

Description of Proposed external materials:-

RED CLAY FACE BLK UNDER
FDR

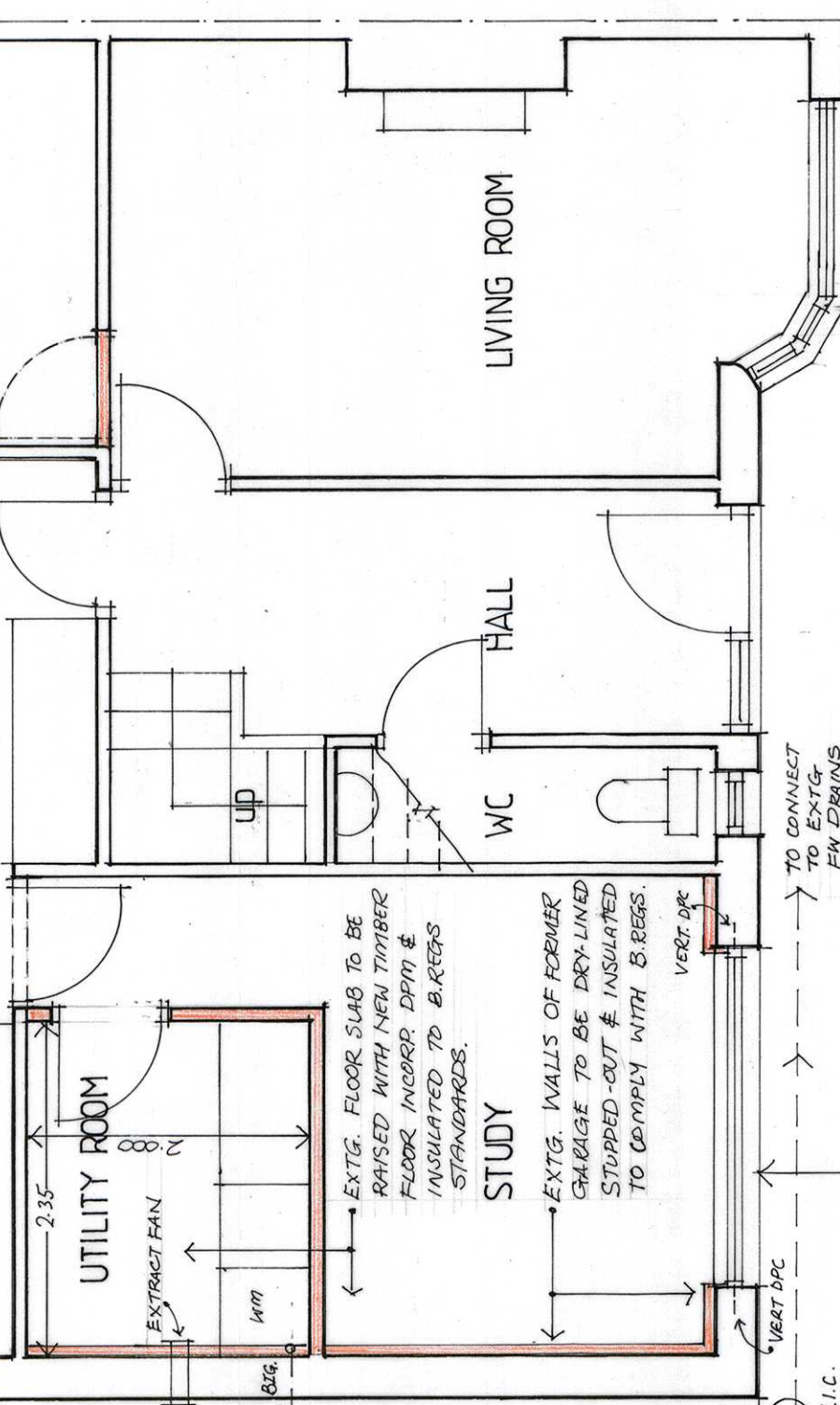
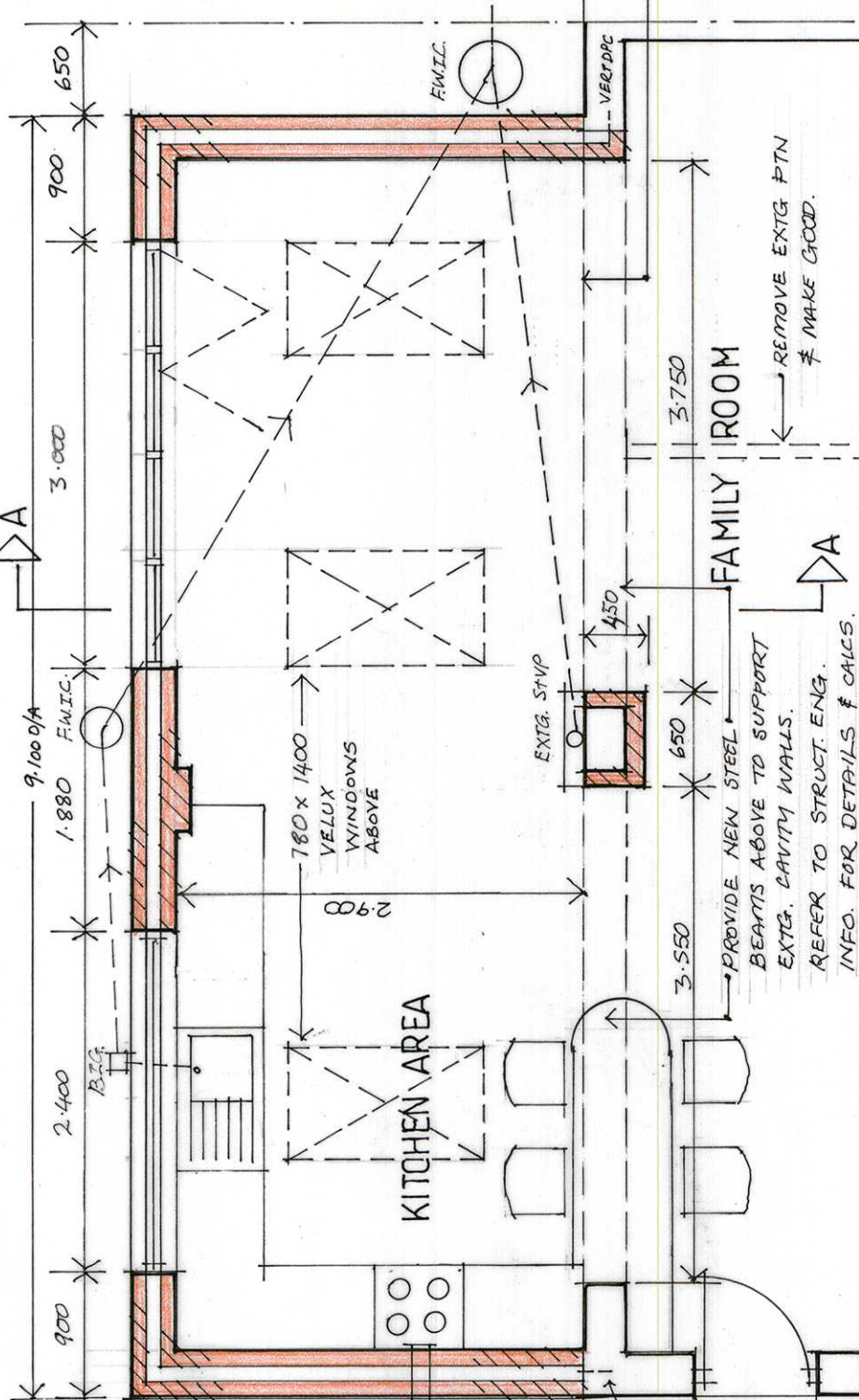
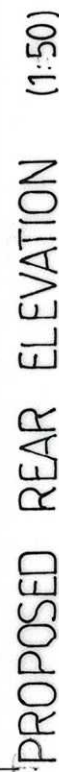
E		
D		
C		
B		
A		
	Date	Revisions

PLEASE NOTE: ANY EXTB. OVERFLOW PIPES, ETC
ON EXTB. SUMP & BOYED-IN

PROPOSED REAR EXTENSION TO
223, WESTERN AVENUE, SANDFIELDS,
PORT TALBOT, SA12 7NE.

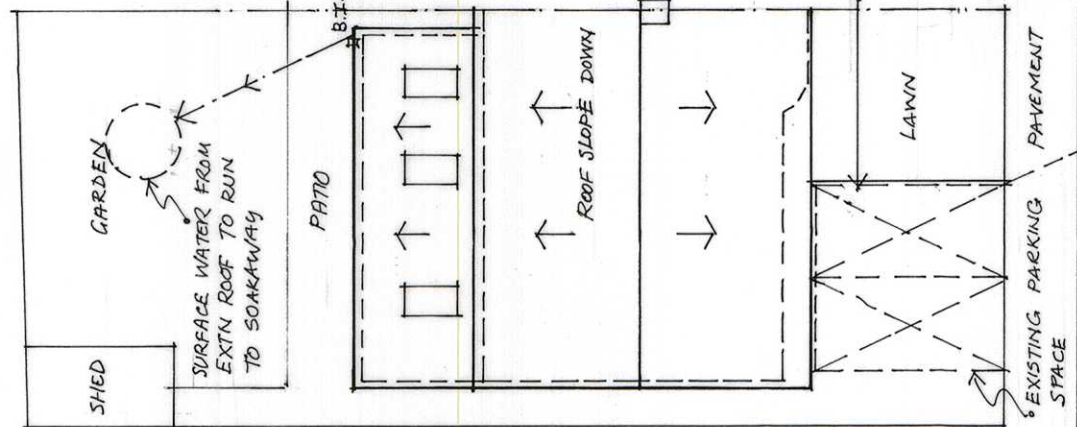
EXISTING & PROPOSED
PLANS, ELEVATIONS
& SECTION.

Rev.	A. 01.
Drg. No.	

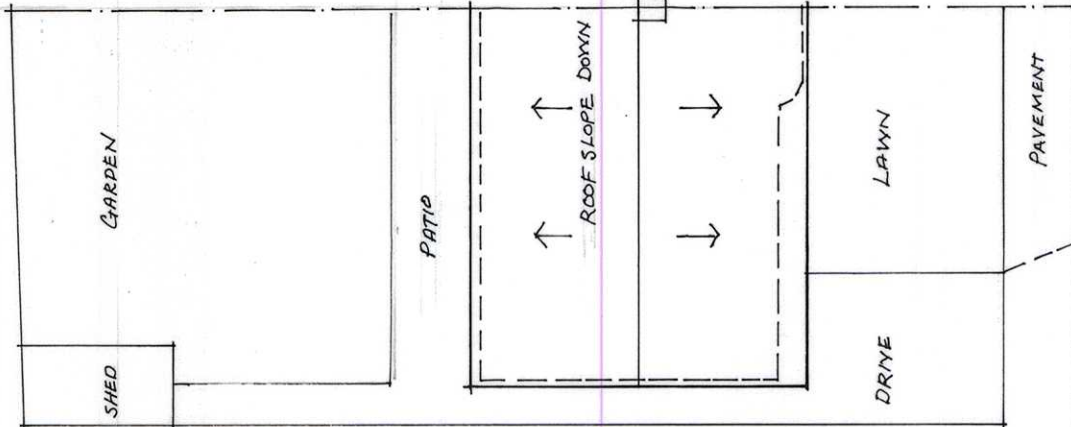


PROPOSED GROUND FLOOR PLAN (1:50)

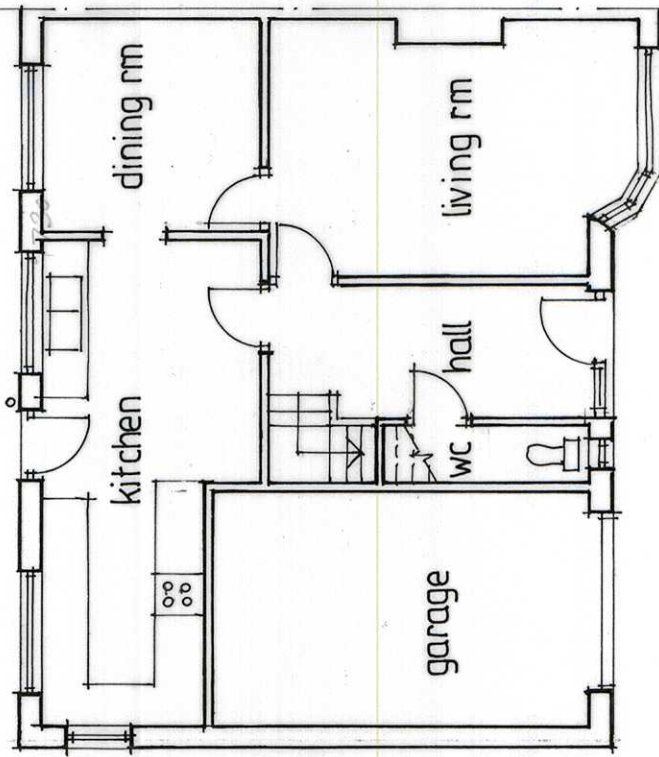
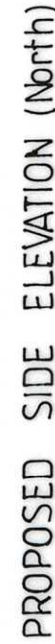
REMOVE GARAGE DOOR & REPLACE WITH
D/G UPVC WINDOW WITH CAVITY WALL
BELOW ON EXIST. FDN. (SPEC FOR
WALL AS FOR EXTENSION).



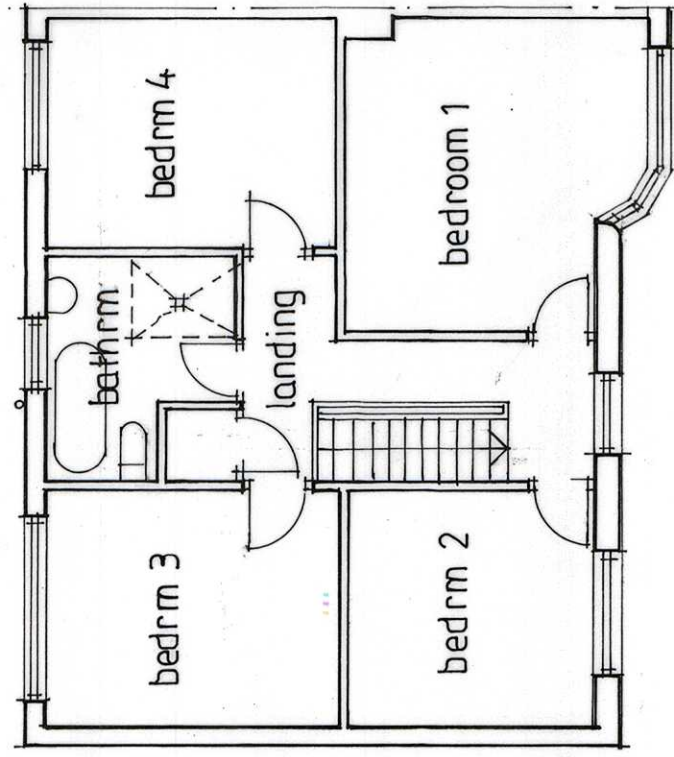
PROPOSED ROOF & SITE PLAN
(1:200)



EXISTING ROOF & SITE PLAN



EXISTING GROUND FLOOR PLAN
(1:100)



EXISTING FIRST FLOOR PLAN

External Walls: 100mm thick concrete block outer skin to match the existing house with 130mm cavity with 75mm Celotex®, or similar approved (Polysiocyanurate cavity batts) fixed using plastic retaining clips to 275 wide s/s Anchon wall ties @600mm, horiz., and 450mm vertical staggered centres. With 100mm, dense conc. block inner skin with 12.5mm plasterboard dry lining and thistle plaster skin finish. To achieve a 'U' Value of 0.21 W/M2K. Provide lean-mix fill to bottom of cavity.

(Drainage Fault)- internal drainages to consist of plastic pipework with diameters complying with the build. Regs. All fittings to have 75mm, deep sealed and anti-siphonic traps with rodding access. Exg. 100mm dia. &XVP to pass thru' roof using lead flashing and coaslers to discharge to new drain runs to connect to extg. drains. New drains to be 100mm pvcu laid to min fall of 1:40 and bed in granular fill surround. New manholes (inspection chambers) to be proprietary plastic by Hunter or similar.

Drainage (Surface Water):- 100mm. dia. PVCU pipe laid to 1:150 falls and bed in granular fill surround. Rain water down pipes to discharge to drains via back inlet gulleys, and run to soakaway in garden.

Rain water goods:-Brown upvc 100mm half round gutters and 65mm dia. downpipes.

D.P.C.: Provide horizontal d.p.c., at 150mm above external ground level, with radon D.P.M., lapped under the d.p.c. Also provide proprietary insulated cavity closures at window and door jamb propositions. Provide vertical d.p.c.'s where new extension walls abut existing walls. Also use stainless steel "Fir fix" crocodile ties to tie new walls to the existing. Extend radon resistant dpm across cavity to form sealed step d.p.c.

Floor Construction: 50mm concrete screed with lightweight mesh reinforcement on radon dpm., on 150mm Celotex Floor Insulation or similar which exceeds the required 'U' Value of 0.18W/M2K.

Foundations: Provide Reinforced concrete Slab Raft foundation 300mm thick (to Engineers design) on dpm 25mm blinding on 200mm thick compacted hardcore

Windows/Doors :- White UPVC double glazed units. Include 'K' glass and include safety glass in appropriate locations. For windows= 'U'Value of 1.6 W/M2K and for doors='U'Value of 1.8W/M2K.

Natural Ventilation: - All habitable rooms to have operable windows with a minimum of 1/20th. Of the area of the room. Windows to be fitted with trickle vents:- 8,000mm² for habitable rooms and 4,000mm² elsewhere.

Mechanical Ventilation:- Kitchen to have mechanical extractor with a rating of 60L/sec. Utility room and shower room/wc to have mech. Extractor rated at 15L/sec.

Electrical Installation :- The electrical installation is to be in accordance with the I.E.E., Regulations and relevant British Standards. The Installation is to include Mains operated (with battery back-up) smoke detectors. All sockets and switches are to be within 450mm and 1200mm off finished floor level. Provide energy efficient fittings in accordance with the Building Regulations.

General Notes:-

1. All figured dimensions to be checked on site.
2. All components, materials and proprietary items shall be installed in accordance with manufacturer's instructions.
3. All work shall comply with the Building Regulations.
4. All existing drainage and service positions to be confirmed on site prior to starting work.
5. All timber used shall be treated, kiln dried and stress graded.