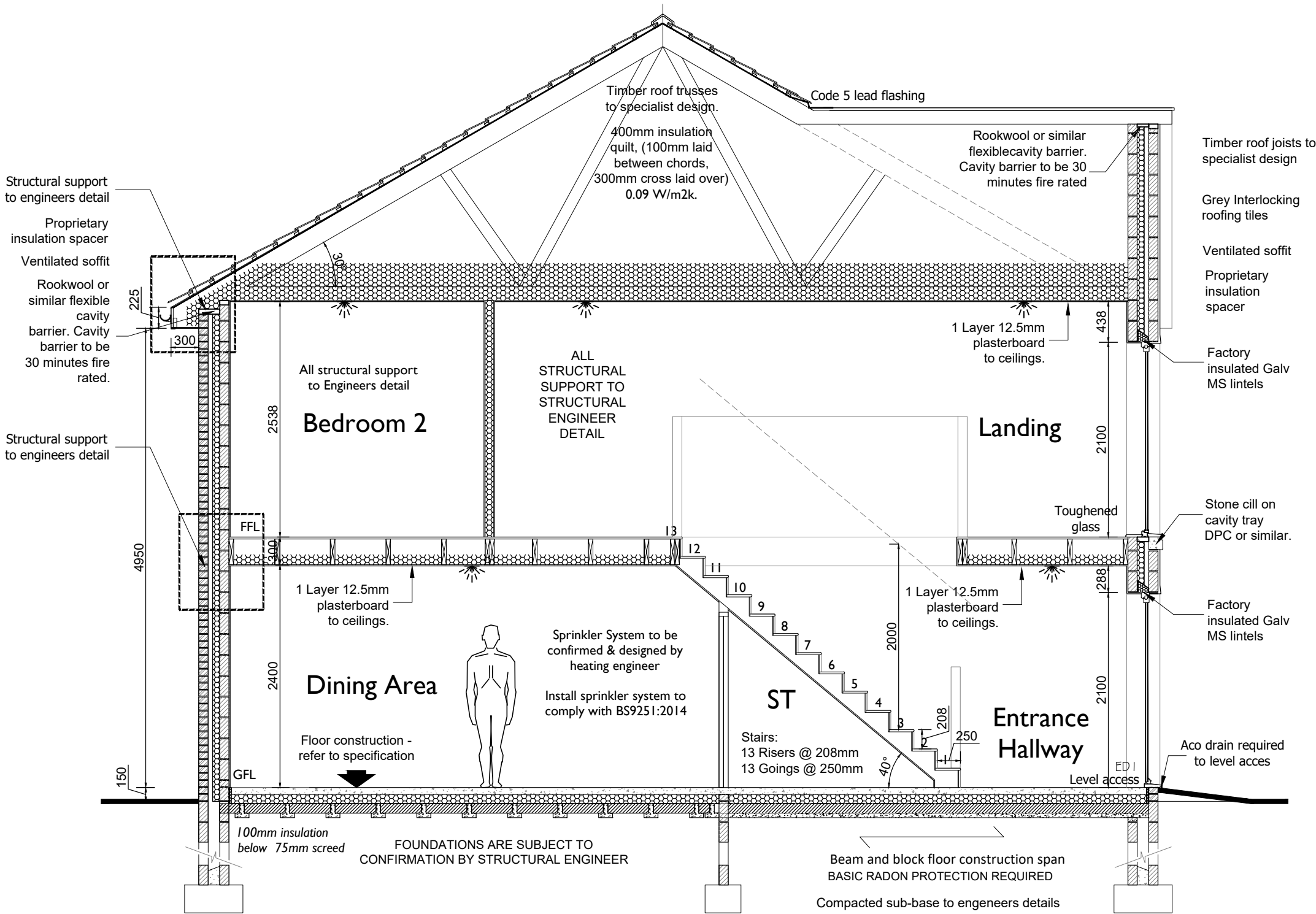


PROPOSED SECTION A-A

PLOT I, GLANNANT PLACE, CWMGWRACH , NEATH, SA11 5TE



Sloped Roof with plane ceiling construction to comprise of interlocking roofing tiles to suit the 30 degree pitch roof, installed with headlaps and fixings in accordance with manufacturer's instructions. On 25 x 38mm treated softwood tiling battens fixed over 50mm treated softwood counter battens running with roof slope at centres to match trusses. Roofshield or similar compatible breather membrane by Procter laid over roof trusses to specialist design to BS 5268: Part 3. 100mm Knauf Earthwool Loft Roll 40 between joists, 300mm (2x150mm layers) Knauf Earthwool Loft Roll 40 laid at right angles over joists, ventilated roof space. 12.5mm plasterboard lining and skim finish. Maximum U-Value to achieve 0.10 W/m² K

External Wall: Facing Brickwork finish outer leaf, 50mm clear cavity, 75mm Celotex GA4000 partial fill wall insulation or similar. 100mm dense concrete block inner leaf with 12.5mm plasterboard on dabs with skim finish: U-value = 0.21W/m²K.

External Wall: 20mm Render finish, 100mm dense block outer leaf, 50mm clear cavity, 75mm Celotex GA4000 partial fill wall insulation or similar. 100mm dense concrete block inner leaf with 12.5mm plasterboard on dabs with skim finish: U-value = 0.21W/m²K.

First floor construction comprises 22mm weyroc floor panels laid over 'I' joists at 600mm. Centres joists TBC by SE. Joists to be doubled up below partitions. Floor joists supporting baths to be doubled up. 100mm Rockwool insulation to be installed between joists. Ceiling to be lined with 12.5mm. Firecheck plasterboard (moisture resistant to bathrooms to achieve minimum 30 minutes elements of structure fire protection.

First floor internal walls to consist of 89mm lightweight timber stud with 12.5mm plasterboard either side.

Ground floor internal walls to consist of 100mm dense blockwork with skim finish.

New U.P.V.C. double glazed, low E windows to achieve 1.6 W/m² K maximum U Value or a minimum B.F.R.C. Band C rating or better. Windows to bathrooms / w.c.'s to be obscured supplied.

Doors: Half glazed external doors. U-value = 1.60W/m²K (assumed).

Solid external doors. U-value = 1.60W/m²K (assumed).

Ventilation: Local intermittent extract fans to kitchen and wet rooms (assumed).

Ground floor construction to consist of 75mm sand / cement screed on 500 gauge polythene separating layer, over 100mm Celotex GA4000 insulation with 25mm thick vertical edge upstands. Visqueen or similar d.p.m laid over structural ground bearing beam and block construction. (To Structural Engineers Detail). Maximum U value 0.15 W/m² K

Space Heating: Mains gas fired combi boiler. Make & model TBC (Ideal Logic ESP1 35 assumed). Radiator heat emitters. Dual zone time and temperature controls.

Hot Water: Unvented hot water cylinder fed by the gas combi boiler - TBC (210 litre Ideal Thermostore).

Internal Lighting: 100% low energy lighting throughout.

Thermal Bridging: Concrete block association and Table K1 Accredited Construction Details for Thermal Bridging & Air Tightness.

Air Permeability: No air test required. Default 15m³ / (hr.m²) at 50 Pascals building pressure difference (assumed).

Renewables: Photovoltaic system on the rear elevation. Size of system TBC (2.8kW peak assumed)

Sprinkler System to be confirmed & designed by heating engineer. Install sprinkler system to comply with BS9251:2014

Notes
This drawing is copyrighted and must not be reproduced or disclosed to third parties without the prior written permission of Prime Architecture Limited.

Do not scale from this drawing. Responsibility will not be accepted by Prime Architecture Limited for errors made by others scaling from the drawing. Use written dimensions only. Contractor to verify all dimensions before commencing work on site.

Prime Architecture Limited are to be notified immediately in writing of any discrepancies. All survey information incorporated within the drawings cannot be guaranteed as accurate unless confirmed by a fixed dimension.

All dimensions are in millimeters unless otherwise noted.

This drawing is to be read in conjunction with all relevant project drawings and specification prepared by Prime Architecture Limited and other relevant consultants, specialists, etc.

CDM notes are provided to assist the contractor in managing residual hazards identified during the design stage. Any such notes do not relieve the contractor of their duties and they must provide a safe system of work based on method statements, risk assessments, etc.

Revision:	Description:	Date:

External Finishes

1. Roof Finishes - Marley Modern Roof Tiles Black

2. External Walls Finishes

- Mixed Heritage Blend Brick

- Parex G10 White Render Finish

3. Window & Doors Anthracite UPVC Windows & Doors

4. Rainwater Goods - Black UPVC

5. Anthracite Fascia

Drawing Status: BUILDING REGULATIONS



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Client: Mr & Mrs Johnson

Project Title: Proposed 4 Bedroom New Build at Plot I, Glannant Place, Cwmgwrach, Neath, SA11 5TE

Drawing Title: Proposed Section A-A

Scale: 1:50 @ A3 Date: February 2022

Job No: 857 Drawing No: 07 Rev: -

- NOTES**
- 1.0 Rigid insulation to be installed with tight fitting joints.
 - 2.0 All insulation used must have a Global Warming Potential (GWP) less than or equal to 5.
 - 3.0 All Insulation to be laid in strict accordance with manufacturers instructions.
 - 4.0 Roof trusses to be designed to meet the requirements of BS 5268 : Part 3. Roof truss calculations are to be provided for submission to Building Control. Timber for roof truss manufacture must be from a certified source (FSC, CSA, SFI with CoC, PEFC).
 - 5.0 Position of internal load bearing walls to be determined by the structural engineer.
 - 6.0 Floor thickness to be determined by the contractor.

Section A-A 1:50

All measurements to be confirmed on Site with any discrepancies reported to supervising Surveyor for verification.

NOTE: Please refer to Engineer's drawings and calcs. for details of floor arrangements, steel locations, sizes post locations sizes of new floor joists etc..