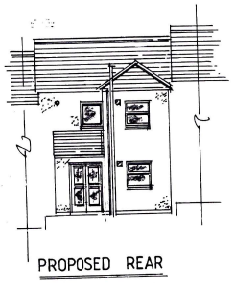
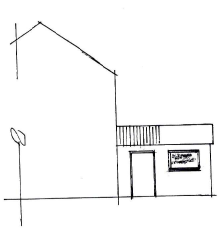


ELEVATIONS Scale 1/100

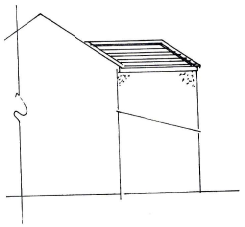
EXISTING REAR



PROPOSED REAR



EXISTING SIDE



PROPOSED SIDE

All dimensions are in millimetres and to be checked on site by contractor and agreed with supervising officer before commencing works.
All discrepancies must be reported to the supervising officer.
Details in addition to those already indicated must comply in all respects with the Building regulations and allied legislation.
Adequate protection to be given to adjoining properties during progress of work and leave sound and watertight on completion.

SPECIFICATION OF WORKS
EXTENSION

ROOF CONSTRUCTION
To consist of asbestos free " rgnal" blue / black slate laid strictly in accordance with manufacturers recommendations.Roof pitched at approx.35 degrees. Slates o be laid over 50 x 25 treatised timber battens on a layer of roofing fel to B.S 747. or 150 x 50mm rafters and 150 x 50mm ceiling joists NB , design indicated is for illustration purposes only. Provide 1250 x 30 x 5mm. galvanised mild steel lateral restraint straps at 1800mm. centres. New rafters to be mechanically fixed to 125 x 50mm. timber wallplate secured to new cavity wall construction by 900 x 30 x 5mm. galvanised mild steel straps at 1200mm. centres. Provide 200mm. Rockwool insulation quilt laid between ceiling joists and to extend over ceiling hatch.

ROOF VENTILATION
Ventilate roof space using slate vents at high level and suitable over eaves ventilation system to provide cross ventilation to comply with part F of the Building Regulations.

WALL CONSTRUCTION
Dense concrete blockwork with S/C Render,Black / white spar dash finish outer leaf, with 25mm. clear air cavity, 25mm. Kingspan insulation slab, 13mm. Thermalite turbo bock inner leaf.
Internal finish of 12mm. S/C render and 3mm. gypsum skim to acheive U value better than C.45 w/m2.
Provide stainless steel cavity wall ties at 900mm. horizontal and 450 mm. vertical centres, close cavity with Cape Masterboard.

INTERNAL STUD WALLS
100 X 50 Studs at 4" cts. with with 100 x 50mm. heads, noggins and sole plates, nced both sides with 12.5mm. plasterboard and 3mm gypsum skim finish. Provide 25mm. Rockwool insulation infill to all stud partitions.

LINTELS
All lintels to be Catnic, sizedand fixed to manufacturers instructions
Beams B.1,2,&3 to be Catnic CWX8. The Contractr will be responsible for checking exact measurements on site and obtaining manufacturers calculations to prove their alequacy. To Building Control Approva.

WINDOW DETAILS
All new windows to be Upvcasement with double glazed units and to include permanent trickle ventilation units minarea 8000mm2.
Sel- Finished White
External frames to be sealex vertically and horizontally with clear silicone mastic bead.
First floor replacement windows to be of Tilt/turn design.
CAVITY TRAYS
Build in "Type X" cascading cavity trays to specification by "Cavity trays of Yeovil Ltd. Where new ground floor roof abuts new first floor extension construction.

FLOOR CONSTRUCTION
Ground Floor;
50mm. sand/ cement screed on 100mm. C25p design mix concrete on 50mm. Jablite Floordec
insulation slab on 1200 gauge dpm. on 50mm. sand blinding over min. 150 mm. well compacted clean imported hardcore, to achieve a U value of better than 0.45 w/m2.
First Floor;
18mm.T & G Moisture resistant chipboard plinking fixed with 65mm. ringshank nails to new S.C.3 grade timber 188 x 50 mm. floor joists.

CEILINGS
12.5mm. Duplex foillacked plasterboard with3mm. artex or gypsum multifinish paster skim.

FOUNDATIONS
600 X 225mm. C30p Design mix concrete strip foundation laid at a depth to be determned on site and to the satisfaction of local authority building control officer.

DRAINAGE DETAIL
All new drainage to be 110mm. dia Cema Upvc underground drainage with falls to run to new inspection ciambers and to existing local authority combined sewer system.New piping to have min of 150mm. granular aggregate cover. Standard 150mm. back inlet gullies to be used with removable baffles for rodding / maintenance.New double sealed inspection chamber to be installed as to plan and to comply with allied local authority/ Welsh water bye laws. Drains within 1 metre or under buildings to be encased in 150mm. of concrete and if applicable to comply with part H1 of the Building regulations 1991. Drain branch exits through new external walls to have pre cast concrete lintels over. Soil and vent pipes to be 110mm. Cema Upvc and to be positioned to discharge via balloon guard min. 900mm. above any window opening within a distance of 3000mm.
Rainwater goods to se 83mm. dia. Upvc white gloss finish downpipes, gutters 10mm. ogee pattern to connect to existing .

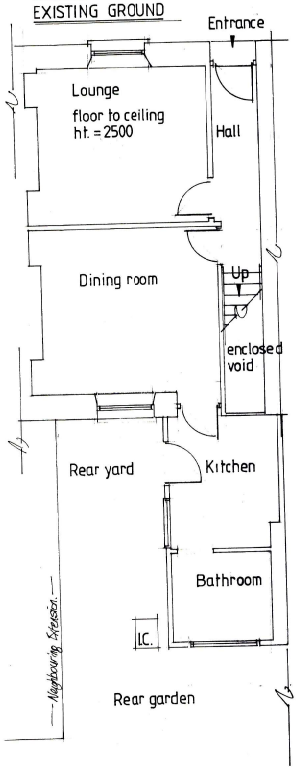
TRAPS AND WASTES
All traps to be 75 mm. deep seal anti syphon with rodding access
Sink and bath waste pipes to be 40 mm. dia., wash hand basin to be 32mm. dia. pipe o comply with B.S. 5577:1978
Traps to sink to have washing machine connection.

INSPECTION CHAMBERS
New inspection chambers to be built in 225 mm. class B engineering brick or 150mm grade C20p concrete base slab.
All branches to be haunched in the directionof flow .

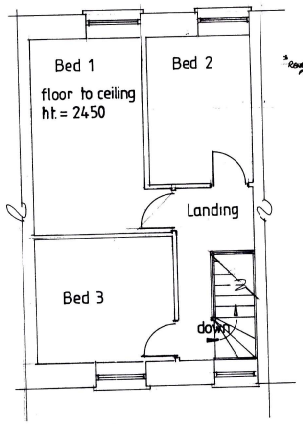
VENTILATION
Ensure backgroundventilation to all habitable rooms equivalent to 8000mm2
Provide humidistatically controlled and permanent wired via neon indicated mechanical ventilation to ;
Bathroom /W.C. : min capacity 15 litres per second
Kitchen : min capacity 60 litres per secon

FLOOR PLANS Scale 1 / 50

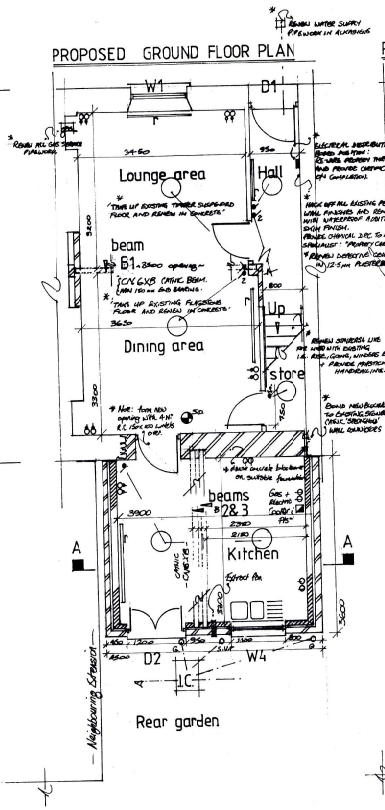
EXISTING GROUND



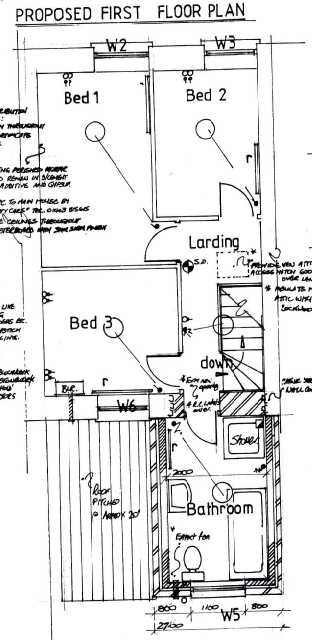
EXISTING FIRST FLOOR



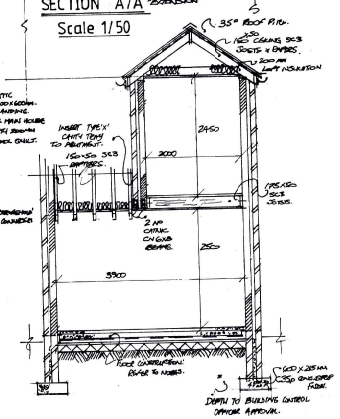
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



SECTION A/A "EXTENSION"
Scale 1/50



ELECTRICAL KEY

Ceiling mounted light fitting	◯
Flourescent tube with diffuser	▬
Wall mounted light switch	✓
Two way light switch	✓2
Pull cord switch	✓PC
Switched socket at skirting level	◯
Switched socket at worktop level	◯
Gas / Electric cooker point	◪
Smoke detector	◓

CLIENT Mr..G. Williams

PROJECT; Kitchen / Bathroom EXTENSION

LOCATION; 14, Rees Street,. Twnyrodyn, Merthyr.

TITLE; Plans and Elevations

SCALES; 1/50,1/100,

DWG.NO. Twyn01.

DATE ; June2001

David I.Jones
Building Design
Tel.01443 820306

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL Town & Country Planning Act, 1990 PERMISSION GRANTED SUBJECT TO CONDITIONS
(7 ... 2001
... JADEN., D.A. M.R.T.P.I. PLANNING MANAGER

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MTCBC PLANNING DEPARTMENT 27 JUN 2001 RECEIVED