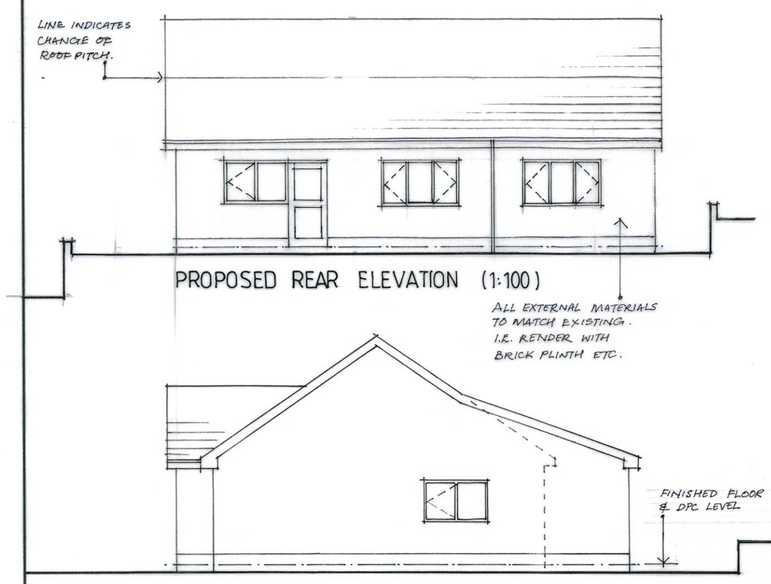
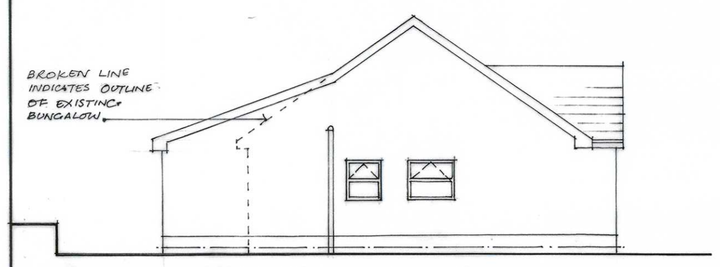
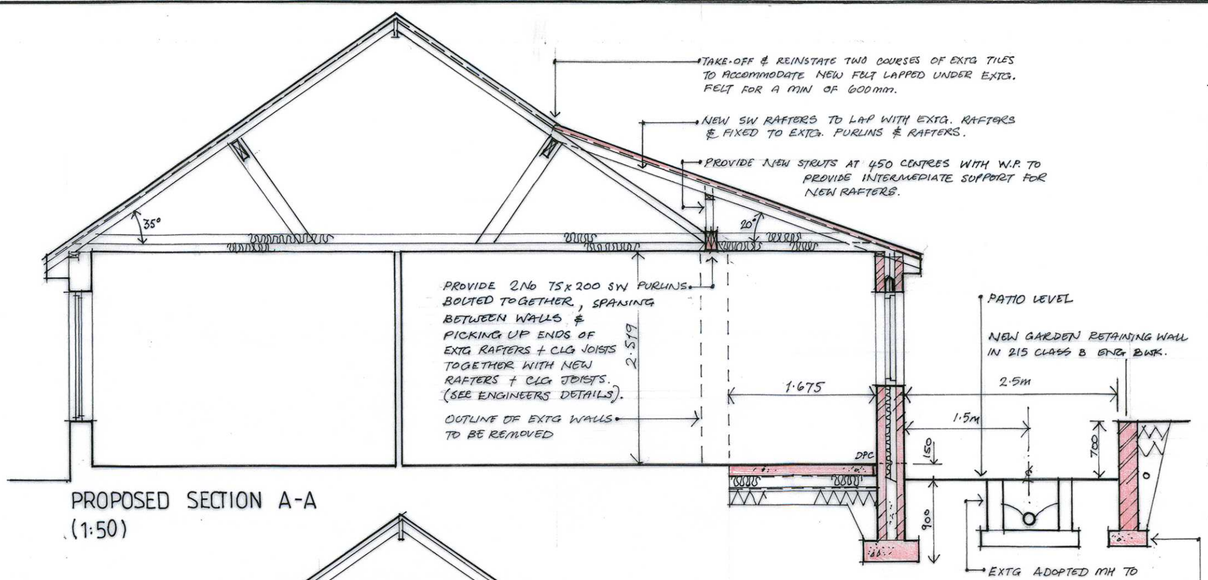


PROPOSED REAR ELEVATION (1:100)

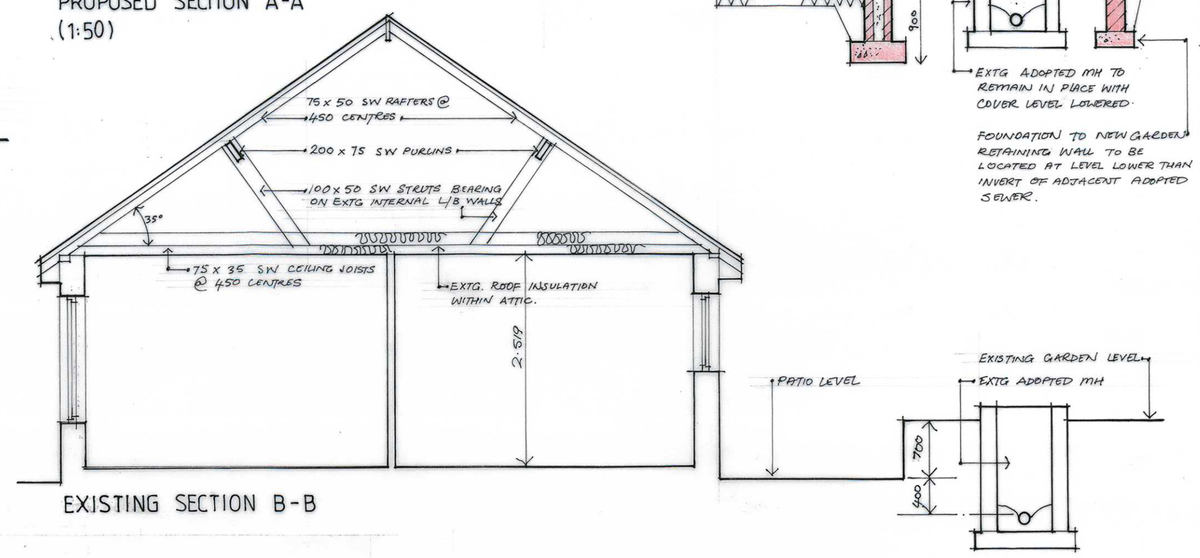
PROPOSED SIDE ELEVATION (West)



PROPOSED SIDE ELEVATION (East)

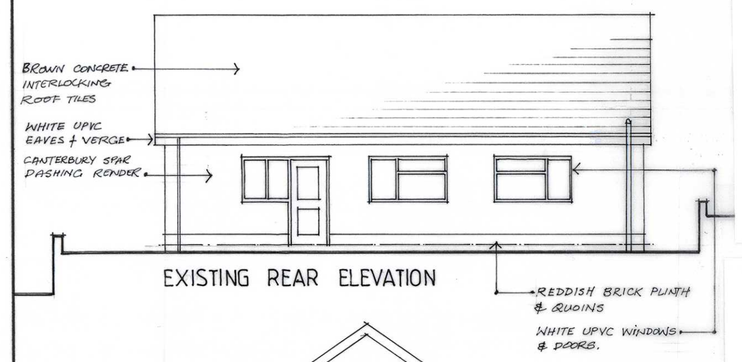


PROPOSED SECTION A-A (1:50)

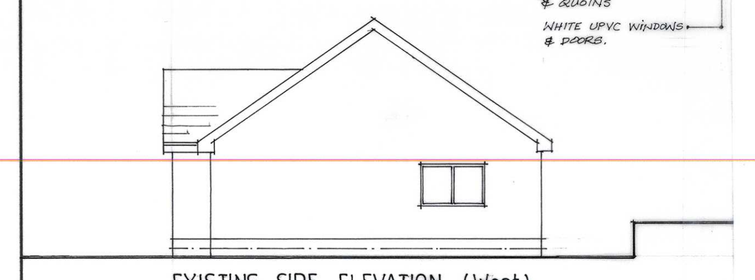


EXISTING SECTION B-B

EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION (West)

EXISTING SIDE ELEVATION (East)

Specification Notes.

Roof Covering:- Marley smooth concrete interlocking tile roof covering (to match extg. roof). Fixed to 50x25 treated sw battens on breathable roofing felt fixed to Rafters . Provide all necessary clips and fixings.

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. Also provide wall plates bolted to the existing walls. Provide steel straps at 2.0m centres,(and similarly at 1.8m centres at verge.) Also provide 50x150 sw ceiling joists lapped with rafters and also fixed to wall plates.

Roof Insulation:- Provide 250mm of Earthwool quilt roof insulation in 2 layers, the first laid between ceiling joists, the second laid at right angles across the top to achieve a min 'U'Value of 0.16 W/M2K

Ceilings;- 12.5mm thick plasterboard fixed to underside of ceiling joists 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, rendered to match the existing house, with 130mm cavity with 75mm Cellotex., or similar approved. (Polyisocyanurate cavity batts) fixed using plastic retaining clips to 250 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.

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, with 25mm check rebates to openings. 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: Power floated 125 mm concrete slab with lightweight mesh reinforcement on radon dpm., on 100mm Cellotex Floor Insulation or similar with a 'U' Value of 0.18W/M2K. On stone dust blinding on 200mm thick compacted hardcore.

Foundations: Provide 600 wide x 250 thick concrete strip foundation, bearing on solid ground to BCO approval.

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 have night vent latches and locks.

Mechanical Ventilation:- Kitchen to have mechanical extractor with a rating of 60L/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.

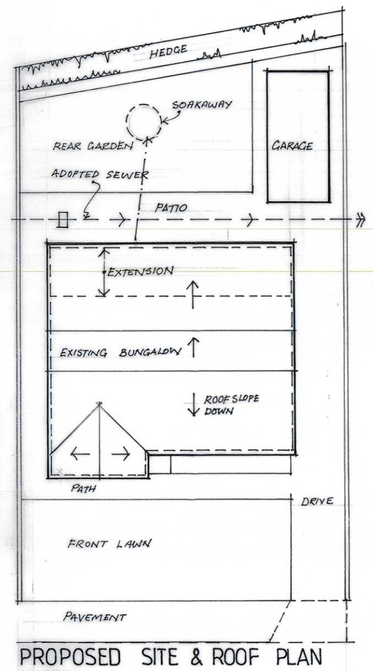
Drainage (Foul):- Internal drainage to consist of plastic pipework with diameters complying with the build. Regs. All fittings to have 75mm. deep sealed and anti-syphonic traps with rodding acces. New drains to be 100mm pvcu laid to min fall of 1:40 and bed in granular fill surround, and connect to the existing drainage system.

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.

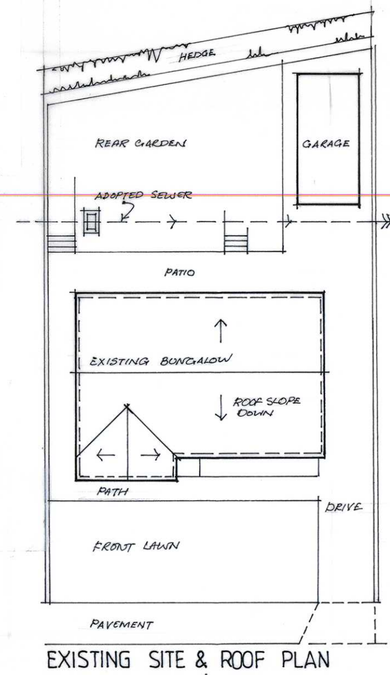
Rain water goods:-White upvc 100mm half round gutters and 65mm dia. downpipes.

General Notes:-

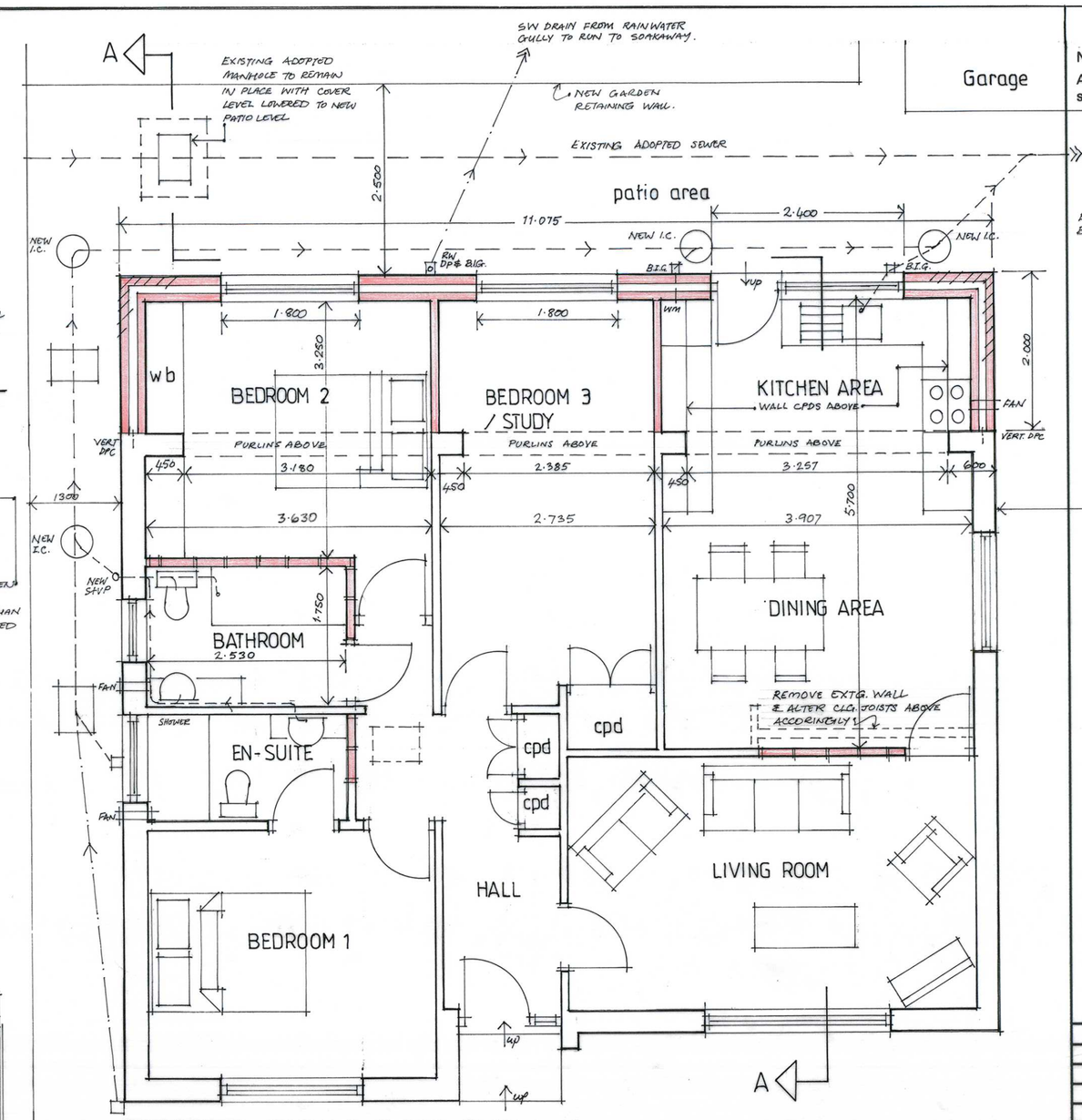
1. All figured dimensions to be checked on site.
2. All components, materials and proprietary items shall be installed in accordance with manufacturer's instructions.
3. All work shall comply with the Building Regulations.
4. All existing drainage and service positions to be confirmed on site.
5. All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



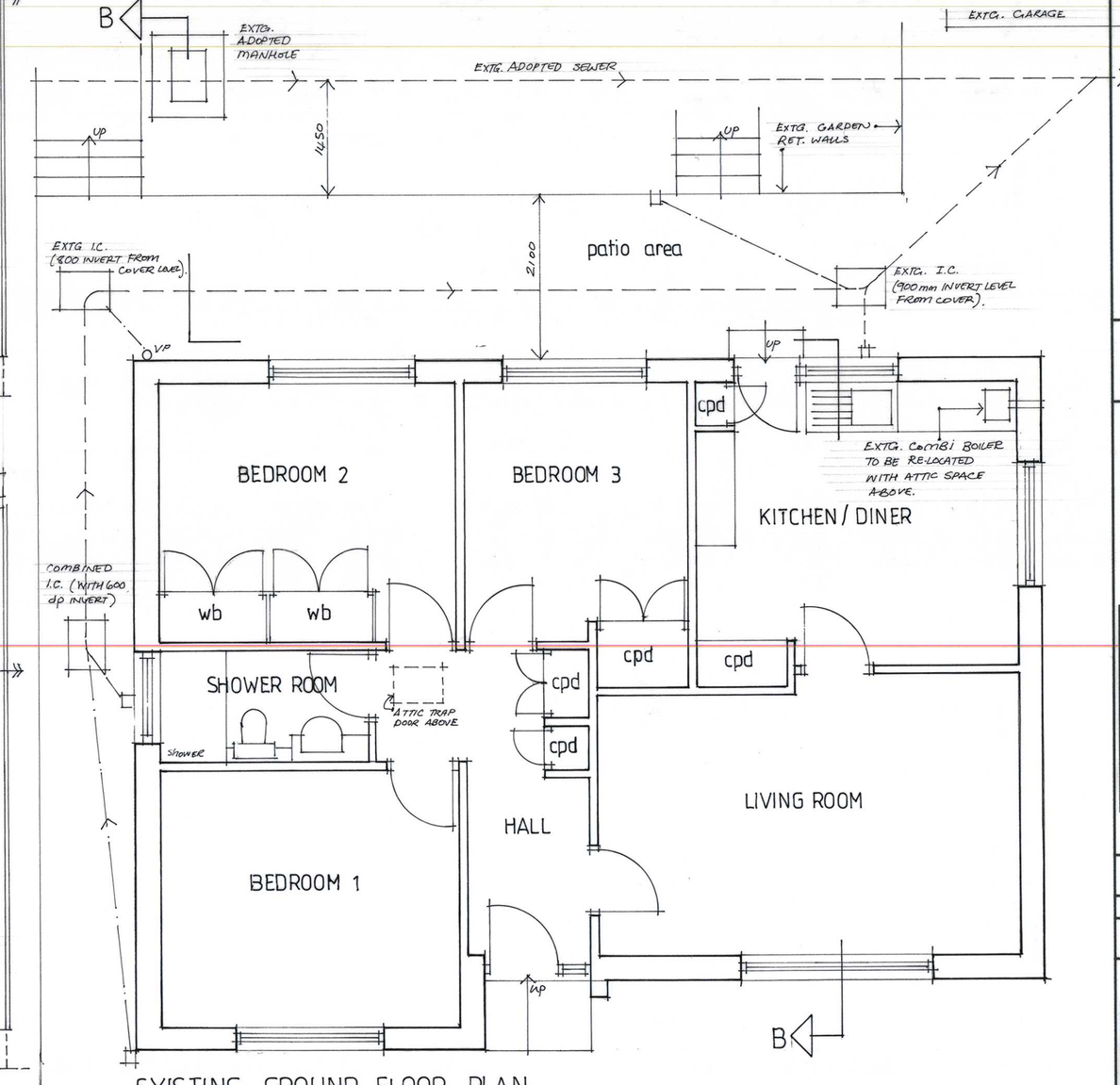
PROPOSED SITE & ROOF PLAN (1:200)



EXISTING SITE & ROOF PLAN



PROPOSED GROUND FLOOR PLAN (1:50)



EXISTING GROUND FLOOR PLAN

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

E		
D		
C		
B		
A		
	Date	Revisions

© copyright

Client
MR & MRS M. THOMAS

Job Title
PROPOSED REAR EXTENSION TO 15 AFAN VALLEY CLOSE, CIMLA, NEATH, SA11 3AJ.

Drawing Title
EXISTING & PROPOSED PLANS, ELEVATIONS & SECTIONS

Scale 1:50 1:100 1:200

Date 14.04.2020

Drg. No. A 01

Rev.

594 x 841mm A1