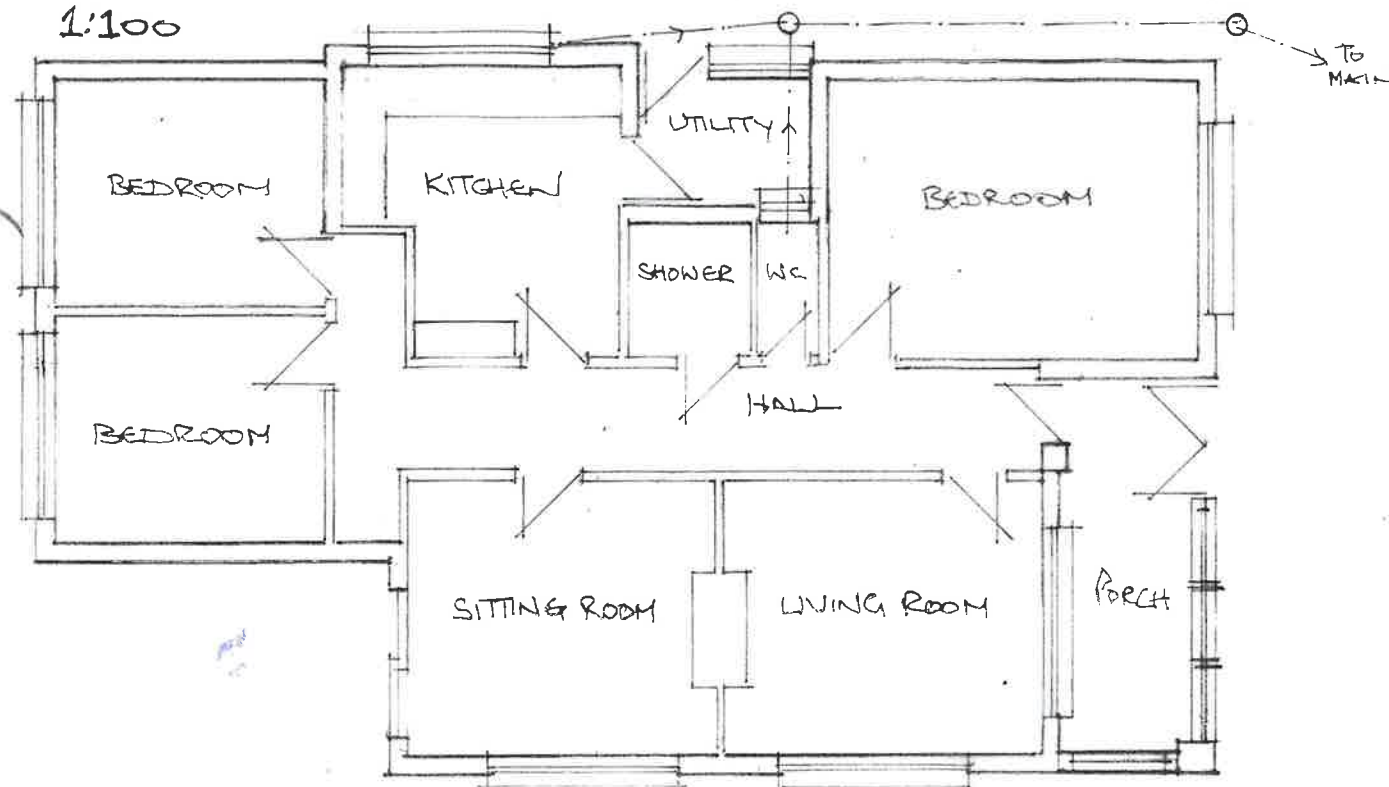


EXISTING GROUND FLOOR

1:100



GENERAL SPECIFICATION

FOUNDATIONS

Plain in-situ concrete, GEN mix 3, to BS 5328, 600 x 225mm under external walls. Where steps occur the concrete overlap to be twice height of step, foundation thickness or 300mm. Facing brickwork (to match existing)/concrete blockwork, BS 6073: Part 1, 7N/mm² 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. 50mm sand/cement screed on 100mm oversite slab, 120mm Celotex XR 4000 floor insulation (0.019 Wm/K) turned up on edge of slab, 1200 gauge damp proof membrane turned up and on to horizontal DPC. 150 mm minimum hardcore bed well consolidated with 25mm dust/sand blinding.

Depth and final design of foundations to Local Authority approval.

Floor to have a min. 'U' value of 0.18 W/m²K minimum.

WALLS

Facing brick plinth to match existing. 100mm concrete block outer skin, rendered and finished in smooth render coloured white, 50mm wide cavity as before, 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. Insulated I.G. lintels with DPC cavity trays to openings. Construct 25mm min. check rebates to all window and door reveals, damcor or similar approved insulated vertical DPC's at reveals to openings. Alternatively, an insulated finned cavity closer may be used.

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

ROOF

GRP seamless flat roof covering laid in accordance with the manufacturers specification, laid on 140mm Celotex Crown Fix insulation board (0.22 W/mK), on vapour barrier, on 18mm external grade WBP plywood. 50 x 195mm SC3 flat roof joists at 600mm centres. 100 x 50mm softwood wall plate securely fixed and restrained with ms wall plate straps at 1200mm centre. Upvc fascia to match existing, fixed to joist ends. Upvc soffit with 25mm minimum continuous vented grilles. Rainwater goods to match and be integrated into existing. Falls to be adjusted to suit. Ceilings to comprise 50mm (37.5mm PIR insulation/12.5mm plasterboard) laminated insulated plasterboard and skimmed. Roof to have 'U' value of 0.18 W/m²K.

WINDOWS AND DOORS

Windows to be upvc double-glazed with 16mm gap, glazing to be Low-E, EN = 0.15, supplied by FENSA registered manufacturer. Window openings to be 1/20th min. of floor area to habitable rooms. Window area to be 25% max. of floor area. Windows to have opening area of at least 0.33m² and at least 450mm high and 450mm wide with the bottom of the openable area not more than 1100mm above the floor. Proprietary vaulted rooflight as drawings. Glazing in critical areas to be Part N.

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

ELECTRICAL INSTALLATION

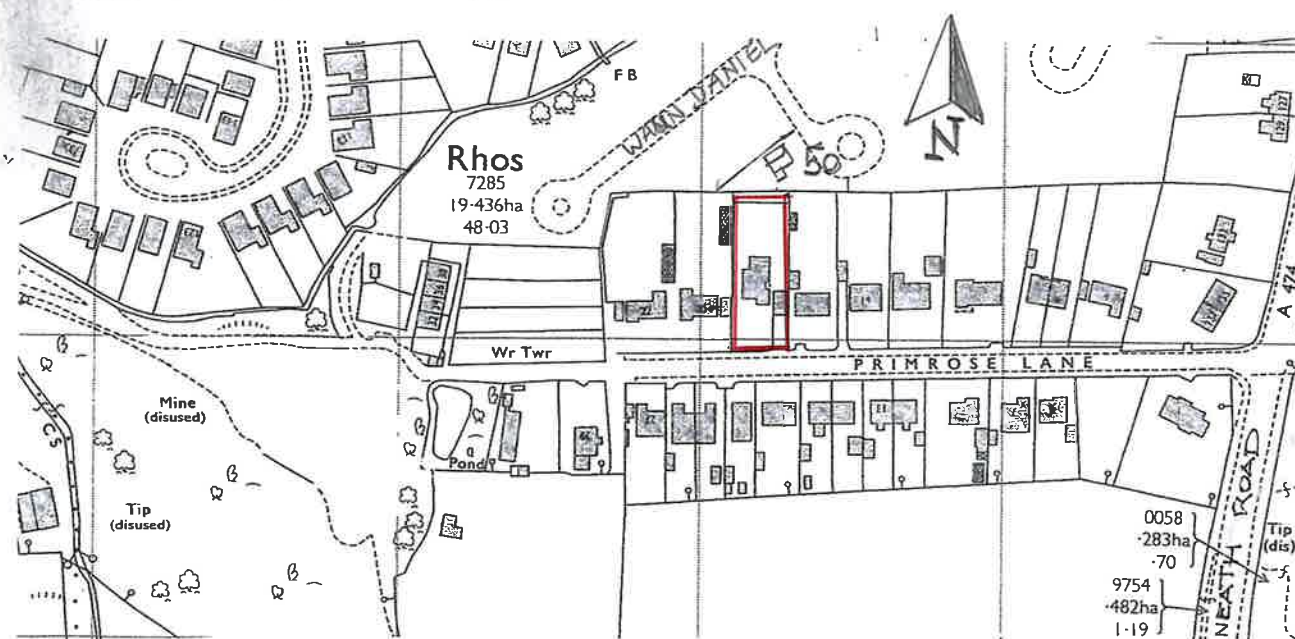
Installation to be designed to comply with current I.E.E. requirements and be installed to N.I.C.E.I.C. 17th edition standards. Switches and sockets to be at appropriate heights between 450mm and 1200mm from floor level. Provide lamps having a luminous efficacy greater than 40 lumens per circuit - watt in all locations. External lighting to have the ability to be automatically extinguished when there is enough daylight, and when not required at night. Provide mains power heat detector with battery over-ride in location as shown. Mechanical ventilation to bathroom to have capacity of 15 litres/second with 15 minute over-ride.

HEATING AND PLUMBING INSTALLATION

Extend existing heating system. Temperature controls to be affected by individual thermostatic radiator valves. A timing device will be provided to control periods when the heating system operates. System controls must switch boiler off when heat is not required. Provision should enable efficient operation without excessive boiler firing and primary circuit losses. Installation to be certified by Gas Safe registered plumber. All cold water feeds must be directly off the rising main supply. Sink waste to be 50mm min. 75mm deep seal traps.

DRAINAGE

Foul drainage taken to new soil and vent pipe/drain and connected to existing main foul drainage
Storm drainage taken to existing/new rainwater gullies or soakaways min. 5m from building



LOCATION PLAN

1:2500

B - LOCATION PLAN UPDATED WITH 50 WAIN DANIEL AND NORTH ARROW

A - BLOCK PLAN. REMOVED

Name	A. THOMAS	
Site Address	18 Primrose Lane Rhos Pontardawe SA8 3ES	
Project	Proposed Rear Extension and Remodelling Internally	
Scale	1:50 1:100 1:2500	Drawing No. AT/25/01AB