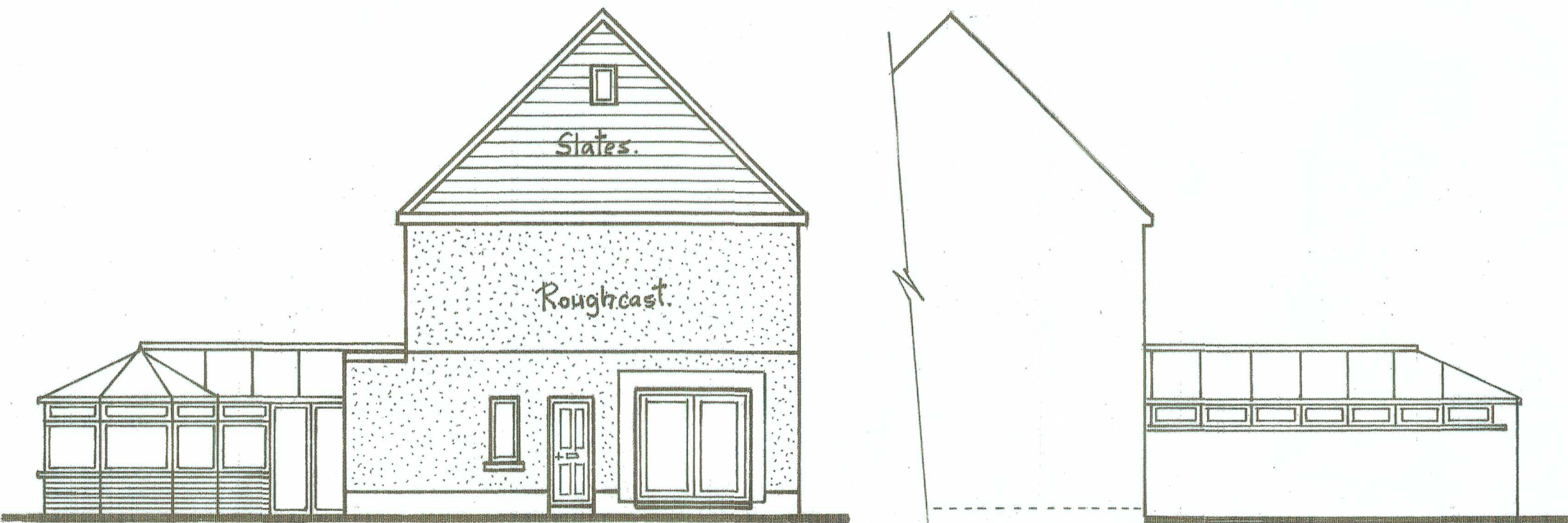
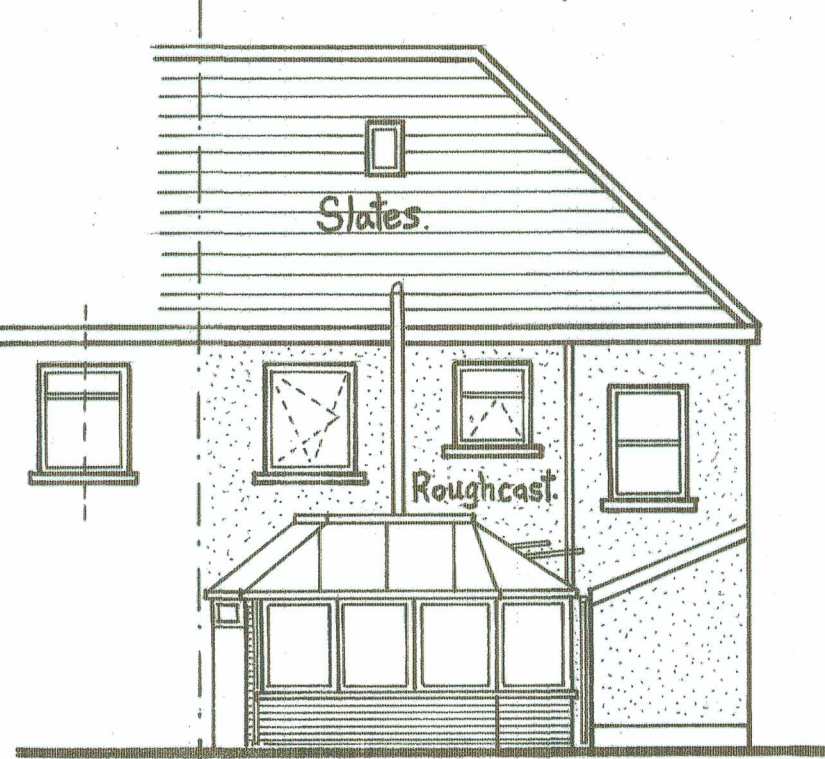


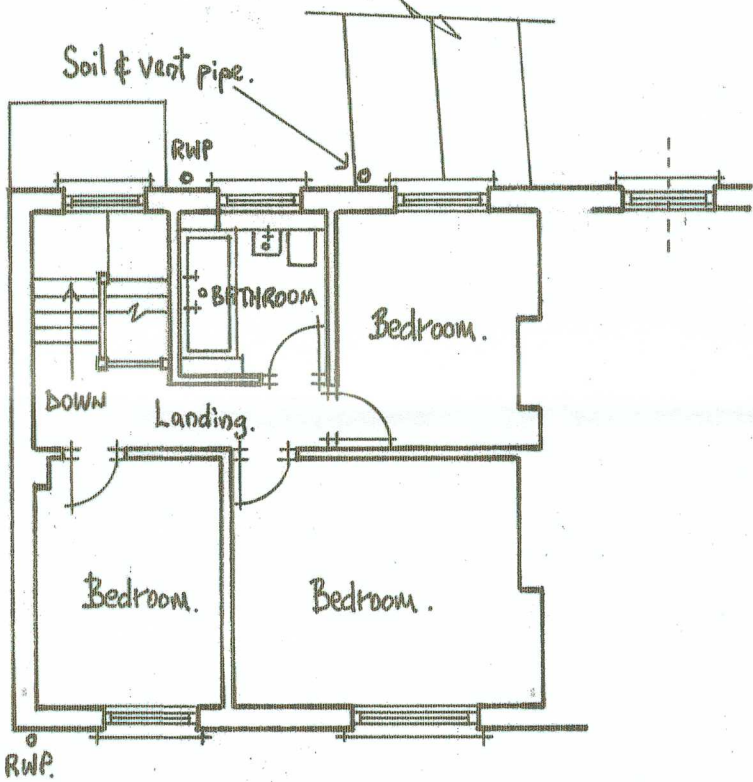


SIDE ELEVATION.
(facing N° 11.)

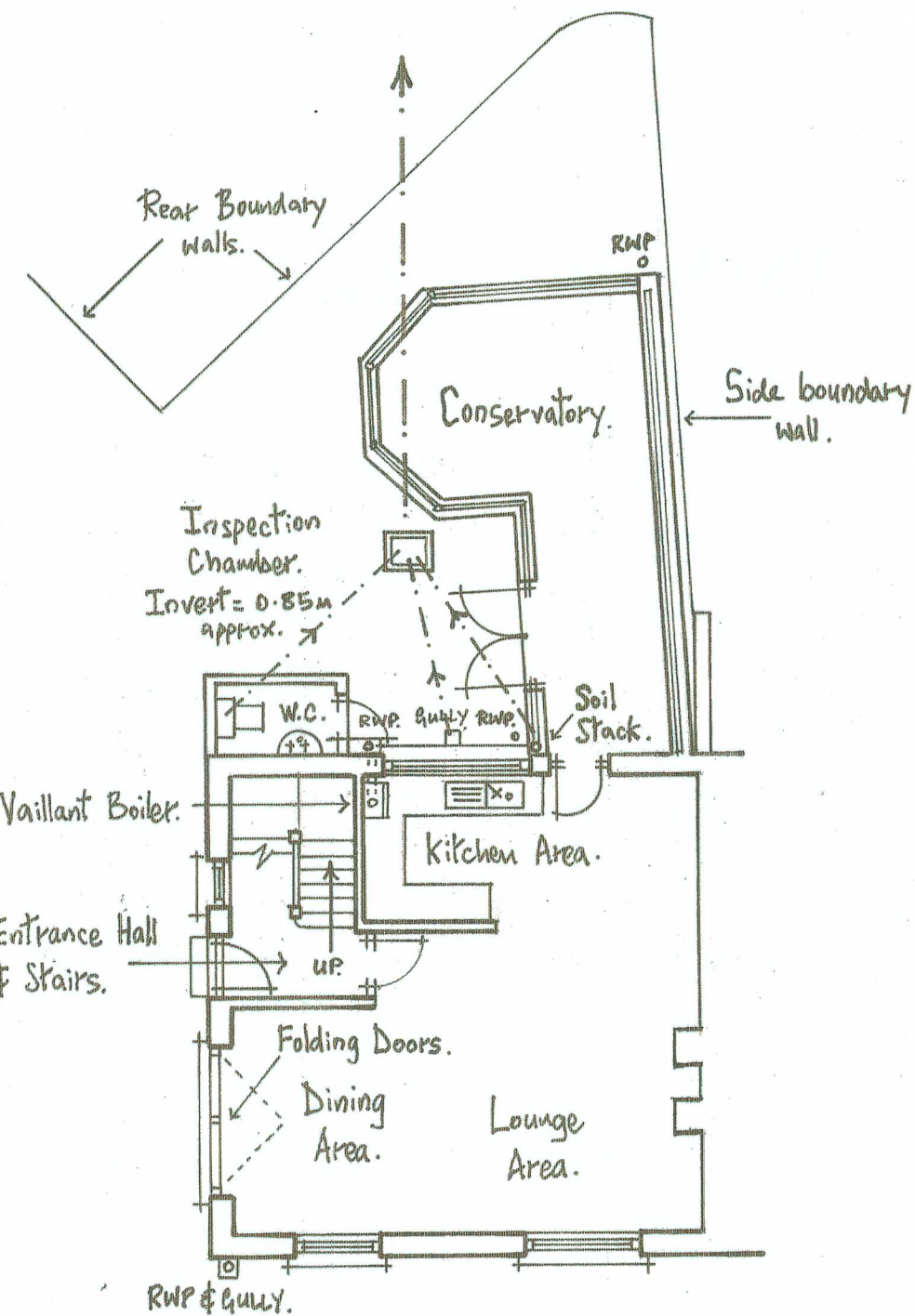
SIDE ELEVATION.
(facing N° 9.)



REAR ELEVATION.



FIRST FLOOR PLAN.

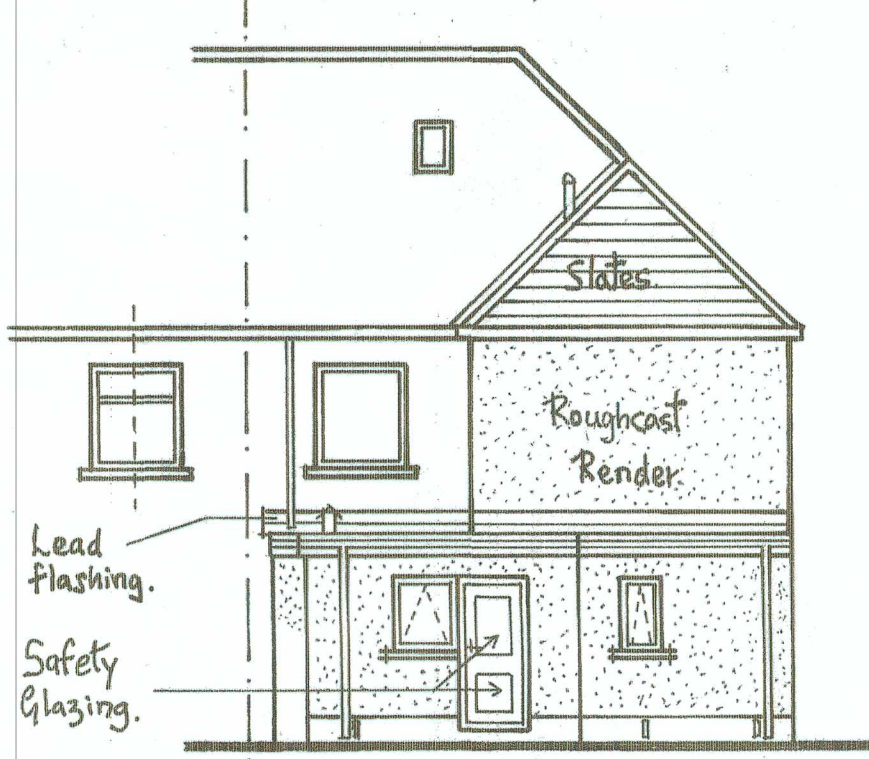


GROUND FLOOR PLAN.

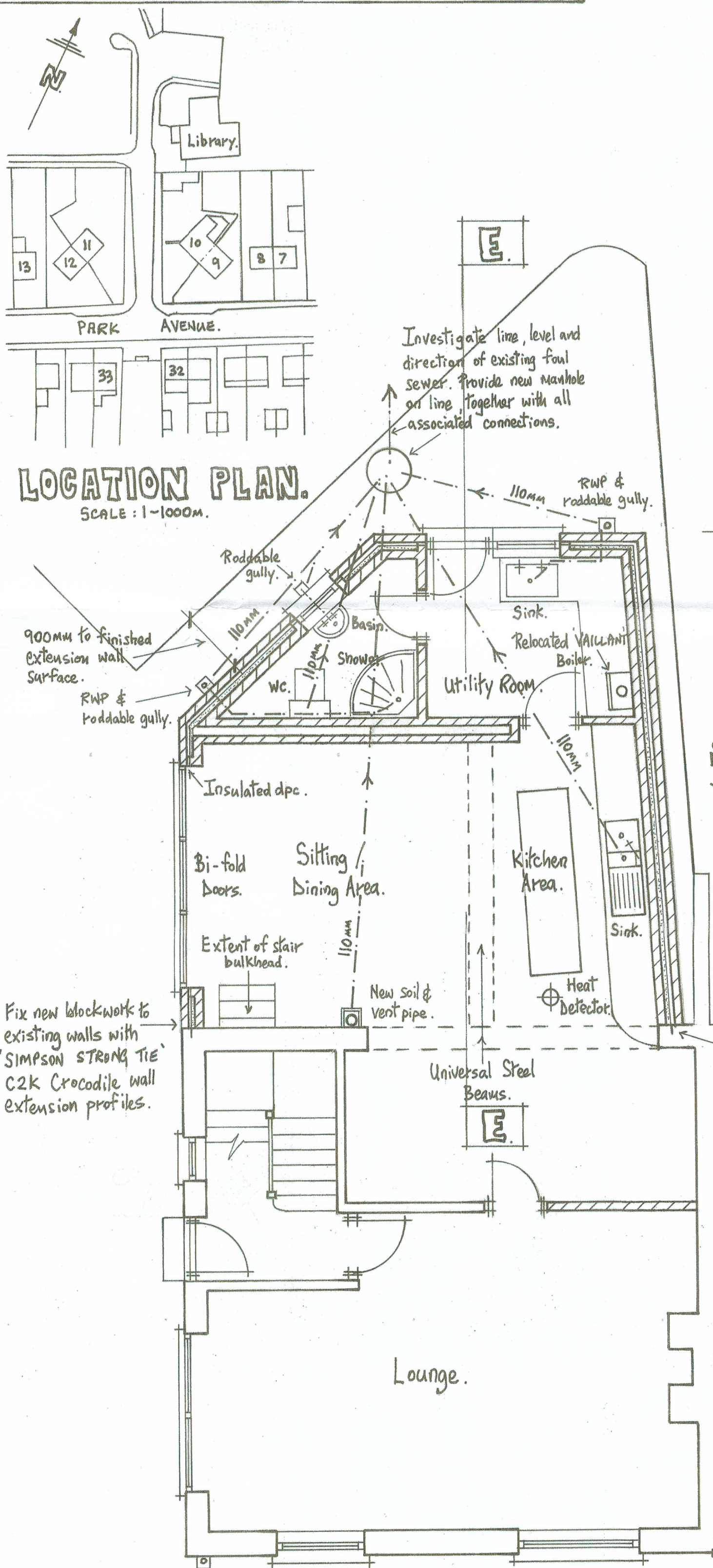
EXISTING.



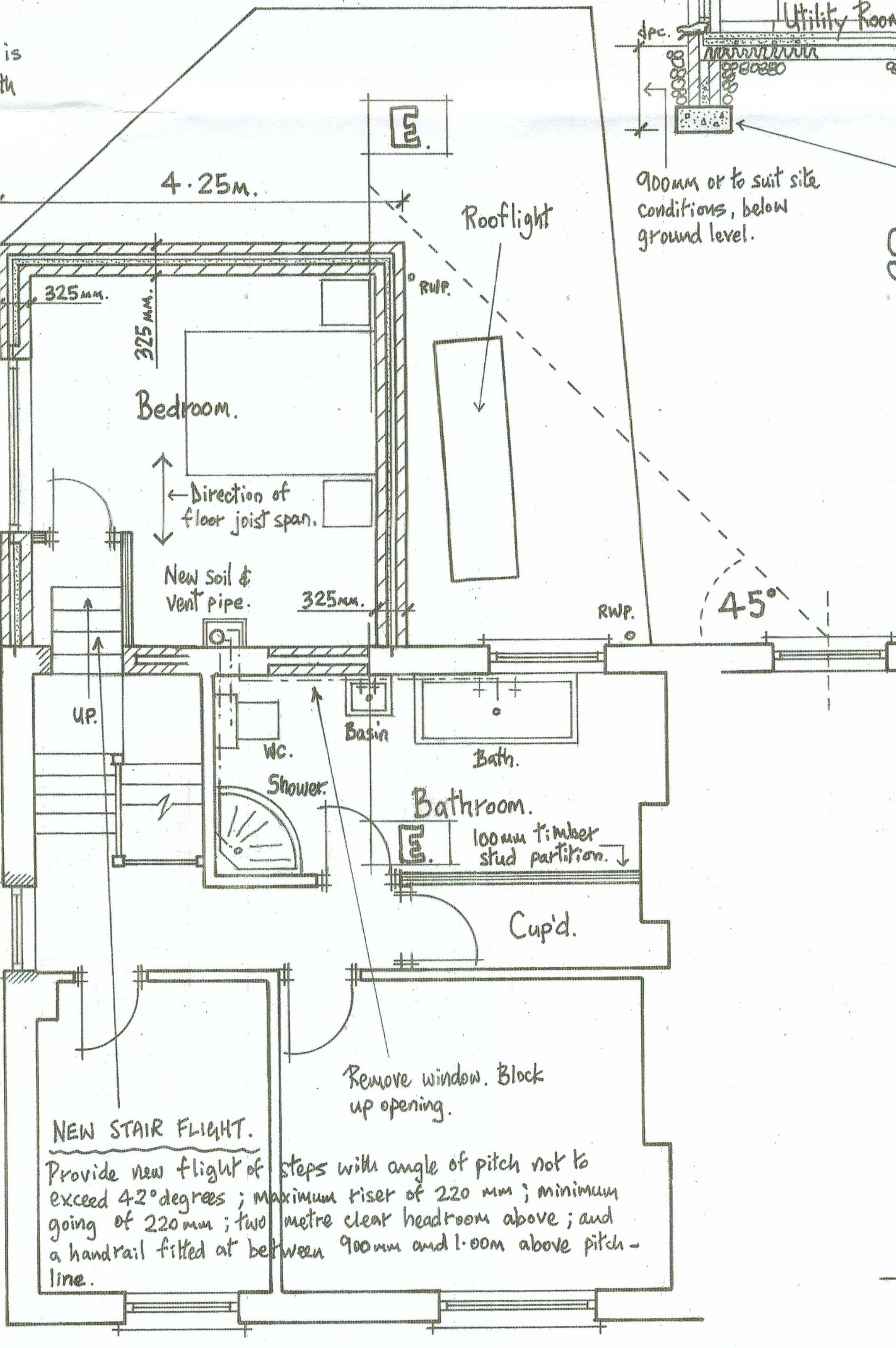
SIDE ELEVATION.
(facing N° 11.)



REAR ELEVATION.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.

PROPOSED.

RAINWATER GUTTERING.
To comprise 'Hunter Squareflo' 114mm diameter guttering (to match existing), with 65mm square downpipes, eventually discharging to roddable gullies.

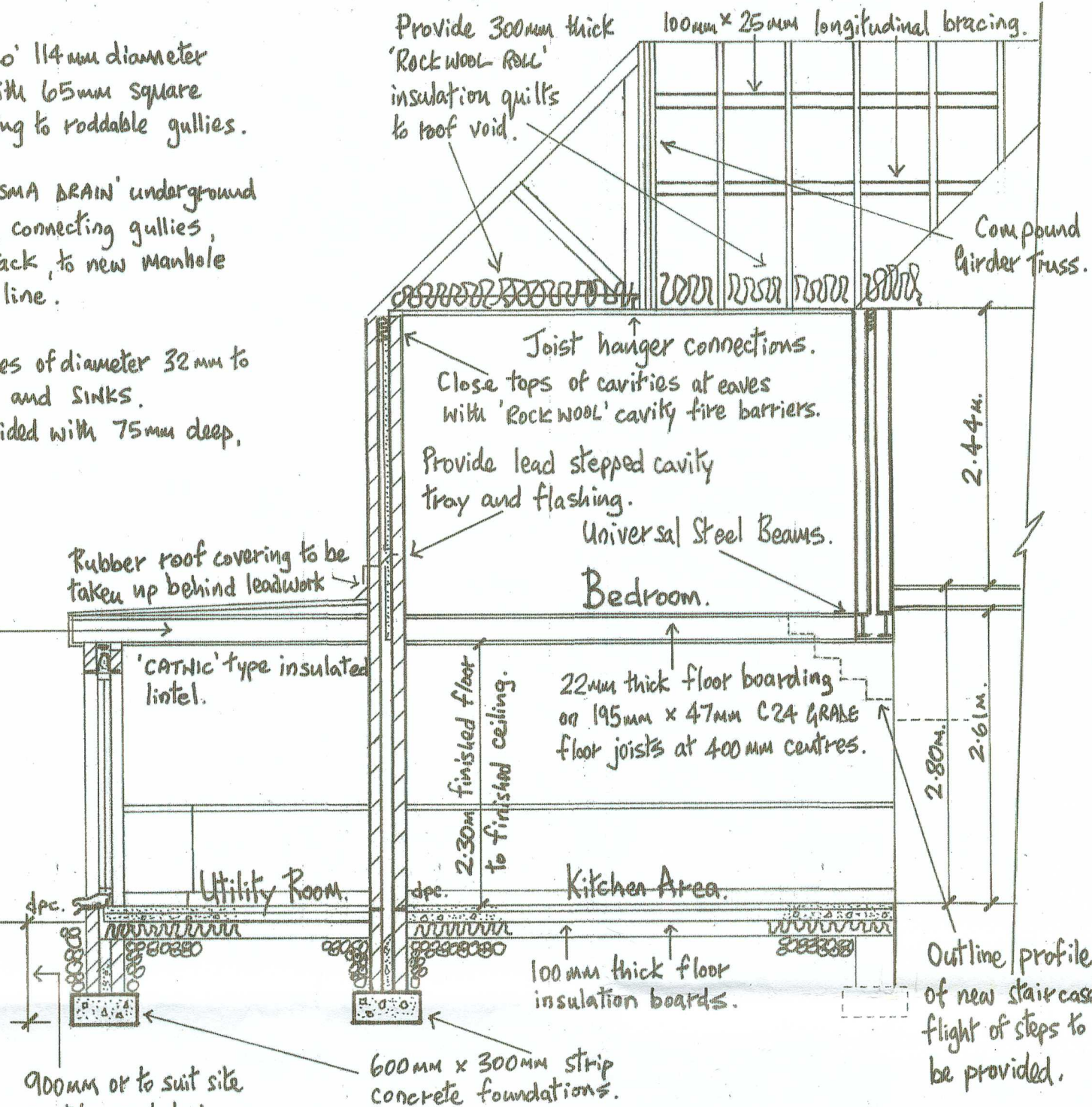
UNDERGROUND DRAINAGE.
To comprise 110mm diameter 'OSMA DRAIN' underground piping, or equal and approved, connecting gullies, sanitary fittings and soil stack, to new manhole formed on existing drainage line.

INTERNAL DRAINAGE.
Provide 'OSMA' PVCu wastepipes of diameter 32mm to Basin; and 40mm to SHOWER and SINKS.
All sanitary fittings to be provided with 75mm deep, water seal traps.

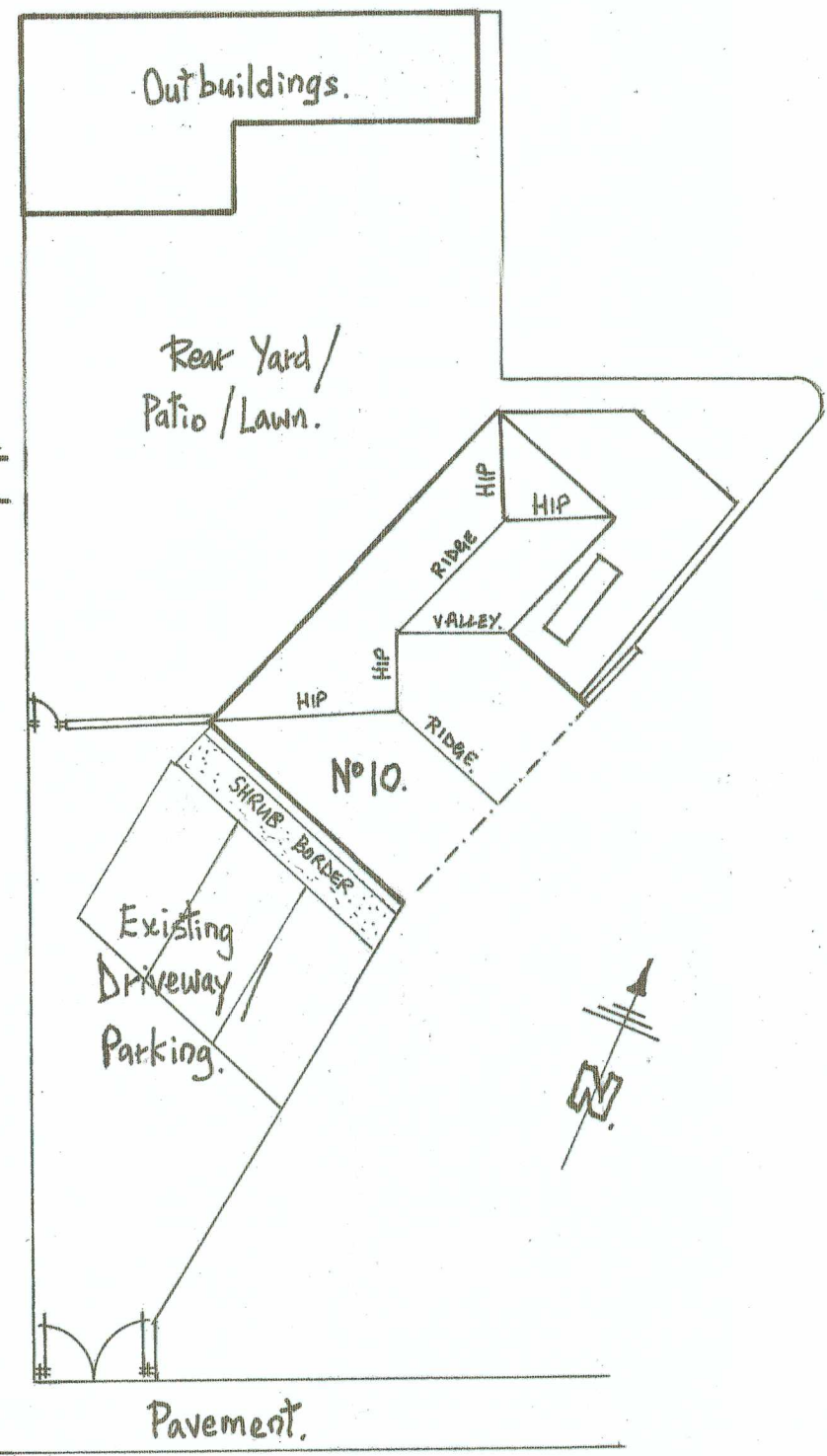
FIRE DETECTION.
Provide mains operated heat detector in kitchen AREA. Mains operated smoke detectors are already fitted in the property, at ground and FIRST FLOOR level.

HEATING & HOT WATER.
Existing 'VAillant' boiler to be relocated to new UTILITY ROOM. Existing pipework (to be adapted) and new pipework, to serve all existing and new facilities, for CENTRAL HEATING and HOT WATER to sanitary appliances.

MECHANICAL VENTILATION.
Provide mechanical extract fans to the KITCHEN AREA, capable of extraction at a rate of 60 LITRES PER SECOND if a conventional wall fan; or 30 LITRES PER SECOND through a COOKER HOOD; to the UTILITY ROOM at minimum 30 LITRES PER SECOND, and to the SHOWER ROOM at a minimum rate of 15 LITRES PER SECOND.



SECTION: E-E.



PARK AVENUE.

BLOCK PLAN.
SCALE: 1:200m.

NOTES:
New pitched roof of extension to comprise slates, twice nailed to 50mm x 25mm treated, graded battens complying with BRITISH STANDARD 5534: 2014, on 'TYVEK SUPRO PLUS' breather membrane underlay.
Roof covering to be supported on purpose made roof trusses at 600mm centres by FFOREST 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 5268-3; 1998.
If 'TYVEK SUPRO PLUS' membrane is used, NO FURTHER ROOF VENTILATION MEASURES ARE REQUIRED.
Insulate the roof void with a minimum of 300mm depth of 'Rockwool Roll' insulation quilts (or equal and approved) - provide 150mm thick quilt between the ceiling chords of the trusses and 150mm quilt at right angles to the ceiling chords, laid over them.
Attach a 500 gramme polythene vapour control layer to underside of trusses, prior to fixing 12.5mm plasterboard and skim with GYPsull plaster.
Note: The Electrician is to allow sufficient lengths of cable within the roof void, so that the cables rest on top of the insulation and not beneath it, to avoid overheating the cables.
Roof trusses to bear on 100mm x 50mm treated timber wallplates. Fix expanded metal lathing to the underside of the wallplates and bed in sand: cement mortar, onto the inner skin of the external cavity wall.
Vertically restrain the wallplates with galvanised mild steel restraint straps, secured to the inner wall surface and turned over the wallplates, at maximum 1.50m centres.
New flat roof of extension to comprise 'FIRESTONE RUBBERCOVER EPDM' single ply roofing membrane system, or equal and approved, adhesive bonded to 25mm thick, structural, exterior quality grade plywood. Fix plywood to framing timbers (to provide crossfall), on 50mm x 25mm cross-battening (to provide cross ventilation over the flat roof joists), on 195mm x 47mm C24 BRABE flat roof joists at 400mm centres. Roof joists to bear on 100mm x 50mm wallplates, AS PREVIOUSLY DESCRIBED.
Secure each roof joist to wall, with 'twist type' vertical, galvanised metal straps.

New extension external walls to comprise 100mm dense concrete block outer skin, 125mm wide cavity incorporating 75mm thick 'CELOTEX' PIR insulation boards and 100mm dense concrete block inner skin.
Provide 'SIMPSON STRONG TIE' 275mm long WTS2-275 stainless steel wall ties (wire), 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 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.
Internally, rough and skim masonry walls with lightweight plaster, to 13mm finished thickness.

New extension floor to comprise 63mm thick resin-fibre screed, on 100mm thick CEMEX REBAMIX flooring concrete, on 500 gauge polythene sheeting, on 100mm thick 'CELOTEX' flooring insulation boards, on 1200 gauge damp proof membrane, on sand blinding, on minimum 150mm thick layers of clean, graded, well compacted hardcore.
Along the inner face of sub-structure external walls, provide 'CELOTEX' 25mm thick insulation board upstands, between wall and face of concrete floor.
DOORS & WINDOWS.
To be PVCu-framed and double-glazed with low-emissivity glass, containing minimum 20mm argon. SAFETY GLAZING.
Glazing to BI-FOLD DOORS and REAR ENTRANCE DOOR to be SAFETY GLASS complying with B.S. 6206; 1981.

**PROPOSED EXTENSION
AT 10 PARK AVENUE,
GLYNNEATH,
FOR L & A JEFFREYS.**

WORKING-DRAWING.

DATE.	OCTOBER, 2020.	DRAWING NO.	
SCALE.	1:50m; 1:100		O1A.