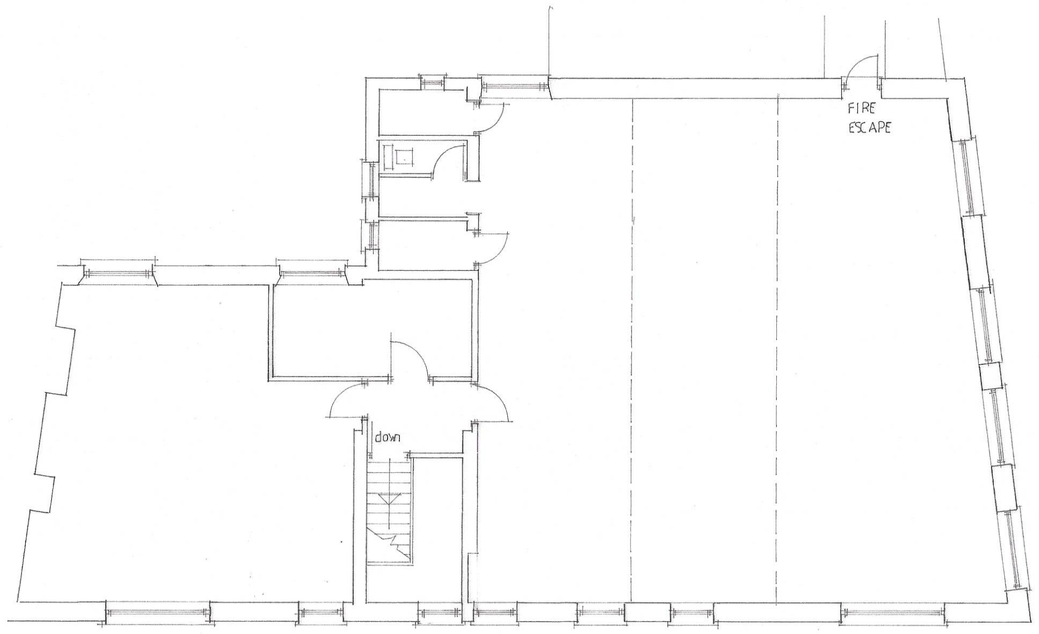
NOTES:

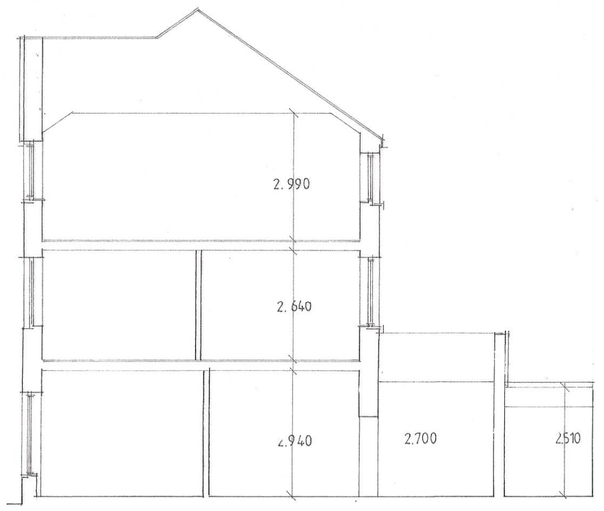
All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

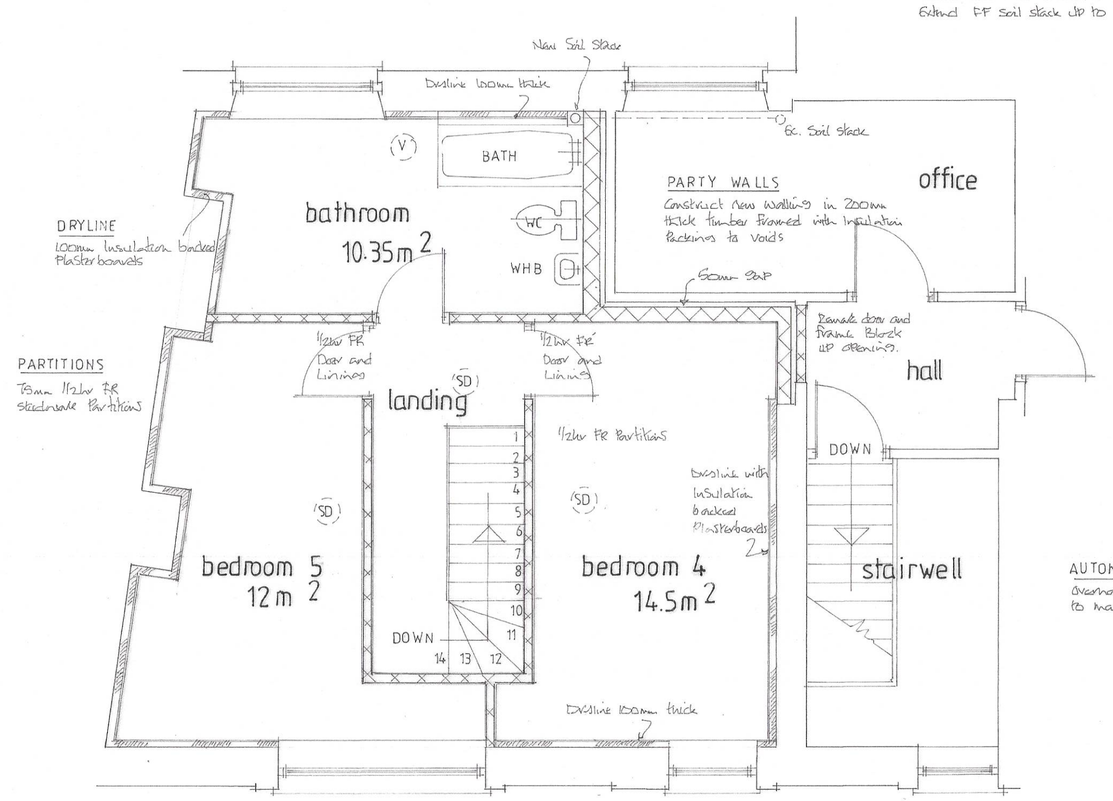


existing second floor plan 1:100m



existing section through 1:100m

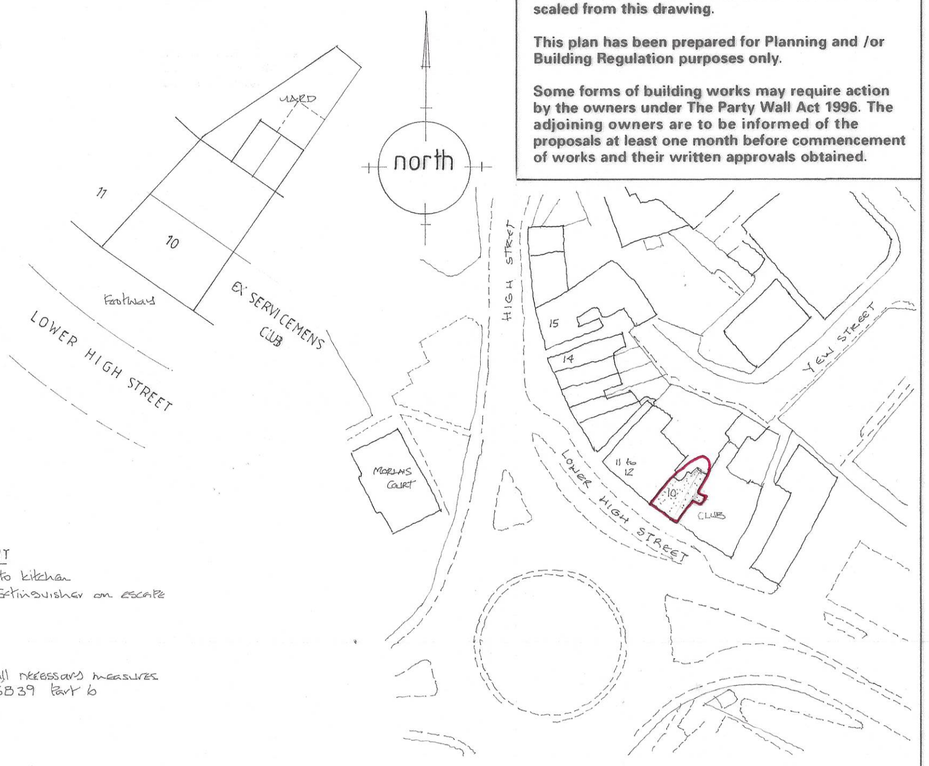
DRAINAGE
Form new wastes to bath basins with 75mm deep seal traps
Include for tackling across all elbows
100mm Dia PVCu waste to WC.
Extend PF soil stack up to SP to receive new downpipe



PROPOSED SECOND FLOOR PLAN 1:50m

FIRE FIGHTING EQUIPMENT
1m x 1m Fire Blanket to kitchen
1.9kg Dry Powder Fire Extinguisher on escape routes each Floor. 3no

AUTOMATIC FIRE DETECTION SYSTEM
Overhaul existing system and install necessary measures to maintain in Accordance with BS5839 Part 6

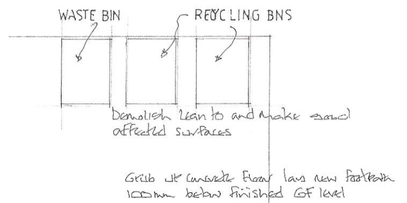


LOCATION PLAN scale 1:1000

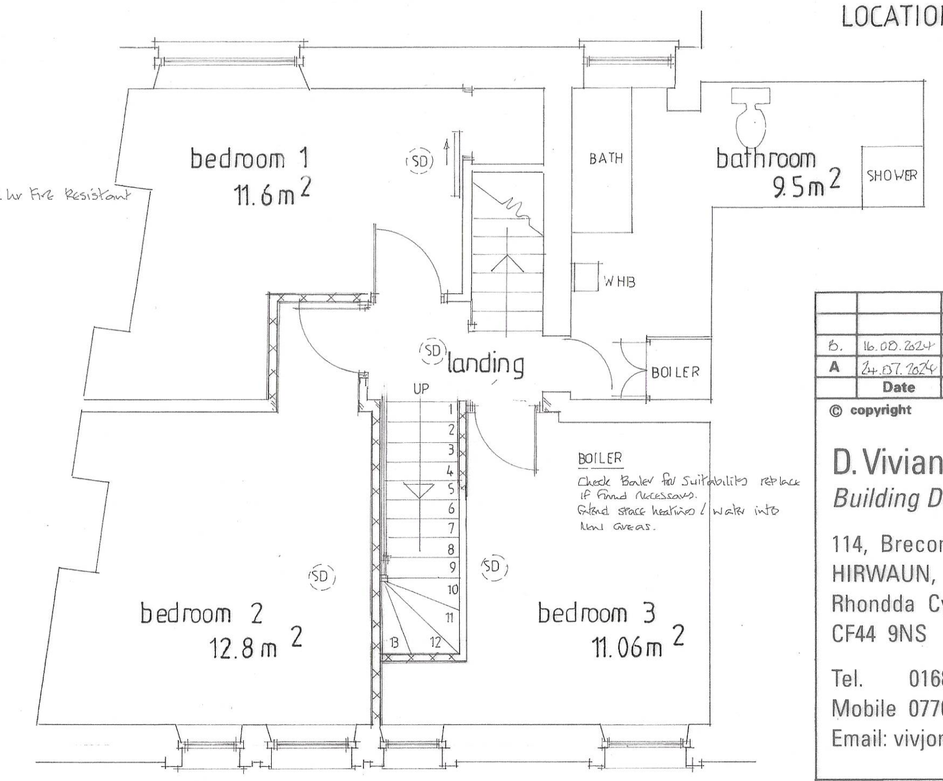
FIRE DOORS
New Fire Doors to be 1/2 hr Fire Resistant
30-50 FDS

BRIEF ELECTRICS
All new electrical works are to be carried out under the Consultant Electrics Scheme.
Overhaul all mechanical appliances replace / renew as found necessary.
Supply and fix mains operated low voltage ceilings pumped and ducted to external air mechanical extract fan to SF Bathroom Extractor Fan or similar approved giving 15 lit/sec. output.

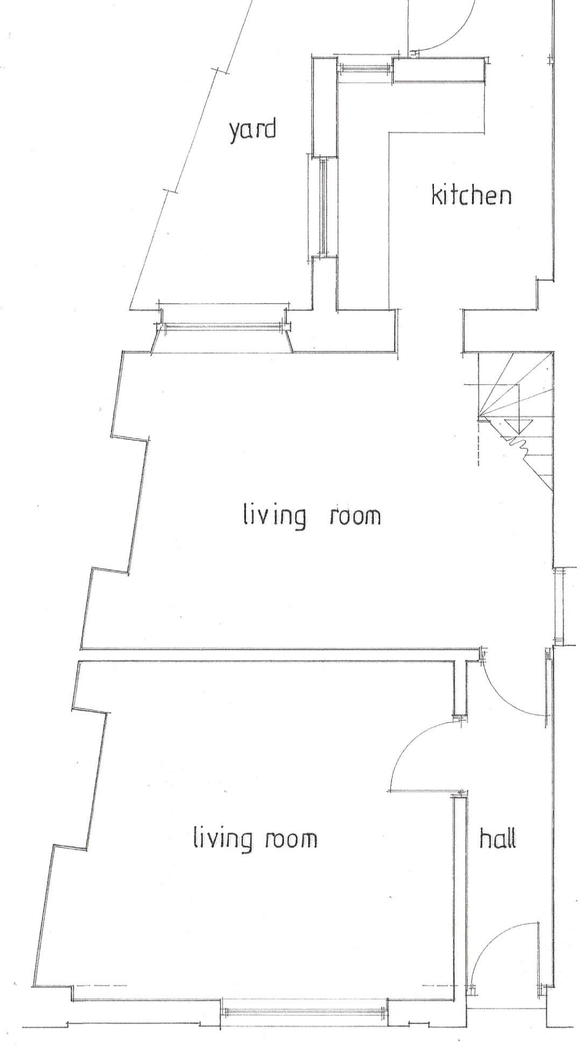
BIODIVERSITY
Supply and fix VIVARA Pro Woodstone House sparrow nest box to new main wall under eaves 290mm x 210mm by 160mm deep.
Supply and fix Two Greenset bat box to new annexe gable under ridge/eaves. Easycrete model self cleaning. 450mm high 216mm wide by 150m deep.



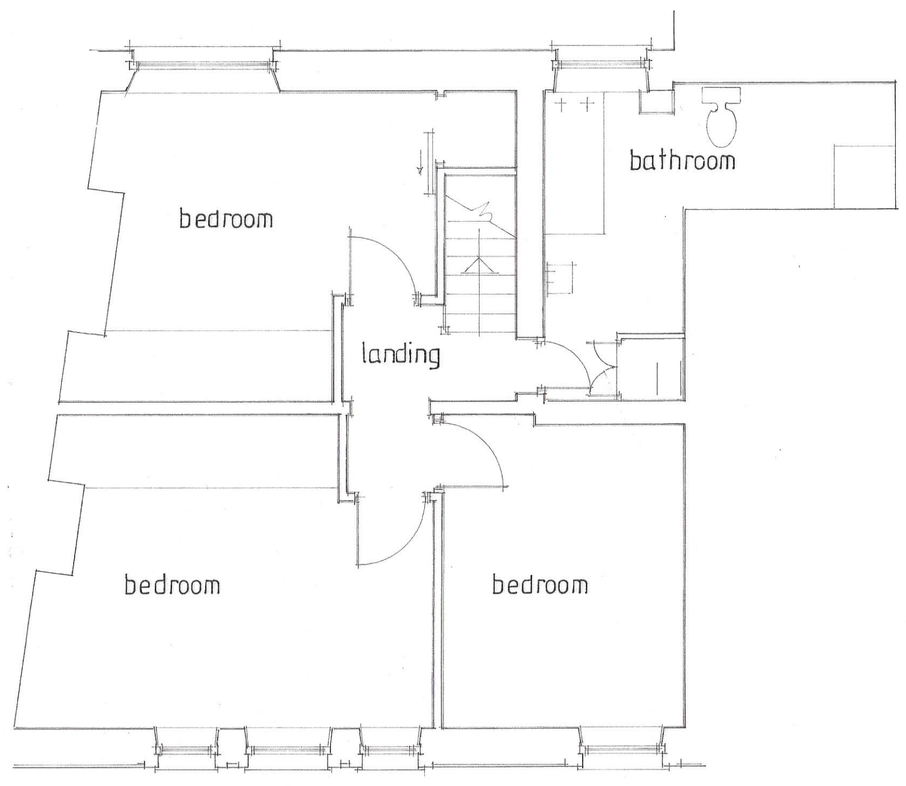
PROPOSED GROUND FLOOR PLAN 1:50m



PROPOSED FIRST FLOOR PLAN 1:50m

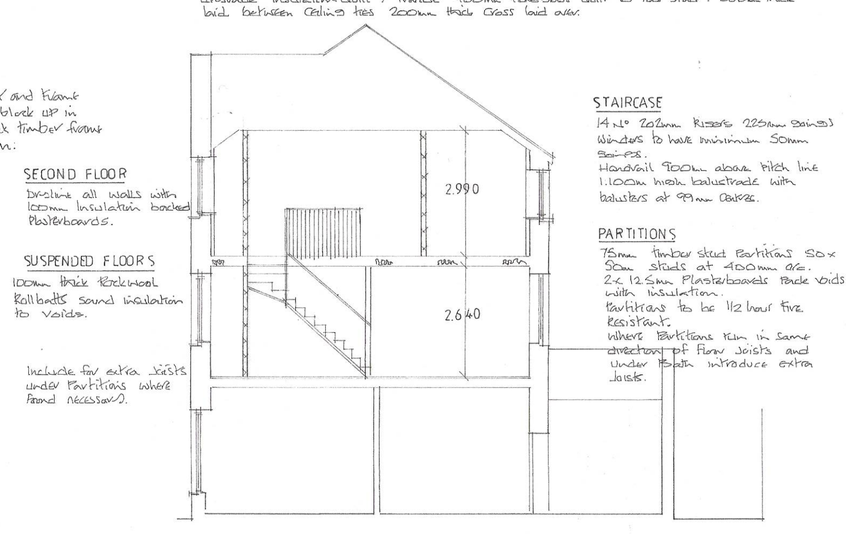


EXISTING GROUND FLOOR PLAN 1:50m



EXISTING FIRST FLOOR PLAN 1:50m

ROOF INSULATION
Upgrade insulation quilt / provide 450mm fibreglass quilt to roof space. 200m thick laid between Ceiling ties 200mm thick Glass laid over.



SECOND FLOOR
Dryline all walls with 100mm Insulation backed Plasterboards.

SUSPENDED FLOORS
100mm thick Rockwool Rollbatts sound insulation to voids.
Include for extra joists under Partitions where found necessary.

STAIRCASE
14 no 220mm Risers 220mm Goings
Risers to have minimum 50mm Nosings.
Handrail 900mm above Pitch line 1:100mm high balustrade with balusters at 99mm Centres.

PARTITIONS
75mm Timber Stud Partitions 50 x 50mm studs at 400mm c/c.
2 x 12.5mm Plasterboards Each Side with Insulation.
Partitions to be 1/2 hour Fire Resistant.
Where Partitions run in same direction of Floor Joists and under them introduce extra Joists.

proposed section through 1:100m

B.	16.09.2024	Middle room changed to Cycle Store/Utility
A	24.07.2024	Application Changed to 5 persons
	Date	Revisions

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Client
D2 Propco Limited

Job Title
Change of Use of Dwelling and Part of Ex Servicemens Club to HMO C4.
Maximum 5 Persons

Drawing Title
Ex Servicemens Club and 10, Lower High Street, MERTHYR TYDFIL. CF47 8EB.

Scale 1:50 1:100

Date 19.04.2024 **Drawn by**

Drg. No. 2983 C **Rev.**

DS 342

594 x 841mm A1