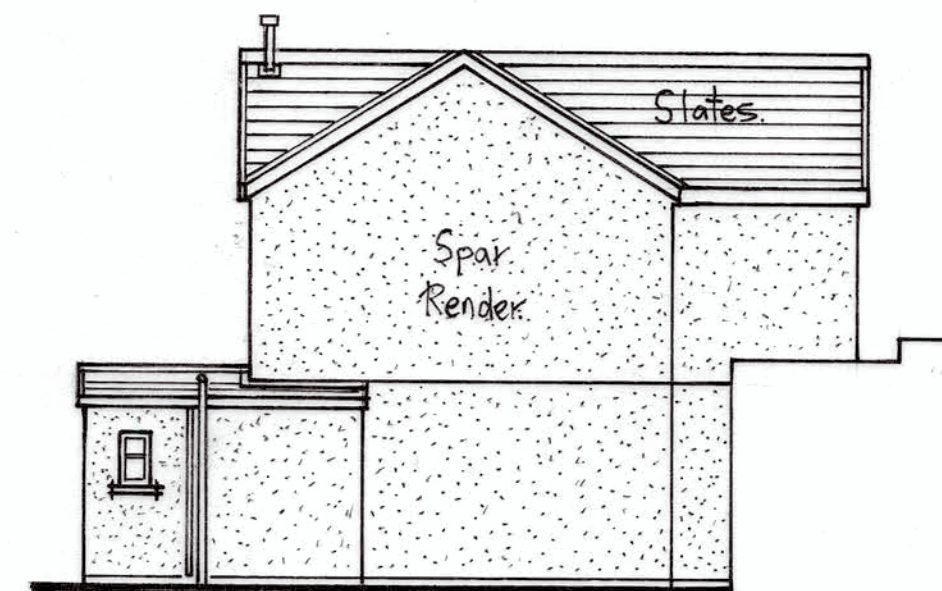
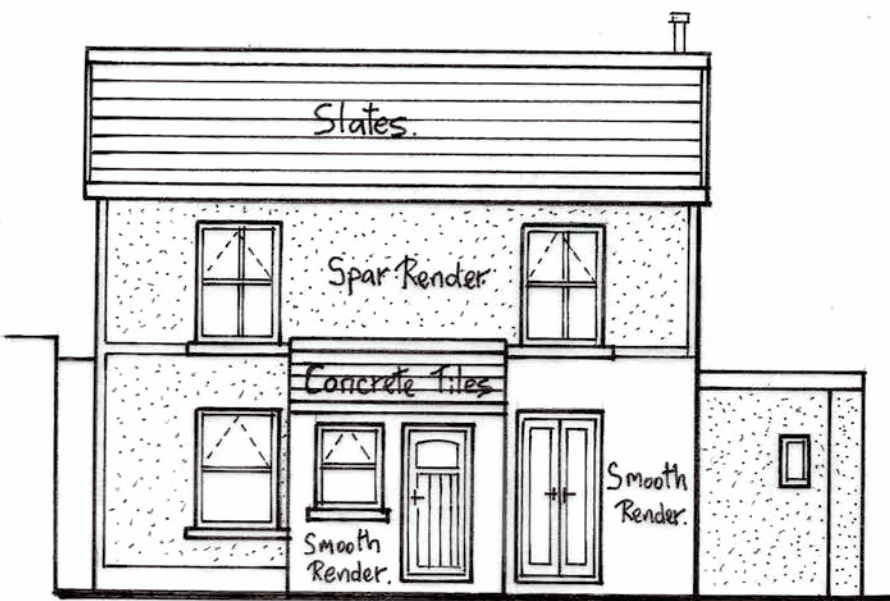
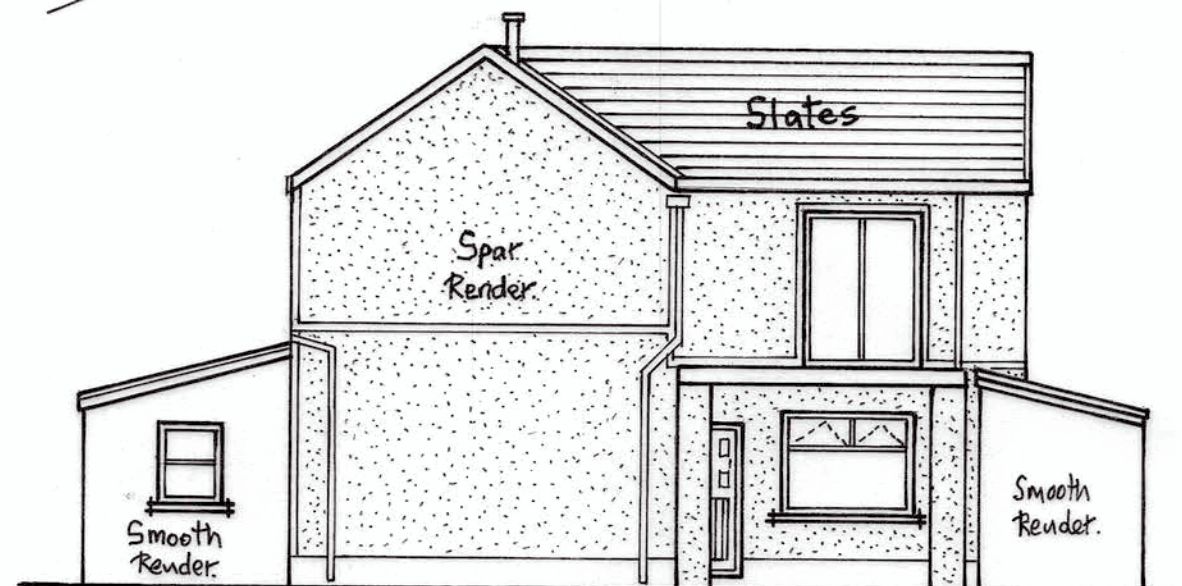
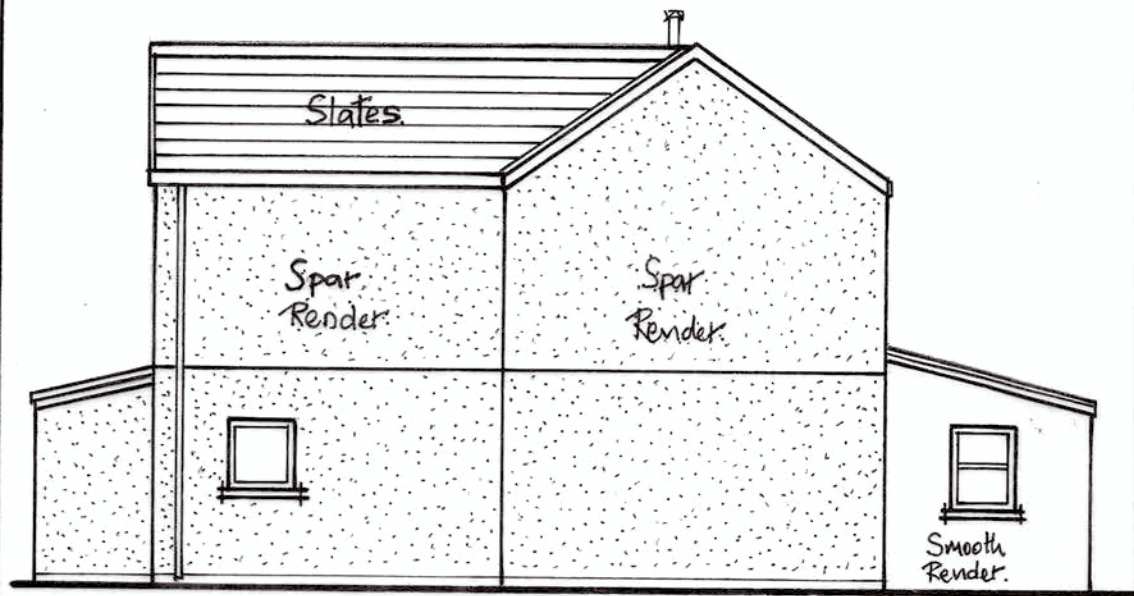
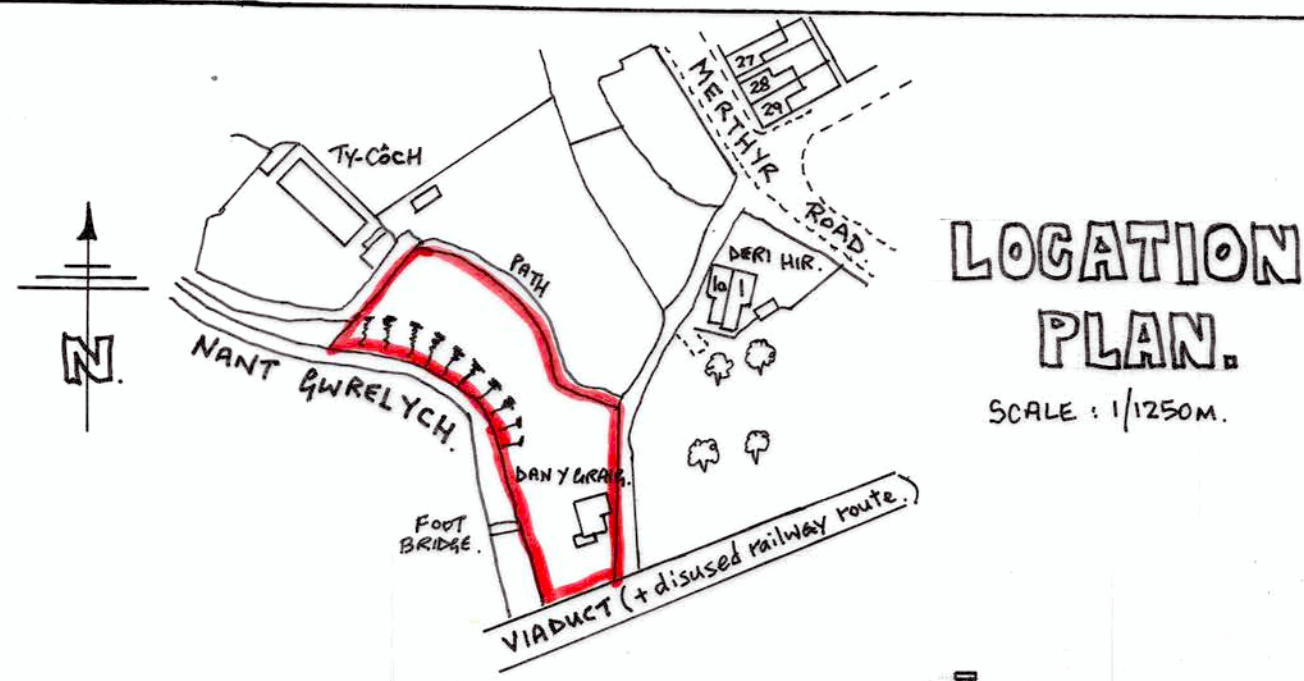
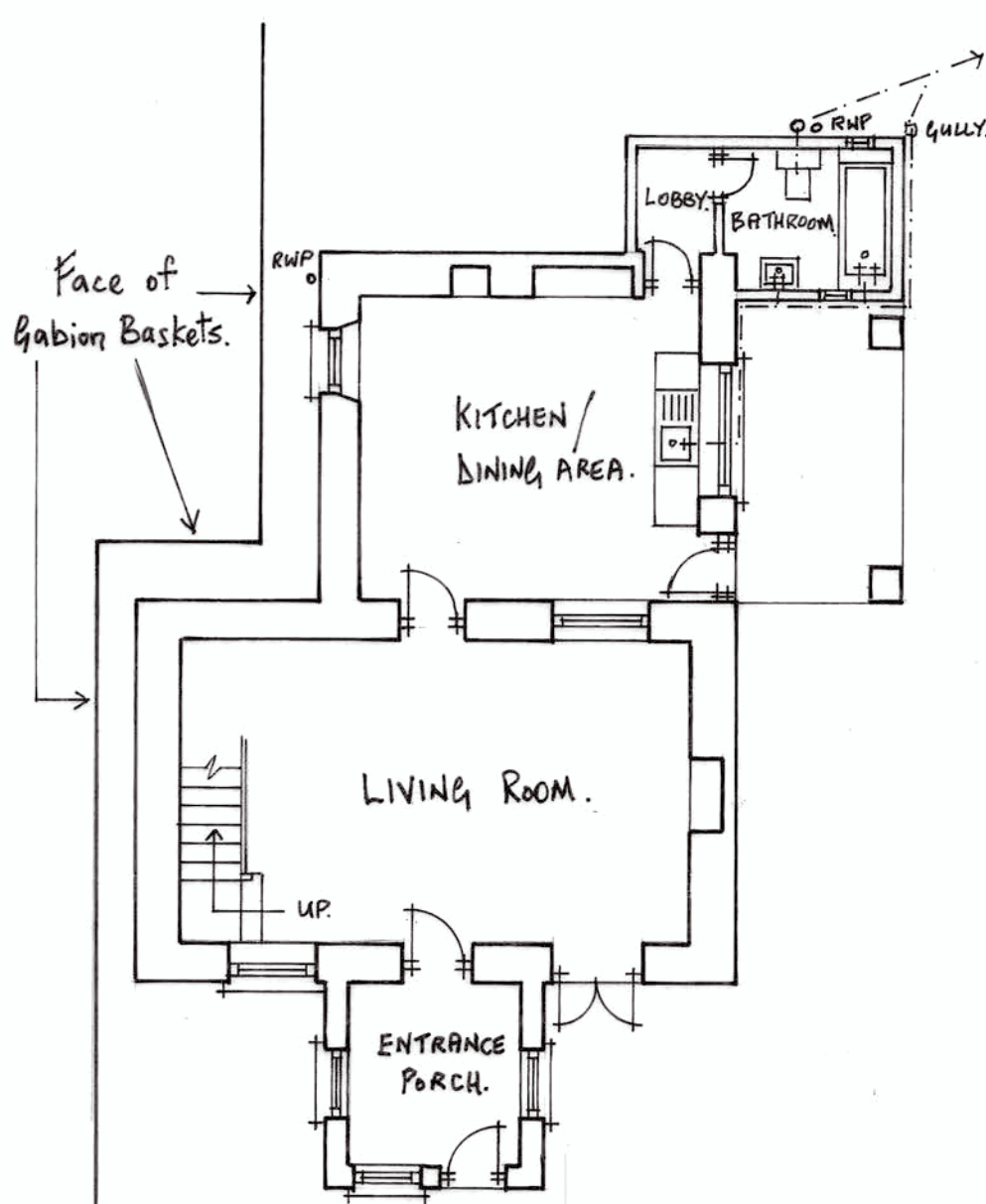
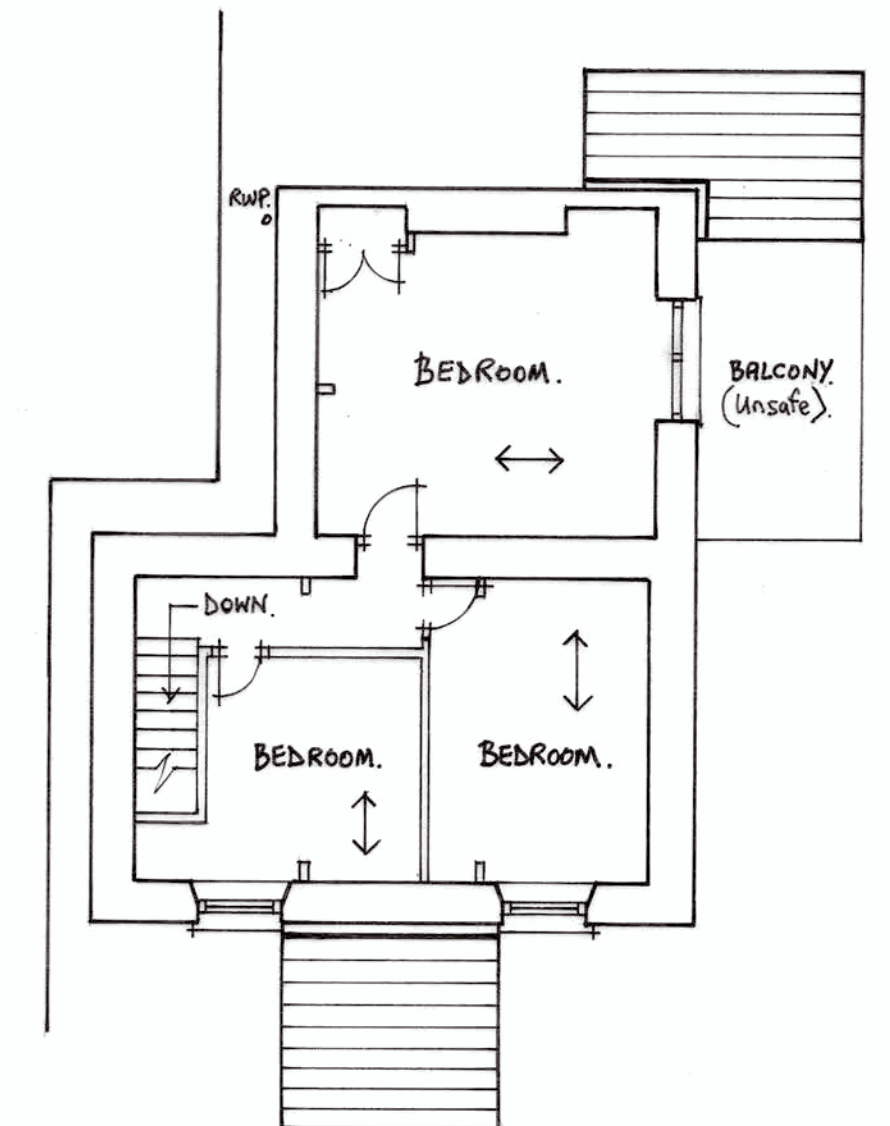


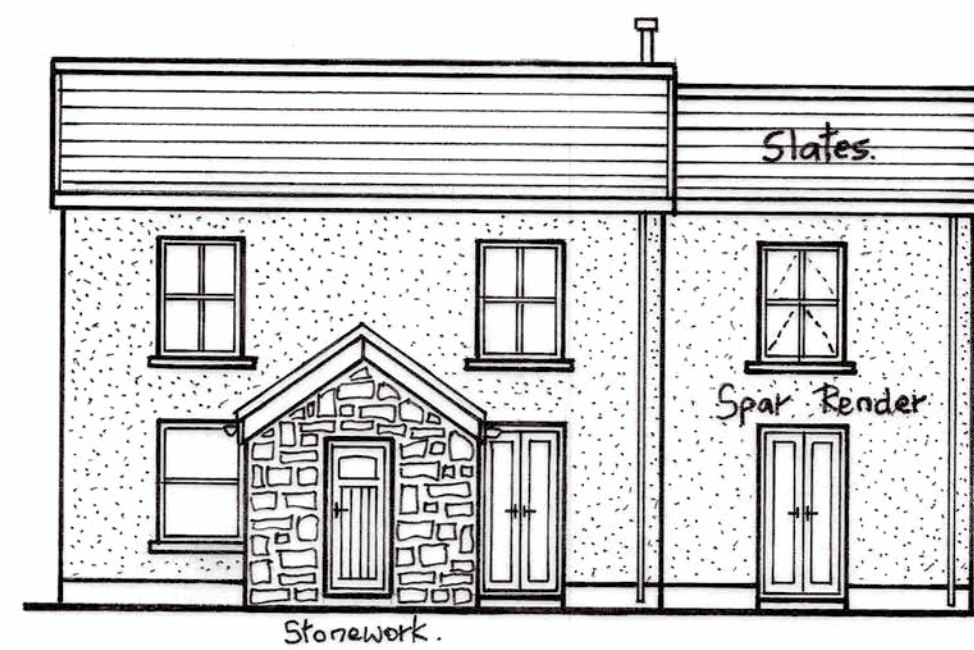


REAR ELEVATION.

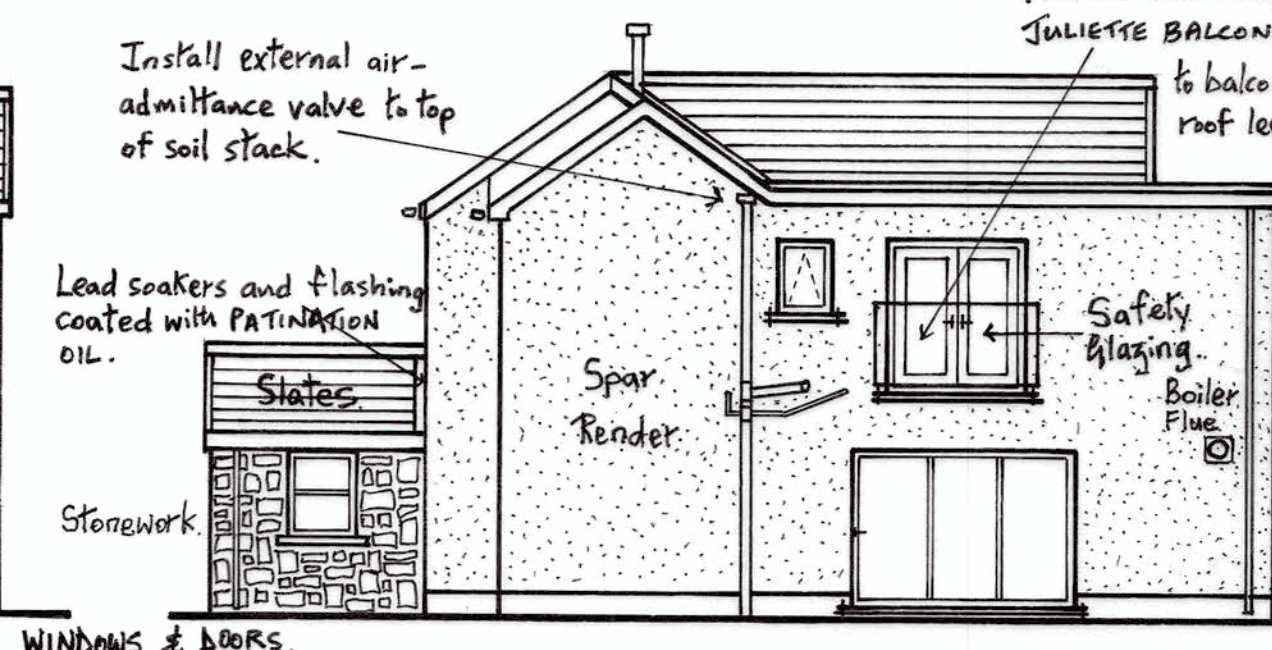


EXISTING.

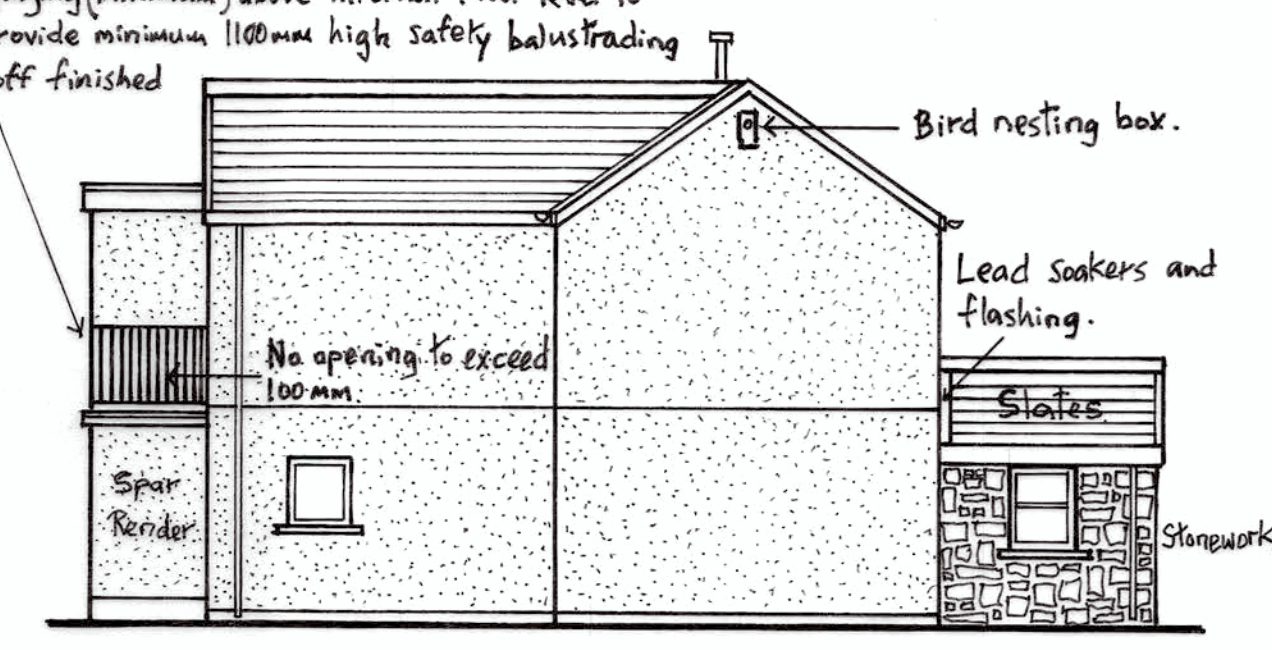
RAINWATER CUTTERING. - to be 'HUNTER' 112mm diameter, half-round PVCu connected to 68mm diameter round downpipes, with roddable gullies beneath.



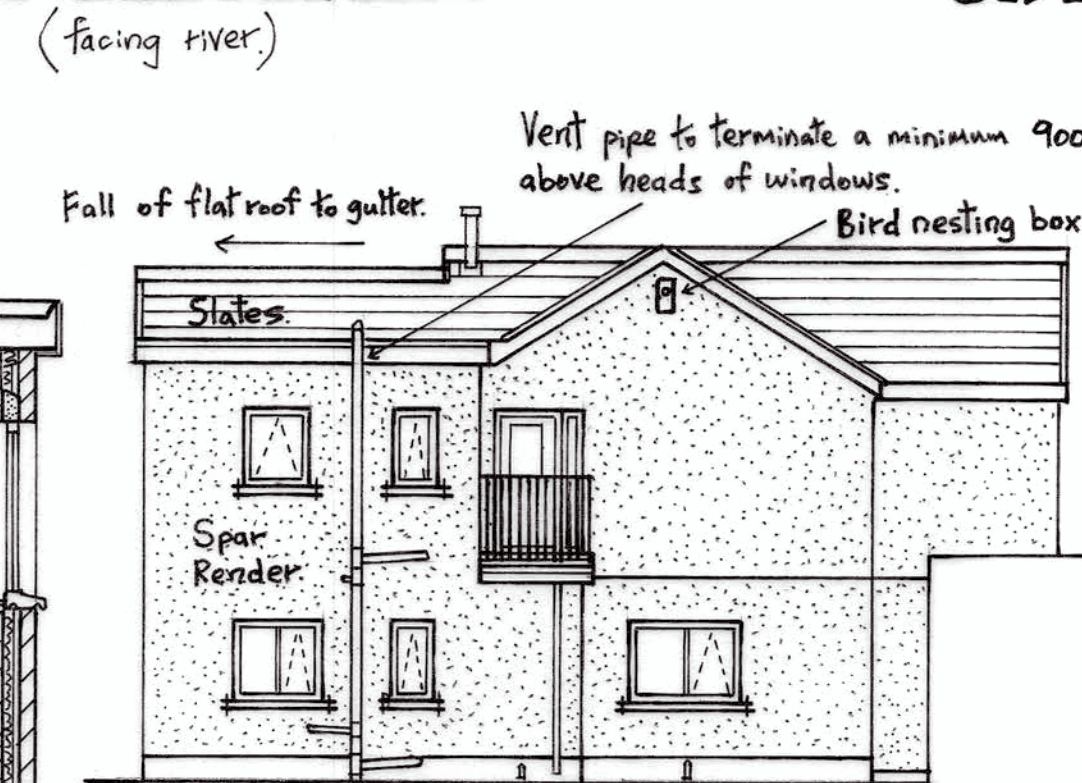
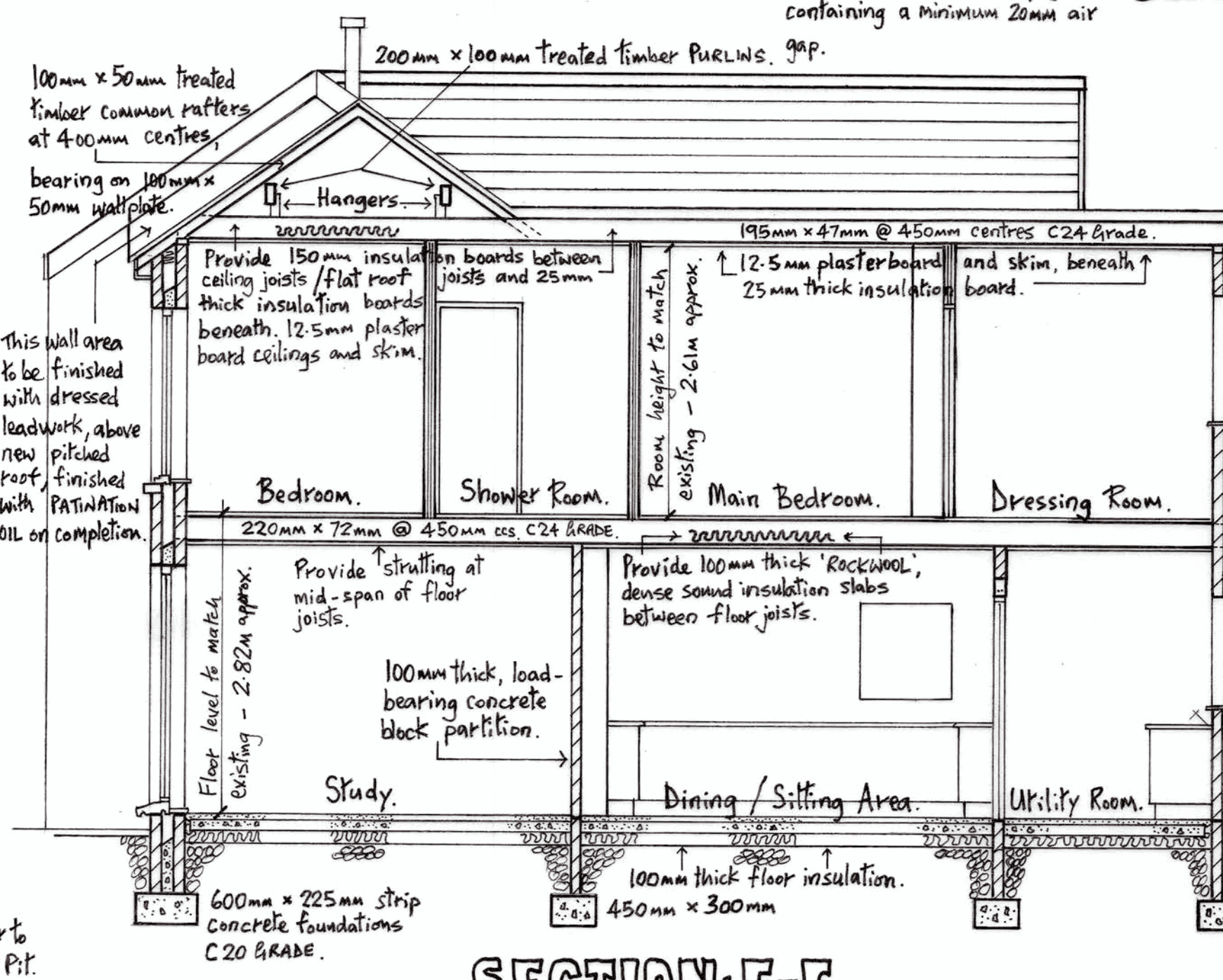
FRONT ELEVATION.



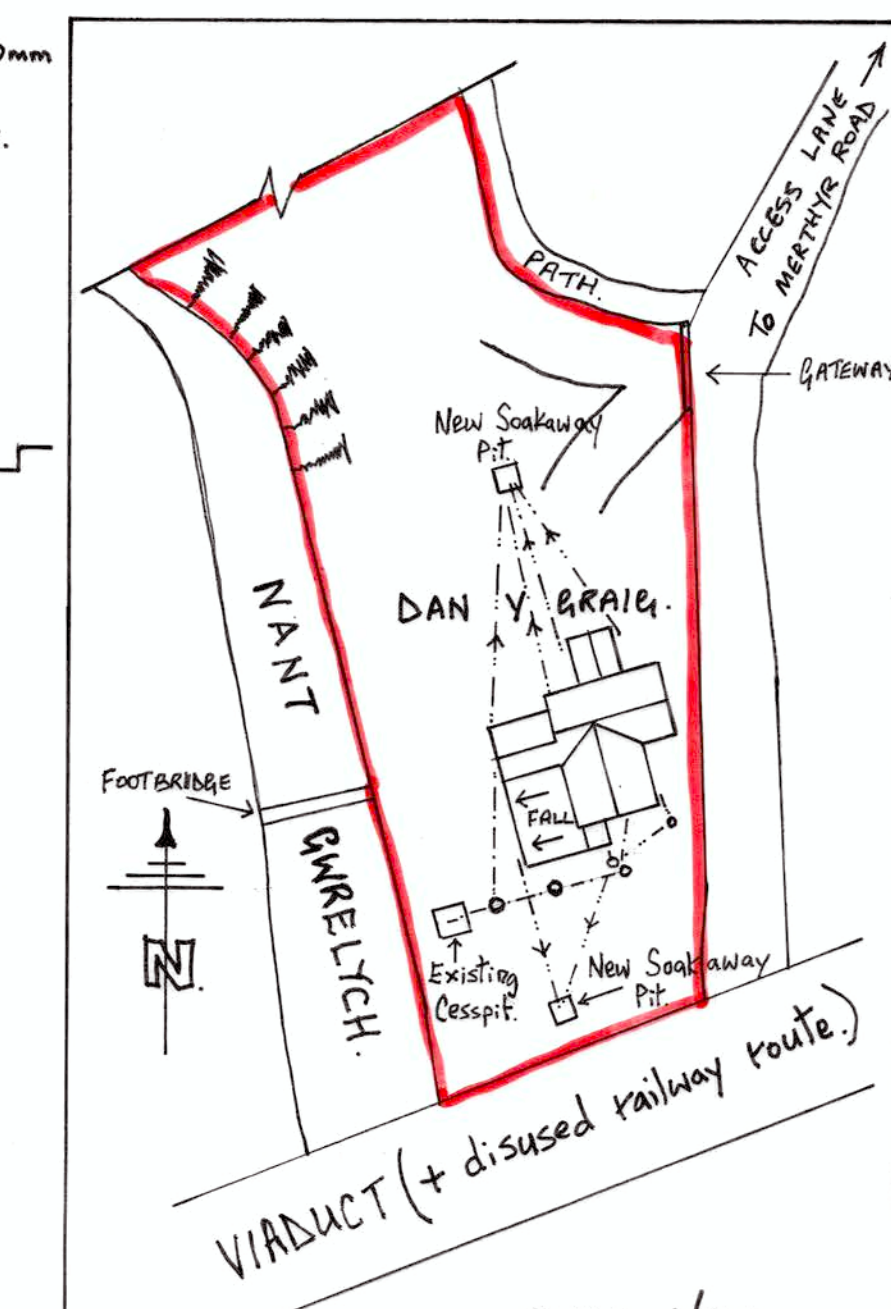
SIDE ELEVATION.



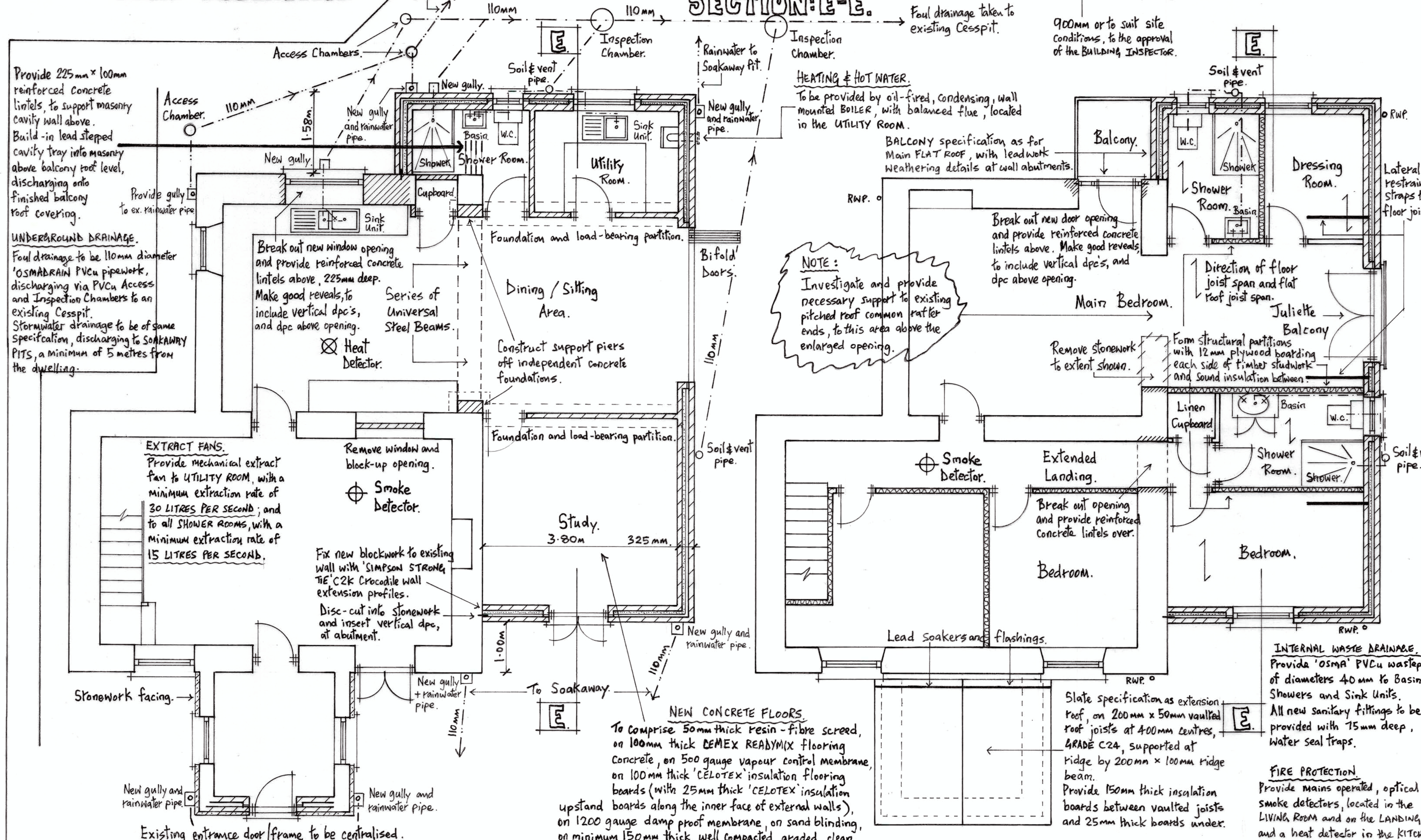
SIDE ELEVATION.



REAR ELEVATION.



PART BLOCK PLAN.



FIRST FLOOR PLAN.

PROPOSED.

NOTES:
Extension pitched roof to comprise slates to match existing, nailed and clipped to 50mm x 25mm treated, graded timber battens complying with BS 5534, on TYVEK SUPRO PLUS' breather membrane underlay, or 100mm x 50mm common rafters at 400mm centres.
Provide 200mm x 100mm treated timber PURLINS, as shown on SECTION E-E.
Continue 195mm x 47mm flat roof joists through as ceiling joists. Insulate between and beneath as described on SECTION E-E.
Extension flat roof to comprise Fibreglass covering, or equal and approved, bonded to 25mm thick, structural, exterior quality plywood.
Plywood to be fixed to rafter timbers (to provide cross-fall), on 50mm x 25mm cross-battening (to provide cross ventilation over the roof joists), or 195mm x 47mm C24 Grade flat roof joists at 450mm centres, on 100mm x 50mm wallplates. Insulate between and beneath as described on SECTION E-E.
Vertically restrain the wallplates with galvanised steel restraint straps, secured to the inner wall surface and turned over the wallplates at 1.5m centres. Similarly, horizontally restrain the long extension wall, at the top, securing the straps to the nearest three flat roof joists.
New extension external walls to comprise 100mm dense concrete block outer skin, 125mm cavity incorporating 75mm thick 'CELOTEX' PIR insulation boards and 100mm dense concrete block inner skin.
Provide 'SIMPSON STRONG TIE' 275mm long, stainless steel wire wall ties, 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 ties vertically to every blockwork course. Build in 'CATALIC' insulated galvanised steel lintels and insulated 'HYLOARD' dpc's above + around doors + windows.

PROPOSED EXTENSION AT DAN Y GRAIG, PONTWALBY, GLYNNEATH, FOR MRS BETH DAVIES.

WORKING-DRAWING.

DATE: MAY. 2022. DRAWING NO: 01.
SCALE: 1-50m; 1-100m.

STRUCTURAL STEELWORK: - Provide Steel Beams bearing on concrete padstones, above large opening in KITCHEN AREA (and if need be over Bifold doors opening), designed by a QUALIFIED Structural Engineer able to provide accompanying Structural Calculations.

FIRE PROTECTION
Provide mains operated, optical smoke detectors, located in the LIVING ROOM and on the LANDING; and a heat detector in the KITCHEN AREA, all conforming with BRITISH STANDARD 5839-6: 2004.
Detectors to be ceiling mounted, 300mm clear of any light fittings, interlinked and operated by a single independent circuit at the DISTRIBUTION BOARD.