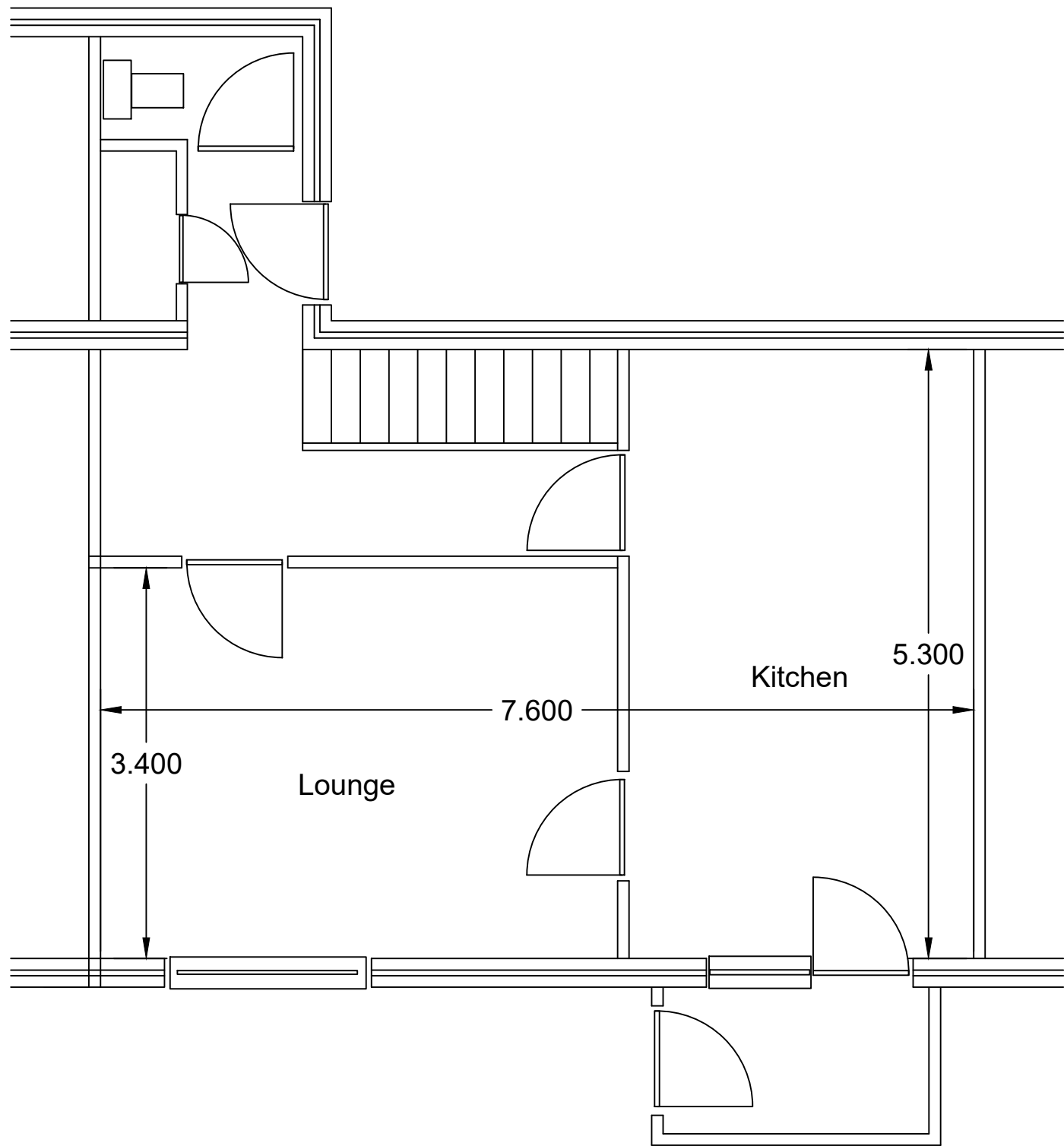
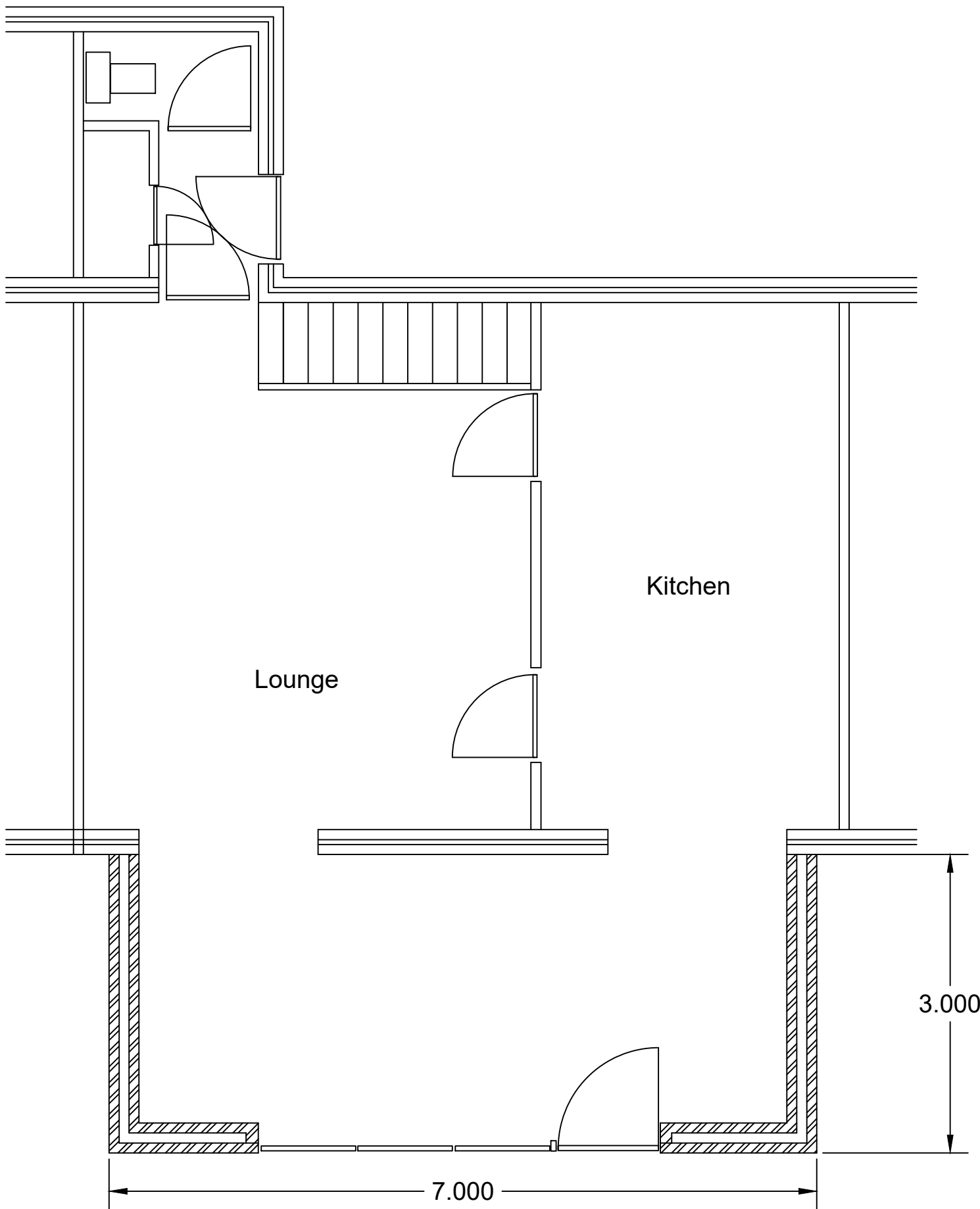


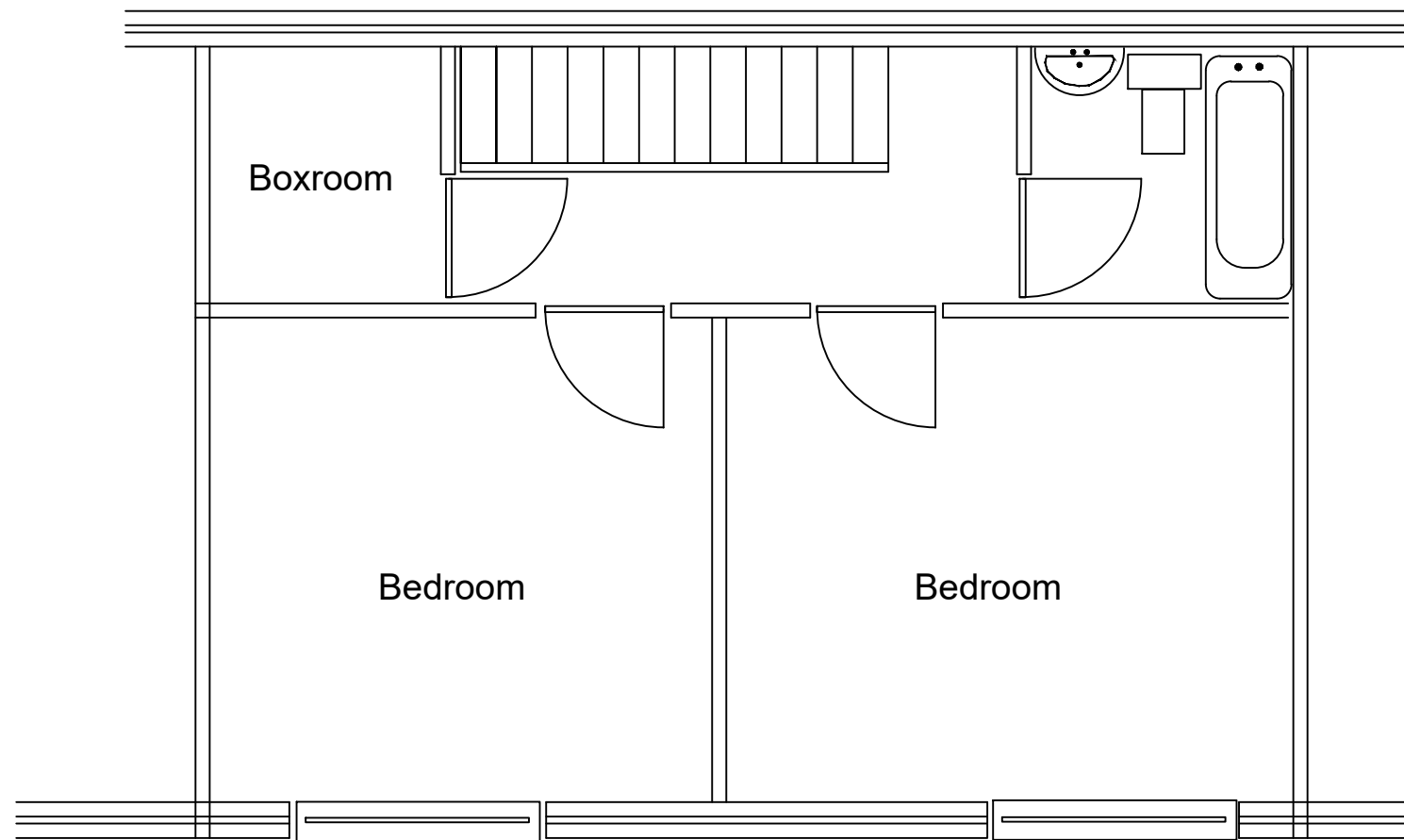


GROUND FLOOR PLAN (EXISTING)



GROUND FLOOR PLAN (PROPOSED)

Floor Plans 1:50



FIRST FLOOR PLAN (EXISTING)

GENERAL NOTES
ALL MATERIALS USED, TO BE TO THE CURRENT BRITISH STANDARD WITH REQUISITE AGREEMENT CERTIFICATE.
ALL STRUCTURAL TIMBER TO BE TREATED WITH APPROVED PRESERVATIVE
ALL STRUCTURAL STEEL COMPONENTS, EG. STRAPS TIES ETC. TO BE STAINLESS STEEL OR GALVANISED.
EXACT BOUNDARIES TO PROPERTY TO BE DETERMINED AND AGREED UPON BEFORE WORKS COMMENCE.

FOUNDATIONS
700 mm x 250 mm 30N concrete
Depth to be minimum of 600 mm or as required following inspection by Building Control.

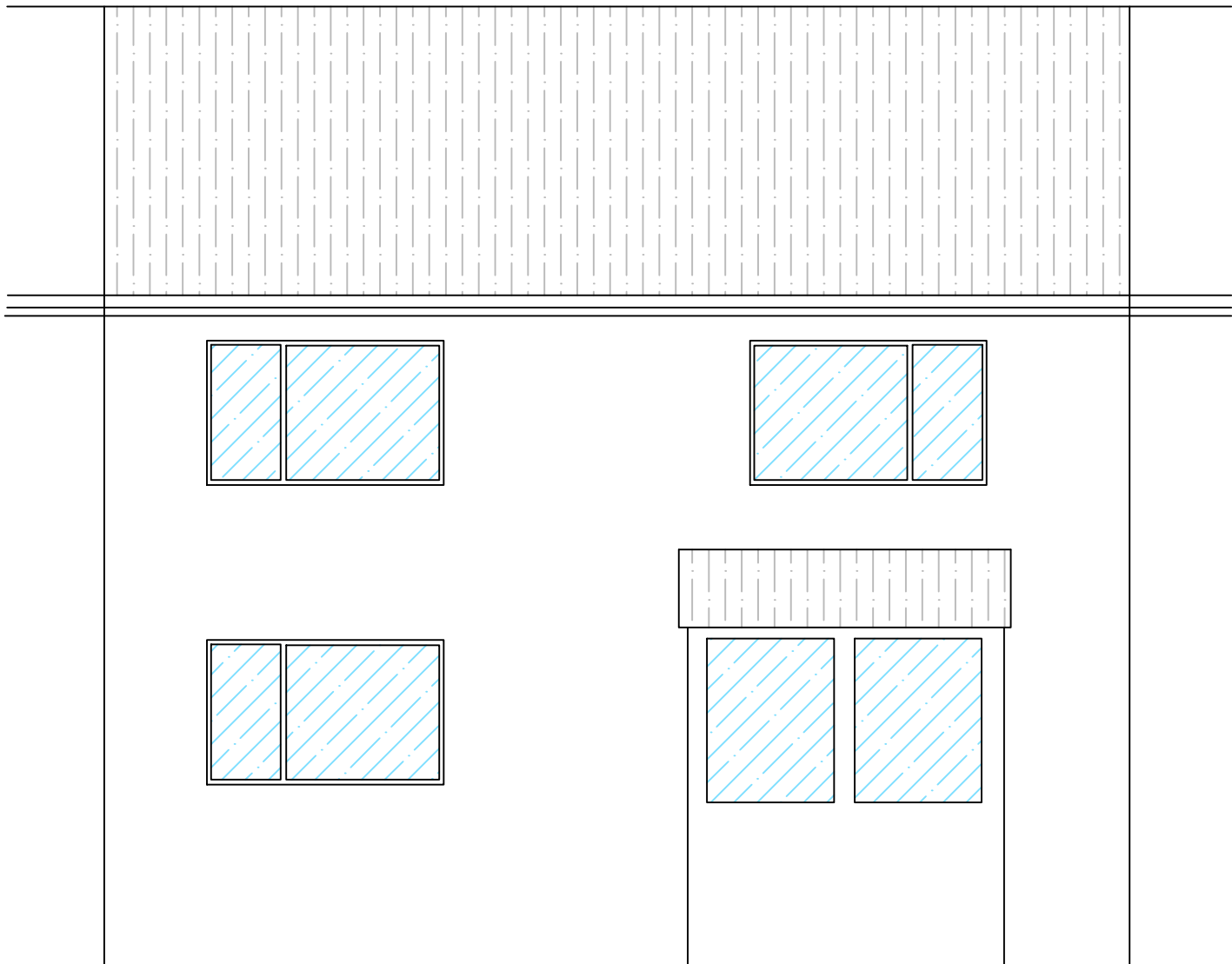
WALLS
Cavity Walls :
300mm thick overall width of cavity wall consistig as follows :
Outer skin : 100mm th. dense concrete block
Cavity :100mm th. structural cavity with stainless steel wall ties @ 450mm ctrs. vertically and 750mm ctrs. horizontally. Ties to be placed within 150mm of window and door openings and at 225mm ctrs. vertically
Insulation : 50mm th. Kingspan kooltherm K8 insulation board fixed with proprietary wall tie washers
Inner skin : 100 mm dense concrete block
Internal Wall Finishes : 13mm sand cement render 1 : 4 with Gypsum plaster skim finish

LINTELS :
Lintels over cavity walls to be supplied by Messers IG lintels Limited or similar
For Size refer to Engineers detail specification

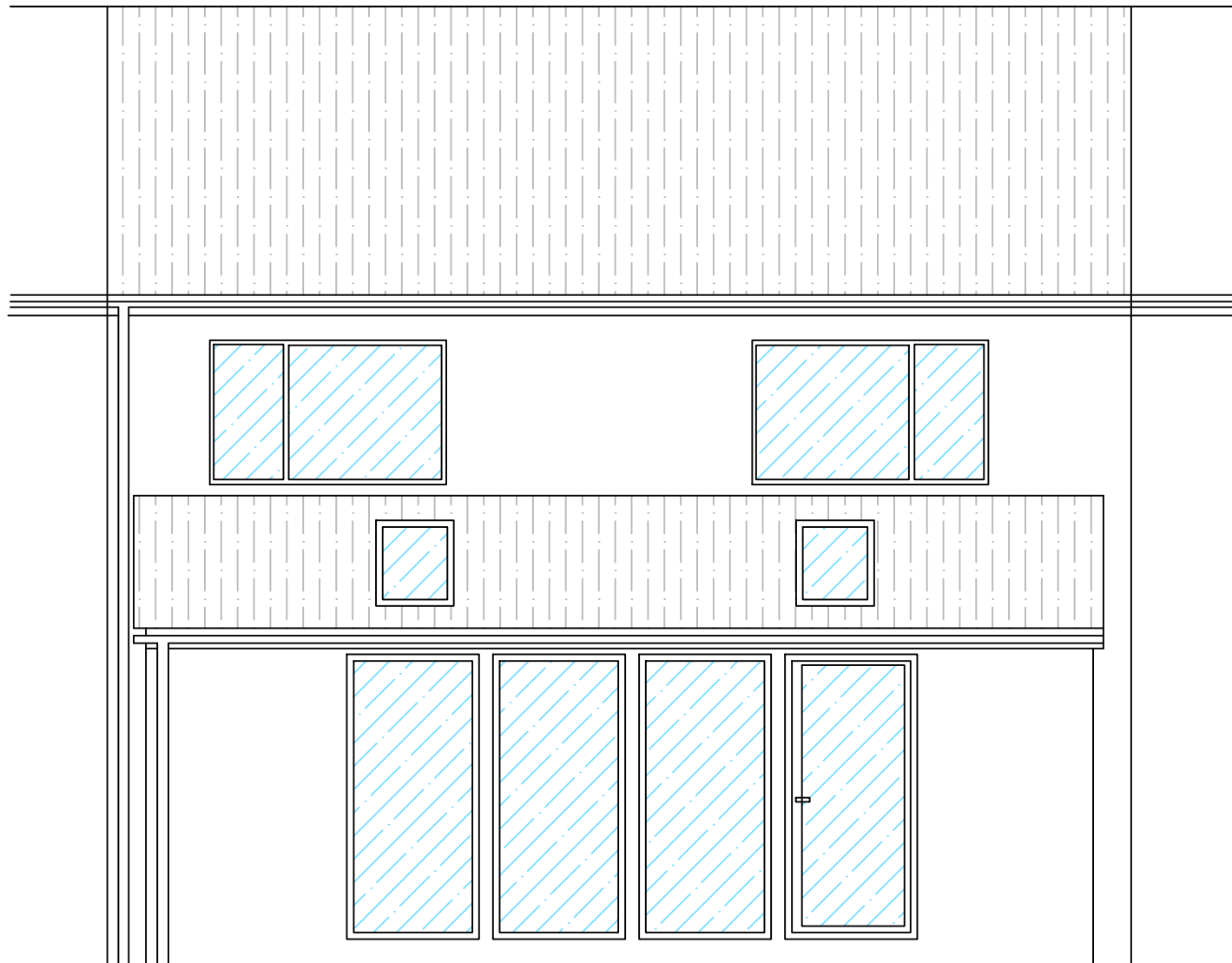
WINDOWS & DOORS
Windows to be purpose-made grey upvc bi-folding or sliding type double-glazed units with trickle vents set in head giving 8000mm sq. air flow, to habitable rooms (4000mm 2 non habitable)
Style of windows as indicated to give rapid ventilation equal to one twentieth floor area of room.

ROOF STRUCTURE
Gang nailed truss rafters @ 600mm ctrs.
To BS 5268 :Part 3 Designed and supplied by Messers Manderwood Timber Engineering Ltd (01646 600621)
fixed to 100 x 50mm wallplate with CATNIC truss clips
100 x 25mm diagonal bracing and binders fixed to Manderwood specification
Wallplate secured by 30 x 5mm Galv. MS 'L' shaped straps @1000mm ctrs.
Fascia board to be 'Kestral ' KB 16 / 200 Upvc fascia

ROOF COVERING
Concrete tile to match existing main roof
Laid in accordance with BS 5534 Pt. 1: 1990
Code of practice for slating and tiling and BS 8000 : Part 6
50 x 25mm tanalised battens at max. 250mm ctrs.
Underlay : Kingspan Nivent breathable felt
min. horizontal lap 100mm, dressed onto eaves gutter skirt
Upvc flashing to existing main wall
Upvc ventilation strip (air gap equal to 25mm continuous across length of soffit)
Upvc Dry Verge closer to be fitted at eaves
Velux windows to manufactures specification

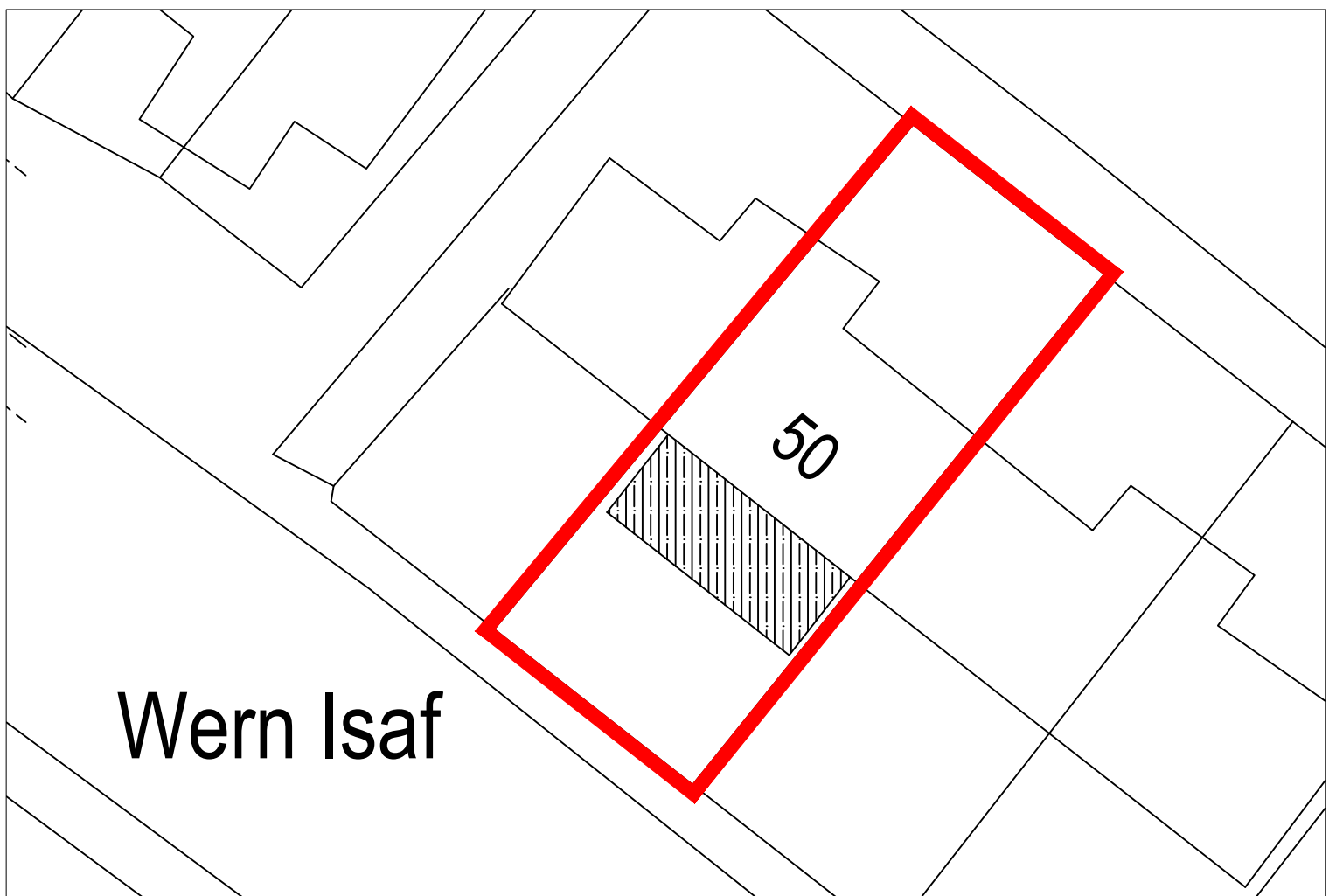


REAR ELEVATION (EXISTING)

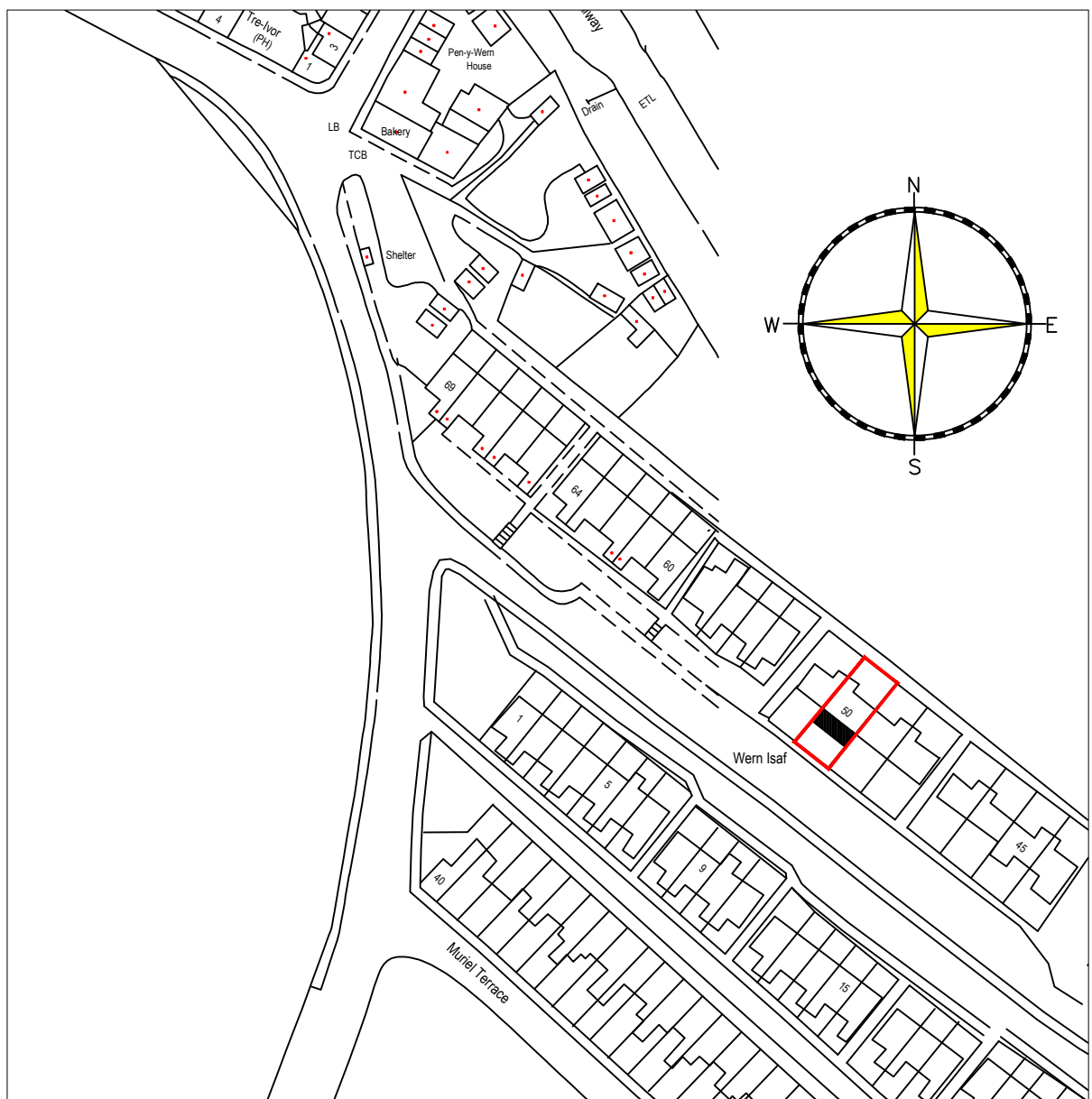


REAR ELEVATION (PROPOSED)

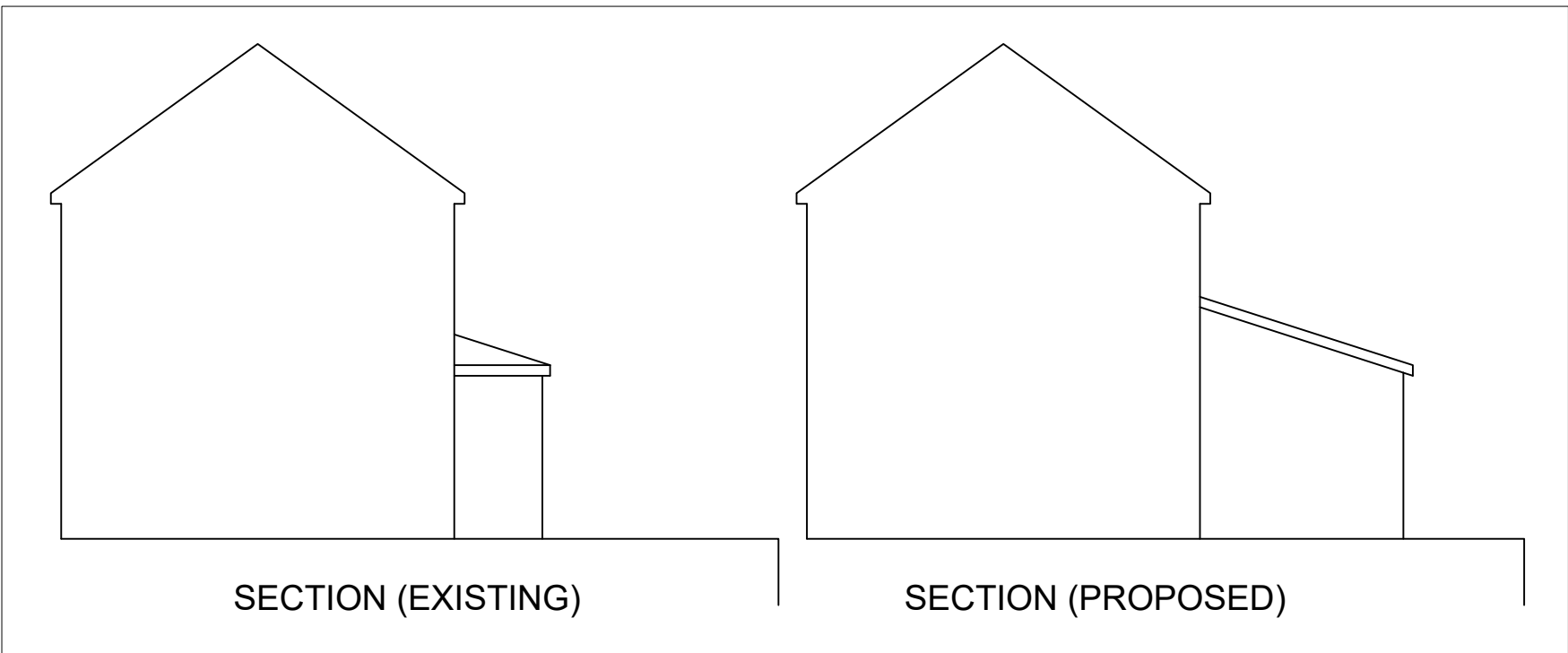
Elevations 1:50



Site Plan 1:200



Location Plan 1:1250



Sections 1:100

Proposed Extension
50 Wern Isaf
Penywn
Merthyr Tydfi CF48 3NY
September 2022
Drawing Size A1