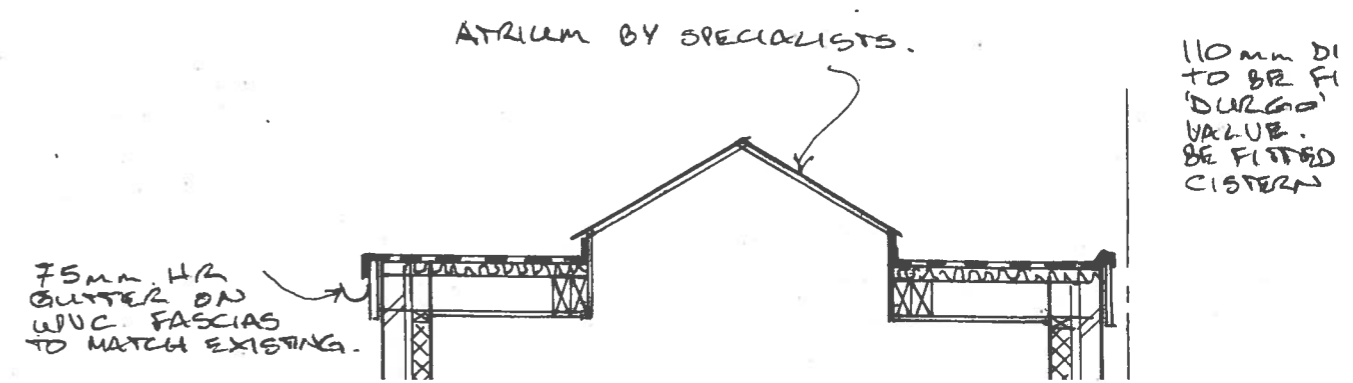
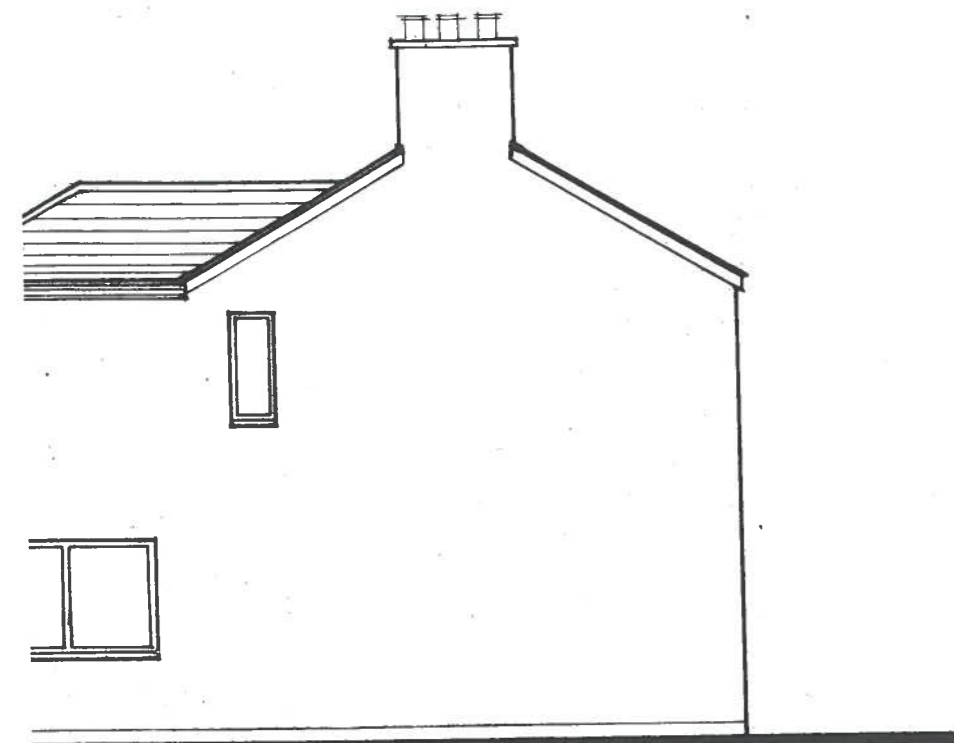


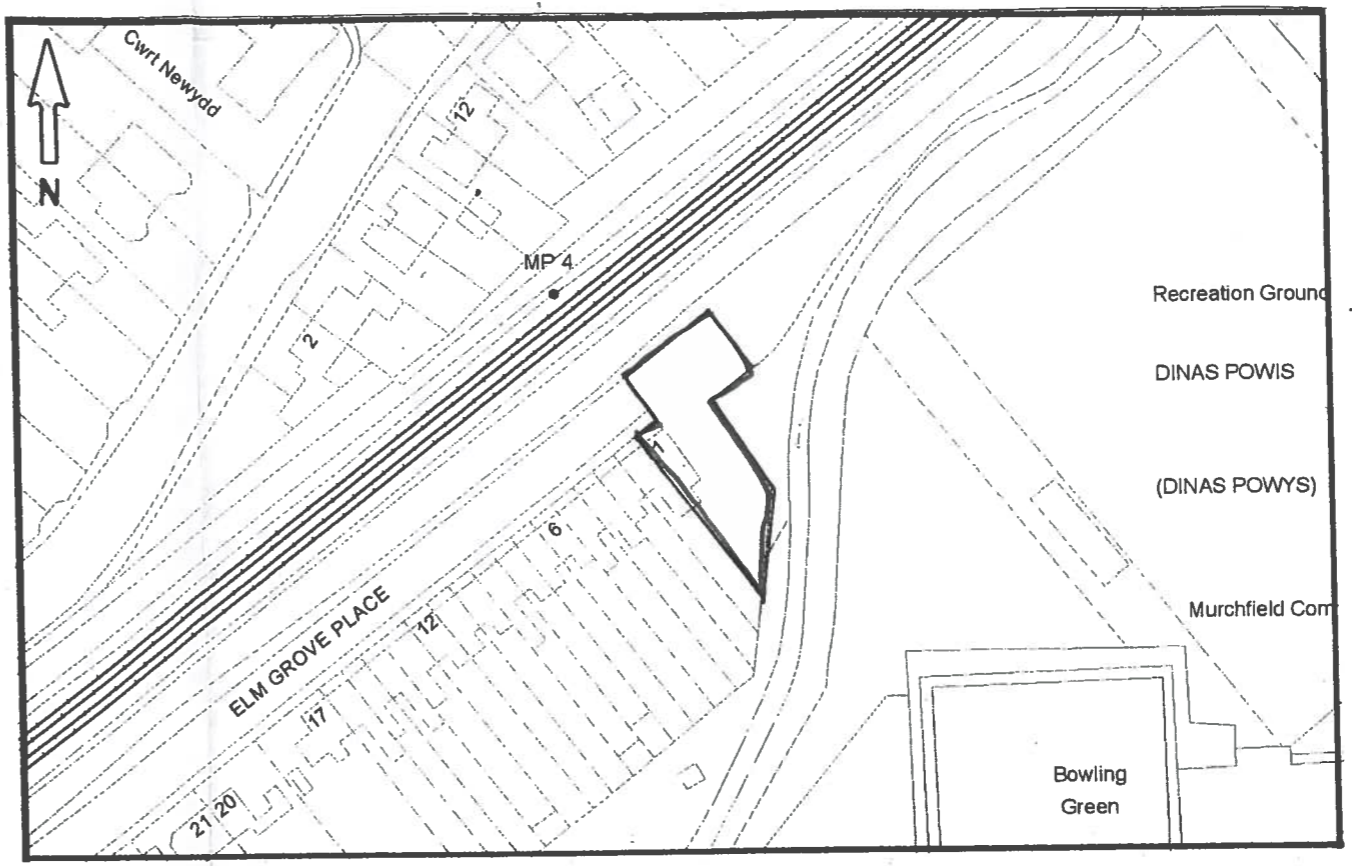
E X I S T I N G

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12 MAY 2015

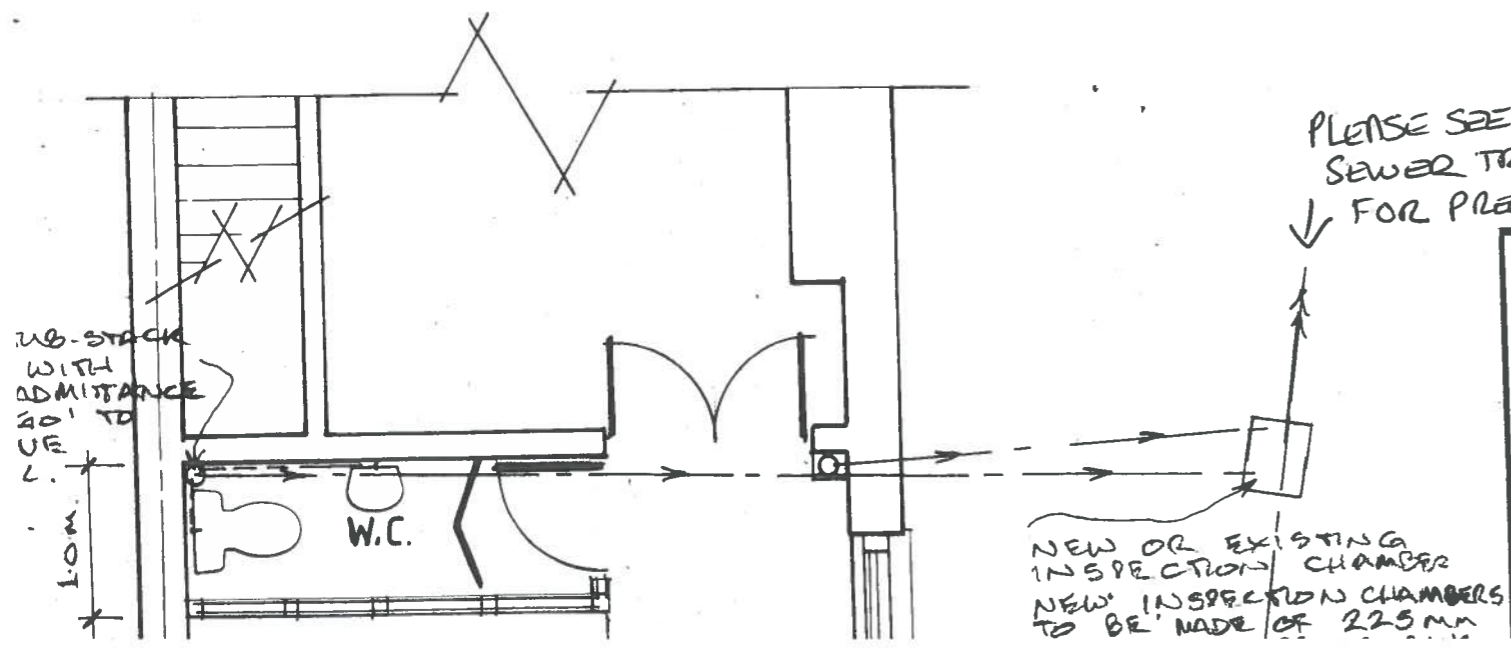
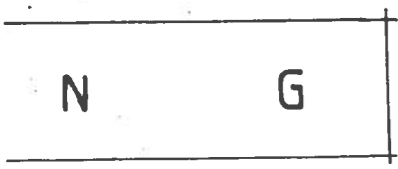




SIDE ELEVATION



LOCATION PLAN 1:1250



PLEASE SEE AMENDED
SEWER TRACE MADE
FOR PREISE POSITIONING.

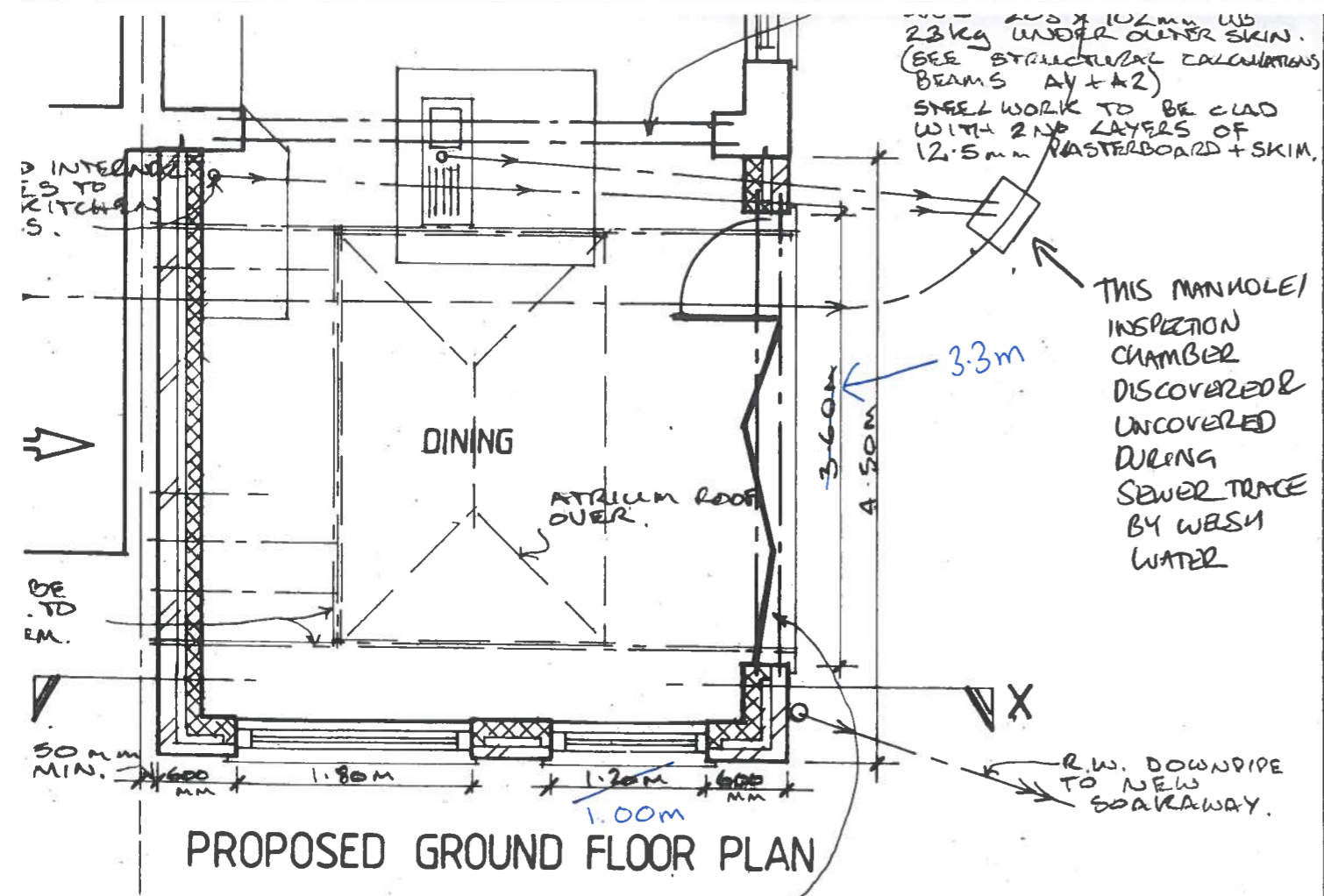
All new brickwork/blockwork to be fixed to existing using 'Furfix' or similar wall extension profiles. Furfix to be fixed in accordance with manufacturers instructions. Vertical D.P.C.'s to be disc cut into existing walls at relevant locations.

All drainage under or within 1.0 m. of building to be encased in 150 mm. Of concrete. Where pipes pass through walls concrete lintols used to span over. All underground drainage to be to B.S. 8301. All plumbing to be to B.S. 5572.

All habitable rooms to be ventilated by both a rapid ventilation opening of at least to 1/20 th. of the floor area, and by a background (trickle) ventilation opening equivalent to 8000 mm² and bathrooms to be 4000 mm²

Kitchen to be mechanically ventilated to the outside air to give extraction of :
Extract fan - 60 litres/sec. Or Cooker hood - 30 litres/sec

Extract fan to give min. 15 litres/sec extraction with a 15 min. time delay

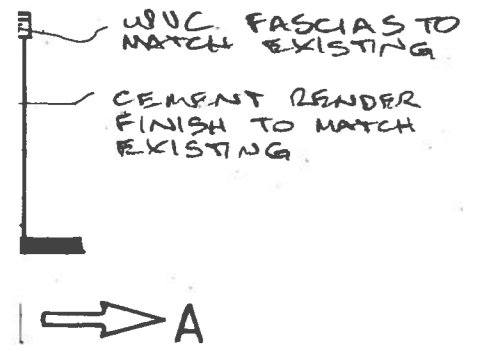


ADD 2 X 102mm UB 23kg UNDER OUTER SKIN. (SEE STRUCTURAL CALCULATIONS BEAMS A1 + A2)
 STEEL WORK TO BE CLAD WITH 2ND LAYERS OF 12.5mm PLASTERBOARD + SKIM.

THIS MANHOLE/ INSPECTION CHAMBER DISCOVERED & UNCOVERED DURING SEWER TRACE BY WASH WATER

152mm X 89mm UB 16kg BEAM UNDER INNER SKIN AND IG LINTOL TYPE L1 OR SIMILAR UNDER OUTER SKIN (SEE STRUCTURAL CALCULATIONS BEAMS B1 + B2)

ATTIUM BY SPECIALISTS. (BLACK ALUMINIUM)



Glazing in critical locations to be toughened safety glass to comply with the test criteria as indicated in B.S. 6206 1981

Stud partitions to be of 100 mm. x 50 mm. s.w. studs at 600 mm. cts. with noggins to suit 100 mm. mineral wool infill to provide min. 40db sound insulation. 12.5 mm. plasterboard and skim to both sides

Floor Specification.

40mm. Sand/cement screed on 150mm. Oversite concrete on 100mm. Celotex on layer of 1200 g. visqueen on min. 150mm. on layer of consolidated hardcore. Floor to achieve a min. U-value of 0.18 w/m2 k.

Cavity wall specification.

100mm. concrete block inner skin. Min. 125 mm. Cavity with 75mm. Celotex insulation bat. 100mm. Concrete blockwork with 19 mm. sand/cement render to match existing - outer skin. 9mm. Supalux cavity closures. Wall ties to be stainless steel with insulation bat retainers, and staggered 450mm. Vertical and 600mm. Horizontal. Wall to achieve a U-value of not less than 0.21 W/m2k.

Roof Specification

'ISIS 900' G.R.P. (or similar) roof, consisting of 2 layers of glass fibre chop strand mat 450g per layer, impregnated with Polyester resin, ratio- 2.5-1. Grey float coat finish, on 150 mm. 'Celotex Tempdeck' on 19 mm. plywood decking, or similar warm roof construction (to provide a U-value of not less than 0.15 W/m2k) on s.w. firrings laid to falls on 200 mm. x 50mm. S.W. joists at 400 mm. cts. 12.5 mm. foilbacked plasterboard and skim to underside. 100 mm. x 50. mm. s.w. wallplates secured at 1.80 m. cts. with galvanised steel straps. Straps to have a min. cross sectional area of 30 mm. x 5 mm.

Foundations to be 600mm. X 300mm. mass concrete. Depth of foundations to be determined on site, but to be below the invert of any drains within 1.0 m. and to be a min. of 900mm. below ground level.

Radon Sump Construction

Sump to be formed with bricks laid in a honeycomb bond to form a box with external dimensions of 600 mm. x 600 mm. The sump is to be covered with a concrete paving slab to provide permanent support to the floor slab. Horizontal joints to be filled with mortar and all perpend to be left open. 110 mm. dia. P.V.C. pipework to ventilate the sump to leave the building through an external wall and capped off at low level. An identification sign to be located by the extract pipe.

Any new soakaways to be at min. distance of 5.0m. from any building and to be min. 1.0 m3 capacity.

All electrical work to be installed by a member of an approved competent persons scheme and a completion certificate in accordance with BS7671 is to be provided.

All electrical switch and socket outlets to be installed in compliance with paragraph 8.3 of approved document M 2004.

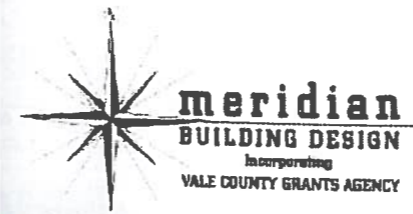


Project. PROPOSED SINGLE STOREY REAR EXTENSION at, 1, ELM GROVE PLACE, DINAS POWYS, VALE of GLAM.

Scale 1:100, 1: 50.

Drwg. No. EGO 01

Date. FEBRUARY 2015.



Tel/Fax 02920 515952

All dimensions to be checked on site prior to commencement of works. Exact Location of all services to be determined on site by owner/builder

GROUND FLOOR PLAN

EXISTING UTILITY/W.C TO BE DEMOLISHED.

ASSUMED LOCATION AND DIRECTION OF EXISTING COMBINED SEWER. EXACT LOCATION AND FLOW TO BE DETERMINED ON SITE.

D.P.C. MIN. 150mm ABOVE GROUND LVL. RADON CAVITY TRAY

SUB-FLOOR DEPRESSURISATION PIPE

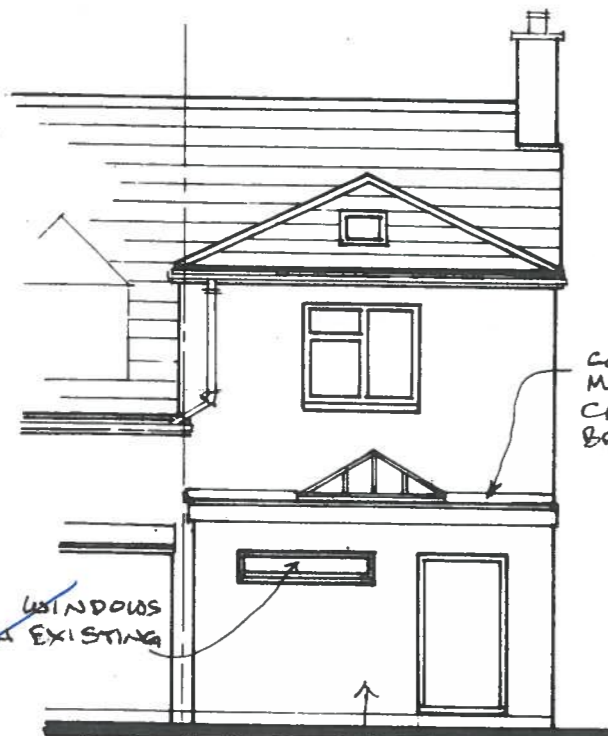
RADON GAS SUMP

1200g VISQUEEN TO FORM RADON BARRIER.

SECTION X-X



JOISTS DOUBLE TRIM



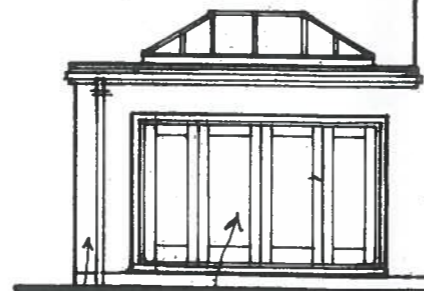
PROPOSED REAR ELEVATION

CODE 4 LEAD FLASHING MIN. 150mm UPSTAND. CAVITY TRAY INSTALLED BEHIND.

D/GLAZED WINDOWS TO MATCH EXISTING

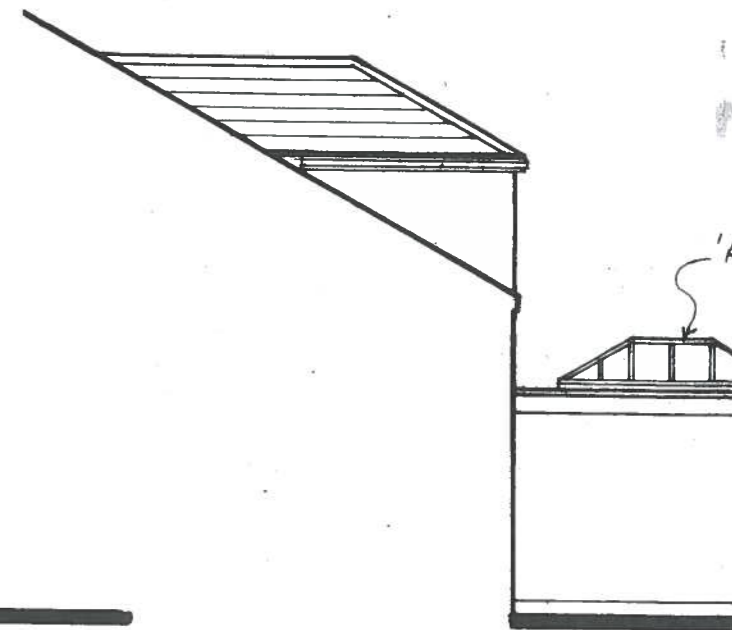
DOUBLE GLAZED WINDOWS TO MATCH ATRIUM + BIFOLD DOORS (BLACK ALUMINIUM)

RENDER FINISH TO MATCH EXISTING.



PROPOSED SIDE ELEVATION

D/GLAZED FOLDING/SLIDING DOORS (BLACK ALUMINIUM)



PROPOSED ELEV