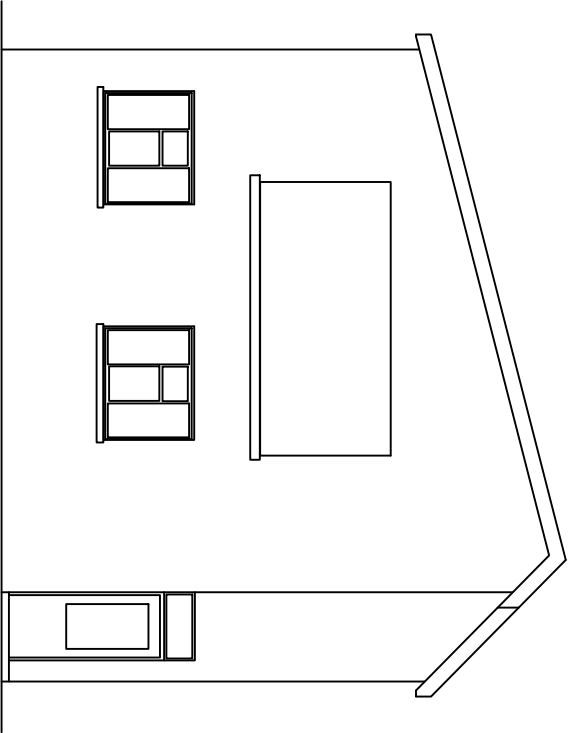
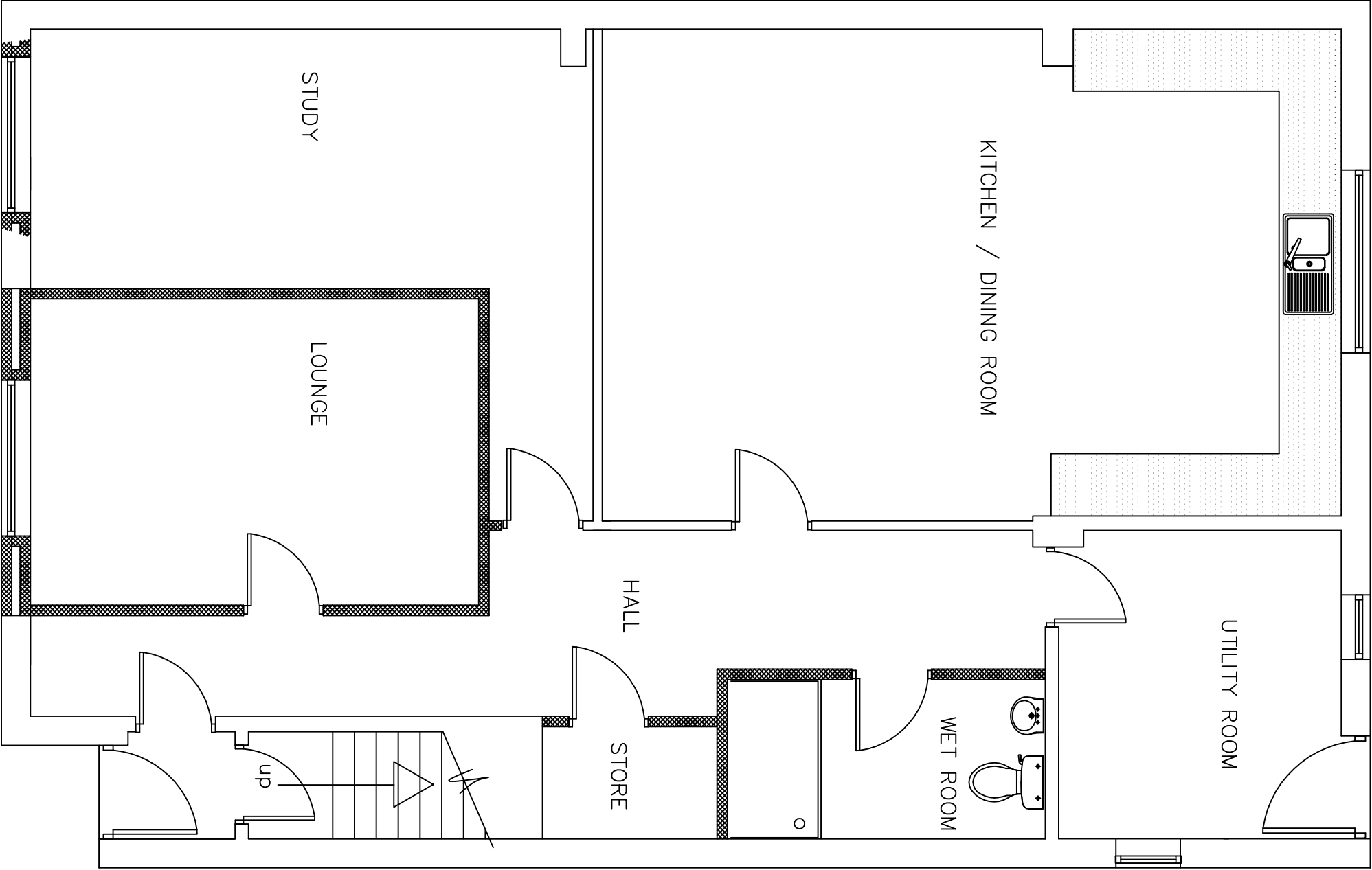




FRONT ELEVATION



GROUND FLOOR PLAN

- 1/ Remove ex steel shutters to former grd floor shop window & ca. Remove window complete and ca.
- 2/ Reduce opening size to form new window opening ex 1500 x 1200, and fit new upvc double glazed window (white). Infill opening with 250 cavity blockwork, rendered externally to match existing. Inc for insulated cavity closers. Reinforced Concrete lintols min 150X100 . Windows to have unobstructed openable area of at least 0.33m2 and be at least 650x650 in either direction. The bottom of the openable area should be not more than 1100 off the floor
- 3/ Form new window opening to cavity wall as per item 2.
- 4/ Form new internal partition walls in 100x50 swd studs with 12.5 plasterboards & 3 skim to both sides. Infill between studs with sound insulation quilt
- 5/ releve! ex floor with specialist compound (max thickness of 25mm)
- 6/ Supply & fix new 13 amp power points and light switches to new rooms to comply with NICEIC regulations and certificated on completion
- 7/ extend heating system to new rooms, inc for thermostatic rad valves
- 8/ Dry line ex external walls with 25mm insulated plasterboards and 3 skim over
- 9/ form new wet room to rear ground floor and connect to ex drainage system. Inc for mech vent min 15l/sec connected to external air. waste pipes min 32 dia, 75 deep seal traps to appliances
- 10/ provide interconnected mains operated alarm system with battery back up, inc for heat detector to kitchen. All to comply with BS5839, part 6: 2013

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Min yr Efail, High Street, Nantyrffyllon, CF34 0BW Tel : 07971 458724 E Mail : invicta77777@yahoo.co.uk Invicta Building Advisory Service logo featuring a rearing horse.	
Clients	Mr P PATEL
Job Title	Proposed change of used of former grd floor shop area to residential and new front windows at; 1c Penhydd Road Croeserw
Drawing Title	Ground floor Plan & elevation as proposed
Scale	1: 50 & 1:100
Date	March 2020
Drawing No.	1cPR / 2 / 20