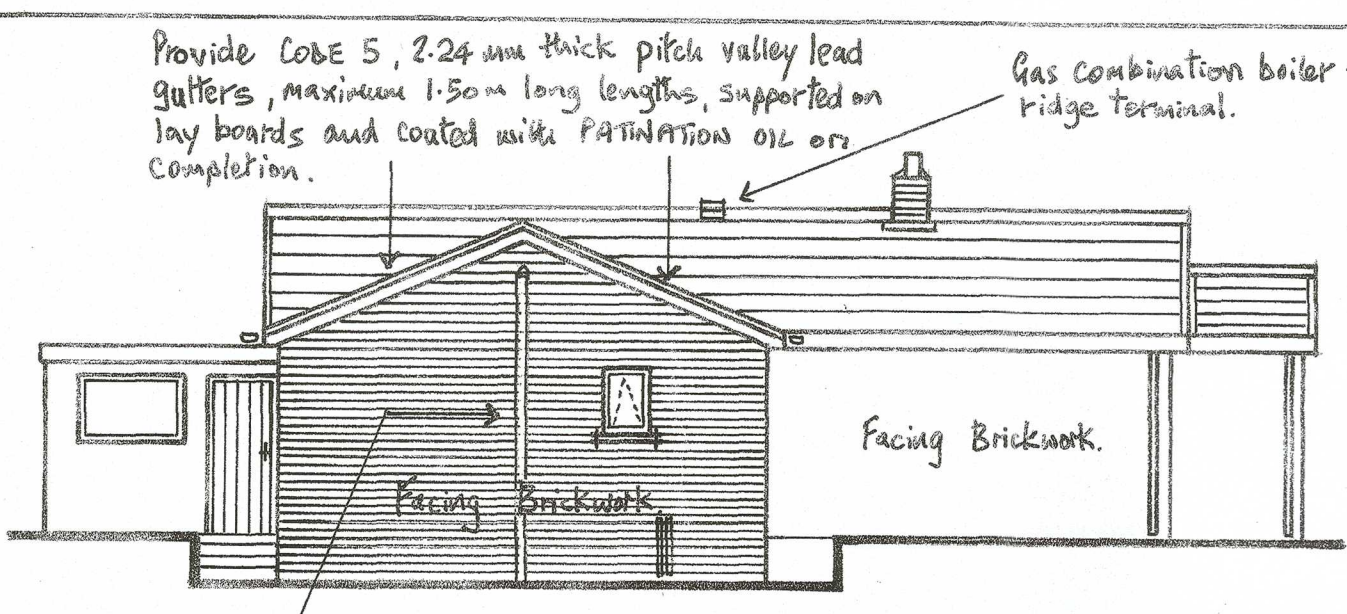
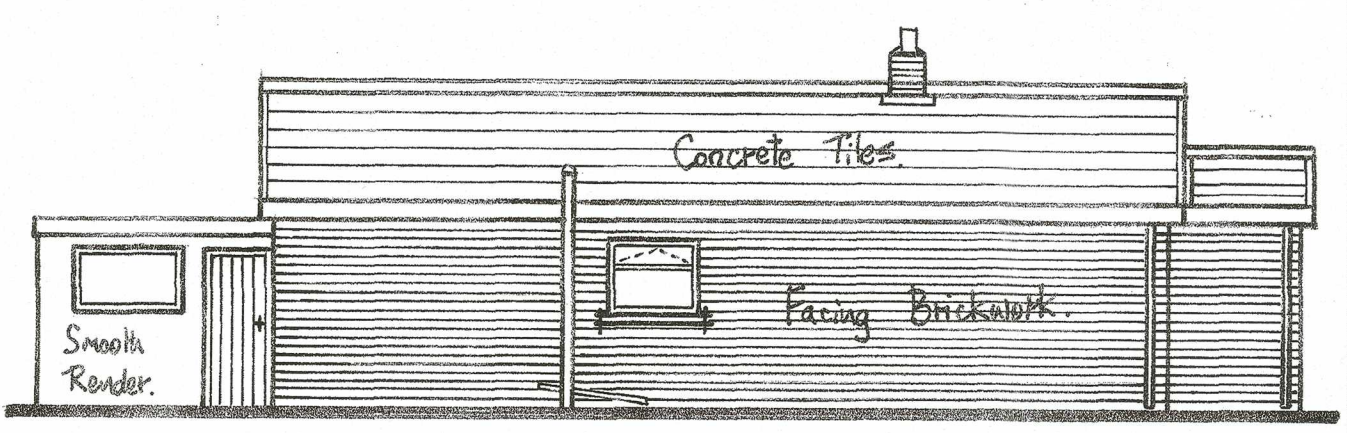
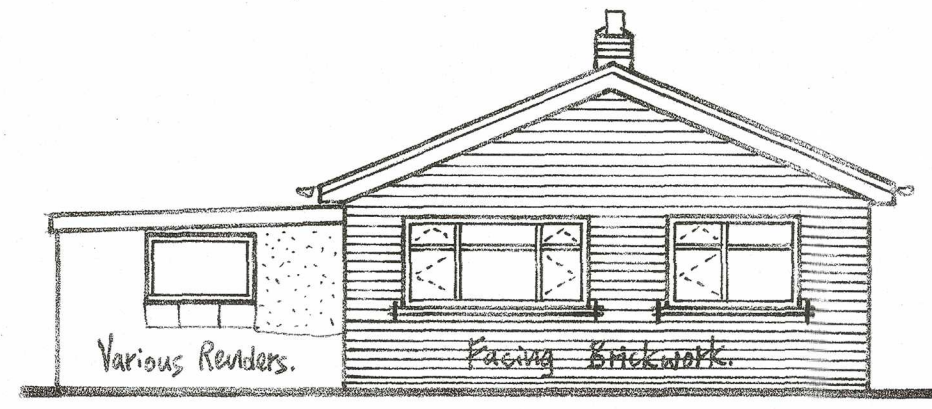




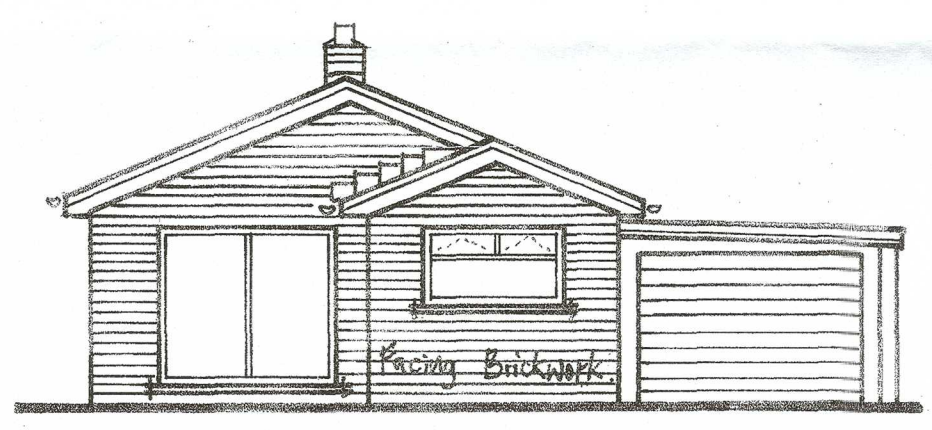
SIDE ELEVATION. - facing hedge.



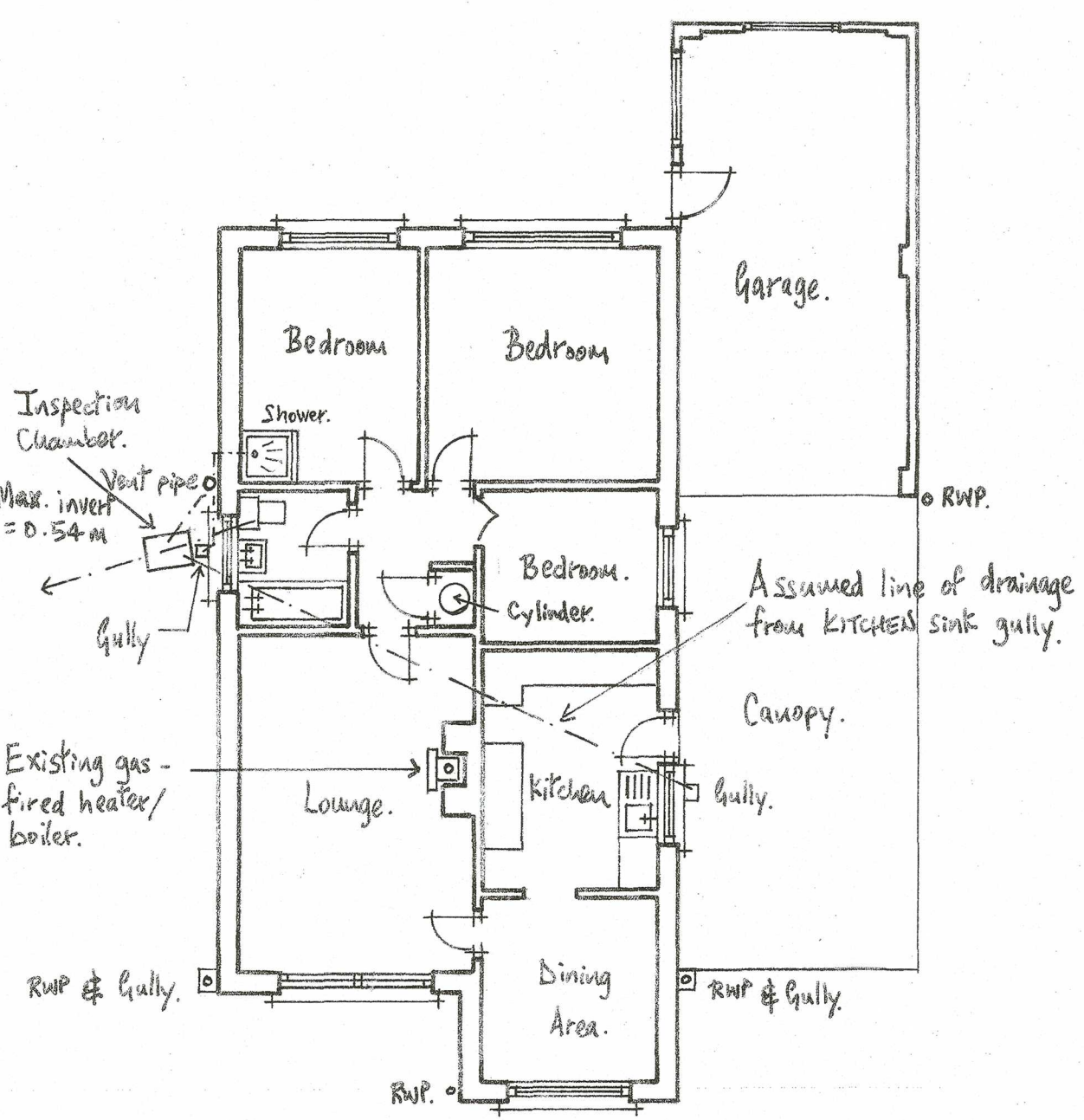
SIDE ELEVATION.
[facing road/hedge.]



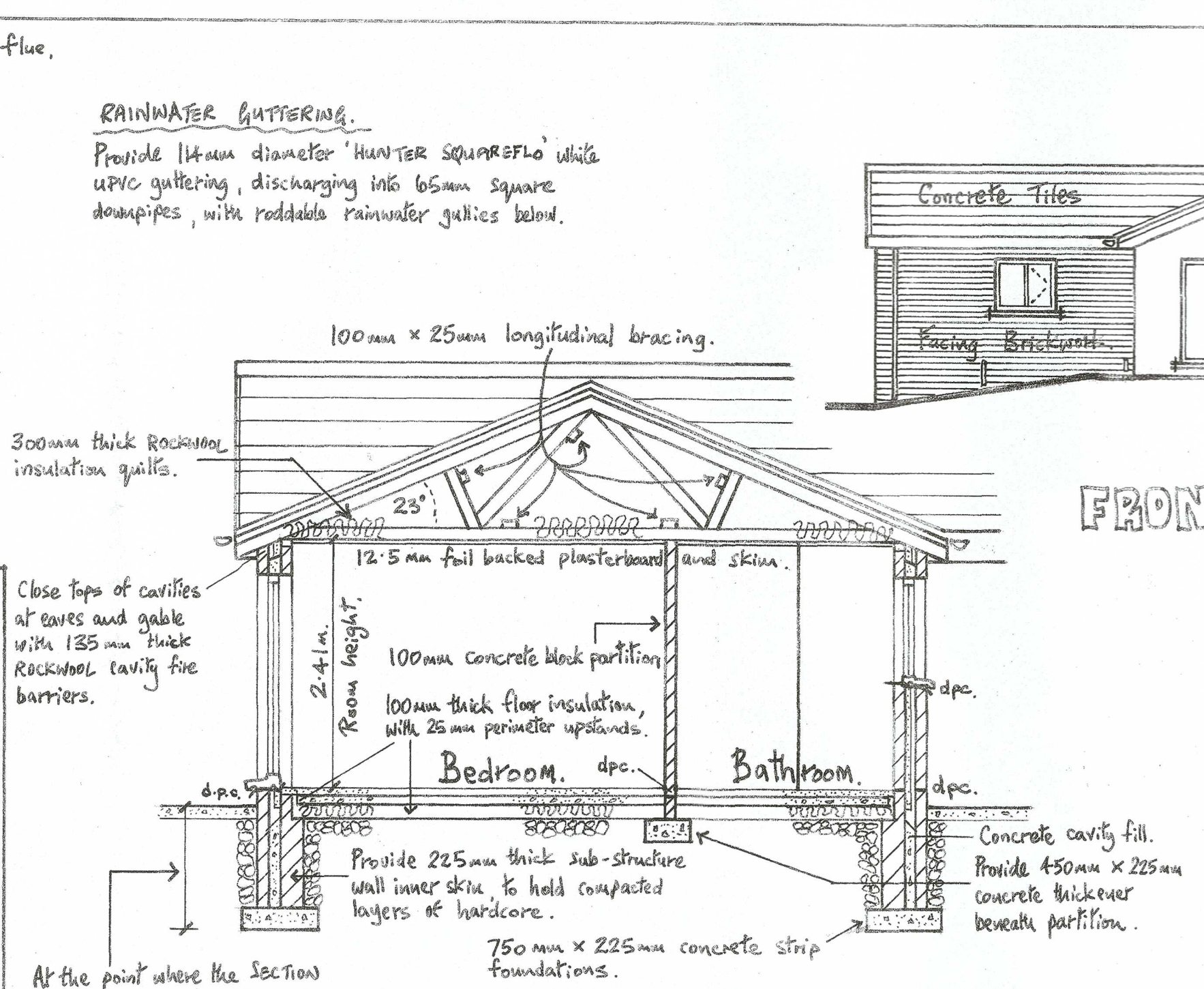
REAR ELEVATION.



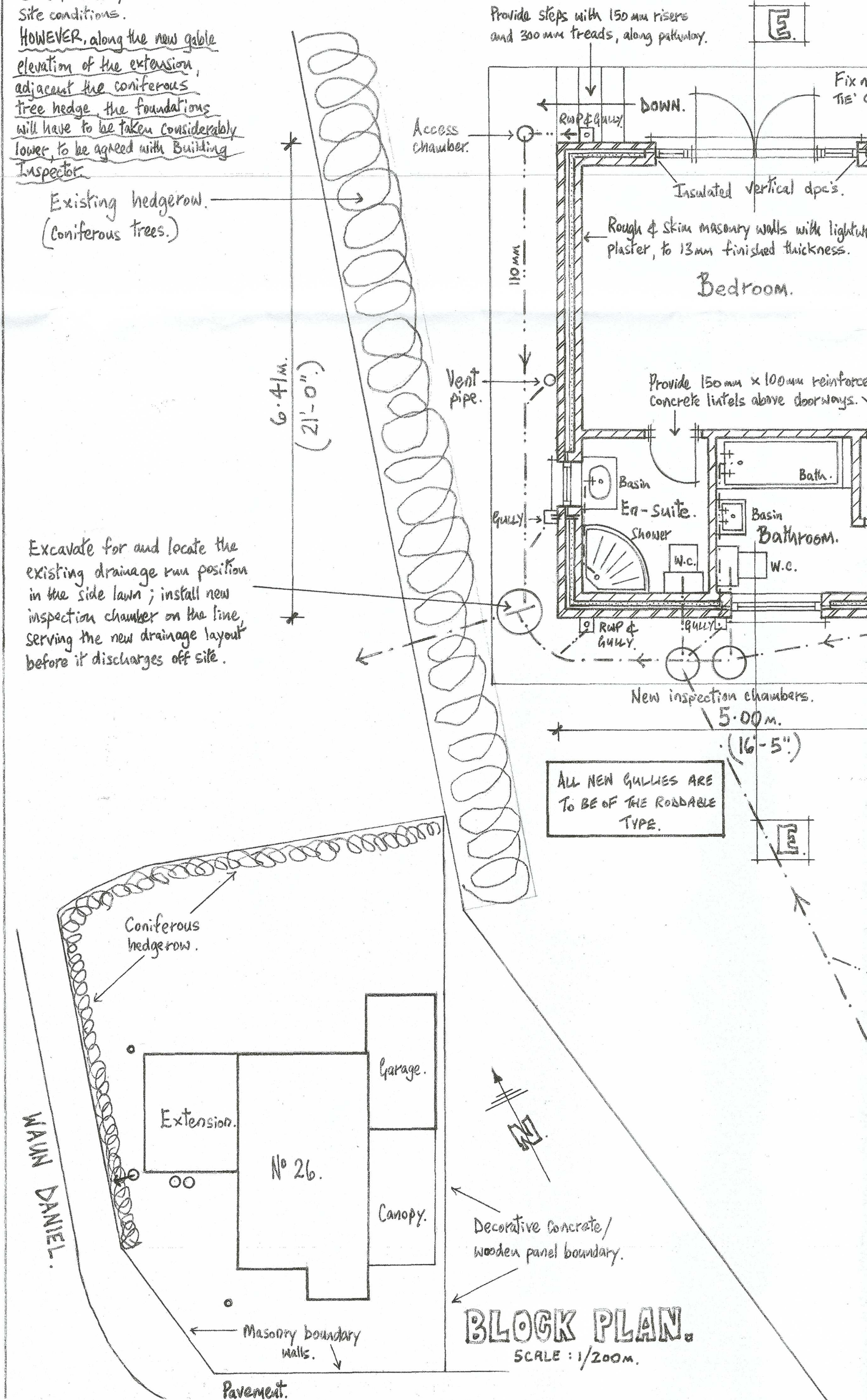
FRONT ELEVATION.



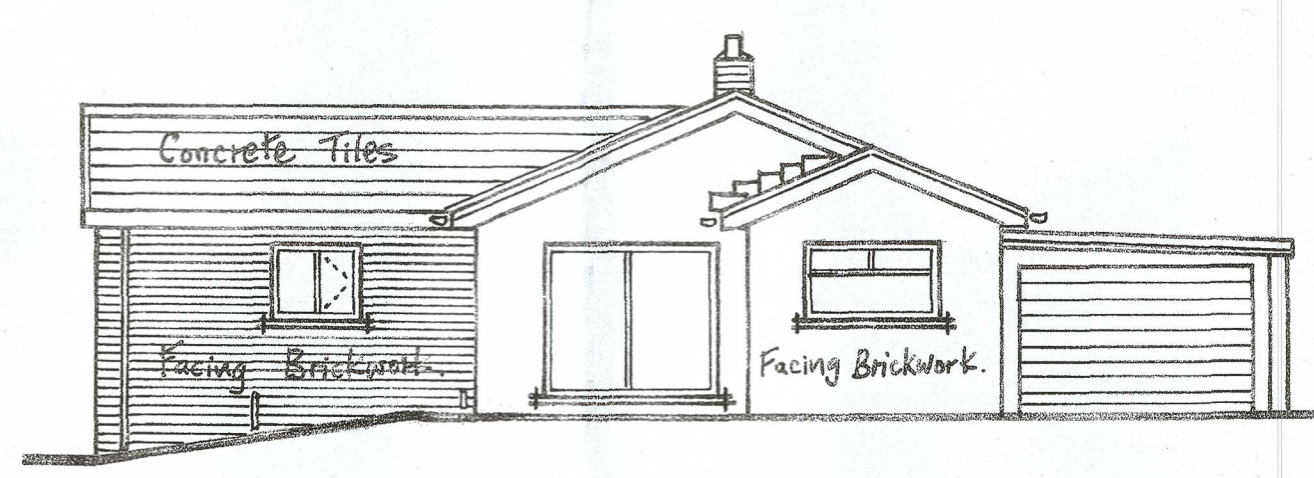
FLOOR PLAN.



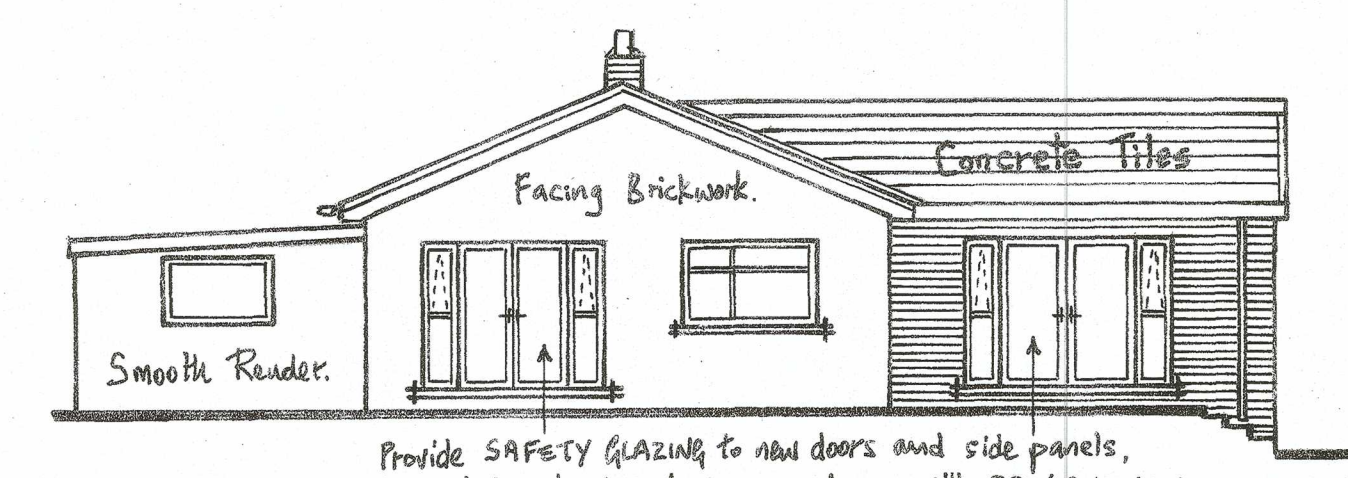
SECTION: E-E.



BLOCK PLAN.
SCALE: 1/200m.



FRONT ELEVATION.

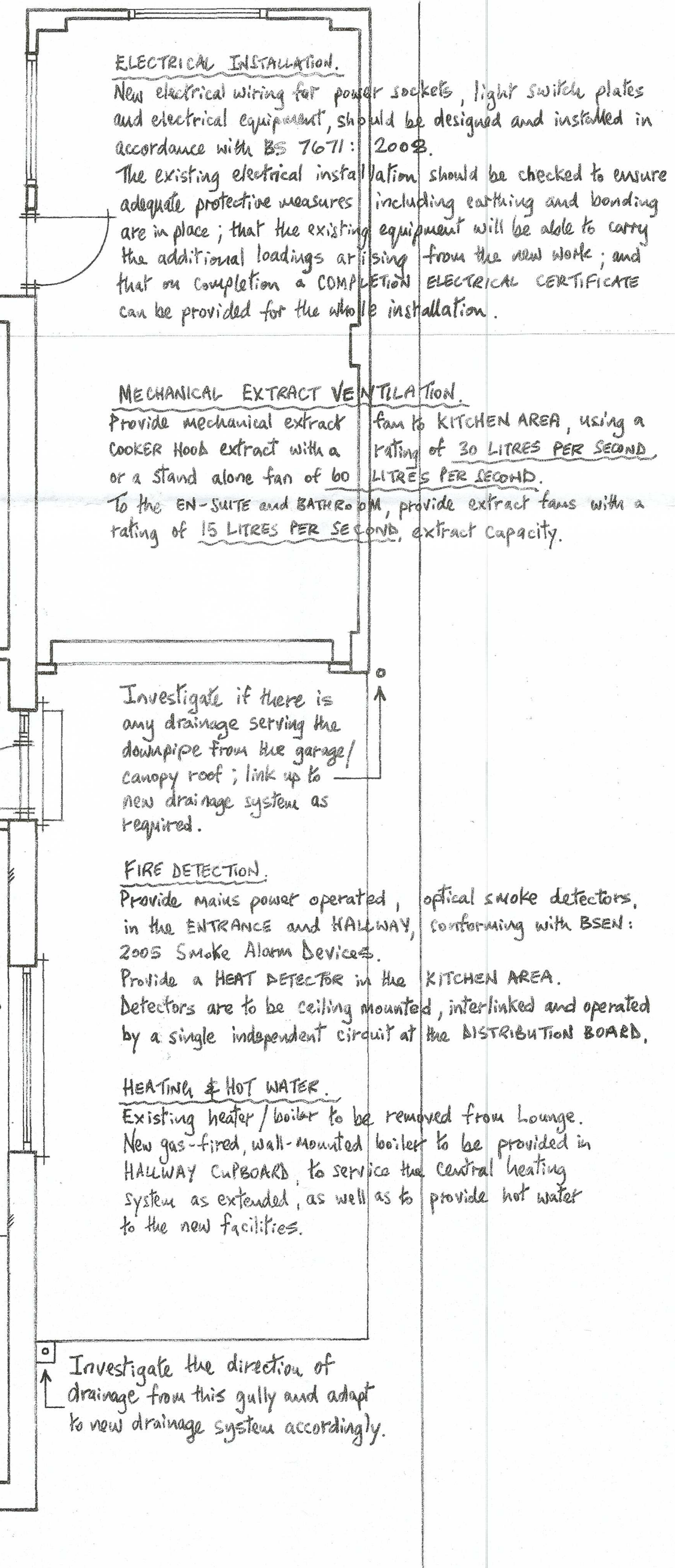


REAR ELEVATION.

INTERNAL WASTE DRAINAGE.
Provide 'OSMA' UPVC wastepipes of diameter 32mm to wash hand basins; 40mm to sink unit; and 40mm to bath and shower. All sanitary fittings are to be provided with 75mm deep, water seal traps.

UNDERGROUND DRAINAGE.
Foul and stormwater drainage to be 110mm diameter 'OSMA SOIL' UPVC pipework, serving new W.C.'s and stormwater roddable gullies; pipework to be connected via new Access Chambers and Inspection Chambers, to existing drainage pipeline which discharges off site.

DOORS & WINDOWS.
To be white UPVC, or equal and approved, frames, double-glazed with low emissivity glass, and containing a minimum 20mm air gap. Provide 'frickle vents' or 'double position' window handles, for background ventilation.



FLOOR PLAN.
PROPOSED

NOTES:
New extension roof to comprise interlocking concrete tiles (to match existing), or equal and approved, twice nailed to 50mm x 25mm treated, graded battens complying with BRITISH STANDARD BS534:2014, on TYVEK Super breather membrane underlay.
Roof covering to be supported on purpose made roof trusses, at 600mm centres, made by FORESTER TIMBER ENGINEERING, or equal and approved.
Roof trusses are to be braced with 100mm x 25mm longitudinal bracing, in accordance with the recommendations of BRITISH STANDARD BS268-3:1998.
Insulate the attic space with a minimum 300mm depth of ROCKWOOL Rock insulation quilts (or equal and approved) - provide 150mm thick quilt between the ceiling cords of the trusses and 150mm quilt at right angles to the ceiling cords, laid over them.
Provide 12.5mm plasterboard (foil-backed), to underside of trusses and skin with 125mm plaster.
NOTE: The electrician is to allow sufficient lengths of cable within the attic space so that the cables rest on top of the insulation and not beneath it, to avoid the cables possibly overheating; or size cables accordingly.
Provide over - fascia vents at eaves, to further assist with ventilation of the attic space.
Also fit proprietary vent trays, between the base of the trusses, at eaves level, to allow ventilation over the insulation, at this position.
Roof trusses are to bear on and spike nail fixed to 100mm x 50mm treated timber wallplates, bedded in sand: cement mortar and securely fixed to the top of the inner skin blockwork, of the external cavity wall. Additionally, vertically restrain the wallplates with minimum 30mm x 5mm [section] galvanised mild steel restraint straps, secured to the inner wall surface and turned over the wallplate, at maximum 1.50m centres. Similarly, laterally restrain the gable wall to the first three trusses, with galvanised metal restraint straps.

New extension external walls to comprise 102.5mm facing brickwork (to match existing) outer skin, 125mm cavity incorporating 75mm thick 'CELOTEX XR 4000 PIR' insulation boards and 100mm dense concrete block inner skin.
Provide 'SIMPSON STRONG TIE' 275mm long WTS2-275 stainless steel wire wall ties, with retaining discs to hold the insulation boards against the inner skin blockwork, at maximum 750mm centres horizontally and 450mm centres vertically, with staggered spacings.
At 175mm back from the reveals of new door and window openings, provide wall ties vertically to every blockwork course.
Build in 'CATNAC' insulated galvanised steel lintels, or equal and approved, above new external door and window openings.
Install 'HYLOAB' insulated vertical damp proof courses, around all new external door and window openings.

New extension floor to comprise 63mm thick resin-fibre screed, on 100mm thick oversite concrete, on 1200 gauge damp proof membrane, on 100mm thick 'CELOTEX XR 4000' flooring insulation boards, on 1200 gauge d.p. membrane on sand blinding, on minimum 150mm thick layers of graded, clean, well compacted hardcore.
Along the inner face of the sub-structure perimeter external walls, provide 'CELOTEX XR 4000' 25mm thick insulation board upstands, between wall and face of concrete floor, to avoid cold-bridging.

PROPOSED EXTENSION
AT 26 WAUN DANIEL,
RHOS, PONTARAWIE,
FOR MRS CHRISTINE EARTON

WORKING-DRAWING.

DATE:	JUNE 2020	DRAWING NO.
SCALE:	1:50, 1:100	