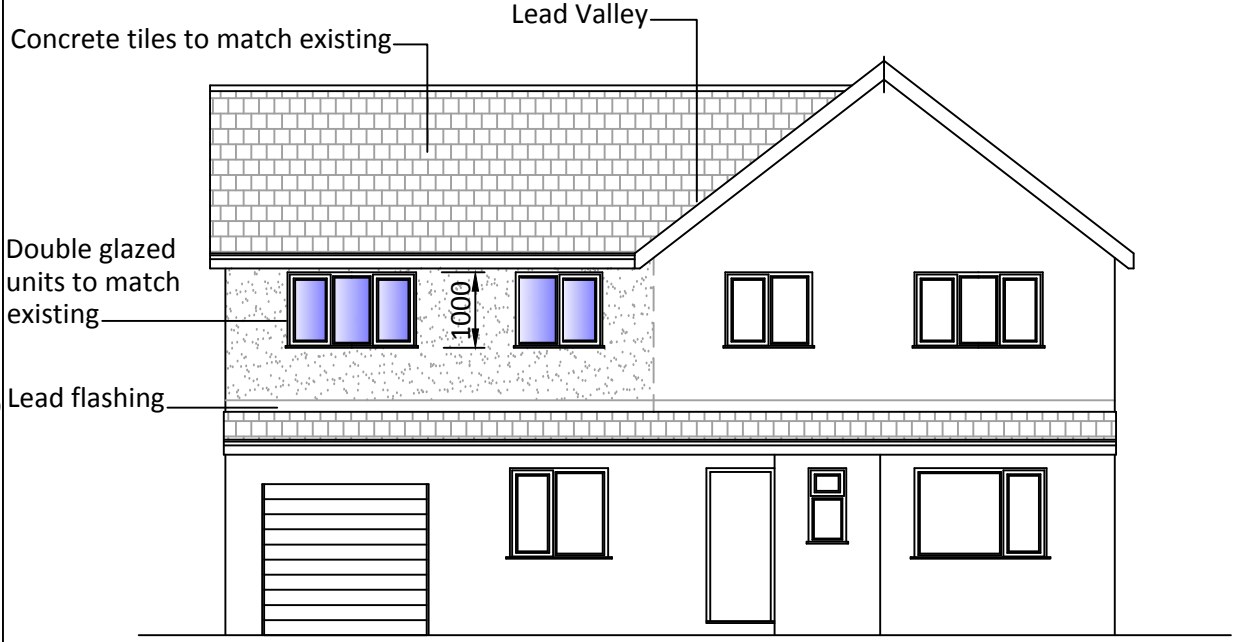


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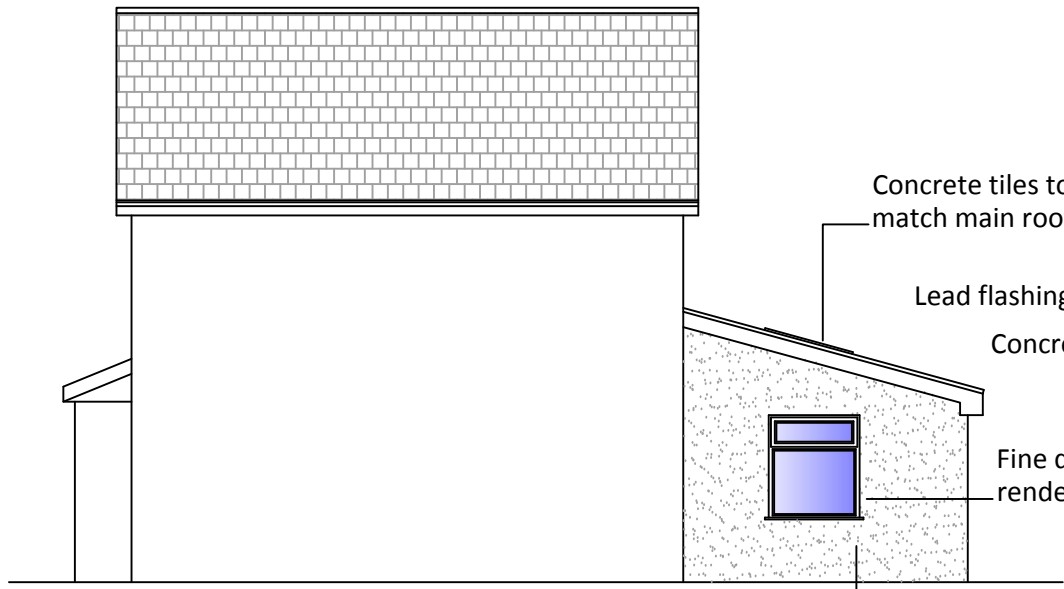
PROPOSED FRONT ELEVATION
scale 1:100

LEAN TOO ROOF
New rafters to be 195 x 47mm C24 set 450mm centres, with one end secured to cavity wall plate 100 x 75 mm, opposite end off new 100 x 75 mm wall plate secured via rawbolts to wall at 600 mm centres with rafters birds mounded over. Rafters set at 15 degree pitch.

Roof ventilation to be provided by patent tiled roof vents set at high level at abutment to wall provide over fascia vent at eaves. Install eaves tray to ensure insulation does not block ventilation path at eaves.

Where ceiling slopes provide inter and under insulation. Provide 100mm thick Kingspan Kooltherm K7 Pitched Roof Board or similar rigid high performance thermal insulation boards friction fixed between the rafters (ensuring that 25mm draple space is maintained between the top of the insulation and the underside of the proprietary breathable roof membrane over) with 37.5 mm fixed under rafters, with integral vapour checked plaster board and skim finish.

ROOF LIGHTS
(Client to determine Type and Size)
Min U-value of 1.6 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.



PROPOSED SIDE ELEVATION
scale 1:100

LEAD VALLEYS
Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°). All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

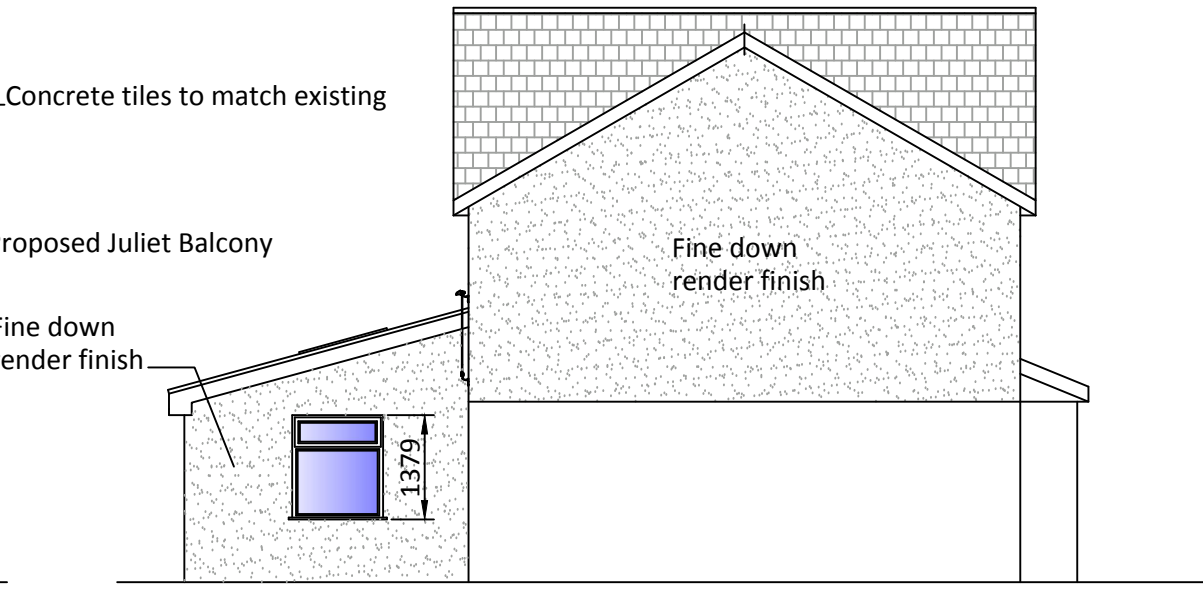
FIRST FLOOR CONSTRUCTION.
To be 50 x 170 mm C16 timber joists set at 450mm cts, with 22mm T & G flooring grade boarding as floor, supported off new joist hangers at both ends.
All timber joists to have herringbone strutting placed centrally at any span in excess of 2.400m and mild steel strap cross section 1500 x 30 x 5mm located at 1000mm cts. secured to a min. of 3 number joists.
Triple up timber floor joists under stud partitions, bath etc. Floor void to be filled with 100mm thick insulation

CEILINGS.
Generally to be 12.5mm thick Gyproc Wallboard plasterboard ceilings. Provide foil backed plasterboard ceilings to kitchen and en-suite. 2 layers of 15mm thick Fireline plasterboard with staggered joints to be used in existing garage. 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.



PROPOSED REAR ELEVATION
scale 1:100



PROPOSED SIDE ELEVATION
scale 1:100

ROOF:
Roof to be covered with concrete roof tiles to match existing main roof. All fixings to follow manufacturers recommendations for site exposure. 50 x 25mm treated softwood battens gauged following roof tiles manufacturers instruction regarding minimum headlap. Tyvek Supro or similar high performance breathable roofing underlay with min. 150mm laps.

Trussed rafter roof structure at max. 600mm centres, to specialist design and manufacture. Lateral and diagonal bracing all to be installed to roof designers details. Trussed rafters to be erected and secured in accordance with manufacturers recommendations and instructions.

Provide proprietary insulated attic access hatch, with draught-stripping and integral catch. Flexible sealant to perimeter of frame junction with ceiling.

Form ladder over gable if required via 100 x 50 mm timber sections. Install minimum of 300mm thick mineral wool insulation above the ceiling joists (lay a 150mm thick layer between the ceiling joists with a 150mm thick layer laid perpendicularly over the ceiling joists - Rockwool Roll bats or equivalent - construction to achieve a minimum U-value of 0.150Wm²K).

Close off all cavities at roof level. Roof ventilation to be provided by over fascia vent eaves to provide 1000mm² per metre and dry fix ventilated ridge to provide 5000mm² per metre. Install eaves tray to ensure insulation does not block ventilation path at eaves.
WALL PLATE STRAPS.
New 100 x 75 treated timber wall plate to be secured to internal leaf of cavity wall by 1000 x 30 x 50 mm galv. metal straps, secured at 600 mm cts. to manufacturer's instructions. (b.a.t. or catnic)

TIMBER FRAME WALL
To achieve minimum U Value of 0.21W/m²K
Render finish (to comply with BS EN 13914-1:2005) - applied in 3 coats at least 20mm thick to stainless steel render lath. Render should be finished onto an approved render stop. Render lath fixed to vertical 25 x 50mm preservative-treated battens to provide vented and drained cavity, battens fixed vertically to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 9mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 140mm x 47mm C16 head & sole plates and vertical studs (with noggins) at 400mm ctrs or to s/engineer's details & calculations. Insulation between studs to be 120mm Celotex FR5000 between and 25mm over. Provide VCL and 12.5mm plasterboard over with 3mm lightweight skim of finishing plaster over studs. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

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. Windows noted on drawing as MOE or escape windows must provide min. 0.33m² opening with no dimensions less than 450mm. 750 x 450 opening casement will usually satisfy this requirement (other opening sizes may comply) Height from floor to bottom of openable part of window generally:- minimum 800mm, maximum 1100mm. Ironmongery on escape windows must be simple to operate in an emergency.

NEW AND REPLACEMENT DOORS
New and replacement doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part N of the current Building Regulations.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part N of the current Building Regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

HEATING.
Existing central heating system to be extended to accomodate 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 condensating type.

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.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.

LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction. Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used) Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe Bath/shower - 3m for 40mm pipe 4m for 50mm pipe W/c - 6m for 100mm pipe for single WC All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting. Waste pipes not to connect on to SVP within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

EXTRACT TO EN-SUITE
Provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

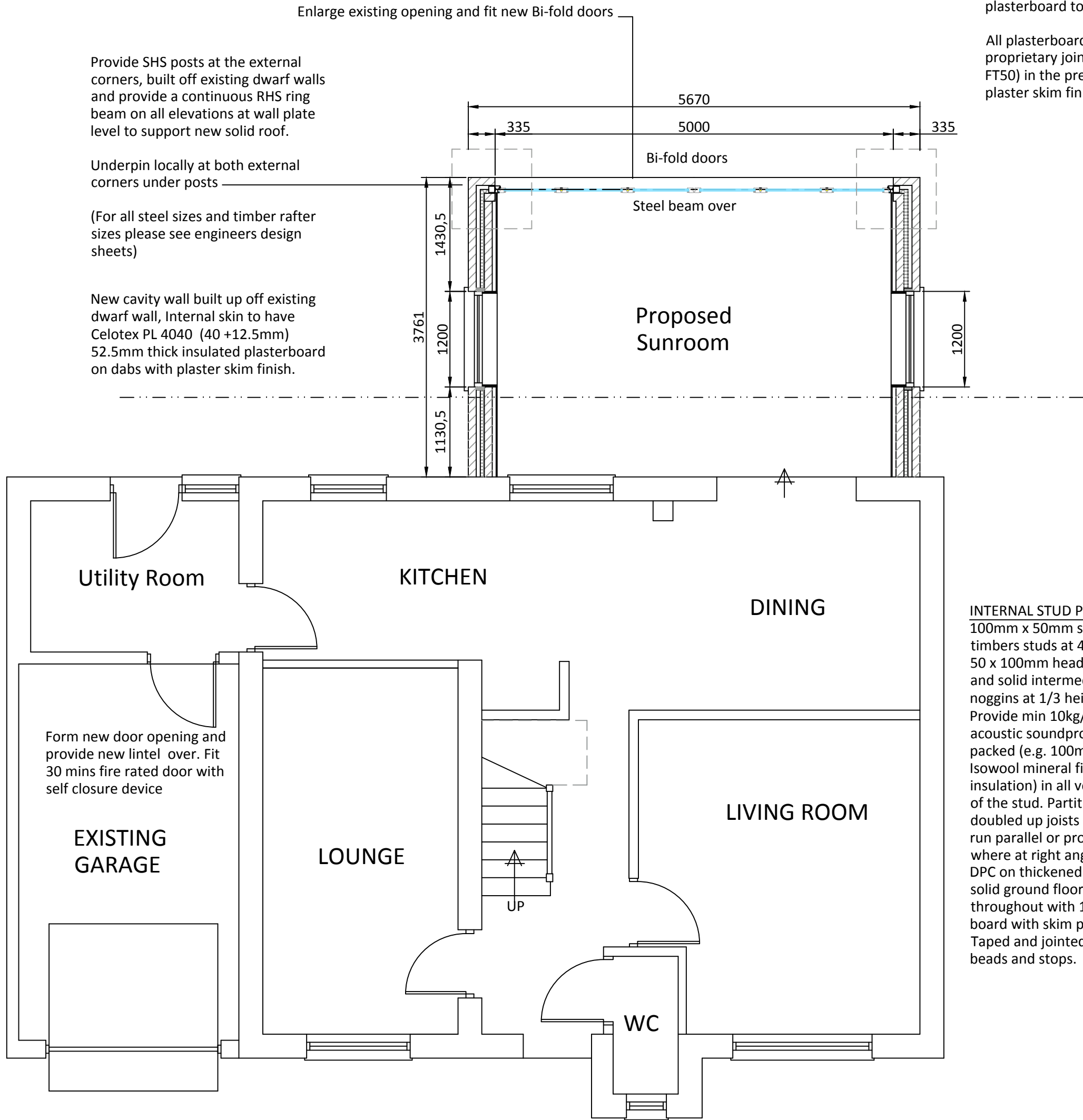
Revision	Date	Description

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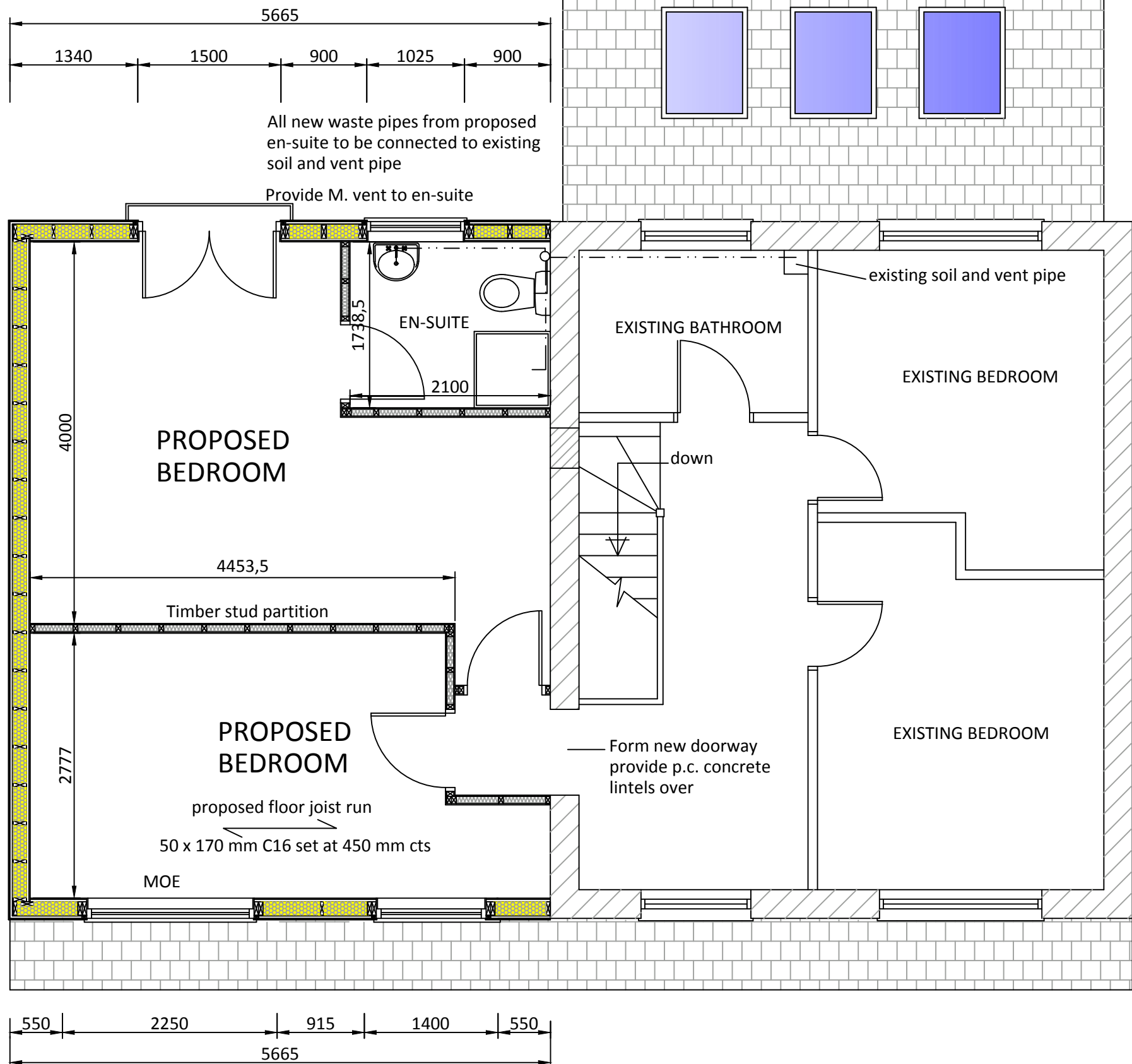
Client
Mr & Mrs M. Jones
15, Heol-y-Glyn
TREHARRIS
CF46 5RX

Project
Proposed First Floor Bedroom Extension
and Rear Sun Room Extension
at
15, Heol-y-Glyn, Treharris.

Title PROPOSED FLOOR PLANS AND ELEVATIONS			
Date July, 2020	Scale as noted at A1		
Drawing Number hdw/ph/mj.02	Job Ref.	Revision	
		the mark of property professionalism worldwide	



PROPOSED GROUND FLOOR PLAN
scale 1:50



PROPOSED FIRST FLOOR PLAN
scale 1:50

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.