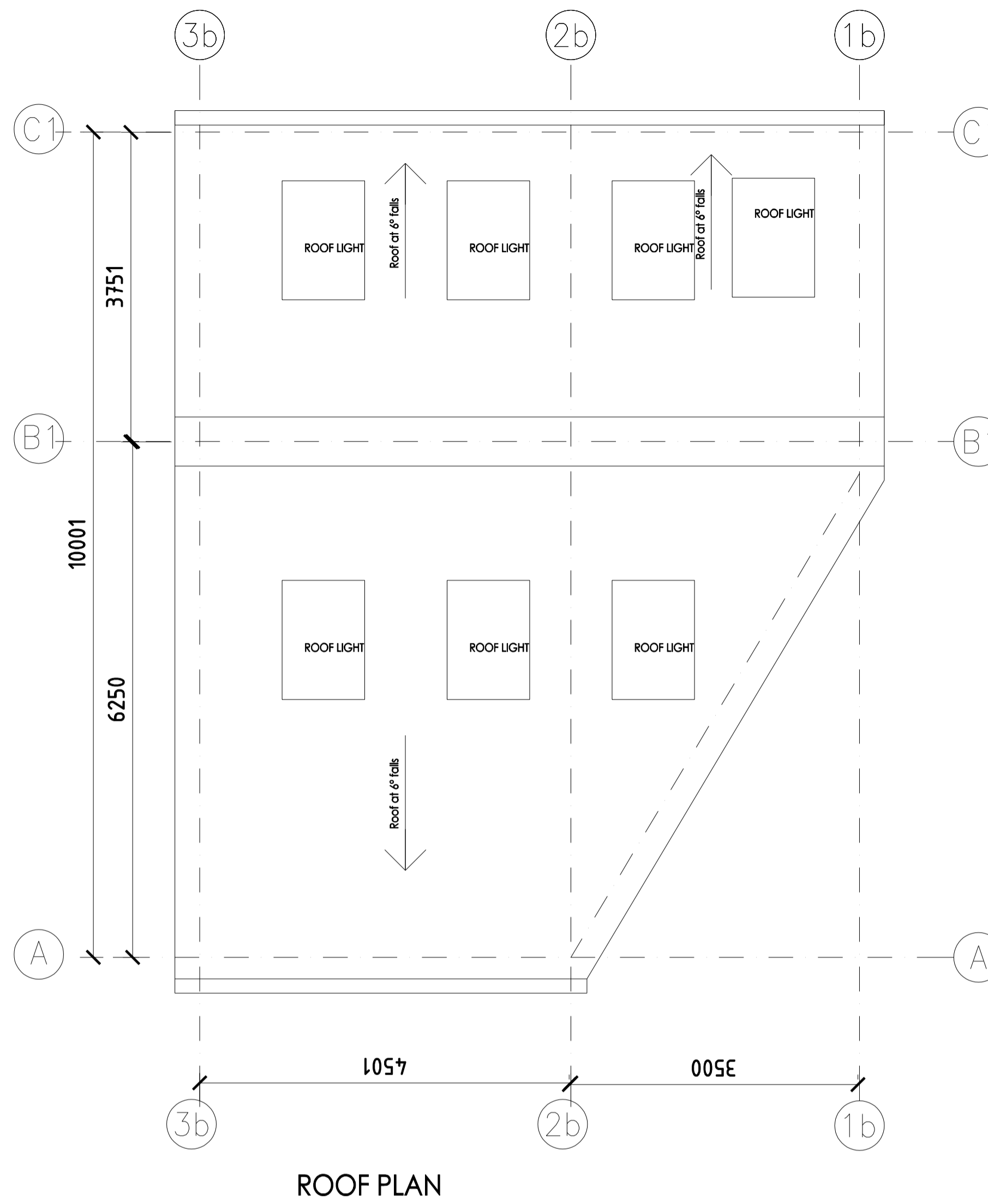
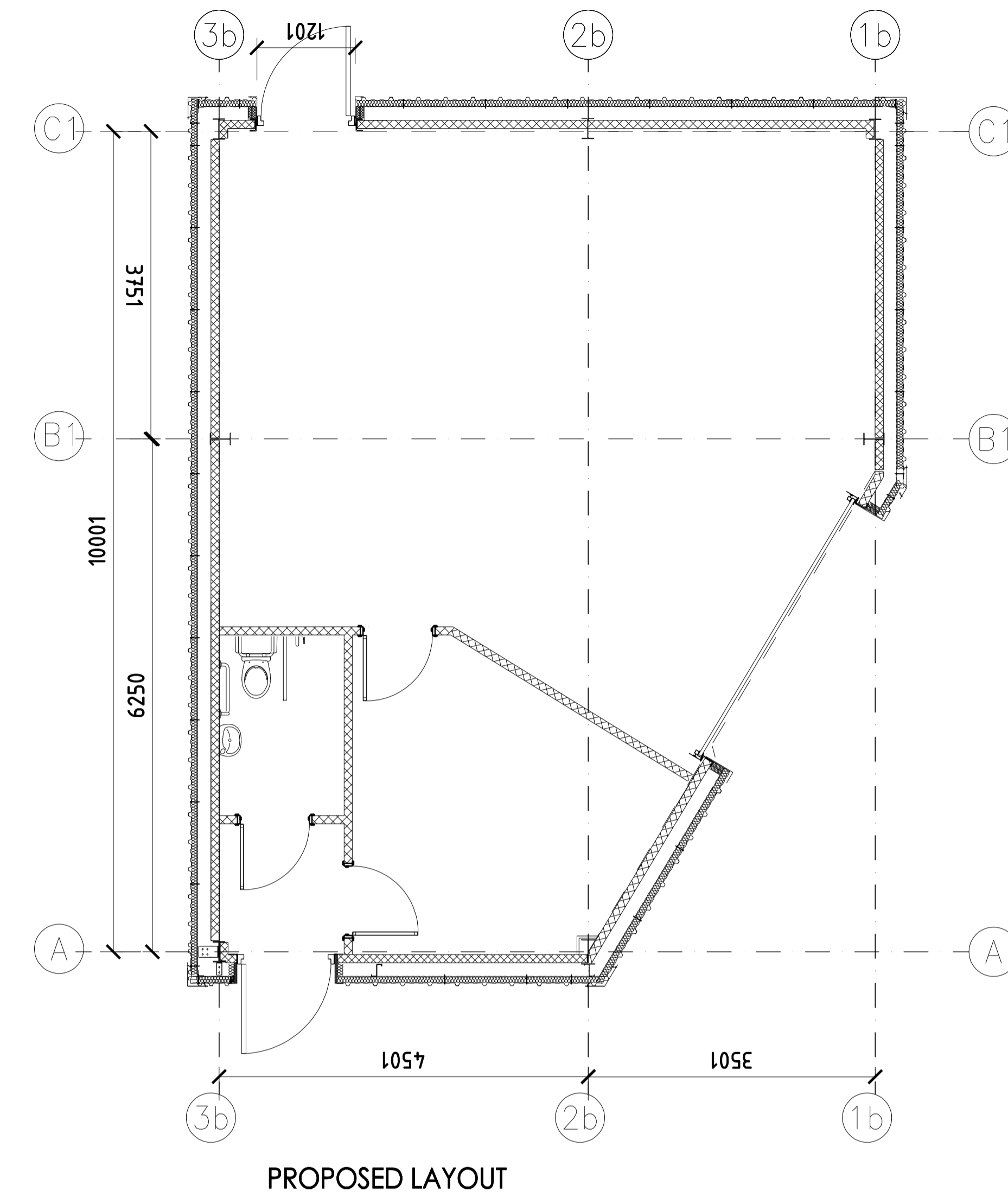


FOUNDATION PLAN



ROOF PLAN



PROPOSED LAYOUT

VALE OF GLAMORGAN COUNCIL
AMENDED PLANS
 RECEIVED Date.....

2014/01433/FUL Rec'd 13-01-2016

THE VALE OF GLAMORGAN COUNCIL
 TOWN AND COUNTRY PLANNING ACT 1990
APPROVED
 SUBJECT TO COMPLIANCE WITH CONDITIONS (IF ANY)

FOUNDATIONS
 1200 X 1200 X 750mm deep mass concrete pad foundations to each stanchion - all to Structural Engineer's specification and design
 Gable steel and foundations offset 16mm inwards

STRUCTURE
Gable Stanchions:
 254 x 146 x 31 UB set on base plate 300 x 350 x 15 with 22Ø holes with 4 No M20x300 H/D bolts
Main (Intermediate) Stanchions:
 305 x 145 x 40 UB set on base plate 300 x 300 x 15 with 22Ø holes with 4 No M20x300 H/D bolts
 Structure to incorporate Rafter stays and ridge gusset plates as indicated

FLOOR CONSTRUCTION
 175mm min thick concrete slab with 1 layer A193 reinforcement laid on 100mm oversite insulation - Kingspan Thermafloor IF70 or equal approved on 1200 gauge oversite DPM on 50mm min sand blinding on 150mm minimum hardcore
 Slab to thicken to 430mm minimum beneath perimeter wall
 Dimensions to be confirmed by Structural engineer and to provide a minimum U-Value of 0.25W/m².K

ROOF CLADDING
 100mm Kingspan KS1000RW to provide a minimum U-Value of 0.25W/m².K
 Cladding laid on purlins (Albion Z14615 sleeved sheeting rail system or equal approved)

WALL CLADDING
 80mm Kingspan KS1000RW to provide a minimum U-Value of 0.35W/m².K
 Cladding fixed to (Albion Z14615 sleeved sheeting rail system or equal approved)

WINDOWS/ DOORS
 UPVC thermally broken double glazed with 16mm minimum air gap (Low E, E_n = 0.2) to provide a minimum U-Value of 2.2 W/m².K
 Glazed and part glazed doors to be fitted with laminate toughened glass to comply with BS 6206 / 1981
 Main entrance doorway to incorporate level threshold

SERVICE DOORS
 3.6m high X 3.6m wide Sectional Insulated doors to provide a minimum U-Value of 1.5 W/m².K

FLASHINGS / SEALS
 All flashings to be as per Kingspan standard detail sheets
 All seals to be as per Kingspan standard detail sheets and in compliance with current Building Regulations

STORM WATER DRAINAGE
 0.7mm thick PM Gutter double sided plastisol coated as Kingspan standard details with all necessary support brackets to discharge via 4 No 100mm Ø aluminium downpipes to trapped gulleys to connect to 150mm Ø PVC drains laid to minimum falls 1 in 60 to existing (site) surface water drainage system
 Pipes to be surrounded in pea gravel or weak mix concrete where subjected to vehicular traffic

FOUL DRAINAGE
 100mm Ø UPVC foul drains laid to minimum falls 1 in 60 to connect into existing (site) foul drainage
 Pre-cast concrete inspection chambers with heavy duty galvanised steel double seal covers with strong mortar benching, slow bends 3VP as noted 100mm Ø UPVC with bird proof vent at top terminating minimum 750mm above eaves line
 Waste(s) to handbasin(s) to be 38mm with 75mm Ø bottle traps via back inlet gulleys
 Waste(s) to sinks(s) to be 40mm with 75mm Ø bottle traps via back inlet gulleys
 Wastes to WCs to be 100mm Ø - All in UPVC

DISABLED ACCESS WC
 To comply with Diagram 18 Section M1 / M3 of current building Regulations/inlet gulleys

INTERNAL WALLS
 100mm thick medium density block walls finished fairfaced to receive decoration by others

PERIMETER WALLS
 2250mm high x 100mm thick medium density block walls finished fairfaced to receive decoration by others with 20mm thick natural finish Verruculux board countertop and predrilled and plugged and screwed to top of block wall to seal cavity - Junction with cladding sealed using two part poly sulphide mastic
 Blockwork built off DPC on RC slab and lapped over oversite DPM
 Blockwork fixed back to structural steel using ANCON PPS S/S sliding anchors complete with de-bonding sleeves 125mm long drilled to columns using 6mm Ø self tapping screws or similar approved all at 750mm centres vertically

WATER HEATING
 Each hand basin to have individual instantaneous electric hot water supply

VENTILATION TO WC
 To have mechanical extract fans providing minimum 6l/s per WC per hour electrically linked to light switch with 20 minute over-run

HEATING
 Gas or oil fired hot air heating system installed by specialist contractor with certification to comply with requirements of current A doc Part J and Part M

SMOKE DETECTION / FIRE ALARMS
 Smoke detection, position of automatic fire detection and alarm systems to comply with BS 5839-1 2013

DISABLED ACCESS
 Internal doors 826mm wide door sets (1000mm wide to disabled access WC) to comply with Current A Doc Part M

FIRE RATING
 Internal doors to be ½ hour fire rated doors complete with smoke seals, self closers and vision panels to comply with Current A Doc Part B

FIRE EXITS
 Fire exits to exterior grade doors and frames fitted with panic latches over-riding any locking devices
 Fire exit signs to comply with BS 5499-4 2000 (Health and Safety signs and Signals)

EMERGENCY LIGHTING
 Positions of emergency lighting to comply with BS 5266.1 2011

STRUCTURAL DETAILS AND CALCULATIONS
 For details and calculations refer to design sheets 1-31 Ref Windmill Estate, Barry

This drawing to be read in conjunction with all specifications and all other consultants design information. Any contradictions between this drawing and any other design information to be advised to the contract administrator and author immediately

The contractor to site measure, check and verify all information issued, and confirm the correctness of the contents prior to the commencement on site.

The contractor to comply with all current statutory legislation, Building Regulations, British Standards, and good building practice.

Do not scale from this drawing.

Mitigation Measures as recommended by Sanderson Associates (Consulting engineers) Ltd's report dated 13 November 2014

Any proposed development that has the potential to change the flood mechanisms on a site is to be designed such that there is no increased flood risk to the site itself, or sites upstream and downstream of the development. Any critical plant or water sensitive stored goods within the site should be raised to a minimum of 600mm above the finished floor level of the proposed units where practicable to do so.

The floor slab of the unit and internal walls up to 600mm above slab level should be sealed with a treatment that will prevent the leaching of flood waters. This will assist in the cleaning of the units should a flood event occur.

Drains within the limits of the site should be regularly inspected and cleared wherever necessary to reduce the risk of blockages and subsequent flooding.

A flood evacuation plan should be provided for the site staff. The flood evacuation plan should include the following information for the current occupiers and must be passed onto any subsequent occupiers to ensure continuity as far as is practicably possible:

- How to register for 'Flood Warnings Direct', a free NRW service which provides flood warnings to each registered member by selected media such as telephone, email, text message which is tailored to each registered members requirements.
- What the different flood codes mean for the property when issued by the NRW (Natural Resources Wales) and what actions to take.
- Confirmation on what the sources of flood risk are to the property
- Confirmation of escape routes from the site should evacuation be attempted
- Advice on what to include in the flood kit
- Useful contact numbers if required.

Client: Windmill Property Development
 Units 11 and 12
 Title: UNIT 11 - PROPOSED PLANS
 Scale: 1 : 50 @ A1
 Date: April 2014
 Drawing No: A 004 Revision: D

Rev C. September 2015 - Plan revised to clients requirements
 Rev D. January 2016 - Plan further revised to clients requirements

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