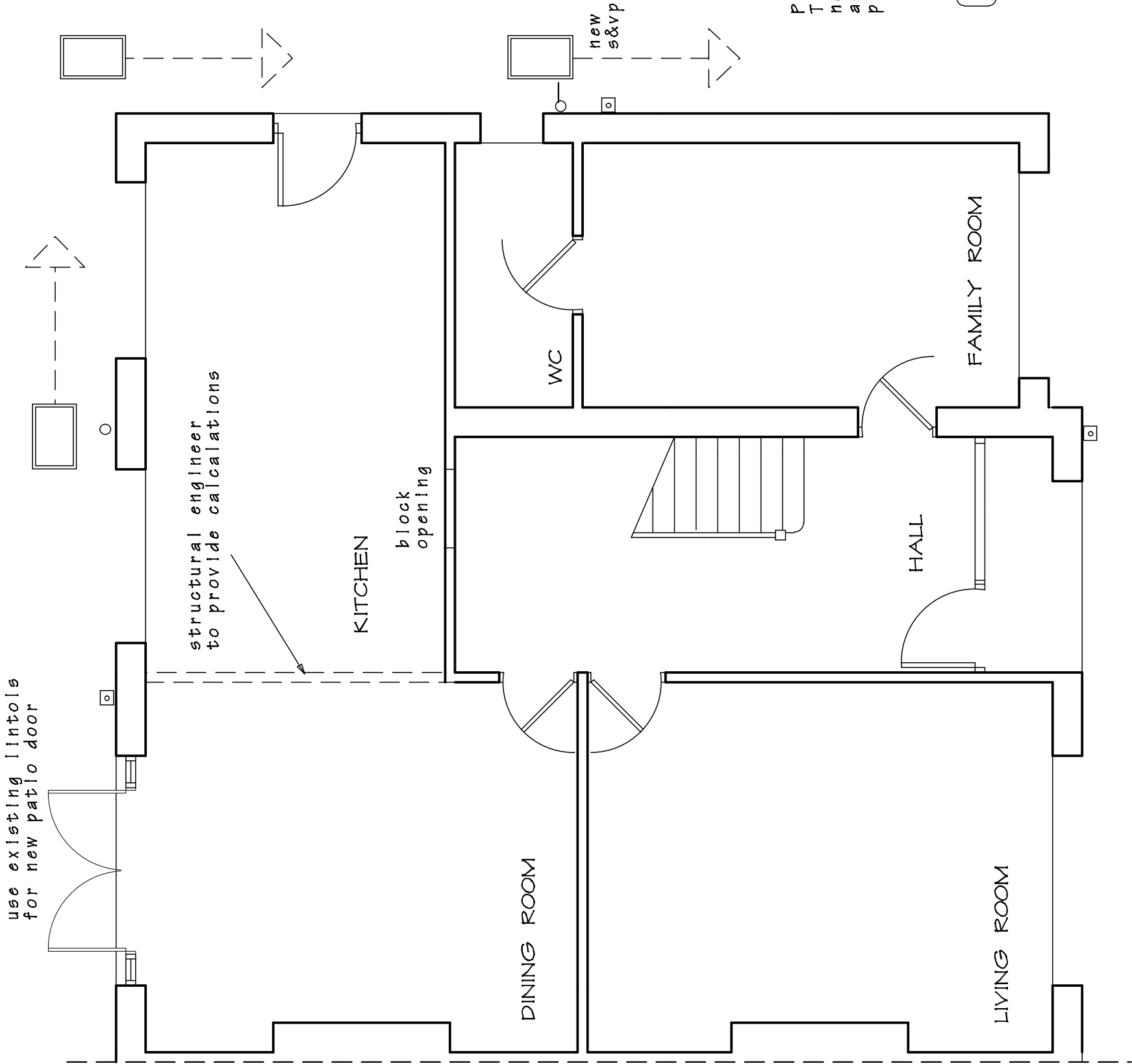




Extension.U Value 0.21.W/m2K
Wall construction build-up Includes:
3mm sk coated 12.5mm plasterboard on dabs100mm block
65mm Kingspan Kooltherm K108 Cavity Board
50mm clear residual cavity
100mm Dense block (1.13 W/mK)
10mm polymer render or similar and approved

Stairs to be constructed in accordance with BS 5395 and BS 585 as detailed in the following guidance details.
Stair pitch
Stair pitch must not to exceed 42°
Headroom
Stair to have a minimum headroom of 2m above the pitch line of the stairs.

Rise and going
Rise and going to be level and equal to all steps and to fall within the following separate classes:-
Any rise between 155mm-220mm used with any going between 245mm- 260mm, or
Any rise between 165mm-200mm used with any going between 225mm- 300mm.
The sum of twice the rise plus the going must be between 550 and 700mm

Mechanical ventilation is to be provided to the rooms listed below directly ducted to the outside air equivalent to the following rates.

Kitchen 30 litres per second over hob or 60 litres elsewhere
Utility room 30 litres per second
Bathroom 15 litres per second
Toilet 6 litres per second per W/C

Protected stairway
The new and existing stairs, landings and hallway from the new 3rd storey down to the ground floor must be protected and enclosed in 30-minute fire resisting construction and the protected stairs must discharge directly to an external door.

Building Inspector to confirm existing foundations are suitable for first floor extension

GROUND FLOOR PLAN

PROPOSED EXTENSION AT 189 WESTERN AVE,
PORT TALBOT . SA12 7NE.
Mrs.B.Fouche. 07828 203645.

DRAWING TITLE		
PROPOSED GROUND FLOOR LAYOUT		
SCALE 1 to 50 @ A3	DATE June 2021.	DRAWING No. 2021/11
DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DISCREPANCIES TO BE REPORTED IMMEDIATELY.		