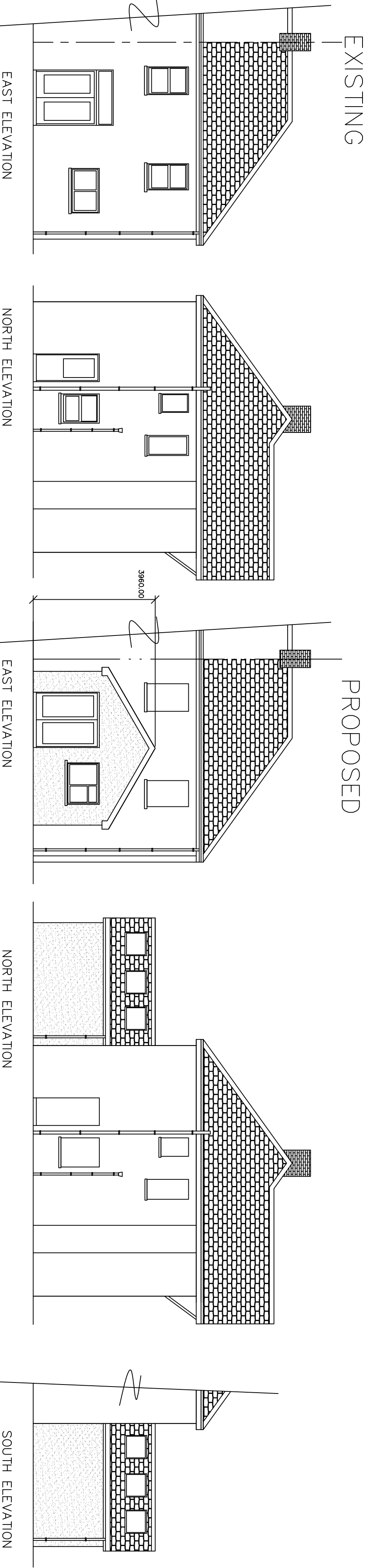




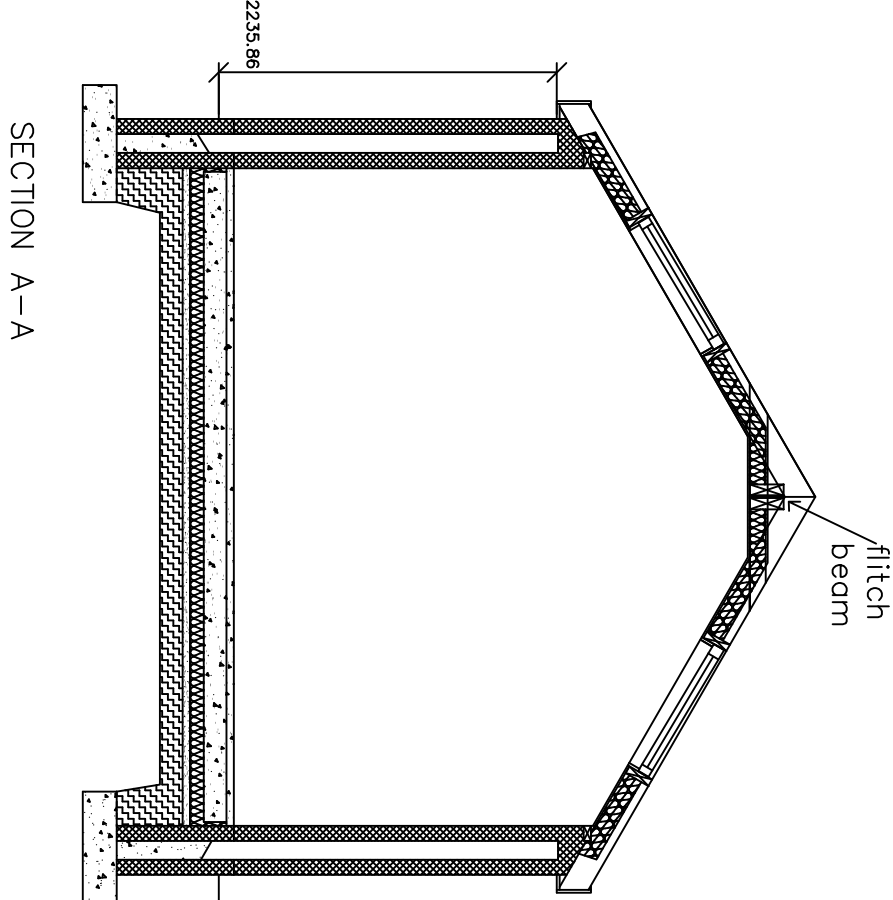
Rev A : May 2021 : Amended elevations with ridge height

Clients	Mr & Mrs Harris		
Job Title	Proposed extension		
at:	151 Margam Road		
Port Talbot			
Drawing Title	Elevations as existing & proposed , section & notes		
Drawing No.	Date	Scale	
151MR/3/21A	May 2021	1:100 & 1:50	

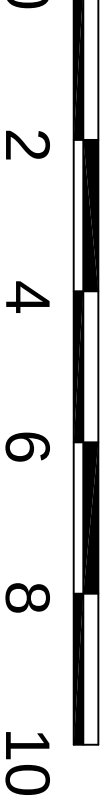
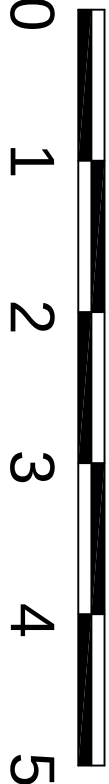
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SCALE BAR 1:50



SCALE BAR 1:100

- NOTES:
- 1/ Remove rear window & block up opening in cavity work, inc all finishes as existing
 - 2/ new windows & french doors to be upvc double glazed to BS 6206, trickle vent min 10000mm². Glazing to be 16 air gap with "soft" low E coating. Glazing within 850 of floors to be toughened or laminated.
 - 3/ Excavate & lay new drains to private drainage , Form new back inlet gulleys to receive surface water from downpipes & connect to ex drains.
 - 4/ All electrical works to comply with Part P Building regs 2005 & all switches to be positioned to enable disabled person to use easily.
 - 5/ Maintain concrete path around new extension.
 - 6/ Remove ex french doors to rear & ca. Form new opening in cavity wall, inc for 2no 178x102x19kg/m steel beams to support walling over, min end bearings of 150mm and laid on grade 2 concrete padstones min 75 thick
 - 7/ Demolish ex external wc structure & ca debris
 - 10/ New Velux roof lights ref GGL 3065 centre pivot M04 780x80, inc for suitable flashing kit, insulation & underfelt collars & vapour barriers. Ensure rafters are doubled up at each side of opening to act as trimmers for roof lights.
 - 11/ Form new 100x50 swd non loadbearing walls to study/cloakroom inc for 12.5 plasterboards & skim to both sides and 100 Rockwool sound insulation between studs.
 - 12/ Mech vent to cloakroom min 30l/sec vented to external air. Mech vent to kitchen min 60l/sec

WALLS : cavity work in 100 blockwork internally, 125 cavity with 75 Rockwool insulation batt secured to inner skin, 100 blockwork externally , rendered finish to match existing. Stainless steel wall ties at 750 centres horizontally & 450 centres vertically & doubled up at openings. Wall finished externally in smooth render & internally with 12.5 plasterboard render set finish. 150x100 rc lintols to span external openings. Cavity tray dpc's to heads & cills. Cavities closed at top of wall with brick or slate. All cavities to be kept continuous. Vertical & horizontal insulated dpc's to external openings.

ROOF: Marley Eternit manufactured slates on 50x75 tanalised battens on TYVEK breathable felt to BS 747 on min 200 x 50 C24 rafters @max 400 cc's to pitch of 30 degs . 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. Incorporate 120 insulated Knauf plasterboards to soffit inc 3 skim. Maintain 50 clear gap between insulation & roof felt.

112 hr rw gutters to 68 dia downpipes to discharge into ex drain via roddable back inlet gulleys.
Stepped lead flashings/soakers to abutment of new roof to ex wall. Cut in and insert stepped cavity tray dpc's to abutment of new roof line.

FLITCH BEAM

Form flitch beam to support ends of rafters, constructed in 2no 225x50 C24 joists, with 25x200 S275 steel plate to centre. Inc for M16 bolts & single side dog tooth washers, staggered @ 450 centres securing joists & plate. Bolts to be staggered min of 2D from the edge of the plate & 4D from the edges of the timber members. Ends of beam to be built into cavity walls min 100,

3/ FOUNDATIONS Note: all excavation etc to conform with all necessary CDM & Health & Safety regulations.

Excavate for foundations taken down min 900 dp and/or below invert of main sewer , min 600 x 600
Where proposed drains pass through at Foundation level, the foundations are to be taken beneath invert of the pipe & the wall above carried on precast concrete lintols, flexible joints to pipework through wall. Mask openings both sides of wall with ridge sheet material to prevent entry of fill or vermin. All concrete for foundation to be GEN 3 or ST4 mix with ordinary Portland cement & max aggregate size of 20mm. Concrete must be well compacted & left with a tamped finish. Brick & blockwork to dpc level. Where exposed to be of facing brick. 50 cavity to be filled within 225 of dpc with lean mix concrete.

4/ FLOOR SLAB: 50 sand cement screed on min 100 oversite concrete on min 90mm thick Celcon insulation slab on 1200g Visqueen dpm , inc breather paper , on min 50mm sand blinding laid on 150 min compacted hardcore, polythene dpm turned up to lap over dpc. All laps in dpm to be sealed. Where hardcore is in excess of 150, areas to be laid in max 150 layers & thoroughly compacted at each layer with a min 4 passes of a vibration plate or roller. Concrete slab mix GEN 4 or ST4 of Ordinary Portland cement & max aggregate size of 20mm. If hardcore fill after compaction is more than 600 in thickness the slab to be reinforced with steel mesh in accordance with NHBC regulations. inc for 25mm upstands to perimeter & breather membrane.