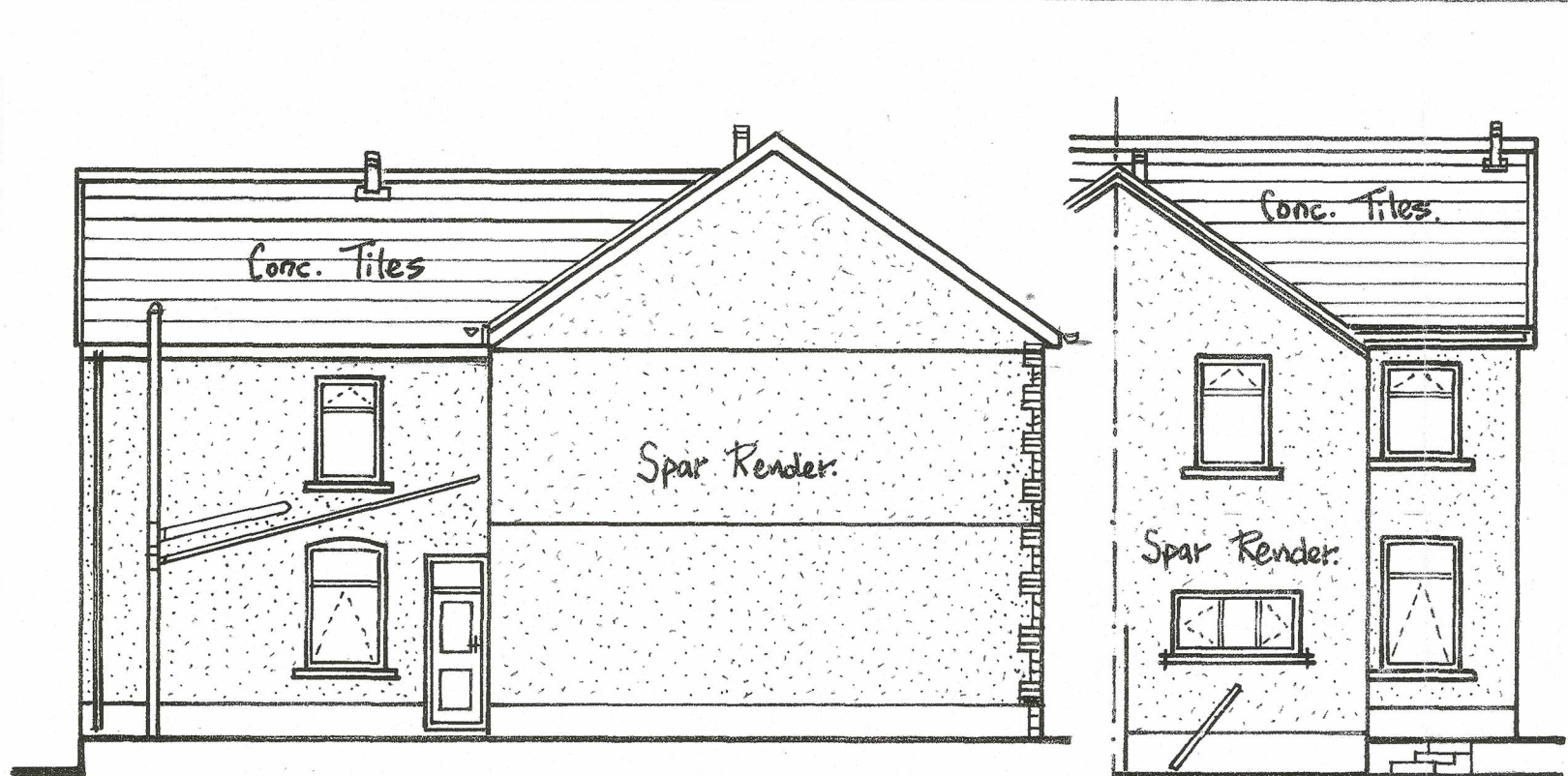
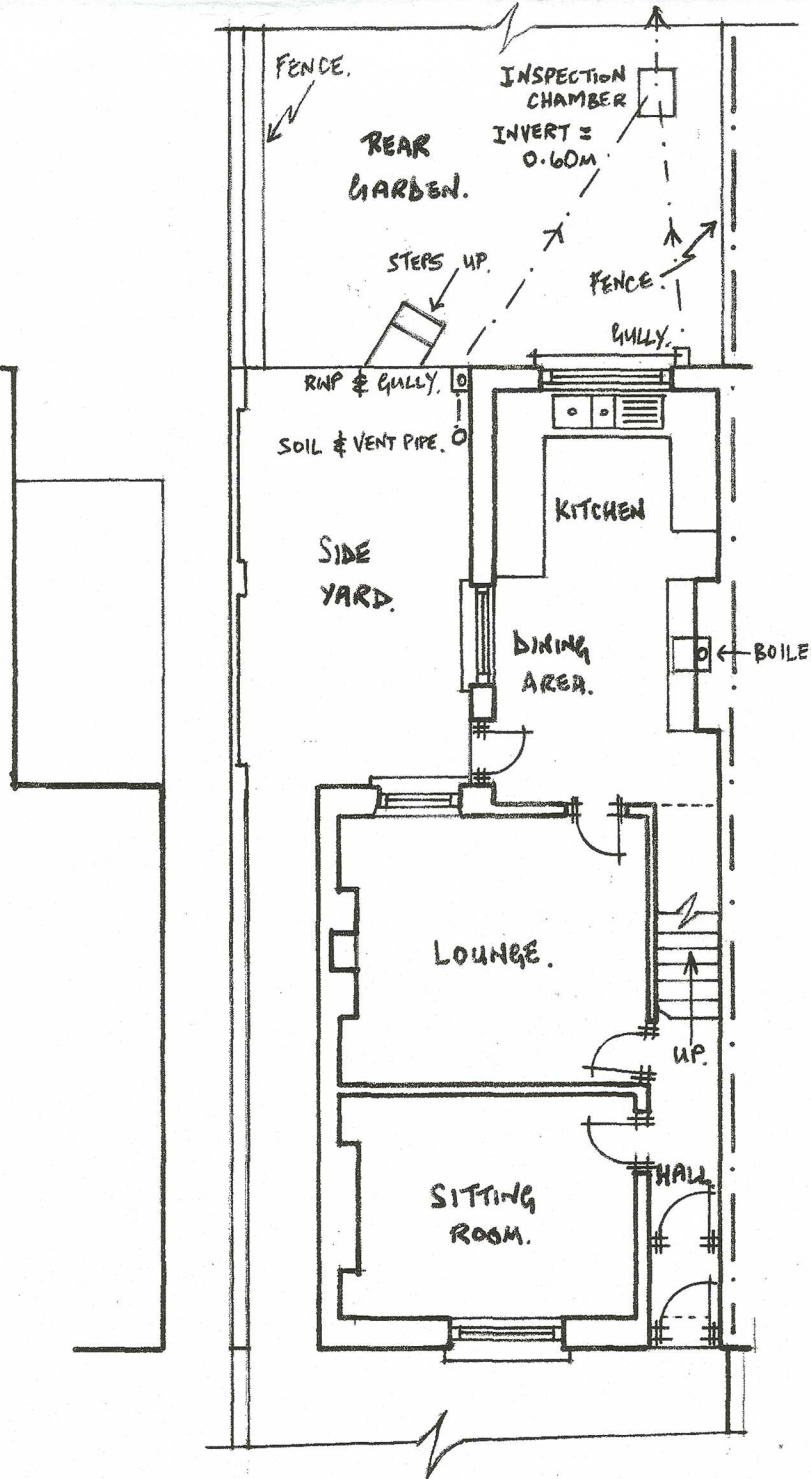




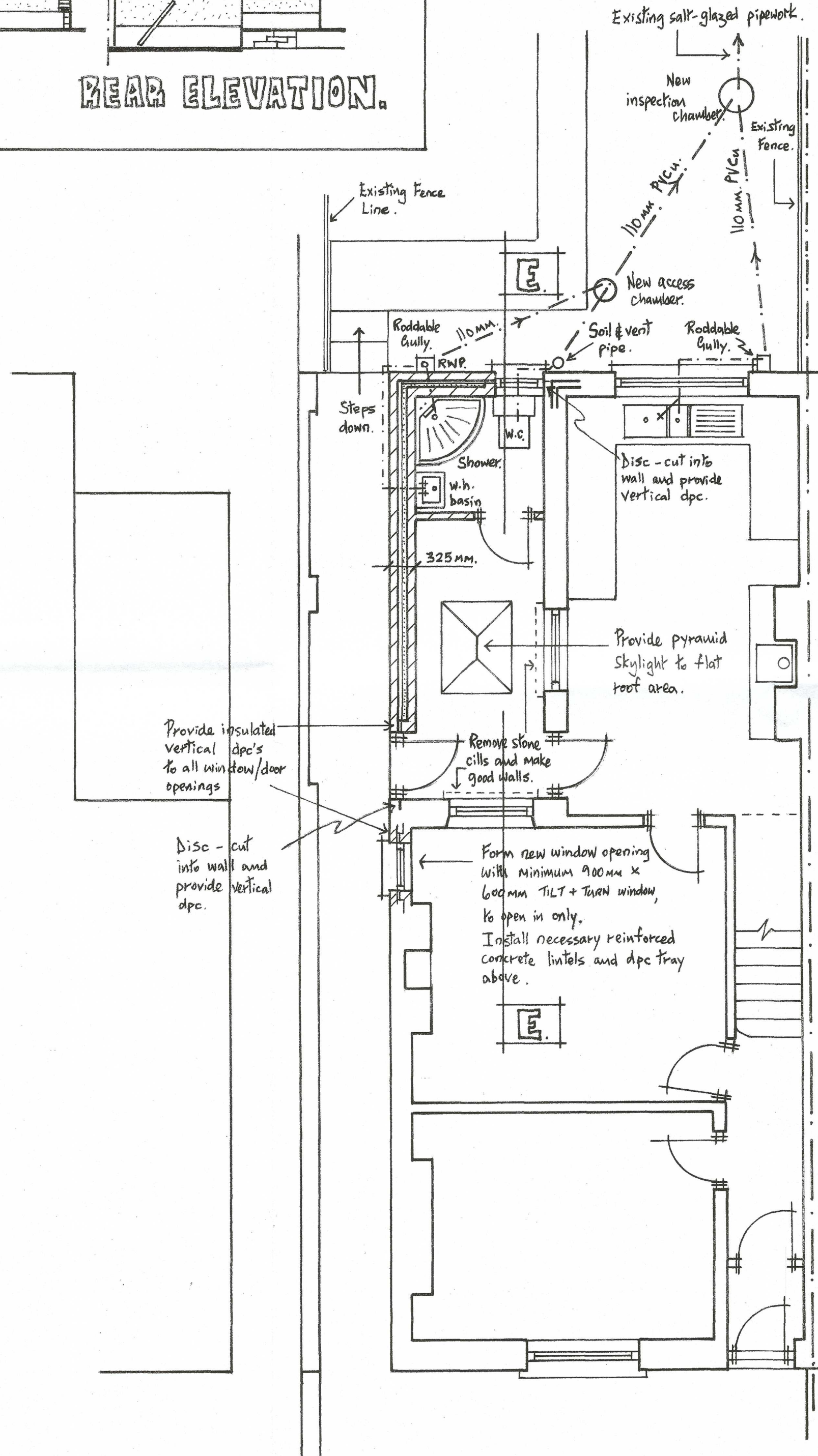
SIDE ELEVATION. REAR ELEVATION.



FRONT ELEVATION.

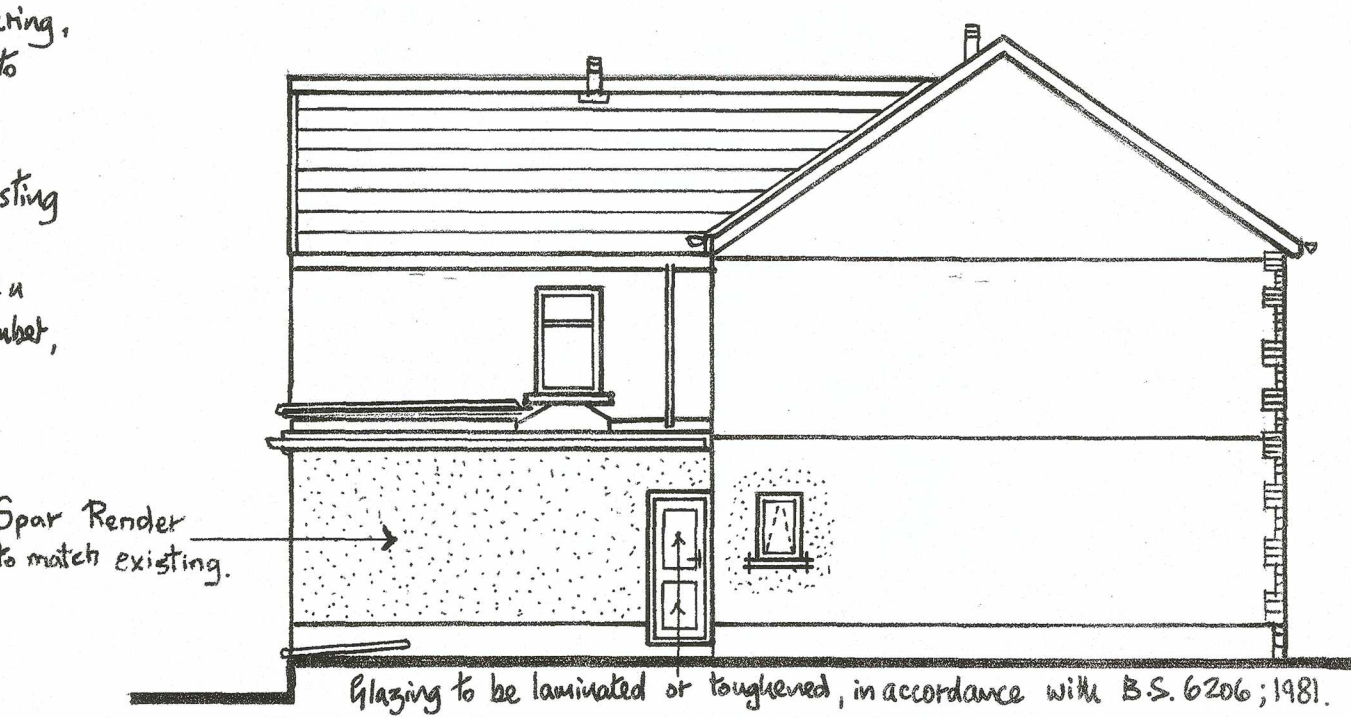


GROUND FLOOR PLAN. EXISTING.



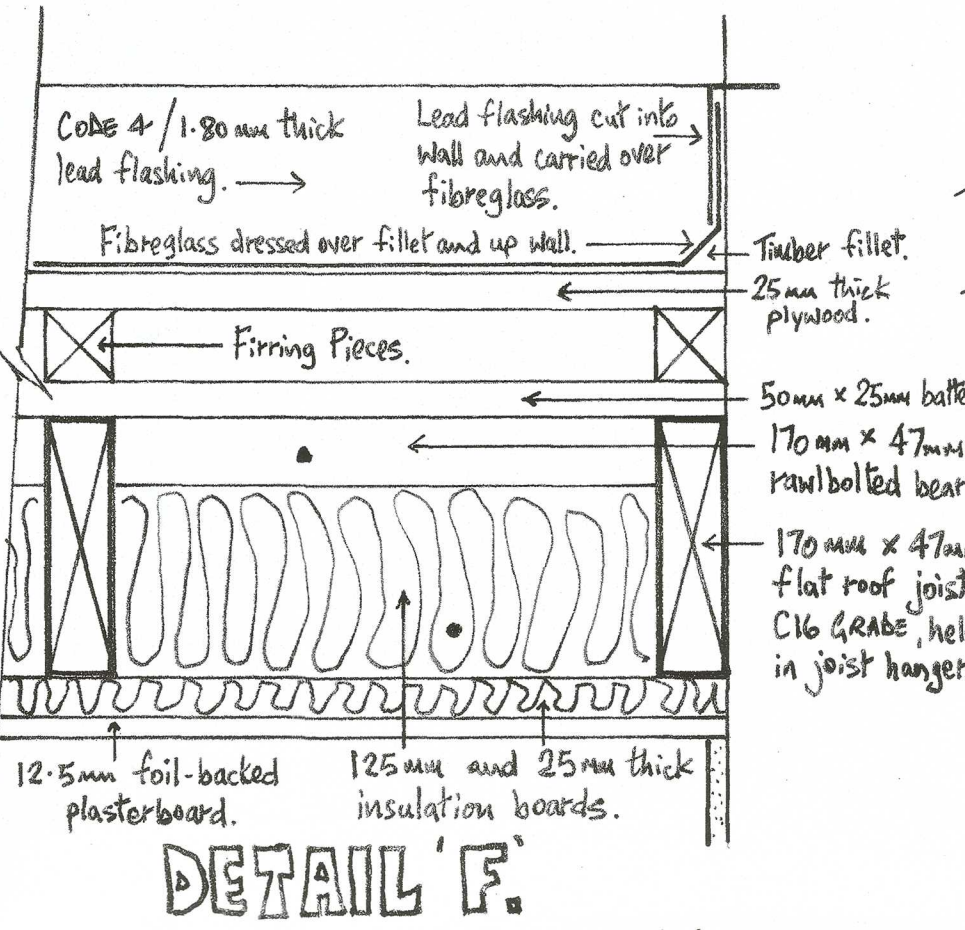
GROUND FLOOR PLAN. PROPOSED.

RAINWATER GUTTERING.
Provide 113mm diameter 'OSMA DEEPFLUE' PVCu guttering, connected to 68mm diameter downpipe, discharging into roddable gully.
UNDERGROUND DRAINAGE.
Renew all existing foul drainage, including replacing existing brick inspection chamber.
New drainage to comprise 110mm diameter 'OSMA DRAIN' PVCu pipework, discharging via new access and inspection chamber, and connected to existing salt-glazed pipework in rear garden.

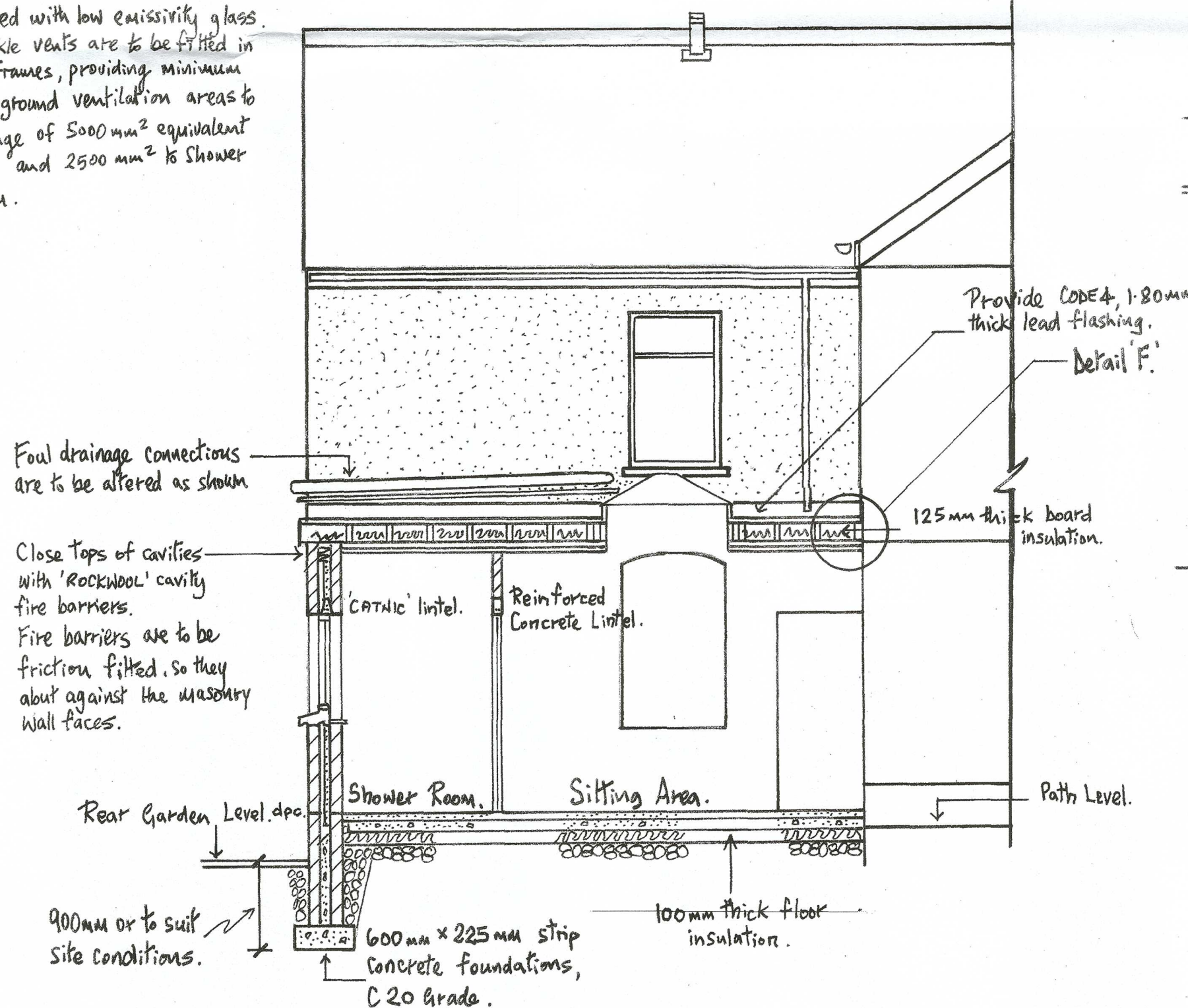


SIDE ELEVATION.

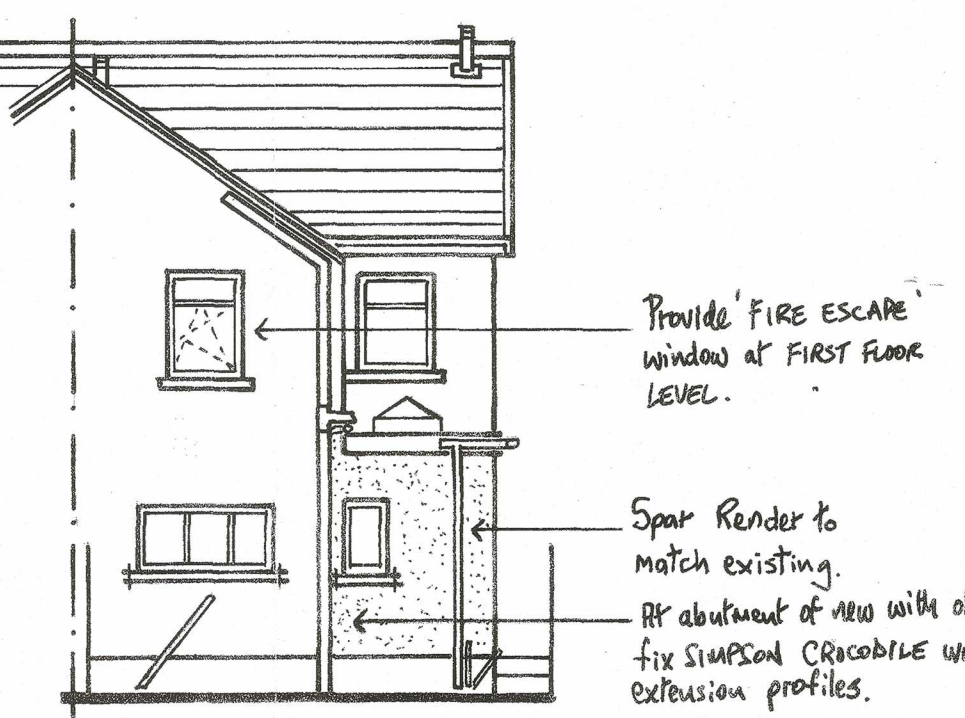
INTERNAL WASTE WATER DRAINAGE.
Provide 'OSMA' PVCu wastepipes of 32mm diameter to wash hand basin and 40mm diameter to Shower, discharging into roddable gully. W.C. to be served by 110mm pipework.
New sanitary fittings to be provided with 75mm deep, water seal traps.
MECHANICAL VENTILATION.
Provide mechanical extract fan to new Shower Room, with an extraction rate of not less than 15 LITRES PER SECOND.
HEATING & HOT WATER.
Existing installations to be amended and extended, to new rooms, served by an existing boiler, located in the kitchen.
ELECTRICAL INSTALLATION.
Existing power and lighting circuits to be extended, to serve new rooms. Work to be carried out by a Qualified Electrician, able to self-certify their work and produce a FINAL ELECTRICAL CERTIFICATE.
WINDOWS & DOOR.
To be PVCu framed and double glazed with low emissivity glass. Thickie vents are to be fitted in the frames, providing minimum background ventilation areas to Lounge of 5000mm² equivalent area and 2500mm² to Shower Room.



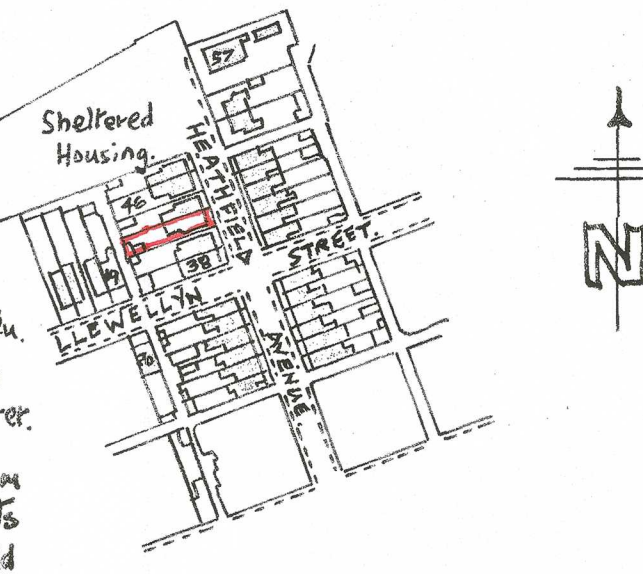
DETAIL 'F'.



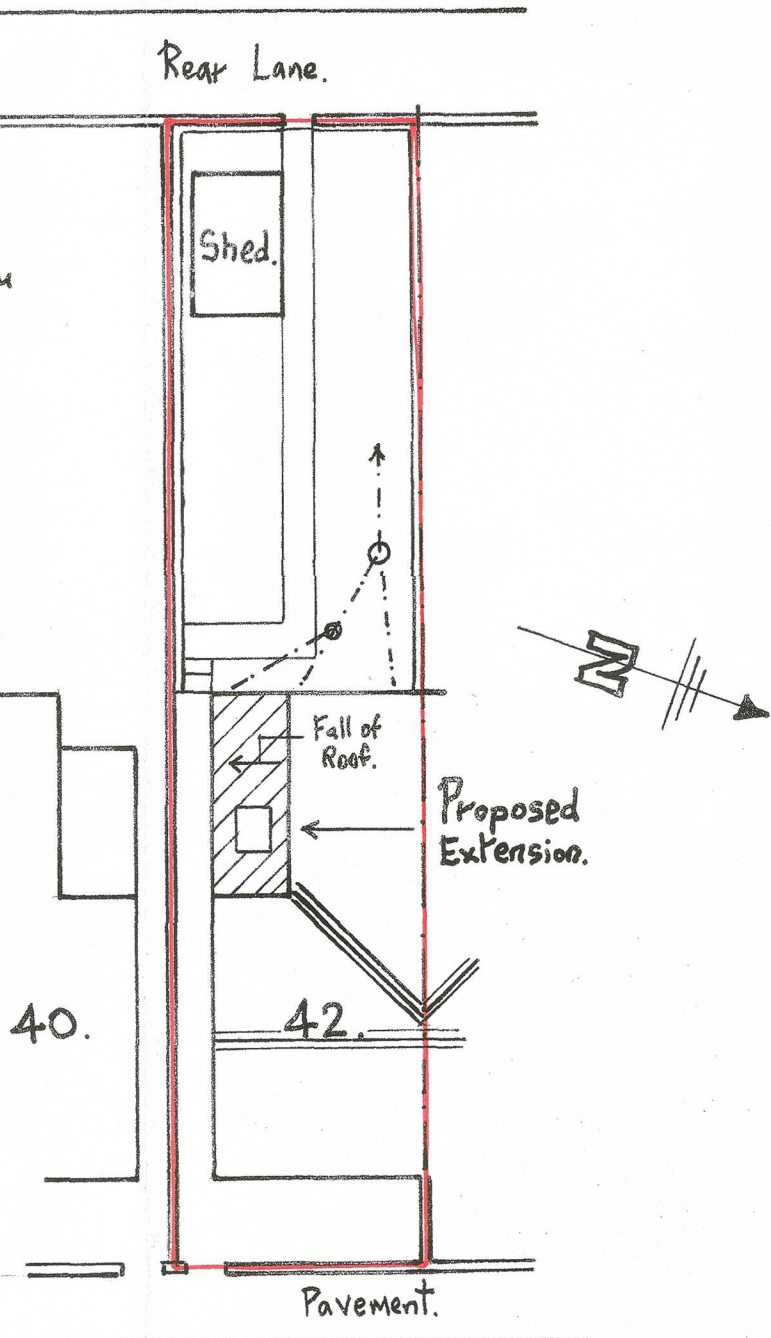
SECTION: E-E.



REAR ELEVATION.



LOCATION PLAN. SCALE: 1/2500m.



HEATHFIELD AVENUE.

BLOCK PLAN. SCALE: 1/200m.

NOTES.
New extension roof to comprise FIBREGLASS waterproof roof covering or equal and approved, banded to 25mm thick, structural, exterior quality, grade plywood.
Plywood to be fixed to fitting pieces (to provide cross ventilation over the flat roof joists), on generally 170mm x 47mm C16 Gable roof joists at 400mm centres.
Roof joists to be held in Simpson joist hangers, secured to a 170mm x 47mm timber bearer, rafter-bolted to the existing long wall of the house.
Joists of new external wall end, are to bear on 100mm x 50mm treated timber wall plates, vertically restrained with (30mm x 5mm) section galvanised steel restraint straps, and held in these clips. Additionally, secure expanded metal lath to the underside of the wallplate and bed in sand: cement mortar, on top of the inner skin blockwork to the cavity wall.
Pyramid skylight to be supported all round, on 170mm x 100mm roof joists, supported in joist hangers.
Provide 25mm wide continuous ventilation strip, to all soffits, at roof edge.
Insert 125mm thick 'CELOTEX' PIR insulation boards, or equal and approved, between roof joists. Underdraw the flat roof joists with 25mm thick CELOTEX PIR insulation boards.
12.5mm thick foil-backed plasterboard and skim ceiling.

New extension cavity walls to comprise 100mm thick dense concrete block outer skin, 125mm cavity with 75mm thick 'CELOTEX' PIR insulation boards, affixed to the inner skin, and 100mm thick dense concrete block inner skin.
Provide Simpson strong tie 225mm long stainless steel wire wall ties, with retaining discs to hold the insulation boards against the inner skin blockwork, at maximum 750mm centres horizontally and 450mm centres vertically, with staggered spacings. At 175mm back from the reveals of door and window openings, provide wall ties to every blockwork course vertically.
Internally, rough and skim masonry walls with lightweight plaster to 13mm finished thickness. Provide 'HYLOAB' insulated vertical damp proof courses to reveals of door and window openings, with PVCu frames fitted behind 25mm wide check releases.
Provide 'CATSLIC' galvanised steel lintels (or equal and approved) above window and door openings (exact size and specification to be confirmed by manufacturer, prior to purchase and installation).

New extension floor to comprise 50mm thick resin fibre screed, on 100mm thick CEMEX READYMIX flooring grade concrete, on 500 gauge membrane, on 100mm thick 'CELOTEX' PIR floor insulation boards, on 1200 gauge damp proof membrane, on sand blinding, on minimum 150mm thick layer of well compacted, graded, clean hardcore. Along the inner face of sub-structure external walls, provide 25mm thick 'CELOTEX' PIR insulation boards vertically up to apex level, between wall and face of concrete floor, to counteract cold bridging.

PROPOSED EXTENSION AT 42 HEATHFIELD AVE, GLYNNEATH, N. NEATH FOR MR TOEL DAVIES.

WORKING-DRAWING.

DATE.	FEBRUARY, 2020.	DRAWING NO.
SCALE.	1-50m; 1-100m	01.