuite wall to have 2 layers of 12,5mm plasterboard with 50mm dense mineral insulation between studs

**FLAT ROOFS**

Warm roof: 4.5 mm green mineral surface finish Testudo Flexter APP modified bitumen high performance waterproof membrane torch bonded to 2 mm Defend underlay, torch bonded to 150 mm Kingspan installation slabs, laid staggar but to manu. details and fully bonded in hot bitumen to vapour check sheet to BS 747 Type 2B galv. nailed @ 150 mm centres to 20 mm WBP plywood decking on cross spurrings to fall 1: 60 min. firing thickness 50 mm on 150 x 50 mm C16 grade joists @ 450 centres, built in, strapped to masonry @ 1.2 m. centres with 30 x 5 mm galv. mild steel restraint straps to perimeter, 12.5 mm plasterboard and skim and two coats emulsion finish to soffit. To give U Value of 0.15W/m2K

**FIRE PRETECTION**

Smoke detection: provide self contained and interconnected smoke detectors at each storey level to stairways as Building Regulation Document level to stairways as BS5446 Part 1 and alrms connect dircltl to power with battery back to BS 5839-6-2004 grade D Category LD2

**ELECTRICAL INSTALLATIONS**

Electrical installation supplied and installed complete by registered electrician/s in accordance N.I.C.E.I.C regulations, including all lamps and fully concealed wiring.

Domestic lighting to have efficient lighting, capable of only accepting lamps having a luminous efficacy greater than 40 lumens per circuit watt, will be provided in rooms or circulation areas most frequently used at a rate of 1 per 25m2 of floor area Or 1 per 4 fixed lightings, whichever is greater to comply with approved document L1B 2013, Table 4.

All electrical work must achieve the requirements of Approved Document P ( Electrical Safety ) and must be designed, installed, inspected and tested by a competent person accredited to do so.

Low energy light fittings to have lamps with luminous efficacy greater than 45 lamp lumens per circuit- watt and total output greater than 400 lamp lumens.

**HEATING**

Allow for checking existing boiler will allo for any additional loading.

Allow for checking boiler flue can be altered if necessary and if not confirm with client

Heating installation Contractor designed to comply with relevant clauses of Parts J & L.

**PLUMBING**

Above ground drainage: Single stack system to BS5572

Above ground drainage: install in accordance with BS.8000 Part 13. Section 3.

Bathrooms to discharge to a 100 mm dia. plastics soil and vent pipe., wash hand basin wastes 35 mm. All discharging to the stack via a 75 mm deep seal trap.

Above ground drainage pipework: PVCu to BS.4514 for soil and vent pipes and stub stacks. Polypropylene to BS.5255 for wastes. Use 32 mm diameter for washbasins and 40 mm diameter for baths and sinks

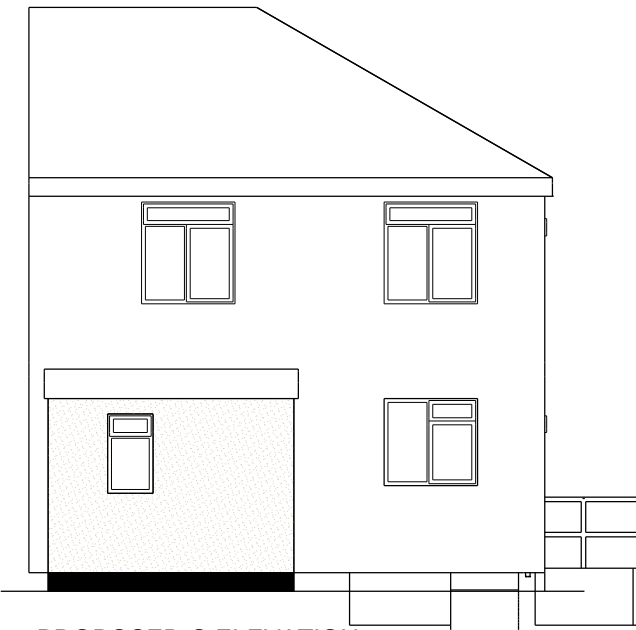
Wc cisterns to be fitted with 19 mm uPVC overflows fitted with anti-draught tee externally.

Rainwater goods in half round gutter discharging to 68 mm downpipes to back inlet gullies. Gutters supported at maximum 750 mm centres, all to manu. details.



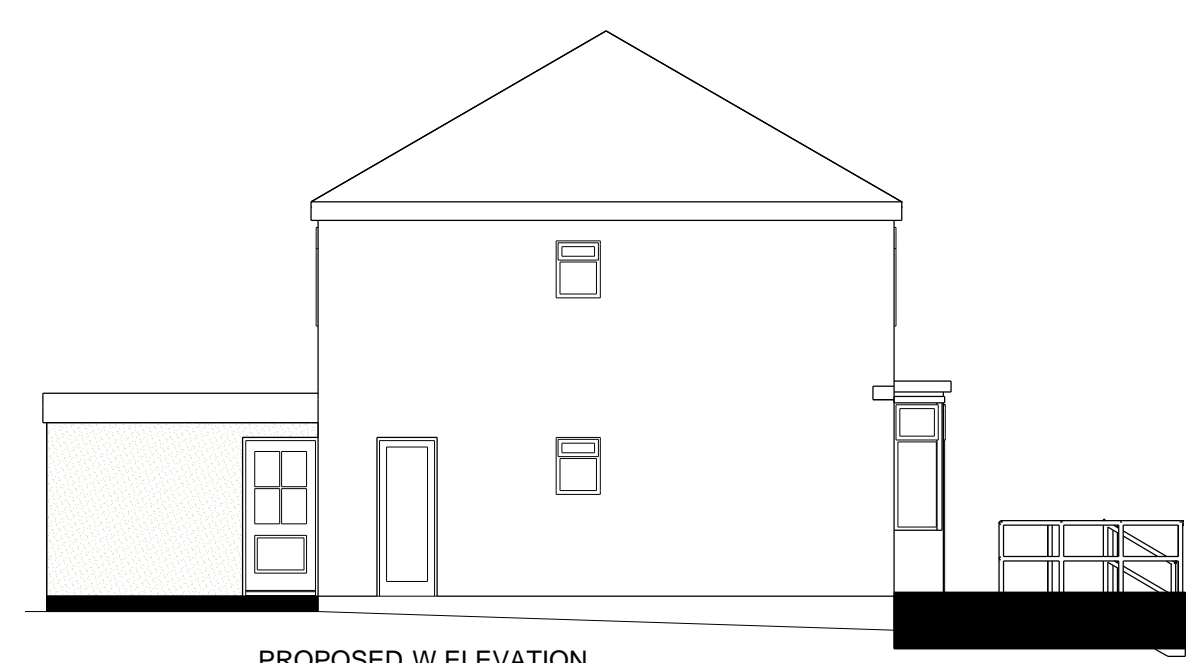
PROPOSED N ELEVATION

2 - Front Elevation 1:100



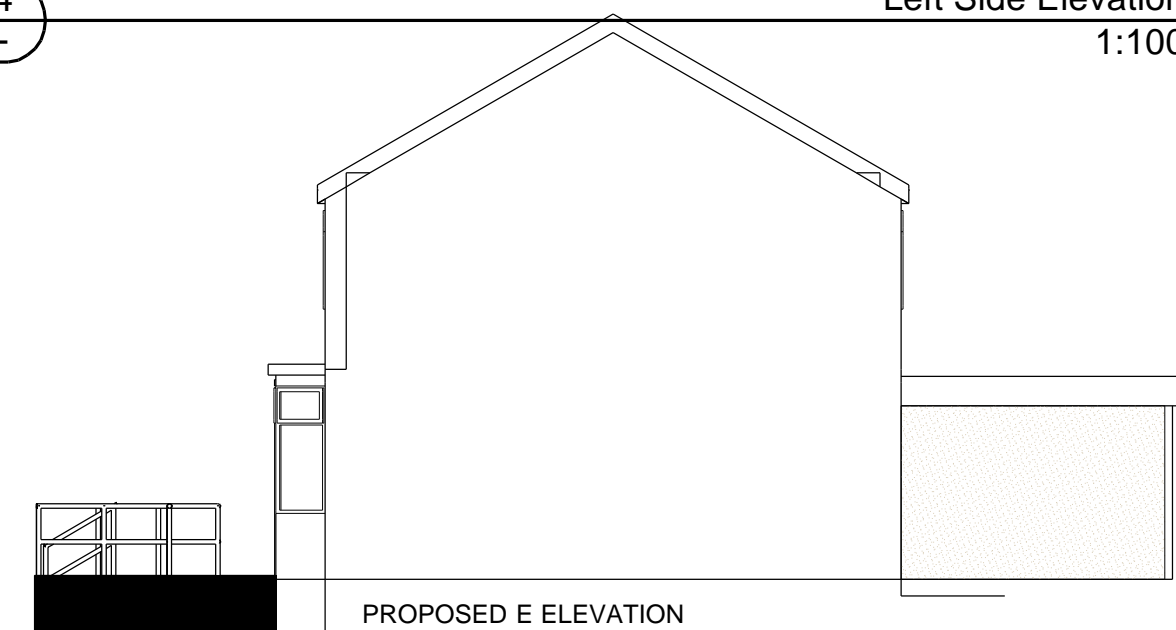
PROPOSED S ELEVATION

3 - Rear Elevation 1:100



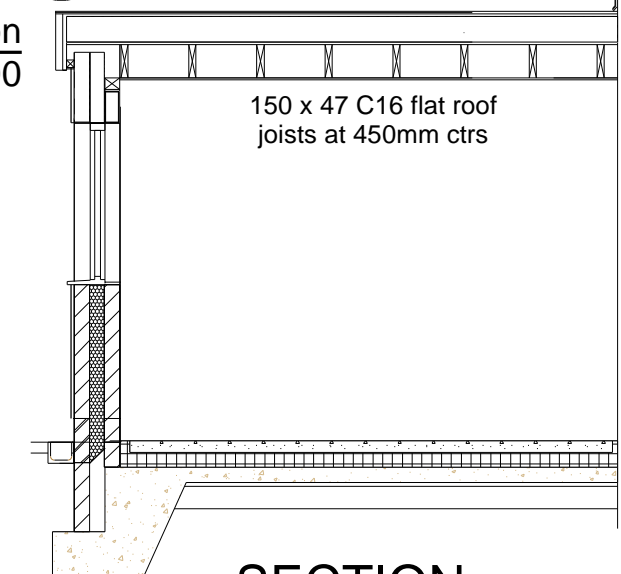
PROPOSED W ELEVATION

4 - Left Side Elevation 1:100





PROPOSED E ELEVATION

5 - Right Side Elevation 1:100



SECTION

6 - Left Side Elevation 1:50

		202 Spies Lane, Halesowen, West Midlands, B62 9SW	
			
11 ST MARYS ROAD WEDNESBURY WEST MIDLANDS WS10 9DL		Project	
PROPOSED GROUND SINGLE STOREY REAR EXTENSION		Drawing No	
2303.04	A3	Date	JAN 2024
Scale		1:55, 1:100, 1:50	
Rev		Date	
Comment		Date	
a	height reduced to 3m	14-2-24	

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