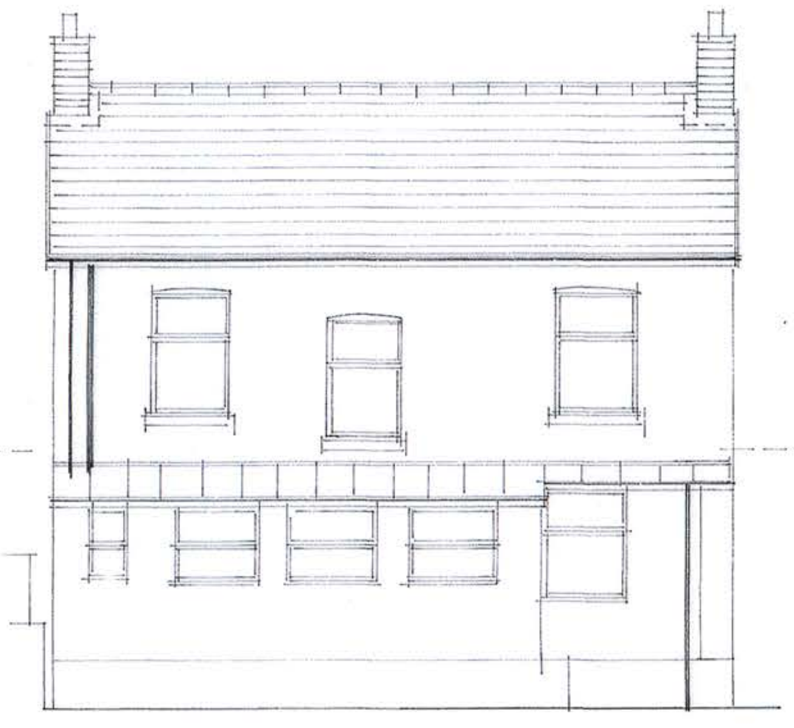
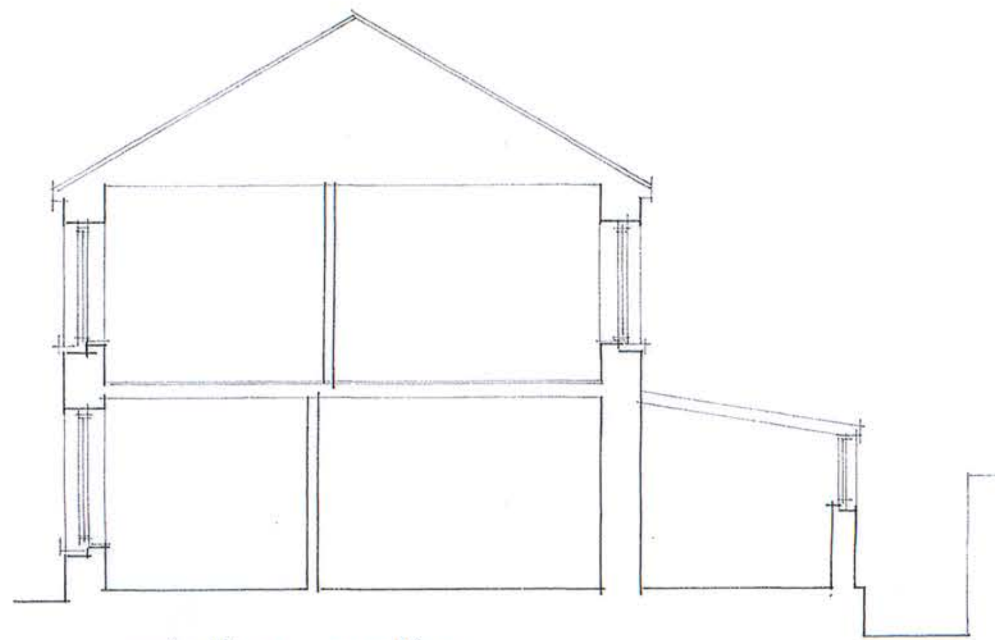
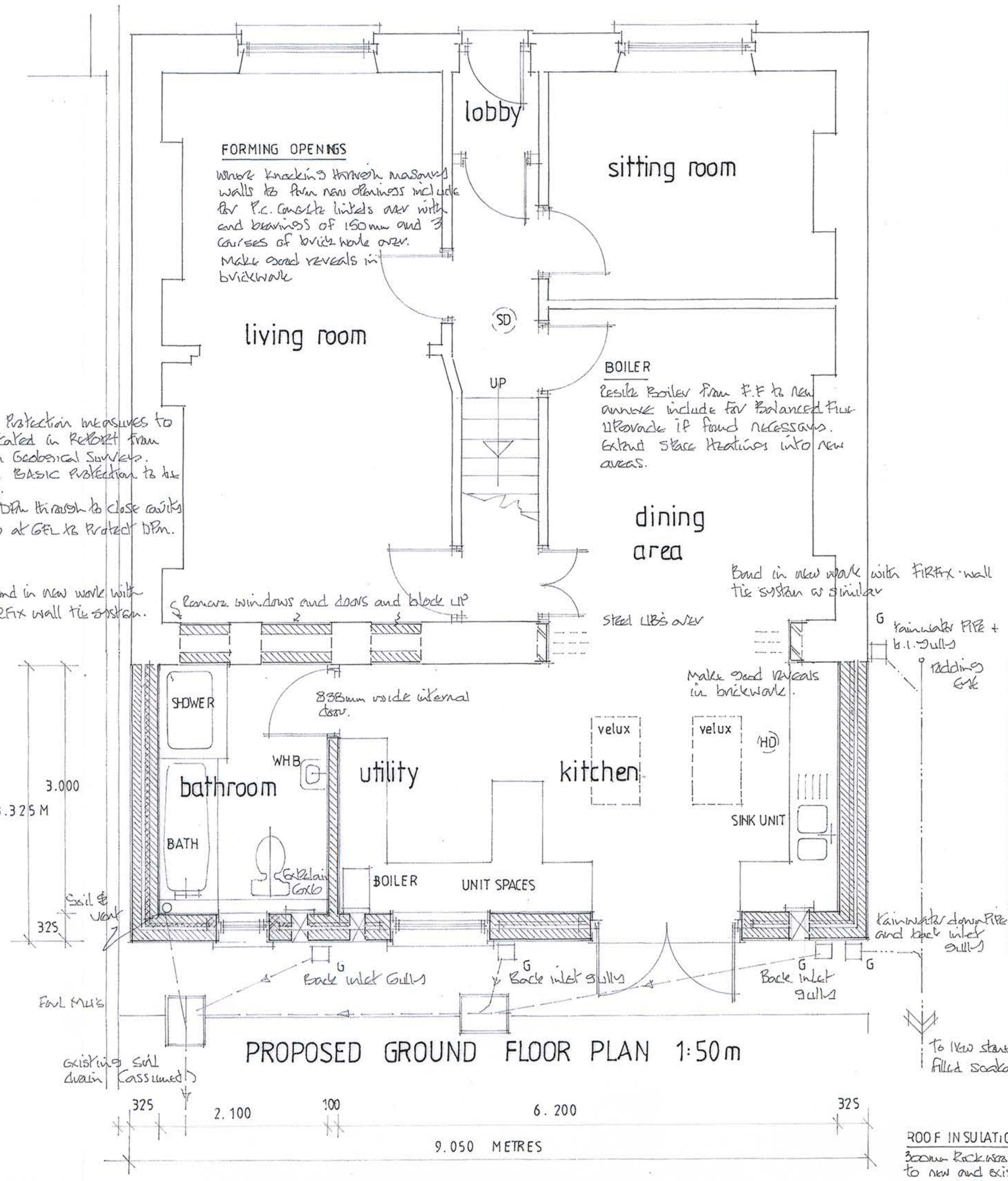

existing rear elevation



existing section



PROPOSED GROUND FLOOR PLAN 1:50m

FORMING OPENINGS

Where knocking through masonry walls to form new openings include for P.C. Concrete lintels over with end bearings of 150mm and 3 courses of brickwork over.
Make good reveals in brickwork

RADON

Radon Gas Protection measures to be as indicated in Report from the British Geological Survey. Minimum BASIC Protection to be employed.
1. Extend DPM through to close cavity
2. DPC trays at GFL to Protect DPM.

BOILER

Resite Boiler from F.F to new annexe include for Balanced Flue. Upgrade if found necessary. Extend Stage Heating into new areas.

Bond in new work with FIRFIX wall tie system.

Remove windows and doors and block up

Steel LIBS over

Bond in new work with FIRFIX wall tie system or similar

Rainwater pipe + b.i. gully

Rodding eye

Make good reveals in brickwork.

838mm wide internal door.

Rainwater downpipe and back inlet gully

Back inlet Gully

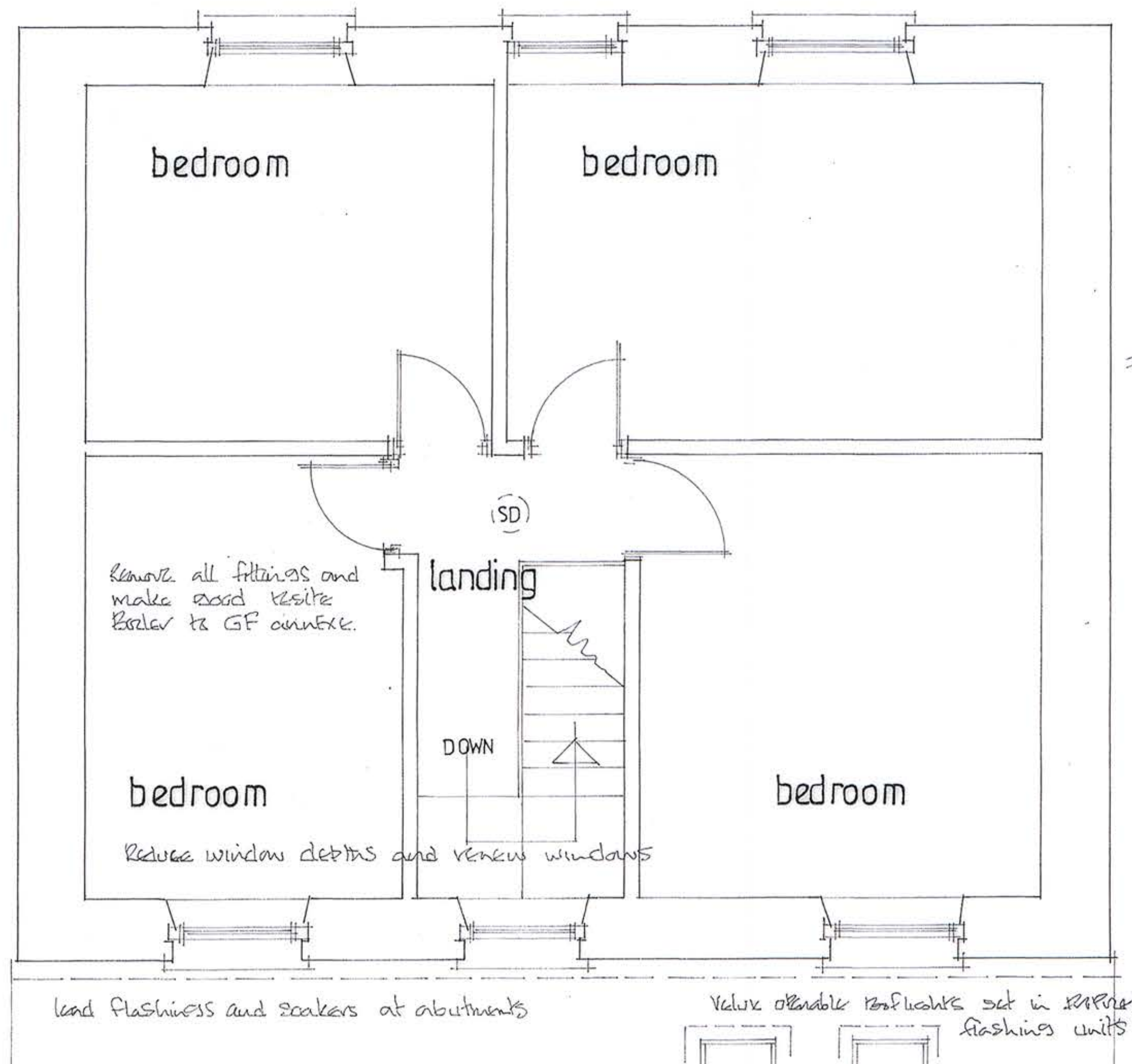
Back inlet gully

Back inlet gully

Foul MH's

existing soil drain (assumed)

To new stone filled soakaway.



Remove all fittings and make good resite Boiler to GF annexe

Reduce window depths and renew windows

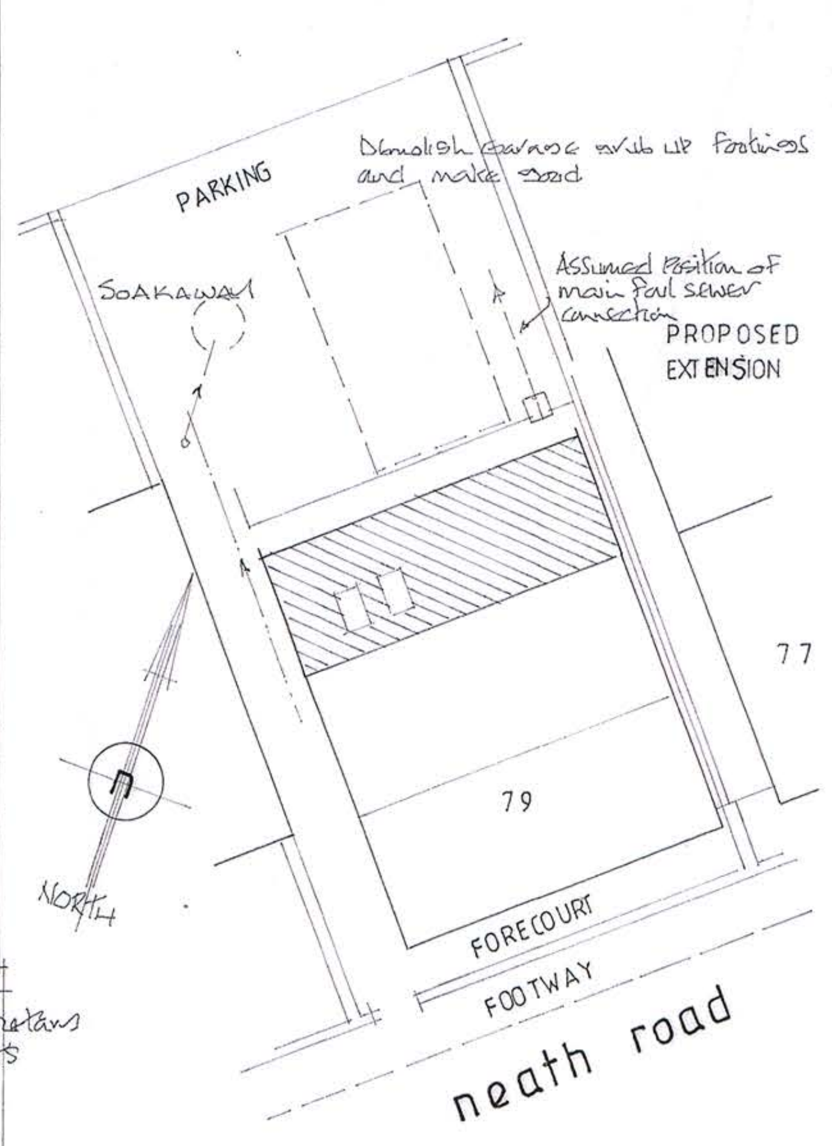
lead flashings and soakers at abutments

Velux openable Rooflights set in proprietary flashing units

PROPOSED FIRST FLOOR PLAN
1:50m

INTERNAL DRAINAGE

50mm Stainless steel easy clean waste to shower
40mm PVCu wastes to bath basins and sink units.
75mm deep seal traps to shower bath basin and sink units
Include for rodding access at elbows.
100mm PVCu waste to WC.
100mm dia soil and vent pipe boxed in ply faced duct with screwed joints. Fill voids with fibreglass sound proofing.



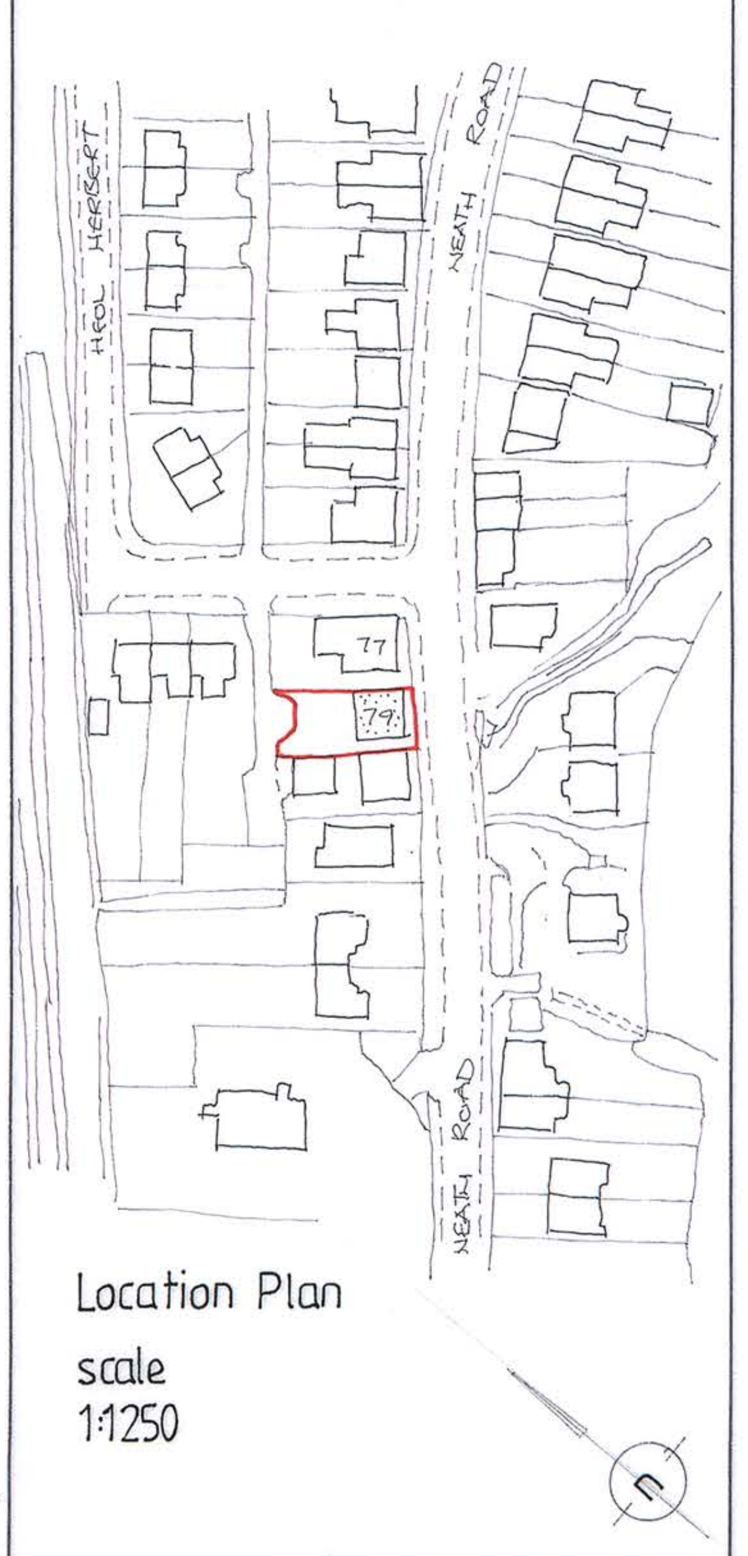
BLOCK PLAN scale 1:200m

Demolish garage grub up footings and make good

Assumed position of main foul sewer connection

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies
PVCu rainwater gutters and downpipes.
Build MHs in 225mm Class B engineering brickwork 600mm x 450mm internally with Grade B medium duty Cast Iron covers and frames.
100mm dia. PVCu soil pipes laid on chippings bed maximum Falls 1 in 8 minimum 1 in 40.
Connect foul wastes to existing main foul connection pipe at rear
~~Connect Rear~~ Surface water runoff to new stone filled soakaway sited in rear yard subject to porosity testing.



Location Plan
scale
1:1250

ROOF STRAPS

Strap roof/walls at 1.8m centres with M.S. anchors 30x5mm in cross section include for noggins over 3 No trusses at gables.

ROOF VENTILATION

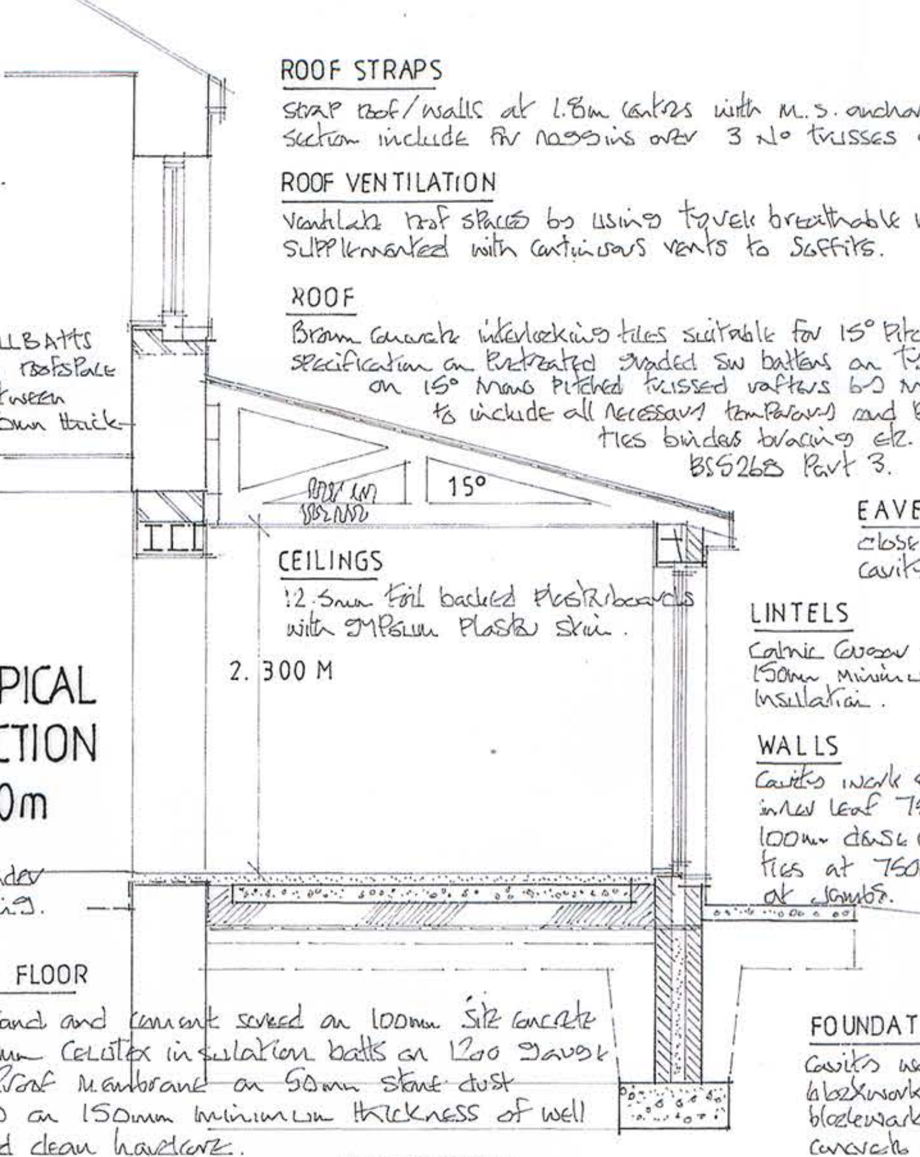
Ventilate roof spaces by using Tyvek breathable membrane as underlay supplemented with continuous vents to soffits.

ROOF

Brown concrete interlocking tiles suitable for 15° pitch laid to manufacturers specification on pretreated graded SW battens on Tyvek breathable membrane on 15° mono pitched trussed rafters by Mandberwood or similar to include all necessary temporary and permanent struts binders ties binders bracing etc. to comply fully with BS5268 Part 3.

ROOF INSULATION

300mm Rockwool Rollbatts to new and existing roofspace 150mm thick laid between ceilings ties with 150mm thick cross laid over.



TYPICAL SECTION
1:50m

lap DPM under existing.

CEILINGS

12.5mm foil backed plasterboards with gypsum plaster skim.

EAVES

Close cavities at eaves with proprietary cavity closure system.

LINTELS

Catnic Groover steel lintels over openings with end bearings of 150mm minimum DPC trays dwelled over voids filled with insulation.

WALLS

Cavity work external walls with 100mm dense concrete blockwork inner leaf 75mm Celotex insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf. Galvanised steel wall ties at 750mm centres horizontally 450mm c/c vertically 300mm at jambs.

DPC

Hyload damp proof course.

GROUND FLOOR

50mm sand and cement screed on 100mm site concrete on 150mm Celotex insulation batts on 1200 gauge Damp Proof Membrane on 50mm stone dust blinding on 150mm minimum thickness of well compacted clean hardcore.

FOUNDATION WALLS

Cavity work foundation walls with 100mm dense concrete blockwork inner leaf 125mm cavity 100mm dense concrete blockwork outer leaf. Backfill cavity with lean mix concrete up to DPM.

FOUNDATIONS

750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions minimum 750mm.

STEELWORK

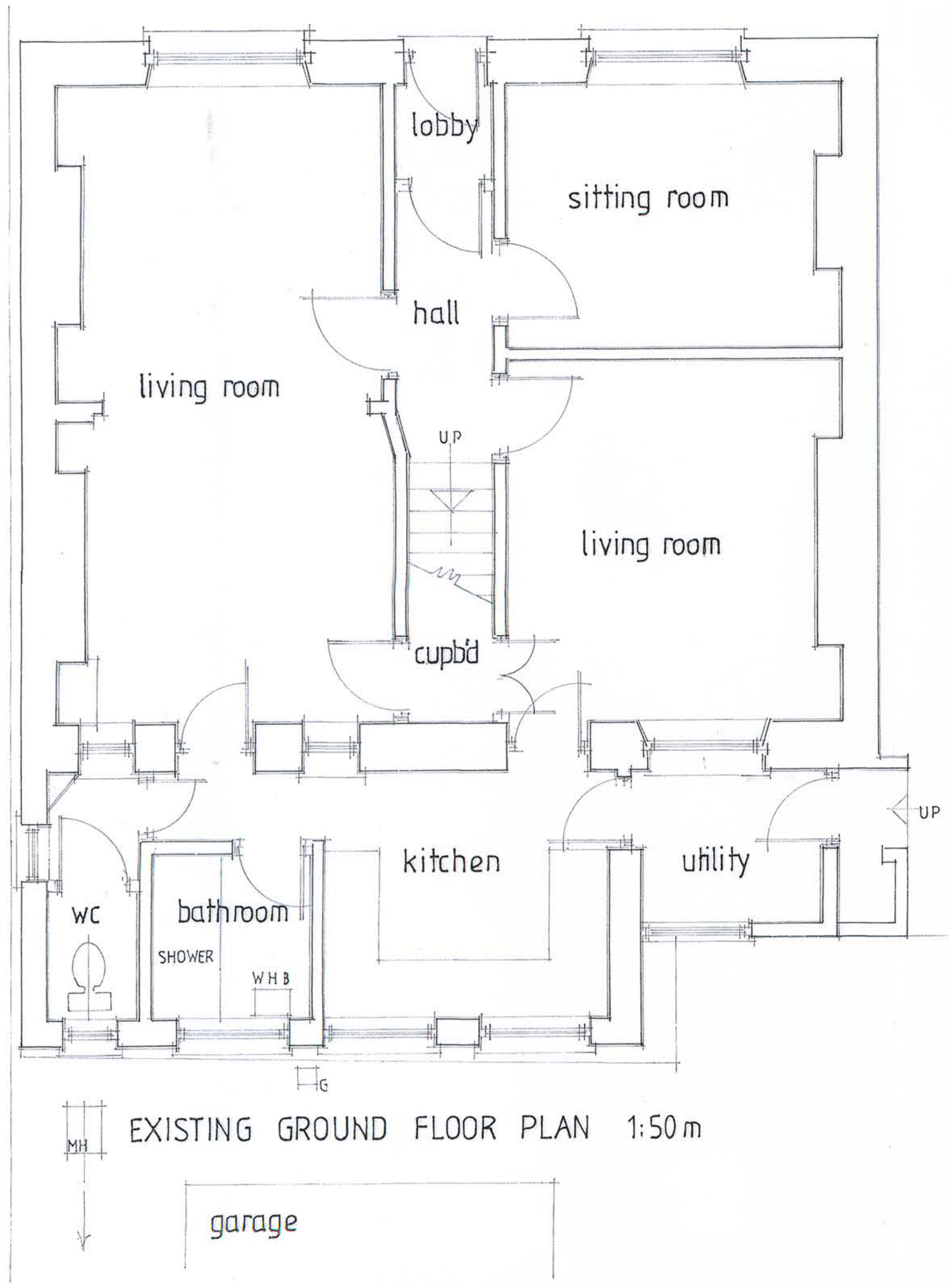
Steel Beam Design by St.Eng. boxed in with 2 layers of 12.5mm plasterboards with lapped taped and sealed joints.

BRIEF ELECTRICS

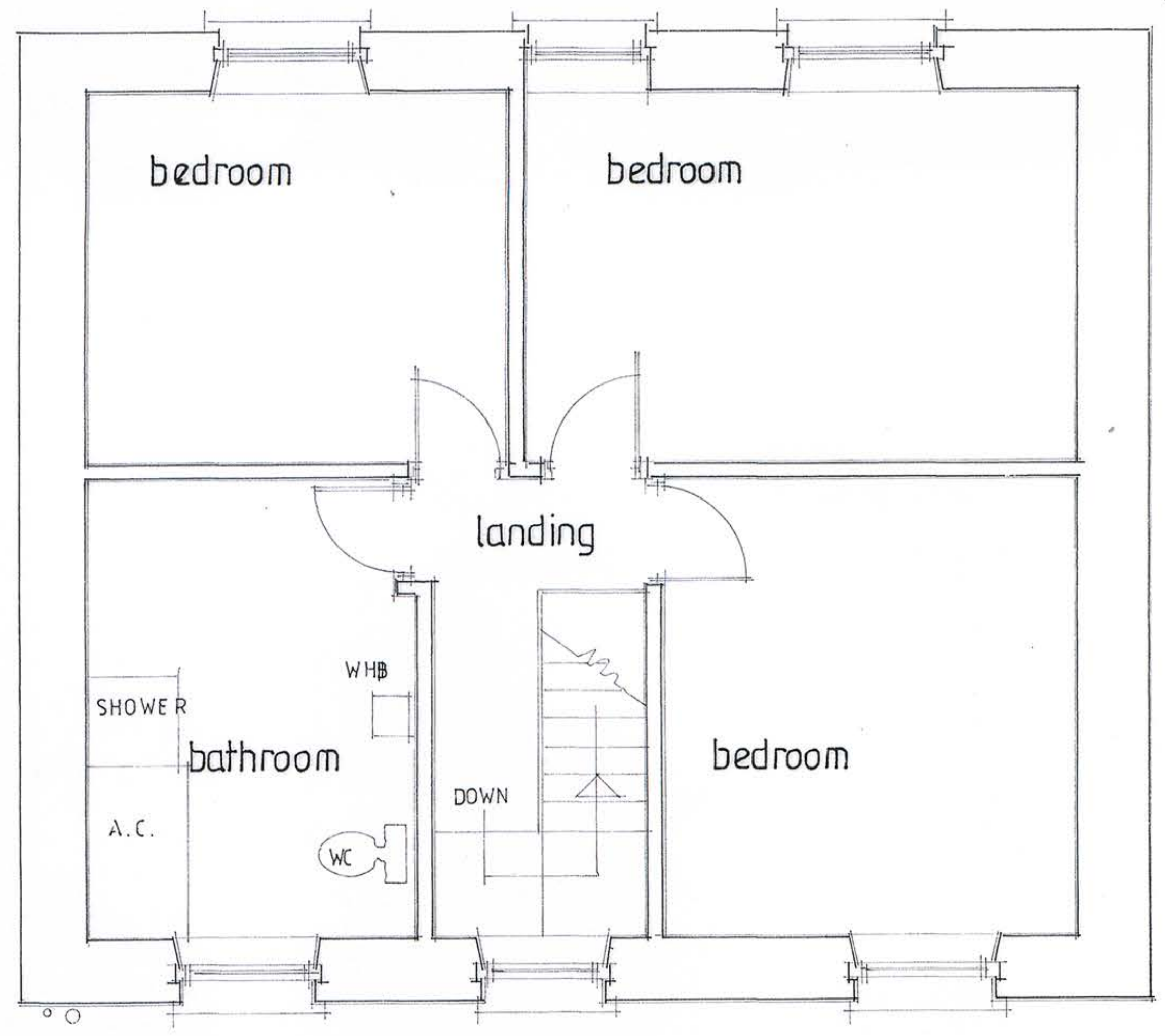
All new electrical works are to be carried out under the Competent Persons Scheme
Supply and fix 2 No mains operated mechanical smoke detector alarms interconnected and each with battery backup.
Supply fix mains operated low voltage mechanical extract fan to Bathroom Expelair GX6 or similar approved giving 15 lit/sec. output.
Supply fix mains operated mechanical extract fan to Kitchen Expelair GX6 or similar approved giving 60 lit/sec. output.
All new lighting points are to be capable of running low energy lighting only.
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.

NOTE

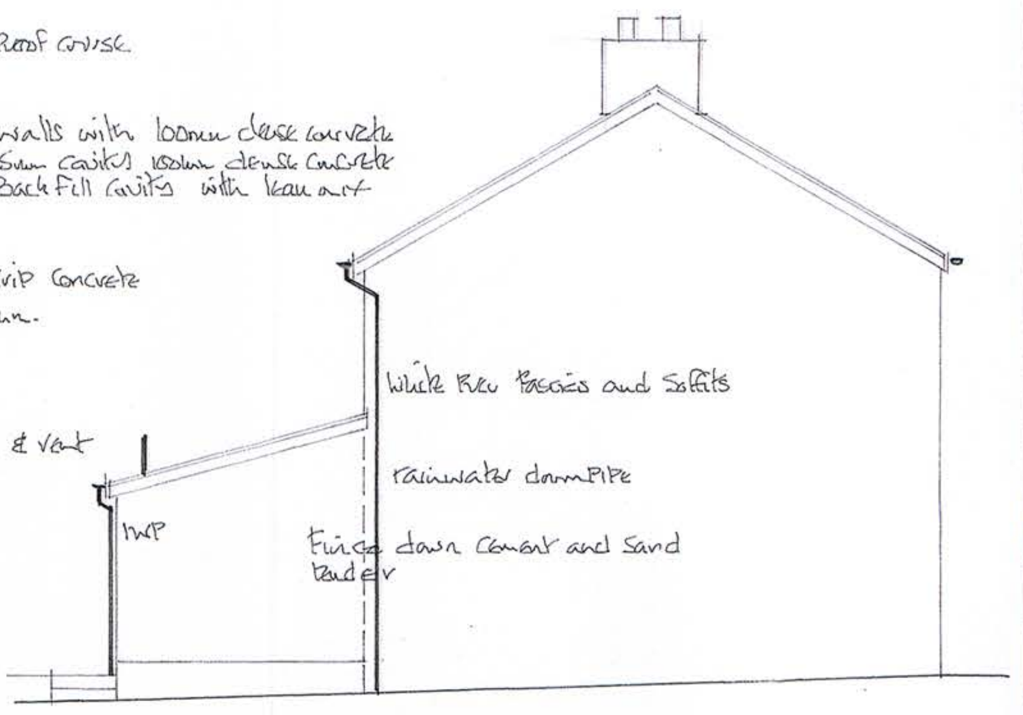
Final foundation / floor design to be determined by inspection of excavations by approved personnel



EXISTING GROUND FLOOR PLAN 1:50m



EXISTING FIRST FLOOR

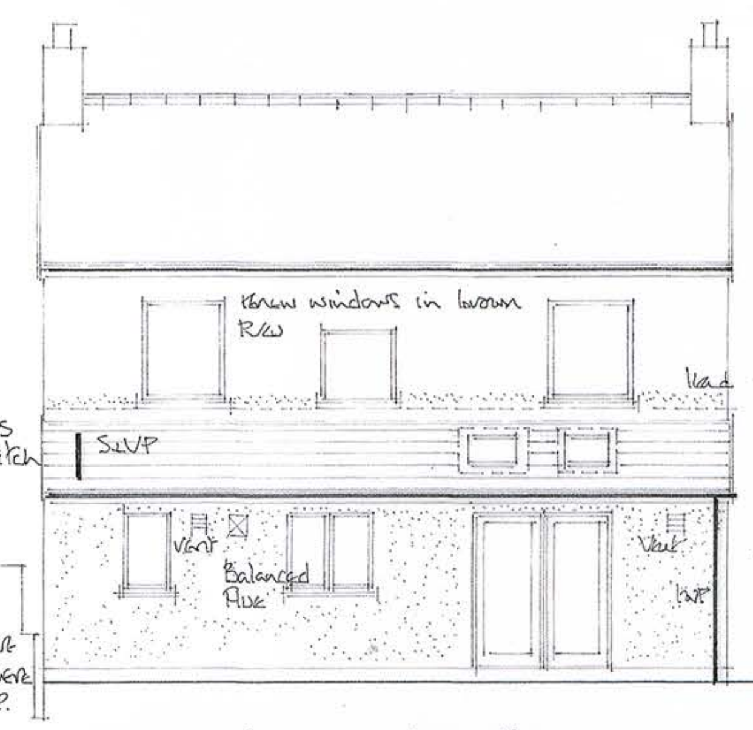


White PVCu fascias and soffits

rainwater downpipe

Finish down cement and sand render

proposed side elevation sw



Renew windows in brown PVCu

lead flashings at abutments

Brown concrete tiles suitable for 15° pitch

Finish down c/s render

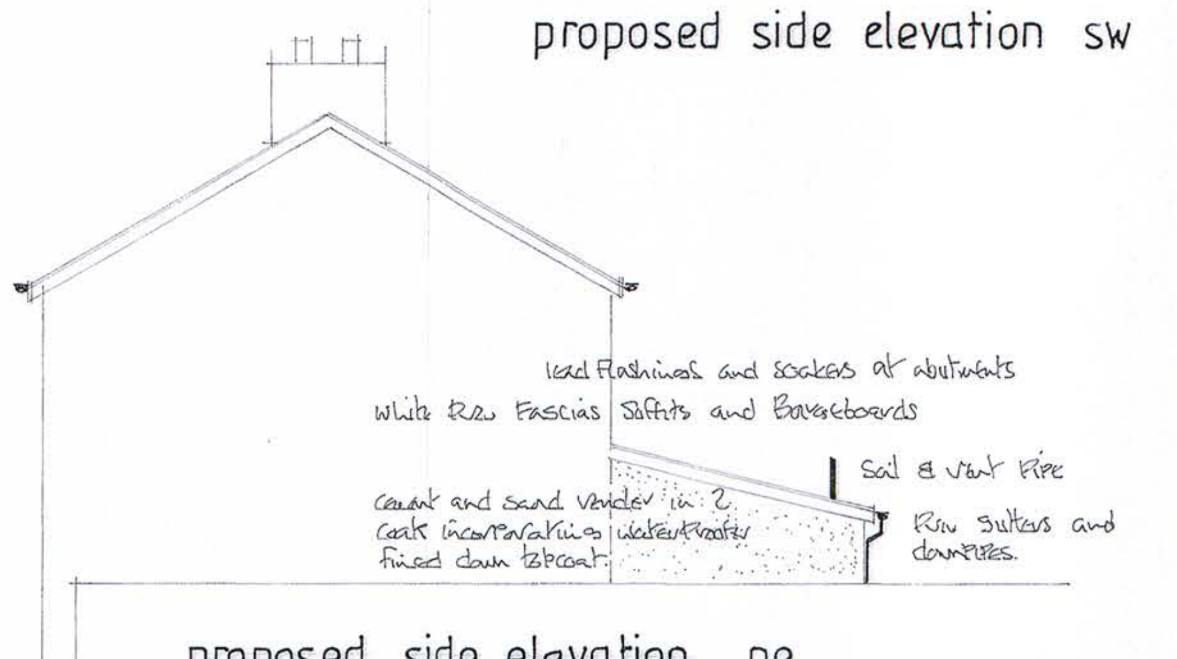
White PVCu fascias + soffits

PVCu rainwater goods

proposed rear elevation

WINDOWS

Brown PVCu framed double glazed units with trickle vent systems 8000mm² when serving habitable rooms 4000mm² elsewhere. Use low E glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjacent finished floor level (1.5m in doors) use toughened safety glass to BS6206.
Bedroom windows are to have opening lights giving a clear 800 x 450mm opening as secondary means of escape.


lead flashings and soakers at abutments

White PVCu Fascias Soffits and Bargeboards

Cement and sand render in 2 coats incorporating waterproofer finish down topcoat.

Soil & vent pipe

PVCu gutters and downpipes.

proposed side elevation ne

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

A	Date	Revisions

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RICS

Client
Mrs. Dionne Price.

Job Title
Proposed Single Storey Extension at Rear

Drawing Title
79, Neath Road,
Resolven,
NEATH,
SA11 4AN.

Scale 1:50 1:100 1:200 1:1250

Date 21.02.2020 **Drawn by**

Drg. No. 2717 R **Rev.**

DS 342

594 x 841mm A1