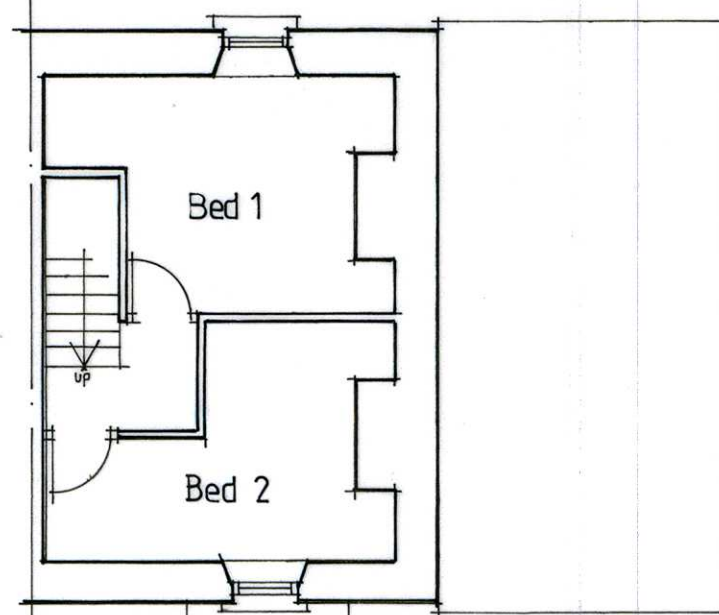
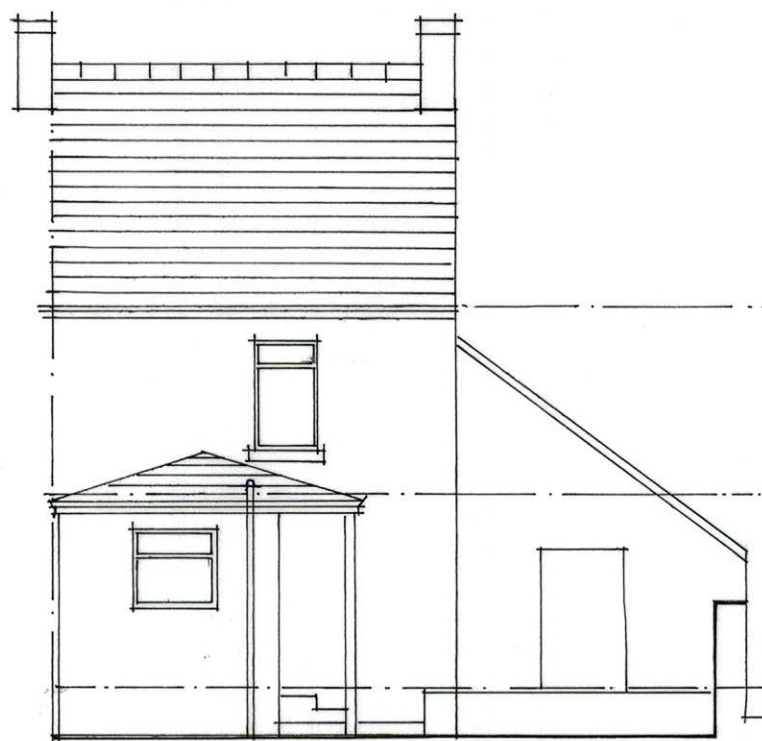
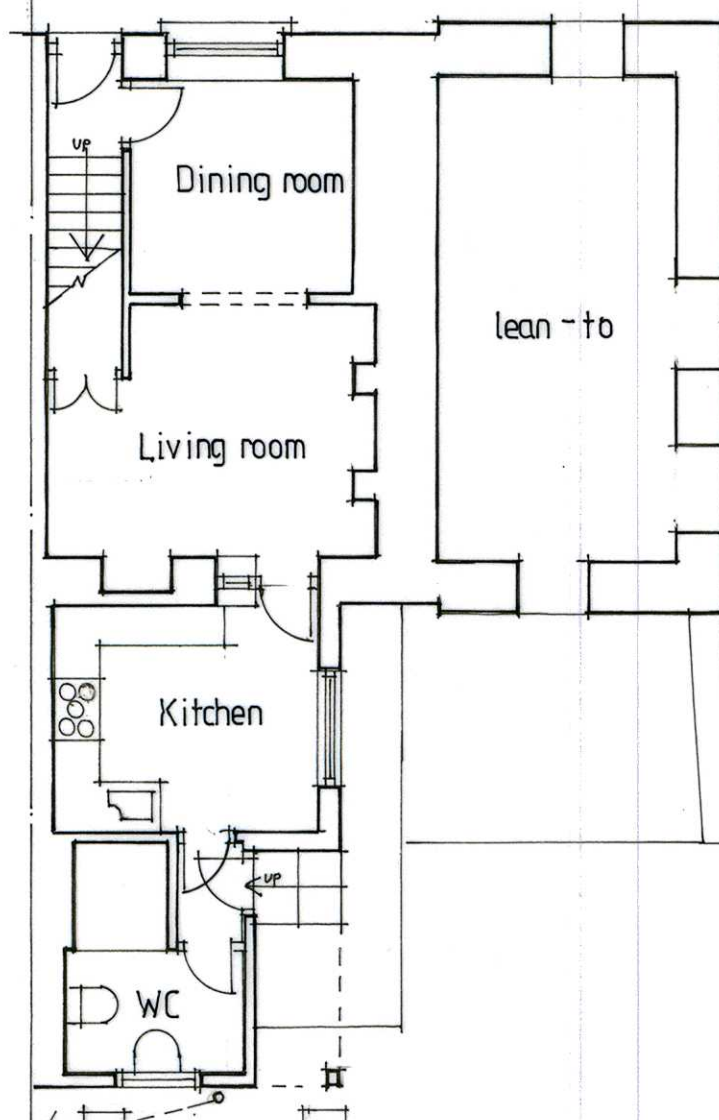




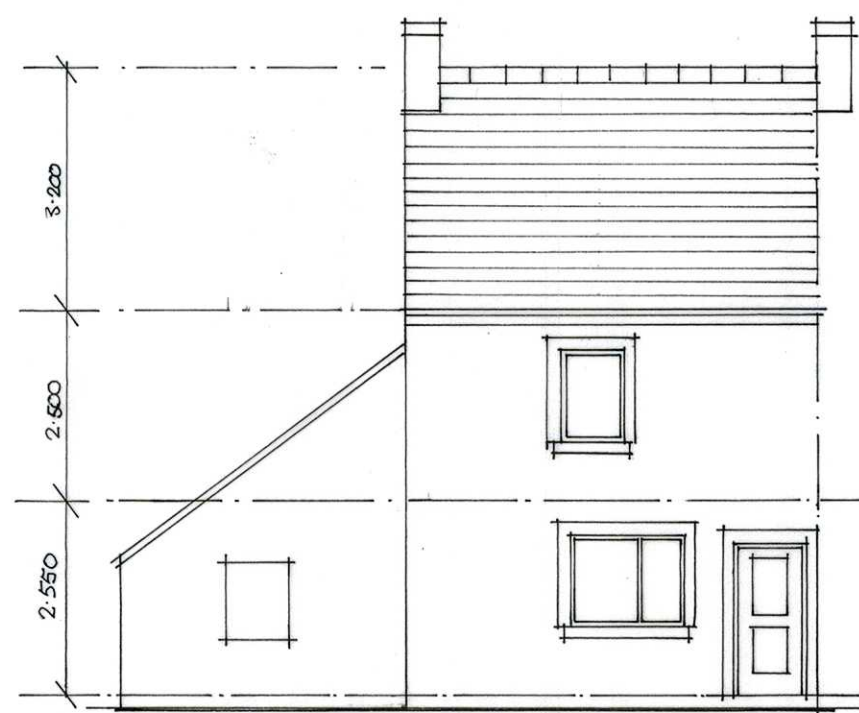
EXISTING FIRST FLOOR PLAN



EXISTING REAR ELEVATION (1:100)



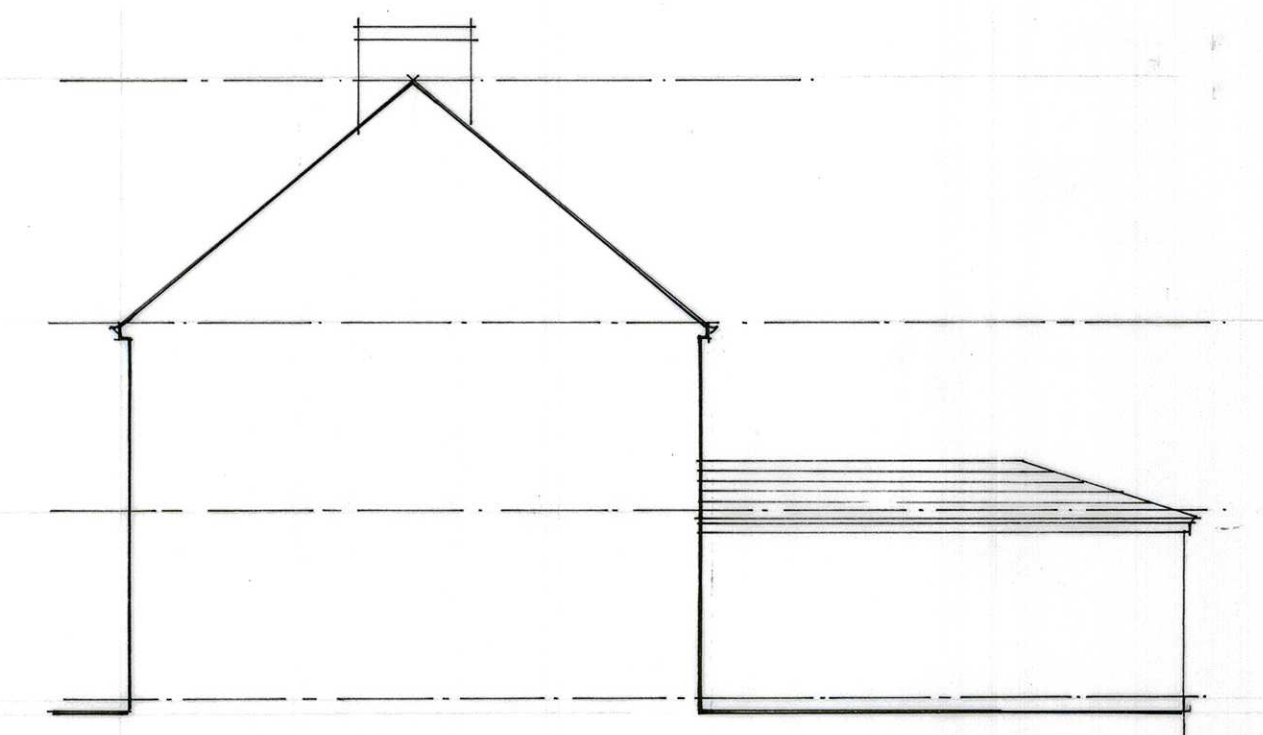
EXISTING GROUND FLOOR PLAN (1:100)



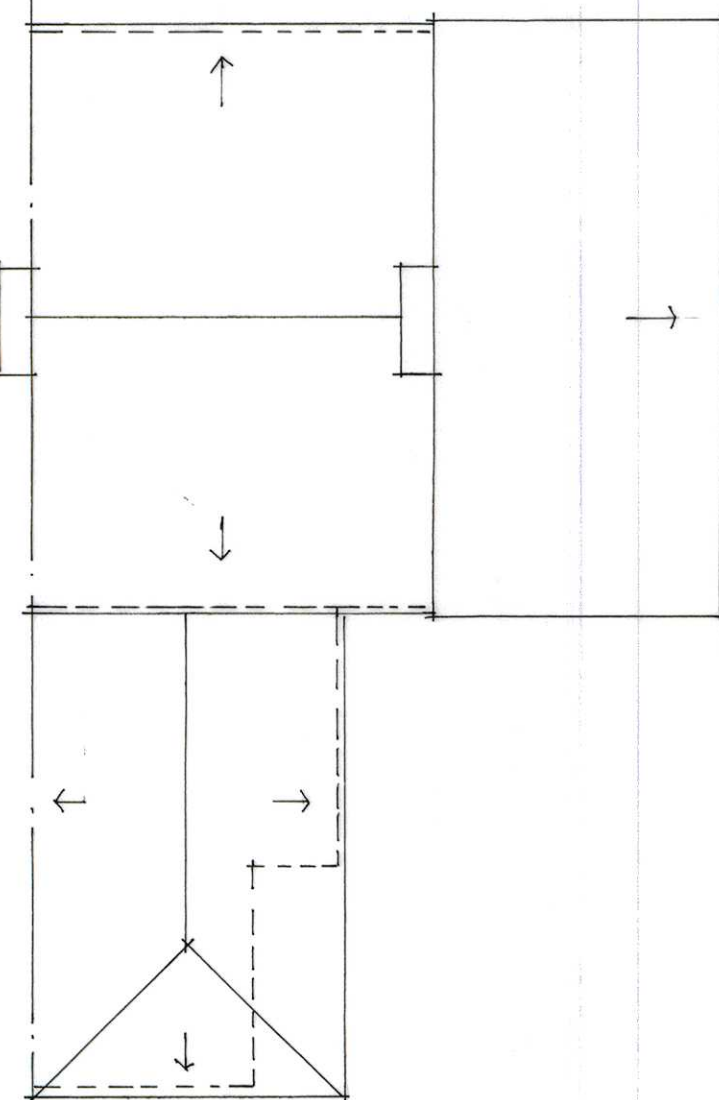
EXISTING FRONT ELEVATION



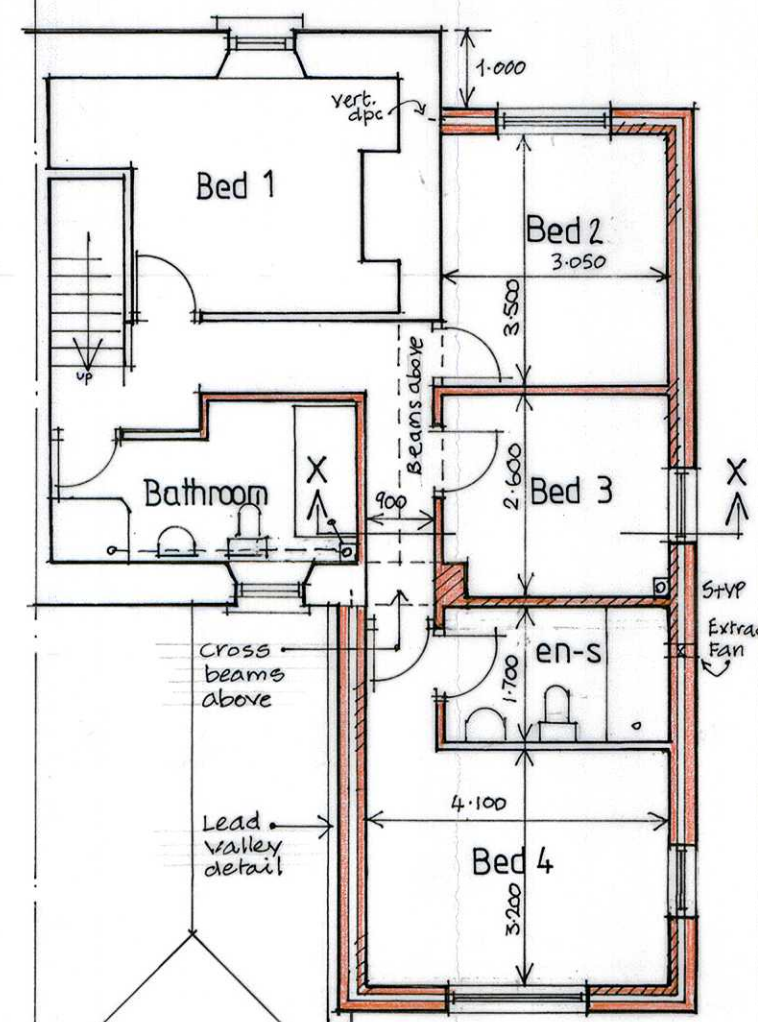
EXISTING SIDE ELEVATION (EAST)



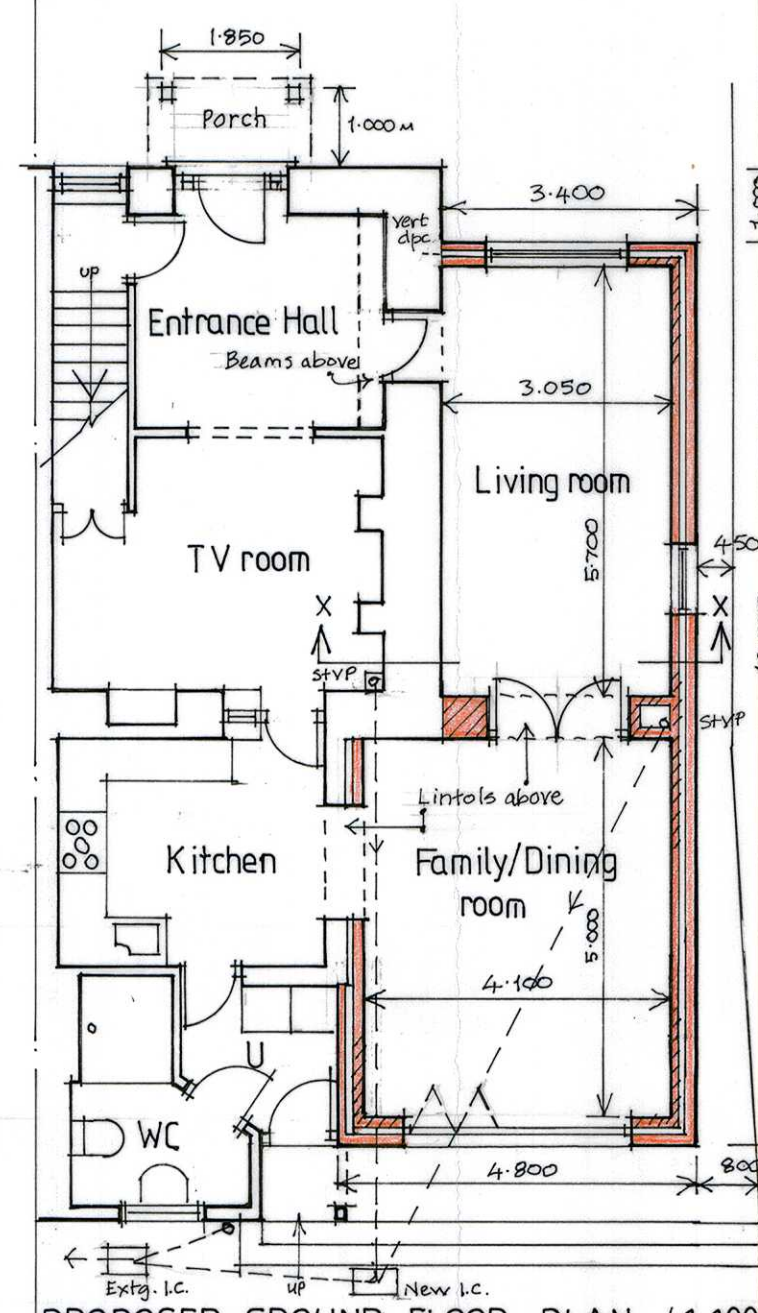
EXISTING SIDE ELEVATION (WEST)



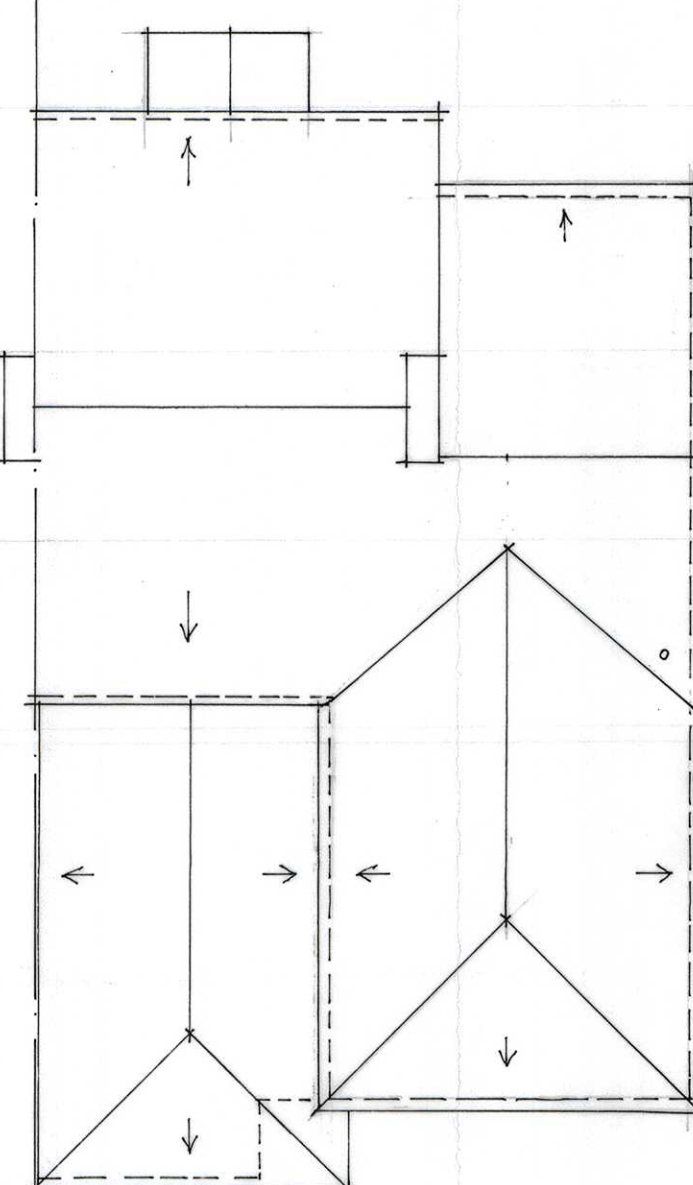
EXISTING ROOF PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN (1:100)



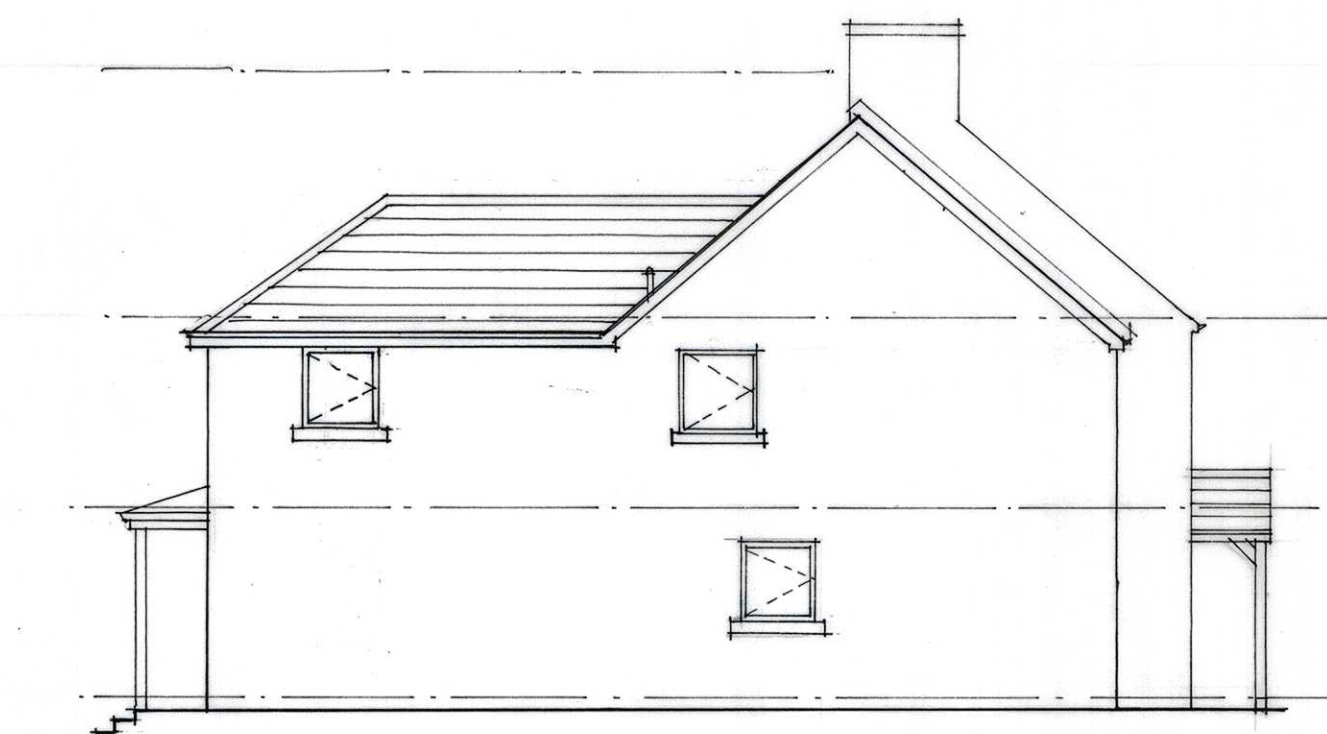
PROPOSED ROOF PLAN



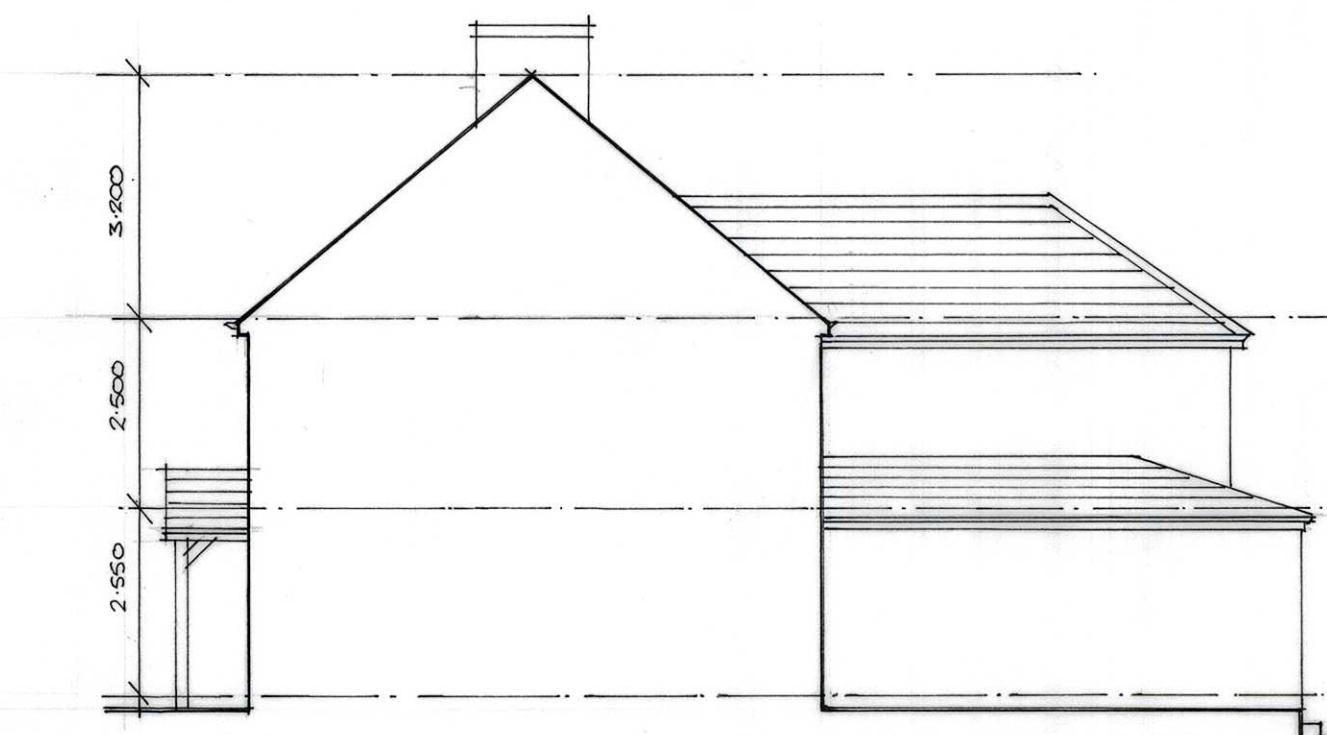
PROPOSED REAR ELEVATION (1:100)



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION (EAST)



PROPOSED SIDE ELEVATION (WEST)

Description of Proposed external materials:-

Roof:- Brownish Grey interlocking concrete tiles with white upvc fascias, soffits and verges. (All to match existing).
Walls:- White render, to match existing.
Windows and doors:- White upvc to match existing.

Specification Notes.

Roof Covering:- Marley concrete interlocking tiled roof covering (appearance to match extg. roof). Fixed to 50x25 treated sw battens on breathable roofing felt. Provide lead lined valley to junction with main roof. Also provide lead flashings and soakers to roof abutment with extg. gable.

Roof Structure:- 50x150 sw rafters @ 600 centres, fixed to sw ridge and birdsmouthed onto wallplate at eaves via galv. Steel truss clips. Double up rafters either side of velux. Provide attic trusses to first floor extension (Truss manufacturer to provide calcs).
Provide 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 2 layers of Earthwool, with overall thickness of 250mm, first layer laid between trusses with 2nd layer running at right angles over the top of the tie member of trusses, achieving a min 'U' Value of 0.15 W/M2K

Ceilings:- 12.5mm thick vapour check plasterboard fixed to underside of clg. (MR boards in bathrooms), 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:- Rendered 100mm thick concrete block outer skin to match the existing house with 160mm cavity with 80mm Cellotex, or similar approved. (Polyisocyanurate cavity wall batts) fixed using plastic retaining clips to 300 wide s/s Anchors 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. (if required), 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.

NOTES:

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

Floor Construction: 125mm power floated concrete slab with lightweight mesh reinforcement on dpm., on 100mm Cellotex Insulation or similar, laid on Radon dpm. To achieve a required 'U' Value of 0.18W/M2K. With 25mm. stone dust blinding on min. of 2000mm. compacted hardcore.

Foundations: Provide 600mm wide x 250mm deep concrete strip foundations, laid on firm ground to minimum depth of 900mm and to the approval of the LA BCO. Also refer to Eng. Details and calcs.

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. (Alternatively fitted with secure night latches.)

Mechanical Ventilation:- Kitchen and Utility to have mechanical extractor with a rating of 60L/sec. Bathroom / shower room 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.

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-siphonic traps with rodding access.

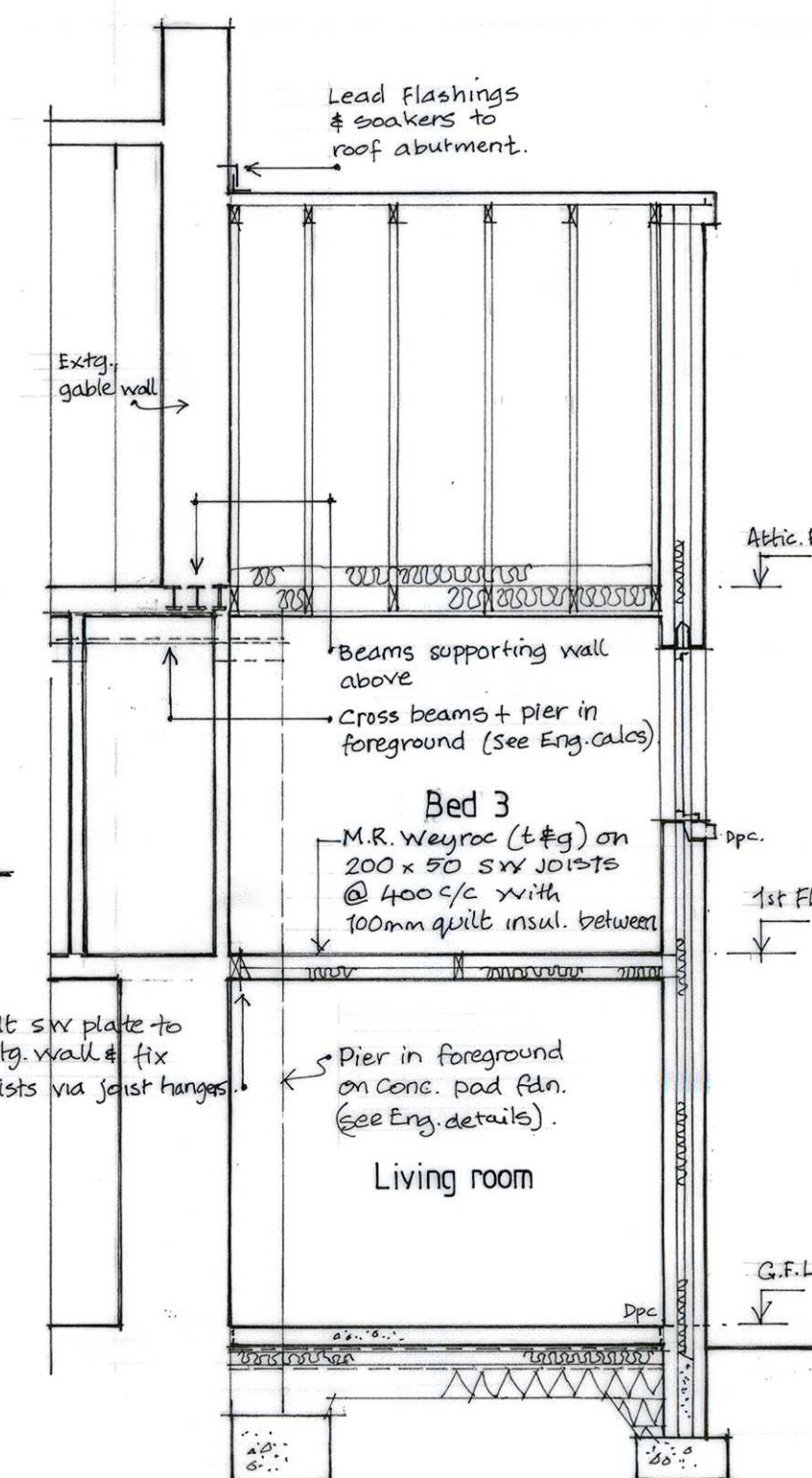
Provide new 100mm dia. S&VP to passing thro' roof using lead flashing. New drain runs to connect to extg. drains. New drains to be 100mm pvcu laid to min fall of 1:40 and bed in granular fill surround. New manholes (inspection chambers) to be proprietary plastic by Hunter or similar.

Drainage (Surface Water):- 100mm. dia. PVCU pipe laid to 1:150 falls and bed in granular fill surround. Rain water down pipes to discharge into extg. SW drains via back inlet gulleys. New SW drains to discharge to soakaway located min of 5m from building.

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

General Notes:-

- All figured dimensions to be checked on site.
- All components, materials and proprietary items shall be installed/fitted in accordance with manufacturer's instructions.
- All work shall comply with the Building Regulations.
- All workmanship shall comply with the relevant British Standards and all existing services, eg Drainage, Water, Electricity, Gas, BT and Cable TV to be located prior to starting on site. (And protected / diverted as necessary).



PROPOSED SECTION X-X (1:50)

Client
Mr Marcus Bizzell.

Job Title
PROPOSED REAR EXTENSION
To:- 5, BARN COTTAGES,
BRITON FERRY, NEATH,
SA11 2NH

Drawing Title
EXISTING and PROPOSED
PLANS and ELEVATIONS

Scale 150, 1:100,

Date 16 March 2018

Drg. No.
A. 01.

Rev.