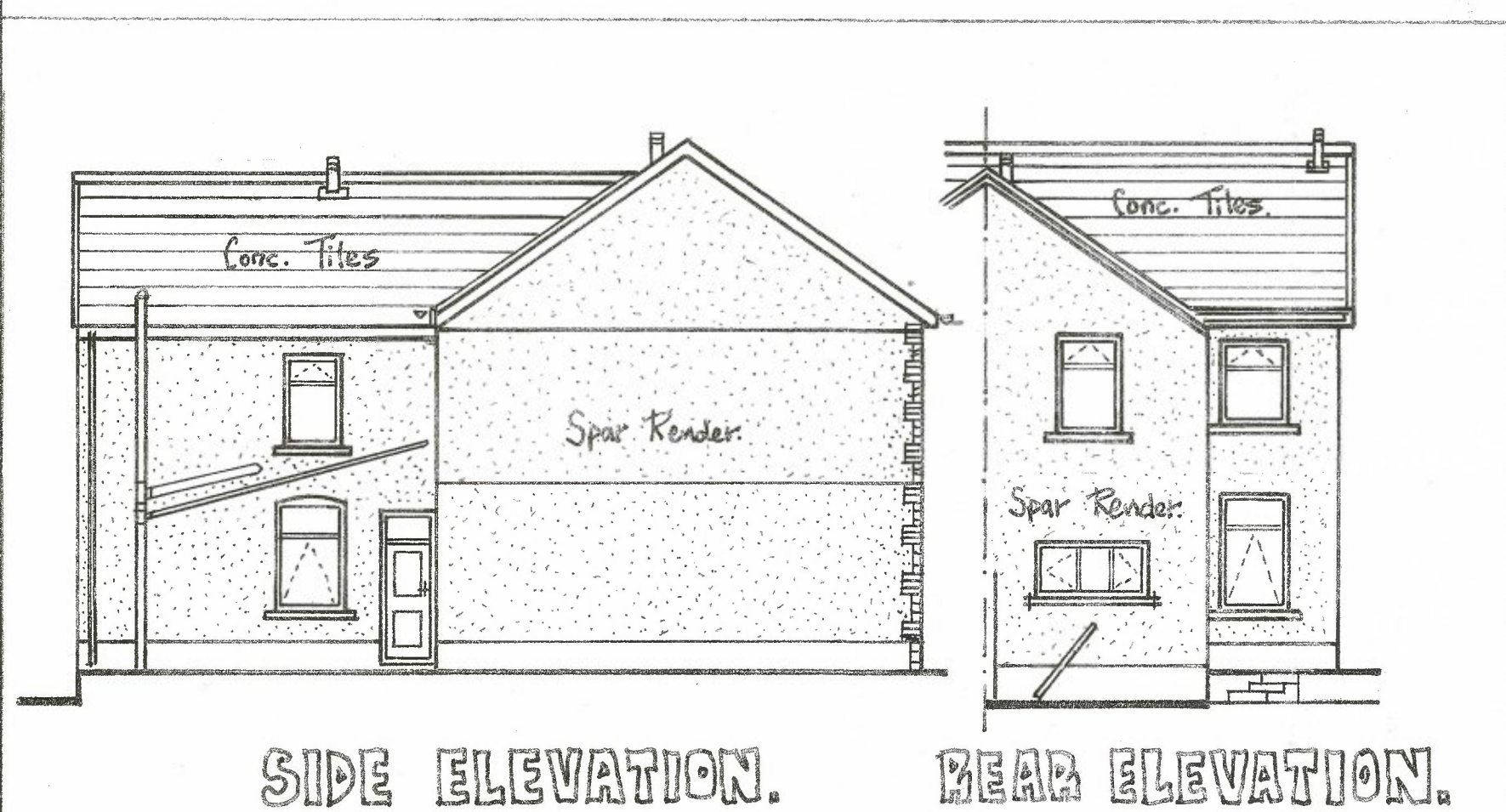
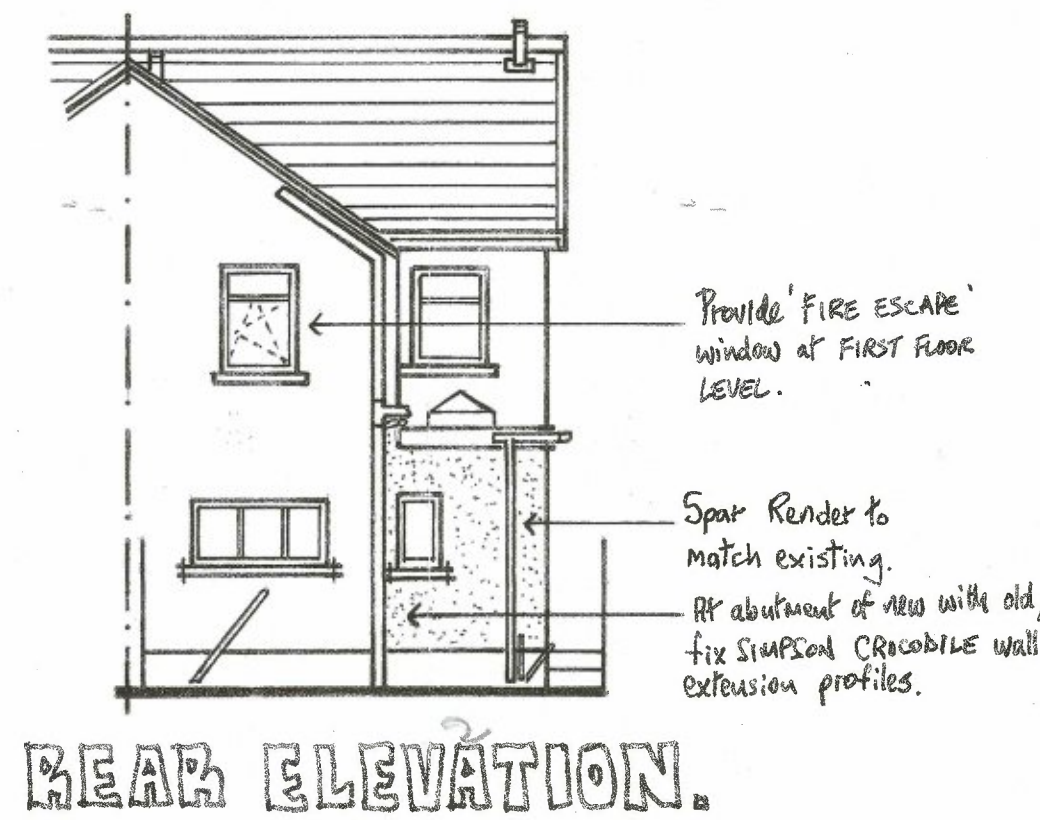
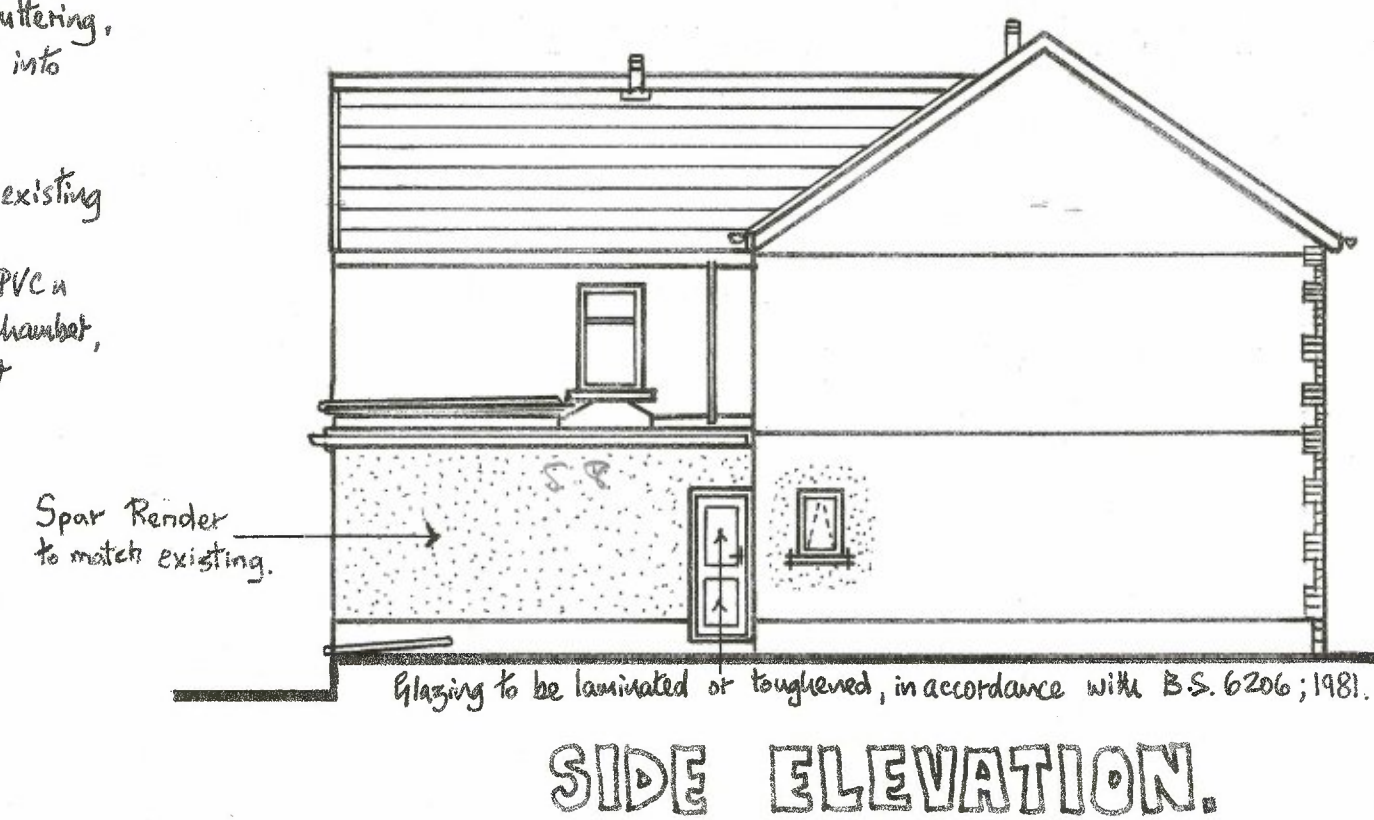




RAINWATER GUTTERING.
Provide 113 mm diameter 'OSMA DEEPPLANS' PVCu guttering, connected to 68 mm diameter downpipe, discharging into roadable gully.

UNDERGROUND DRAINAGE.
Renew all existing foul drainage, including replacing existing brick inspection chamber.

New drainage to comprise 110 mm diameter 'OSMABRAIN' PVCu pipework, discharging via new access and inspection chamber, and connected to existing salt-glazed pipework in rear garden.



NOTES.
New extension roof to comprise FIBREGLASS waterproof roof covering, or equal and approved, bonded to 25 mm thick, structural, exterior quality grade plywood.

Plywood to be fixed to fitting pieces (to provide cross on 50 mm x 25 mm cross-battening (to provide cross ventilation over the flat roof joists), on generally 170 mm x 47 mm C16 GRABE roof joists at 400 mm centres.

Roof joists to be held in SIMPSON joist hangers, secured to a 170 mm x 47 mm timber bearer, nail-bolted to the existing long wall of the house.

Joists at new external wall end, are to bear on 100 mm x 50 mm treated timber wall plates, vertically restrained with (30 mm x 5 mm) section galvanised steel restraint straps, and held in truss clips.

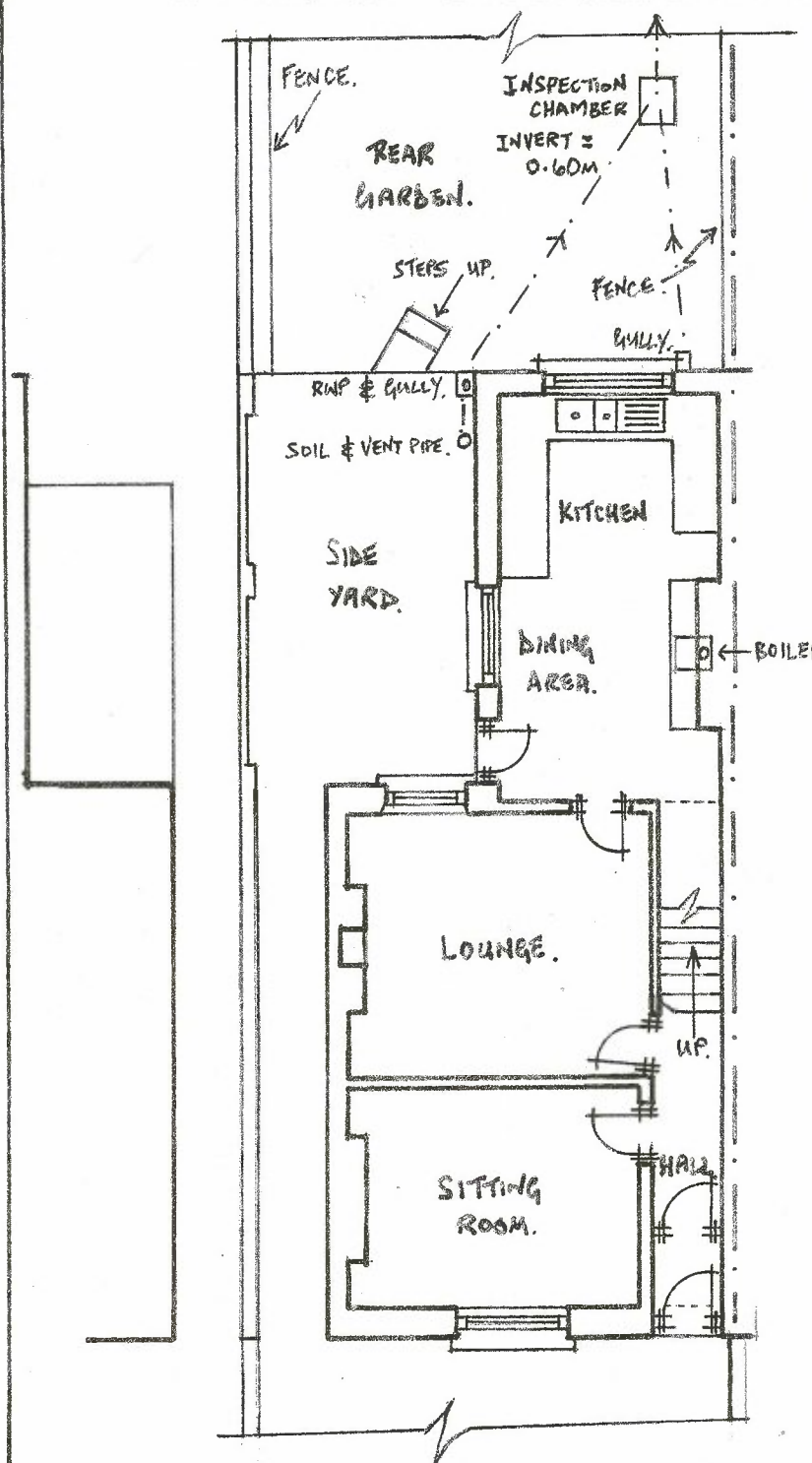
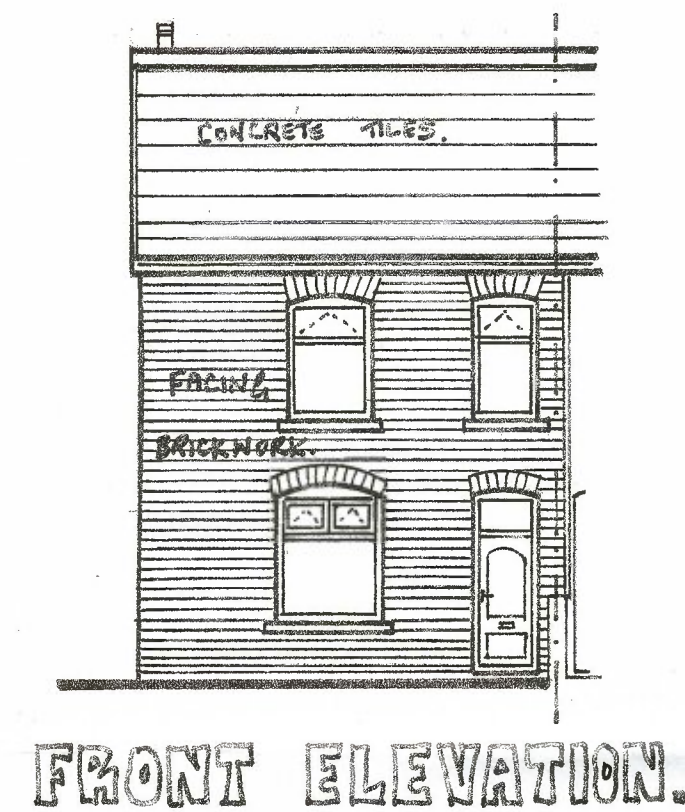
Additionally, secure expanded metal lath to the underside of the wallplate and bed in sand: cement mortar, on top of the inner skin blockwork to the cavity wall.

Pyramid skylight to be supported all round, on 170 mm x 100 mm roof joists, supported in joist hangers.

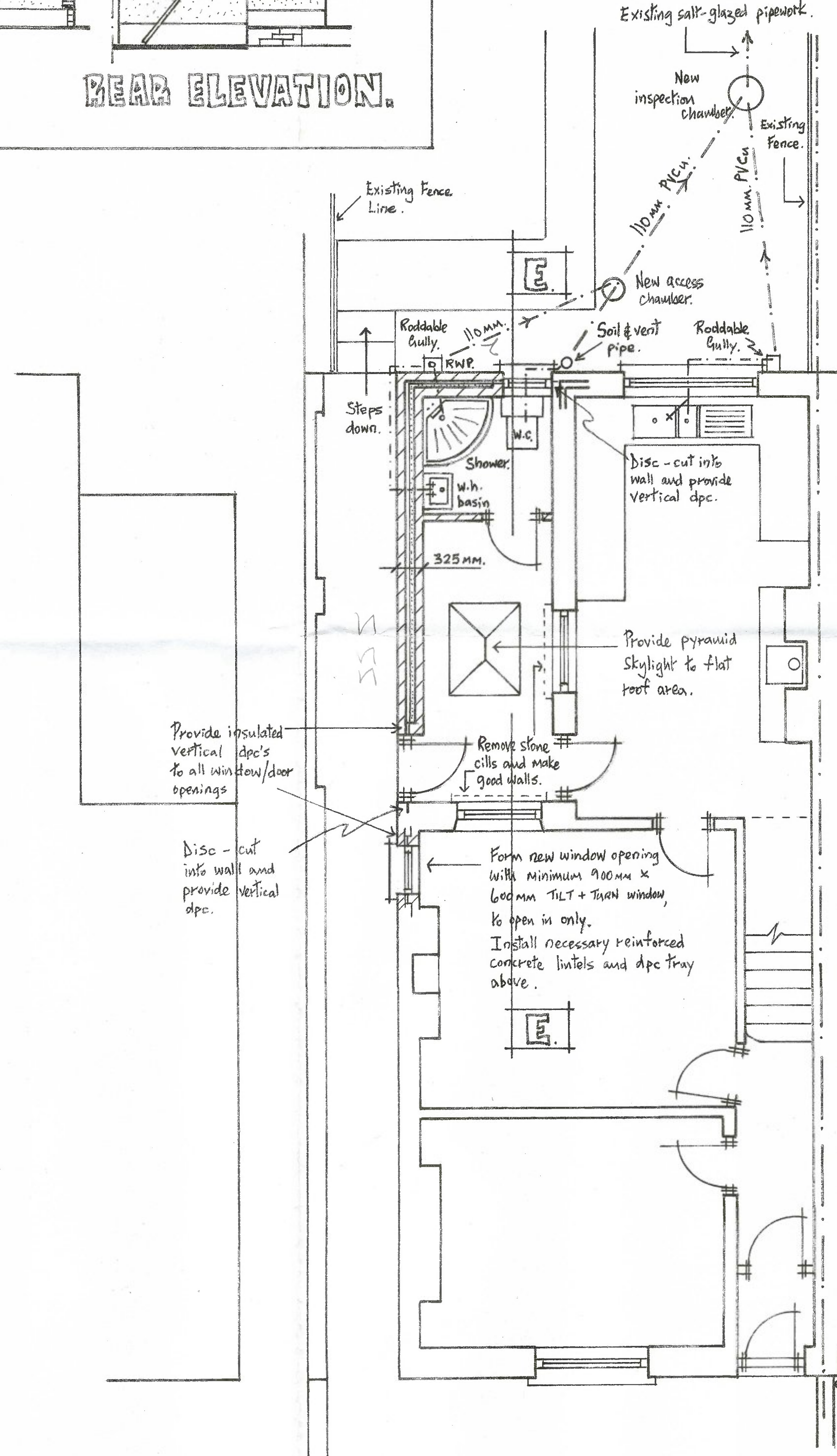
Provide 25 mm wide continuous ventilation strip, to all soffits, at roof edge.

Insert 125 mm thick 'CELOTEX' PIR insulation boards, or equal and approved, between roof joists. Underdraw the flat roof joists with 25 mm thick CELOTEX PIR insulation boards.

12.5 mm thick foil-backed plasterboard and skim ceiling.



EXISTING.



PROPOSED.

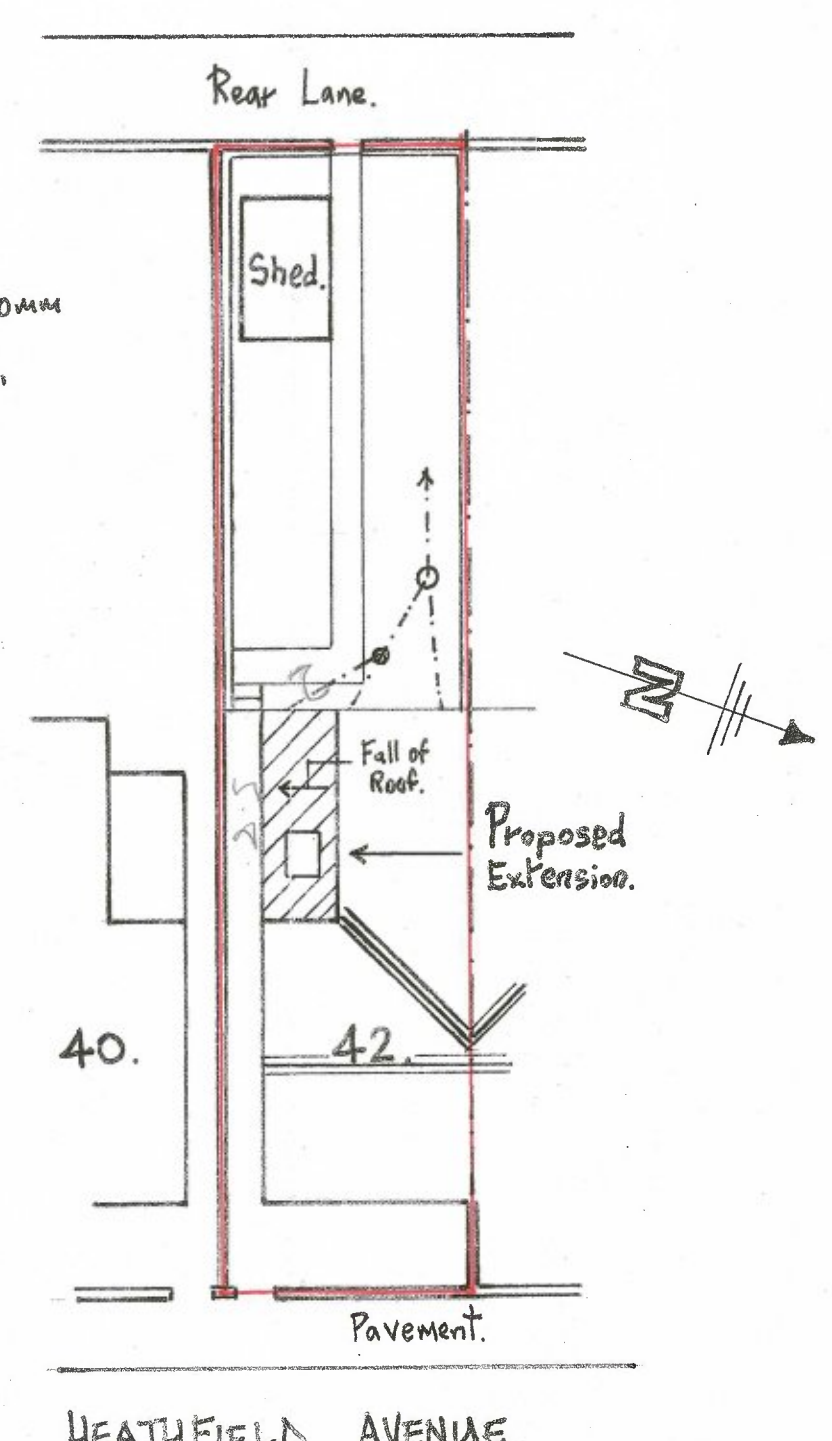
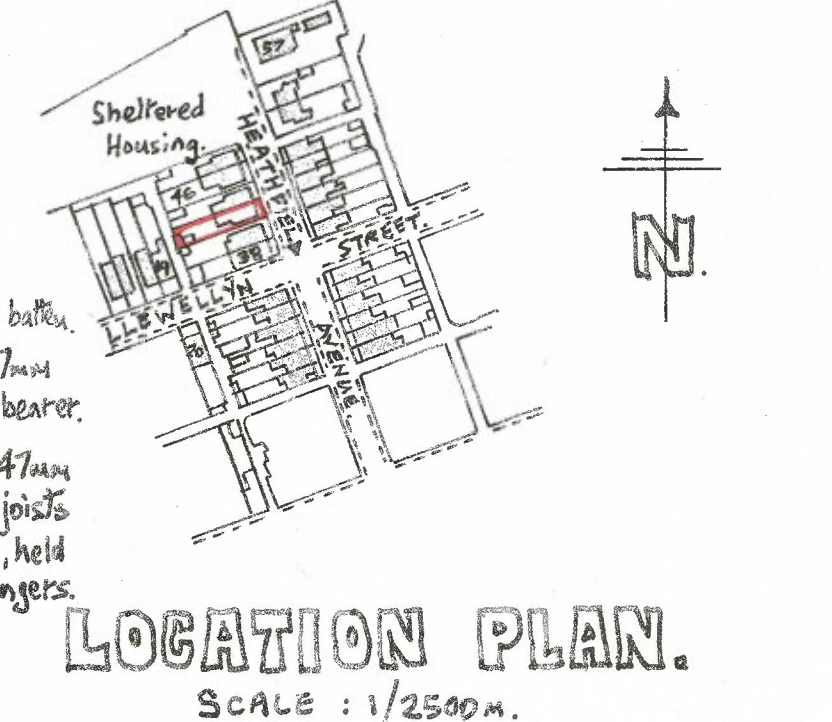
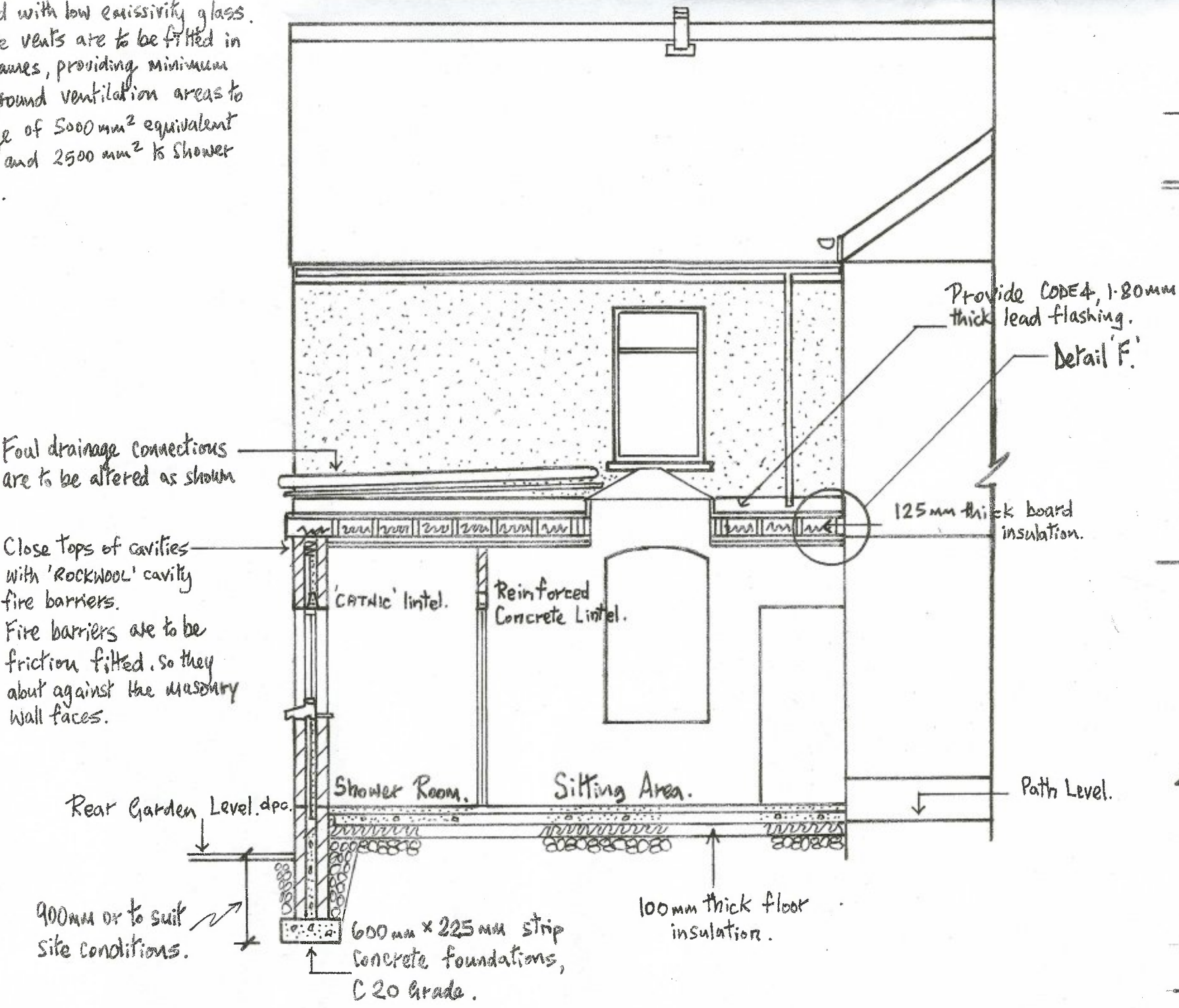
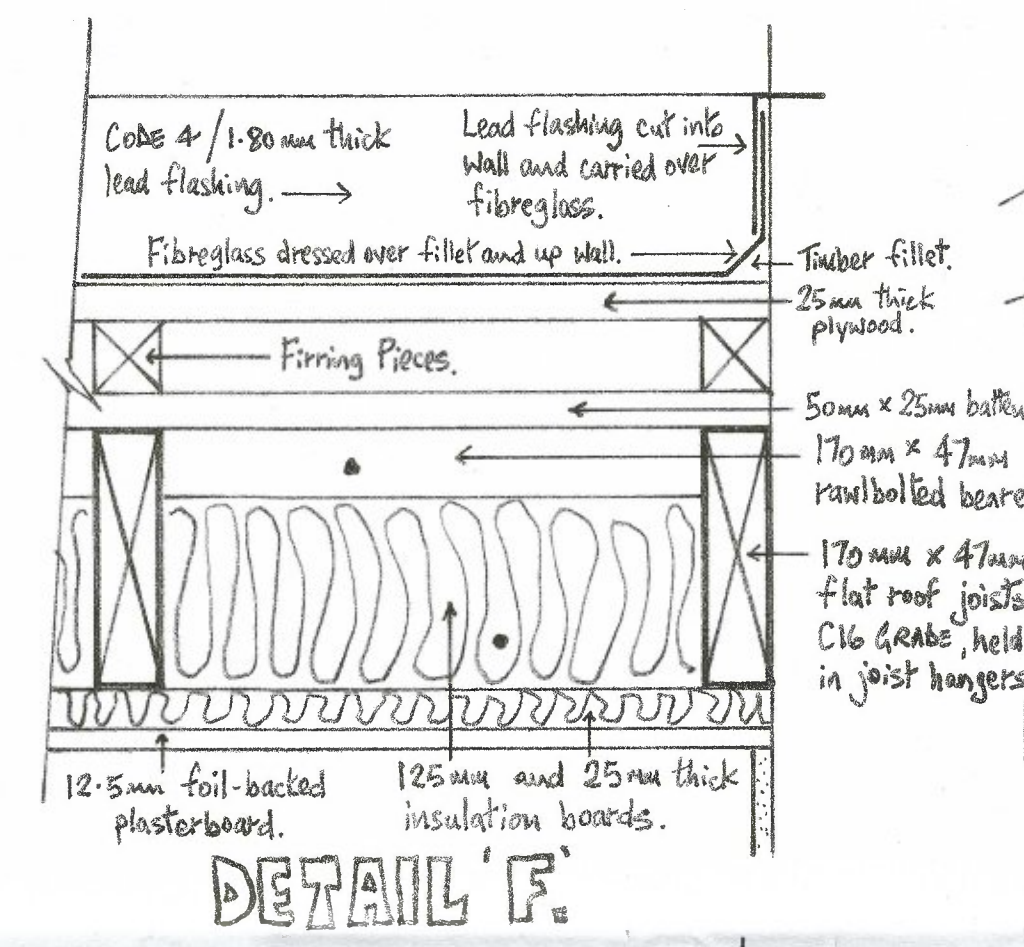
INTERNAL WASTE WATER DRAINAGE.
Provide 'OSMA' PVCu wastepipes of 32 mm diameter to wash hand basin and 40 mm diameter to Shower, discharging into roadable gully. W.C. to be served by 110 mm pipework. New sanitary fittings to be provided with 75 mm deep water seal traps.

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 & DOORS.
To be PVCu framed and double glazed with low emissivity glass. Trickle vents are to be fitted in the frames, providing minimum background ventilation areas to Lounge of 5000 mm² equivalent area and 2500 mm² to Shower Room.



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

WORKING-DRAWING.

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

