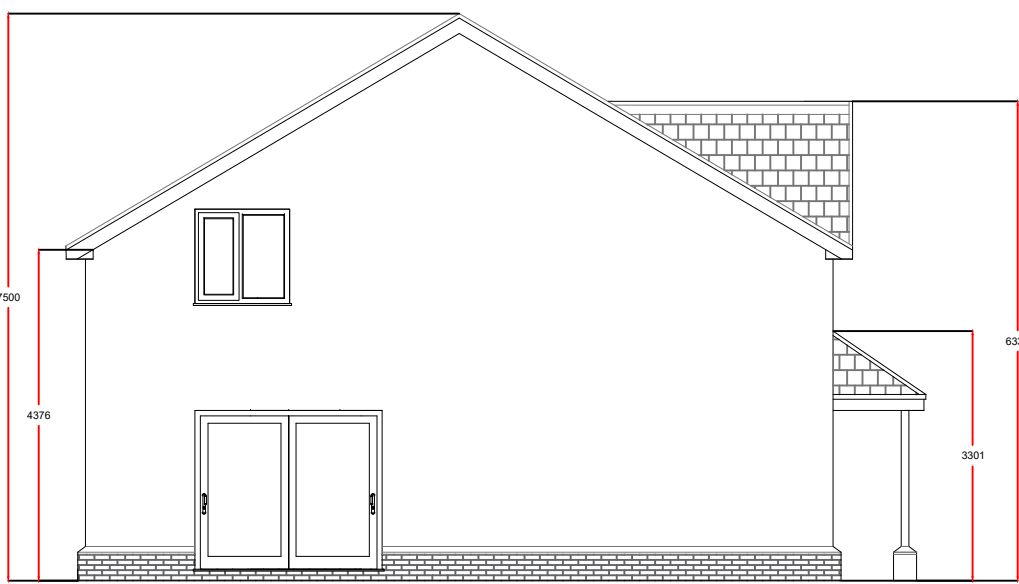
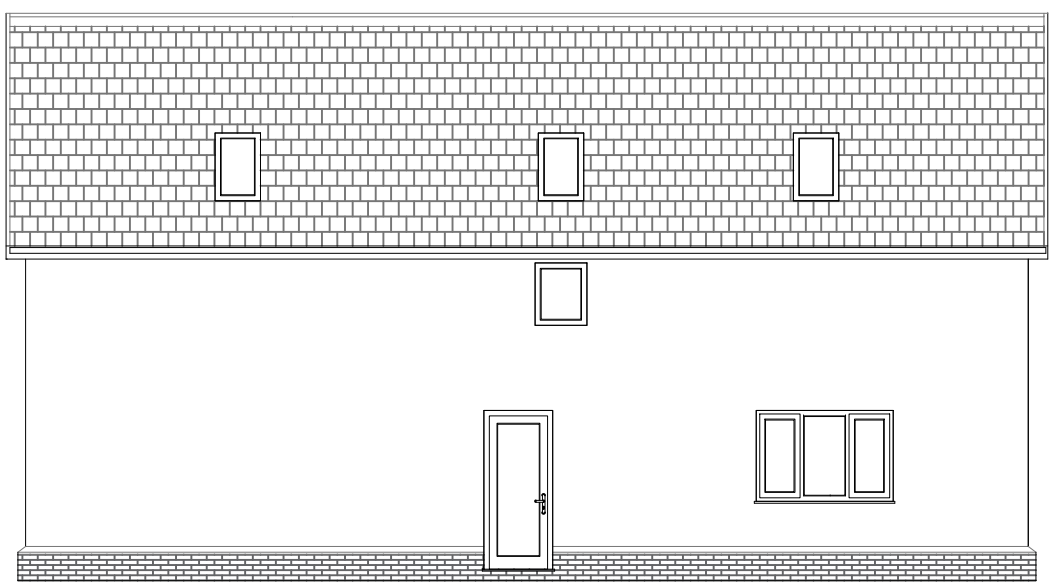




Proposed Left Elevation 1:100



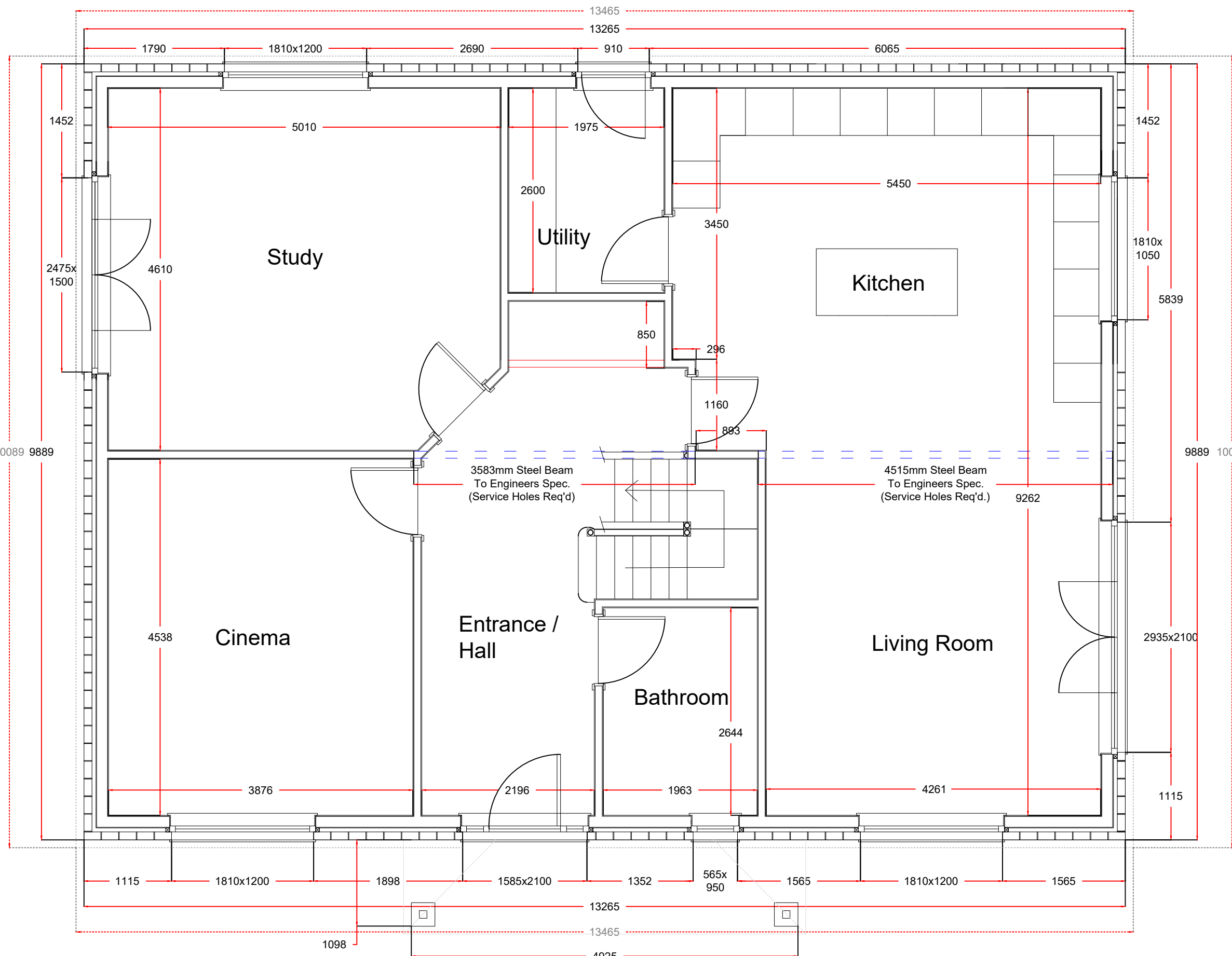
Proposed Front Elevation 1:100



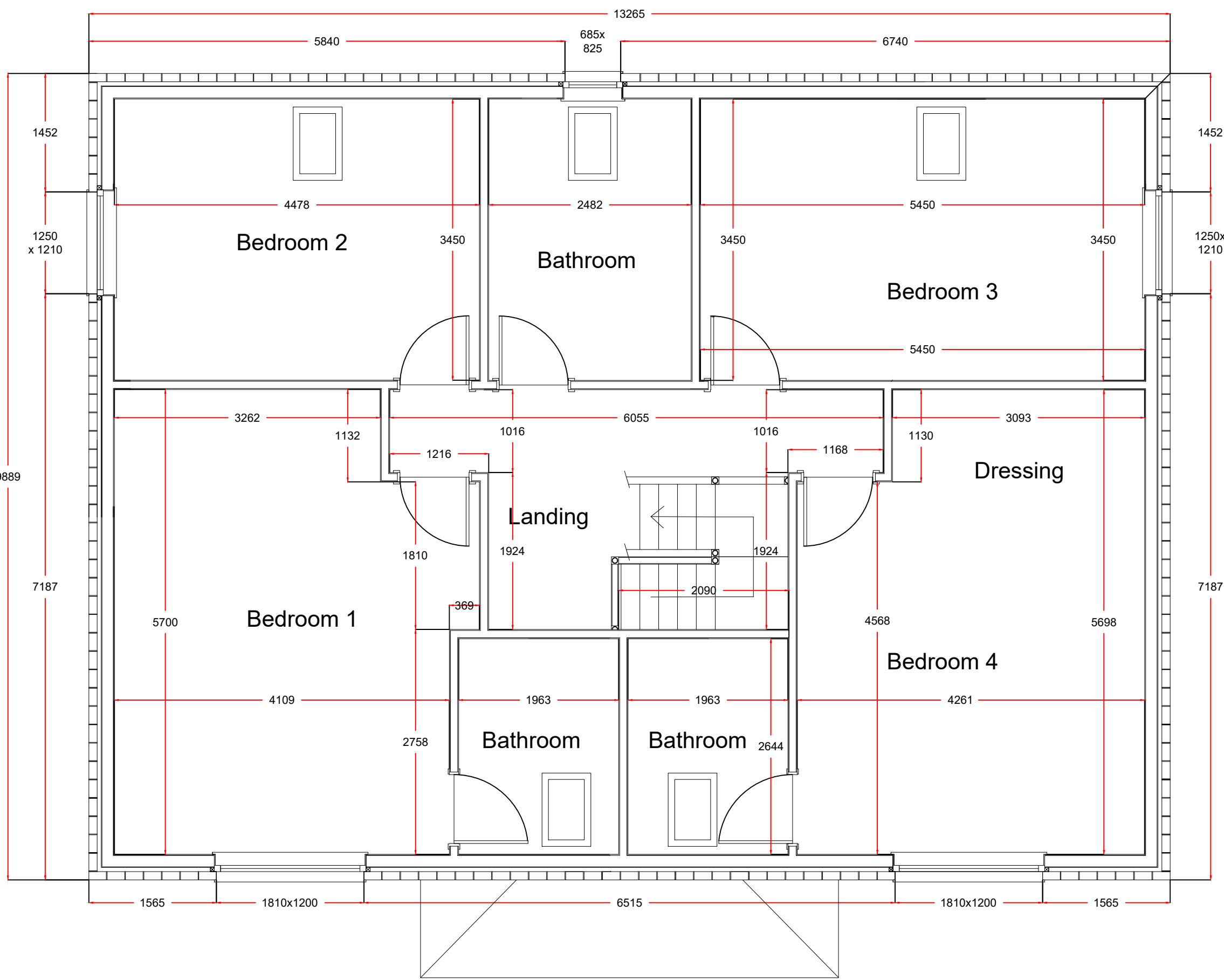
Proposed Rear Elevation 1:100



Proposed Right Elevation 1:100



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

#### NOTES

##### FOUNDATIONS

All foundations and structural slabs to be designed by structural engineer in accordance with current building regulations and appropriate for this particular development.

##### EXTERNAL WALLS

U value to be minimum 0.18.  
New cavity wall to comprise:  
Outer leaf of 100mm face brickwork.  
Minimum 50mm air cavity is to be maintained.  
Inner leaf to be timber frame construction to detail by manufacturer.  
Construction to comprise breathable layer on sheathing board. Timber stud work at max 600 centres with 100mm Kingspan Kooltherm to voids with vapour barrier to warm side and 32.5mm insulated plaster board & skim internal lining.  
Provide stainless steel wall ties at 450mm centres vertically.  
Adjacent opening ties to be at 225mm centres vertically.  
Unless otherwise stated lintels are to be IG galvanised steel complete with cavity tray dpc over.  
RMC thermabate insulated cavity closers are to be used at all openings at jambs and cills. DPC's are to be provided a minimum 150mm above external ground level and to openings at head jambs and cills.  
Close cavities at head with RMC thermabate cavity closer or supalux strip bedded in mortar.

##### FIRST FLOOR CONSTRUCTION

22mm T&G chipboard.  
Pre fabricated engineered floor joists to be utilized, 240mm depth Masonite beams or equivalent open web joists to engineers specification and design.  
100mm Rockwool RW2 insulation to be laid between joists 100g/m<sup>2</sup> density.  
Ceiling to be 12.5mm plasterboard and skim.

##### PITCHED ROOF

U value to be a minimum of 0.18.  
Roof covering of man made slate on 38x25mm treated softwood battens at gauge to suit tiles on Tyvek breathable membrane on new trussed rafters at max 600mm centres, see sections for more detail.  
140x38mm softwood wall plate fixed to top of wall panel and strapped at max 2m centres using galv m steel straps 30x5mm cross section.  
Provide lateral restraint to gable at rafter level using galv m straps at 2m centres on 38x38mm noggin support.  
UPVC fascias and soffits.  
Provide 150mm lead upstand flashings at all wall abutments complete with cavity tray dpcs with weepholes over.  
Lead valleys to junctions with existing roofs.  
Ceiling to be 13mm plasterboard and skim.

Insulation to sloping ceiling areas to be 100mm FR5000 Celotex between rafters, with 60mm FR5000 Celotex insulation below installed as manufacturers recommendations.

##### WINDOWS

UPVC Windows are to provide natural ventilation to 1/20th of floor area. Background to be provided using trickle vents equivalent to 8000 mm<sup>2</sup>.  
Windows to bedrooms to provide means of escape as approved document B.

##### SMOKE DETECTION SYSTEM

Shall be provided to stair enclosure at each floor by means of a linked mains operated smoke detection system. To comply with BS 5389 part 6.

##### ROOF SPACE VENTILATION

Roof space to be ventilated as approved document F comprising proprietary ventilators equivalent to a continuous 5mm air gap at ridge level.

##### STAIRCASE

Stair width to be min 900mm.  
Goings to be a minimum 220mm, risers to be 190mm +/-.  
Where taper treads exist going to be a minimum 50mm. Ensure that headroom above new an existing stairs is 2 metres measured vertically above line of nosings.  
Handrails and balustrading to be minimum 900 high. Spindles to be placed at 100mm centres in order to stop a 100mm sphere passing through.

##### PLUMBING

To comply with BS5572 - 8301.  
Waste from wash hand basins to be 32mm Ø.  
Waste from sinks, showers and baths to be 38mm Ø.  
Waste from WC to be 100Ø.  
All sanitary fittings to be fitted with 76mm deep seal traps.  
Rodding access is to be provided at all changes of direction.  
Waste pipes to connect to existing soil and vent pipe, allow for providing double seal removable cover at base of SVP for rodding purposes. Ensure that SVP discharges a min 900mm above openings within 3m horizontal distance.

##### NATURAL VENTILATION

New windows are to provide ventilation equivalent to 1/20th of floor area and background ventilation equivalent to 8000mm<sup>2</sup> using trickle vents.

##### DRAINAGE

Allow for locating existing below ground drainage and agree new layouts with building inspector.  
To comply with BS5572 + 8301.  
New drains below ground are to be 100mmØ UPVC with flexible joints laid to existing drainage system.  
Where new or existing drains pass below extension encase with weak mix concrete to building control approval.  
Provide lintels over where drains pass through walls.  
New inspection chamber to be brick built.

##### GLAZING

Glazing to provide a minimum U value of 1.6.  
All glass to be low E double glazed with 16mm cavity.  
Glazing to door screens and critical areas to comply with BS6206:1981 in terms of safe breakage.

##### ELECTRICAL INSTALLATION

All electrical work to be carried out with competent persons act.

##### LINTELS/BEAMS

To receive 30 minute fire protection using 12.52mm plasterboard and skim.

#### Revision notes:

| Rev: | Date: | Notes: |
|------|-------|--------|
|------|-------|--------|

#### Drawn by:

P L New

#### Client:

Mr & Mrs Rees  
78, Pine Grove, Cimla, Neath SA11 3RG

#### Project:

Proposed Detached Property  
Plot 1, The Oaks, Cimla, Neath

#### Drawing Title:

Proposed Plans & Elevations

#### Date:

03/04/2020

#### Scale @ A1:

1:50 & 1:100

#### Revision:

0010