

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, breathable 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.

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.

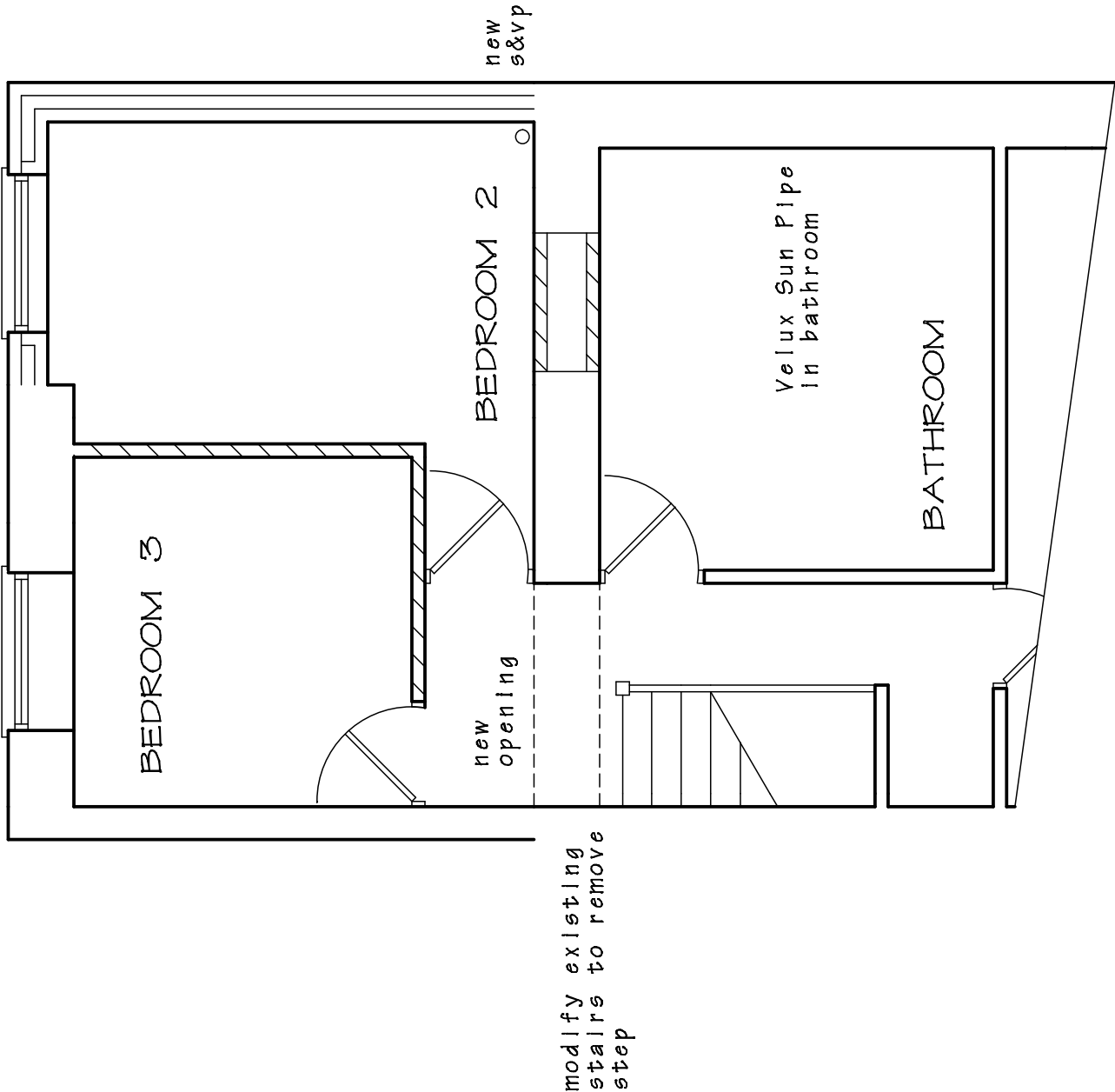
Electrical installations
All fixed electrical wiring installed in dwellings must comply with Part P of the Building Regulations.

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.

Mechanical extract ventilation rates
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
Utility	30 litres per second
Bathroom	15 litres per second (including shower rooms and en-suites)
Toilet	6 litres per second W/C (with or without a window)



PROPOSED
FIRST FLOOR

Bedroom First floor:
170x50mm joists @ 6000mm centres class SC4 galvanised
mid strutting with 25mm "weyrocc" flooring grade boards.
All to Part A.

Insert 100mm insulation in void not less than 10kg/m³ for
noise reduction.
All to Part E.

PROPOSED EXTENSION AT 35 THOMAS STREET
PORT TALBOT .SA12 6LT
Mr.I.Terry 07966 135355.

DRAWING TITLE

PROPOSED GROUND FLOOR LAYOUT

SCALE 1 to 50 @ A3	DATE March 2020.	DRAWING No. 2020/03
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DO NOT SCALE DRAWING. FIGURED DIMENSIONS ONLY TO BE USED.
DISCREPANCIES TO BE REPORTED IMMEDIATELY.