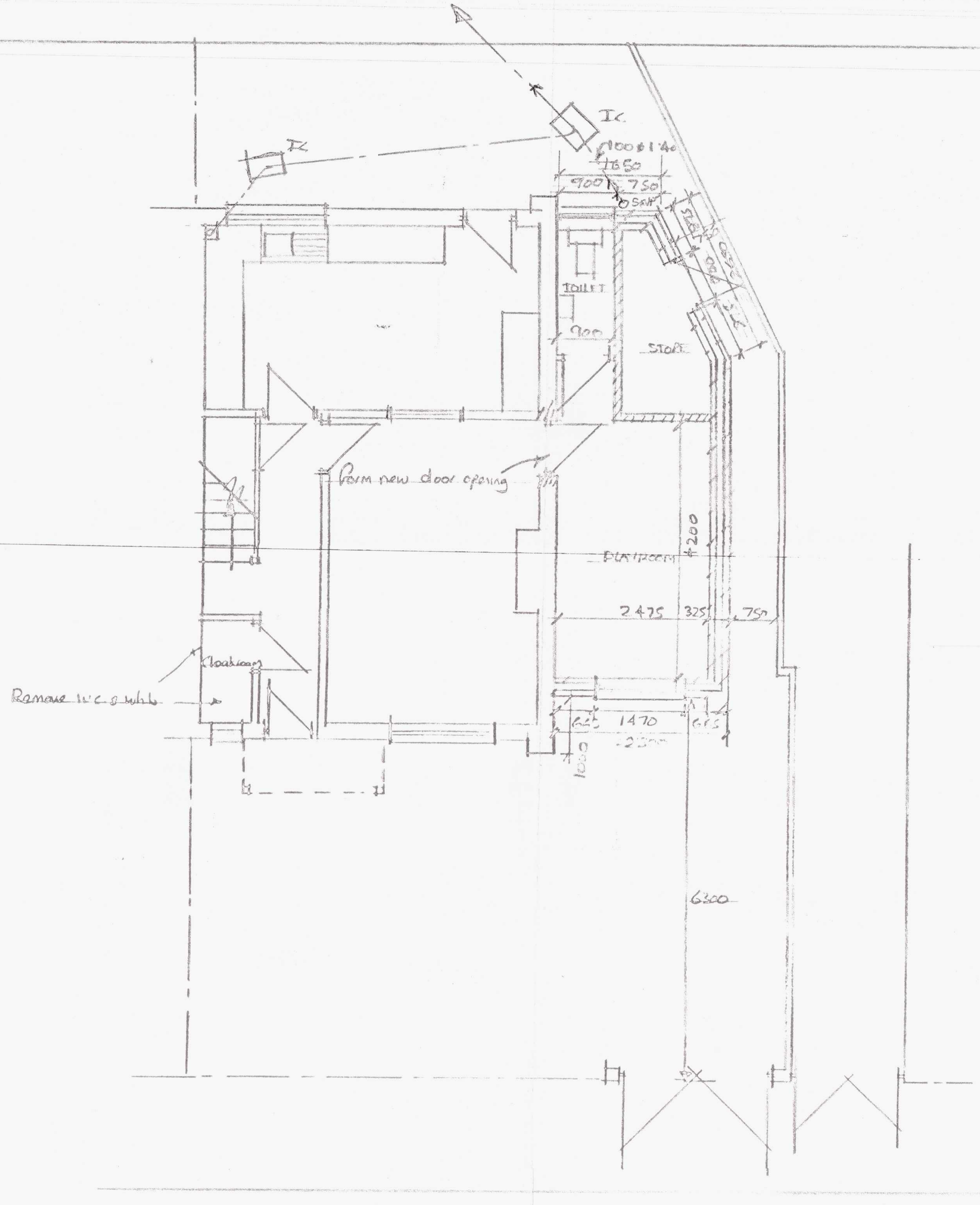
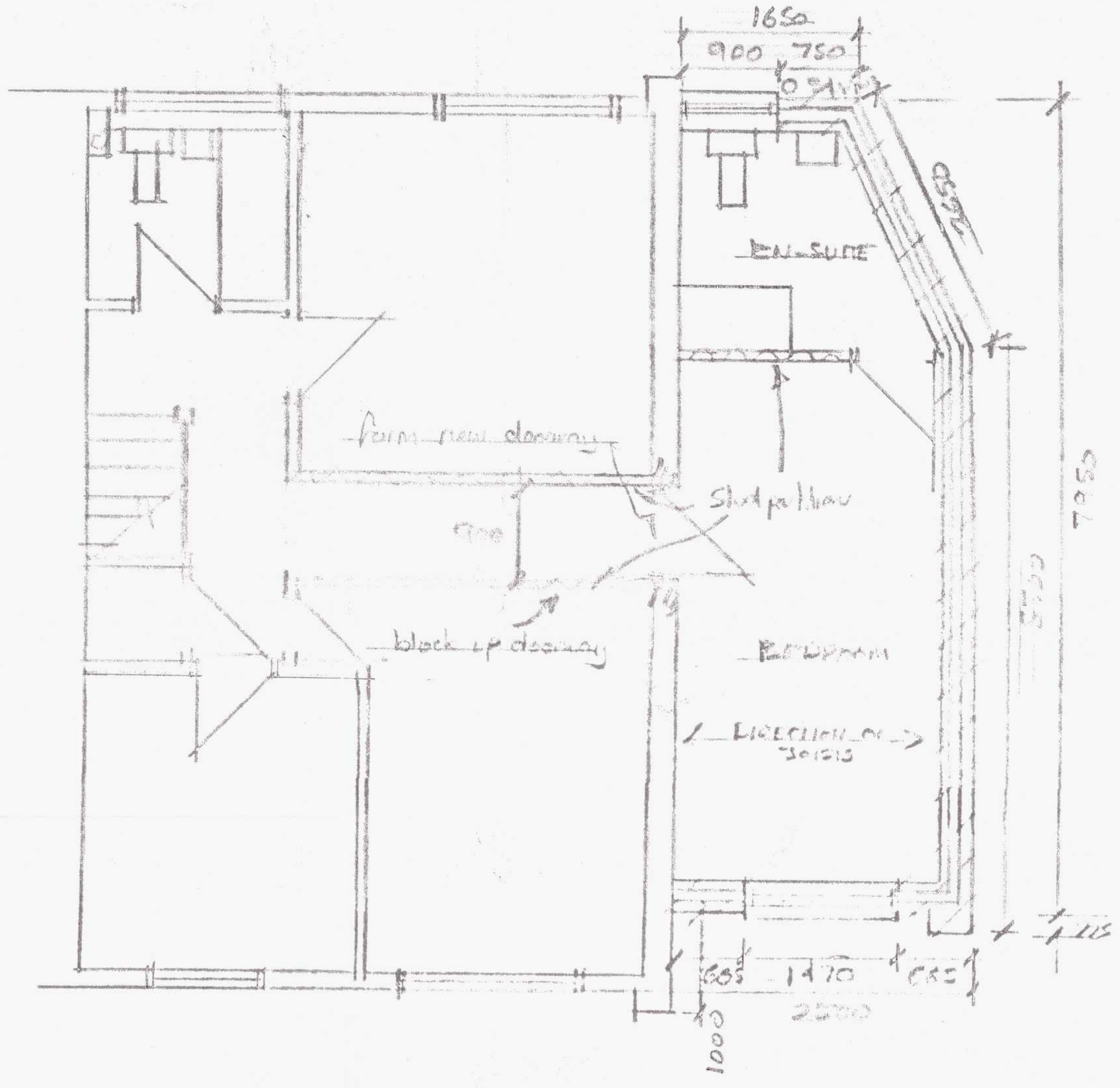


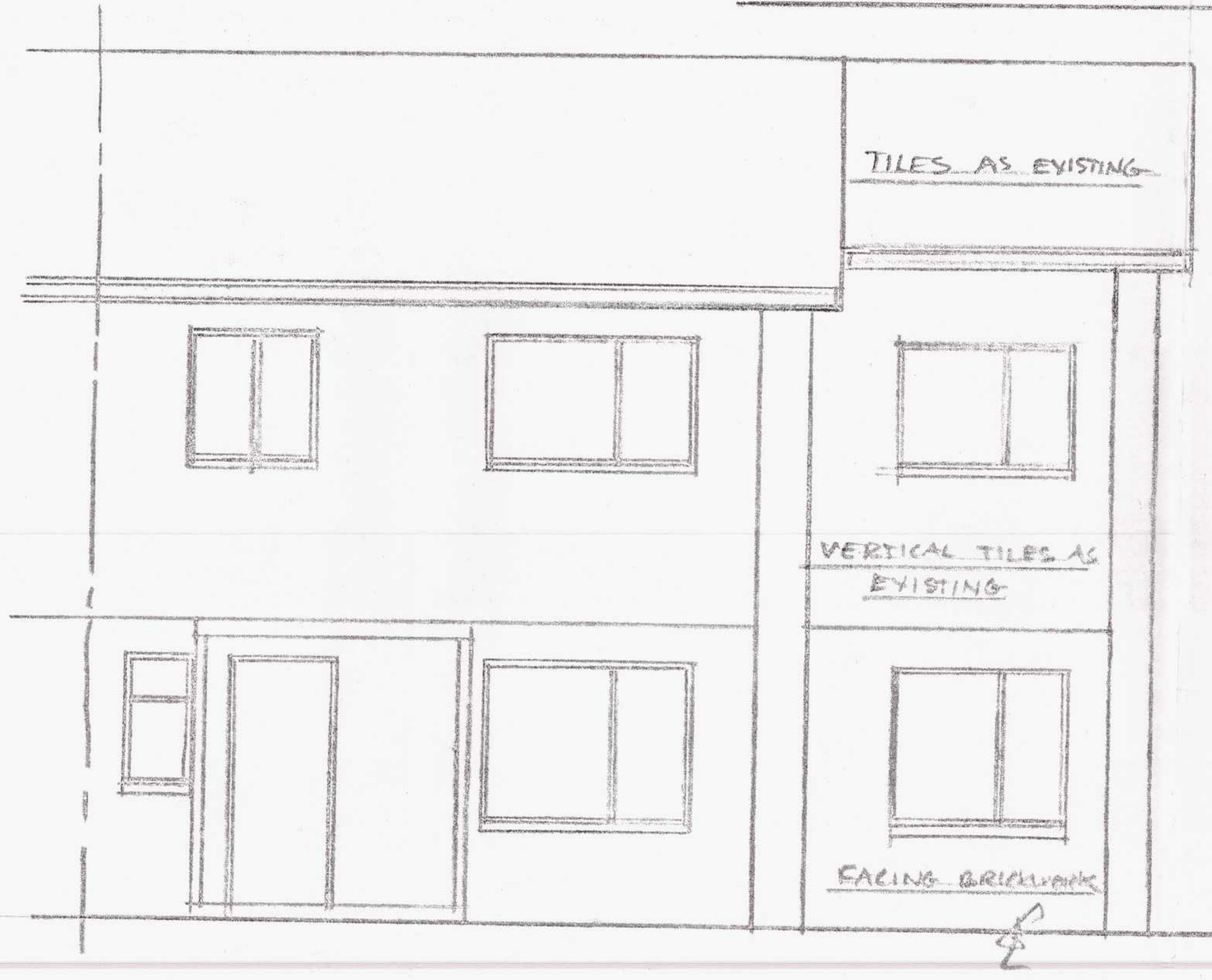
PROPOSED GROUND FLOOR



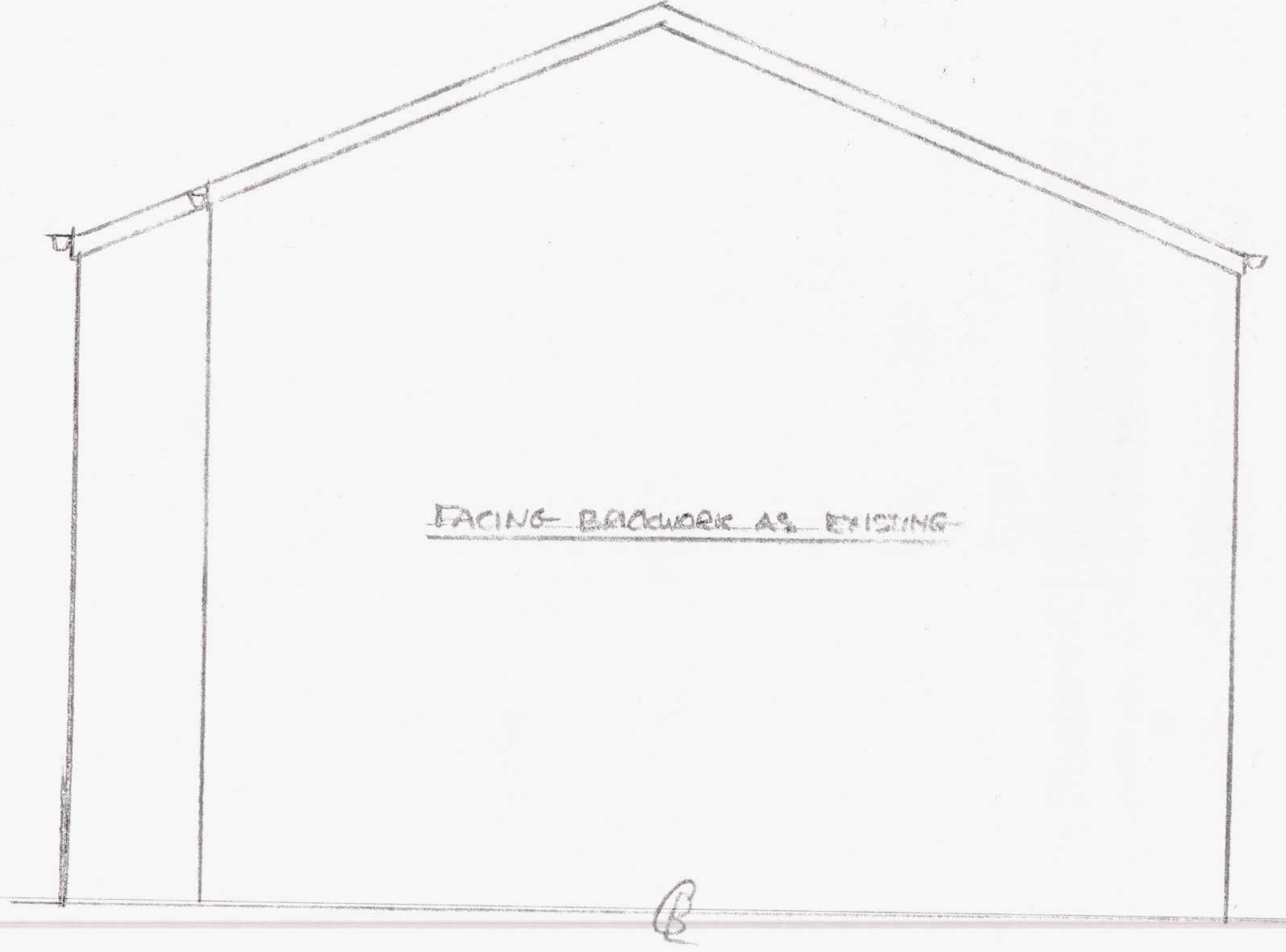
PROPOSED FIRST FLOOR

SPECIFICATION

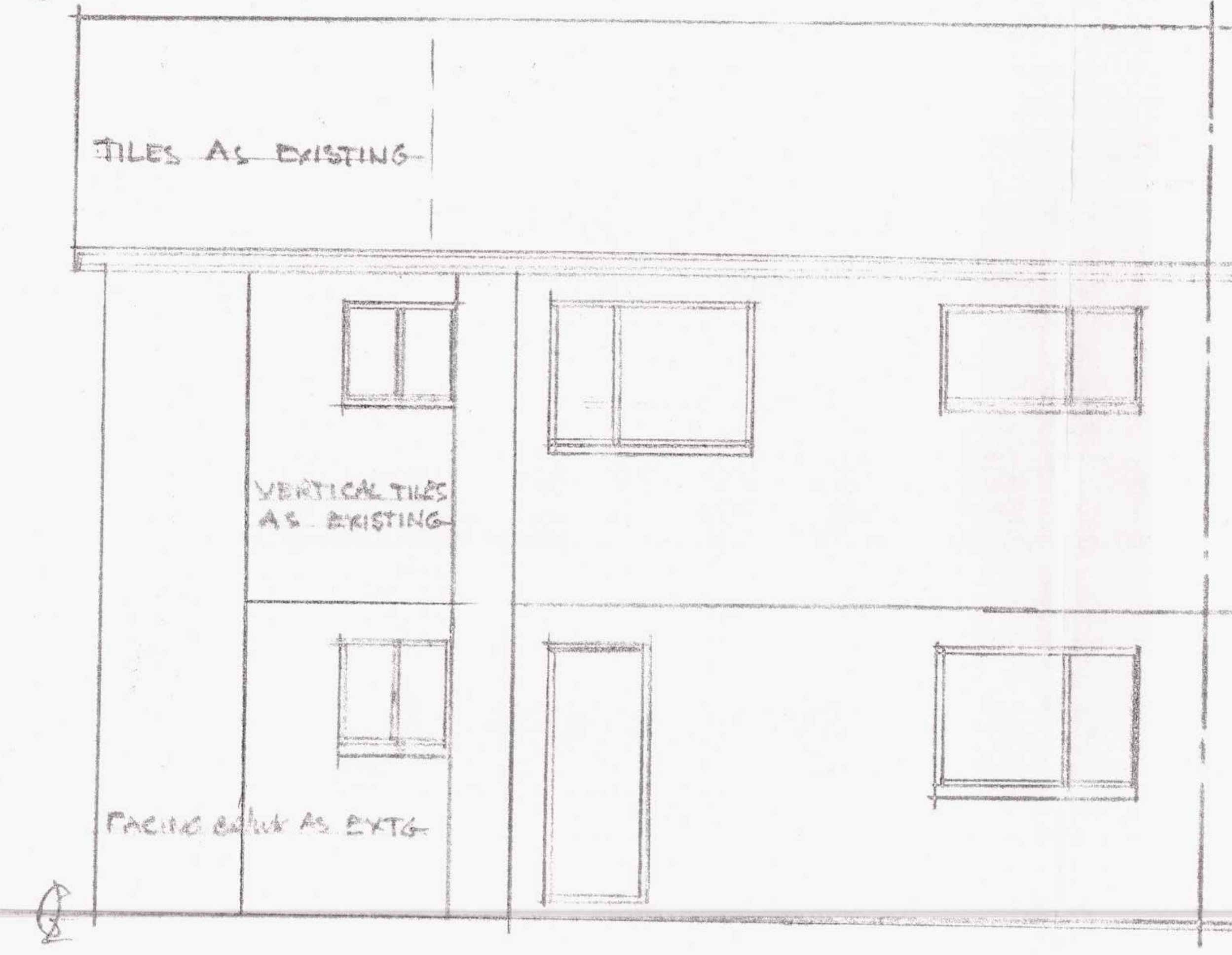
1, Take down and remove existing garage complete
2, Remove existing toilet and whb. to ground floor toilet, convert to cloakroom, remove 3No existing I.C's and associated drainage up to I.C. at Rear
3, Excavate trenches and provide and lay grade 25 concrete strip foundations to levels and sizes shown.
4, External walls to be 325mm wide cavity formed with facing brickwork outer skin and 100mm thick concrete blockwork inner skin with 125mm wide formed cavity with ss wall ties spaced 750c/c horizontally, 450c/c vertically and 225c/c @ reveals. Provide 75mm thick Celotex wall insulation to inner skin, to be held in position by retaining clips on wall ties. Provide 100mm thick concrete blockwork with vertical tiles as existing to first floor levels shown. Build in horizontal d.p.c's min 150mm above ground level, tie into existing walls using ss [illegible] [illegible] cut out line, from ground floor to roof level, through external skin of existing cavities between fixed [illegible] and insert d.p.c's. Close cavities at top with slate.
5, Form new openings with Catnic 'Open Back' type lintels above, close cavities @ reveals with insulated cavity closers and build in horizontal and vertical d.p.c's
6, Provide and install new double glazed upvc windows to have 'U' value of 1.6 W/m²K to have min. vent area = 1/20th floor areas with 2,500mm² trickle vents fitted to heads for background ventilation. Provide min 750 x 450 openable area to windows in new Playroom and Bedroom for fire escape
7, Excavate floor within external walls to reduced levels and form ground floor with 50 thick cement/sand (1:3) screed on 100 thick grade 20 concrete slab on 100mm thick Celotex floor insulation (25mm thick insulation to be turned up around perimeter of slab to prevent cold bridging) on 1200g DPM on sand blinded hardcore, 150mm thick to be well rolled and consolidated
8, Form first floor with 22mm thick weyroc boarding on 145x47mm C16 grade floor joists @ 400c/c built into walls one end and supported by joist hangers off beam at other. Provide 100mm thick mineral fibre insulation between joists and form ceiling with 12.5mm plasterboard and skim finish
9, Cut back existing roof as necessary and form new with concrete tiles (as existing) on breathable felt and battens on manufactured trusses @ max 600c/c to be fixed to sw wall plates either side in turn strapped to inner skin @ 750c/c. Provide 200 thick rockwool insulation to roof space and form ceilings with 12.5mm plaster & skim. Provide upvc fascia's, soffits and bargeboards with 100mm h/r pvc guttering with 64ø downpipe to connect to existing s.w.
10, Provide lateral restraint straps @ 900c/c at first floor level and to gable ie 30x5mm galvanised mild steel minimum 1200mm long
11, Form ground floor partitions with 100mm thick concrete blockwork and first floor partitions with 75x50mm s.w. studs @ max 600c/c to be faced both sides by 12.5mm plasterboard and skim finish. Provide min 50mm thick insulation quilt between studs
12, Provide and install 15 litre/sec mechanical vent to G/F toilet and F/F En-Suite.
13, Provide and install smoke alarms to ground and first floor levels to be connected to mains with battery back-up
14, Safety glazing to be provided to all critical locations
15, Check capacity of existing Combi-Boiler and extend central heating and hot and cold water services to G/F toilet & F/F En-Suite
16, Alter and extend electrical installations as required by Client to Part P of Building Regulations
17, Upgrade insulation to existing Main Roof Space to 300mm thick



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

JOB
PROPOSED DOUBLE STOREY PITCHED
ROOF EXTENSION TO SIDE
ADDRESS
72 SHIRLEY DRIVE, HEOLGERRIG
MERTHYR TYDFIL, CF48 1SF

DRWG No	SCALE	DATE	DRAWN
2 of 2	1:50	NOV 2019	A COLLINS