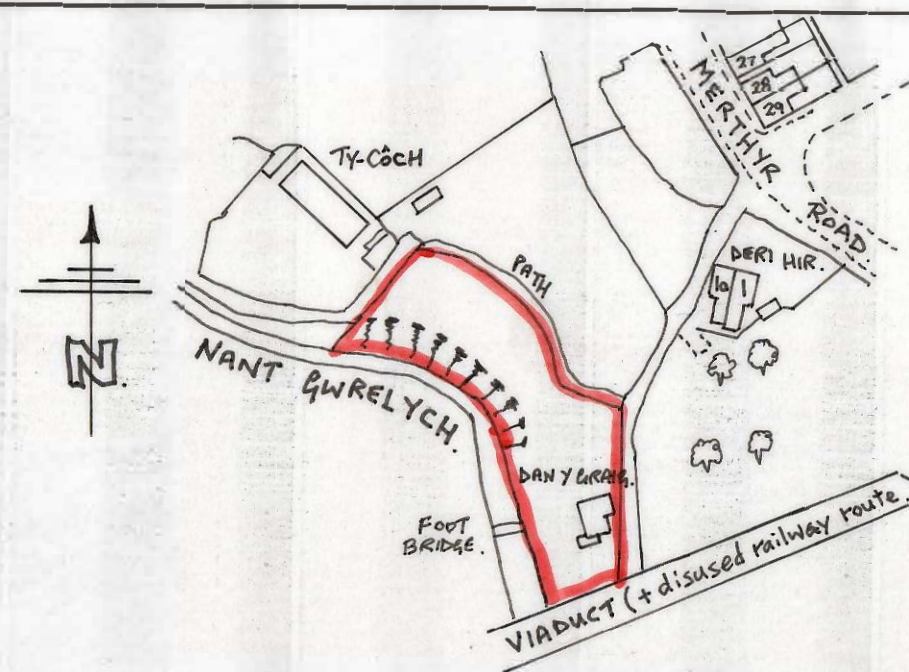




LOCATION PLAN.
SCALE: 1/1250M.

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



FRONT ELEVATION.

Install external air-admittance valve to top of soil stack.

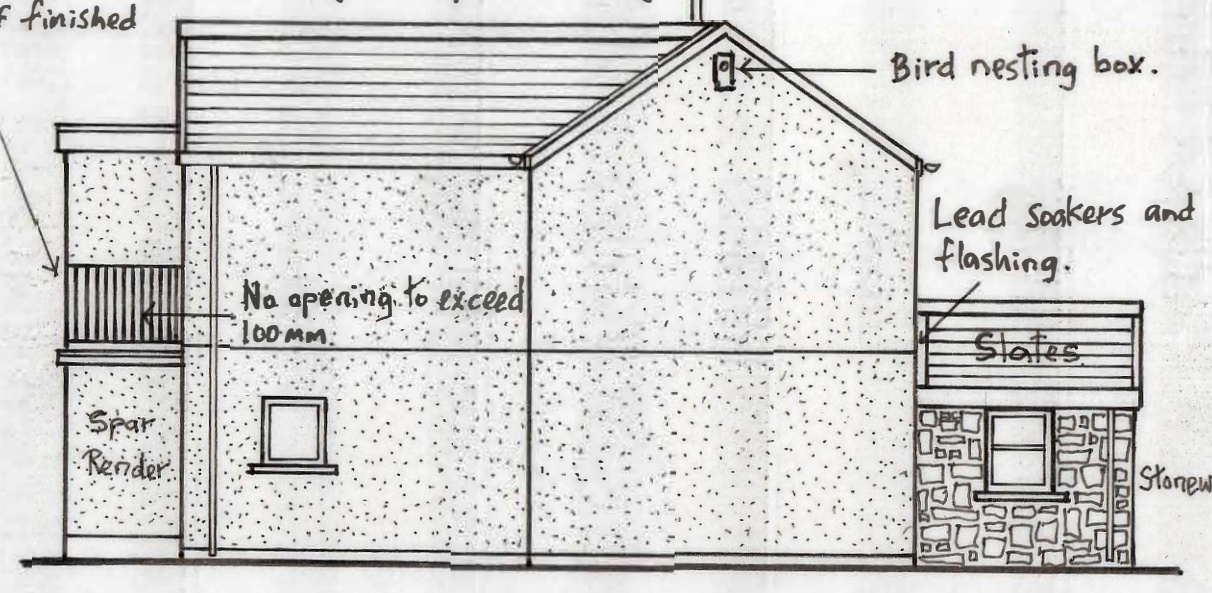
Lead soakers and flashing coated with PATINAKOL OIL.

Stone work.

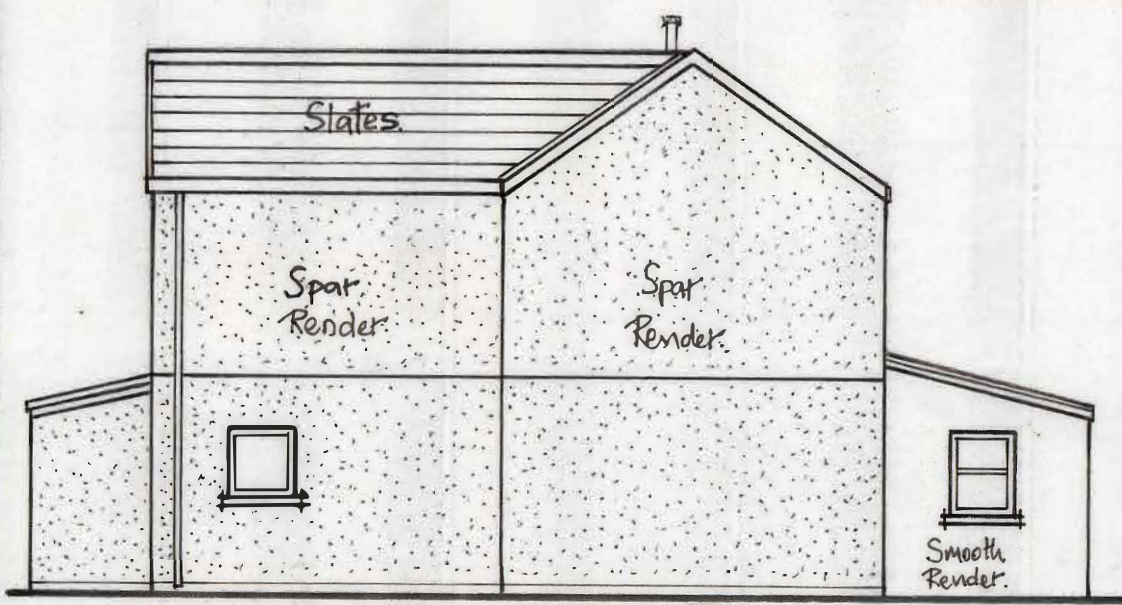
WINDOWS & DOORS.
To be PVCu-framed and double glazed with low emissivity glass, containing a minimum 20mm air gap.

SIDE ELEVATION.
(facing river)

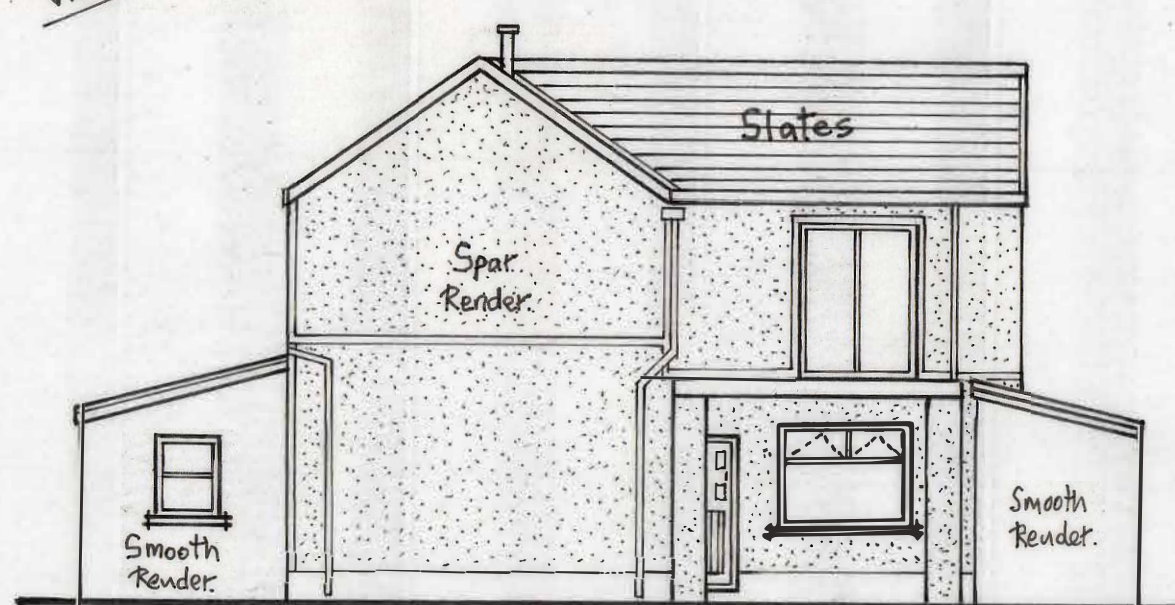
SAFETY GLAZING.
Provide 1100mm high glazing (minimum) above internal floor level to Juliette BALCONY. Provide minimum 1100mm high safety balustrading to balcony off finished roof level.



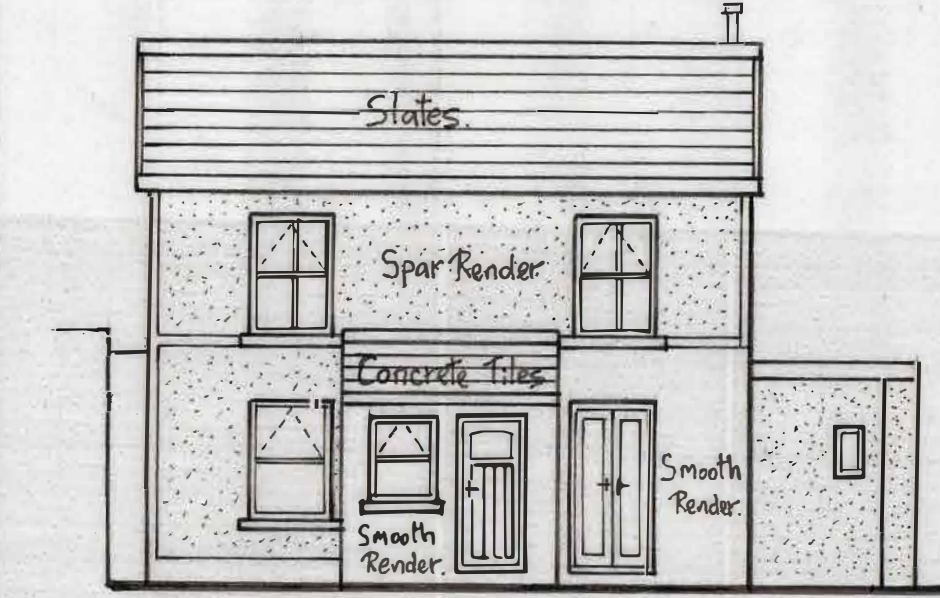
SIDE ELEVATION.



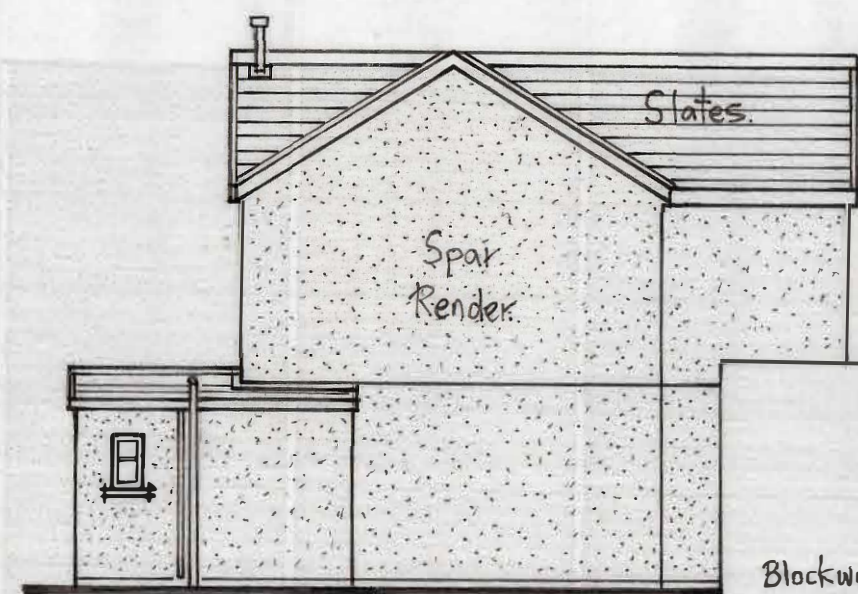
SIDE ELEVATION.



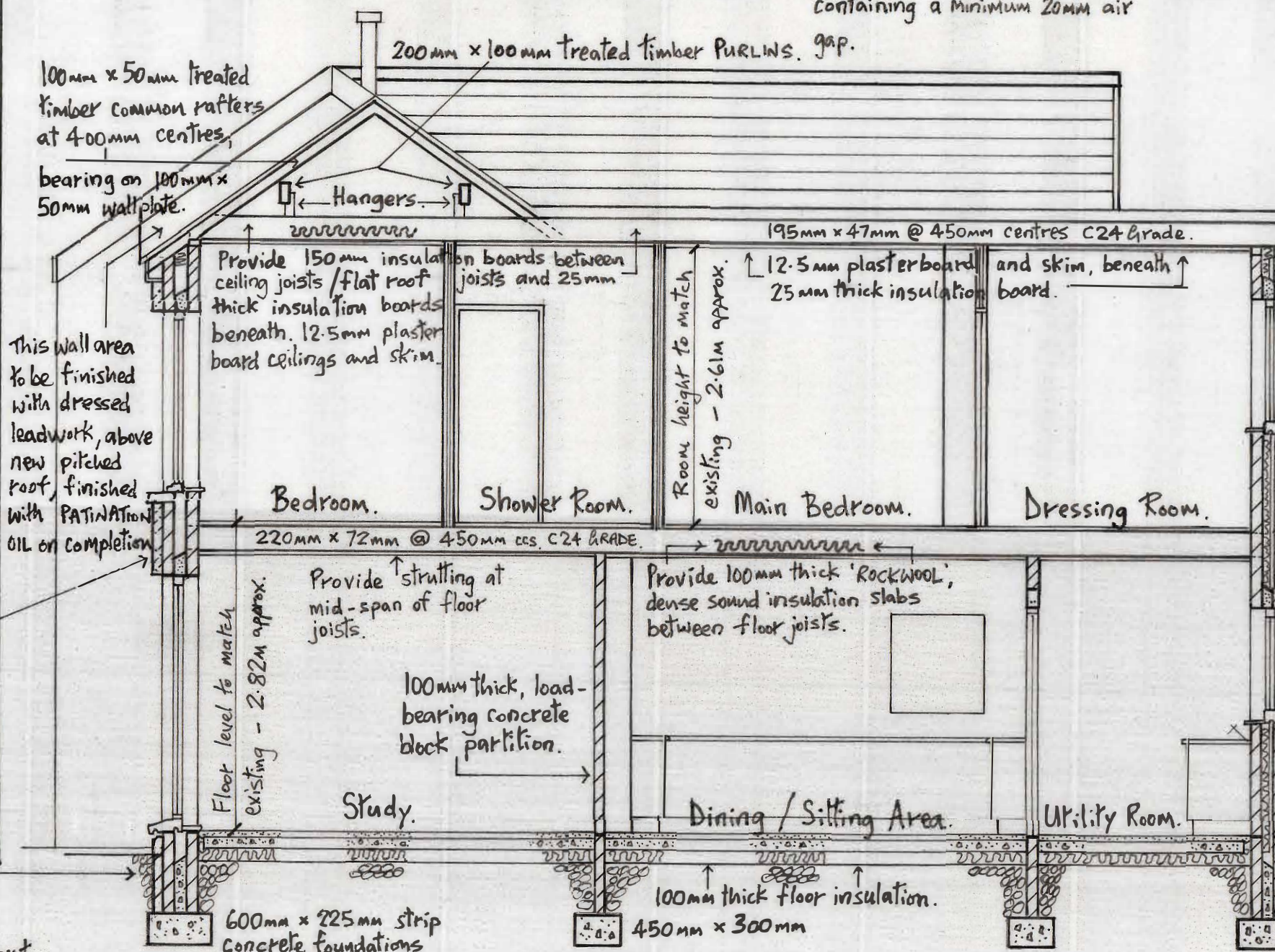
SIDE ELEVATION.
(facing river)



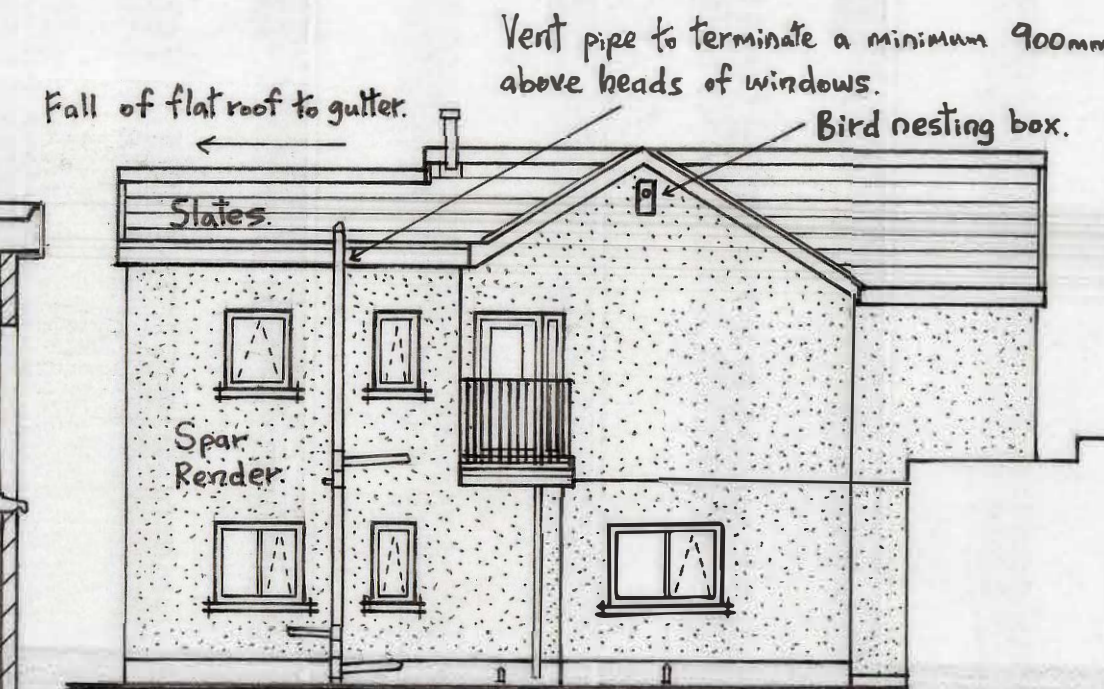
FRONT ELEVATION.



REAR ELEVATION.



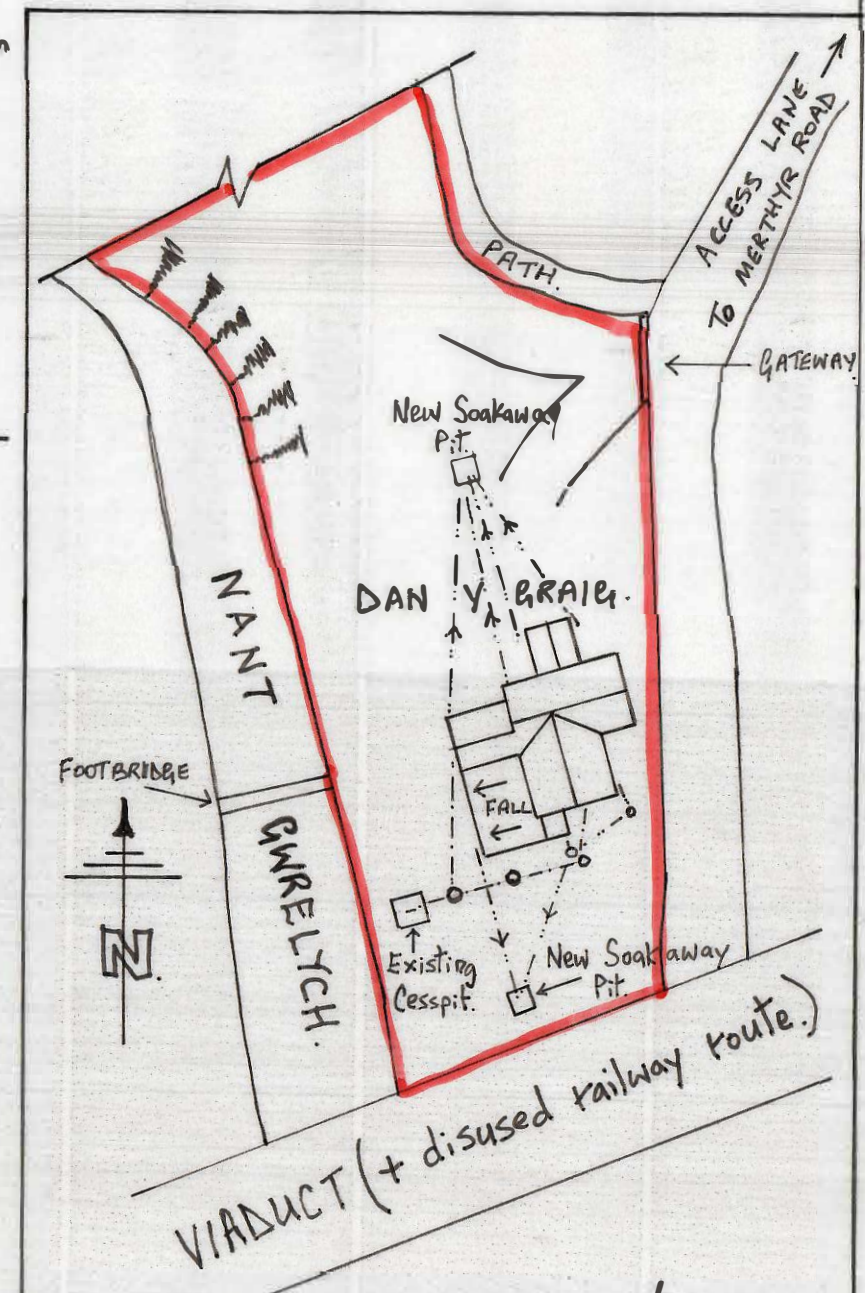
SECTION: E-E.



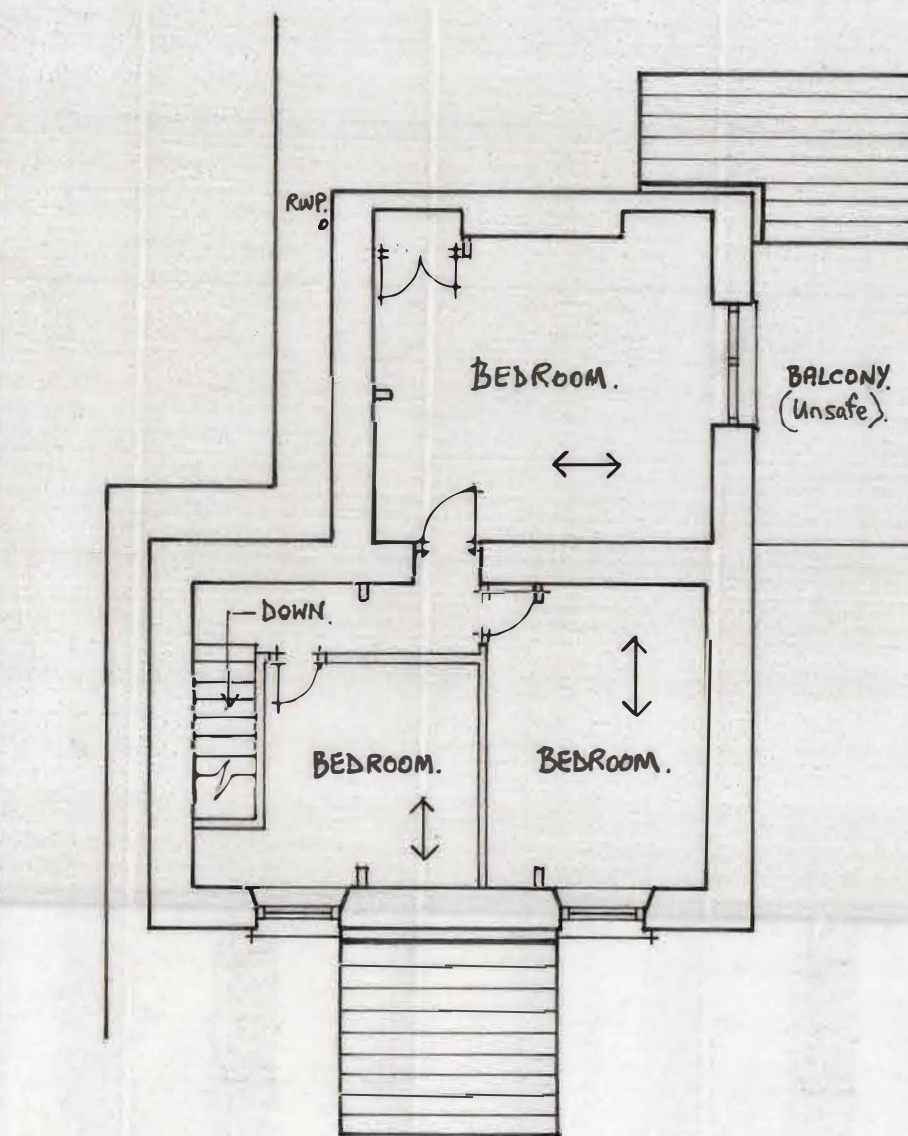
REAR ELEVATION.

SAFETY GLAZING.
Study doors, Bifold doors, Juliette Balcony doors, Rear Balcony door and extension Front Bedroom window, to be glazed in SAFETY GLASS complying with BRITISH STANDARD 6206:1981.

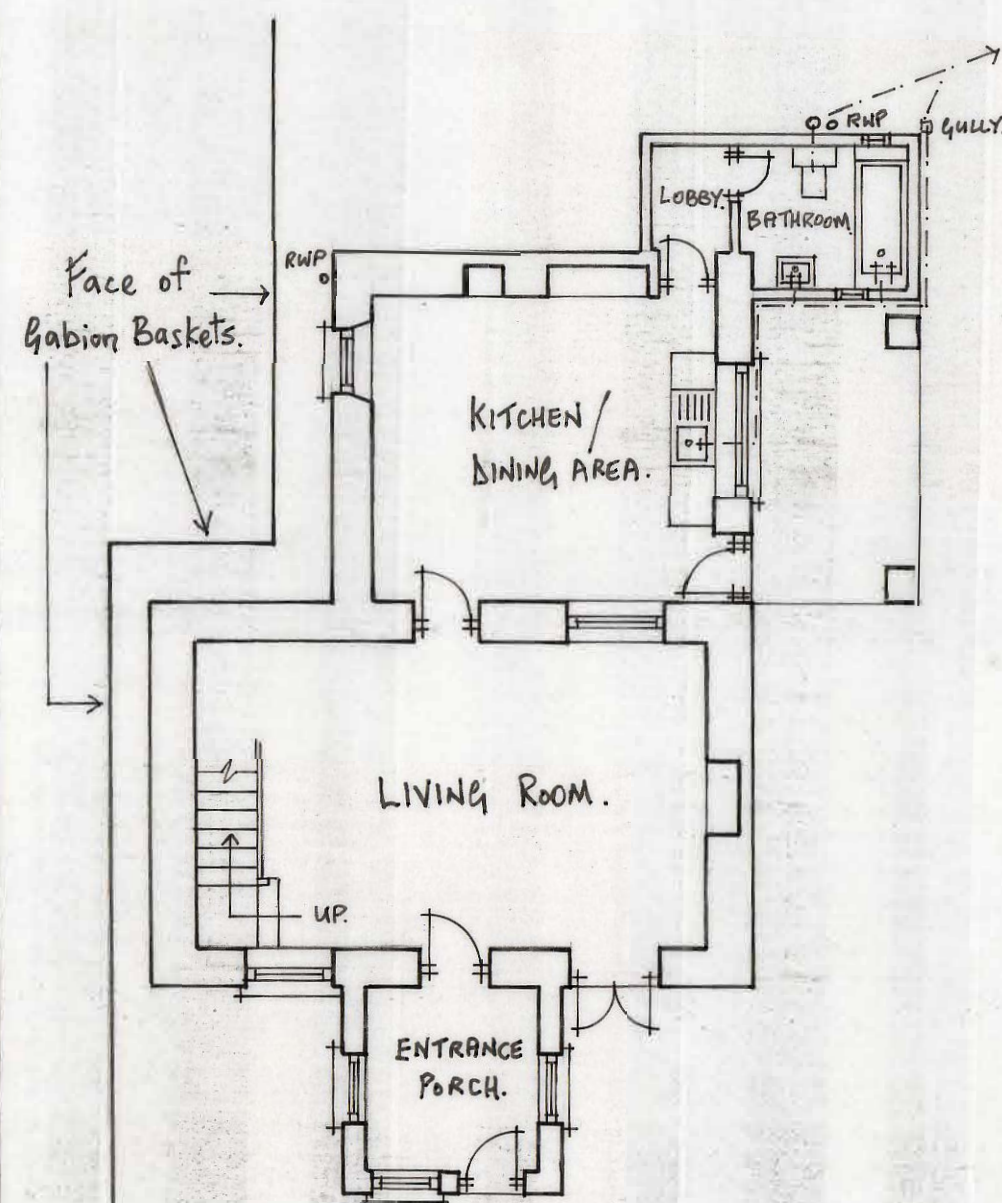
ELECTRICAL.
To comply with BS 7671:2008, Approved Document PART P (2013 edition) and the 17th Edition of the IEE Regulations.



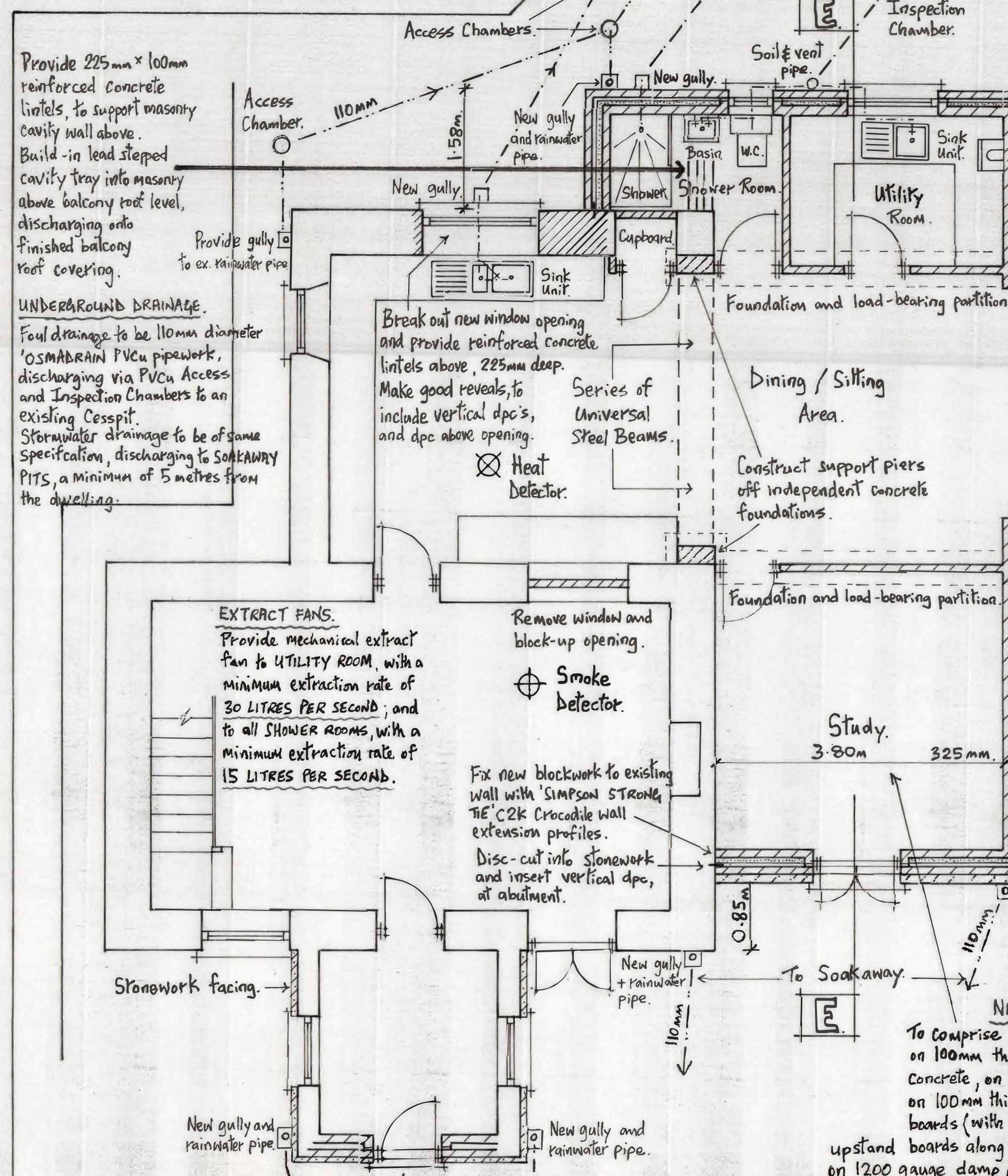
PART BLOCK PLAN.
OF SITE.



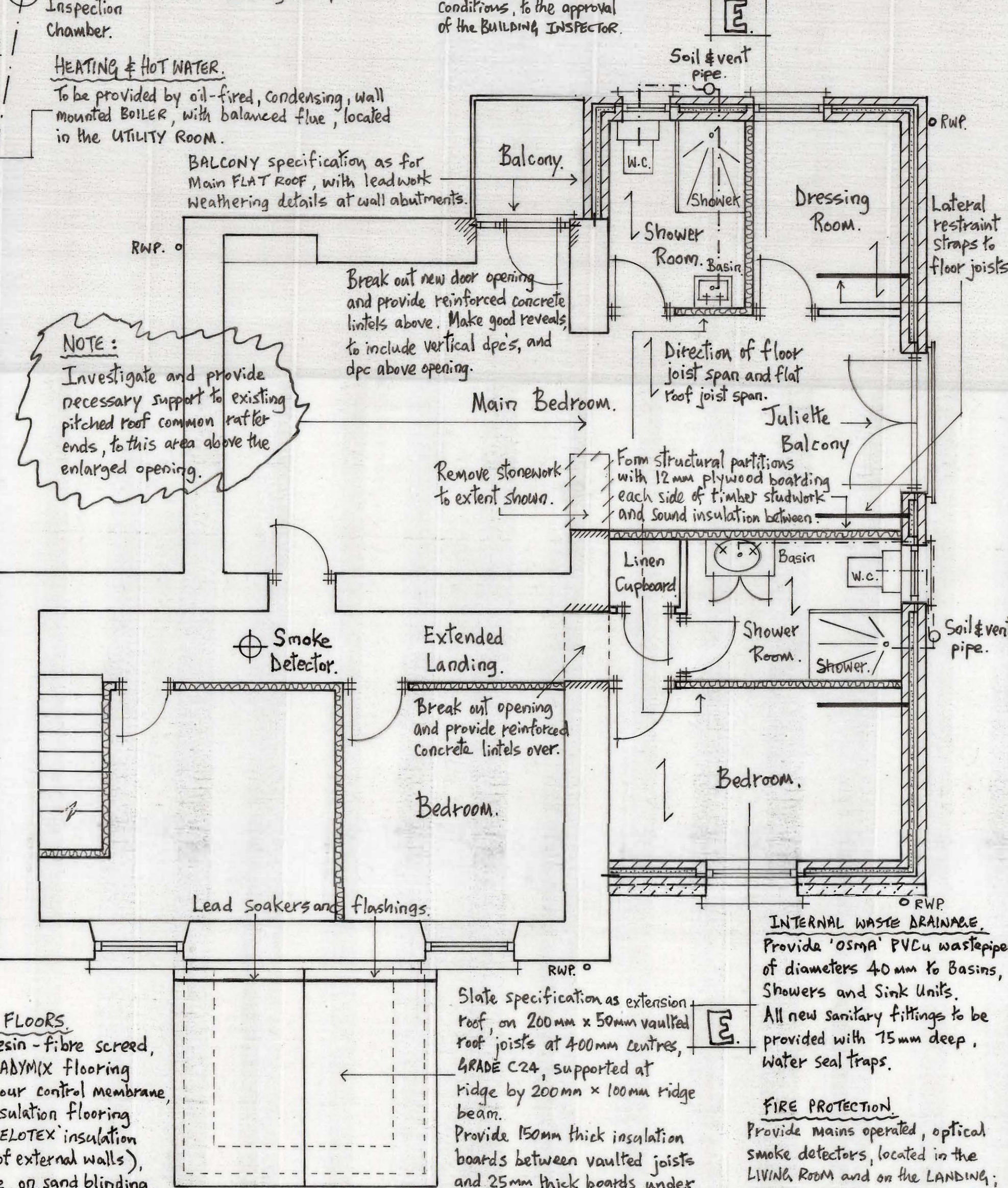
FIRST FLOOR PLAN.



GROUND FLOOR PLAN.
EXISTING.



GROUND FLOOR PLAN.
PROPOSED.



FIRST FLOOR PLAN.

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, on 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 furring timbers (to provide cross-fall), on 50mm x 25mm cross-battening (to provide cross ventilation over the roof joists), on 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 1.50m 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 'HYLORE' dpc's above + around doors + windows.

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

WORKING-DRAWING.

DATE	MAY. 2022.	DRAWING NO.	
SCALE	1-50m x 1-100m.		
REV. A	14-5-24 - Stone work added to FRONT of EXTENSION.		

01A

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.

Slate specification as extension roof, on 200mm x 50mm vaulted roof joists at 400mm centres, GRADE C24, supported at ridge by 200mm x 100mm ridge beam. Provide 150mm thick insulation boards between vaulted joists and 25mm thick boards under.

BALCONY specification as for Main FLAT roof, with leadwork weathering details at wall abutments.

NOTE:
Investigate and provide necessary support to existing pitched roof common rafter ends, to this area above the enlarged opening.

HEATING & HOT WATER.
To be provided by oil-fired, condensing, wall mounted BOILER, with balanced flue, located in the UTILITY ROOM.

Foul drainage taken to existing Cesspit.

NEW CONCRETE FLOORS
To comprise 50mm thick resin-fibre screed, on 100mm thick CEMEX READYMIX flooring concrete, on 500 gauge vapour control membrane, on 100mm thick 'CELOTEX' insulation flooring boards (with 25mm thick 'CELOTEX' insulation upstand boards along the inner face of external walls), on 1200 gauge damp proof membrane, on sand blinding, on minimum 150mm thick, well compacted, graded, clean hardcore.

Construct support piers off independent concrete foundations.

Break out new window opening and provide reinforced concrete lintels above, 225mm deep. Make good reveals, to include vertical dpc's, and dpc above opening.

UNDERGROUND DRAINAGE.
Foul drainage to be 110mm diameter 'OSMABRAIN' PVCu pipework, discharging via PVCu Access and Inspection Chambers to an existing Cesspit. Stormwater drainage to be of same specification, discharging to SOAKAWAY PITS, a minimum of 5 metres from the dwelling.

Provide 225mm x 100mm reinforced concrete lintels, to support masonry cavity wall above. Build-in lead stepped cavity tray into masonry above balcony roof level, discharging onto finished balcony roof covering.