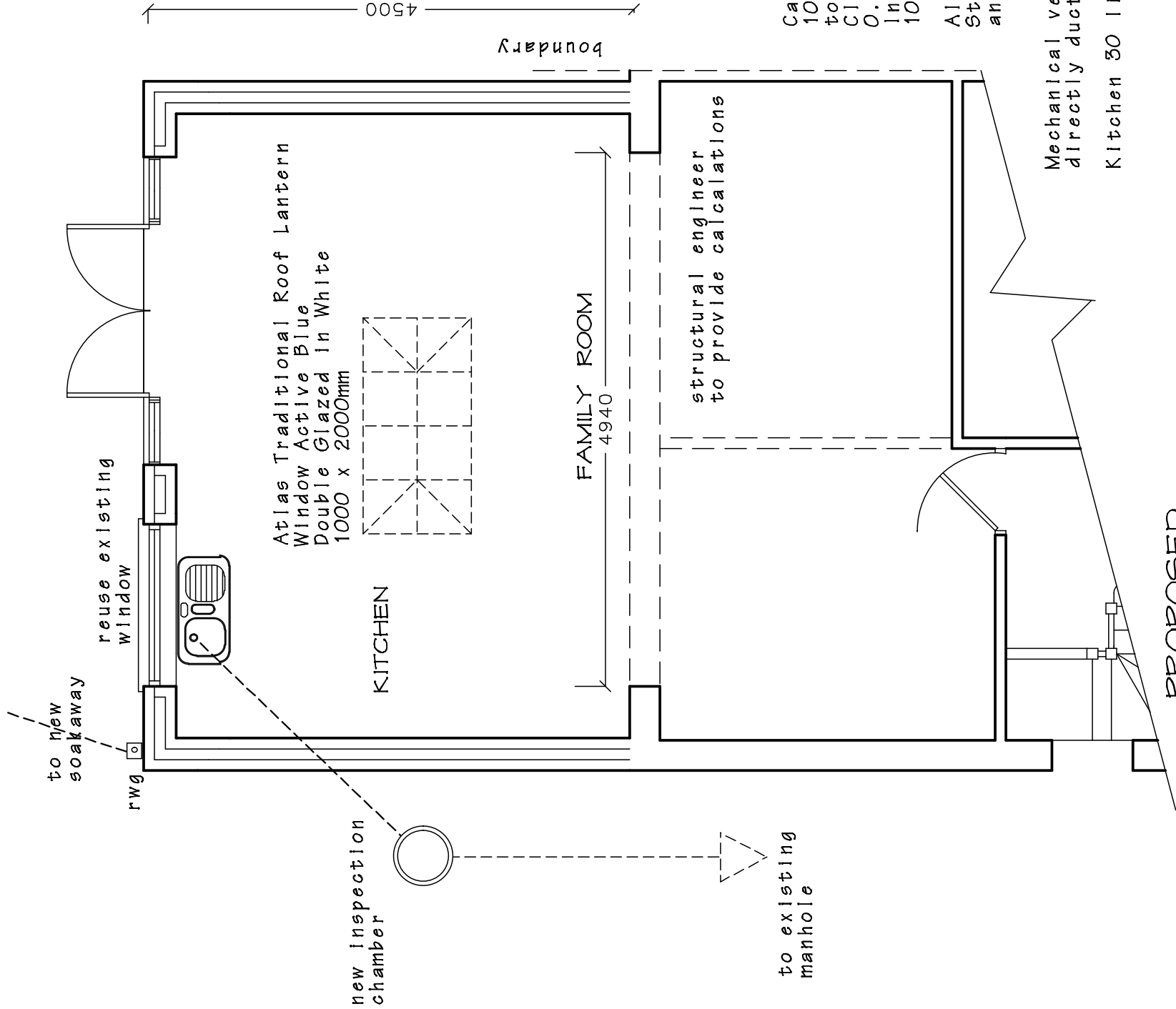


NOTE.
If in doubt ask Local Authorities Inspector.
No part of the extension to trespass into adjoining property.
Including foundations



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: 50x220mm s/w joists at 600mm 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.

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.

Foundations

Strip foundations to have a minimum width (typically 600mm wide for 300mm thick cavity walls and 450mm wide for 100mm thick walls), a minimum thickness of 150mm (typically 225mm in practice) and minimum depth below ground level in accordance with the guidance required by building control.

Any services should pass through the sub structure walls protected by precast concrete lintels and not through the foundation.

NOTE
USE TRENCH FILLED FOUNDATION ON PARTY WALL NOT TO ENCROACH ADJOINING PROPERTY

Cavity wall construction (U-value not worse than 0.21 W/m2.k)
100mm face brick outer leaf, cavity, partial fill insulation, waterproof render to match finish.

Clear Cavity width 50mm Overall cavity width 125mm (75mm Celotex Cg5000 K value 0.022 or similar)
Internal Block Type and Thickness -
100 mm dense concrete block (K value 1.13) with 13mm lightweight plaster.

All returns and reveals to be insulated 'Therabate' surrounds.
Stainless steel wall ties to be 200 x 25mm twisted type at 900mm horizontal c/c and 450mm staggered vertical

Mechanical ventilation is to be provided to the rooms listed below directly ducted to the outside air equivalent to the following rates.

Kitchen 30 litres per second over hob or 60 litres elsewhere

PROPOSED GROUND FLOOR PLAN

Floor construction build-up includes: U Value 0.16.W/m2K
65mm screed 150mm concrete slab separation layer.
80mm Kingspan Kooltherm K103 Floor Board damp proof membrane hardcore.

PROPOSED EXTENSION AT 41 DYLAN CRES.
LITTLE WARREN, PORT TALBOT.SA12 6BW.
Mr. Kristian Watts.

DRAWING TITLE

PROPOSED LAYOUT

SCALE
1 to 50 @ A3

DATE
April 2022.

DRAWING No.
2022/03

DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED.
DISCREPANCIES TO BE REPORTED IMMEDIATELY.