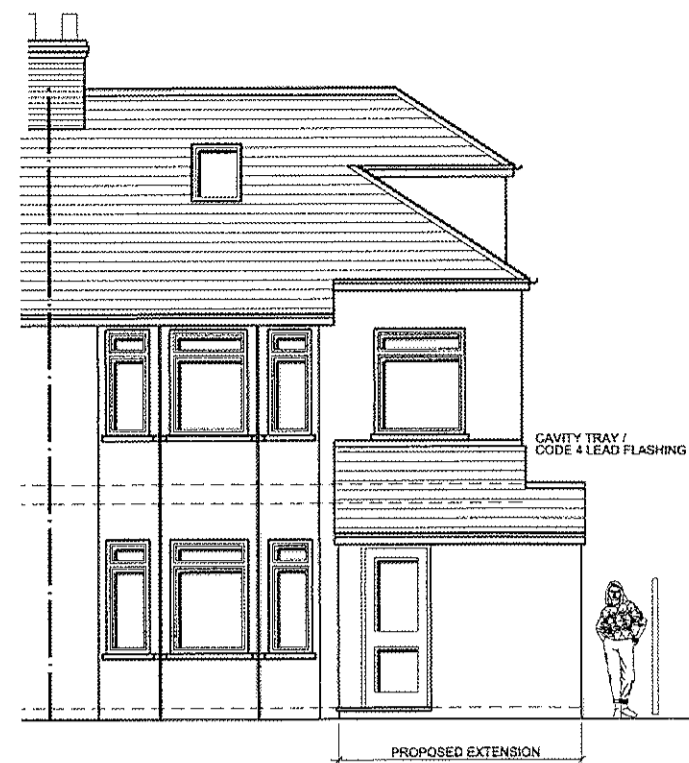
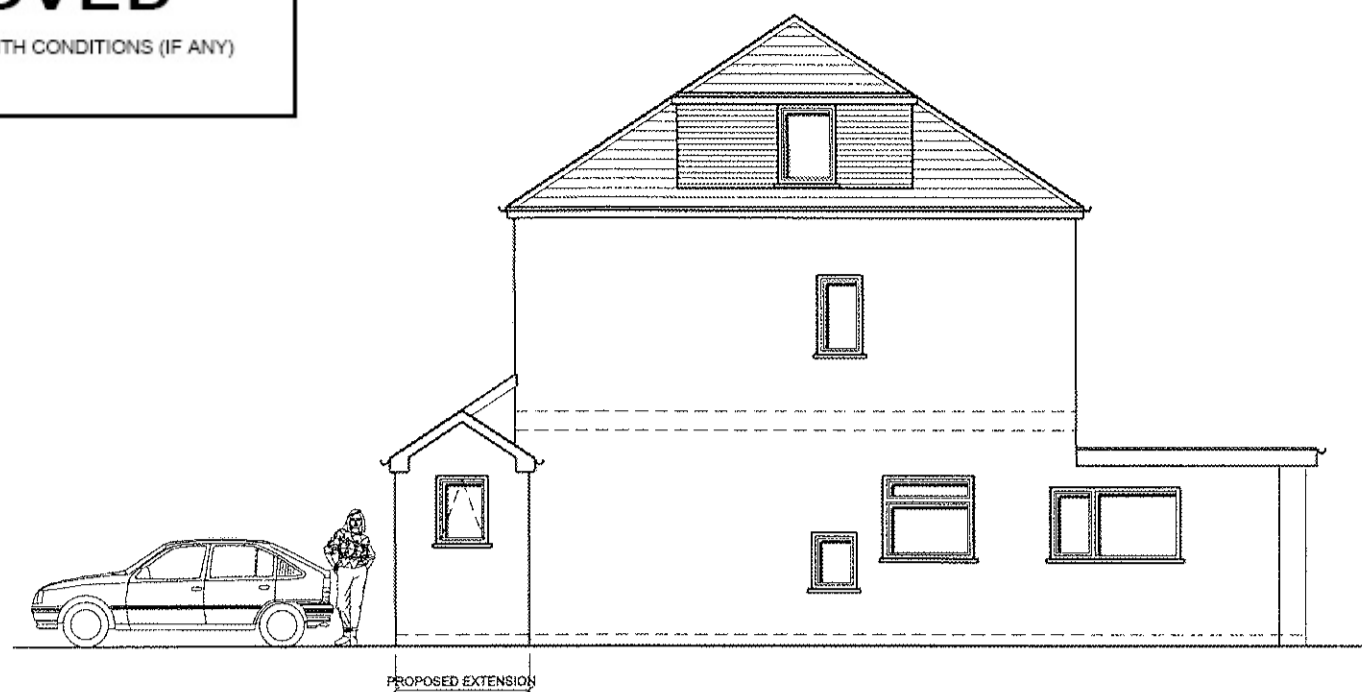


PROPOSED SECTION A-A - 1:50



PROPOSED FRONT ELEVATION - 1:100



PROPOSED SIDE ELEVATION - 1:100



PROPOSED REAR ELEVATION - 1:100

WINDOWS

All new windows to be double UPVC sealed glazing units complete with trickle ventilation to the top providing minimum 8000mm sq. in area. Openings to windows to be minimum 5% of the floor area of the room. Windows set in dpc surround.

MECHANICAL INSTALLATION

Allow for extending existing H/C water system to include all new sanitary outlets.

VENTILATION

Ventilation to be provided via wall mounted Aidelle Loovent 07 extract fans complete with upvc external grille and to provide minimum 3 air changes per hour - and 15 litres/second to cloakroom.

EXTERNAL DRAINAGE

All underground drainage to be material/size and fill as shown on plans and to BS830. Drains to be laid on 150mm granular bed (pea gravel for uPVC pipes) to a minimum 1 in 40 fall unless stated otherwise. All manholes to be construction of preformed uPVC chambers encased in concrete. Covers to be either pressed steel or cast iron to duty stated in Schedule set in corresponding frame and bedded on chamber walls. Proposed foul and surface water drainage to connect to existing combined drain as indicated. All gullies to be roddable type.

ELECTRICAL INSTALLATION

Installation to include all socket outlets, light positions, switches and aerial sockets as shown. All work to be in accordance with SWALEC requirements and present Codes. All circuits to be tested and certified by SWALEC. Work to be carried out by registered Electricians, in CPS, conforming with Part P - Building Regs.

PRELIMINARIES

Contract to be MWD 2011 (Minor Works Building Contract with Contractors Design 2011). Contractor to comply with all relevant clauses. Contractor to allow for all access difficulties and to protect existing finishes unaffected by construction. Arrangement for water/electricity to be made and agreed with the Client. The property will be occupied during construction work and therefore security will need to be maintained at all times. All access for vehicles/pedestrians must be maintained at all times. Allow for carting away all surplus materials from site and reinstatement of garden and other areas affected by construction. Allow for Health and Safety requirements.

SUBSTRUCTURE WALLS

Foundations to be 700mm x 225mm Grade 20 concept strips. Allow for depth and sizes of foundations referred to on Architects or Engineers drawings. Actual depths to be agreed on site with Architect/Engineer/Building Control Officer. No foundations to exert pressure on adjacent drains. All new foundations are to be taken below the invert level of any drains within 1.0metres. Where foundations meet existing property allow for underpinning if necessary. Substructure walls to be cavity construction. Inside skin 150mm dense concrete blockwork/Outside skin 100mm dense concrete blockwork/cavity 75mm. Inner and outer leaves to be tied together with stainless steel twist ties at 450mm C/S vertically and 900mm C/S horizontally. Cavity to be filled to finished ground level with weak mix concrete. External plinth above ground level and below dpc to be facing brickwork as main walls. Allow for weep holes in vertical joints of course above ground level and below dpc to be facing brickwork as main walls. Weep holes by G. Molyneux with insect screen fitted at 900mm centres. All services passing through substructure walls to penetrate via service holes 50mm larger all round than service pipe or cable. Service hole to be bridged with precast concrete lintols. After installation of service pipe hole to be plugged with expanded polystyrene. Floor slab to be 150mm concrete slab (grade 20) on 60mm expanded polystyrene on 1200g dpm on 150mm minimum blinded consolidated hardcore. 1200g dpm to be laid under solid floors continuous in a horizontal plane lapped and welded as necessary and must lap with dpc's to all adjoining walls.

SUPERSTRUCTURE WALLS - (GROUND FLOOR)

Refer to Structural Engineers drawings for details of beams / concrete padstones. External walls to be render, 2 coats to match existing (18mm), on galvanised mesh, on Building Paper, on 50x25 tanalised Douglas fir battens @ 300 c/c, screwed vertically to 18mm sarking felt, on external plywood sheathing (18mm), on 150x100mm SW tanalised studding (studs @ 400 c/c vertically, with noggins at 900mm c/c horizontally, on wall plates on steel support beams. (refer to engineers details) Allow for lead flashings / soakers where sloping tiled roof meets studwork (refer to detail) Allow for vertical DPC where studwork abuts existing wall of house, and studwork to be bolted to masonry walls. DPC to be cut into existing wall, to meet cavity. Infill inbetween studs with celotex insulation. Allow for internal lining to be foil backed plasterboard and skim, on 12mm plywood, on studding. Rendered walls to be finished externally to match existing. External windows to be upvc to match existing with D.G. units sec. locking, ventilation weather stripping. Window patterns to be as shown on elevations. Glazing to conform with Building Regulations Part N.

PITCHED ROOF CONSTRUCTION

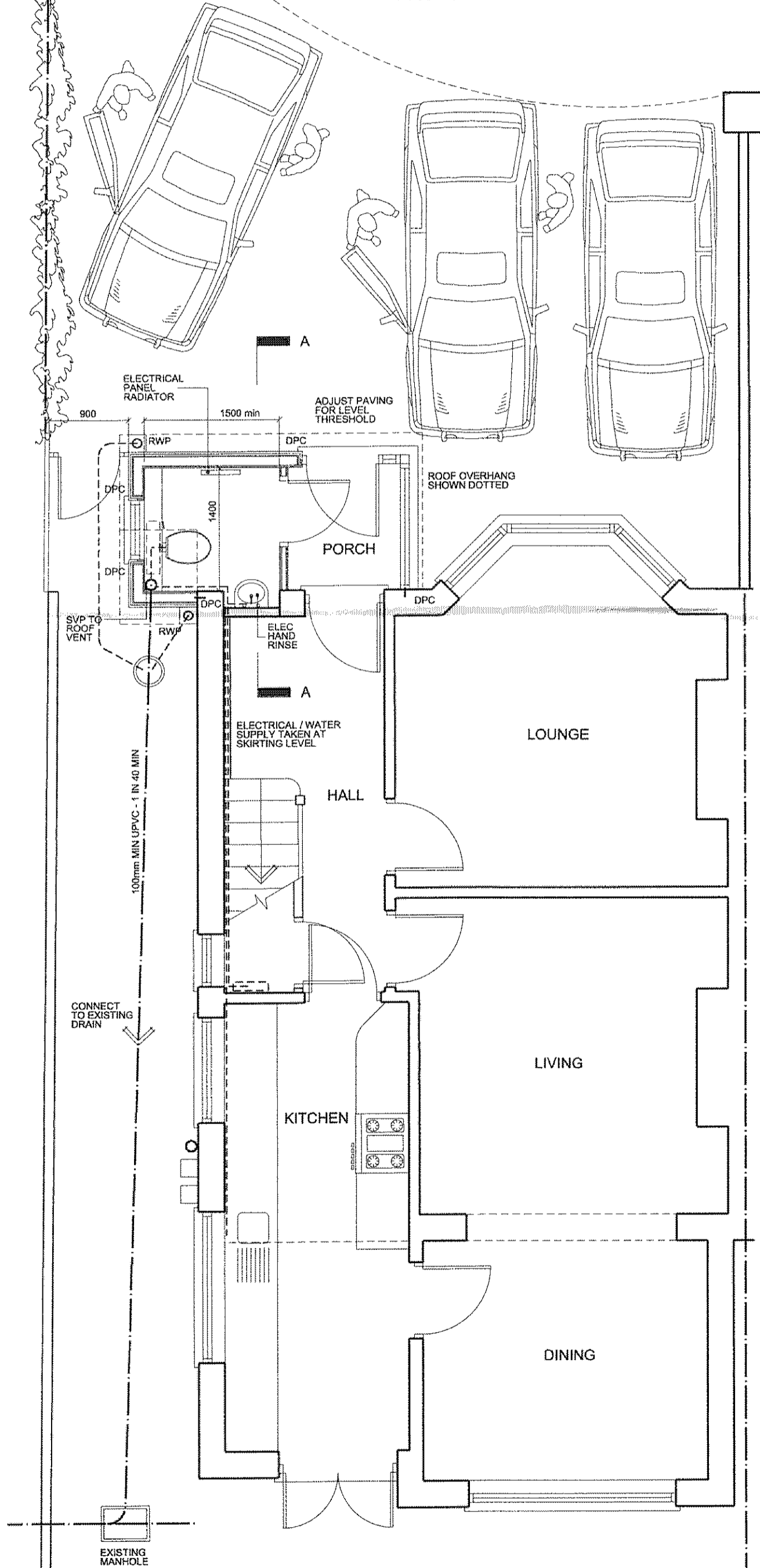
To be formed to configuration shown on plans. Pitches as sections. Finish to be slates to match existing on tanalised battens on polyester roofing felt on 150mmx50mm rafters at 400mm centres (SC4). Allow for new Lead flashings, and Tray DPC's, New fascias/soffites to be formed from tanalised S.W. to match existing, finished with 3 coats Sadolin's Supadec. Soffites to have vents for roof void ventilation. Roof to be insulated with 300mm Rockwool laid between ceiling joists & rafter and 150mm Celotex fixed between rafters in sloping soffit conditions, maintaining a 50mm air gap over for through ventilation. Allow for vent tiles to unvented areas. All pipes penetrating roof finish to do so via a lead slate which forms a weathertight seal or proprietary type vent. Before commencing roof construction check setting out of all roof works. Rainwater goods to match existing. Gutters 100mm/RWP's 68mm. Allow for Code 4 Lead flashings / Cavity Trays.

INTERNAL WASTE PLUMBING

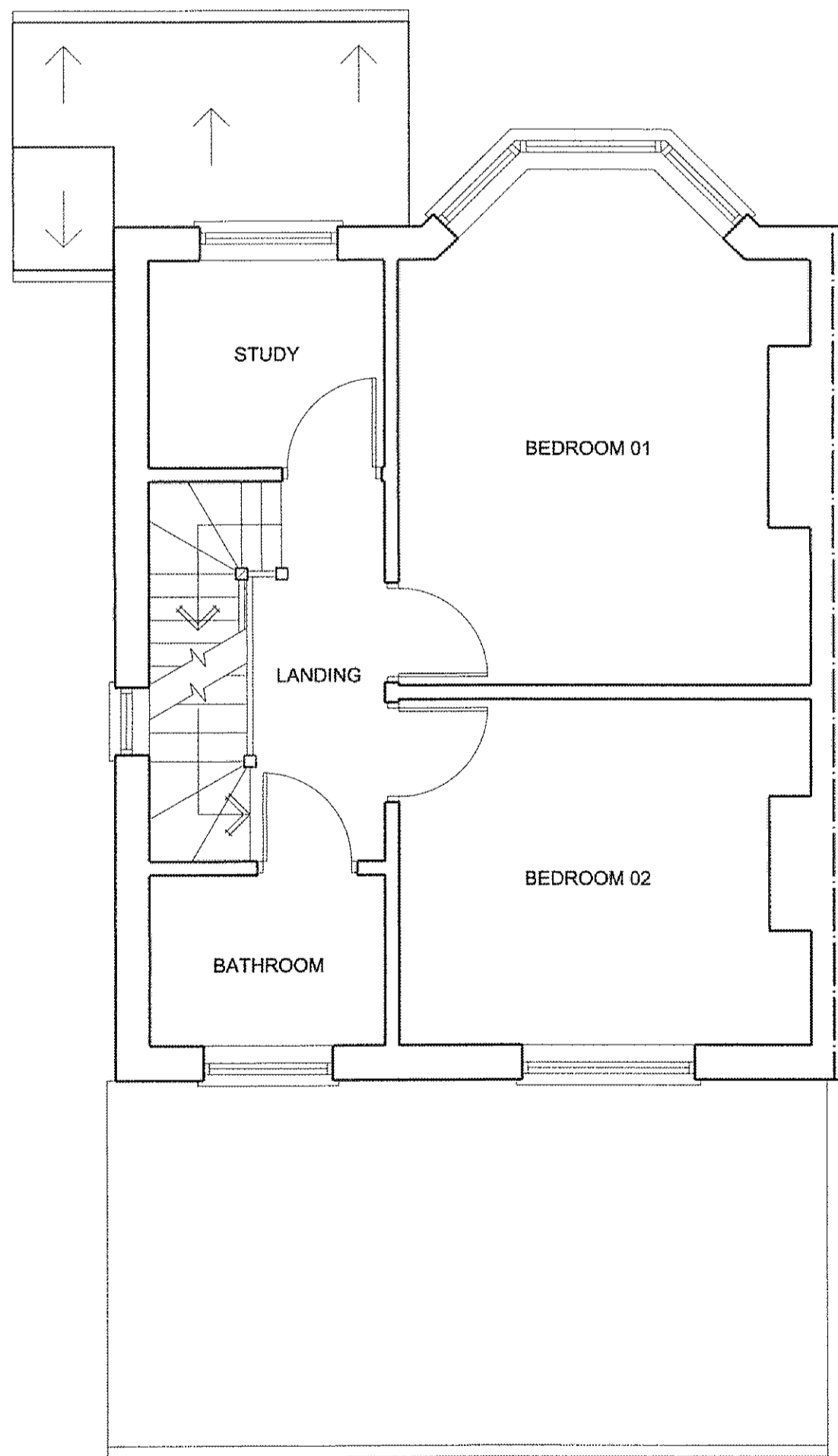
All internal waste plumbing to be uPVC by Marley or similar. All pipes and fittings to be installed in accordance with Manufacturers Instructions and BS5572. Wastes from sinks to be 38mm diameter. All wastes to have deep seal antisiphonage traps. Vents to be terminated at roof level with mushroom cap and lead slate flashing.

ROOF VENTILATION

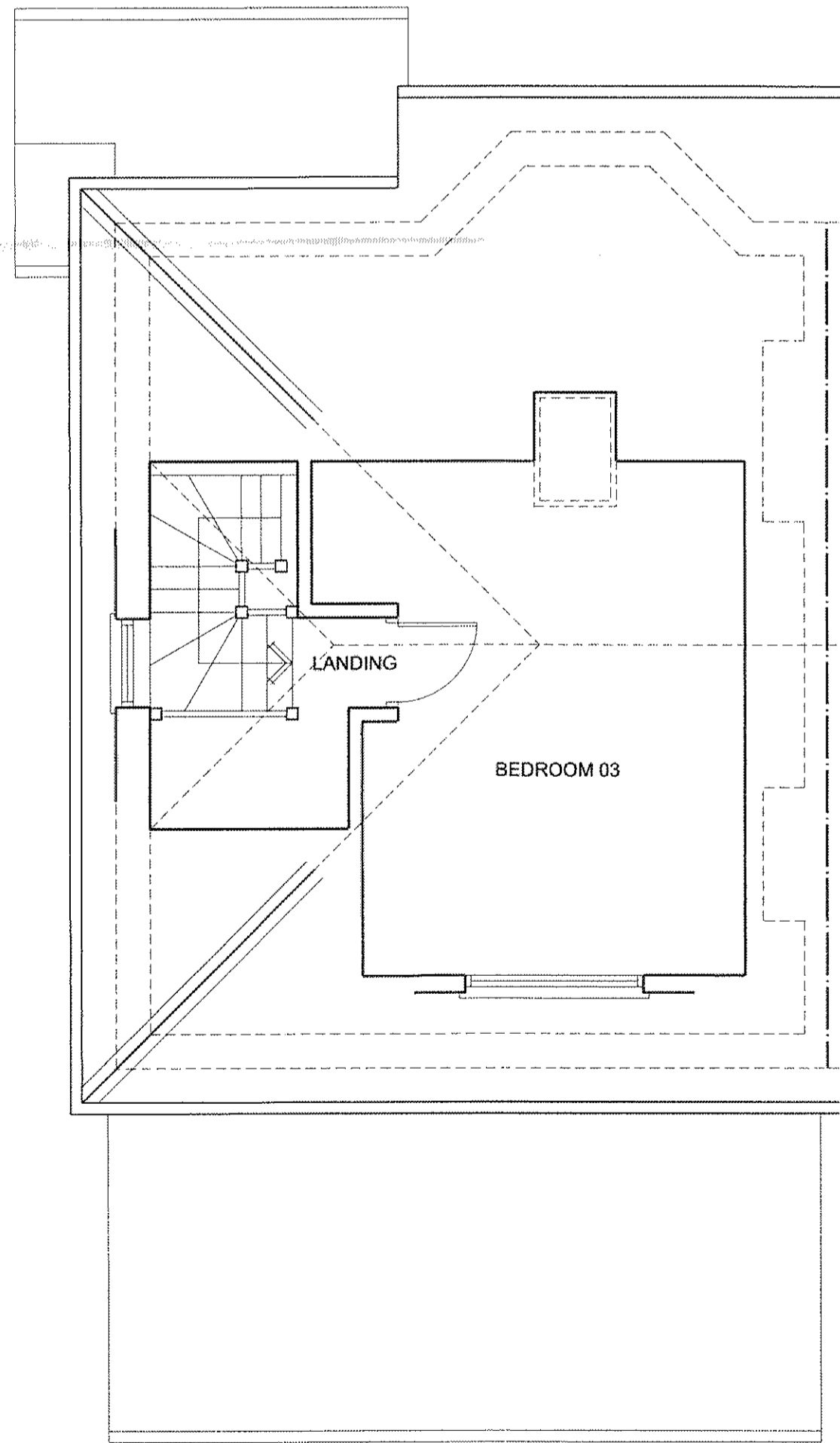
25mm continuous strip ventilation to be provided on opposite sides of roof. 50mm air gap to be provided between insulation and roof decking. Roof ventilation at high level to be through ridge vent tiles, equivalent to a 5mm continuous strip running full length of roof



PROPOSED GROUND FLOOR PLAN - 1:50



PROPOSED FIRST FLOOR PLAN - 1:50



PROPOSED ROOF FLOOR PLAN - 1:50

Provisional Sums

1. Contingencies	£500.00
2. Internal above ground plumbing	£1,000.00
3. Electrical Installation	£750.00
4. Sanitary Ware	£500.00
4. Wall / Floor Tiling	£500.00
6. Decorations	£600.00
7. UPVC Windows / Doors	£2,000.00



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2 MOUNTJOY CLOSE, PENARTH

Drawing Title:
PROPOSED PLANS & ELEVATIONS

Job No: XXXX 1070
Drawing No: P.02

Scales:
1:50, 1:100

Drawn: BFM
Checked: Date:
JUNE 2014

RECEIVED

18 AUG 2014

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