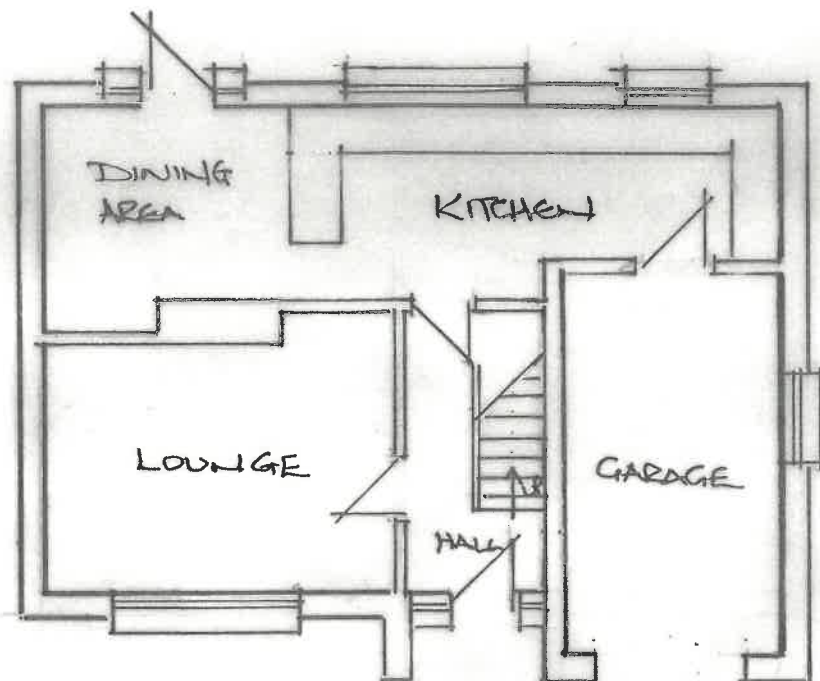


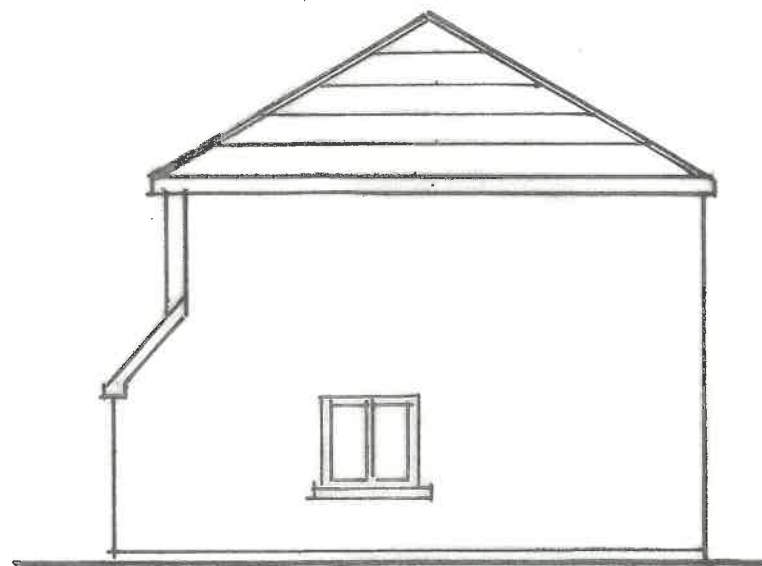
EXISTING GROUND FLOOR



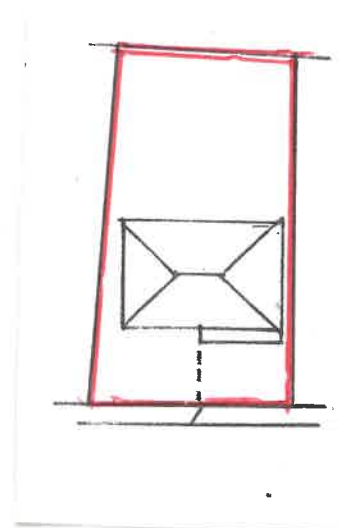
EXISTING FRONT ELEVATION



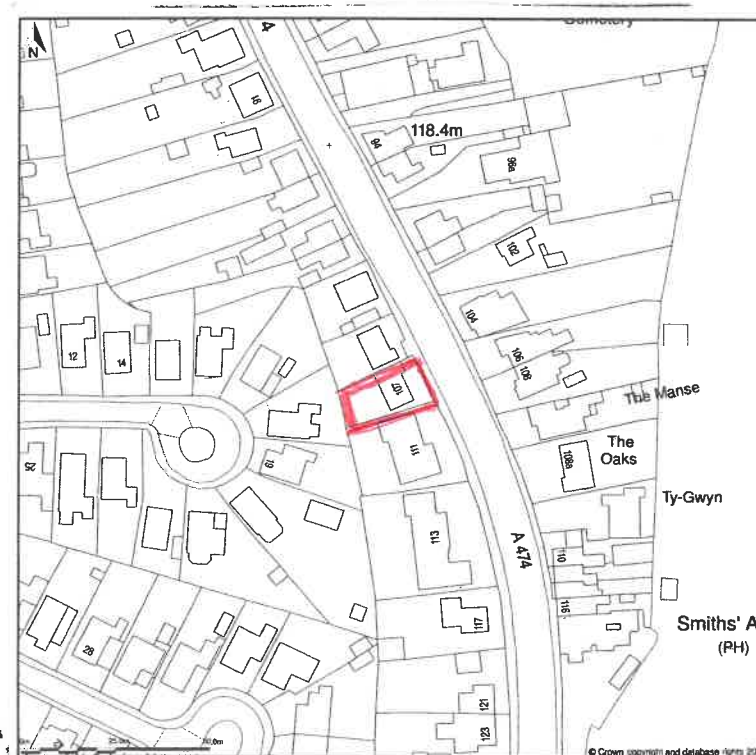
EXISTING SIDE ELEVATION



BLOCK PLAN
1:500



LOCATION PLAN
1:1250



GENERAL SPECIFICATION

FOUNDATION

Plain in-situ concrete, GEN mix 3, to BS 5328, 750 x 225mm under external walls. Facing brickwork to match existing to DPC level. 50mm cavity with vertical twist stainless wall ties to BS 1243, max 750mm centres horizontally and 450mm vertically. Concrete GEN 1 mix 1 cavity fill to 225mm below ground level. 75mm reinforced sand/cement screed on 100mm Celotex XR 4000 floor insulation (0.019 Wm/K) on 100mm oversite concrete slab, 150mm consolidated hardcore bed 1200 gauge damp proof membrane turned up at perimeter.

Depth and final design of foundations to Local Authority approval.

Floor to have a min. 'U' value of 0.18 Wm2K minimum.

WALLS

Facing brickwork outer skin to plinth and 100mm concrete block to cill level, rendered to match existing, 50mm wide cavity 100mm concrete block inner skin lined with 50mm (37.5mm PIR insulation/12.5mm plasterboard) laminated insulated plasterboard dot & dab and skimmed. Cavities closed at eaves level. DPC cavity trays to openings. Damcor to window and door reveals, or similar approved insulated vertical DPC's at reveals to openings.

External walls to have a min. 'U' value of 0.21 W/m2K min.

Roof to have 'U' value of 0.18 W/m2K.

Internal partitions to be 100mm concrete blockwork rendered and skimmed or 50 x 75mm min. studwork faced one side with 9mm plywood and both sides with 15mm plasterboard with a min. mass per unit area of 10kg/m2 and skim finish. An absorbent layer of unfaced mineral wool batts or quilt (min. thickness 25mm, min. density 10kg/m3) which may be wire reinforced, suspended in the cavity.

WINDOW

Windows to be upvc double-glazed with 16mm gap, glazing to be Low - E, EN = 0.15, supplied by FENSA registered manufacturer. Glazing in critical areas to be Part N.

Windows and doors to have 'U' value of 1.6 w/m2

CEILINGS

Softwood counter battens to existing ceiling finishes with 50mm (37.5mm PIR insulation/12.5mm plasterboard) laminated insulated plasterboard and skimmed.

ELECTRICAL INSTALLATION

Installation to comply with current I.E.E. requirements and be installed to N.I.C.E.I.C. 17th edition standards. Switches and sockets to be at appropriate heights between 450mm and 1200mm from floor level.

Provide lamps having a luminous efficacy greater than 40 lumens per circuit

Mechanical ventilation wc to have capacity of 15 litres/second with 15 minute over-ride.

HEATING AND PLUMBING INSTALLATION

Extend existing central heating installation to be carried out by a registered plumber. Temperature controls to be effected by individual thermostatic radiator valves. All cold water feeds must be directly off the rising main supply. Wash hand basin waste to be 32mm min. 22mm overflows, 75mm deep seal traps. 110mm soil and vent pipe connected to existing manhole.

Installation to be certified by Gas Safe registered plumber.

DRAINAGE - BELOW GROUND

100mm UPVC drainage pipes and fittings. Pipes laid to adequate falls and bedded and surrounded with granular material. Inspection chambers to be GRP with light duty covers and frames.

PARKING BAY

100mm bed of compacted hardcore with a layer of consolidated dust on layer of geotextile permeable membrane as sub-base to bring ground to match existing levels. Decorative gravel/chippings top coat finish.

REVA Notes added

Name	D Bale		
Site Address	107 Neath Road Rhos Swansea SA8 3EH		
Project	Conversion of Garage into Living Accomodation & Provision of Extra Parking Space		
Scale	1:100 1:500	1:1250	Drawing No. DB/23/01A