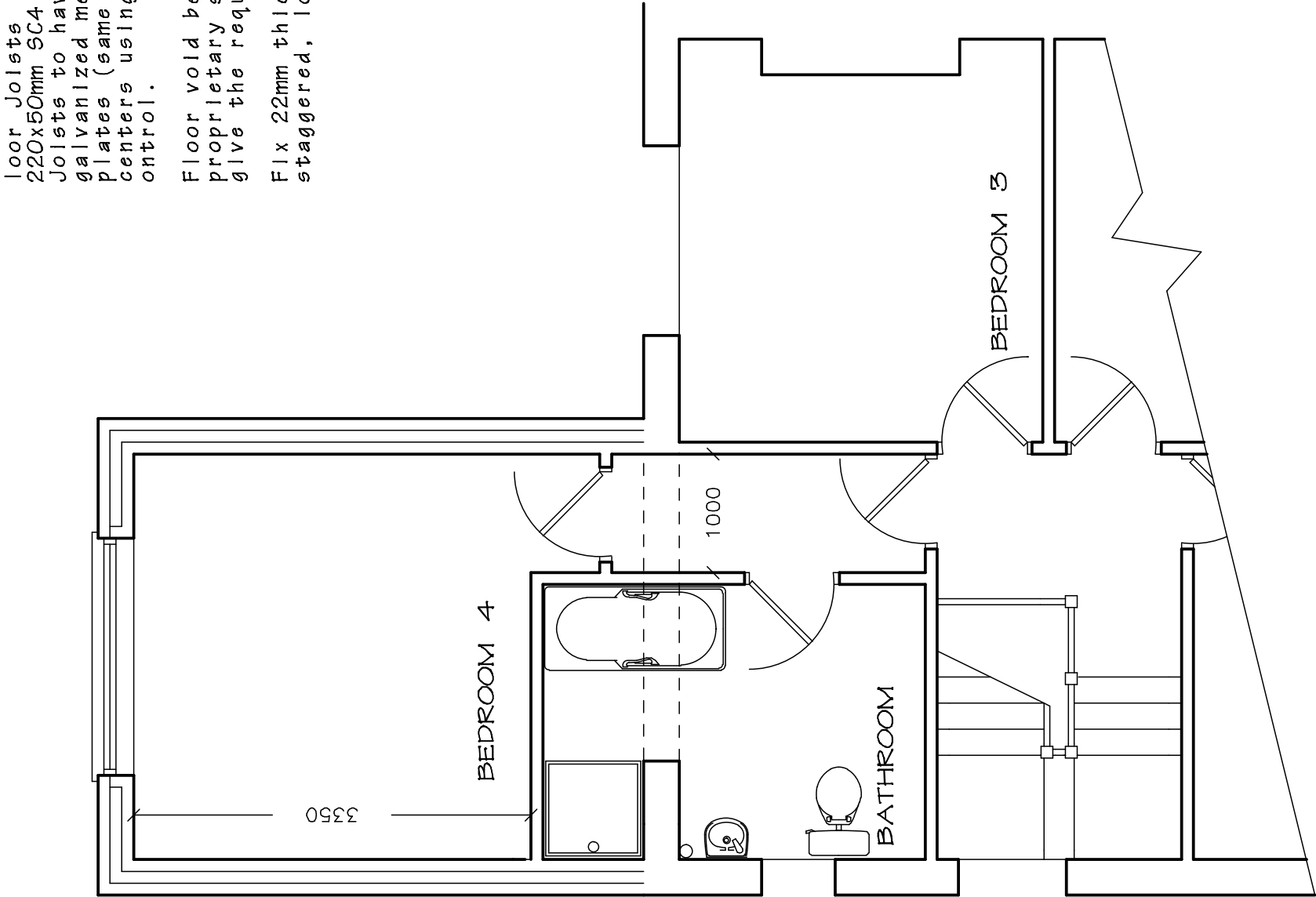




loor Jolists
220x50mm SCA strength joists @ 600mm centres.
Joists to have a nominal minimum bearing of 40mm, supported by heavy-duty, proprietary, galvanized metal restraint joist hangers built into walls or fixed to treated timber wall plates (same sizes as joists) resin bolted 100mm minimum into sound walls at 600-800mm centers using approved 12-16mm diameter stainless steel fixings- as agreed with building ontrol.

Floor void between joists to be insulated with a minimum thickness of 100 mm of 10Kg/m³ proprietary sound insulation quilt, ceiling to be a minimum 15mm plasterboard and skim to give the required sound insulation and 30 minutes fire resistance.

Fix 22mm thick moisture resistant tongue and grooved timber floor boards laid with joints staggered, long edge fixed across the joists and all joints positioned over joists/noggins.

Flat roof with 'warm deck'

(Non vented 'warm roof' achieving a U-value no worse than of 0.15 W/m².k)
Single ply high performance roofing system with a current BBA or other approved accreditation.
140mm Celotex FR5000 or similar.
22mm external quality plywood decking or similar approved laid to 1:60/80 minimum gradient using firing strips at spacing to match joists, fixed onto: 50x170mm s/w joists at 450mm centres.
Restrain flat roof to external walls by the provision of 30 x 5 x 1000mm lateral restraint straps at maximum 2000mm centers fixed to 100 x 50mm wall plates and internal wall faces.
Fix 12.5mm vapour checked plaster board and 3mm skim to underside of joists.

Wall plates fixed to blockwork using 30x5mmx1200mm galvanised anchor straps at max 2m centres.

Finish with 12.5mm plasterboard lining with skimmed finish.

Fixed in accordance with manufacturers recommendations onto treated timber battens on reinforced roofing felt to BS747 type 1F.

Electrical Installations
All fixed electrical wiring installed in dwellings must comply with Part P of the Building Regulations.
All work performed on new or existing electrical circuits or systems must be designed, installed, inspected, tested and certified by a competent person in accordance with the current version of the IEE Regulations as documented in BS 7671.

The competent electrician must provide signed copies of an electrical installation certificate conforming to BS 7671 for the owner of the property and for notifiable works a copy of the completion certificate must be forwarded to the Building Control surveyor for approval at completion, so the Building Control completion certificate can be issued.

PROPOSED EXTENSION AT 77 MARGAM ROAD,
PORT TALBOT. SA13 2LP
Mr. Paul Lever. 07875 425730.

DRAWING TITLE		
PROPOSED FIRST FLOOR LAYOUT		
SCALE 1 to 50 @ A3	DATE December 2021.	DRAWING No. 2021/10
DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DISCREPENCIES TO BE REPORTED IMMEDIATELY.		

PROPOSED
FIRST FLOOR PLAN