

Main Roof: U-Value 0.16 W/m2K.
Concrete tiles to match existing fixed to manufacturers recommendations on 38 x 25mm s.w.treated battens, sarking felt and trussed rafters at 600mm centres strap every other rafter to wall below plate with 450x50x5mm galvanised m.s straps to inner skin of external wall and internal load-bearing wall.

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

Finish with 12.5mm plasterboard lining with skimmed finish.

Covering concrete interlocking tiles Marley Modern fixed in accordance with manufacturers recommendations onto treated timber battens on reinforced roofing felt to 85747 type 1F.

Fascias to be upvc (to match existing) fixed to ends of trusses with upvc soffit incorporating continuous ventilation to promote cross ventilation to roof space.

Roof insulation laid horizontally between and over ceiling joists. (Vented cold roof achieving a U-value of 0.16 W/m2.k)(Rockwool Roll K value 0.044 or similar) 100mm between joists and 170mm laid over joists

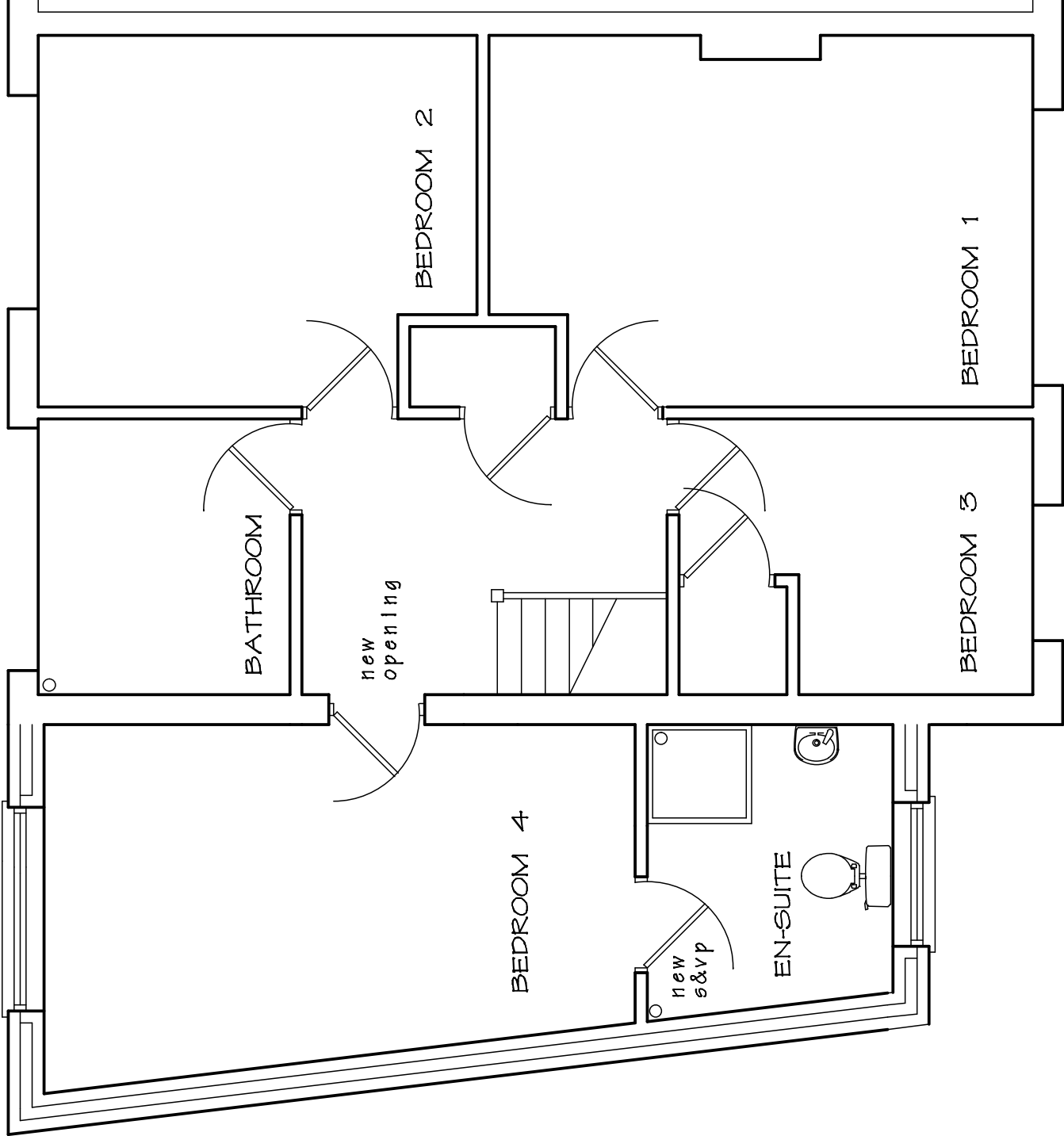
Valleys and lead work
Lead work, flashing, soakers, valleys and gutters, etc, to be formed from Code 5 lead sheet and fully supported on treated valley boards, etc, and to have a minimum 150mm lap joints, dressed 200mm under tiles, etc, and not to be fixed in lengths exceeding 1.5m and to be fixed in accordance with the roof cladding manufacturer's and the Lead Sheet Association recommendations.

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.

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.



PROPOSED
FLOOR FLOOR PLAN

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 51 WILDBROOK EST.
TAIBACH, PORT TALBOT, SA13 2UL
Mr.P.Evans 07818 812178.

DRAWING TITLE		
PROPOSED FIRST FLOOR LAYOUT		
SCALE 1 to 50 @ A3	DATE June 2022.	DRAWING No. 2022/04
DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED. DISCREPANCIES TO BE REPORTED IMMEDIATELY.		