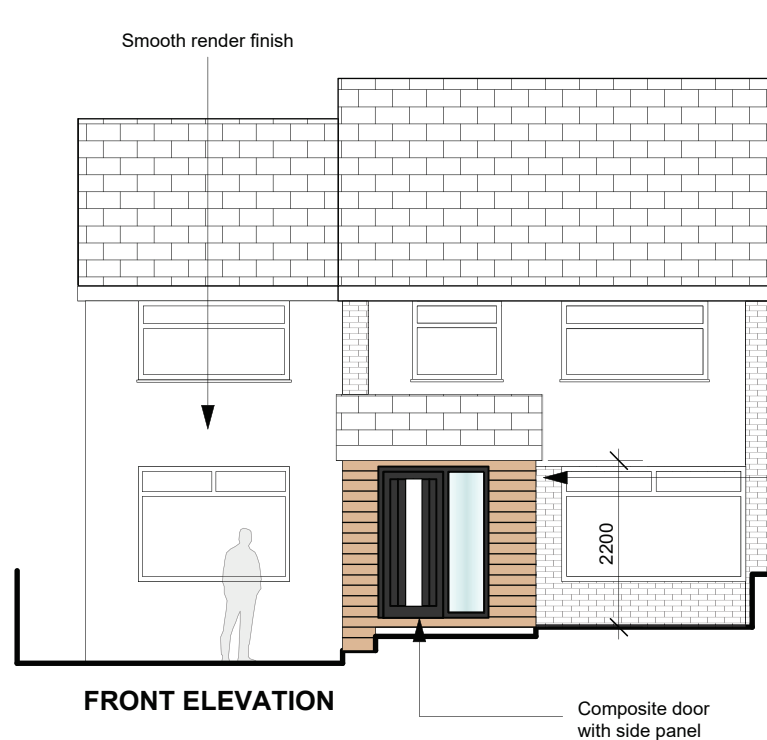
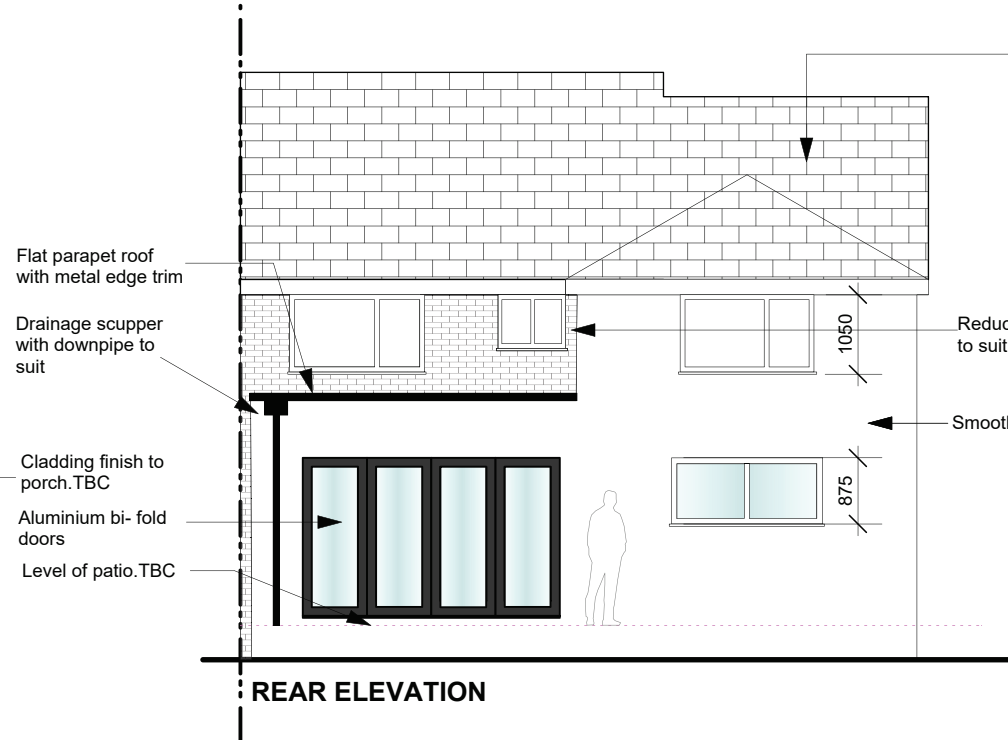
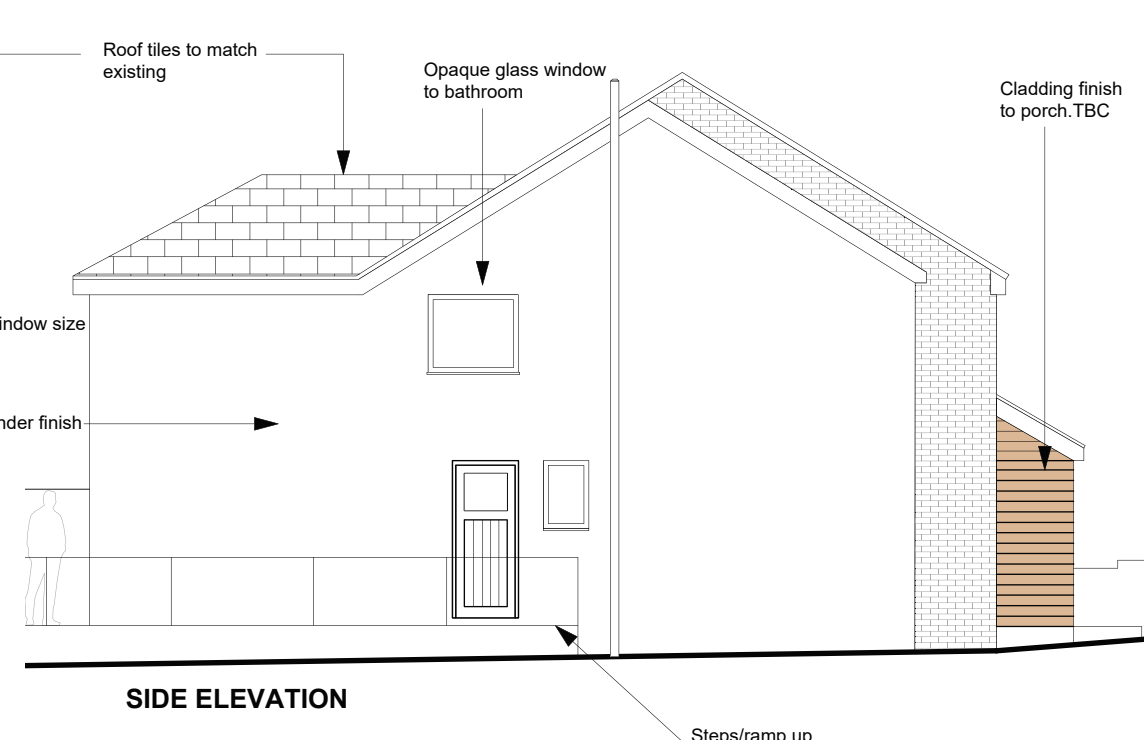




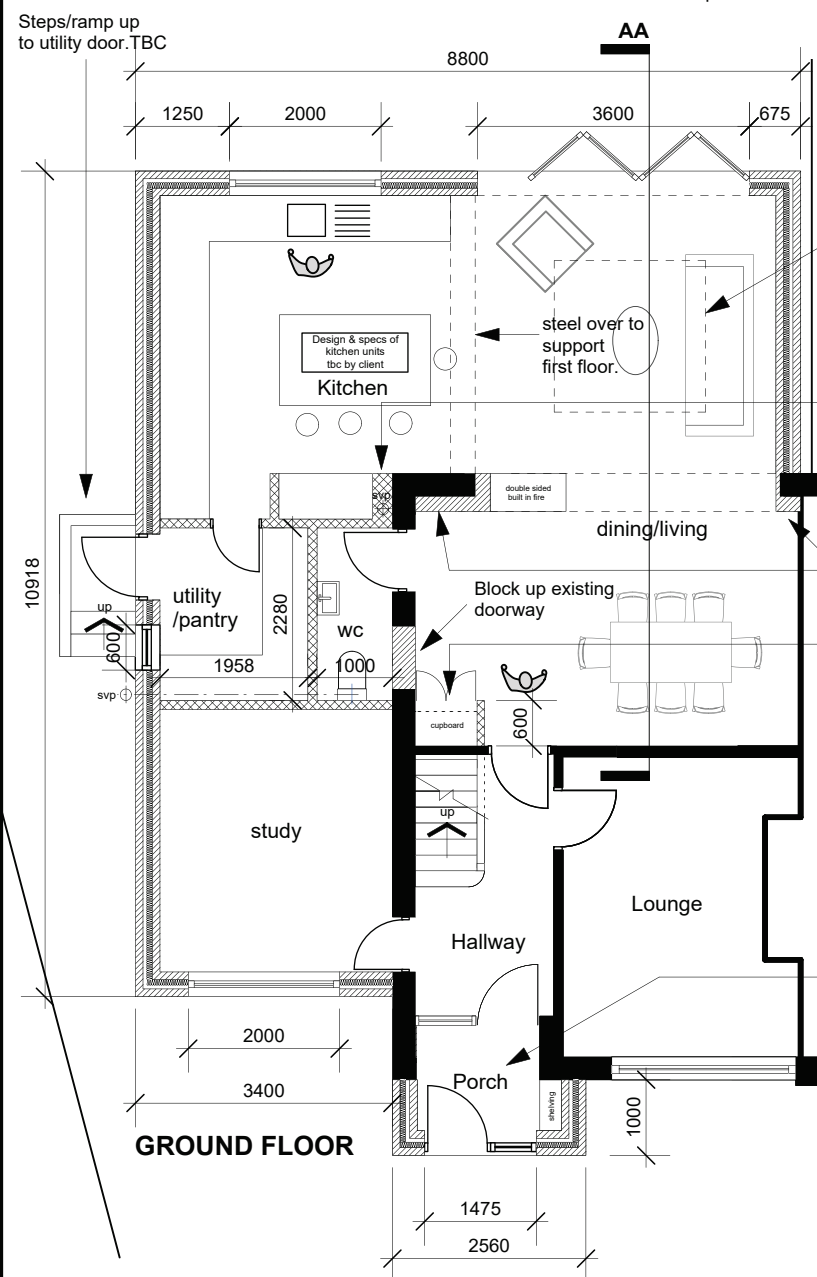
FRONT ELEVATION



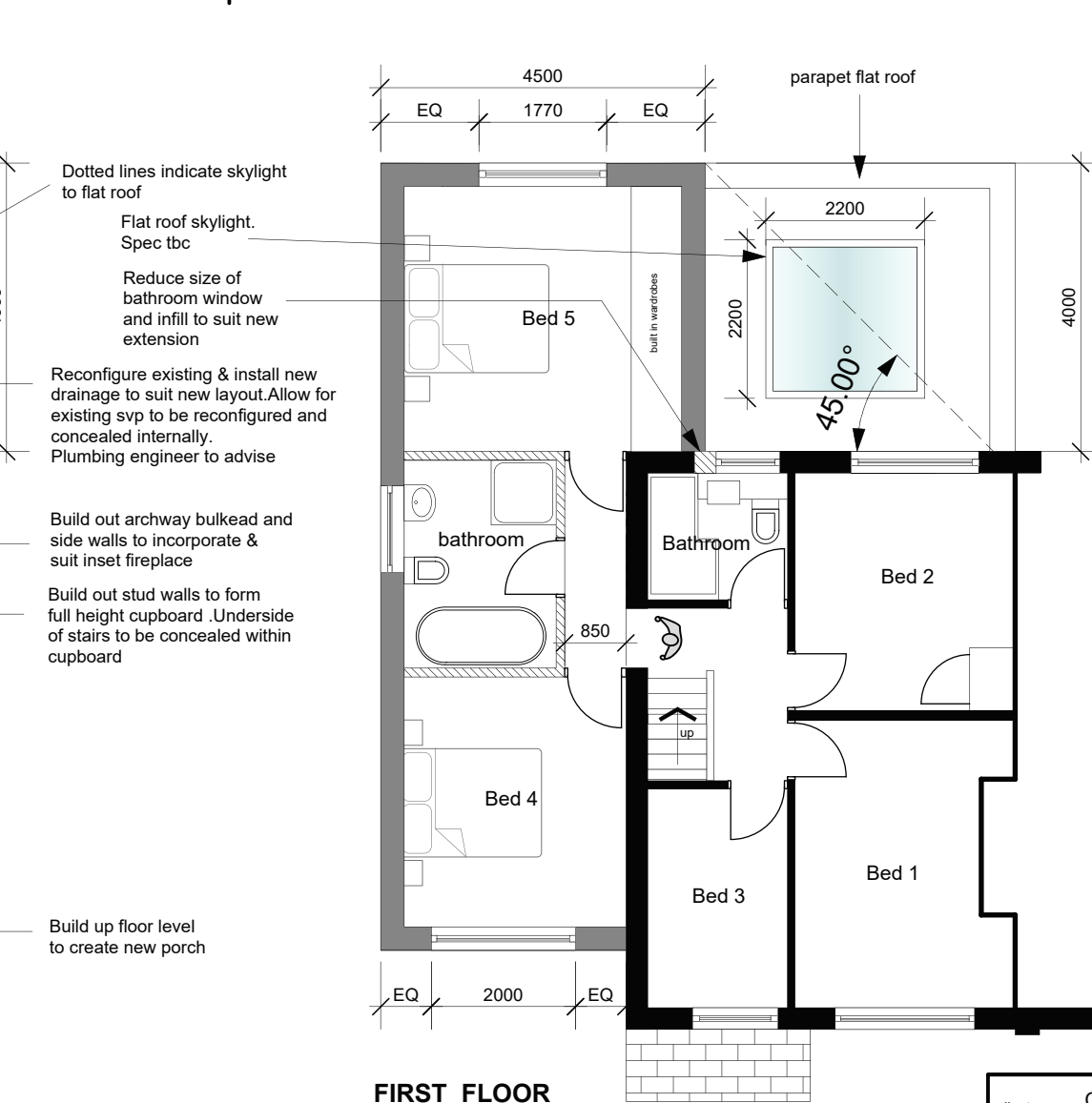
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR

General Specification

- Foundations** - Refer to engineers details & specifications for all structural elements and sub structure works)
- Drainage** - New drainage system to link into existing arrangement. Plumbing engineer to advise on all details & specification. All external drainage to be reconfigured to suit new layout . To be advised by contractor. All guttering & downpipes to be circular pvc. All colours tbc
- External Walls** - Ground floor walls to be standard blockwork cavity construction to current building regulations. To be smooth render finished. All walls to be lined internally with 12.5mm plasterboard & smooth plaster finished.
- Ventilation**- To comply with current building regs
- Windows & Doors**- New rear doors to new extension be Anthracite grey aluminium bi folds as per drawing. Spec & door configuration to be approved by Client. All New windows to be PVC. All to comply with current building regulations. All detail specifications, colours tbc.
- Doors** - New Internal Doors to be painted white. Ref-White vancover. Available from LPD doors or similar approved by client.
- Joinery**- All skirtings & door frames to be suitable softwood or mdf and paint finished to client approval.All profiles specs tbc.
- Electrical Installation**- The proposed electrical installation to be installed to current IEE regulations & to comply with part P requirements of the building regulations. Electrical safety certificate to be provided on completion of installation works. Allow provision for white recessed led type lightfittings generally to new extension, dining area & porch. Finish of all sockets tbc. Location & quantities of all lighting & sockets tbc.
- Heating**- Proposed gas installation to be designed & installed by a registered gas engineer.Extend existing central heating to new areas to clients instructions.Location and radiator types , sizes etc tbc
- Internal partitions** - All internal walls generally to be 100mm standard stud frame or suitable blockwork construction. To be lined on both sides in 12.5mm plasterboard and smooth plaster finished. Allow for suitable Rockwool type insulation within stud partitions where required generally for soundproofing to E2 requirements. Make good to existing walls & ceilings where possible and allow for seamless finish between old & new. Allow for suitable fire rated board to ceilings within kitchen area if required as per building regs
- Decorations**- Contractor to allow for painted finish throughout all new areas as per clients requirements. All colours, specifications tbc
- Flat Roof construction** - Flat roof with parapet upstand to be standard single ply membrane warm roof construction.All pir insulation to comply with current building regs.To have rubber epdm roof covering or similar approved by Client. Allow for suitable metal parapet capping.Contractors to incorporate horizontal wall outlet for drainage to roof.Contractors to advise on all drainage details.
- Kitchen**- Spec of all kitchen units & final layout tbc by client.
- Utility Room & WC**- Interior design & specification of WC Pan, sink ,Cupboards, worktops,finishes etc to be advised by client.
- Floor finishes** - To be confirmed by client
- Utility Room & WC**- Interior design & specification of WC Pan, sink ,Cupboards, worktops,finishes etc to be advised by client.
- Flat roof skylight** - 2000mm x2000mm flat glass skylight. Spec tbc
- Floors** - Ground floor construction to extension be standard floor build up to comply with building regs.To finish flush at same height as structural floor to existing house.(Note: If underfloor heating is required the contractor should install a suitable fibre screed to suit.)

client	Clare Marmont	title	Proposed Plans & Elevations	Bankhead Design Ltd 20 Beechwood Avenue, Neath SA11 3TE Tel: 0781 8086740 email:info@bankheaddesign.co.uk
project	78 Trevallen Avenue Cimla SA11 3UR	scale	1:100 @A3	
Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled. This drawing is the property of Bankhead Design, copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing from Bankhead Design			dwg by	
			date	
			dwg no	CM-02
			rev	

BANKHEADDESIGN