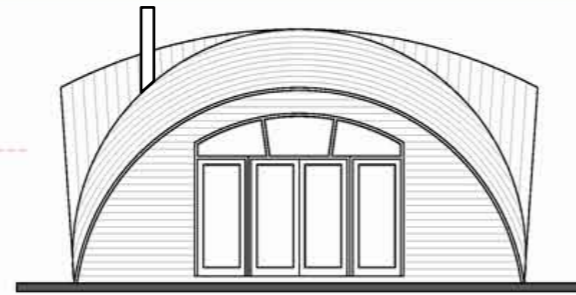


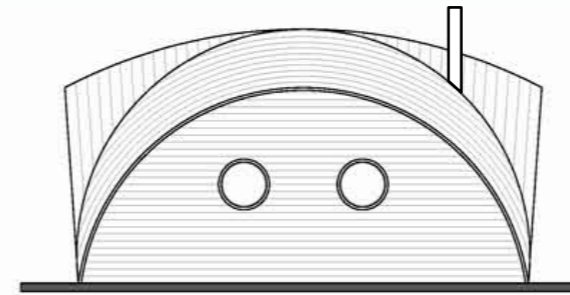
proposed side elevation.

- SW



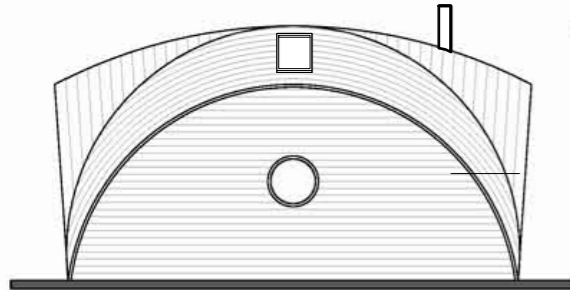
proposed front elevation.

- NW



proposed side elevation.

- NE

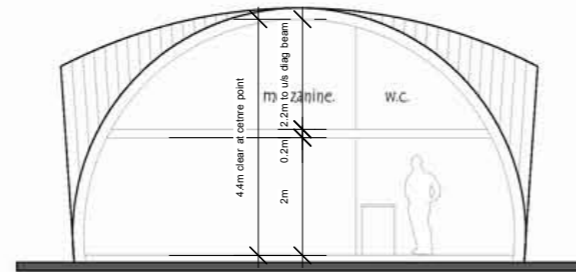


proposed rear elevation.

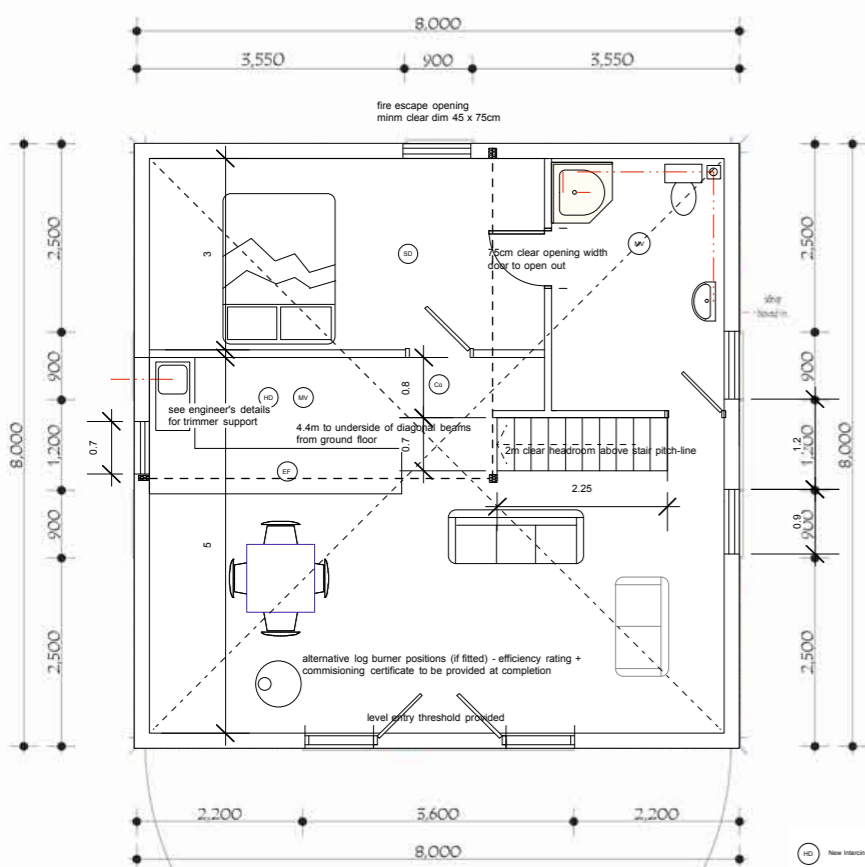
- SE

finishes:
cedar shingles
cedar cladding
timber windows / doors.

mezzanine.

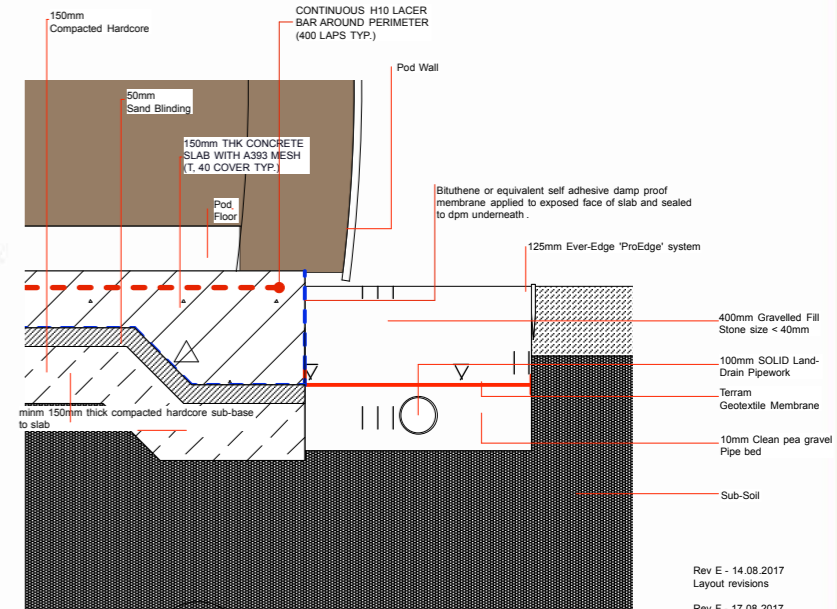
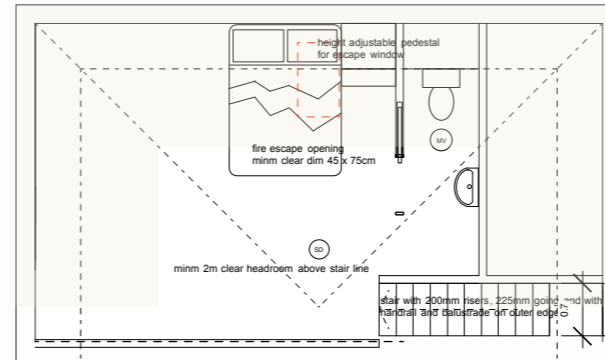


proposed outline section.



proposed floor plan.

- (M) New interconnected heat detector with battery back up
- (M) Mechanical ventilation 15lps
- (M) Carbon Monoxide detector
- (M) New interconnected smoke detector with battery back up
- (M) Extractor fan for cooker hood 30lps



1 Detail at edge surround
1:20

- Rev E - 14.08.2017 Layout revisions
- Rev F - 17.08.2017 Layout revisions
- Rev G - 18.08.2017 Layout revisions
- Rev H - 24.08.2017 Layout revisions
- Rev J - 30.08.2017 slab detail revised additional notes added
- Rev K - 05.09.2017 additional notes added
- Rev L - 19.09.2017 Floor slab reinforcement amended
- Rev M - 15.12.2017 Window + rooflight positions adjusted. Trimmer location.
- Rev N - 15.02.2018 Amended layout, notes + detail to slab.
- Rev C - BRW - 13th July 2017 Eco Pod size reduced to 8 sqm.
- Rev D - BRW - 12th June 2017 Window arrangement amended.
- Rev A - BRW - 26th Jan 2016 Eco Pod size increased to 9 sqm.

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1. Overall layout to be set out on site 100% prior to commencement of any building operation.
 2. The contractor is to check with local authority's reference positioning of existing underground services and take the necessary advice where services are found to obstruct proposed construction works.
 3. Roof - Cedar shingles on 25 x 50mm s.w. treated battens on kingspan nilvent breathable membrane over 225 x 50mm grade C24 rafters @ 400mm cts - 230mm Knauf Frametherm roll insulation between rafters, maintaining a 50mm minimum air gap, 25mm Kingspan Kooltherm cavity board insulation fixed to underside of rafters, finished with plasterboard fixed to rafters. Achieving a U Value of 0.15 W/m2K.
 4. Rainwater: French Drain 600mm wide to be formed around perimeter of Eco Pod to receive storm water directly from roof. Perforated rigid pipe wrapped in a geotextile material, with pea gravel bed and surround connected to a new soakaway.
 5. Soakaway constructed using a coarse granular material ranging from 150mm - 10mm in size. The inlet pipe to be surrounded by a larger material to prevent any silting up of the soakaway, a layer of 1200 gauge dpm to be laid across the top, beneath the finishing layer. Soakaway to be 2.0m3 below invert level. Soakaway to be a minimum of 5000mm away from any building. Overall dimension of soakaway to be determined by reference to porosity test results
 6. Damp proof courses and cavity trays: All windows and door openings to have vertical and horizontal insulated damp proof courses. DPC's to be lapped into the side of the frames. All damp proof courses to be Hyload and or similar approved.
 7. External walls: Redwood horizontal timber cladding on 25 x 50mm vertical timber battens, Kingspan nilvent breathable membrane, 9mm OSB panel, 50 x 150mm timbers studs at 400mm cts fixed to structural engineer curved beam. 120mm of Kingspan Kooltherm K12 fitted between timber studs, polythene vapour control layer, Plasterboard. Achieving a U Value of 0.21 W/m2K.
 8. Double glazed windows with trickle ventilators. All glazing to be toughened safety glazing in accordance with approved document N. All new windows must be as minimum of a type with Window Energy Rating (WER) C, or overall U value of 1.6 W/m2K. All doors and windows must also be approved by Secure by Design or have a certificate issued to this effect by an approved body. On completion of works a certificate is to be issued by the contractor that they have installed the relevant type of door and windows as required under the Building Regulations 2014. Windows to both bedroom to be of minm 45x75cm clear opening escape type
 9. Studwork walls to be 75 x 50mm head and sole plate with horizontal noggins staggered at 400mm centres to receive plasterboard both sides. 50mm of mineral wool with a minimum density of 10kg/m3 or as otherwise noted.
 10. Mezzanine Floor Construction: 22mm high density T & G moisture resistant grade chipboard flooring on 50 x 150mm grade C24 floor joists @ 400mm cts supported on double 50 x 150mm trimmer beam and 150mm square post. New stair to mezzanine with 10 no. 225mm going and 11 no. 200mm risers.
 11. Pod Floor construction. 18mm high density T & G moisture resistant grade chipboard flooring on a 1200 gauge dpm on 50 x 150mm grade C24 floor joists @ 400mm cts. 120mm thick Kingspan Kooltherm K103 Floorboard insulation between joists and contained using 25 x 25 s.w. treated support battens. (Cross ventilation to be achieved by fitting air grills into the cladding panels) Achieving a U Value of 0.18 W/m2K.
 12. Pod slab construction. 150mm concrete slab with 300mm perimeter edge thickening and A252 mesh reinforcement with visqueen dpm on 50mm sand blinding and minm150mm compacted hard core. Frame fixings to engineer's requirements.
 13. Period of fire resistance generally in accordance with approved document B under the current edition of the building regulations.
 14. Drainage: All drainage below ground level to be designed in accordance with the building regulations part H. Inspection chambers to be Marley or similar approved 300mm or 400mm dia high impact with grade B covers and frames. Fitted in accordance with manufacturer's specification. Foul and storm drainage to be laid to falls indicated on drainage plan. All drainage to be laid on pea gravel and surrounded. Waste to wash hand basin and shower to be 40mm dia with 75mm deep seal traps.
 15. Electrical installation: In accordance with current iee regulations. Switches & sockets to be inserted between heights of 450mm and 1200mm from finished floor level. All works are to be carried out by a competent person in accordance with Part P 2007
 16. Heating Installation: Log burner with minimum 65% efficiency rating
 17. Mechanical Ventilation: All sanitary accommodation to have a mechanical extract ventilation, capable of extracting air a rate of 60 litres per second. Kitchen to have mechanical extract ventilation, capable of extracting air a rate of 15 litres per second.
 18. Background ventilation to be achieved, bath rm 4000mm sq. habitable rooms 8000mmsq.
 19. Glazing for all openings within 80cm of floor level to be of toughened safety glazing in accordance with approved document N.
 20. Pods 1,2,3 to receive durgo valves to soil pipes. Pod 4 to receive vent pipe stack through roof and MIN.900mm from any opening.
 21. Sprinkler system to BS 9251: 2014 for domestic and residential occupancies & BS 9252: 2011 for components for residential sprinkler systems. Sprinkler commsioning certificate to be provided at completion.
 22. Unit to be air pressure tested at completion. As built SAP certificate and EPC to be provided at completion.
 23. Unit to be air pressure tested at completion. As built SAP certificate and EPC to be provided at completion.

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Project	Eco Pods Wern-y-Wylan Llandonma Beumaris Anglesea LL58 8TR.
Drawing Title	Project. Planning Application Drawing.
Drawn	BRW.
Checked	
Scale	1:100
Date	January 2016
16/01/01. M - 151217	