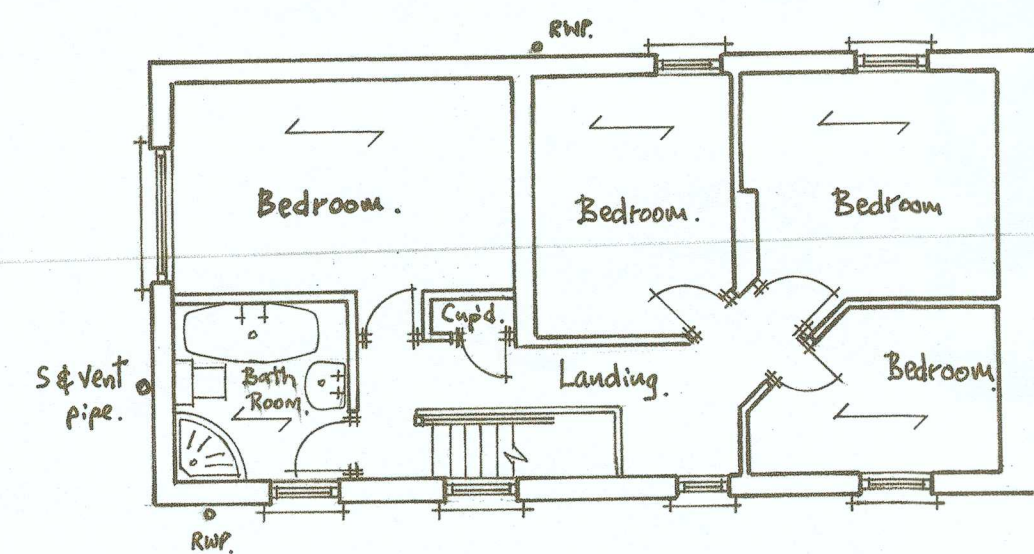
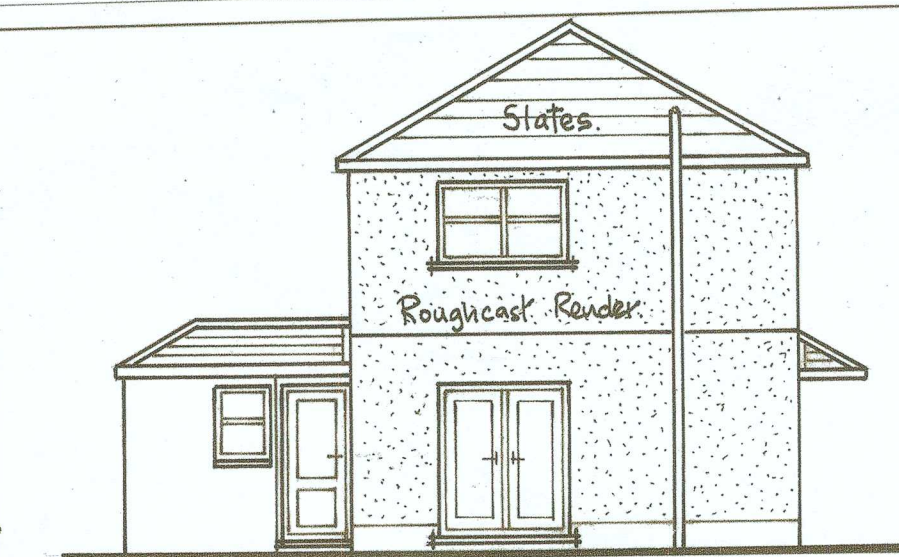
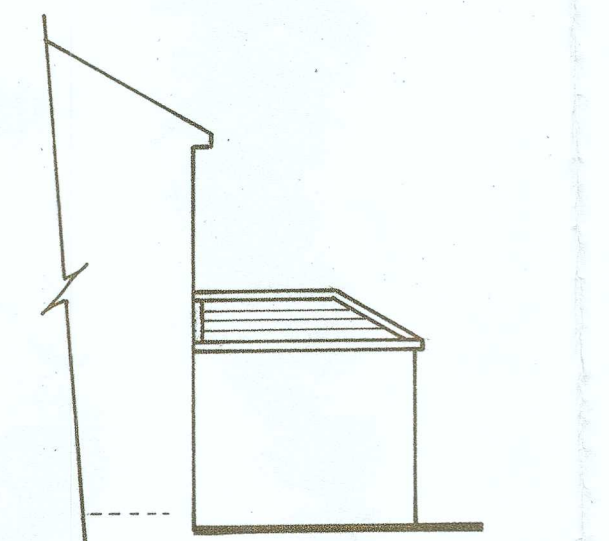




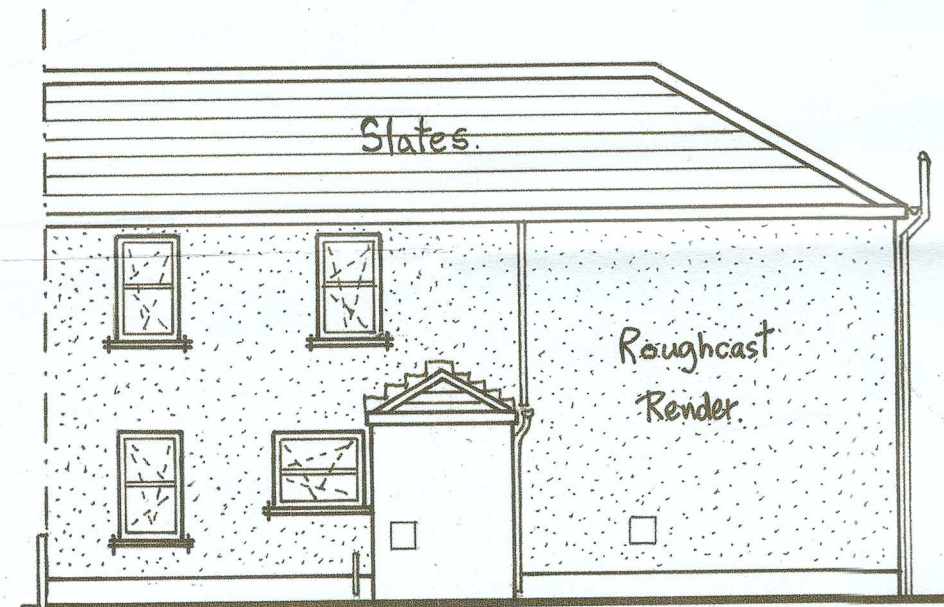
FIRST FLOOR PLAN.



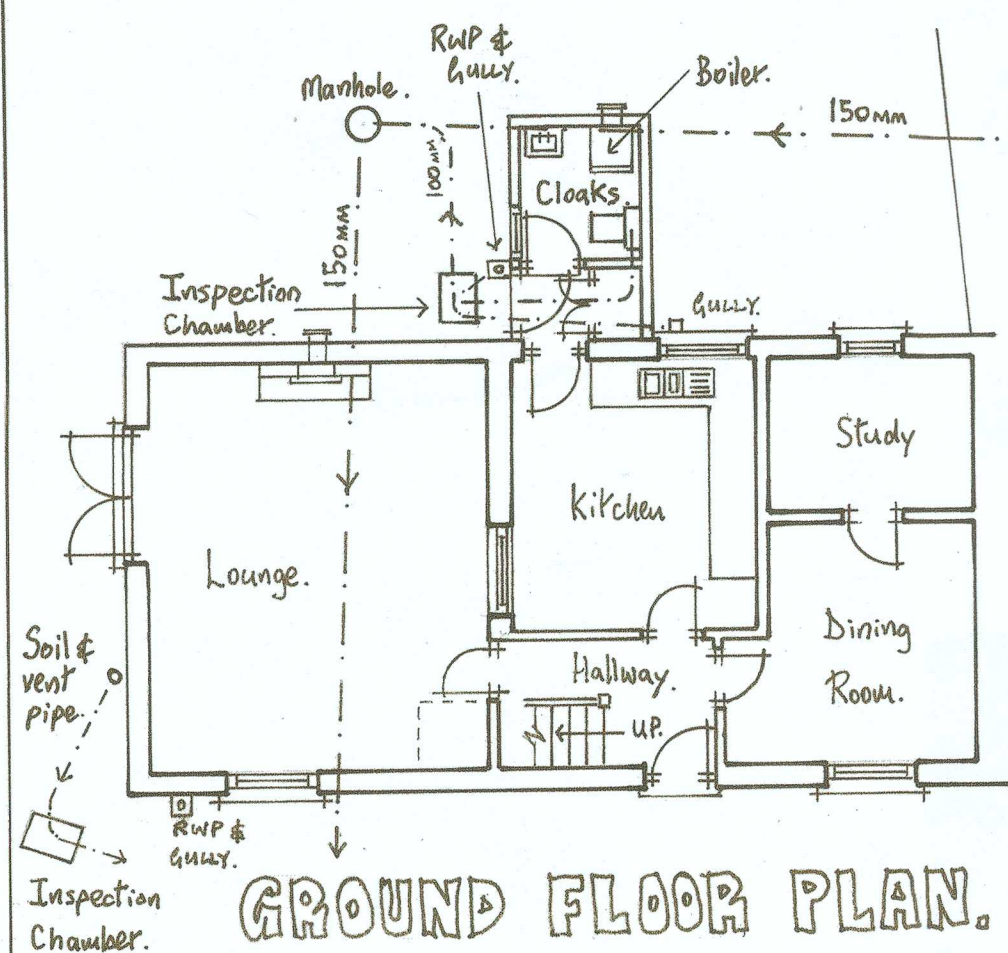
SIDE ELEVATION.



ELEVATION [facing No 19]

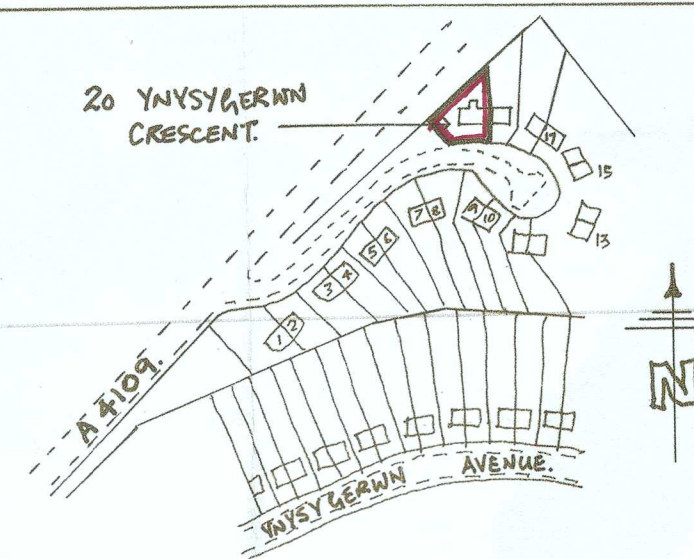


REAR ELEVATION.



GROUND FLOOR PLAN.

EXISTING.



LOCATION PLAN.

SCALE: 1/2500

RAINWATER GUTTERING.

Provide 114mm diameter 'HUNTER SQUARE' white UPVC guttering, discharging into 65mm square downpipe, with rainwater gully below.

INTERNAL WASTE DRAINAGE.

Provide 'OSMA' UPVC wastepipes of diameter 32mm to wash hand basin; and 40mm to sink units.

All sanitary fittings are to be provided with 75mm deep, water seal traps.

UNDERGROUND DRAINAGE.

Foul and stormwater drainage to be 110mm diameter 'OSMA SOIL' uPVC pipework, with associated Access Chambers, connected to existing salt-glazed clay 'spur' pipe, onto existing PUBLIC SEWER.

HEATING & HOT WATER.

Existing WORCESTER floor mounted boiler to be replaced with a BAXI Duo Tec 28 LP COMBI BOILER, wall mounted.

This will serve existing facilities, together with new pipework and radiators for the new rooms; it will also serve new sanitaryware.

ELECTRICAL WORK.

All new power sockets and light switchplates are to be fitted at between 450mm and 1200mm off finished floor level, complying with BS 7671: 2008 [17th Edition].

LEADWORK.

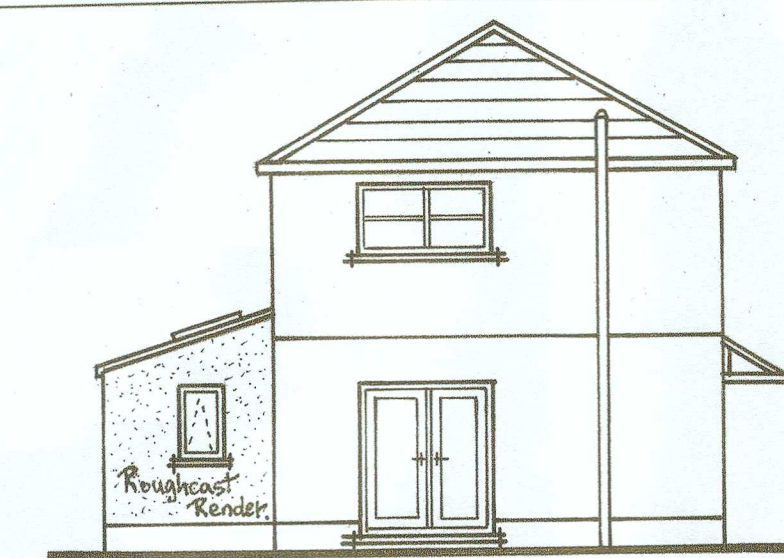
Provide CODE 4, 1.80mm lead cavity tray and flashing at abutment of new extension roof with existing rear main wall of the house, incorporating weep holes in the masonry, along its length. Upon insertion and whilst dry, immediately coat the leadwork with PATINATION OIL.

DOORS & WINDOWS.

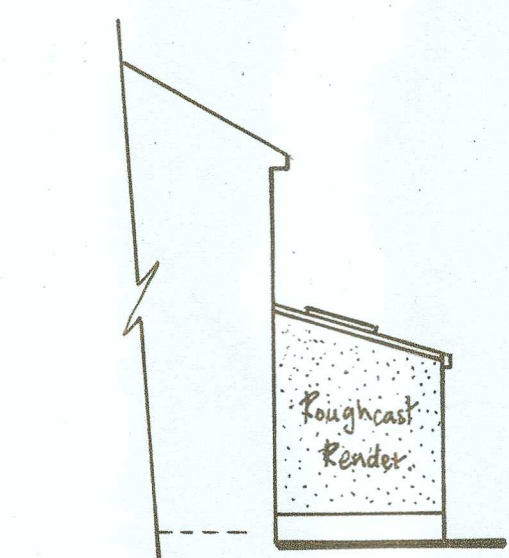
To be white UPVC framed and double-glazed with low emissivity glass, containing a minimum 20mm air gap.

MECHANICAL EXTRACT VENTILATION.

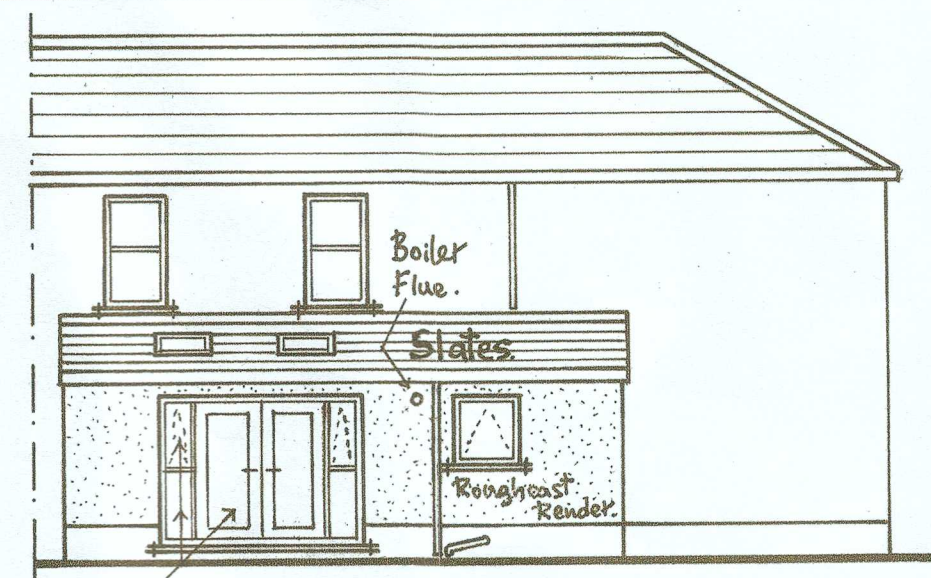
Provide mechanical extract fan to kitchen AREA, using a COOKER HOOD extract with a rating of 30 LITRES PER SECOND, or a stand alone fan of 60 LITRES PER SECOND rating; and to the CLOAKS, with an extraction rate of 6 LITRES PER SECOND.



SIDE ELEVATION.



ELEVATION [facing No 19]

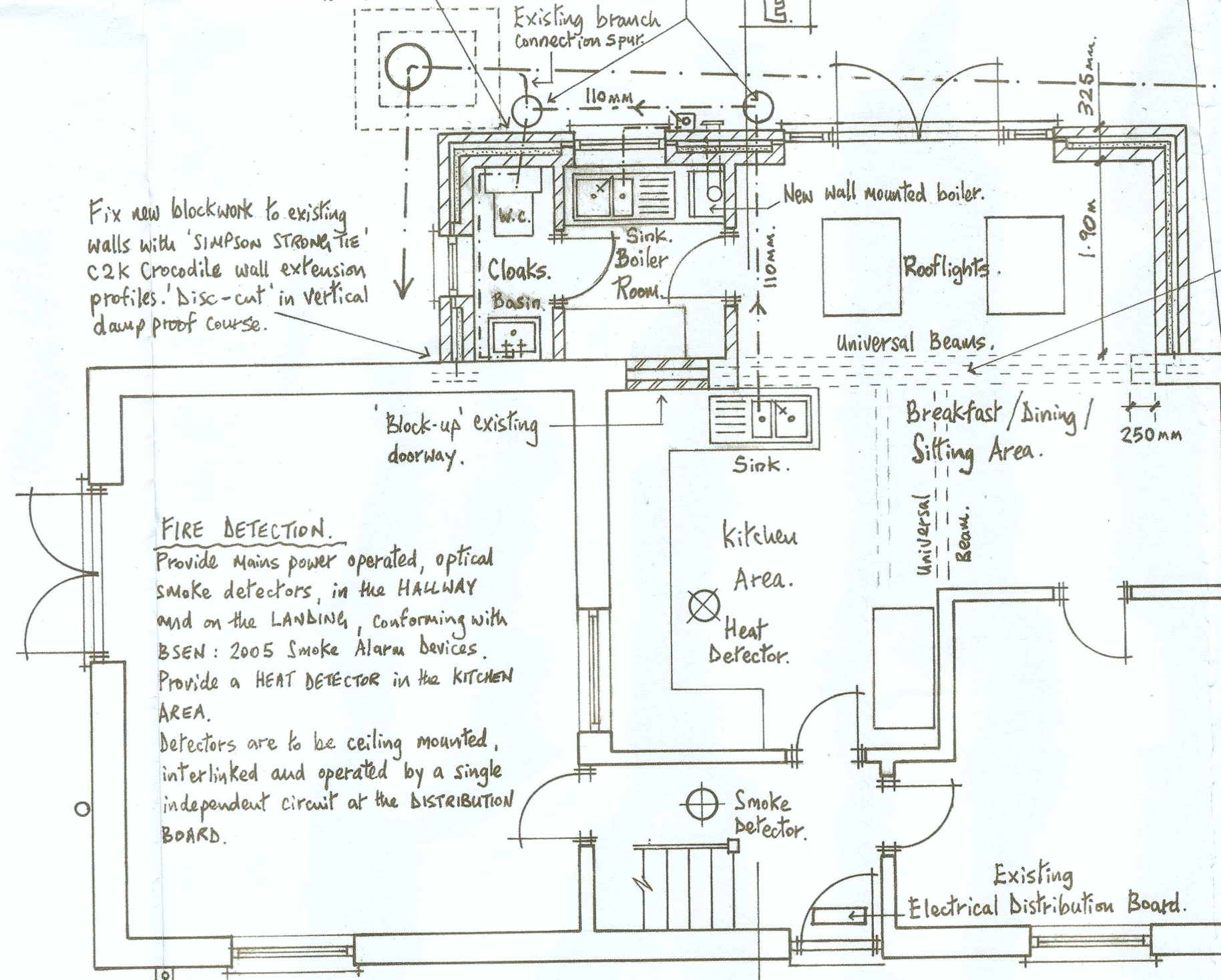


REAR ELEVATION.

Glazing to doors, side windows and fixed glazing to be SAFETY GLASS complying with B.S. 6206: 1981.

Where new extension wall passes over the 110mm drainage pipe, the foundation concrete is to be taken under the pipe, with the wall above supported on reinforced New access chambers. Concrete lintels.

Fix new blockwork to existing walls with 'SIMPSON STRONG-TIE' C2K Crocodile wall extension profiles. 'Disc-cut' in vertical damp proof course.



GROUND FLOOR PLAN.

PROPOSED.

STRUCTURAL STEELWORK.

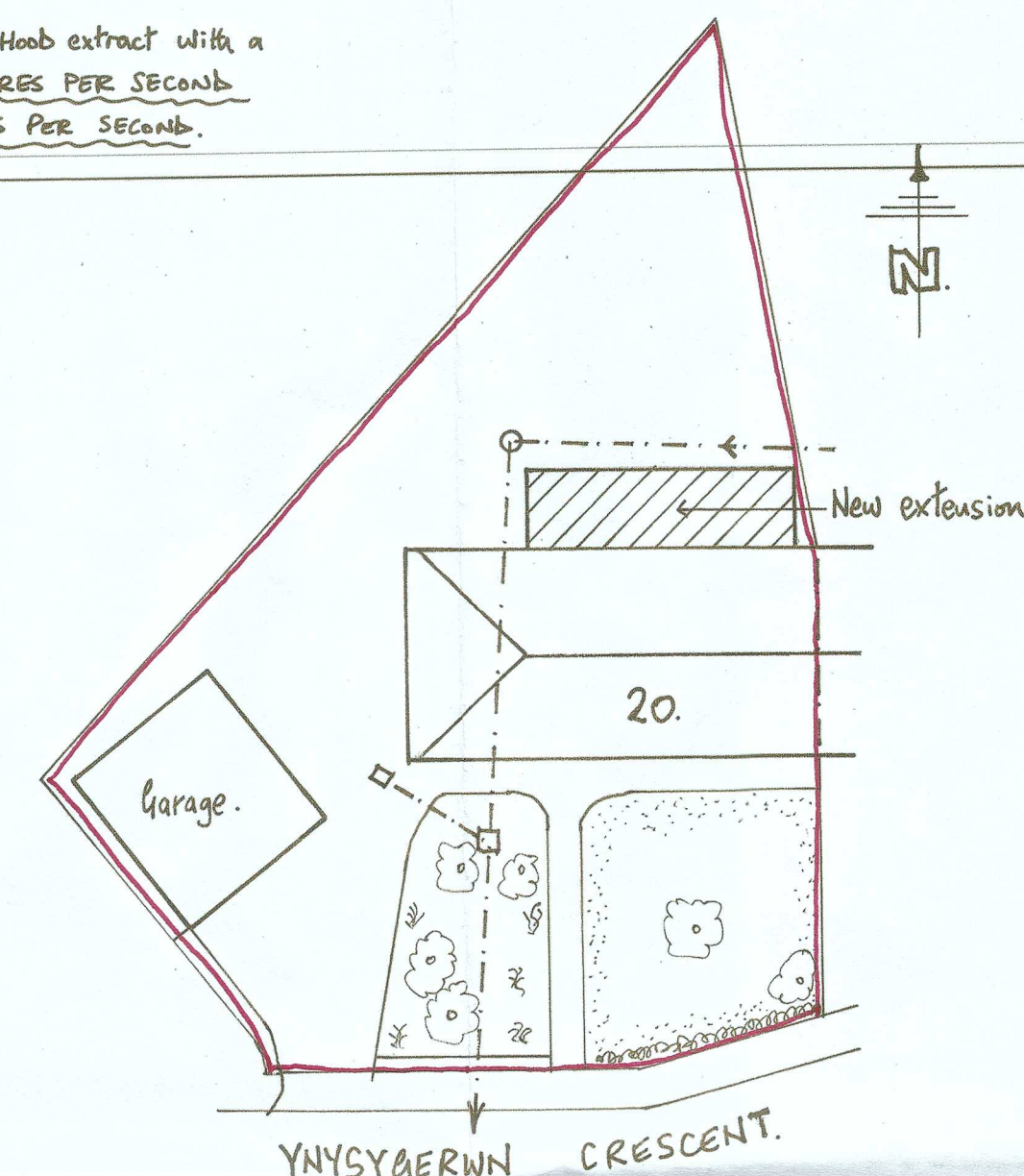
Calculations for the design sizes of UNIVERSAL BEAMS, including padstones, to be provided by qualified Structural Engineer.

Build in lead stepped cavity trays at abutment.

Close tops of cavities at eaves & verges with Rock Wool fire cavity barriers.

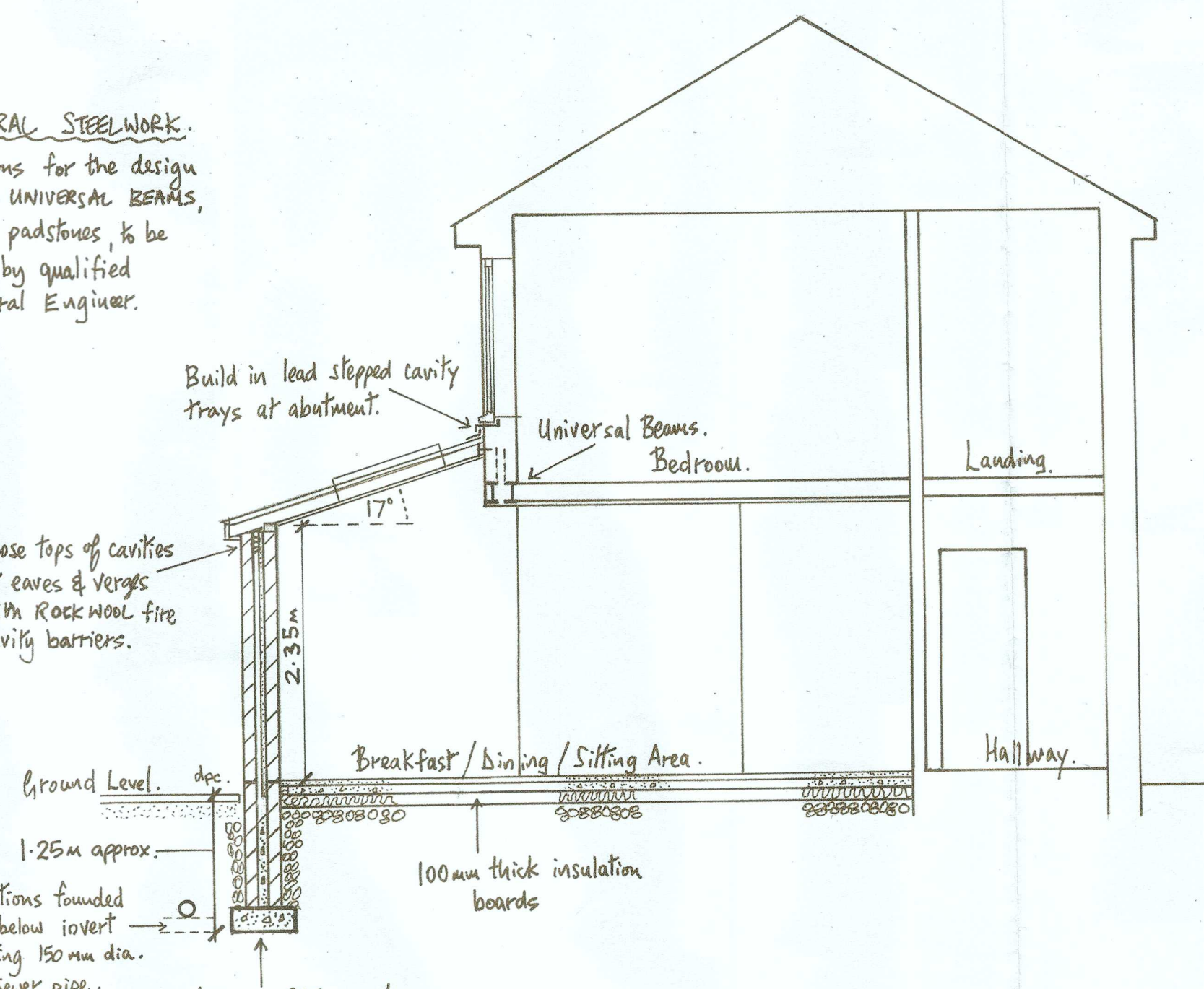
Foundations founded 150mm below invert of existing 150mm dia. public sewer pipe.

600mm x 225mm strip concrete foundations, C20 grade strength.



BLOCK PLAN.

SCALE: 1/200



SECTION: E-E.

NOTES:

New extension roof to comprise natural slates, twice nailed to 50mm x 25mm treated, graded battens complying with BRITISH STANDARD BS 5534: 2014, on 'TYVEK Super' breather membrane underlay. Slate roof covering to be supported by 125mm x 47mm C 24 Grade common rafters at 450mm centres, (max. span 2.68m). Nail a 125 x 47mm bearer to the external wall and support the top ends of the common rafters in joist hangers, fixed to the bearer. Birds-mouth the rafters over the wallplate at the bottom end and secure with 'twist type' vertical, galvanised metal straps. Double up common rafters at sides of rooflight positions. Fix 75mm thick 'CELOTEX' insulation boards between the rafters, 25mm clear of the rafter bottom faces; secure 'ACTIS H CONTROL HYBRID' multi-foil insulation to the rafters; fix 38mm x 25mm cross-battens; and finally provide 12.5mm plasterboard and skim. Common rafters are to bear on 100mm x 50mm treated timber wallplate. Fix expanded metal lathing to the underside of the wallplate and bed in sand: cement mortar, onto the inner skin of the external cavity wall. Vertically restrain the wallplate with minimum 30mm x 5mm [SECTION] galvanised mild steel restraint straps, secured to the inner wall surface and turned over the wallplate, at maximum 1.50m centres. Install 2 No 780mm x 980mm 'VELUX MK04' rooflights into roof slope, where shown on drawing.

New extension external walls to comprise 100mm dense concrete block outer skin, 125mm cavity incorporating 75mm thick 'CELOTEX XR 4000' PIR insulation boards, and 100mm dense concrete block inner skin. Provide 'SIMPSON STRONG-TIE' 275mm long WTS2-275 stainless steel wire wall ties, with retaining discs to hold the insulation boards against the inner skin blockwork, at maximum 450mm centres horizontally and 450mm centres vertically, with staggered spacings.

At 175mm back from the reveals of door and window openings, provide wallties vertically to every blockwork course. Internally, rough and skim masonry walls with lightweight plaster, to 13mm finished thickness. Build in 'CATNIC' insulated galvanised steel lintels, or equal and approved, above new external door and window openings. Install 'HYLOAB' insulated vertical damp proof courses, around all new external door and window openings.

New extension floor to comprise 63mm thick resin-fibre screed, on 100mm thick CEMEX REPMIX flooring concrete, on 1200 gauge damp proof membrane on 100mm thick 'CELOTEX XR 4000' flooring insulation boards, on 1200 gauge damp proof membrane, on sand blinding, on minimum 150mm thick layer of well compacted, graded, clean hardcore. Along the inner face of sub-structure external walls, provide 'CELOTEX USA4000' 25mm thick insulation board upstands, between wall and face of concrete floor.

PROPOSED EXTENSION AT 20 YNYSYGERWN CRESCENT, ABERDULAI, NEATH, FOR L & K JAMES.

WORKING DRAWING.

SCALE.	1:50m; 1:100m	DRAWING NO.
DATE.	MARCH, 2018.	01.