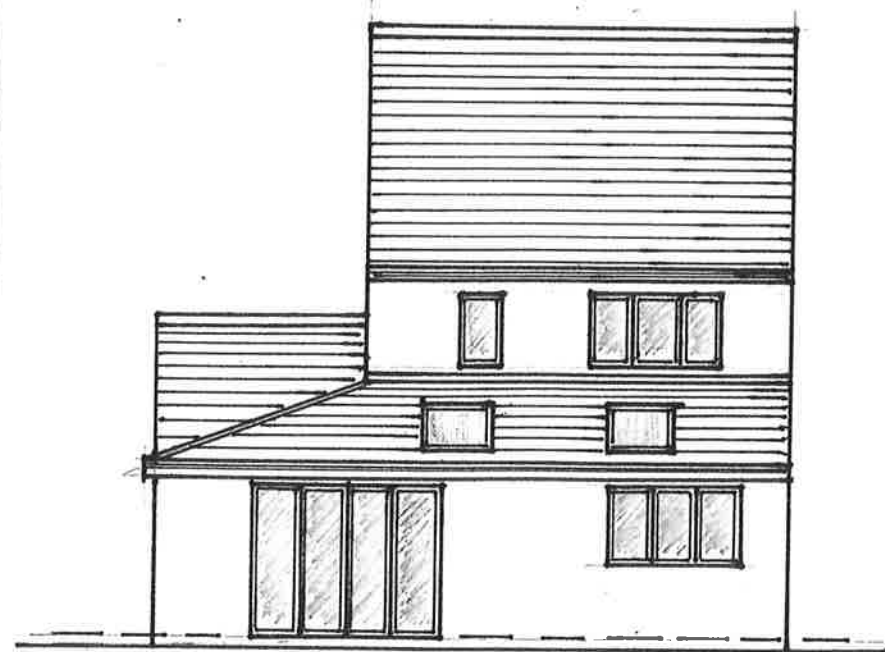




Proposed Rear Elevation

Roof Construction.

Roof covering to be approved interlocking tiles on 38 x 25mm treated softwood battens at appropriate centres. Tiles to be fixed in accordance with manufacturers specification for exposure and location. Tiles and battens to be laid on reinforced roofing felt to BS747 Pt.1f laid over rafters and lapped minimum 150mm horizontally and vertically secured with clout nails. Provide and install 325mm type 5U felt underlapping to first width of underlay and taken well into gutters at eaves level.

Rafters to be SC3 grade 47 x 200mm at 400mm centres, joined at ridge with 25 x 150mm treated softwood ridge board. Rafter pitch to be 30°. Rafters to be fixed on 50 x 100mm continuous treated softwood wallplate secured to wall with 1200 x 30 x 5mm galvanised mild steel straps at 1800mm centres.

100mm CELOTEX insulation is to be provided between rafters and 30mm CELOTEX under rafters to achieve min U Value of 0.16 W/m K. Ensure min 50mm air space for ventilation purposes in conjunction with eaves ventilation system installed within fascia and soffit equal to continuous 10mm air space.

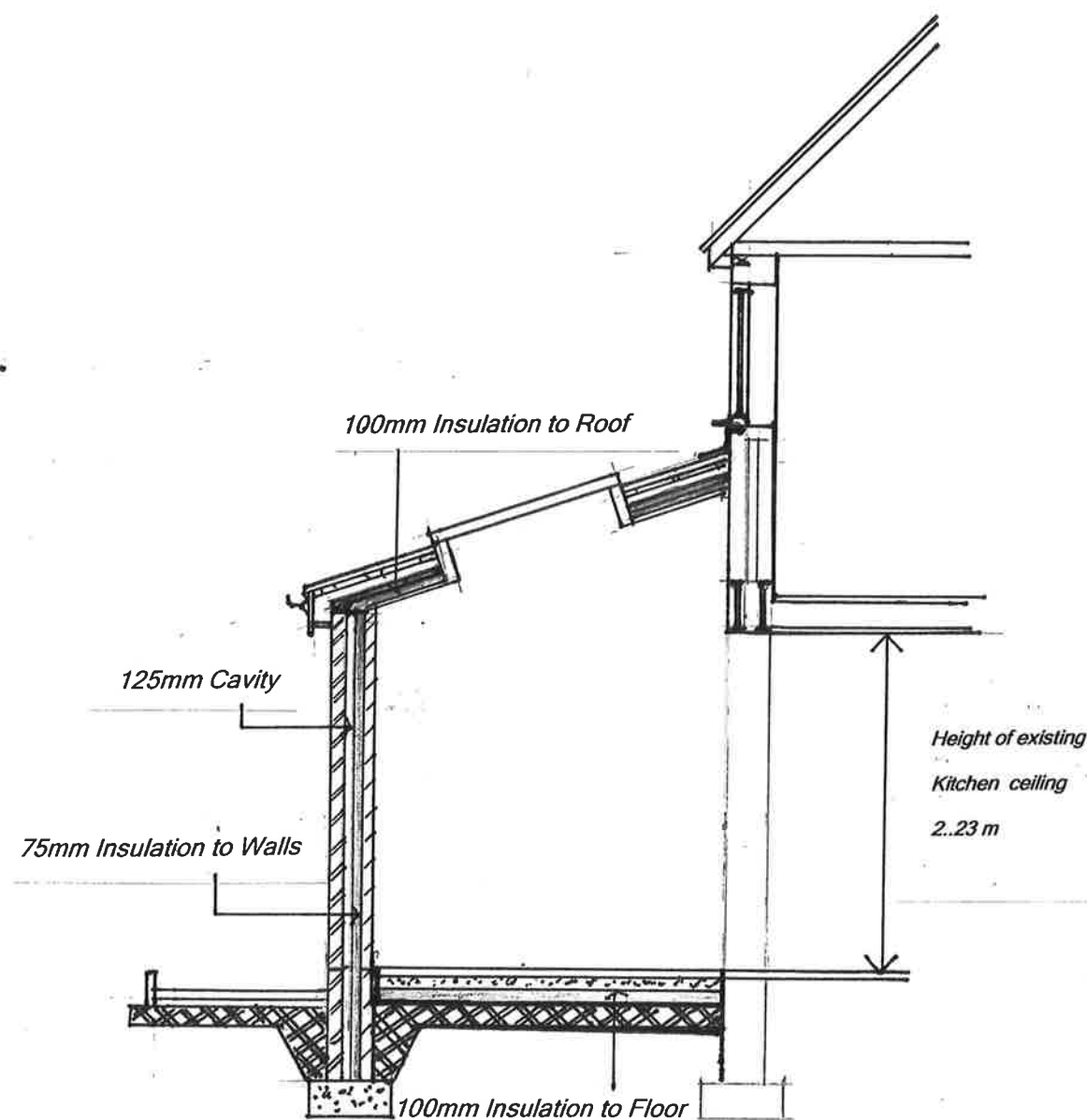
Ceiling to be finished with 12.7mm plasterboard nailed to underside of joists with a 3mm skim finish.

Flashings

All lead flashings to roof to be code 4 lead and to have min upstand of 150mm above roof covering and to be dressed a minimum of 25mm into wall under cavity tray where applicable. Stepped cavity trays to have stopped ends and weepholes to be provided to abutments. Valley details to be code 4 lead or GRP on treated softwood valley boards with roof tiles clipped in accordance with manufacturers instructions.

Rainwater Goods

To be Marley Squareline or similar approved guttering system connected to 68mm downpipes discharging into back inlet gully.



Section

Lintels

Lintels to be I.G. or similar insulated galvanised steel lintels with tray dpc over. Provide weepholes, two per opening on cavity tray. Lintels to have a minimum end bearing of 150mm. Lintels to internal doorways etc to be 100 x 50mm precast concrete with minimum end bearing of 100mm.

Windows

Windows are to be high performance PVCu incorporating cills complete with Low-E double glazed sealed units comprising of 4mm thick glass with 16mm cavity space. Trickle vents to be provided at head level to achieve minimum 8000mm. Opening casements to achieve permanent ventilation to habitable rooms of not less than 1/20th of the floor area of the room. Stipolite obscure glazing is to be provided to cloakroom and bathroom windows.

Jambos to windows are to incorporate thermabate or similar approved insulated cavity closer/dpc arrangement. All reveals and cills are to include dpc arrangement in accordance with BS743 and CP121. Provide two part polysulphide mastic to perimeter of all openings. Cill heights and glazing to doors that are lower than 800mm above floor level and all glazed panels to doors are to have glazed units comprising of toughened laminated safety glass. Total area of windows and doors is not to exceed 25% of the floor area of the building.

Mechanical Services

Existing plumbing system is to be extended to provide adequate heating and water facilities to BS2871. Existing Boiler to be checked to ensure that it is capable of servicing the extended system. All works to heating system to be carried out by a corgi registered installer.

Electrical Services

Electrical system to be extended to provide adequate lighting and power to extension. System is to be revised to suit new layout. All works are to be carried out in accordance with the latest edition of the IEE regulations. Install hard wired smoke detection to circulation areas. Install energy efficient light fittings in accordance with Appd Doc L1.

General

All drainage under area of extension to be encased in 150mm of concrete and passed through cavity walls under 2 No. PC concrete lintels.

Scale: 1:100 1:50	Drwg.No. 003	Project: Proposed Extension
Date: Feb. 2019		Address: 3 Dol Werdd
Rev.	Date	College Rise, Wauncelrch
		Neath, SA10 7QX
		Client: Mr & Mrs H&M Williams
		Title: Proposed Elevation & Section