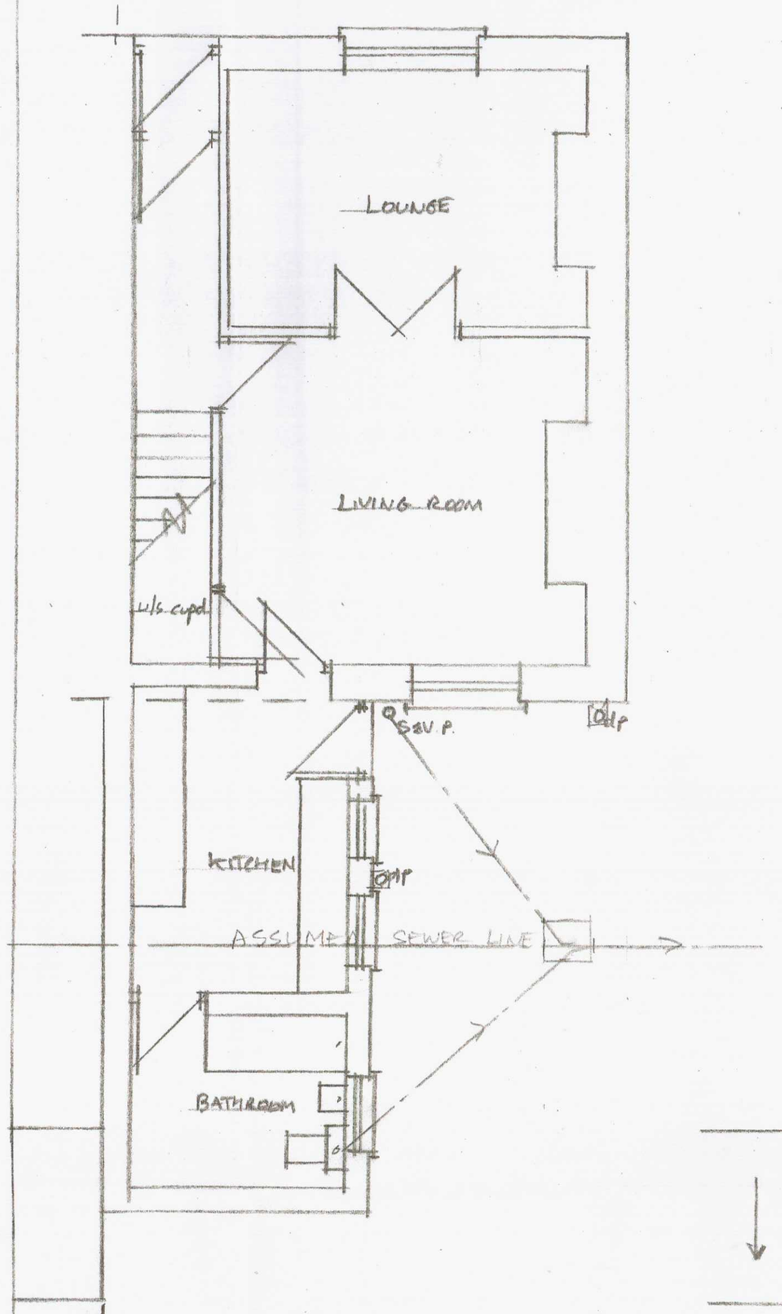
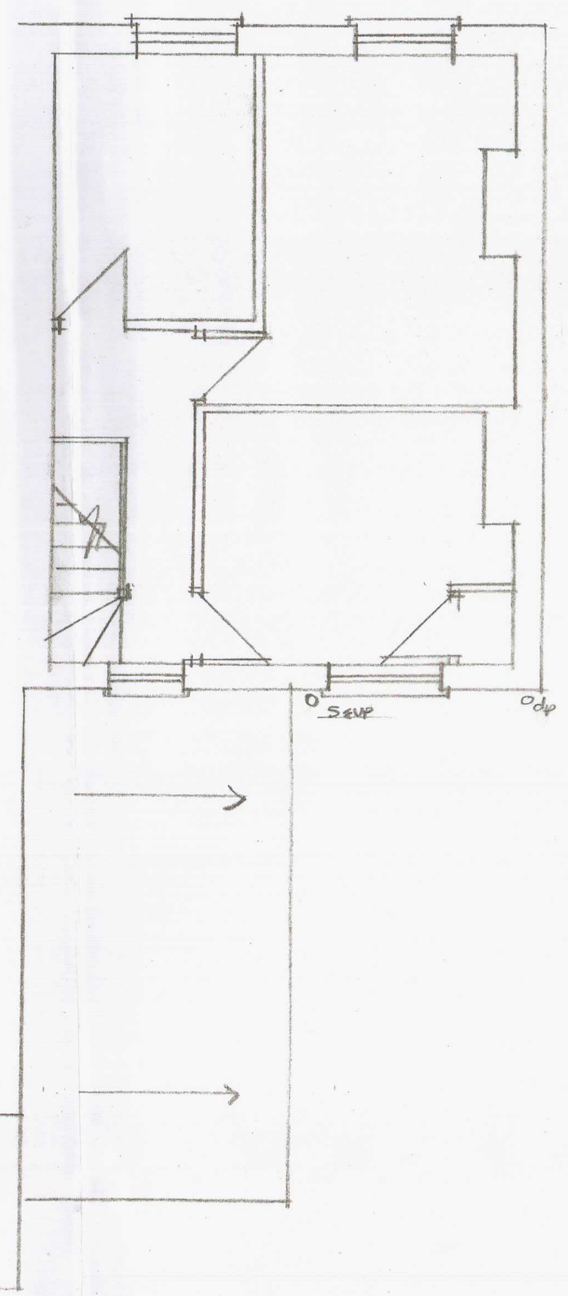
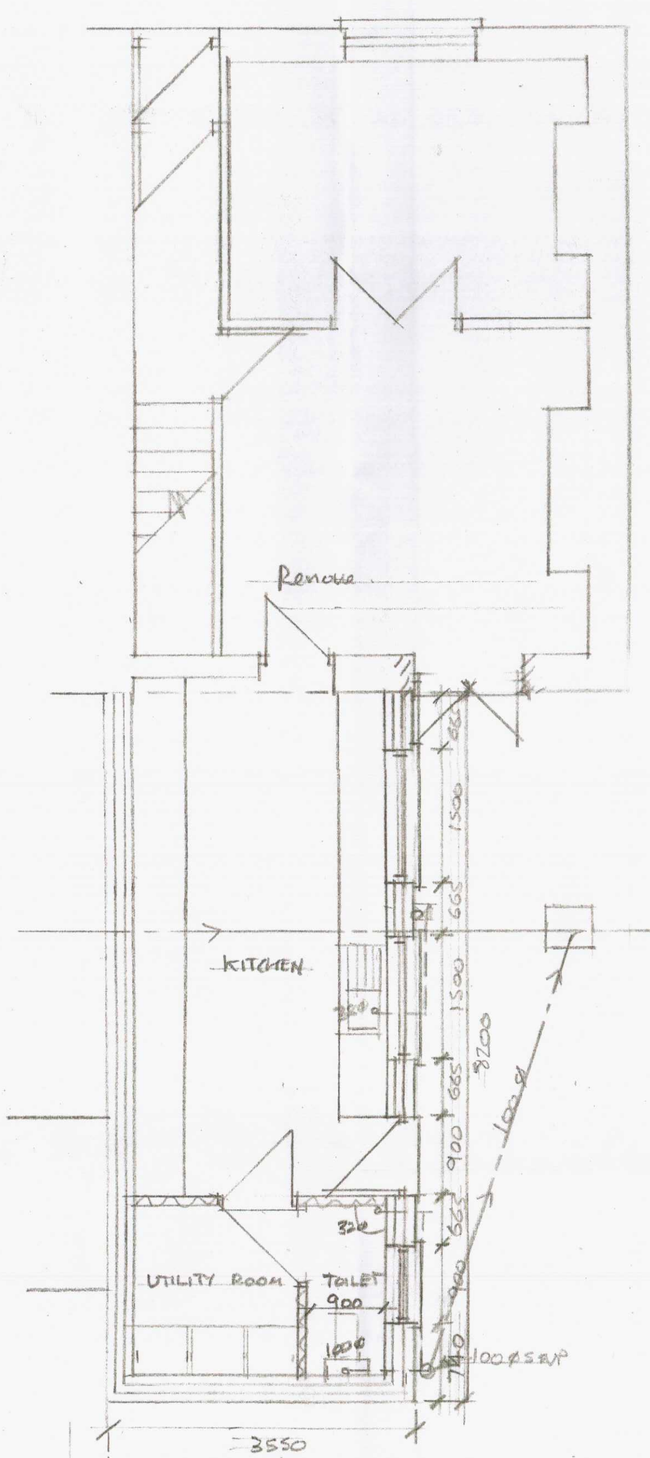


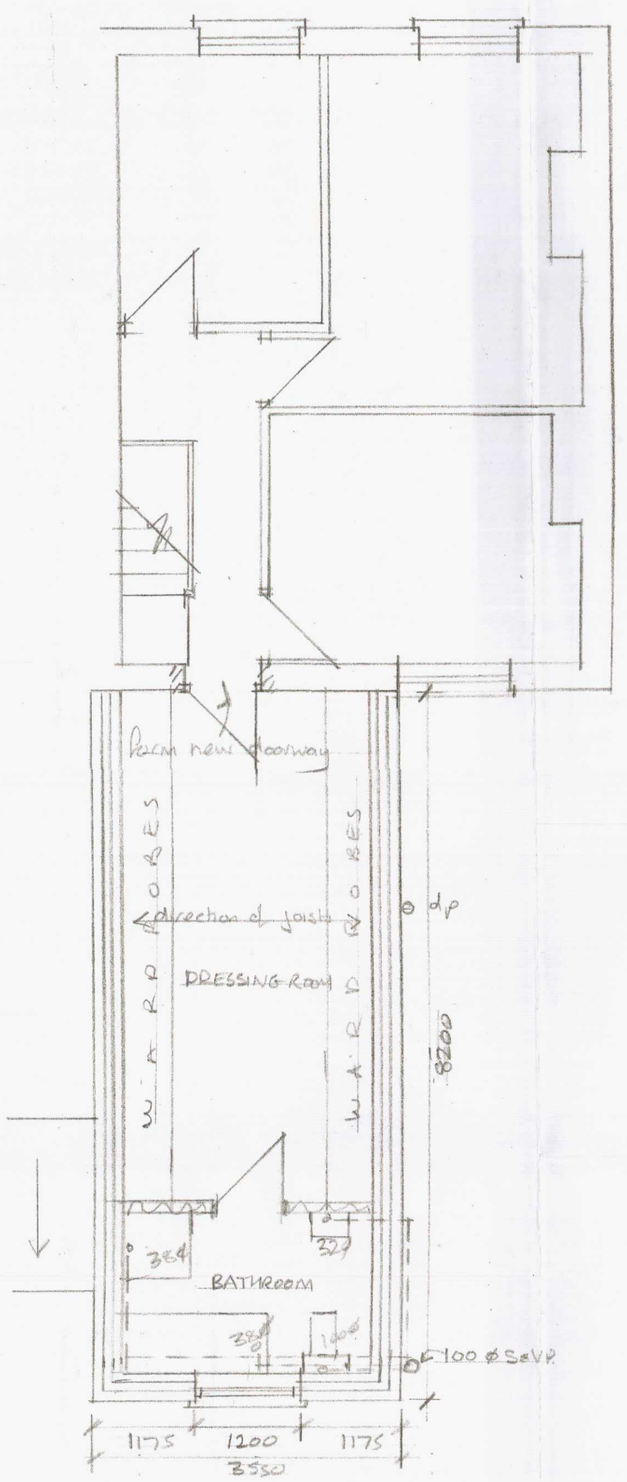
EXISTING GROUND FLOOR



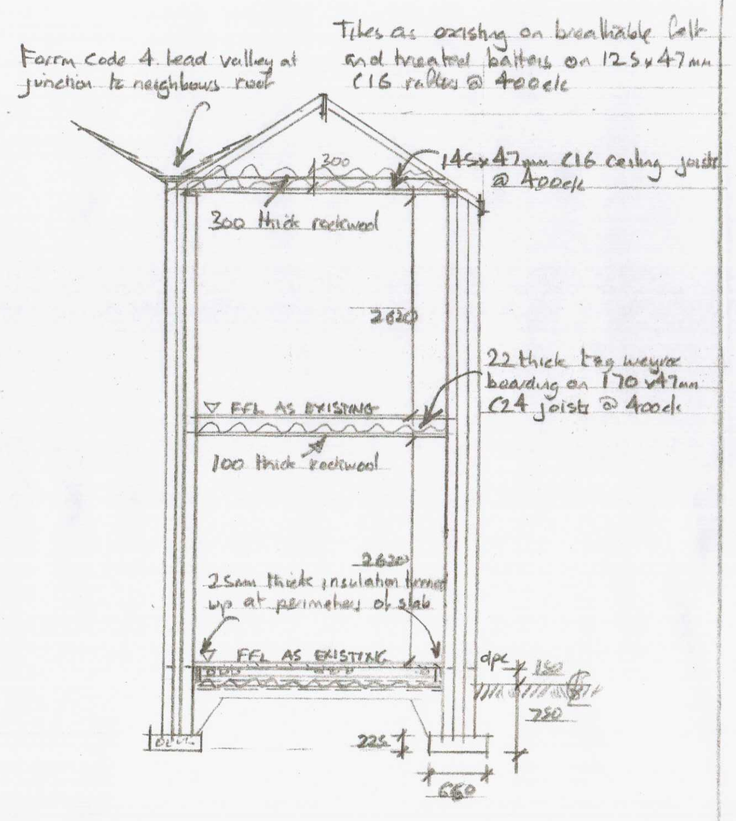
EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



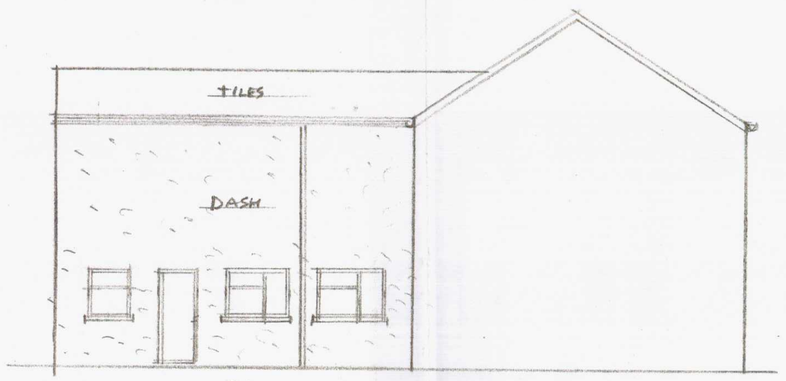
PROPOSED FIRST FLOOR



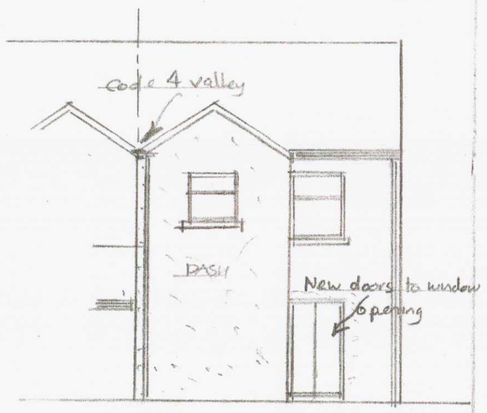
TYPICAL SECTION

SPECIFICATION

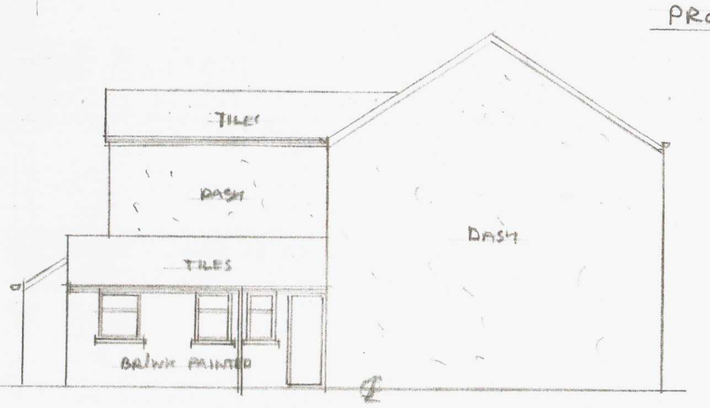
1, Take down and remove existing single storey rear extension
2, Excavate trenches and provide and lay grade 25 concrete strip foundations to levels and sizes shown
3, External walls to be 325mm wide cavity walls built off foundations, formed with 2 skins 100mm wide concrete blockwork with 125mm wide formed cavity with s.s. wall ties @ 750c/c horizontally, 450c/c vertically and 225c/c @ reveals. Provide 75mm thick Celotex insulation to inner skin held in position by retaining clips on wall ties. Build in horizontal d.p.c's min. 150mm above ground level, tie into existing walls using s.s. frosteel fixings and close cavities at top with slate. Form new openings with cabric 'open back' type lintels, build in horizontal & vertical d.p.c's and build in new sills
4, Provide and build in new double glazed upvc windows and doors to have min. vent = 9000 mm² clear area's with 2,500 mm² trickle vents fitted to heads to provide background ventilation, 'U' value's to be 1.6 w/m²k
5, Form first floor with 22mm thick tog weyroc boarding on 170x47mm C16 grade floor joists @ 400c/c built into walls either side, provide row of strutting @ midspan and install 100 mm thick rockwool between joists. Form ceilings with 12.5mm thick plasterboard and 2 cts skim
6, Cut back existing roofs as necessary and form new roof with concrete interlocking tiles (AS EXISTING) on breathable felt and treated battens on manufactured trusses @ max. 600c/c fixed to s.w. wallplates both sides in turn strapped to inner skin @ 900c/c. Form new Code 4 lead valley at junction with neighbours roof. Provide upvc fascias, bargeboards with 115 hlr pvc guttering and 65ø downpipes
7, Form partitions with 75x50mm s.w. studs @ max 600 mm c/c to be faced both sides with 12.5mm plasterboard and 2 cts skim, provide min. 50mm thick sound insulating quilt between studs. Provide and install 300 mm thick rockwool between on top of ceiling joists to attic space
8, Provide and install lateral restraint straps @ first floor and to gable @ 900c/c
9, Provide and install 60 litres/sec mechanical vent to kitchen, 15 litres/sec mechanical vents to bathroom and toilet with 40 litres/sec vent to Utility Room
10, Provide heat detector to kitchen. Provide smoke alarms wired to mains with battery back up to ground and first floors
11, Provide new 100ø S&V.P to connect to existing M.H with 100ø drains and fittings laid to fall 1:40 to connect on a socket to socket basis and turned to flow of sewer with concrete benching. Provide new bathroom suite, w.c & wh.b connect to S&VP with rodding eyes at all bends
12, Provide and install electrical installations to new extension in accordance with Part P of Building Regulations
13, Check adequacy of existing combi boiler and extend hot and cold water services and heating system to new extension



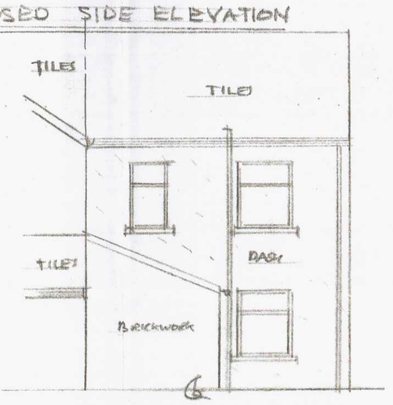
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

JOB
PROPOSED DEMOLITION OF EXTG SINGLE EXTN to REAR & NEW DOUBLE EXTENSION
ADDRESS
1 GEORGE TERRACE, PENTREBACH, MERTHYR TYDFIL, CF48 4DB.

SCALE	DATE	DRAWN
1:50, 1:100	JAN. 2021	A. COLLINS