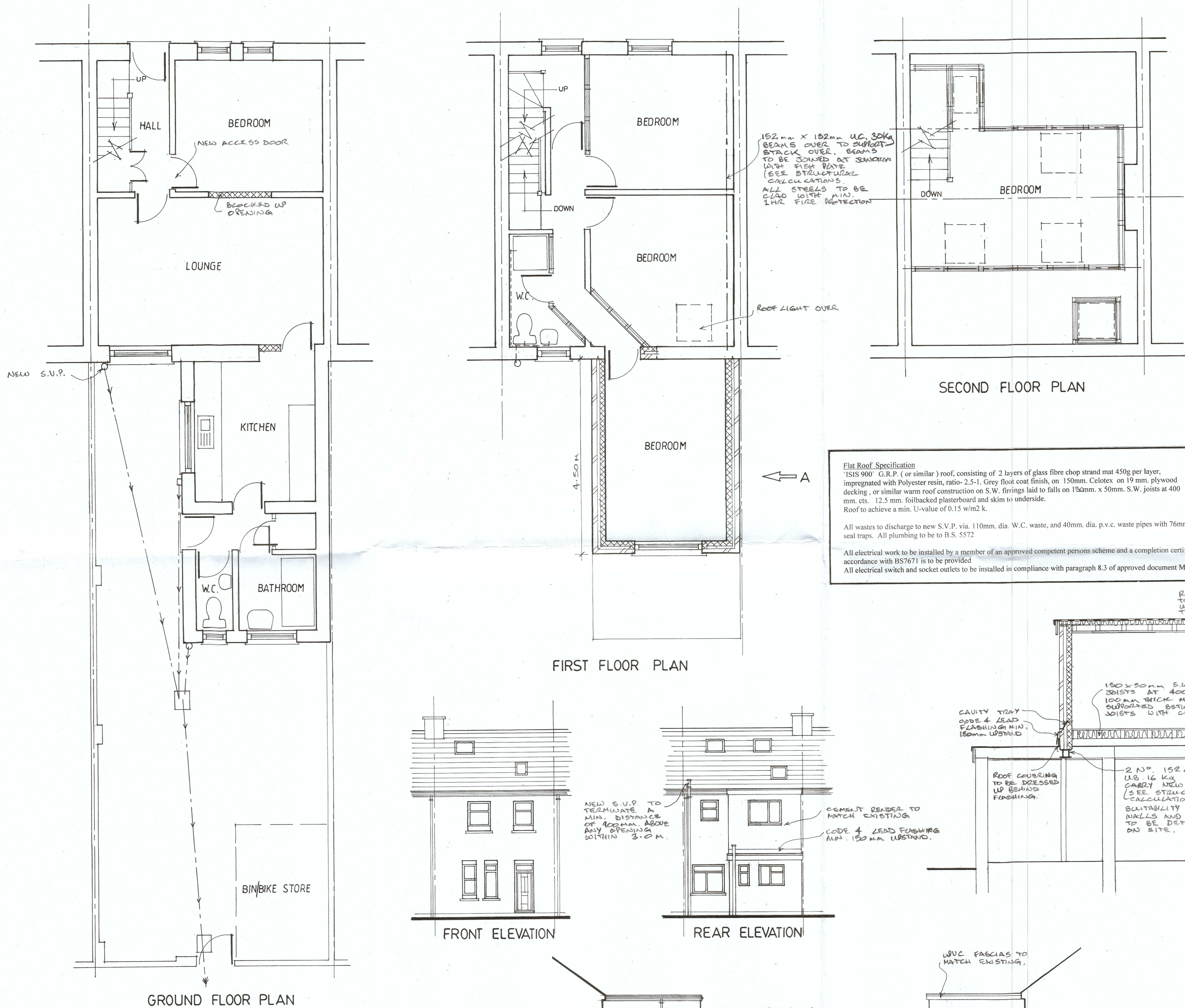




Pitched Ceiling Specification.
50 mm. x 50 mm. s.w. timbers fixed to underside of existing rafters. 100 mm. Celotex insulation board fitted between rafters with layer of 'super quilt' fitted to underside of rafters. Rafters to be doubled up each side of roof lights. 12.5 mm. foilbacked plasterboard and skim internal finish. New breathable membrane fitted in place of existing sarking felt. 50 mm. air gap to be maintained over the top of the insulation. Roof to have a min. u-value of not less than 0.15 w/m2 k.

Stud partitions to be of 100 mm. x 50 mm. s.w. studs at 600 mm. cts. with noggins to suit 100 mm. mineral wool infill to provide min. 40db sound insulation, 12.5 mm. plasterboard and skim to both sides

New floor joists to be 175 mm. x 50 mm. sw at 400 cts.

Staircase Specification.
New staircase to have min. 225mm. treads and max. 187mm. risers and a pitch line not to exceed 42 degrees. Min. headroom of 2.0m. Handrail to be fitted at a max. height of 1.00m. off the pitch line.

Means of escape window to be provided to new second floor which has an unobstructed openable area of at least 0.33 m squared and to be at least 450 mm. x 750 mm. in either direction. The bottom of the openable area should not be more than 1100 mm. above the floor. All glazing to be Pilkington K glass with a min. U-value not less than 1.60 w/m2 k.

A smoke detection system to be installed with a min. of 3 no. detectors (1 no. in hall, 1 no. on landing & 1 no. on new second floor) wired into the mains with a battery back up. All fitted in accordance with B.S. 5839.

All doors to habitable rooms off existing hall and landing to be min. ½ hr. fire doors, or, smoke detection system to be extended to include detectors fitted in all habitable rooms..

Cavity wall specification.
100mm. concrete blockwork inner skin. Min. 125 mm. Cavity with 75mm. Celotex insulation bat. 100 mm. Concrete blockwork with 19mm sand/cement render - outer skin. 9mm. Supalux cavity closures. Wall ties to be stainless steel with insulation bat retainers, and staggered 450mm. Vertical and 600mm. Horizontal. Wall to achieve a min. U-value of 0.21 w/m2k.

Kitchen to be mechanically ventilated to the outside air to give extraction of :
Extract fan - 60 litres/sec. Or Cooker hood - 30 litres/sec
Utility to be mechanically ventilated to the outside air to give min. 30 litres/sec extraction.
Bathrooms to be mechanically ventilated to the outside air to give min. 15 litres/sec. extraction with a 15 min. time delay.

Wastes from Utility, bathrooms and kitchen to discharge to foul sewer system via. 110mm. dia. W.C. waste, and 40mm. dia. p.v.c. waste pipes with 75mm. deep seal traps.
An in line blending valve is to be fitted to all baths to ensure the maximum hot water temperature is no more than 48 degrees centigrade.

Catnic CG130/100 lintols over all external openings. Vertical and horizontal D.P.C.'s to all openings.
Glazing to be Pilkington K glass with a min. U-value of not less than 1.6 w/m2 k.
Glazing in critical locations to be toughened safety glass to comply with the test criteria as indicated in B.S. 6206 1981
Means of escape window to be provided to proposed first floor bedrooms, which have an openable area of at least 0.33 m squared and be at least 450 mm. x 750 mm. in either direction. The bottom of the openable area should not be more than 1100 mm. above the floor.

TYPICAL SECTION

Project. PROPOSED REAR EXTENSION AND ADAPTATIONS
TO EXISTING PROPERTY at,
14, GLYN STREET, PORT TALBOT, NEATH PORT TALBOT.

PROPOSED

Scale. 1:50, 1: 100. Drwg. No. PTP 02 Date. DECEMBER 2019.

meridian
BUILDING DESIGN
incorporating
VALE COUNTY GRANTS AGENCY

Tel. 02920 515952

All dimensions to be checked on site prior to commencement of works.
Exact Location of all services to be determined on site by owner/builder