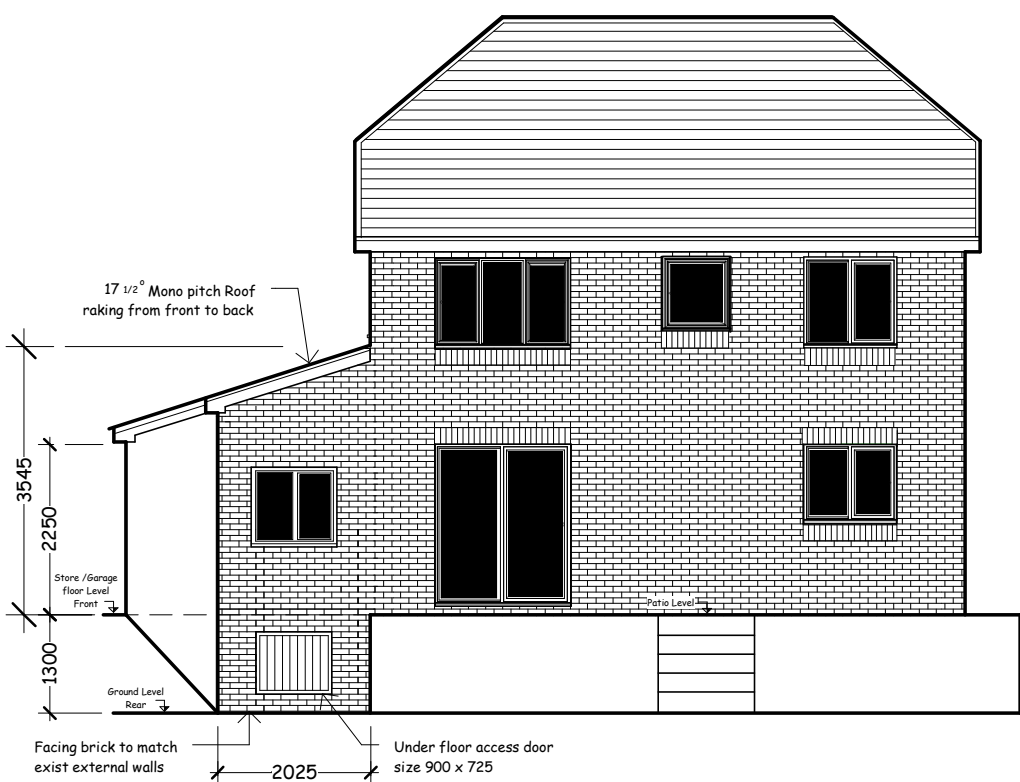
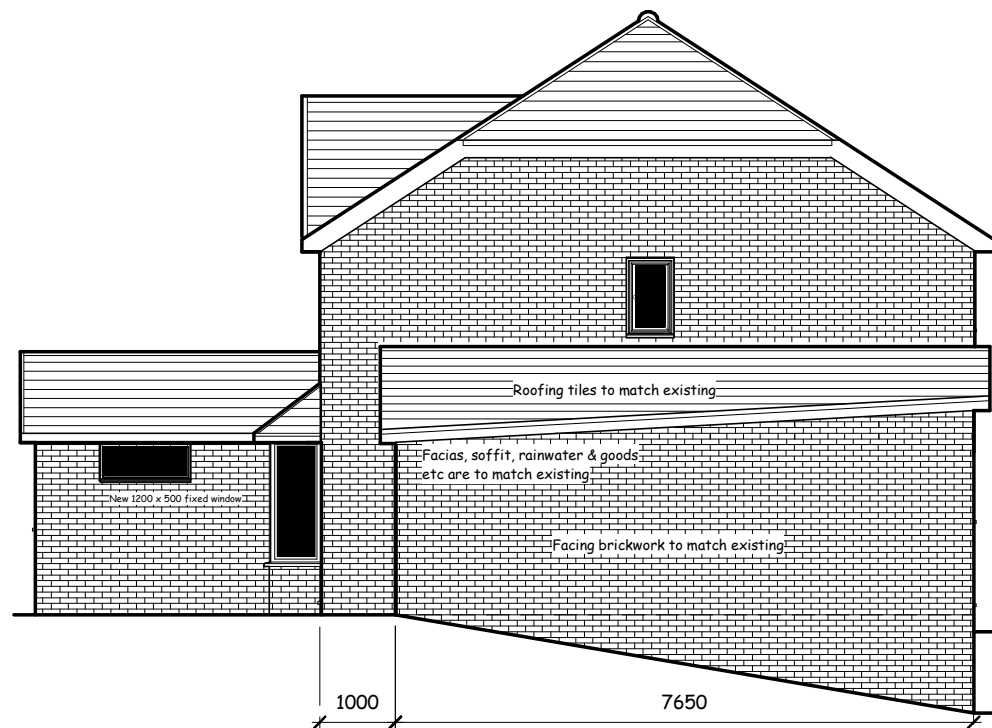
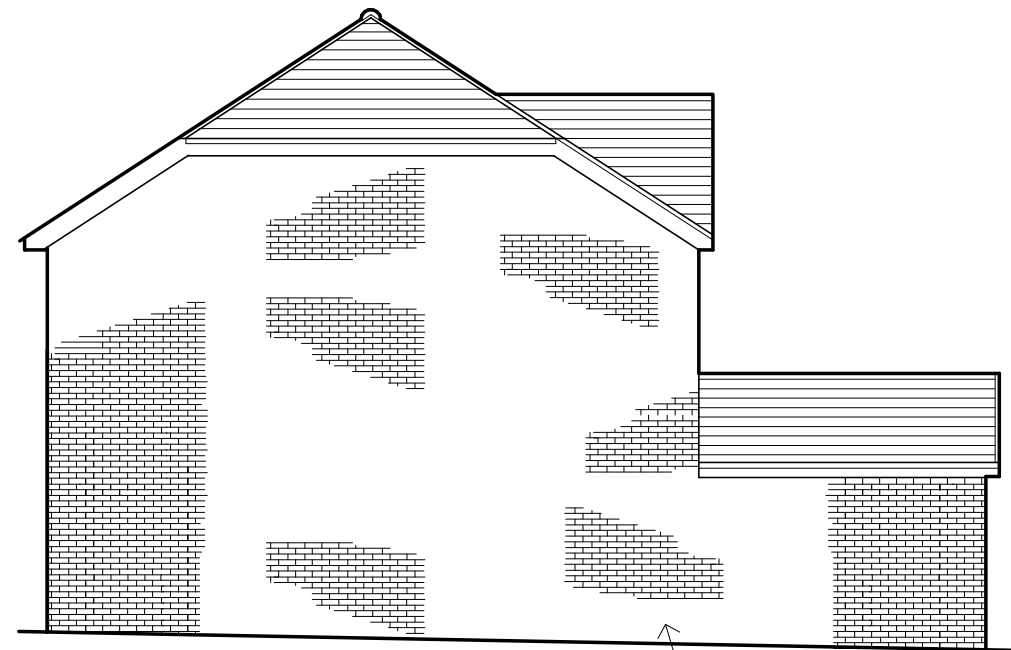




REAR ELEVATION
Facing South East



SIDE ELEVATION
Facing South West



SIDE ELEVATION
Facing North East

CONSTRUCTION STORE / LOUNGE

New Window

White upvc double glazed units. Trickle vents equivalent to 8000 sq mm. size min 1/10th floor area with with vent opening min 1/20th floor area. Double glazing 16mm air gap with soft low E coating (Pilkington 'K' Glass)

New Section of Wall (under New Window)

External facing brick to match existing house. Cavity 110mm wide partially filled with 60mm Celotex insulation board. Inner skin 100mm dense blockwork. Plaster finish 13mm thick. Wall ties stainless steel placed 750mm horizontally & 450mm vertically

New Floor

(on top of existing Garage conc floor)

1200g DPM. Celotex insulation 65mm thick. 1000g Vapour barrier. Sand / cement screed min 50mm thick to correspond with existina house floor level. U value >

Foundations

- On excavation if no strip foundation is present under Garage door position. Provide concrete strip foundation size 500 x 250mm depth min 900mm below ground level all to be approved by Local Authority Building Control Officer

Ceiling Over new Lounge - Provide insulation 300mm thick rockwool insulation Gyproc plasterboard 12.5mm thick. overlay existing ceiling with 12.5 plasterboard with skim finish.

CONSTRUCTION NEW STORE EXTENSION

Roof - Concrete interlocking tiles to match existing roof. Battens 38 x 25 treated timbers. Reinforced roofing felt to BS 747 Part 1, lapped 150mm horizontally & vertically, taken into gutter at eaves. Provide 600mm wide DPC or provide Monarfol 300 in lieu of felt. Provide 50 x 150mm treated timber rafters at 400mm centres, birdsmouthed onto 75 x 100mm treated timber wallplate strapped to walls with 5 x 30 x 900 long galv steel straps at 1200 cent.

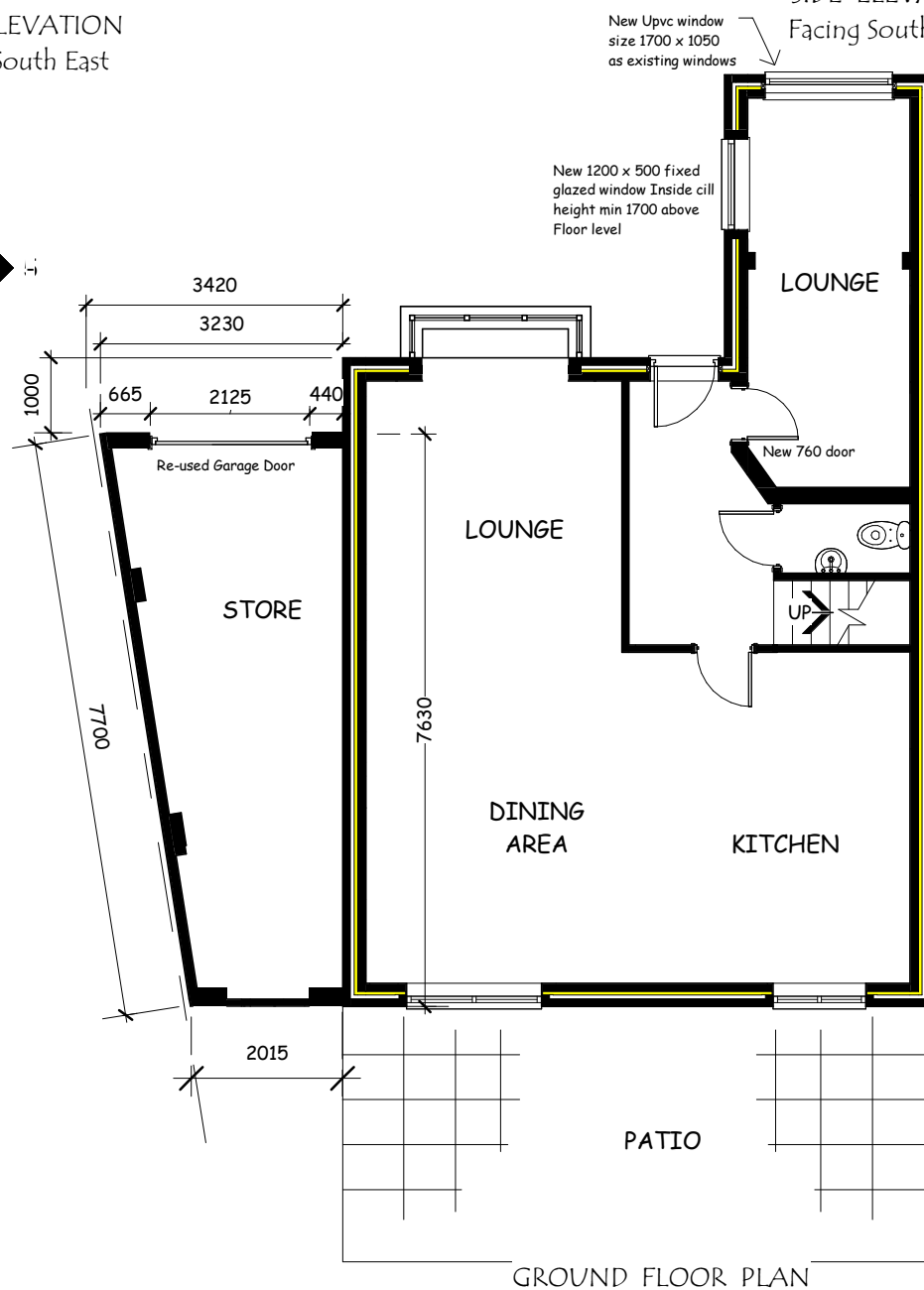
Leadwork - Code 4 Lead stepped flashing & Cavity tray

Eaves / Soffit - White upvc boarding to match existing

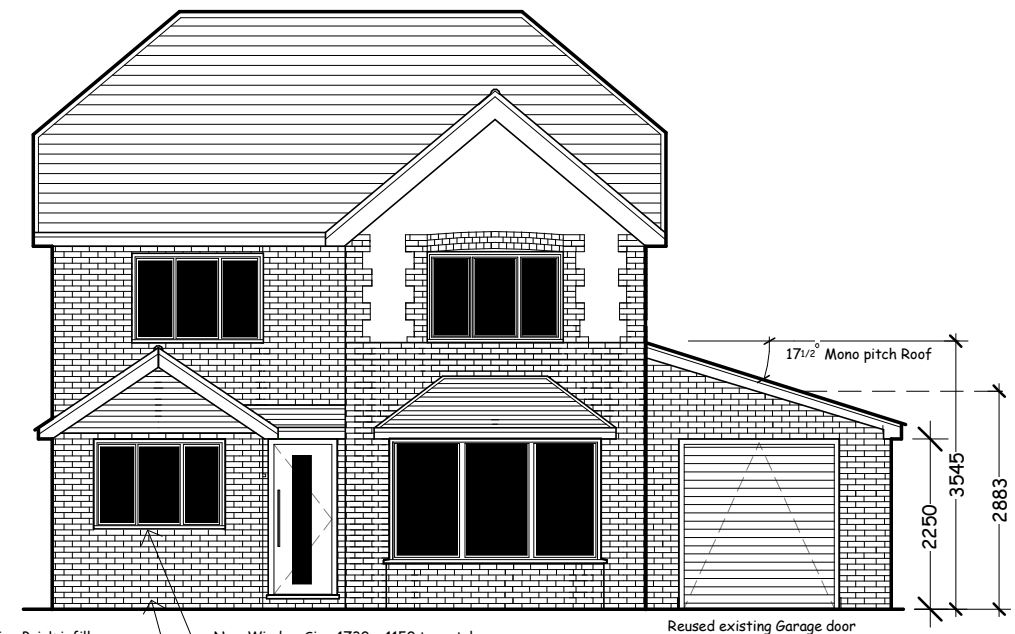
Walls - Facing brickwork & external render to match existing house.

Floor - Bison beam with dense conc block infill, finish with 50mm sand / cement screed

A100



GROUND FLOOR PLAN



FRONT ELEVATION
Facing North West

CONVERSION of EXISTING GARAGE to LOUNGE &
CONSTRUCTION of NEW ATTACHED STORE at
26 ROWAN TREE CLOSE, BRYNCOCH, NEATH, SA10. 7SJ

TITLE

PROPOSED LAYOUT

Date 19 08 21

Scale 1 : 100

Drawn D G

Drawing No

2105/4

REV

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