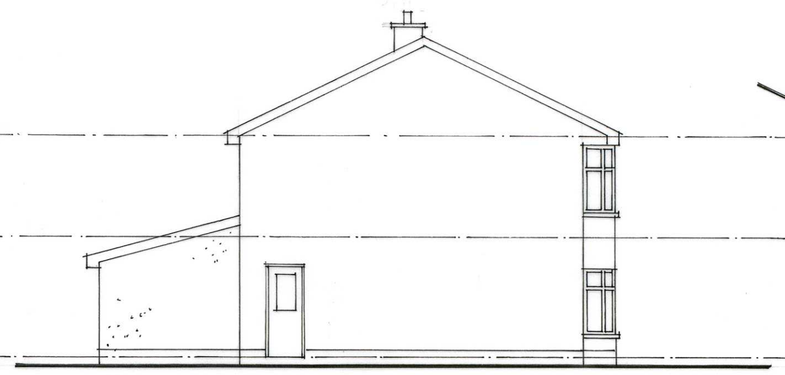
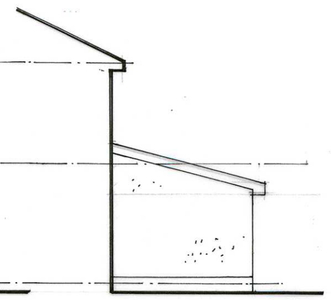
NOTES:
All dimensions must be checked on site and not scaled from this drawing.



PROPOSED FRONT ELEVATION (1:100)



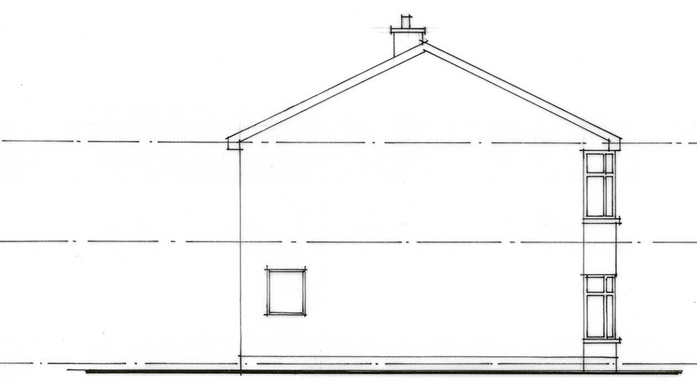
PROPOSED SIDE ELEVATION (North)



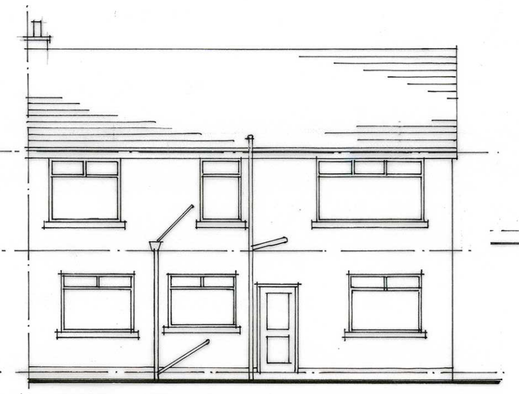
PROPOSED SIDE ELEVATION (South)



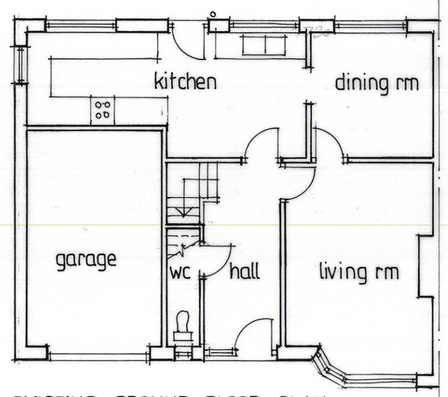
EXISTING FRONT ELEVATION (1:100)



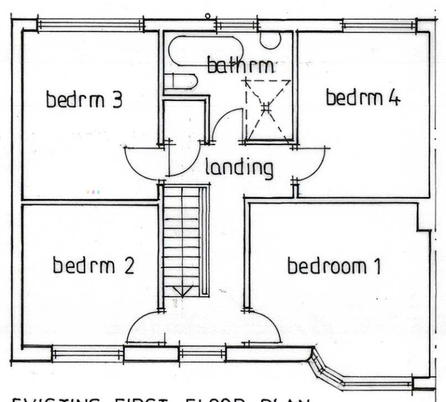
EXISTING SIDE ELEVATION



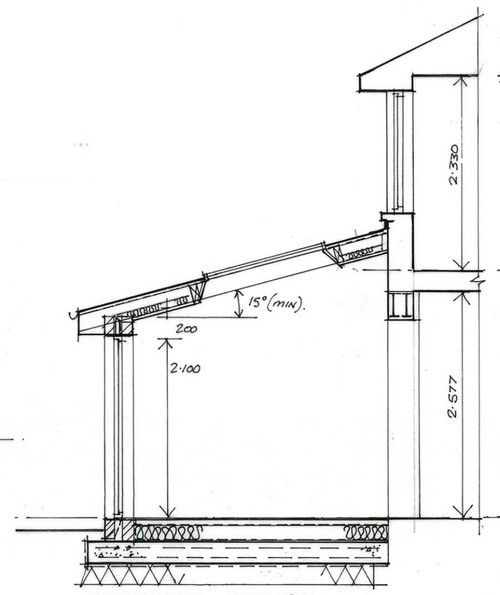
EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN (1:100)



EXISTING FIRST FLOOR PLAN



PROPOSED SECTION A-A

Specification Notes.

Roof Covering:- Marley (low pitch 15 degrees) concrete interlocking tile roof covering (colour to match extg. roof). Fixed to 50x25 treated sw battens on breathable roofing felt. With 25x50 counter battens on superfoil (SF40) fixed to Rafters .

Roof Structure:- 50x200 sw rafters @ 400 centres, fixed to sw ridge and birdsmouthed onto wallplate at eaves via galv. Steel truss clips. 50x100 treated sw Wall plate at eaves to be fixed to top of wall and secured with L shaped 5x30x1200 galv. steel straps at 2.0m centres,(and similarly at 1.8m centres at verge.)

Roof Insulation:- Provide 70mm Cellotex or similar roof insulation boards tightly fitted between rafters, in combination with the above construction including superfoil achieves a min 'U'Value of 0.16 W/M2K

Ceilings;- 12.5mm thick vapour check plasterboard fixed to underside of rafters with thistle plaster skim finish. Provide all necessary noggings.

Lintols ;- Provide galv. steel lintols as Keystone , or similar approved, over all new openings, with min. end bearing of 225mm.

External Walls:- 100mm thick concrete block outer skin to match the existing house with 130mm cavity with 75mm Cellotex., or similar approved (Polyisocyanurate 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 skim finish. To achieve a 'U' Value of 0.21 W/M2K. Provide lean-mix fill to bottom of cavity.

Drainage (Foul):- Internal drainage to consist of plastic pipework with diameters complying with the build. Regs. All fittings to have 75mm. deep sealed and anti-syphonic traps with rodding access. Extg. 100mm dia. S&VP to pass thro' roof using lead flashing and soakers 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 dpc., at 150mm above external ground Level, with radon D.P.M., lapped under the dpc. Also provide proprietary insulated cavity closures at window and door jamb positions. Provide vertical dpc's where new extension walls abutt 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 dpc.

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

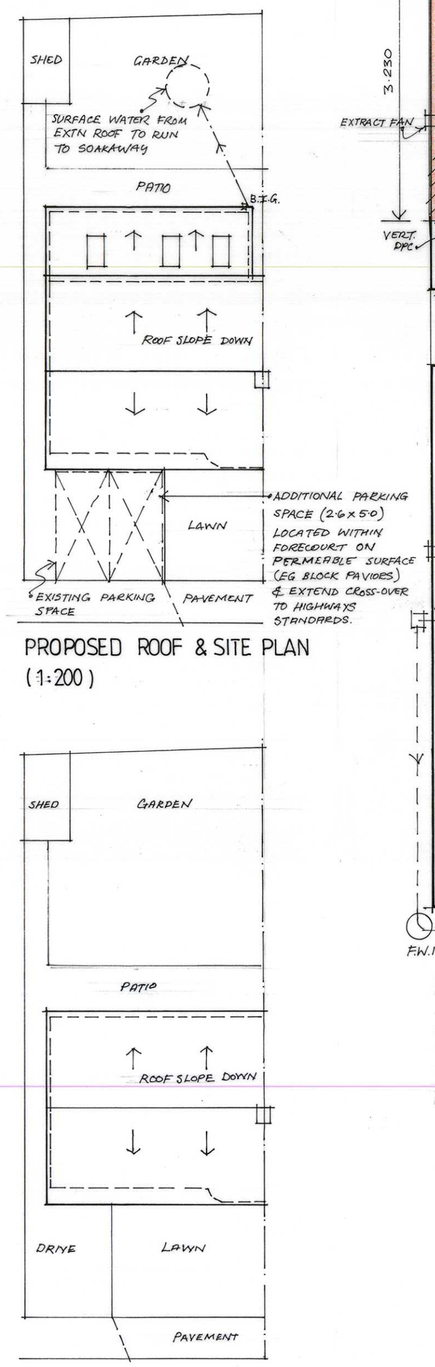
Foundations: Provide Reinforced concrete Slab Raft foundation 300m thick (to Engineers design) on dpm on 25mm blinding on 200mm thick compacted hardcore.

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 openable windows with a minimum of 1/20th. Of the area of the room. All 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.

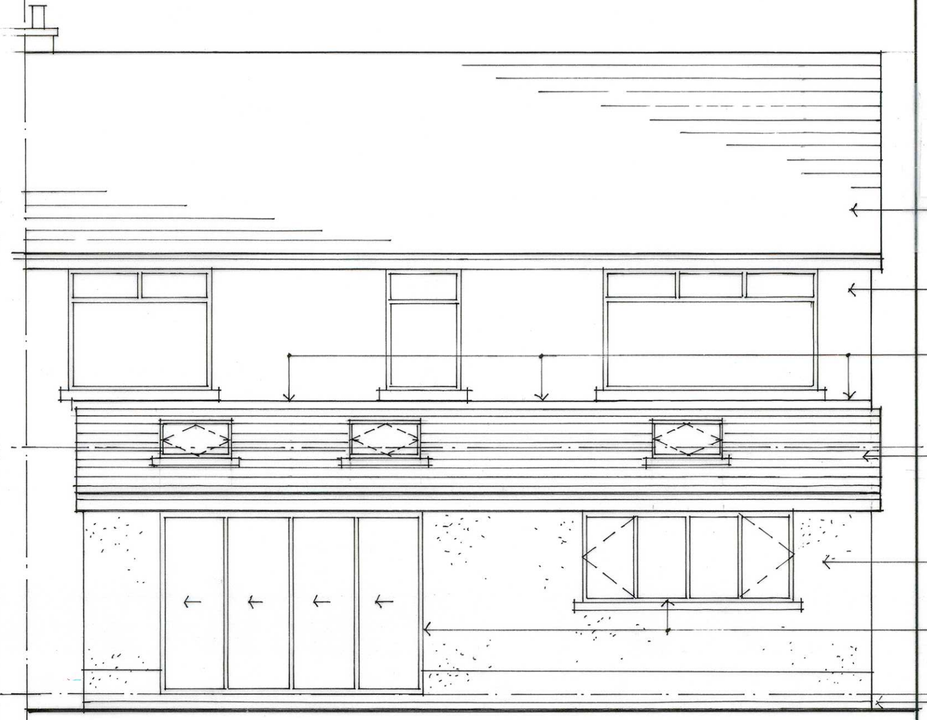
General Notes:-

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.



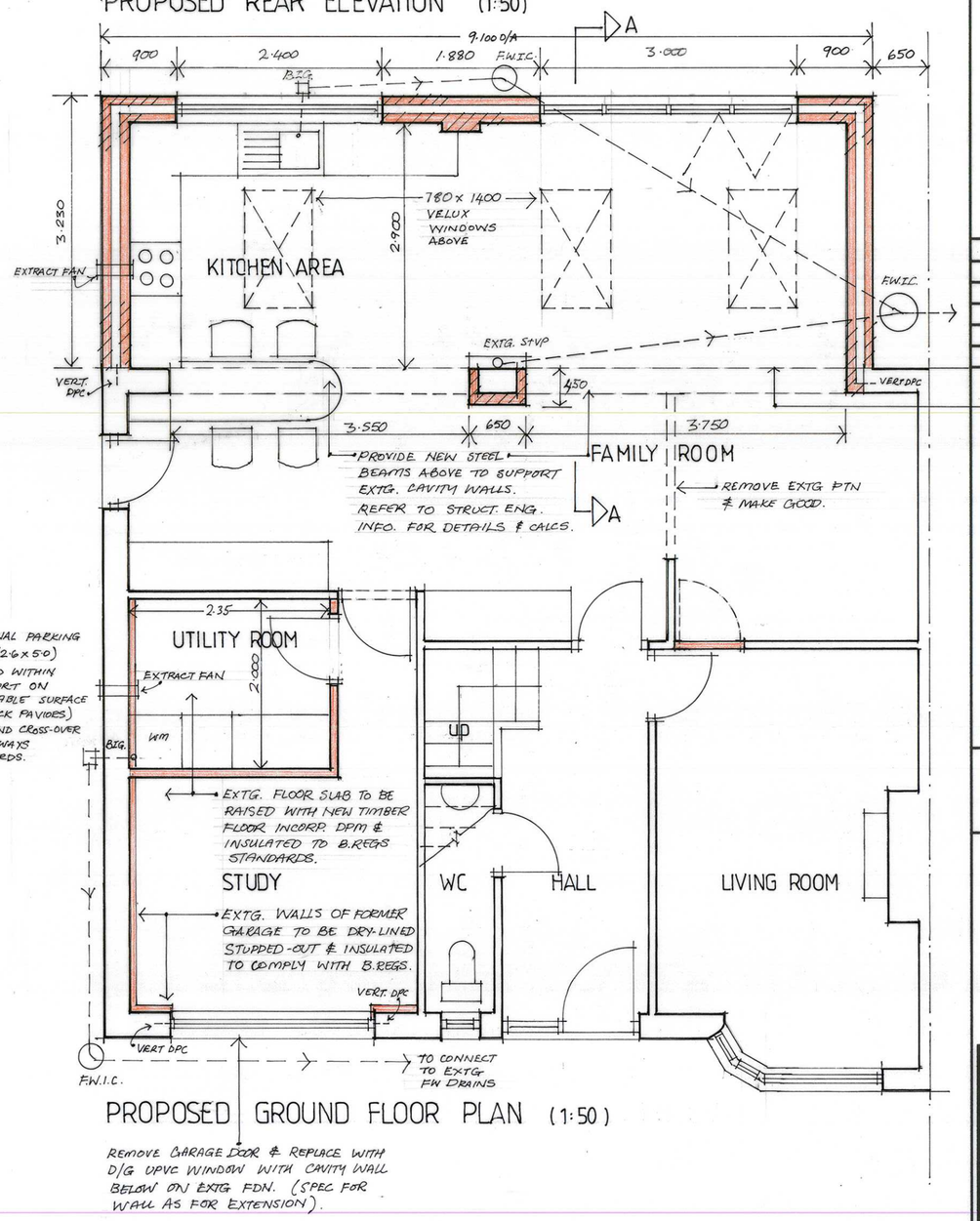
PROPOSED ROOF & SITE PLAN (1:200)

EXISTING ROOF & SITE PLAN



PROPOSED REAR ELEVATION (1:50)

- EXTG. BROWN CONC. ROOF TILES
- BROWN UPVC FASCIA, SOFFIT & RWG
- PROVIDE CAVITY TRAYS & LEAD FLASHINGS TO ROOF JUNCTION (WITH WEEP VENTS).
- BROWN CONC. INTERLOCKING TILES AS MARLEY MENDIP (OR SIMILAR APPROVED LOW PITCH ROOF TILES).
- PEBBLE DASH RENDER TO MATCH EXTG.
- BROWN UPVC WINDOWS WITH BROWN ALUM. BI-FOLD DOORS
- RED CLAY FACE BLKK CAVITY DPC.



PROPOSED GROUND FLOOR PLAN (1:50)

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

Description of Proposed external materials:-

- EXTG. BROWN CONC. ROOF TILES
- BROWN UPVC FASCIA, SOFFIT & RWG
- PROVIDE CAVITY TRAYS & LEAD FLASHINGS TO ROOF JUNCTION (WITH WEEP VENTS).
- BROWN CONC. INTERLOCKING TILES AS MARLEY MENDIP (OR SIMILAR APPROVED LOW PITCH ROOF TILES).
- PEBBLE DASH RENDER TO MATCH EXTG.
- BROWN UPVC WINDOWS WITH BROWN ALUM. BI-FOLD DOORS
- RED CLAY FACE BLKK CAVITY DPC.

E		
D		
C		
B		
A		
	Date	Revisions

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- PLEASE NOTE: RAIN EXTG. OVERFLOW PIPES, ETC ON OUTSIDE WALL SHALL BE DIVERTED TO EXTG S+VP & BOXED-IN.

Client
Mr & Mrs.N. Edwards.

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

Drawing Title
EXISTING & PROPOSED PLANS, ELEVATIONS & SECTION.

Scale 1:50, 1:100 + 1:200

Date 16. 3. 2020.

Drg. No.	Rev.
A. 01.	

PENNINE 553104

594 x 841mm A1