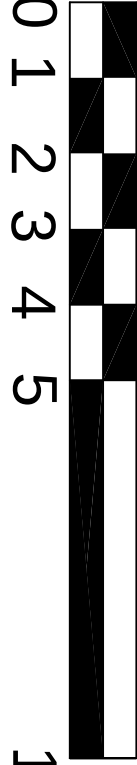
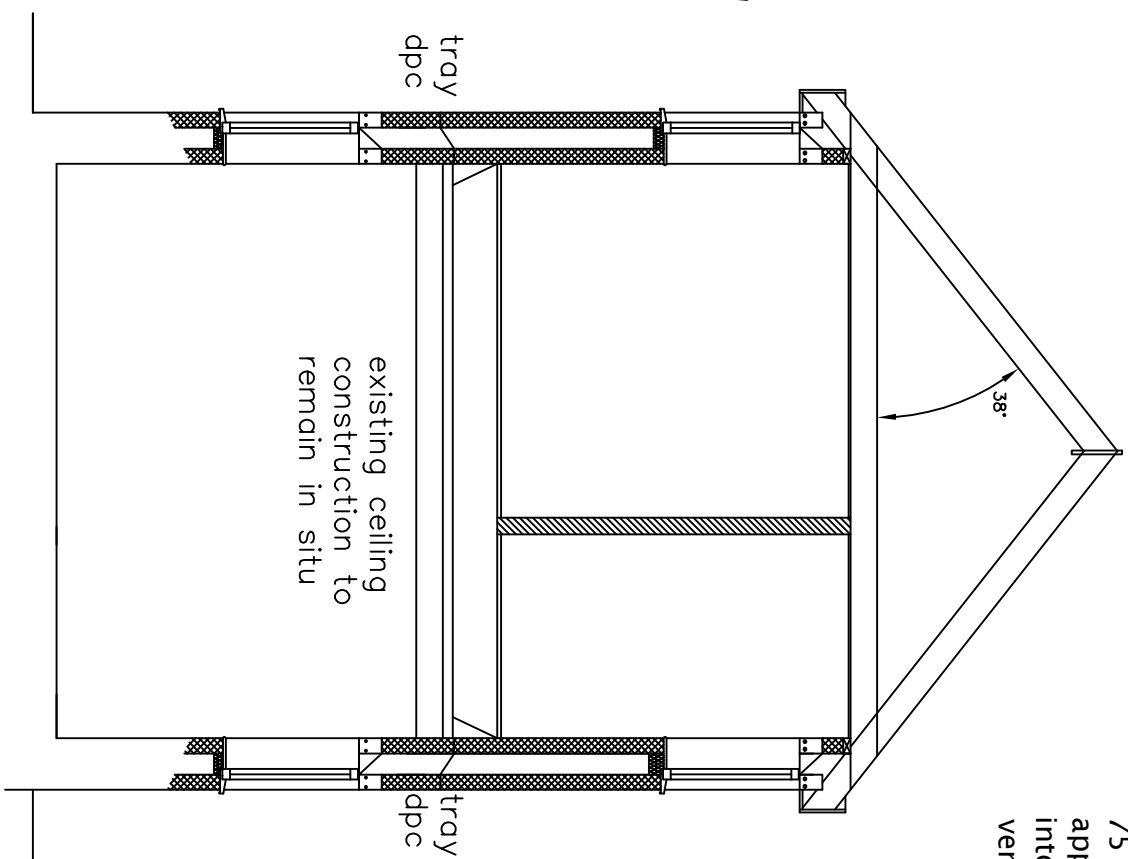
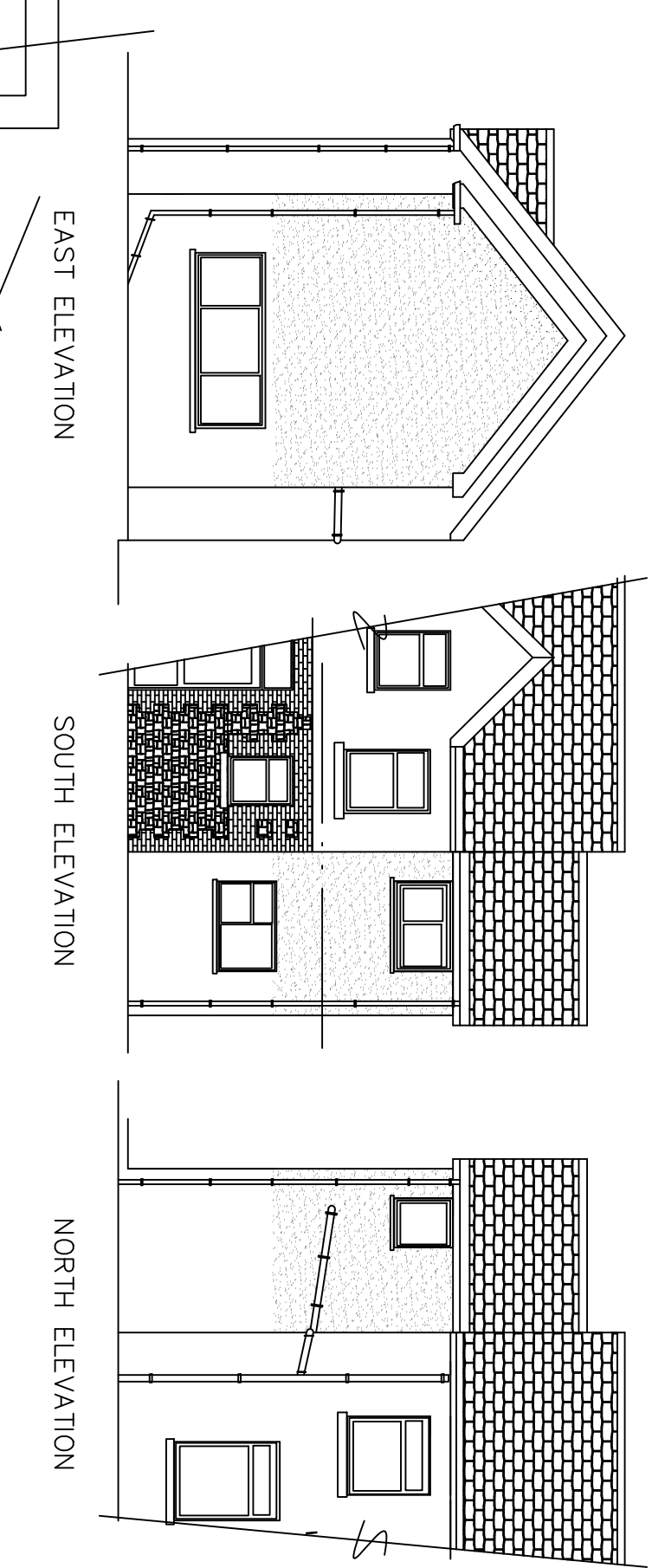


SCALE BAR 1:50



SCALE BAR 1:100



75 deep seal traps & 40 dia wastes to all new appliances, 100 wastes from wc to discharge into exsiting soil vent pipes. Extend ex soil vent pipe , perforated vent to head of pipe.

- 1/ Gable end wall to be strapped to roof timbers/ceiling joists with galv ms straps 30x5 @ max 2m cc's, secured to min 3no joists
- 2/ Where cavity walls run parallel to floor joists, ms straps to be applied as per roof.
- 3/Herringbone strutting secured to floor joists @ mid span.
- 4/ Window glazing to have thermal transmittance value of at least 0.16 W/m2K
- 5/ cavity walls to bew extension to have min thermal transmittance value of at least 0.21 W/m2k
- 6/ Stud wall to 1st floor 100x50 swd studs with 12.5mm plasterboards to both sides

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INVICTA
Building
Advisory
Service

Min yr Efail, High Street, Nantyrffyllon,
Maesteg, CF34 0BW
Tel : 07971 458724
E Mail : INVICTA7777@VAH00.CO.UK

Clients	Paige Jones
Job Title	PROPOSED 2ND STOREY BATHROOM ADDITION AT: 48 PROSSERS TERRACE ABERCREGAN
Drawing Title	PLANS AS PROPOSED
Scale	1: 50 & 1:100
Date	NOVEMBER 2020
Drawing No.	48PT/2/20

NOTES:

- 1/ provide mechanical vent to bathroom, 150 dia min 30l/sec extracted to external air. ditto to resited kitchen min 60l/sec
- 2/ Provide radiator to new rooms, connected to ex heating system. Inc for thermostatic radiator valve.
- 3/ Remove front window & side entrance door & ca, enlarge & form new openings to former grd floor wet room & make good. Min 150x100 rc lintols over.
- 4/ Form new opening to gable elevation to access new extension. Catnic lintol to be installed to suit cavity wall thickness and span (TO BE CONFIRMED)
- 5/ new windows to be upvc double glazed to BS 6206, trickle vents min 10000mm2. Glazing to be 16 air gap with "soft" low E coating. Glazing within 850 of floors to be roughened or laminated.
- 6/ All works to be kept within curtilage of dwelling and in compliance of Party Wall Act 1996.
- 7/ All wastes from kitchen & bathroom to run into existing soil & vent pipe and back inlet gullies respectively. Rain water to discharge into ex gullies.
- 8/ All electrical works to comply with Part P Building regs 2005 & all switches / sockets to be positioned to enable disabled person to use easily.

WALLS TO 2ND STOREY EXTENSION : Remove ex roof structure over side addition & prepare walls to receive new. Build up in cavity work in 100 concrete blockwork internally with 12.5 plasterboard/skim finish, 125 cavity with 75 Rockwool insulation batt secured to inner skin, 100 concrete blocks externally, rendered finish to match main house. Stainless steel wall ties at 750 centres horizontally & 450 centres vertically & doubled up at openings. Wall finished internally in render set finish, 100x150 rc lintols to span external openings, min 150 end bearings. Cavity tray dpcs to brick chills. Cavitys closed at top of wall with brick or slate. All cavities to be kept continuous. Vertical & horizontal insulated dpcs to external openings.

FOUNDATIONS : AS EXISTING
FIRST FLOOR CONSTRUCTION: 22 T&G boards on 175x50 C24 swd joists @ max 400 cc's with 12.5 plasterboards & skim to soffit.

ROOF: Marley Eternit slates to match existing on 50x25 battens on TYVEK breathable felt to BS 747 on min 150x 50 C16 rafters @max 400 cc's to pitch of approx 38 degs to match existing main roof. 150x25 ridge board. Incorporate 150x50 c16 swd ceiling joists @ 400 cc's, inc for 12.5 plasterboard & 3 skim to soffit. Wall plates to be 100x50 swd strapped at max 2000 cc's. Provide galv steel restraint straps from gable wall to roof structure, c/o min 3 no rafters, at max 1200 cc's. 150 insulation quilt laid between joists, with further 150 laid across to give total 300 thickness. 150 soffit in upvc 112 hr rw gutters to 68 dia downpipes . Code 5 lead flashings/soakers cut into existing gable wall.
Cut into ex roof & fix 450x25 ply lay boards to form valleys with code 5 lead valleys over.