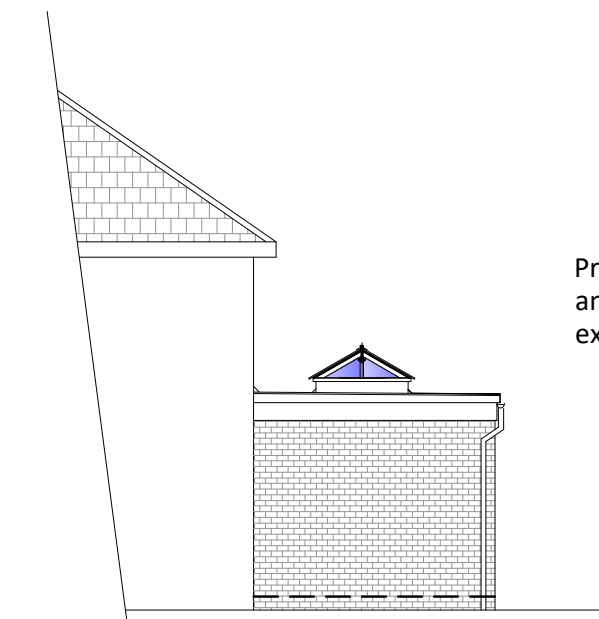




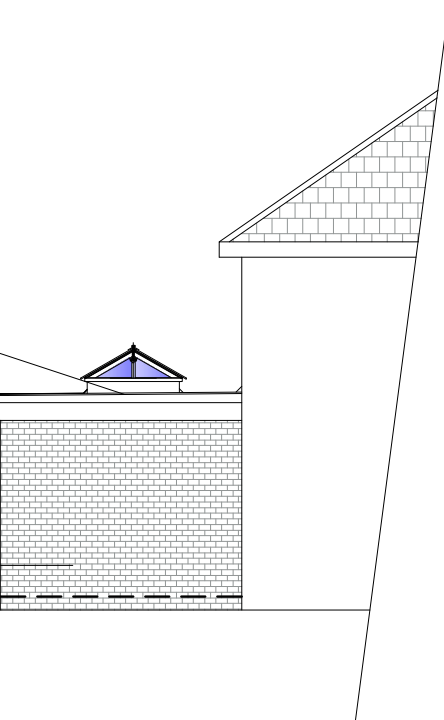
EXISTING REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100



PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100

D.P.C.'s
To be visqueen polyethylene used throughout both internally and externally, to be used in 100mm widths to external skin of cavity wall and 225mm widths to windows / door reveals, cills etc. d.p.c. to be taken well into cavity and secured to rear of door / window frames.

CAVITY CLOSER'S
Provide multifix insulated cavity closer's around all openings, to avoid any cold bridge

CAVITY TRAYS.
Provide polythene lapped and continuous cavity trays with stop ends above all lintels. Provide open perp ends or uPVC perpend at 300mm cts. min. 2 per opening.

LINTELS.
All lintels to be gal. metal by I. G. or similar. Lintels to have void filled with insulation quilt to avoid cold bridge. Lintels to be capable of carrying a 325mm cavity wall construction with 100mm internal skin and 125mm cavity over necessary opening, all lintels to have 150mm end bearing.

WINDOWS:
PVC-u windows from manufacturer with BBA agreement certificate. Hermetically sealed insulating glass unit to BS5713. Fit laminated or toughened safety glass in critical zones of windows below 800mm above FFL and within 300mm of adjacent doors. Provide background ventilation by 4000 / 8000mm² trickle vents. The area-weighted average U-value of the windows must be 1.6w/m²k.

DRAINAGE.
Generally:
All new drainage to be constructed using 110 Marley or similar with falls to run to new inspection chambers to existing surface water system. Drains within 1.000 m of building to be encased in 150 mm concrete.

Where pipes penetrate external walls the appropriate lintels are to be provides to the required opening with an allowance of 50 mm min. clearance around pipe and both sides of the wall penetration to be masked with rigid sheet material in order to prevent the entry of fill or vermin

All pipes passing under the building to be surrounded with 150 mm min. mass concrete encasement and where the crown of the pipe is within 300 mm of the underside of the slab the concrete encasement must be integral with the floor slab.
Standard 150 mm back inlet gulleys to be used where shown, all gulleys to be bedded in concrete.

NEW INSPECTION CHAMBER.
To be pre-formed plastic OSMA drain or similar approved to be connected to existing surface water drains. All new gulleys to be back inlet gulleys (BIG) type to allow for rodding access.

CONSTRUCTION NOTES.
All works to be carried out in accordance with the current Planning, Building Regulations and Subsequent Amendments.
No variations should be made to the approved drawings without the express permission of the Local Authority Building Inspector.

This drawing is intended only for Planning & Building Control Usage. This is not a construction drawing.
This drawing may be scaled for planning purposes only.

The contractor must check dimensions prior to commencement of works and report any discrepancies. The contractor is responsible for locating existing services on site and ensure that any diversions, terminations, extensions are carried out by an approved sub-contractor.

OVERSITE.
Existing over site to be cleared beneath proposed building / extension of all turf and vegetable matter/soil.

FOUNDATIONS.
To be concrete strip foundations taken to a suitable depth but to a minimum of 750 mm below existing ground level to solid bottom, to be inspected and agreed by Local Authority Building Inspector, foundations should suit the site conditions and be changed to suit accordingly. Where practicable foundations to be taken below invert level of all drains within 1000mm. Foundations to be 625 mm wide x 250 mm deep. Provide 100 mm thick class 'A' concrete blockwork to internal and external skin with face brickwork above ground level, taken up to horizontal d.p.c. with cavity fill of lean mix concrete taken up to within 225mm of d.p.c.

CONCRETE FLOOR CONSTRUCTION.
To be 75 mm thick sand and cement screed with light gauge mesh reinforcement at mid point, on 100 mm thick concrete slab in 1:2:4 mix, on 1000 G visqueen separating layer on 100mm Celotex or similar rigid floor insulation board with 25 mm thick rigid insulation batts around the perimeter of the floor, on 1200 G visqueen membrane, lapped minimum 300 mm and taken up walls and tucked where appropriate into horizontal d.p.c. minimum 150 mm, all on 50 mm thick sand blinding on 25 mm to 100 mm run of good clean hardcore in 150 mm depth well consolidated. No chasing or cutting into / through insulation board without prior consent of building control officer.

WALL CONSTRUCTION.
To be 325 mm cavity wall construction comprising of 100 mm dense concrete blockwork internal skin, 75mm Celotex CG5000 insulation batts or similar insulating board to provide a U - value of 0.21 W/m²K. held in position by restraining disc on wall tie, all to be laid in accordance with manufacturer's instructions, 50 mm cavity and 100mm thick face brickwork external skin to match existing house .
Internal skin to have gypsum based board (nominal 8kg/m²) mounted on dabs on sand / cement render (nominal 8 mm thick) with scratch finish with a plaster skim finish to plaster skim finish to plasterboard.
Cavity insulation must be taken down below dpc level finishing the same level as the underside of the floor slab insulation.

WALL TIES.
To be galv. metal wall ties with insulation restraining disc, to be capable of spanning a 125mm cavity including insulation. Position of wall ties to be as recommended by insulation manufacturers, but to be positioned at a min. of 750mm cts. horizontally and 450mm cts. vertically, double up at all window and door reveals.

EXISTING TO NEW WALL
Cavities in new wall to be made continuous with existing where possible to ensure continuous weather break. If a continuous cavity cannot be achieved, where new walls abuts the existing walls provide a movement joint with vertical DPC. All tied into existing construction with suitable proprietary stainless steel profiles.
TOOTHING & BONDING
The contractor is to cut out pockets into existing walls, the pockets are to be formed every course for blockwork and every four courses for brickwork or with Catnic's wall connectors or similar.

CEILING.
Generally to be 12.5mm thick Gyproc Wallboard plasterboard ceilings. Foil backed plasterboards to be used in Kitchen and Bathrooms. All plasterboard to have min. weight of 10 kg/m².

All plasterboard joints shall be reinforced with proprietary joint reinforcement tape (Gyproc FT50) in the preparation for a smooth, seamless plaster skim finish.

New Flat Roof
To be a Glassfibre warm roof construction Polyroof 185 or similar approved flat roofing system complete with 10 year bonded guarantee. All set on 150mm thick "Celotex XR4000" or similar insulation board on furring pieces set to fall on plyboard decking on new 145 x 47 mm C24 timbers joists set at 450mm centres. Provide 2 No. joists bolted together to form rooflight opening.

LATERAL RESTRAINT.
Provide galvanised mild steel straps to anchor roofs to new cavity walls, to have minimum cross section 30 x 5mm secured to manufacturers instruction at 1800mm centres. Similar straps to be provided to secure 100 x 75 mm wall plate to cavity walls to be 30 x 5 x 1000mm profile twice bent and secured to manufacturers instruction at 450mm centres.

New timber wallplate bolted to existing wall secured via rawbolts to wall at 600 mm centres

Atrium (Orangery) Style Roof
By Specialists. (size to be determined by client)

Double up joists to form opening for roof lantern
Flat roof construction (warm roof)

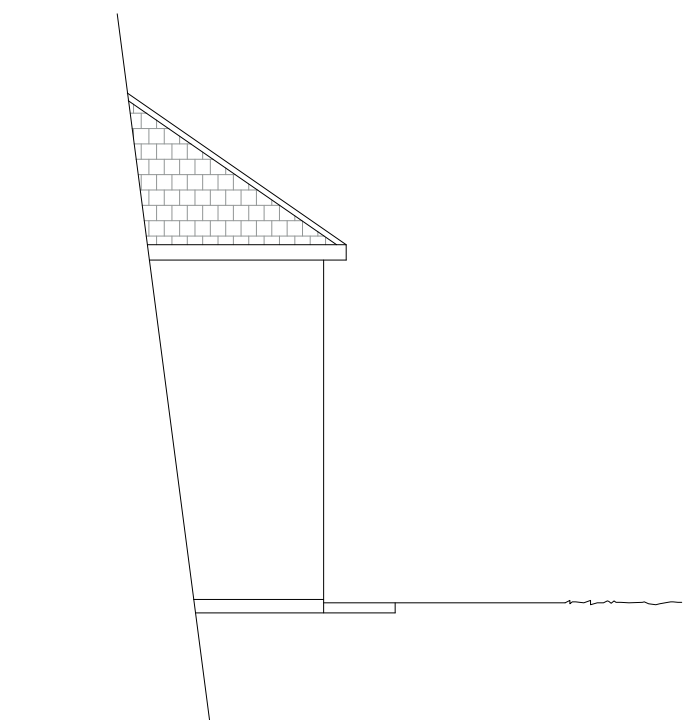
New cavity wall construction
D.P.C. level
Sump to sub-structure to be 225mm below D.P.C. level
Lean mix concrete fill

PROPOSED SECTION (part)
scale 1:50

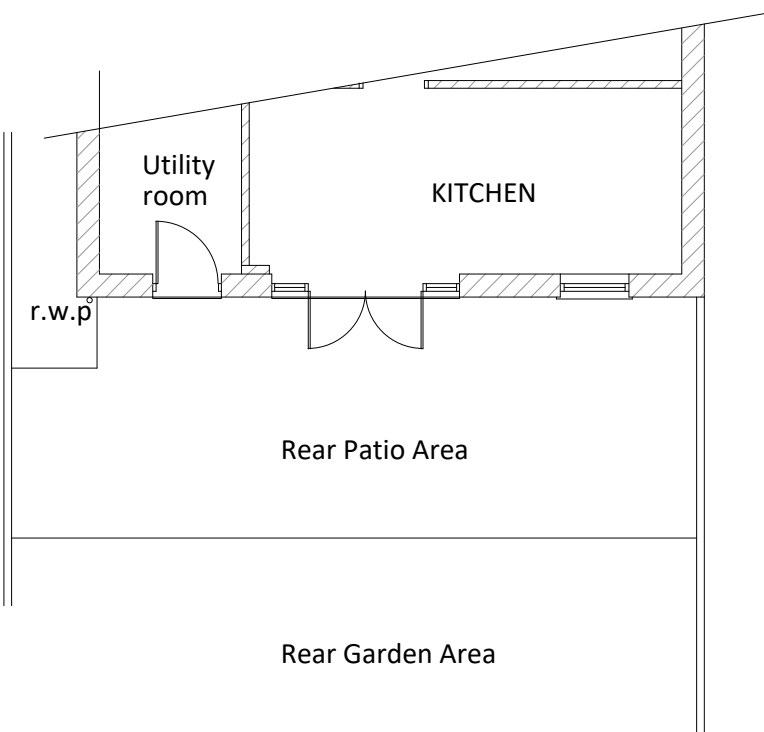
CONSEQUENTIAL IMPROVEMENTS
The following thermal improvements to be carried out to existing building:
• If the existing property has uninsulated or partially insulated cavity walls, fill with insulation where suitable (may not be suitable for sites exposed to driving rain)
• Ensure loft insulation is min 250mm Rockwool or equivalent
• Ensure hot water cylinder is insulated with a 160mm insulated jacket
Where works increase floor area by less than 10m2 upgrade loft insulation only

HEATING.
Existing central heating system to be extended to accommodate the new extension. System to be checked for capability and any heating installation should be under taken by a qualified person who must also provide all relevant installation / testing certification prior to occupation. If a new boiler has to be installed then it is to be of the condensing type.

ELECTRICAL:
The electrical installation is to be covered under the **Competent Person Scheme** to demonstrate that all fixed electrical installation works has been designed, installed, inspected and tested in accordance with BS7671:2001 (as amended) (IEE Wiring Regulations - Competent Person Scheme.)

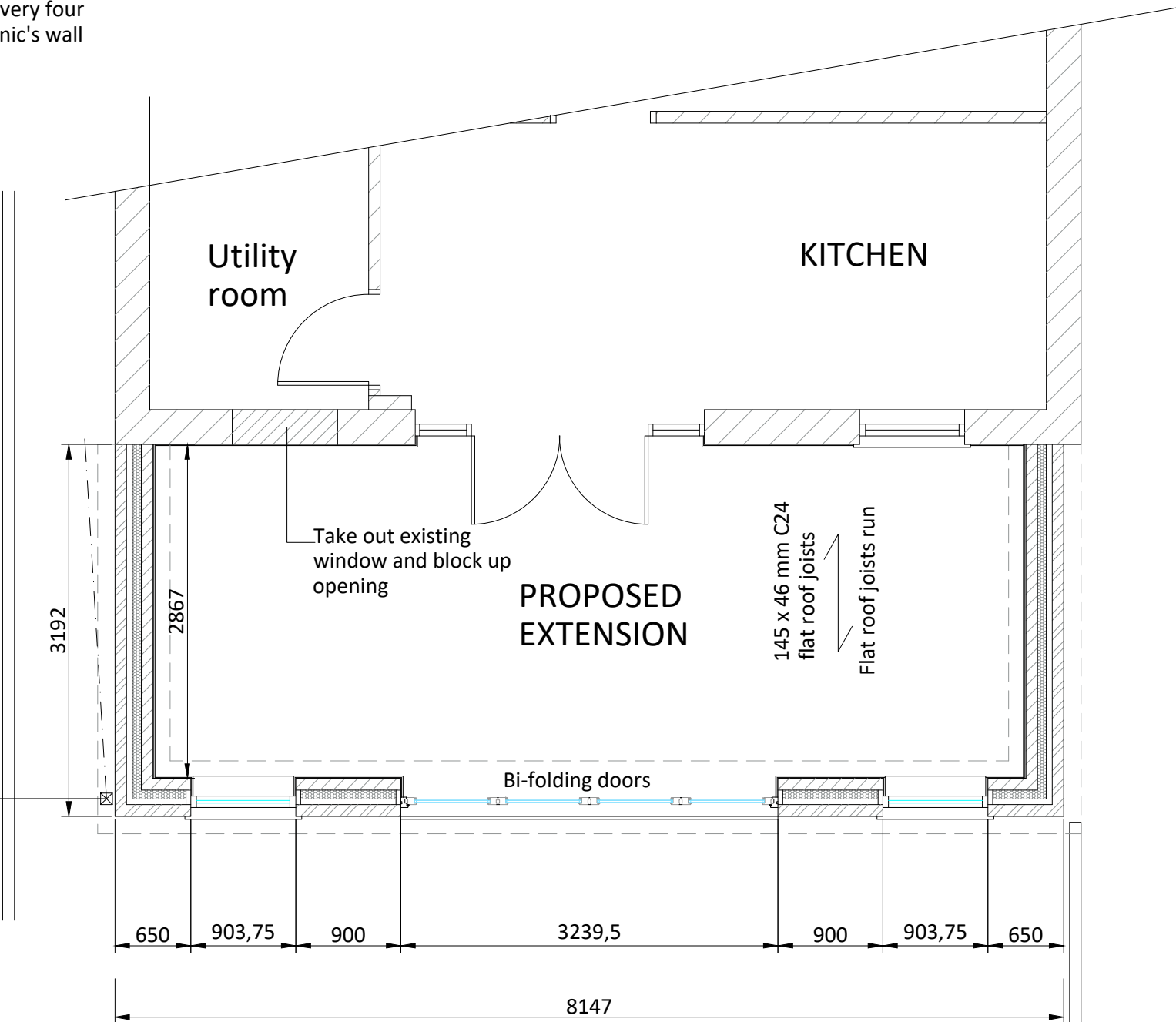


EXISTING SIDE ELEVATION
scale 1:100

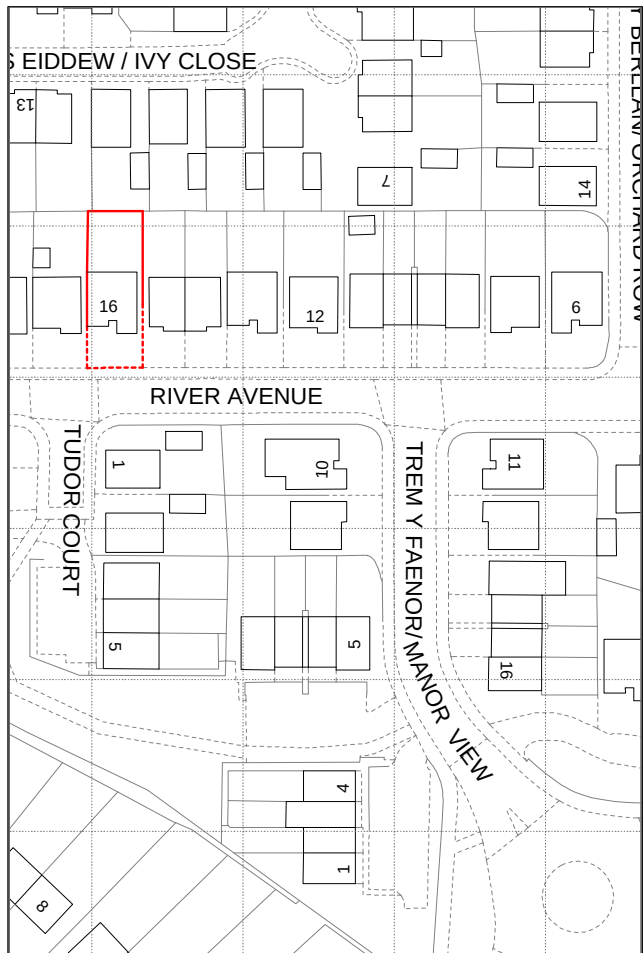


EXISTING FLOOR PLAN (part)
scale 1:100

New surface water gully to be connected to existing drainage system position to be determined on site



PROPOSED FLOOR PLAN (part)
scale 1:50



LOCATION PLAN
scale 1:1250

Revision	Date	Description
H. D. WILLIAMS Ltd. F.R.I.C.S. CHARTERED QUANTITY SURVEYOR MAINTFESURWR SIARTREDIG 123, Trealaw Road, Tonypandy, Mid Glam., CF40 2NP. Tel. (01443) 441078 Fax (01443) 434191 email: hdwilliams1@hotmail.co.uk		
Client	Mr & Mrs J Williams 16, River Avenue, Trelewis, Treharris. CF46 6EF	
Project	Proposed Single Storey Rear Extension at 16, River Avenue, Trelewis, CF46 6EF	
Title EXISTING AND PROPOSED PLANS & ELEVATIONS		
Date	September, 2020	Scale Scale as Noted At A1
Drawing Number	hdw/ph/jw.01	Revision
		the mark of property professionalism worldwide