

Clients Mr L DAVIES

Job Title
Proposed extension
at:
4 Sunnybank
Glyncorrwg

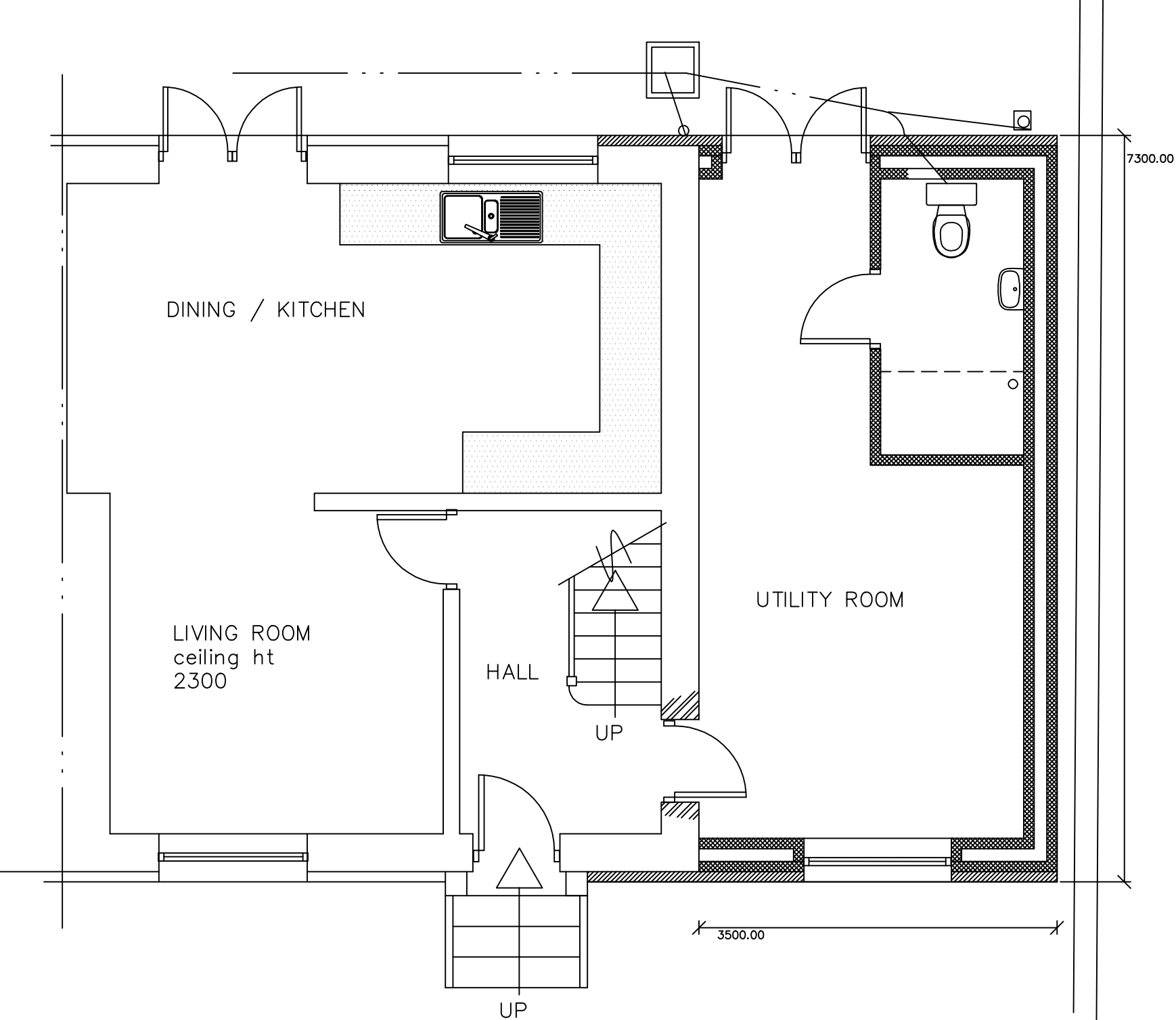
Drawing Title
Plans & elevations as proposed

Drawing No. 4SB/2/23a
Scale
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Min yr Efail, High Street, Nantylfyllon, CF34 0BW
Tel : 07971 458724
E Mail : invicta7777@yahoo.co.uk



NOTES:

- 1/ Provide radiators to new rooms connected to ex heating system, inc for thermostatic rad valves
- 2/ new windows to be upvc double glazed to BS 6206, trickle vents 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 ex inspection chamber , approx 300 invert, Form new back inlet gully to receive surface water from downpipes & connect to ex drains. Existing 100 & 38 dia waste pipes from 1st floor bathroom to be boxed in behind 100x50 swd plasterboarded duct.
- 4/ All electrical works to comply with Part P Building regs 2005 & all switches / sockets to be positioned to enable disabled person to use easily. Mains operated inter connected smoke alarms fitted in accordance with BS5389, Part 6: 2013
- 5/ Form new 75 concrete path around new extension, min 900 wide & making good to existing ramp.
- 6/ new rear upvc external door from bedroom to have level access threshold
- 7/ Start of drainage run , so drainage taken as private sewerage line

WALLS : cavity work in 100 blockwork internally, 150 cavity with 100 Rockwool insulation batt secured to inner skin, leaving 50 clear cavity, 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 in 9.5 plasterboards & 3 skim set finish. 150x100 rc lintols to span external openings and above drains where passing through walls. Cavity tray dpc's to concrete 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. 100 concrete block partition wall taken down to 450x225 concrete foundation.gable end wall strapped to roof using 30x5mm galv mild steel straps @ max 2m cc's. cavity closers at eaves to prevent spread of flame/smoke

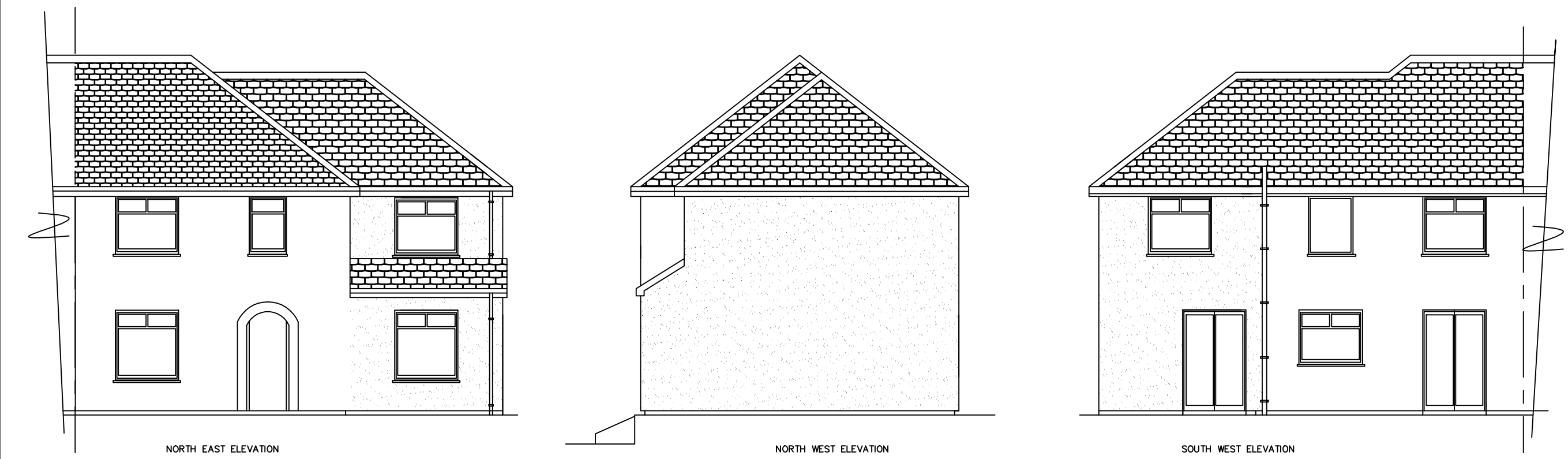
FOUNDATIONS :300x 850 thick concrete foundations taken down to below invert of drain &/or suitable sub strata.

FLOOR SLAB :50 screed on 150 concrete bed on min 90 Styrofoam insulation, taken up at perimeters to height of oversite concrete, lain on min 150 well compacted blinded hardcore base with 1200g Visqueen dpm over. Slab to have thermal transmittance value of at least 0.18W/m2K

1ST FLOOR: 200x50 C24 joists @ max 400 cc's with 19 t&g boards over & 12.5 plasterboards & skim to soffit.

ROOF: Extend ex hipped roof to match existing, Concrete interlocking tiles as existing on 50x25 battens on TYVEK breathable felt to BS 747 on min 175 x 50 C16 rafters @max 400 cc's to pitch of approx 38 degs . 200x50 swd bearers rawbolted to existing wall to support ends of rafters. Inc for 25mm insulated plasterboards & 3 skim to soffit. Wall plates to be 100x50 swd strapped at max 2000 cc's. 150 insulation boards laid between rafters and maintain min 50mm gap between underside of roof and top of insulation, Roof construction to have thermal transmittance value of at least 0.15 W/m2K

112 hr rw gutters to 68 dia downpipes to discharge into ex drain via roddable back inlet gulleys. Form lower lean to roof with pitch approx 30 degs on min 150x50 C16 rafters/ceiling joists. Incorporate cavity tray dpc with code 5 lead flashings at roof/wall abutment. Steel supports to 1st floor cavity walls to be designed by Structural engineer or use proprietary Catnic Lintols. Code 5 leadwork to form valleys on min 225x25 external quality ply lay boards. Resite ex french doors to new extension. Form new doorways into new extension min 2no 150x100rc lintols inc all amking good. Continue existing external 90 EWI insulation panels to front & rear to match as existing.



WET ROOM :

- 1/ Non slip bonded vinyl flooring to wet room area, Insert TUFF FORM INSET tray min 1200x1200 on prepared sub floor laid to fall to inset floor gully, 50 to 100 waste with removable baffle for cleaning. New 50 dia waste to run to external drainage
- 2/ Coved vinyl upstands for skirtings to wet room area, ceramic wall tiles to shower room complete and 1200 high to remainder of walls..
- 3/ Min 450 wide wall hung wash hand basin, fitted with lever taps, 40 dia wastes & 75 deep seal trap taken into rear of wc.
- 4/ supply & fit WC connected to 100 dia wastes taken out to ex drainage.
- 5/ thermostatically controlled anti-scald shower (REDRING SELECTRONIC or similar approved). Ensure connection to main consumer unit & fit RCD as necessary & all earthing straps.
- 6/ pull cord light switch to shower room- light in shower room to be low voltage type.
- 7/ mech vent to shower room min 60l/sec extracted to external air
- 8/ supply & fit new radiator to wet room, inc thermostatic valve or underfloor heating system.