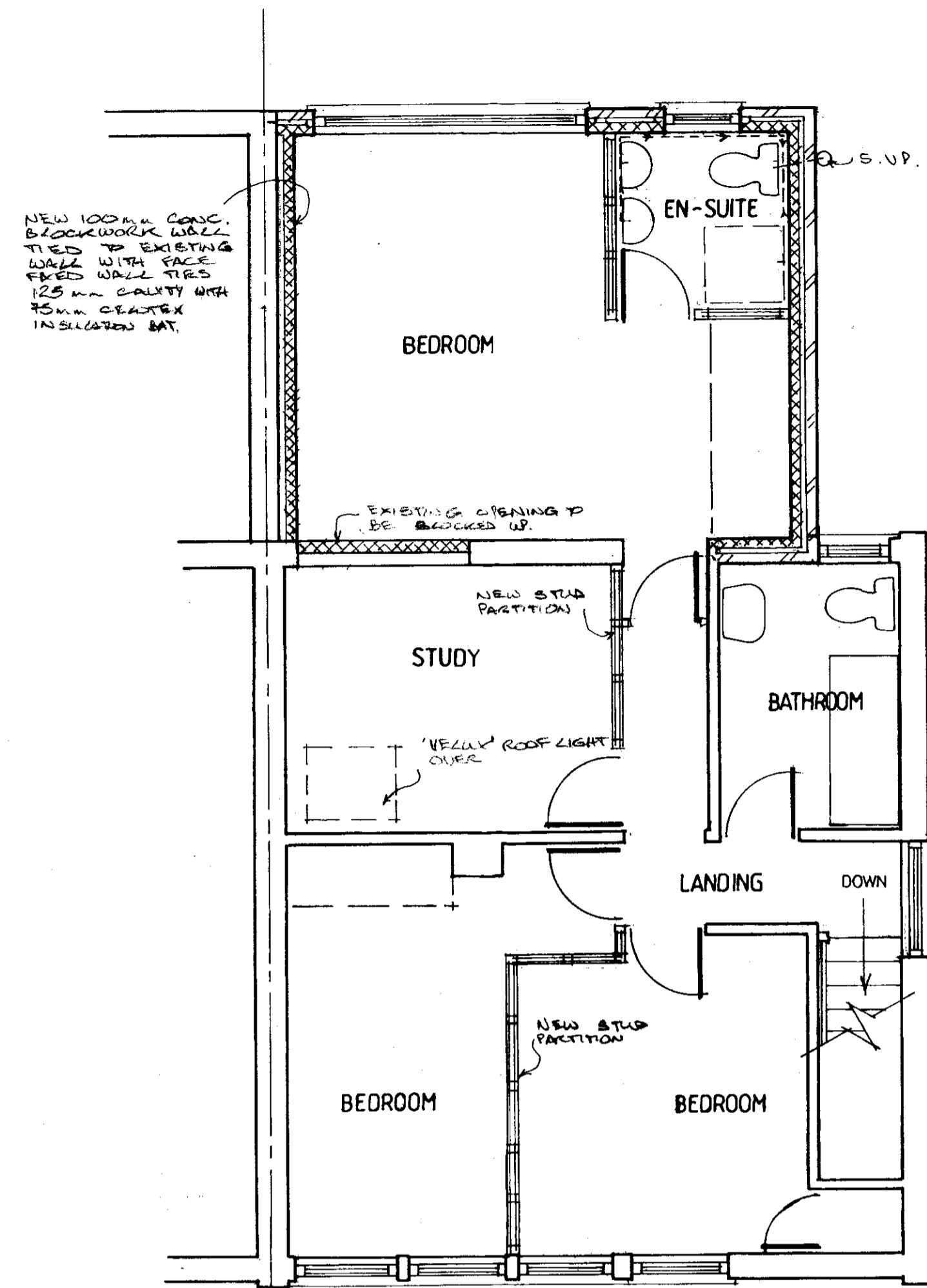
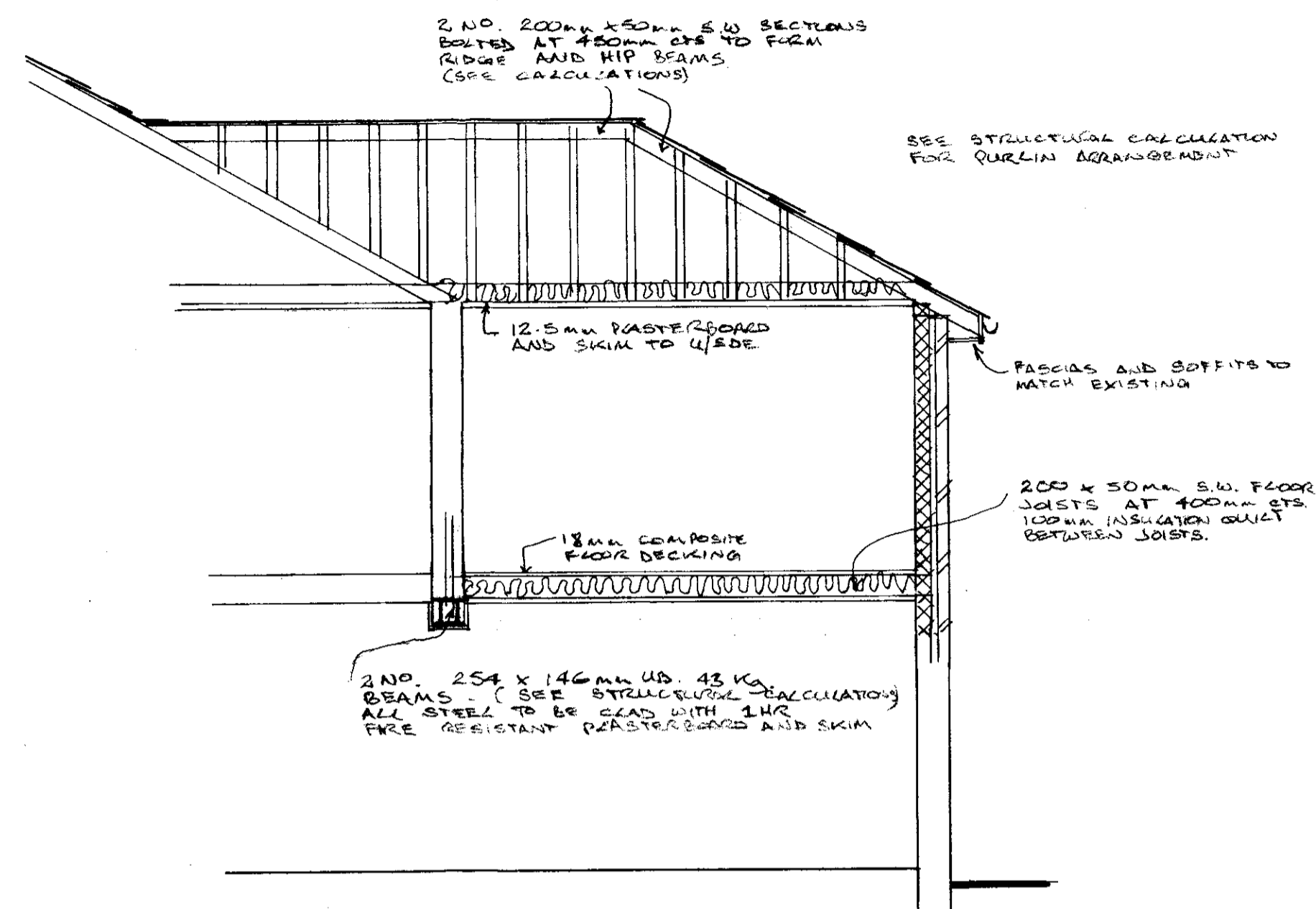


GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION X-X

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 1/20 th. of the floor area, and by a background (trickle) ventilation opening equivalent to 8000 mm² and bathrooms to be 4000 mm²

En-suite to be mechanically ventilated to the outside air to give min. 15 litres/sec. extraction with a 15 min. time delay.

Wastes from En-suite to discharge to foul sewer system via 110 mm. w.c. waste pipe and 40mm. dia. p.v.c. waste pipes with 75mm. deep seal traps.

An in line blending valve is to be fitted to any baths to ensure the maximum hot water temperature is no more than 48 degrees centigrade.

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

Carnic CG130/100 lintols over all external openings. Vertical and horizontal D.P.C.'s to all openings.

Glazing to be Pilkington K glass with a min. U-value of not less than 1.6 w/m² k.

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

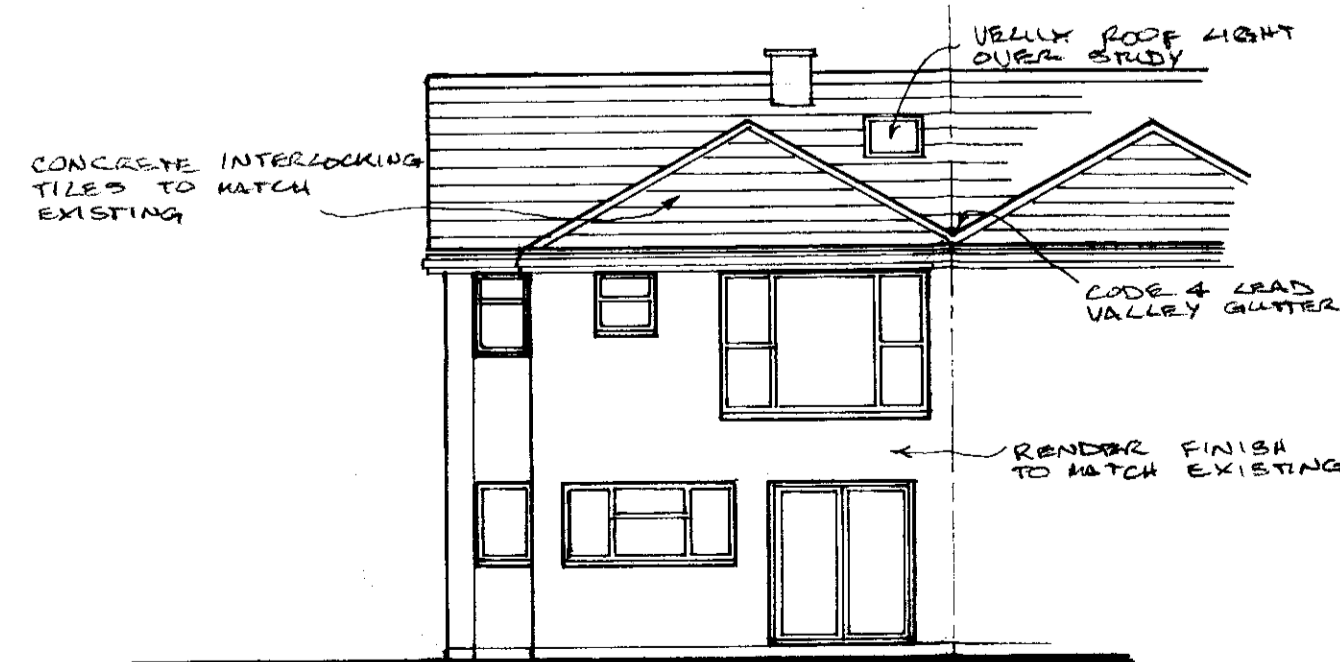
Means of escape window to be provided to proposed first floor bedroom, which has an openable area of at least 0.33 m. squared and be at least 450 mm. x 750 mm. in either direction. The bottom of the openable area should not be more than 1100 mm. above the floor.

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/m² k.

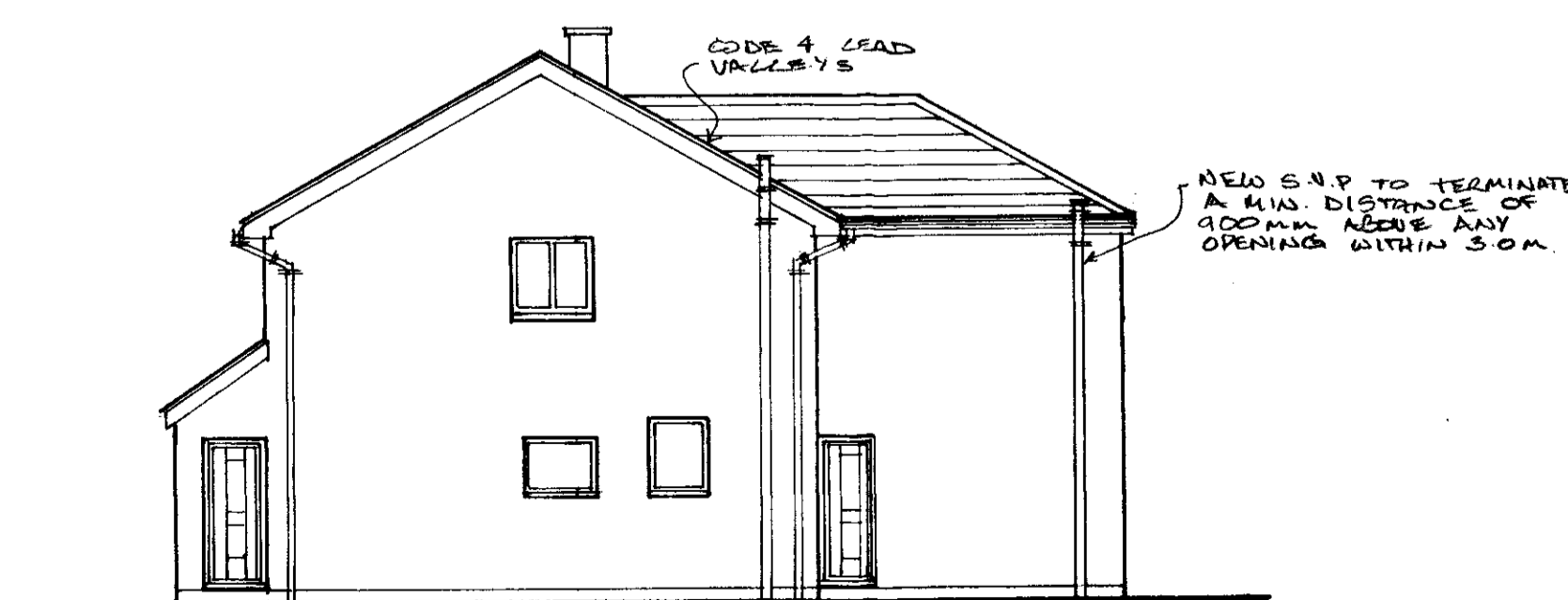
Roof Specification
 Concrete interlocking tiles to match existing on 50 x 25mm. softwood treated battens at predetermined cts. On layer of 'Tyvek' breathable membrane on 150 x 50mm. softwood rafters at 400mm. cts.
 Rafters to be doubled up each side of any rooflights.
 100 mm. x 50. mm. s.w. wallplates secured at 1.80 m. cts. with galvanised steel straps. Straps to have a min. cross sectional area of 30 mm. x 5 mm.
 200 mm. x 50 mm. sw ceiling joists at 400 mm. cts. 200 mm. layer of insulation quilt laid between ceiling joists and 200 mm. layer laid over the top. Roof to achieve a min. U-value of not less than 0.15 w/m² k.

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 M2004.
 A smoke detection system to be installed wired to the mains with a battery back up. All fitted in accordance with B.S. 5839.



REAR ELEVATION



SIDE ELEVATION

17 012 25 FUL

Project: PROPOSED FIRST FLOOR REAR EXTENSION at 35, MURCH CRESCENT, DINAS POWYS, VALE OF GLAM.

P R O P O S E D

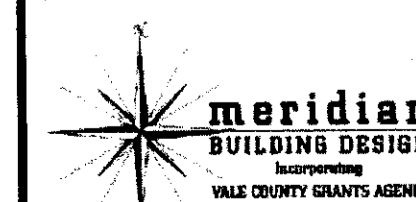
Scale 1:100, 1:50

Drwg. No. MRE 02

Date: NOVEMBER 2017.

RECEIVED

Tel: 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/builders.

Regeneration and Planning