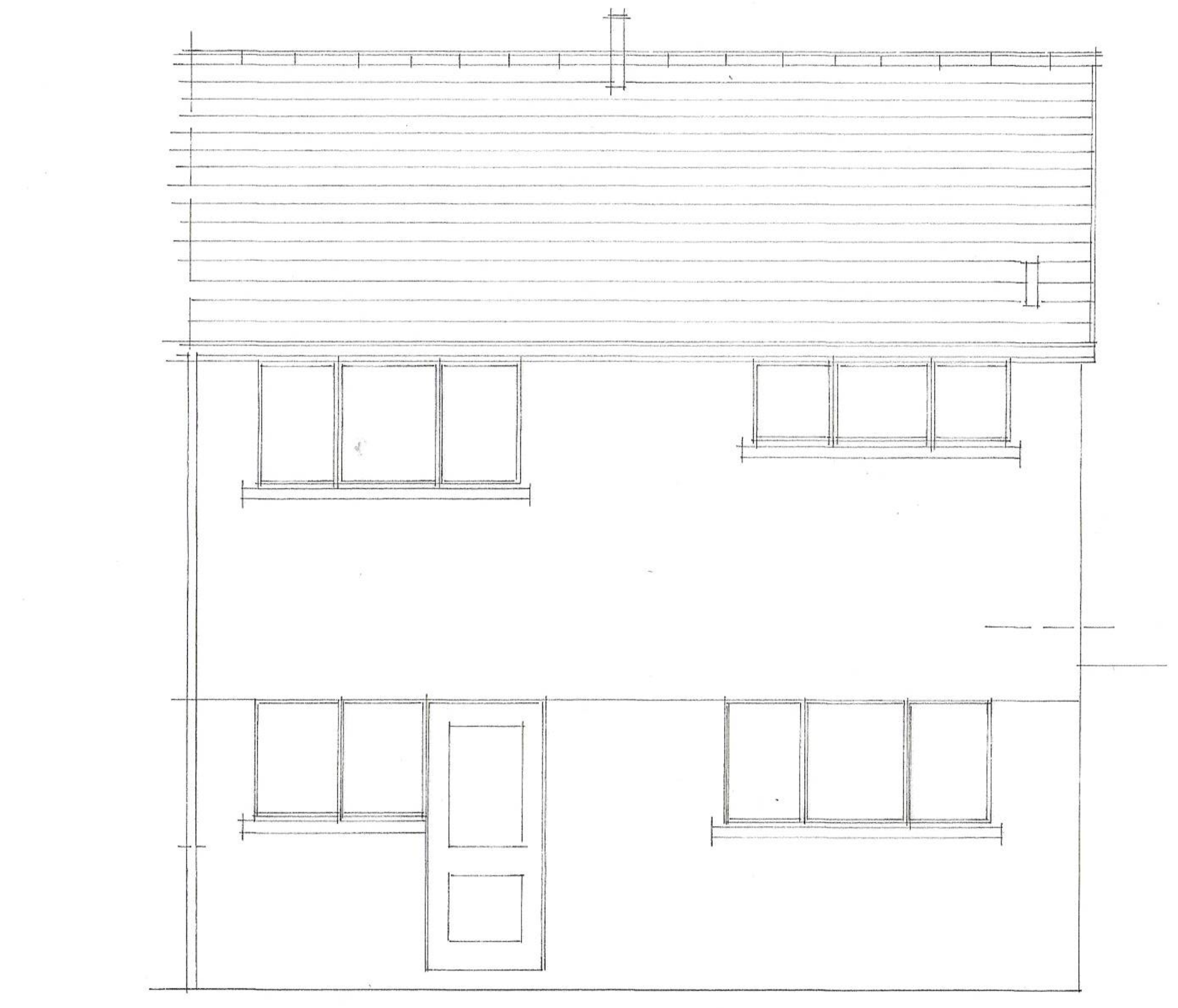
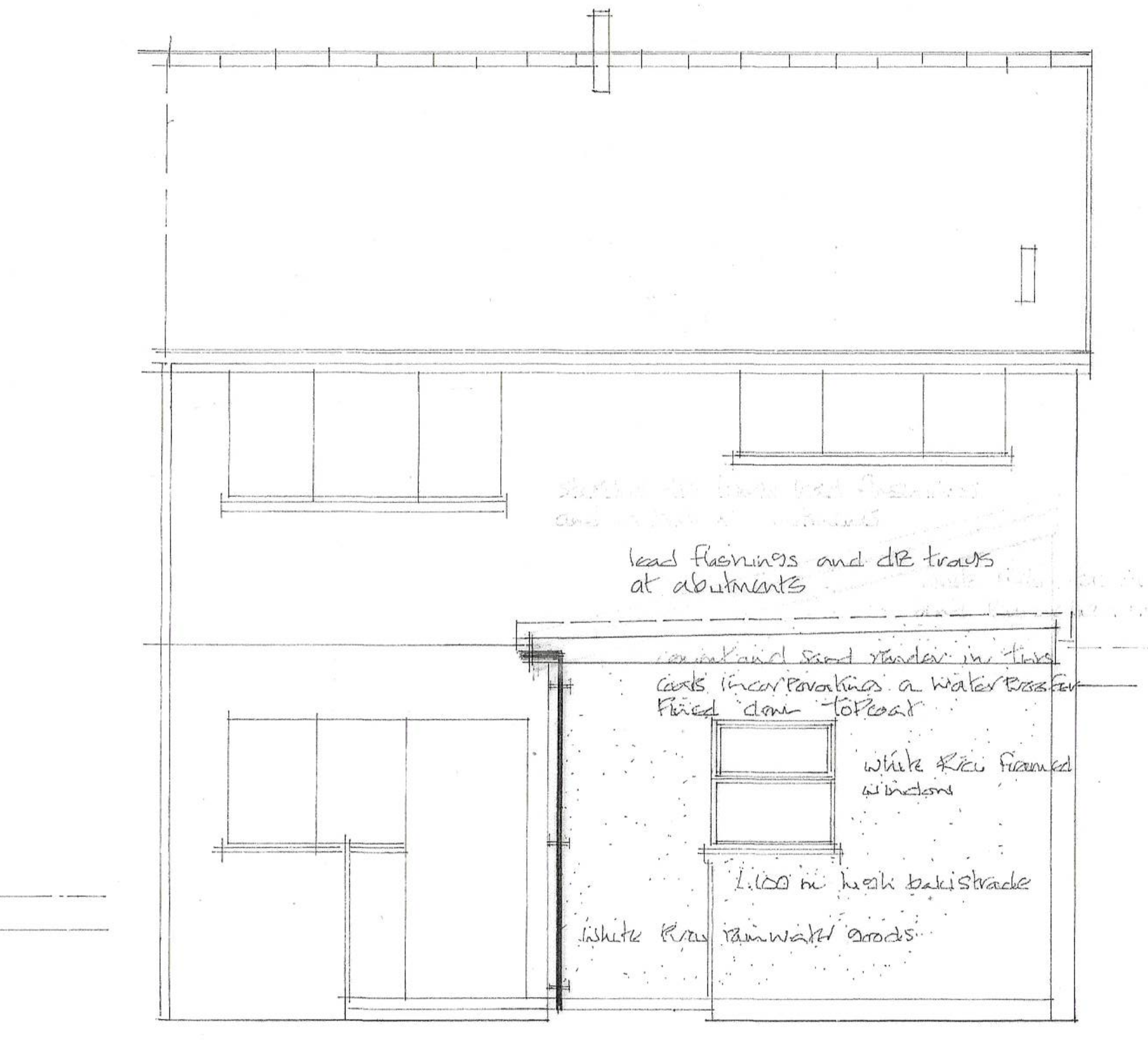
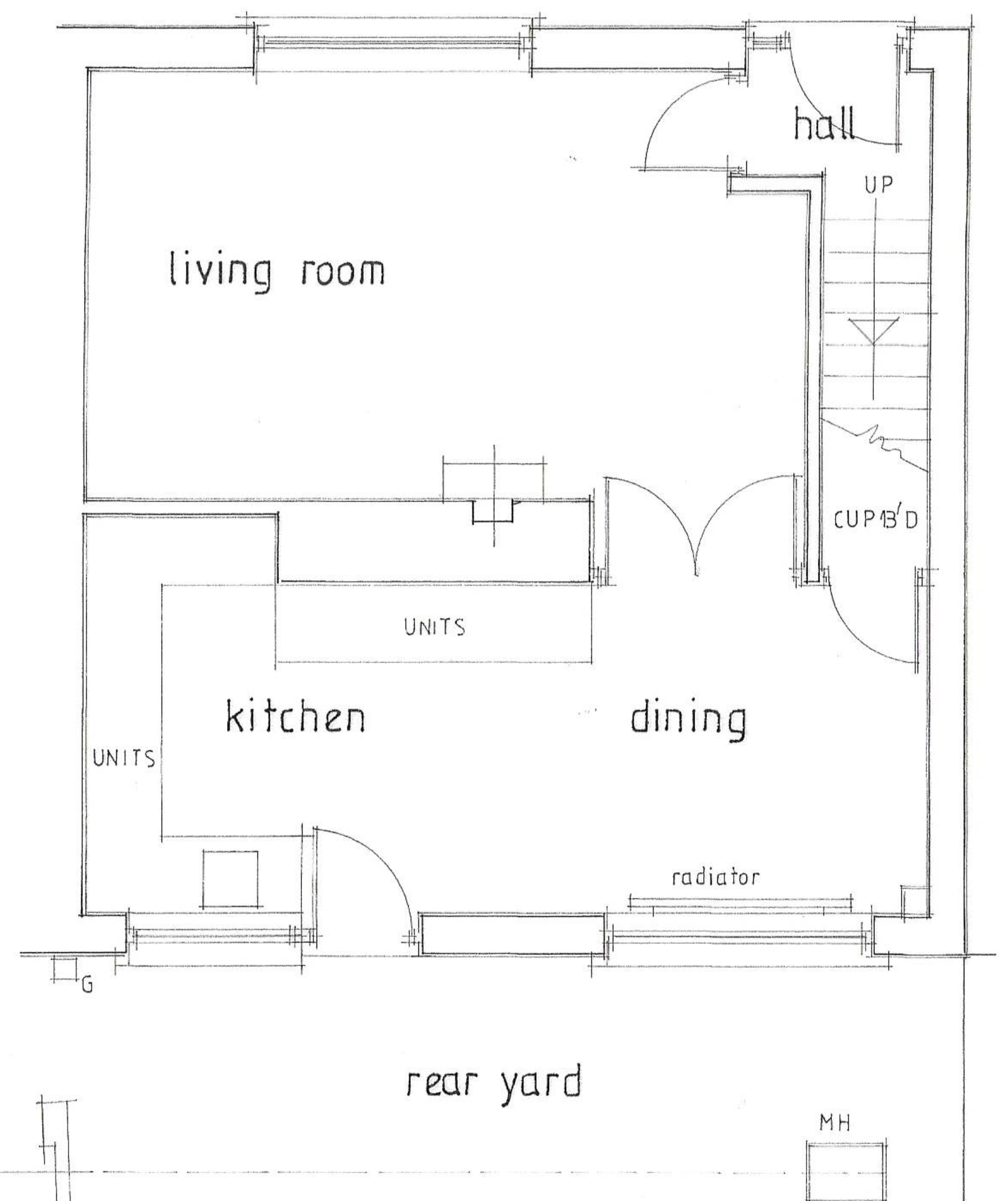


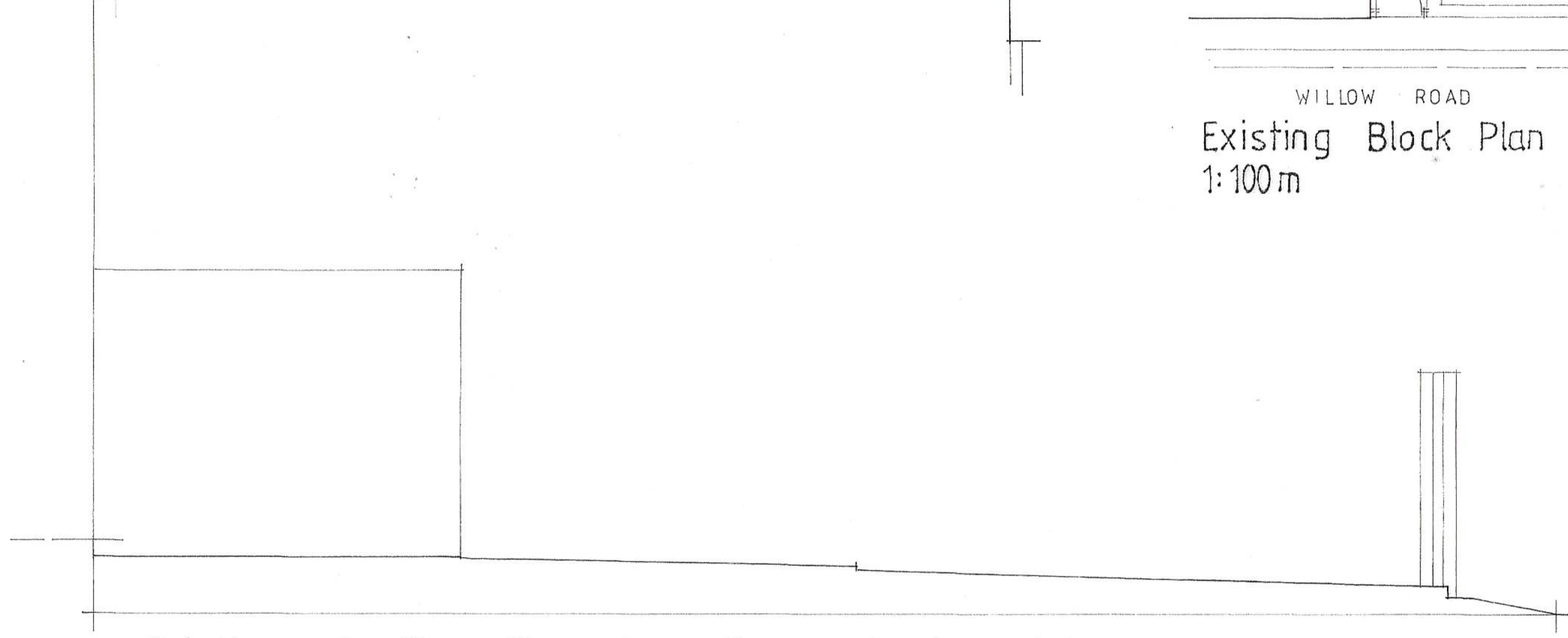
Existing Rear Elevation 1:50m


lead flashings and dpc trays at abutments
cement and sand render in two coats incorporating a waterproofer. Fried down topcoat
white PVCu framed windows
1.100 m high balustrade
white PVCu rainwater goods

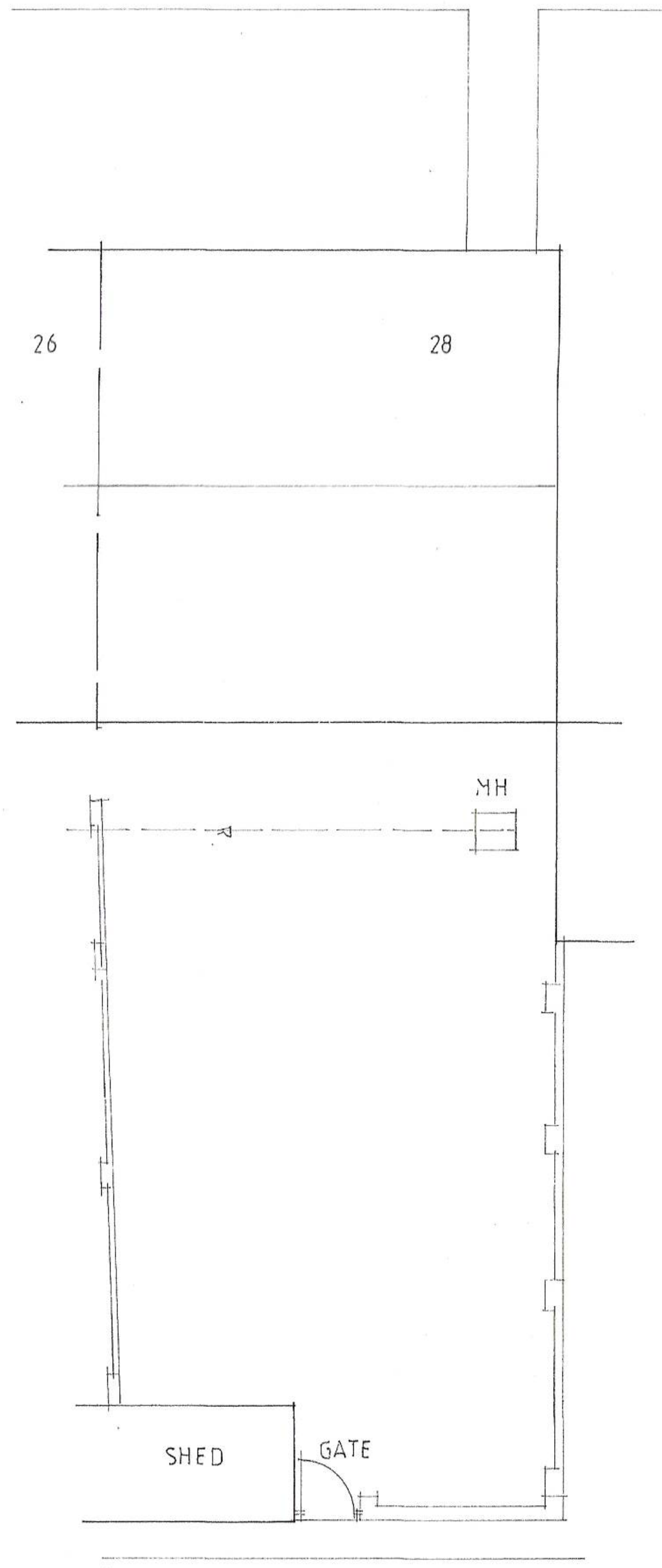
Proposed Rear Elevation 1:50 m



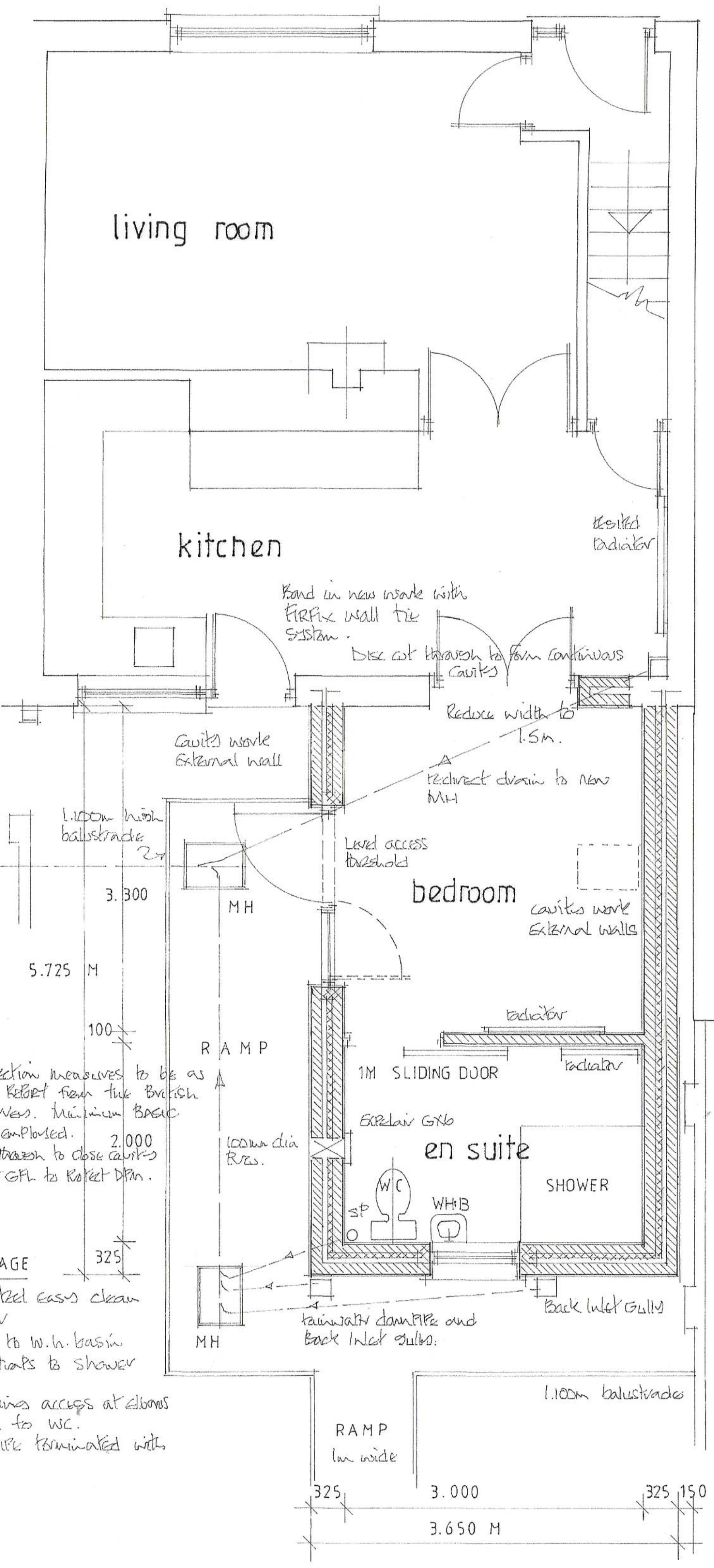
Existing Ground Floor Plan 1:50



Existing Section Through Rear Garden 1:50



Existing Block Plan 1:100m



RADON

Radon Gas Protection measures to be as indicated in Report from the British Geological Survey. Minimum BASIC Protection to be employed.
1. Extend DPM through to close cavity
2. DPC tray at GFL to protect DPM.

INTERNAL DRAINAGE

50mm stainless steel easy clean waste to shower
40mm PVCu waste to w.h. basin
75mm deep seal traps to shower and basin.
Include for rodding access at elbows
100mm PVCu waste to WC.
100mm dia soil pipe terminated with DURGO VALVE.

ROOF VENTILATION

Ventilate roof spaces by maintaining 50mm air gap through roof space continuous vents to soffits

ROOF STRAPS

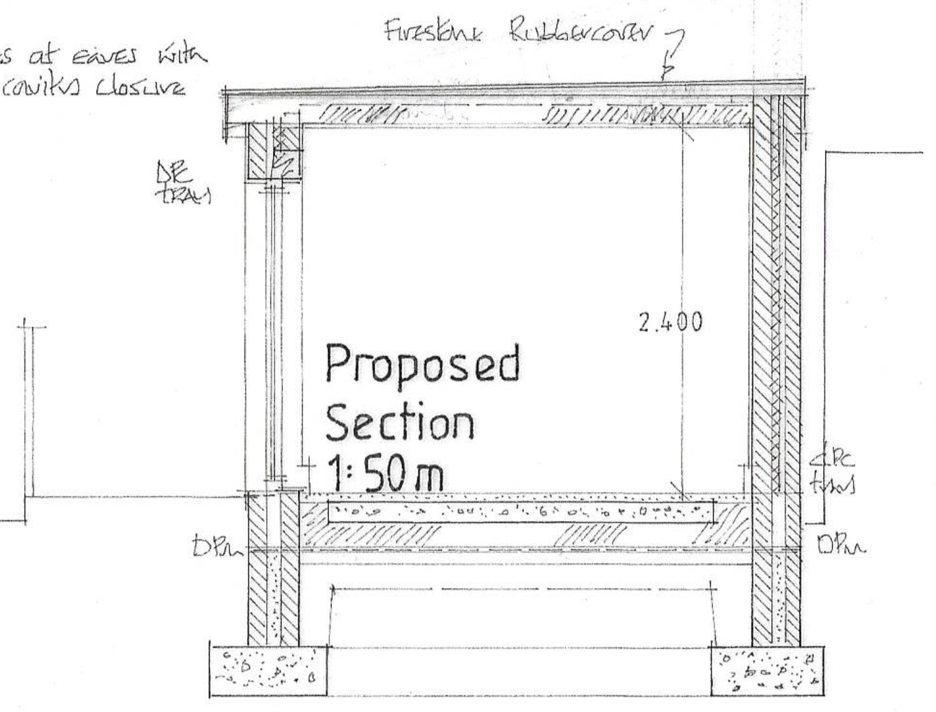
Strap roof/walls at 1.8m centres with m.s. anchors 30 x 5mm in cross section. Include for noggins over 3 No. trusses at gables.

ROOF INSULATION

Insulate roof spaces with 150mm Celotex insulation batts to roof void.

EAVES

Close cavities at eaves with Thermabate cavity closure system.



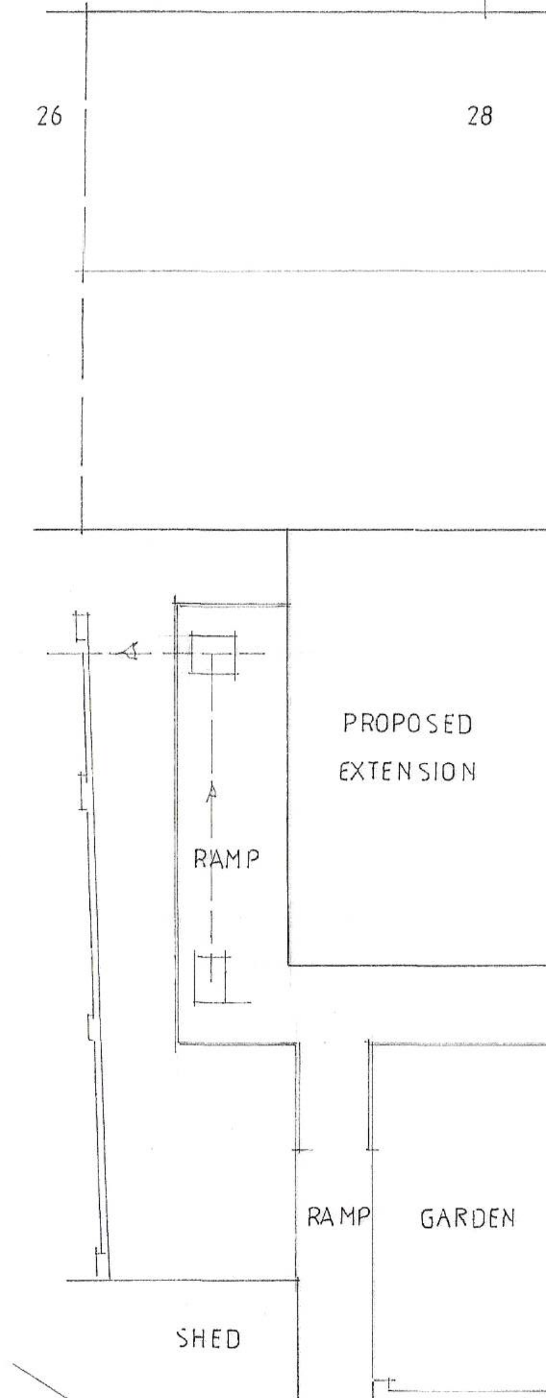
Proposed Section 1:50m

GROUND FLOOR

50mm sand and cement screed on 100mm site concrete floor slab on 150mm Celotex insulation batts on 1200 gauge d.p. membrane on 50mm stone dust blinding on 150mm well compacted hardcore.

FOUNDATIONS

750mm wide by 300mm deep 1:3:6 mix traditional strip foundations depth to suit site conditions min. 900mm. Final floor / foundation design to be determined by inspection of excavations by approved personnel.



Proposed Block Plan 1:100m

BRIEF ELECTRICS

All new electrical works are to be carried out under the Competent Persons scheme. Supply fix low voltage mains operated mechanical extract fan to en suite giving 15 lit/sec. output.
Supply fix / overhaul smoke detector alarm system mains operated interconnected each with battery back up (GF + FF 2 No.)
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.
All new lighting points are to be capable of running low energy lighting only.

PARTITIONS

100mm thick dense concrete blockwork built off thickened slab. Non loadbearing.

WINDOWS

White PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere use low e glass with 16mm air gap.
Where glazing in windows is less than 800mm above adjacent finished floor level (1.5m in doors) use toughened safety glass to BS6206.

ROOF

Firestone RUBBERCOVER EPDM roofing system laid to 1:80 Plyboard decking on firring pieces on 170 x 50 C24 grade timber joists at 400mm centres.

CEILINGS

12.5mm foil backed plasterboards with gypsum plaster skim.

LINTELS

Catnic Cougar steel lintels over openings with end bearings of 150mm minimum dpc trays over. Pack voids with insulation.

WALLS

Cavity work external walling with 100mm thick dense concrete blockwork inner leaf 75mm Celotex cavity wall insulation batts 50mm clear cavity 100mm dense concrete blockwork outer leaf.
Galvanised steel wall ties at 750mm centres horizontally 450mm centres vertically 300mm at jambs.

DPC

Hyload damp proof course

FOUNDATION WALLS

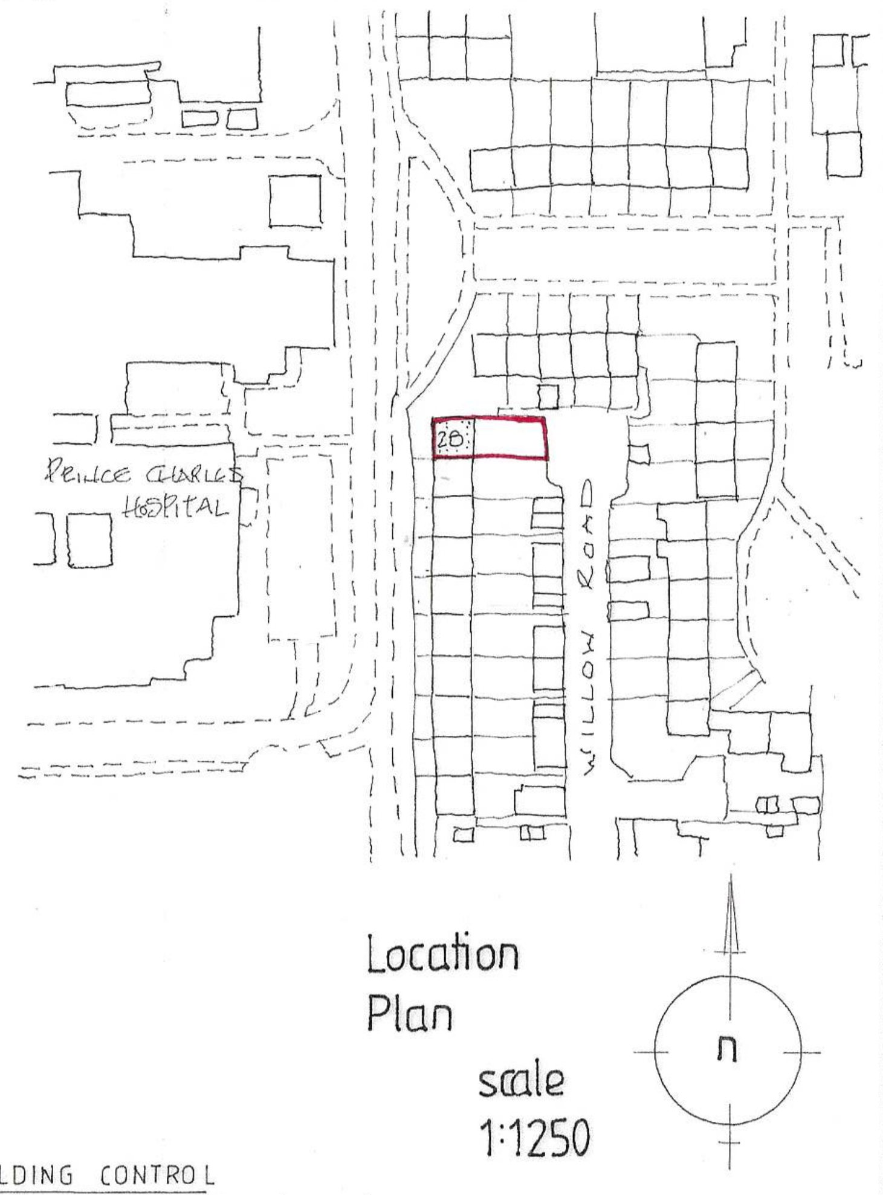
Cavity work foundation walls with 100mm dense concrete blockwork inner leaf 125mm cavity 100mm dense concrete blockwork outer leaf. Backfill cavity with lean mix concrete up to DPM.

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.

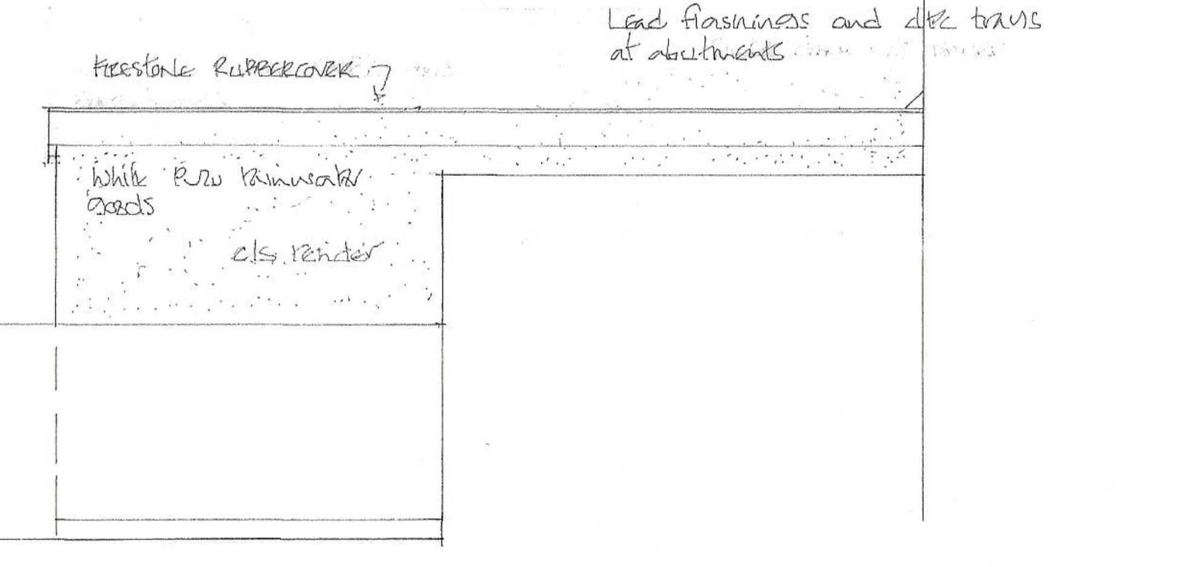


Location Plan

scale 1:1250

BUILDING CONTROL

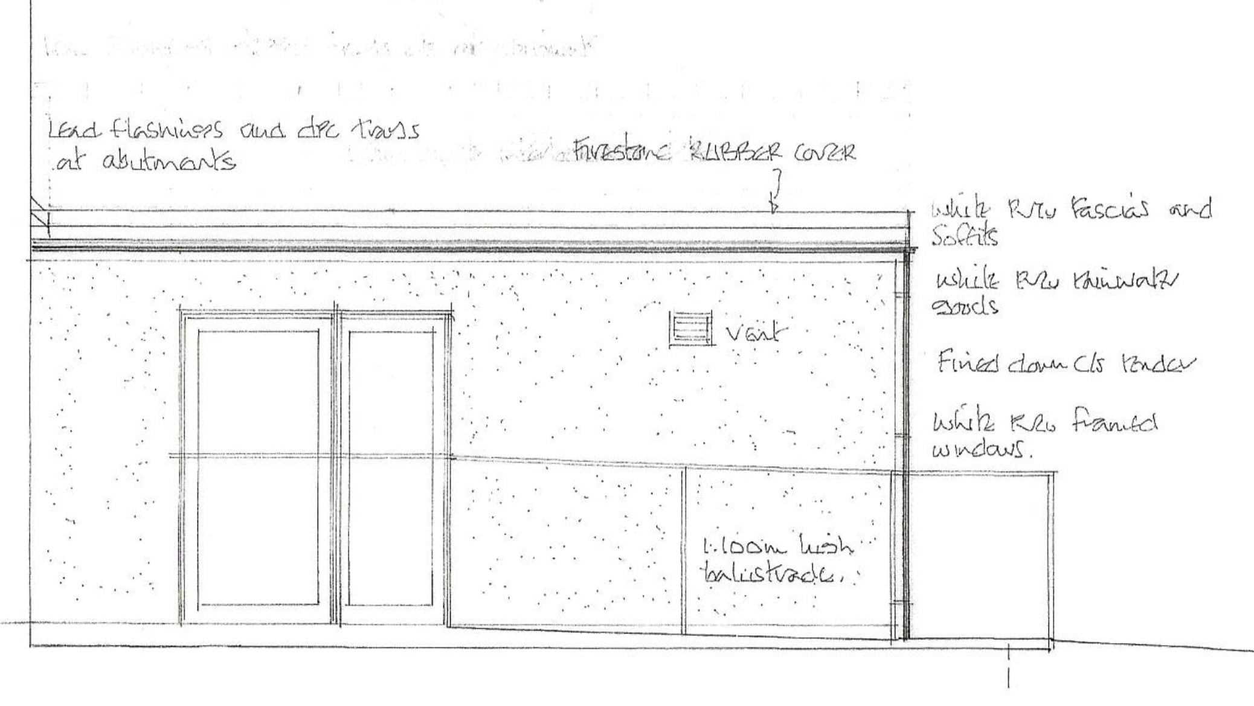
On receipt of the following copies are to be deposited with BUILDING CONTROL.
1. trussed rafter details


Lead flashings and dpc trays at abutments
Firestone RUBBERCOVER
White PVCu rainwater goods
c/s render

Proposed North Facing Elevation 1:50m

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies PVCu rainwater gutters and downpipes.
Resite MH and build in 225mm class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. cover and frame 100mm dia PVCu below ground soil pipes laid on chippings bed maximum falls 1 in 8 minimum 1 in 40 Take foundations below invert level.


Lead flashings and dpc trays at abutments
Firestone RUBBER COVER
White PVCu fascias and soffits
White PVCu rainwater goods
Vent
Fried down c/s render
White PVCu framed windows.
1.100m high balustrade.

Proposed South Facing Elevation 1:50m

A	29.01.2021	Pitched roof changed to flat roof V.J.
	Date	Revisions

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Client
Mr. Karl Baynham.

Job Title
Provision of Disabled Facilities.

Drawing Title
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MERTHYR TYDFIL.
CF47 9BA.

Scale 1:50 1:100 1:1250

Date 29.09.2020 **Drawn by** V.J.

Drg. No. 2744 DFG **Rev.**

DS 342

594 x 841mm A1