

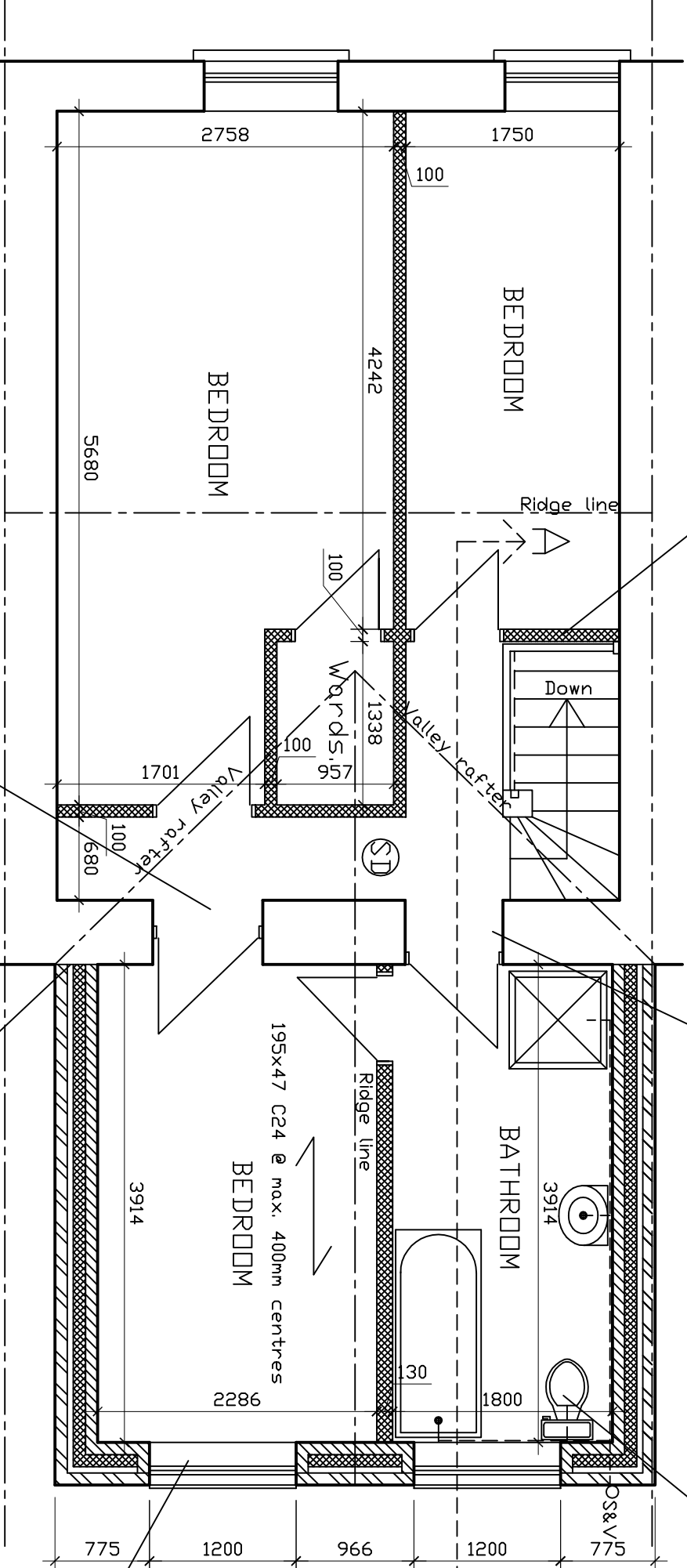
Background ventilation to habitable rooms to be n.l.t.
8000mm squared and to be provided by trickle ventilation or similar. Bathroom ventilation to be min. 4000mm squared.
Window operable area to be minimum of 1/20th. floor area of room which they serve and light transmitting area to be minimum of 1/10th.

Supply and fix wall mounted, low voltage, mains operated mechanical extract vent to bathroom, Xpelair GX6 or similar approved capable of providing a minimum of 15 litres/second extraction rate, which is to be directed and ducted to an external air supply.

Where ducting to external air is taken through roof space then it should terminate to an in-line ventilation tile/slate to suit roof covering.

Internal drainage to comprise 50mm stainless steel easy clean wastes to showers, 40mm wastes to sink unit, basins and bath. 75mm deep seal traps to showers, basins, sink unit and bath including rodding access at elbows.

Existing 100mm diameter pvc soil stack to be extended to receive bathroom wastes. Pipe to terminate with cowl externally which should terminate 900mm above the point of the nearest opening within 3000mm.



All internal doors to provide a minimum 750mm clear opening.

Internal partition walls to comprise 89x38mm CLS studwork @ max. 600 centres with 12.5mm plasterboard & 5mm skim finish to provide min. 30 minutes fire resistance. 89x38mm noggins @ 600 centres vertically and lined internally with 90mm sound deadening quilt to satisfy E2 . Studs to be doubled up at corners and door openings.

Seal up redundant window opening and form new adjacent opening in masonry wall as indicated. Provide sufficient number of 150x100 p.c. concrete lintols over as form of support with min. 150mm bearing. Replaster reveals, fit door and make good.

Remove window and cut down wall below to form new opening in masonry wall as indicated. Provide sufficient number of 150x100 p.c. concrete lintols over as form of support with min. 150mm bearing. Replaster reveals and make good.

New cavity wall to be toothed and bonded every other course to existing wall or alternately secured using Furfix or similar metal profiles plugged and screwed to existing wall, vertical dpc to be provided at abutment.

Emergency egress windows to first floor bedrooms to provide means of escape and as such should have an unobstructed openable area of at least 450mm square and a minimum area of 0.33 square metres. The bottom of the openable area is to be between 800 and 1100mm above internal floor level.

All electrical work is to meet the requirements of Part P (Electrical Safety) and to be designed, installed, inspected and tested by a competent person to certify compliance with BS 7671:2008 (17th Edition).

Switch and socket outlets for lighting and other equipment will be located at appropriate heights between 450 and 1200mm above finished floor level to facilitate the disabled.

PROPOSED FIRST FLOOR PLAN

PROJECT

PROPOSED IMPROVEMENTS/ALTERATIONS
2, MOUNT PLEASANT,
BEDLINO,
MERTHYR TYDFIL.

DRAWING PROPOSED FIRST FLOOR PLAN

SCALE 1:50 @ A3 DATE MAY 2023
DRAWN RE DRG.NO. 4