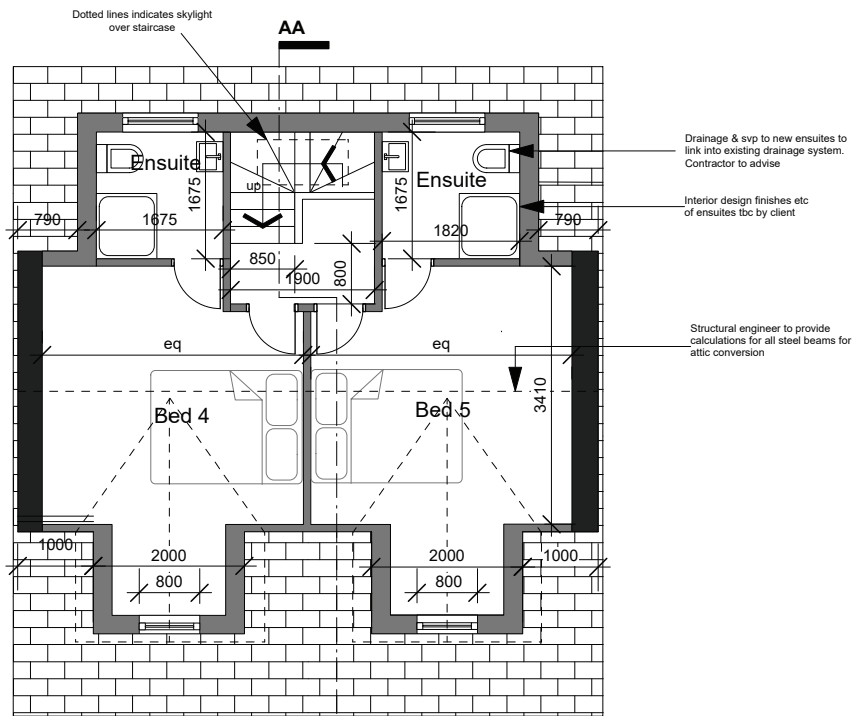
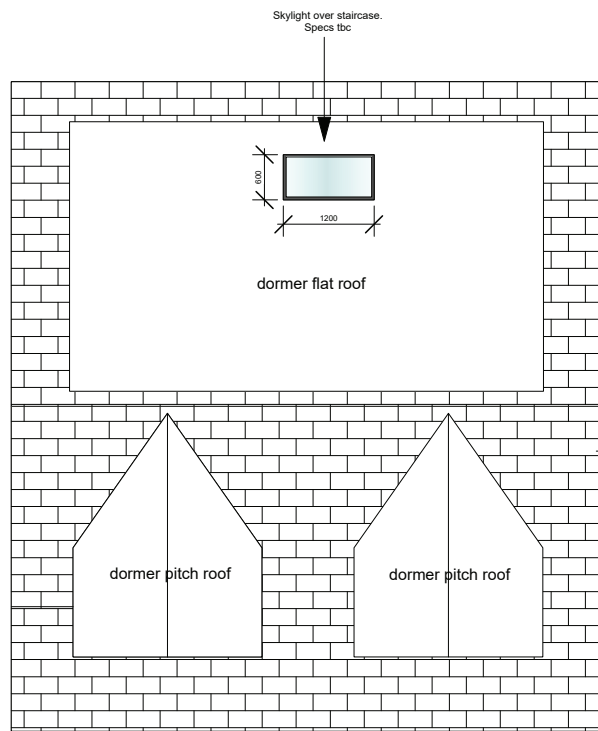
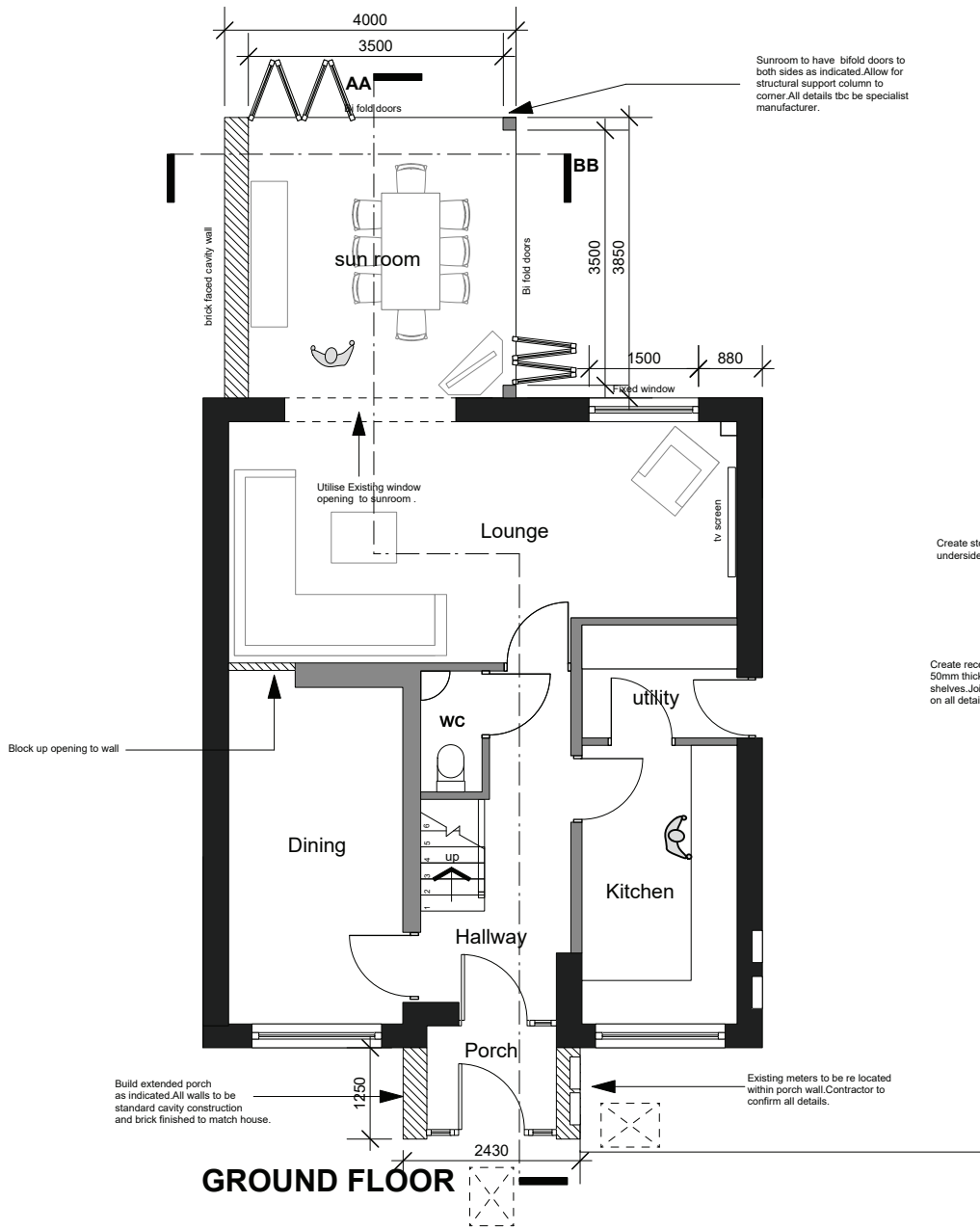




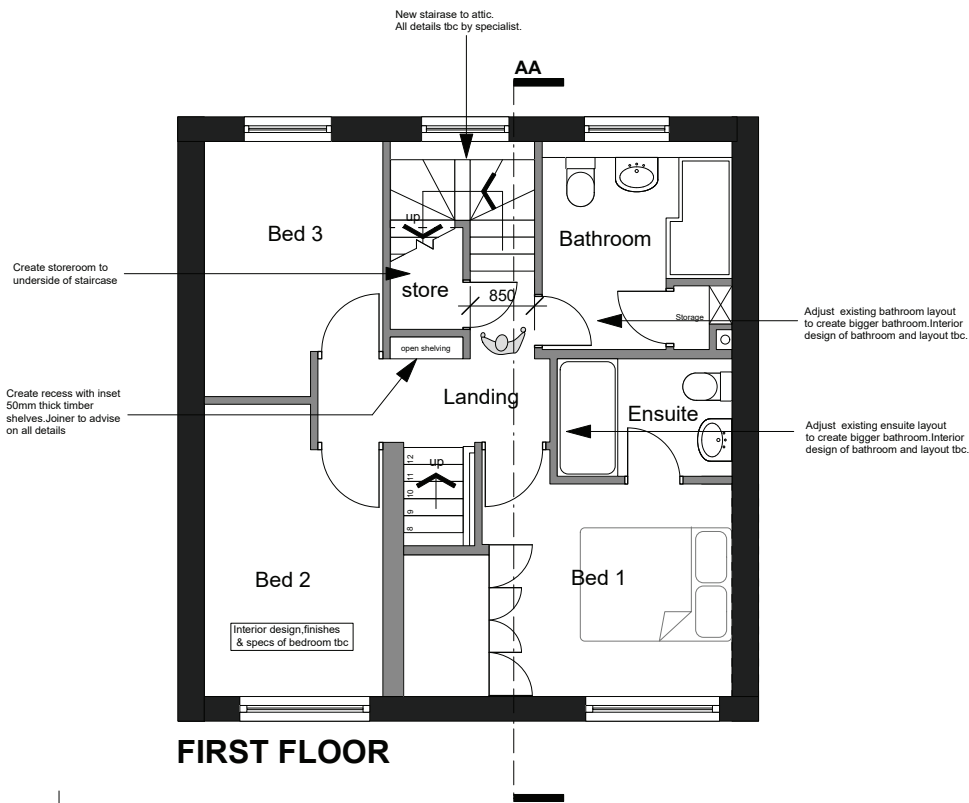
ATTIC FLOOR



ROOF PLAN



GROUND FLOOR



FIRST FLOOR

General Specification

Sunroom Extension & Attic

- Foundations** - Refer to engineers details & specifications for all structural elements and sub structure works)
- Drainage** - New drainage system to link into existing arrangement. Plumbing engineer to advise on all details & specification. All external drainage to be reconfigured to suit new layout . To be advised by contractor. All guttering & downpipes to be black/dark grey
- External Walls** - All walls to be standard cavity construction to current building regulations. All walls to be brick finished to match existing house. All walls to be lined internally with 12.5mm plasterboard & smooth plaster finished.
- Floors** - Ground floor construction to new sunroom to be standard floor build up to comply with building regs.To finish flush at same height as structural floor to existing house.(Note: If underfloor heating is required the contractor should install a suitable screed to suit.) All details tbc.
- Ventilation**- To comply with current building regs
- Windows & Doors**- Aluminium bi- fold doors to sunroom to be Anthracite grey or similar approved colour.All new windows to be Anthracite grey to match. Client to confirm window finish. All to comply with current building regulations. All detail specifications tbc. New composite front door with fixed side panels tbc.
- Skylights** - Allow for 1200 x 600mm rooflights to pitched roof to sunroom & attic roof over staircase.All Specifications tbc
- Doors** - Internal Doors to match existing doors or similar approved by client.
- Joinery**- All skirtings & door frames to be suitable softwood or mdf and paint finished to match existing..All profiles specs tbc.
- Electrical Installation** - The proposed electrical installation to be installed to current IEE regulations & to comply with part P requirements of the building regulations. Electrical safety certificate to be provided on completion of installation works. Allow provision for white recessed led type lightfittings generally. Finish of all sockets tbc. Location & quantities of all lighting & sockets tbc.
- Heating**- Client to confirm all details. Allow for new boiler to ground floor kitchen.
- Internal walls& ceilings** - All internal walls generally to be 100mm standard stud frame construction. To be lined on both sides in 12.5mm plasterboard and smooth plaster finished. Allow for suitable Rockwool type insulation within stud partitions where required generally for soundproofing to E2 requirements. Make good to existing walls & ceilings where possible and allow for seamless finish between old & new.
- Decorations**- Contractor to allow for painted finish throughout all new areas. All colours, specifications tbc
- Ensuites** - Interior design & specification of WC Pan, sink ,Cupboards, worktops,finishes etc to be advised by client.
- Floor finishes** - To be confirmed by client
- Pitched Roof** - Roof tiles to existing roof to match existing. Supalite charcoal tiled roof to sunroom.Structural engineer to provide calculations and spec of all steels & timber joists for internal pitched roof structures.Detailed roof build up to be suitably insulated to comply with current building regulations.Ceilings to be lined internally with plasterboard & smooth plaster finished.
- Attic Dormer** - Dormer walls to be standard timber frame construction. All external walls to be faced in brick slip cladding material on suitable batten system as per manufacturers specification. Wall & floor construction to comply with building Regs.Structural engineer to provide details of any structural steels/timber joists to form roof openings as required. All walls to be lined internally with plasterboard & smooth plaster finished. Flat roof to be standard warm roof construction with epdm rubber roof covering or similar approved.

- Do not scale off this drawing- Use Figured dimensions only
- All dimensions are in mm unless otherwise stated
- This drawing is to be read in conjunction with any other relevant Bankhead Design drawings and subsequent engineers drawings & associated information.
- All details & dimensions are to be confirmed on site prior to any works commencing or ordering materials.Contractors liaise with Client when setting out extension on site.
- Please note these are not working drawings and are for planning purposes only & for builders to provide cost estimates
- This drawing has not been approved by building control.The contractor/Client will need to submit a building notice prior to the start of works or submit a full building regs submission.The final specification of all finishes & construction details to be advised by the contractor and should comply with building control. All details and finishes to be approved by Client.
- Contractors final quotation to include itemised breakdown of all items and clear specification and proposal of all finishes etc
- All construction details proposed by Contractor to be included as part of the quotation.
- All works carried out to comply with current building regulations
- Structural engineer to provide details of all steel beams, padstones,footings etc

BANKHEADDESIGN

amendments

client Jon Dale

project 39 Ffynon Dawel,Neath, SA10 8EQ

title Proposed Plans

scale 1.100 @A3

dwg by

date July 2021

dwg no Jon-03 rev

Dimensions to be verified on site. Figured dimensions to be taken in preference to those scaled.
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