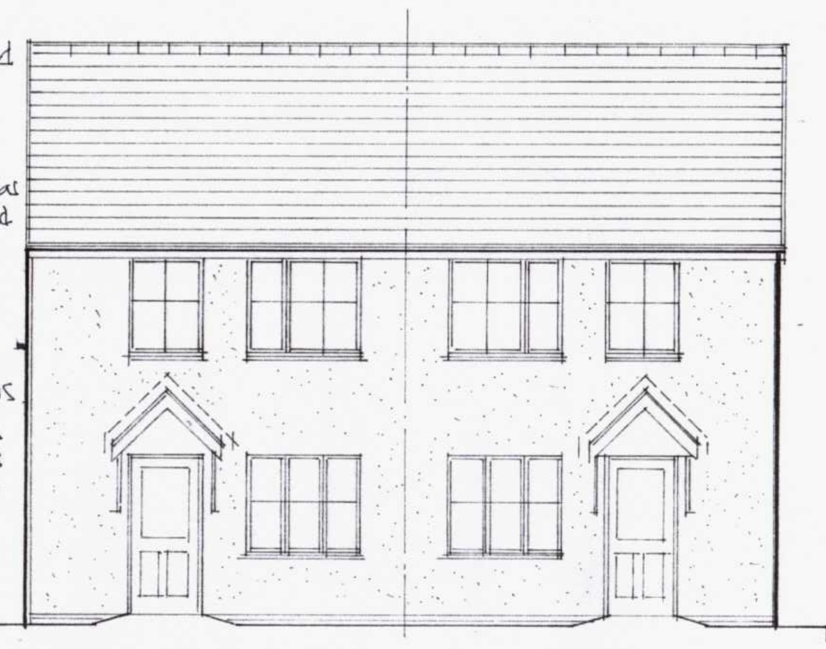
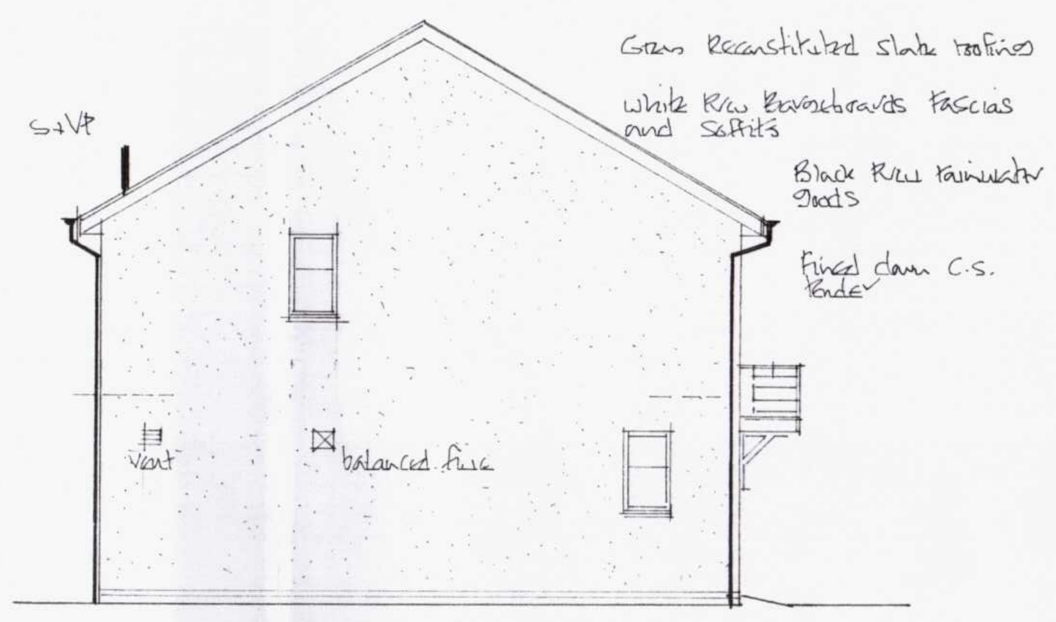
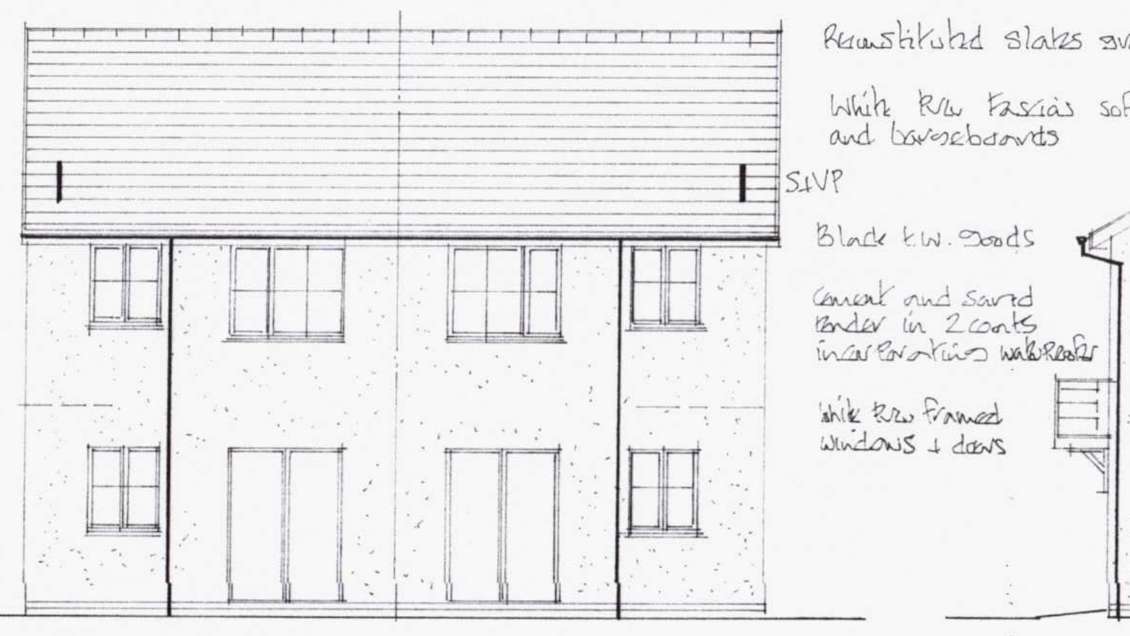

Grey Reconstituted Slate.
White PVCu Fascias Bargeboards and soffits.
Black PVCu rwgoods
White PVCu framed windows
Lead flashings + stepped trays at abutments.
Fined down C.S. render

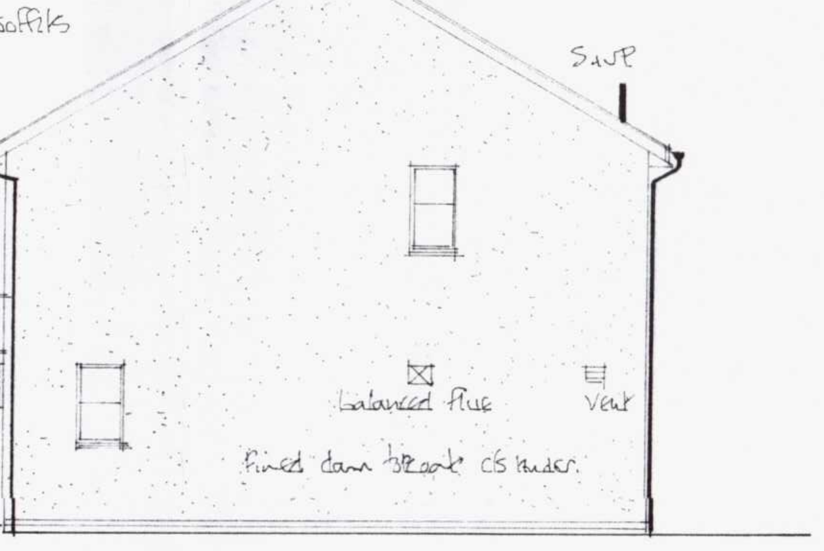
front elevations - west


S+VP
Grey Reconstituted slate roofing
White PVCu Bargeboards Fascias and Soffits
Black PVCu rainwater goods
Fined down C.S. render
Vent
balanced flue

side elevation - north


Reconstituted slates grey
White PVCu Fascias soffits and bargeboards
S+VP
Black R.W. Goods
Cement and sand render in 2 coats incorporating waterproofer
White PVCu framed windows + doors

rear elevations - east



side elevation - south

FINISHES

ROOF	GREY RECONSTITUTED SLATE	WINDOWS	WHITE PVCU
FASCIAS	WHITE PVCU	DOORS	WHITE PVCU
SOFFITS	WHITE PVCU	WALLS	FINED DOWN CS. RENDER
R.W. GOODS	BLACK PVCU		

ROOF
Grey Reconstituted slate roofing on pretreated SW graded battens to manufactures specification on Tyvek breathable membrane on 30° Duo Pitch trussed rafter system at 400 → 600mm centres by timber frame company to include all necessary temporary and permanent struts runners ties binders etc to comply fully with BS5268 Part 3.

CEILINGS
12.5mm thick foil backed plasterboards with gypsum plaster skim

LINTELS
Catnic timber frame lintels over openings CTF5 with end bearings of 150mm dpc trays over. Minimum 3 N° fixing clips to each lintel.

EXTERNAL WALLS
Cavity work external walls with 140mm timber frame inner leaf construction 50mm clear cavity 100mm dense concrete blockwork outer leaf. Simpsons stainless steel stronghold wall ties at 375mm centres.

SUSPENDED FLOOR
22mm thick marine quality chipboard floor deck on EASI Joist system carried on joist hangers. 100mm thick fibreglass sound insulation quilt to void.

DPC
Hyload horizontal damp proof course

FLOOR / FOUNDATION
70mm fibre reinforced cement and sand screed on 150mm Celotex insulation batts on 1200 gauge DPM on steel reinforced concrete RAFT foundation as St. Eng. details.

ROOF VENTILATION
Ventilate roof spaces by using Tyvek breathable membrane as underlay supplemented with continuous vents to eaves.

STRAPS
Strap roof/walls suspended floor/walls at 1.8m centres with m.s. anchors 30 x 5mm in cross section. Include for noggins over 3 N° trusses / joists at gables.

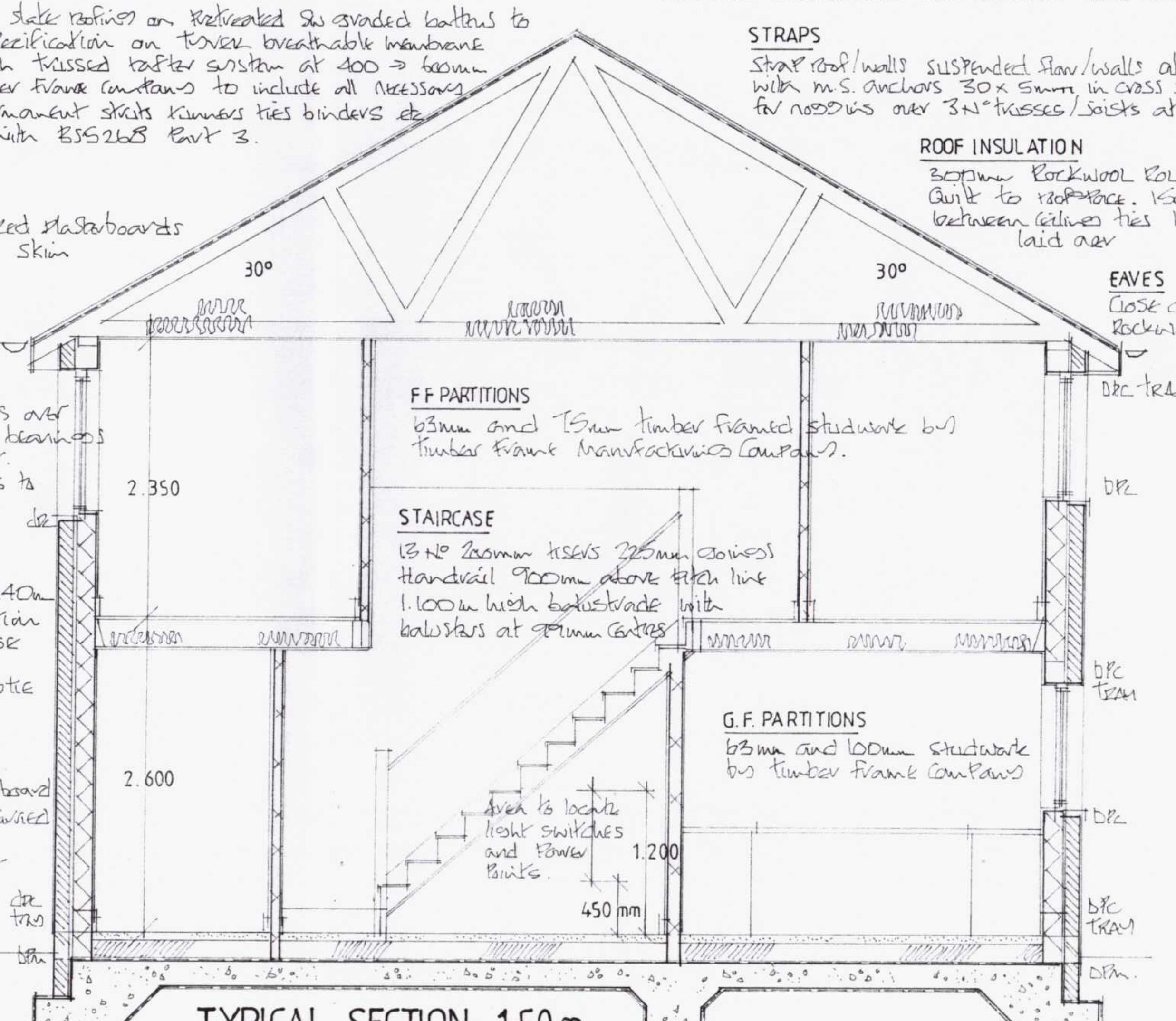
ROOF INSULATION
300mm Rockwool Rollbatts insulation quilt to roofspace. 150mm thick laid between ceiling ties 150mm thick cross laid over

EAVES
Close cavities at eaves with Rockwool TCB cavity closure system.

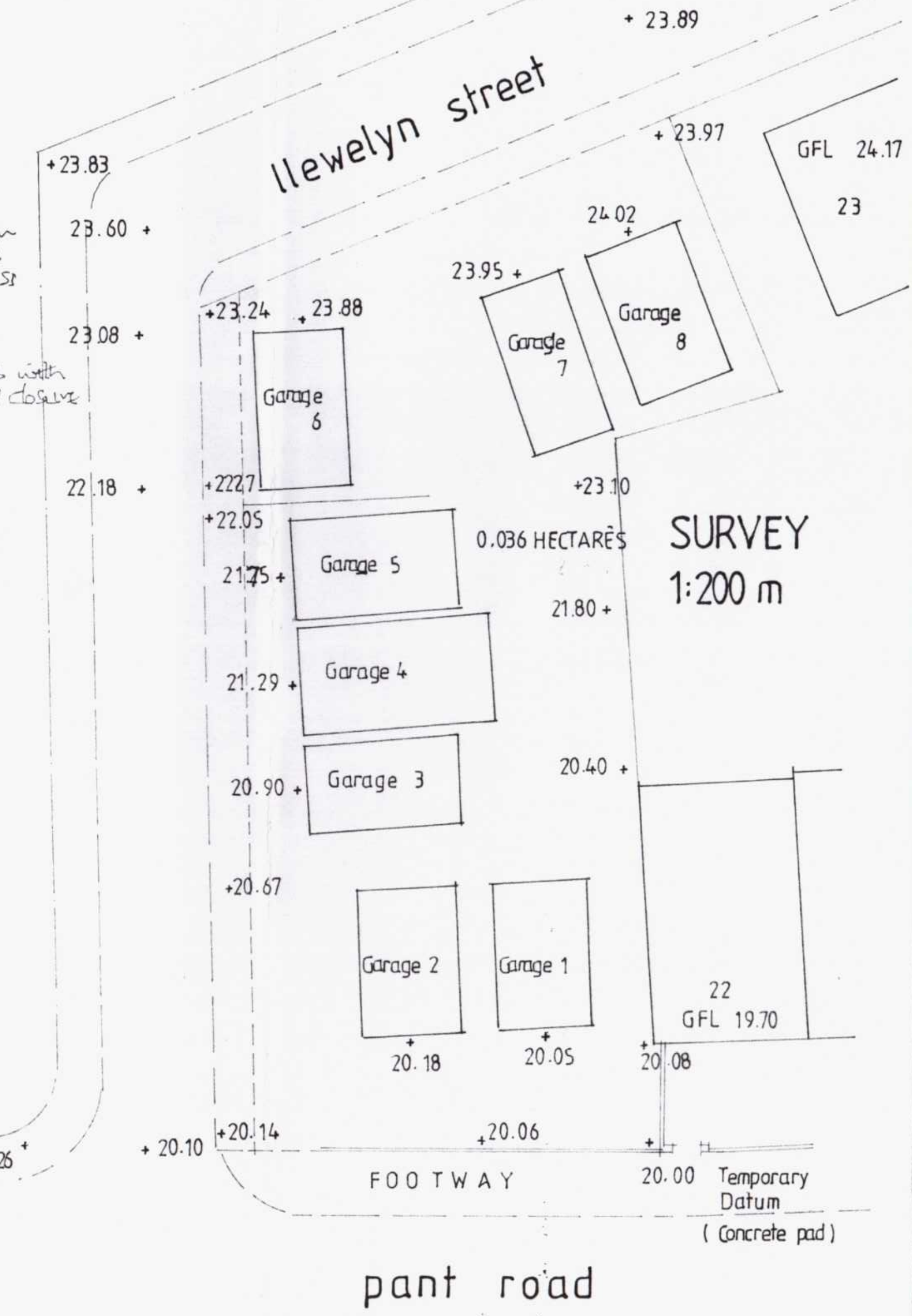
F F PARTITIONS
63mm and 75mm timber framed studwork by Timber Frame Manufacturing Company.

STAIRCASE
13 N° 200mm risers 225mm goings Handrail 900mm above pitch line 1.100m high balustrade with balusters at 99mm centres

G.F. PARTITIONS
63mm and 100mm studwork by timber frame company



TYPICAL SECTION 1:50 m



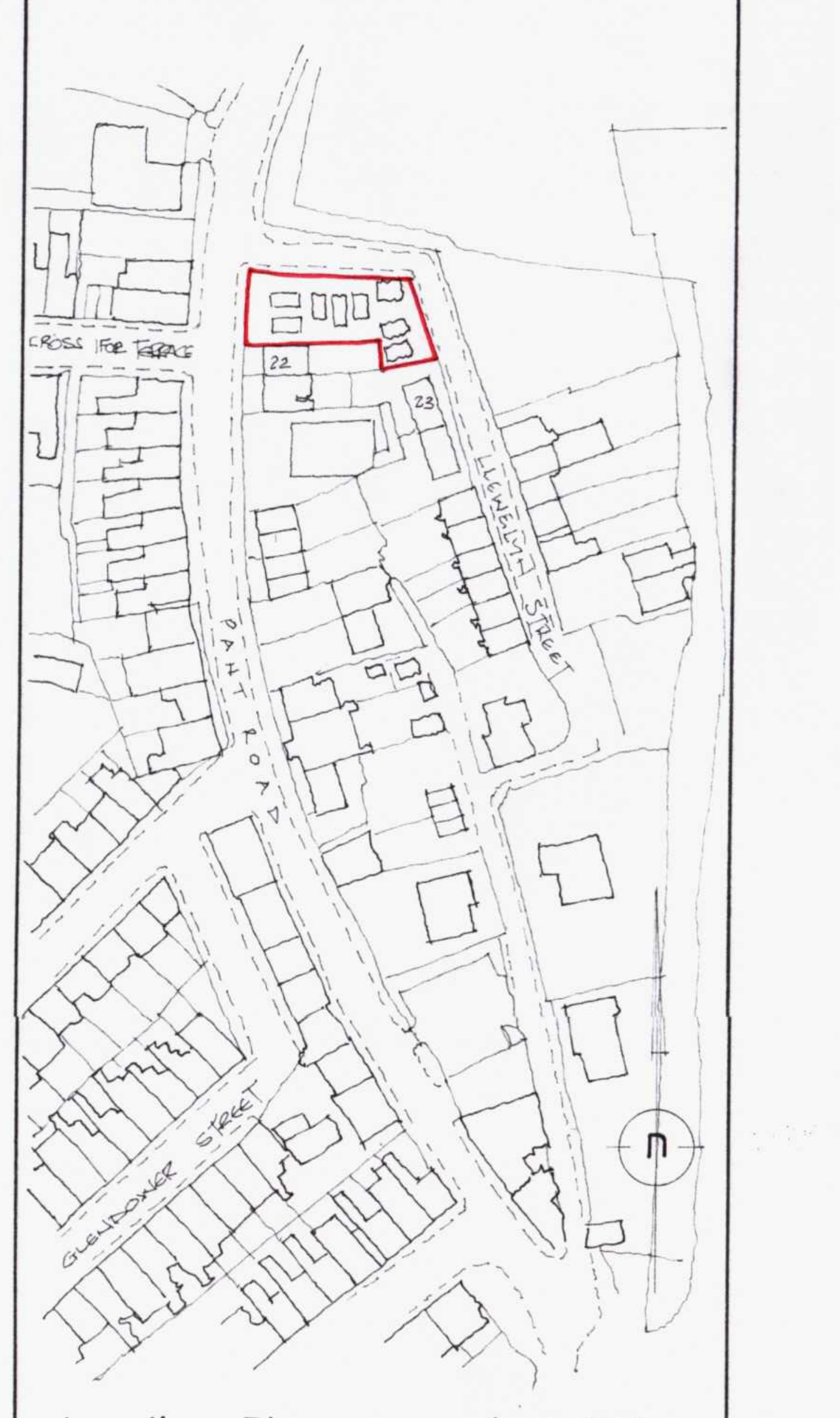
SURVEY
1:200 m

NOTES:

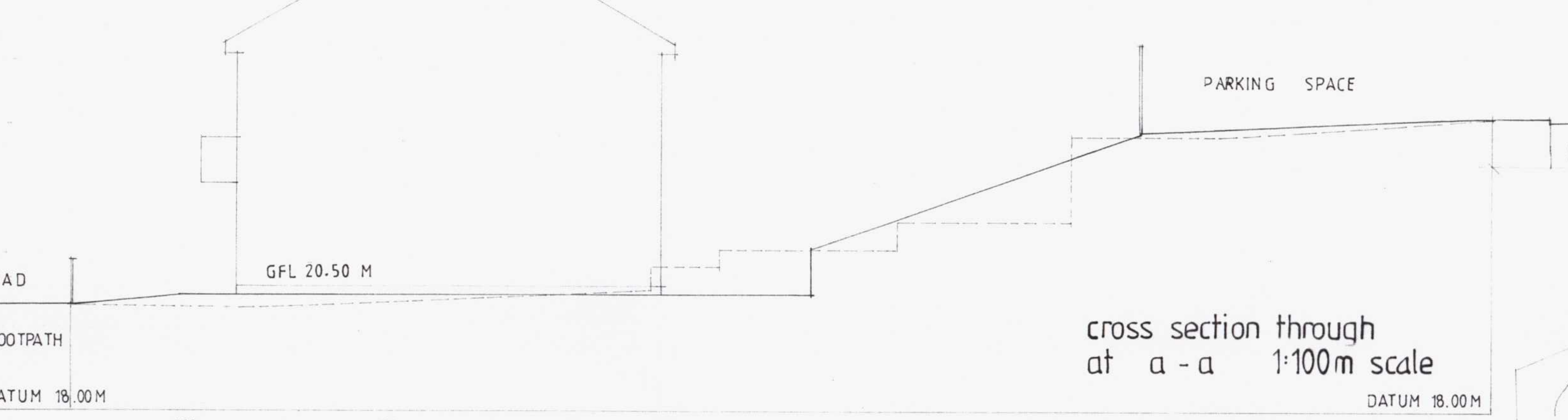
All dimensions must be checked on site and not scaled from this drawing.

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



cross section through
at a - a 1:100 m scale

BOILER
Gas fired wall mounted condensing boiler with balanced flue SEDBUK rating 92%

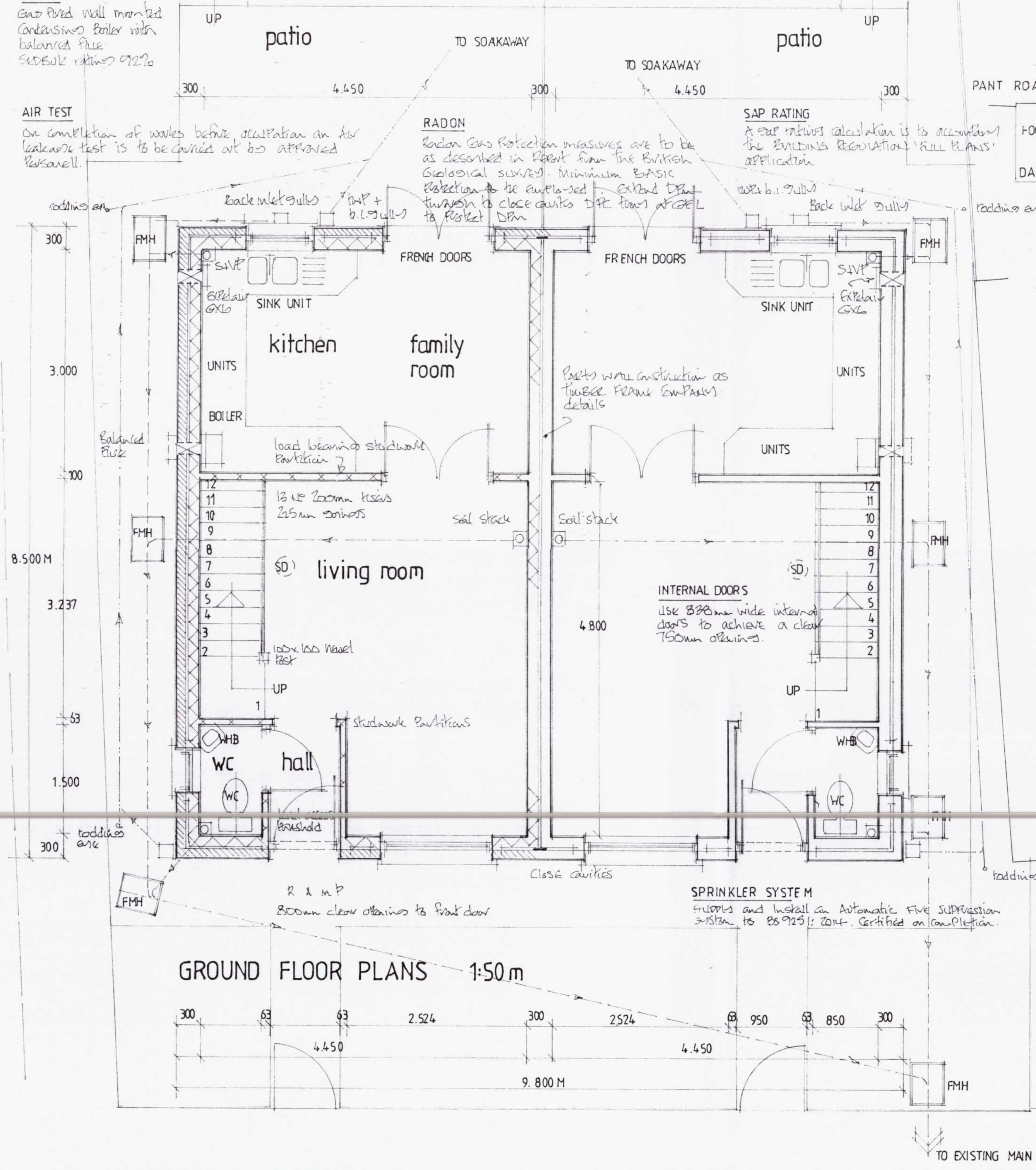
AIR TEST
On completion of works before occupation an air leakage test is to be carried out by approved personell.

RADON
Radon Gas Protection measures are to be as described in Report from the British Geological Survey. Minimum BASIC protection to be employed. Extend DPM through to close cavity DPC trays at GFL to protect DPM

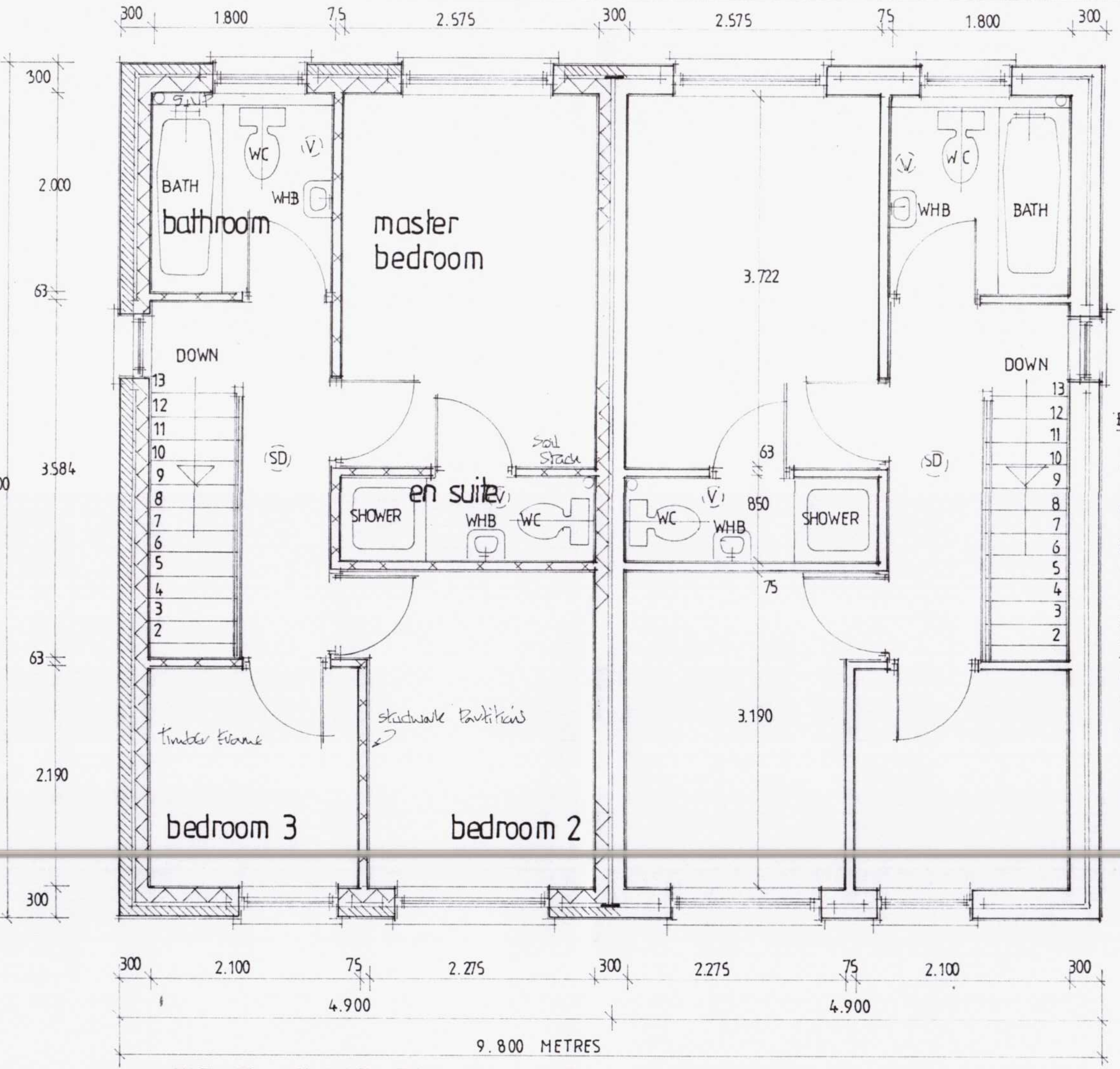
SAP RATING
A SAP rating calculation is to accompany the Building Regulation 'Full Plans' application

INTERNAL DOORS
Use 838mm wide internal doors to achieve a clear 750mm opening.

SPRINKLER SYSTEM
Supply and install an Automatic Fire Suppression system to BS 9251: 2014. Certified on completion.



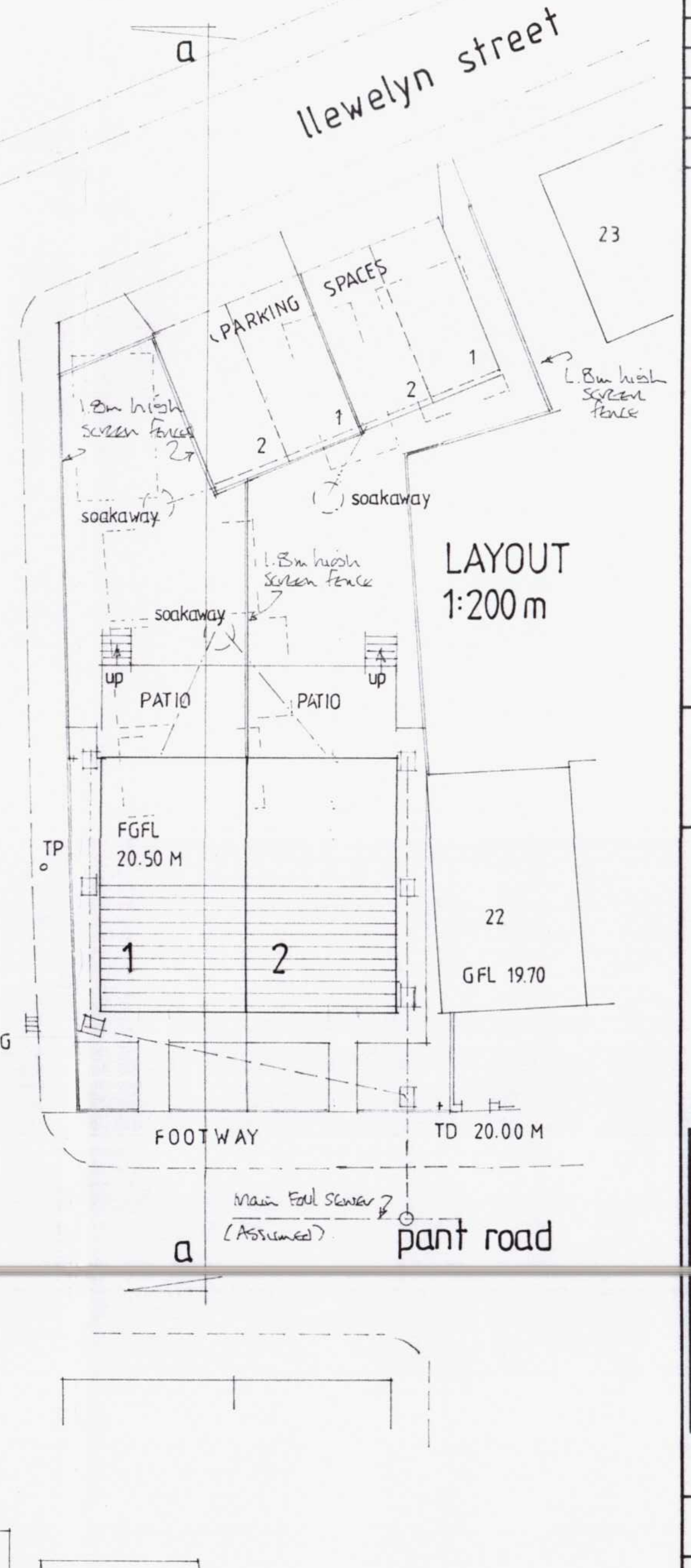
GROUND FLOOR PLANS 1:50 m



FIRST FLOOR PLANS 1:50 m

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 adjoining finished floor level (1.5m in doors) use toughened safety glass to BS6206.
Opening lights to bedroom windows are to give a clear 800 x 450mm opening as secondary means of escape.

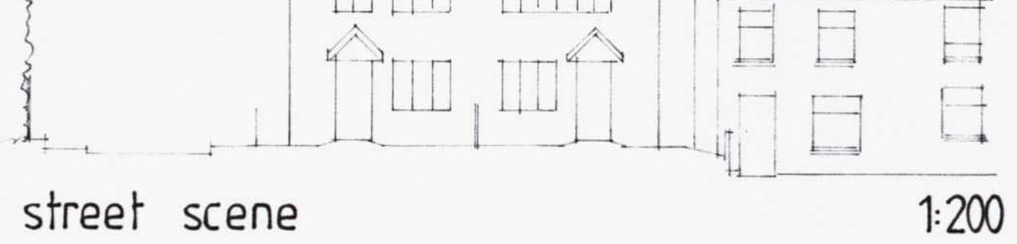
BRIEF ELECTRICS
All new electrical works are to be carried out under the Competent Persons scheme.
Supply fix 2 N° mains operated smoke detector alarms interconnected each with battery backup to each property.
Supply fix mains operated mechanical extract vent to kitchen Expelair GX6 or similar approved giving 60 lit/sec output.
Supply and fix mains operated low voltage ceiling mounted mechanical extract vents to bathrooms ducted to vent tile Expelair GX6 or similar approved giving 15 lit/sec. output.
Supply and fix mains operated low voltage ceiling mounted mechanical extract vents to en suites ducted to vent tile Expelair GX6 or similar approved giving 15 lit/sec output operational through light switches with 15 minute overrun facility.
75% of all lighting points are to be capable of running low energy lighting only.
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.



LAYOUT
1:200 m

INTERNAL DRAINAGE
50mm stainless steel easy clean wastes to showers.
40mm PVCu wastes to baths w.h. basins and sink units.
75mm deep seal traps to showers baths basins and sink units include for rodding access at elbows.
100mm dia. soil stacks terminated with Durgo valves.
100mm dia. soil and vent pipes terminated with PVCu cage include for slow bends at bases.
Box in soil stacks and soil + vent pipes in ply faced ducts with sealed joints and fibreglass soundproofing to voids.

EXTERNAL DRAINAGE
Use back inlet type roddable trapped gullies
Black PVCu rainwater gutters and downpipes
Build MHs in 225mm class B engineering brickwork 650 x 450 internally with grade B medium duty C.I. covers and frames
100mm dia. PVCu below ground drains laid on chippings bed maximum falls 1 in 8 minimum 1 in 40.
Connect new foul drainage to existing Adopted Foul Sewer in Pant Road (assumed)
Connect surface water runoff to new stone filled soakaways sited subject to porosity testing.



street scene 1:200

A	Date	Revisions

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Email: vivjonesdesign@yahoo.co.uk

RICS

Client
MMA.

Job Title
Proposed Demolition of
8n° Domestic Garages
and Construction of a pair
of Semi Detached Houses.

Drawing Title
Land adjoining 22 Pant Road,
Dowlais,
MERTHYR TYDFIL.
CF48 3SH.

Scale 1:50 1:100 1:200 1:1250

Date 30. 11. 2018 **Drawn by** V.

Drg. No. 2642 NB **Rev.**

DS 342

594 x 841mm **A1**