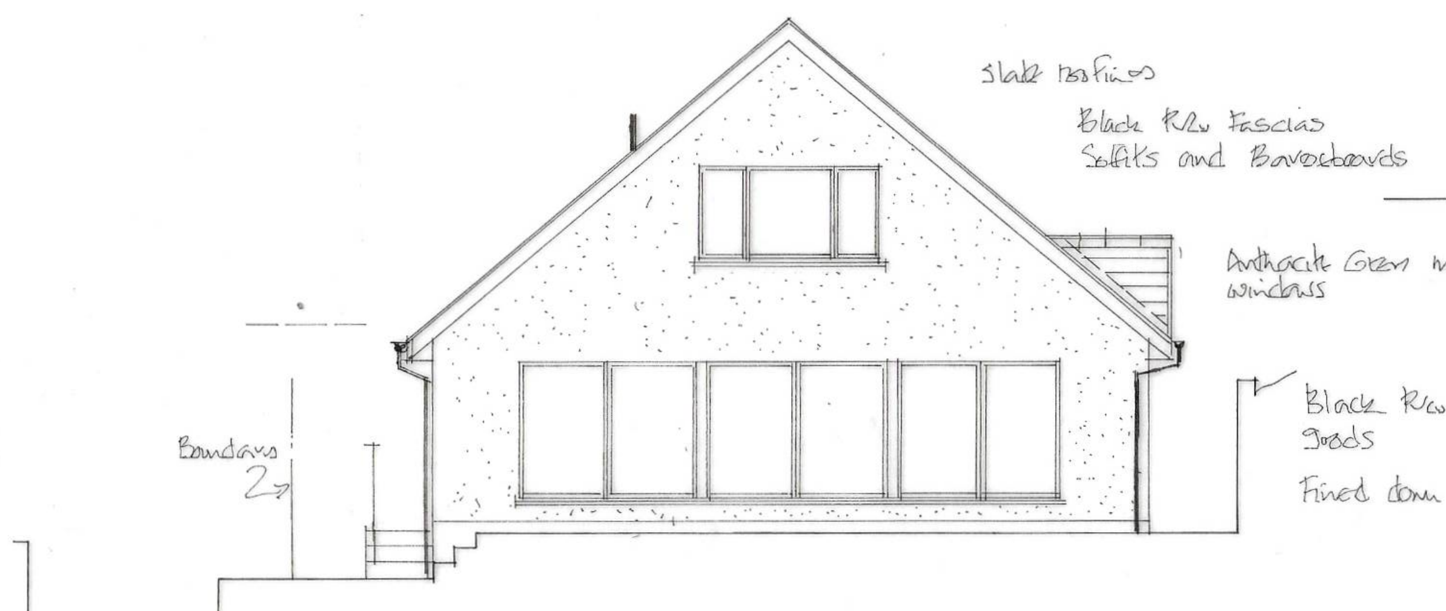
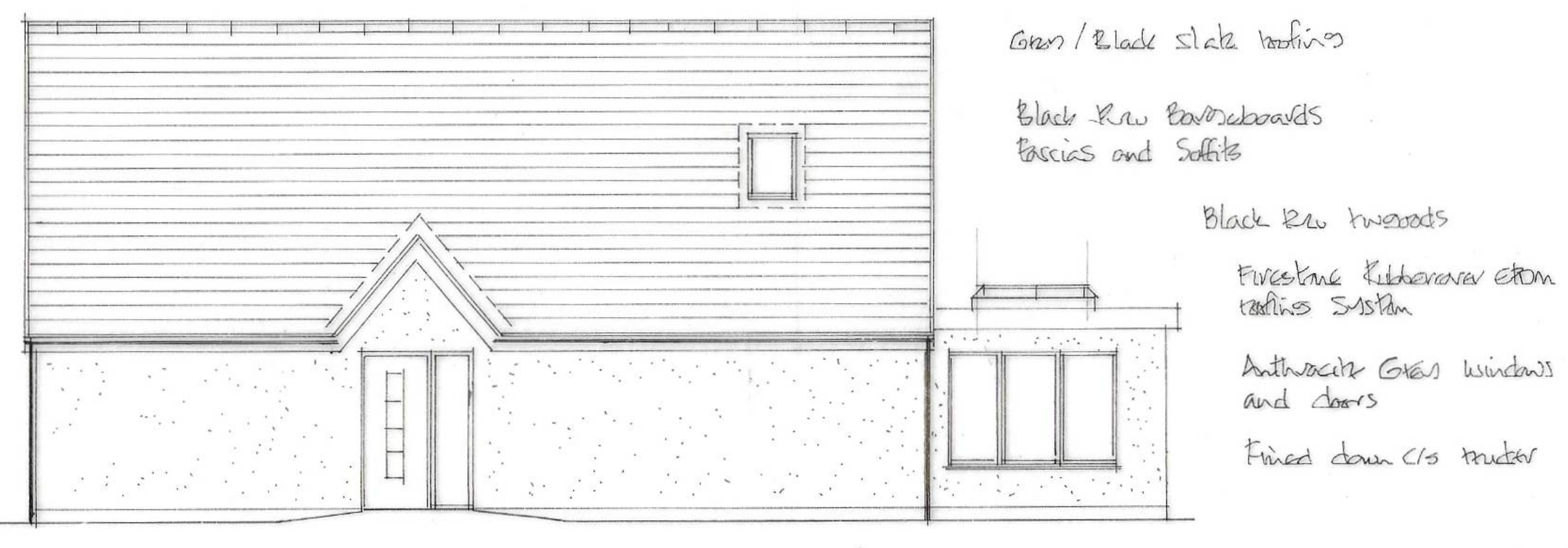
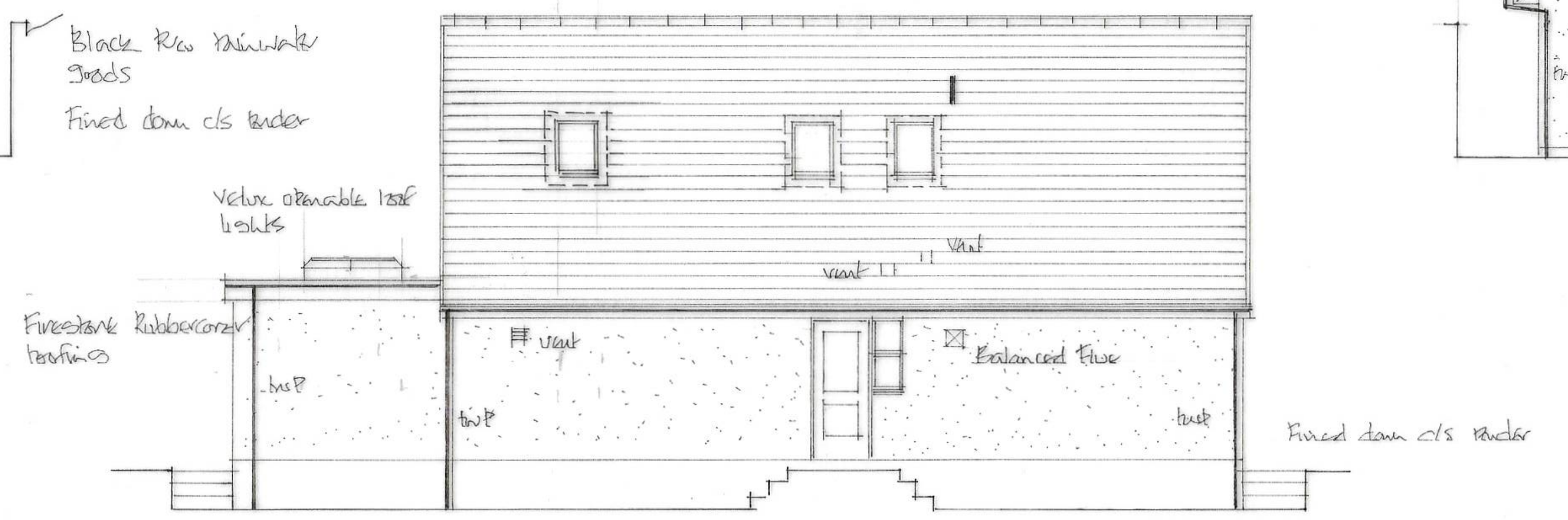

slate roofing
Black PVCu Fascias Soffits and Bargeboards
Anthracite Grey metal windows
Black PVCu rainwater goods
Fixed down c/s render
Boundary
2

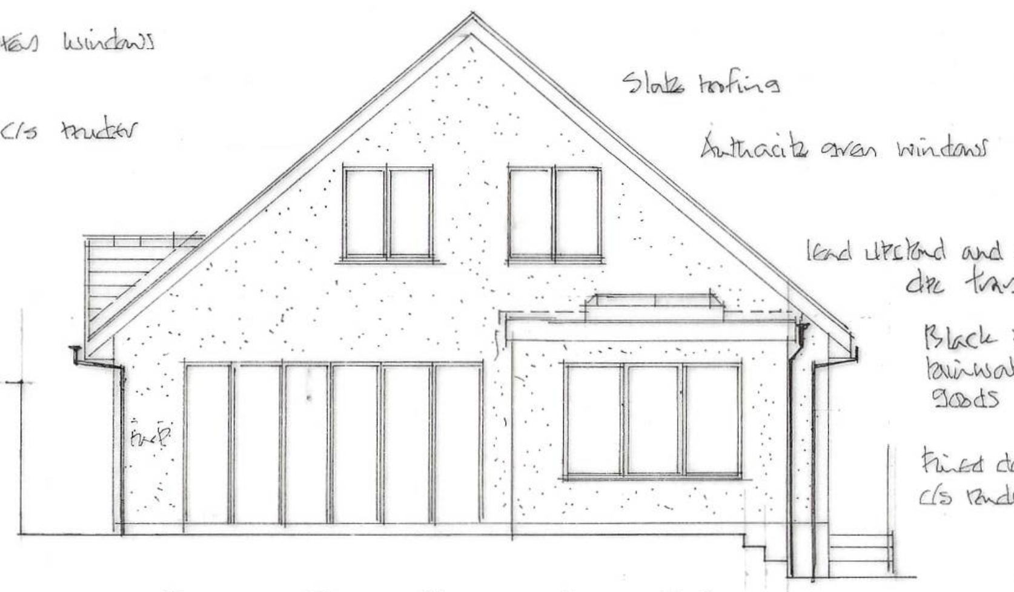
Front Elevation (south)


Grey / Black slate roofing
Black PVCu Bargeboards Fascias and Soffits
Black PVCu rwgoods
Firestone Rubbercover Epdm roofing System
Anthracite Grey windows and doors
Fixed down c/s render

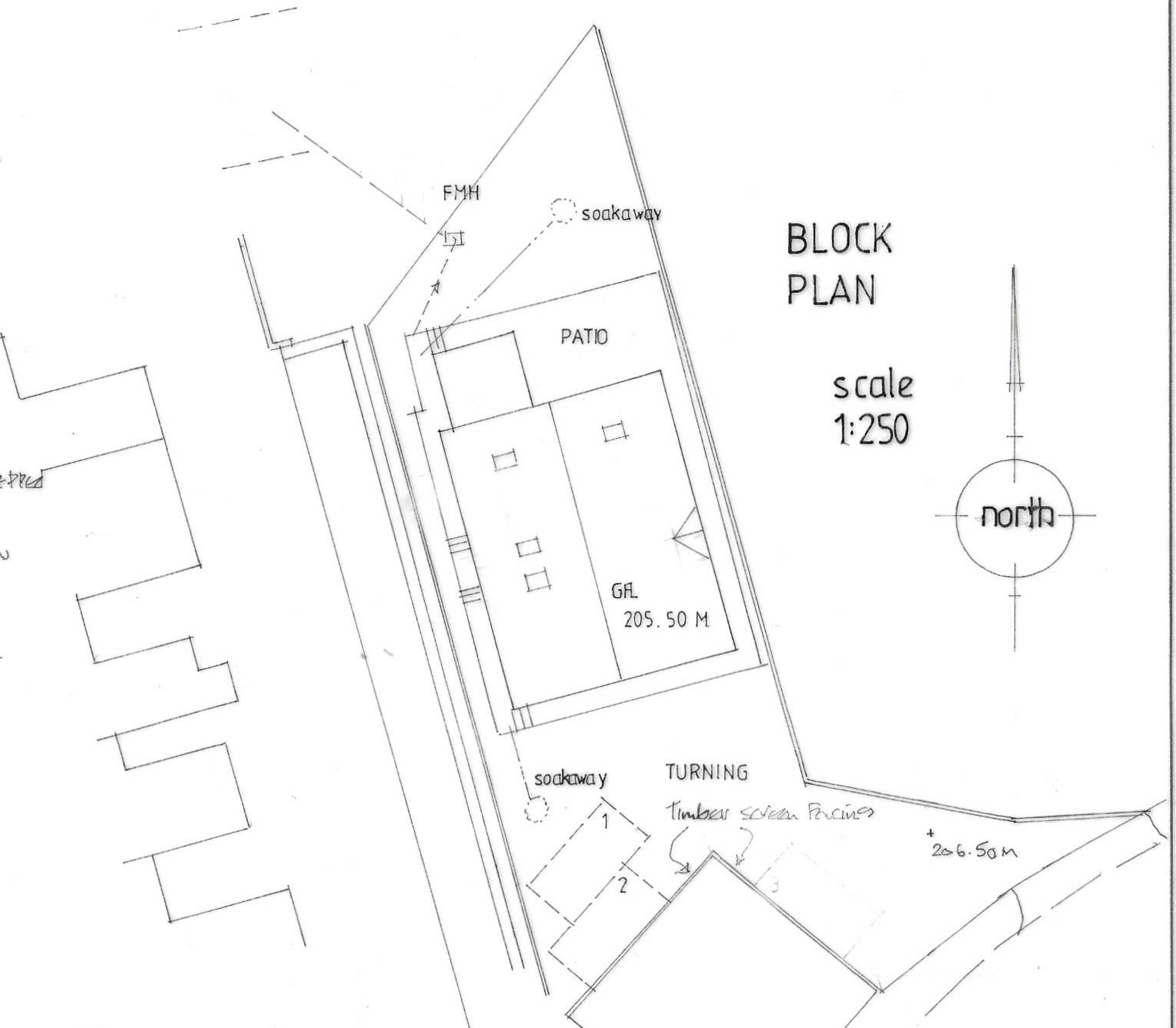
Entrance Elevation (east)



Side Elevation (west)


Slate roofing
Anthracite grey windows
lead upstand and stepped dpc trays
Black PVCu rainwater goods
RWP
Fixed down c/s render

Rear Elevation (north)



BLOCK PLAN

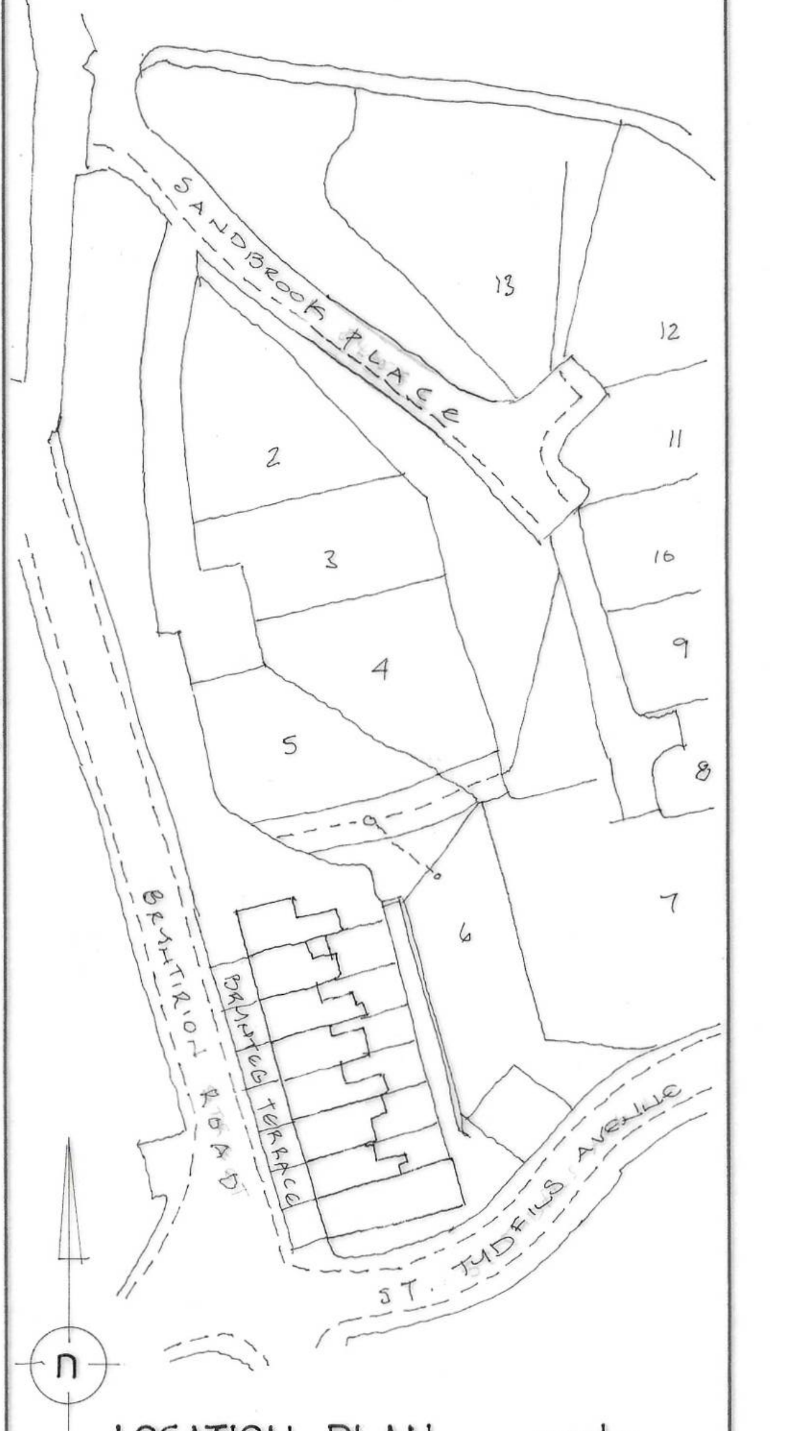
scale 1:250

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 1:1000

EXTERNAL DRAINAGE

Use back inlet type roddable trapped gullies. Black PVCu rainwater goods. Build MHs in 215mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty c.i. covers and frames.
100mm dia. PVCu soil pipes below ground laid on chippings bed maximum falls 1 in 8 minimum 1 in 40.
Connect new foul wastes to existing foul sewer connection MH in rear garden. Connect surface water runoff to new stone filled soakaways sited subject to porosity testing.

INTERNAL DRAINAGE

50mm Stainless steel easy clean waste to shower
40mm PVCu wastes to wash hand basins bath and sink units
75mm deep seal traps to shower bath sink units and wash hand basins
Include for rodding access at elbows
100mm PVCu wastes to WCs.
100mm dia. PVCu soil stacks include for slow bends at bases and terminate with DURGO VALVES.
Terminate soil and vent pipe with PVCu cage.
Box in soil stacks with ply faced ducting with screwed joints pack voids with fibreglass sound insulation.

WINDOWS

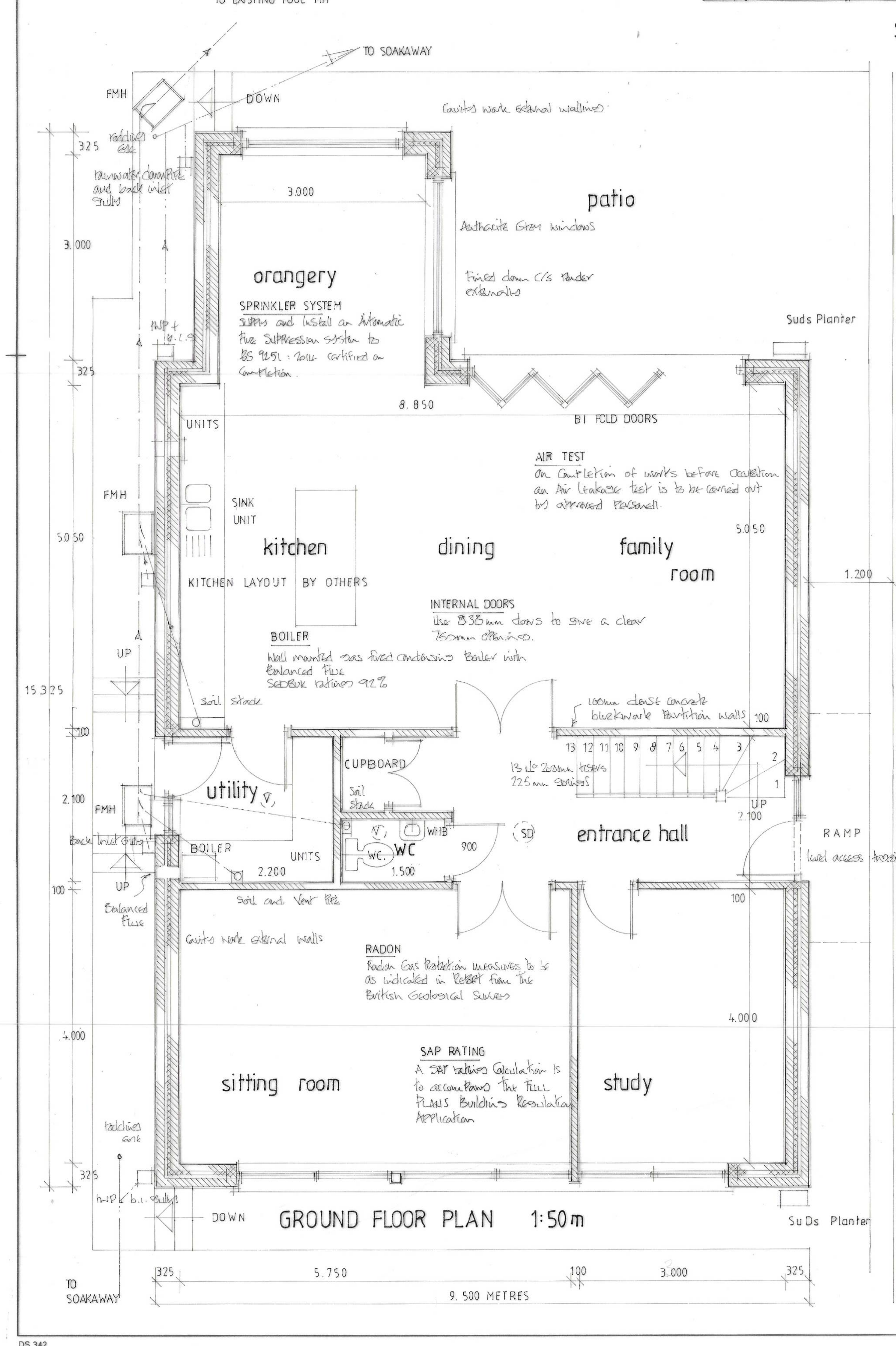
Anthracite Grey Aluminium framed double glazed windows with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap.
Bedroom windows are to have minimum opening lights of 450 x 800mm as secondary means of escape.
Where glazing in windows is less than 800mm above adjoining finished floor level 1.5m in doors use toughened safety glass to BS6206.

BRIEF ELECTRICS

All new electrical works are to be carried out under the Competent Persons Scheme
Supply fix mains operated 2 No interconnected smoke detector alarms each with battery backup.
Supply fix mains operated mechanical extract fan to kitchen Expelair GX6 or similar approved giving 60 lit/sec. output
Supply and fix mains operated mechanical extract fan to Utility Expelair GX6 or similar approved giving 30 lit/sec. output.
Supply fix low voltage mains operated mechanical extract vents to GF WC Bathroom and En Suite all ceiling mounted and ducted to external air Expelair GX6 or similar approved giving 15 lit/sec. output operational through light switches with 15 minute over run facility.
90% of all lighting points 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.

BUILDING CONTROL

On receipt of the following copies are to be deposited with BUILDING CONTROL
1. Attic trussed rafter Details.
2. Structural Engineers Design Sheets



SPRINKLER SYSTEM

Supply and Install an Automatic Fire Suppression system to BS 9251 : 2014 Certified on Completion.

AIR TEST

On Completion of works before occupation an Air Leakage test is to be carried out by approved Personnel.

INTERNAL DOORS

Use 838mm doors to give a clear 750mm opening.

BOILER

Wall mounted gas fired condensing Boiler with Balanced Flue SEDBUK rating 92%

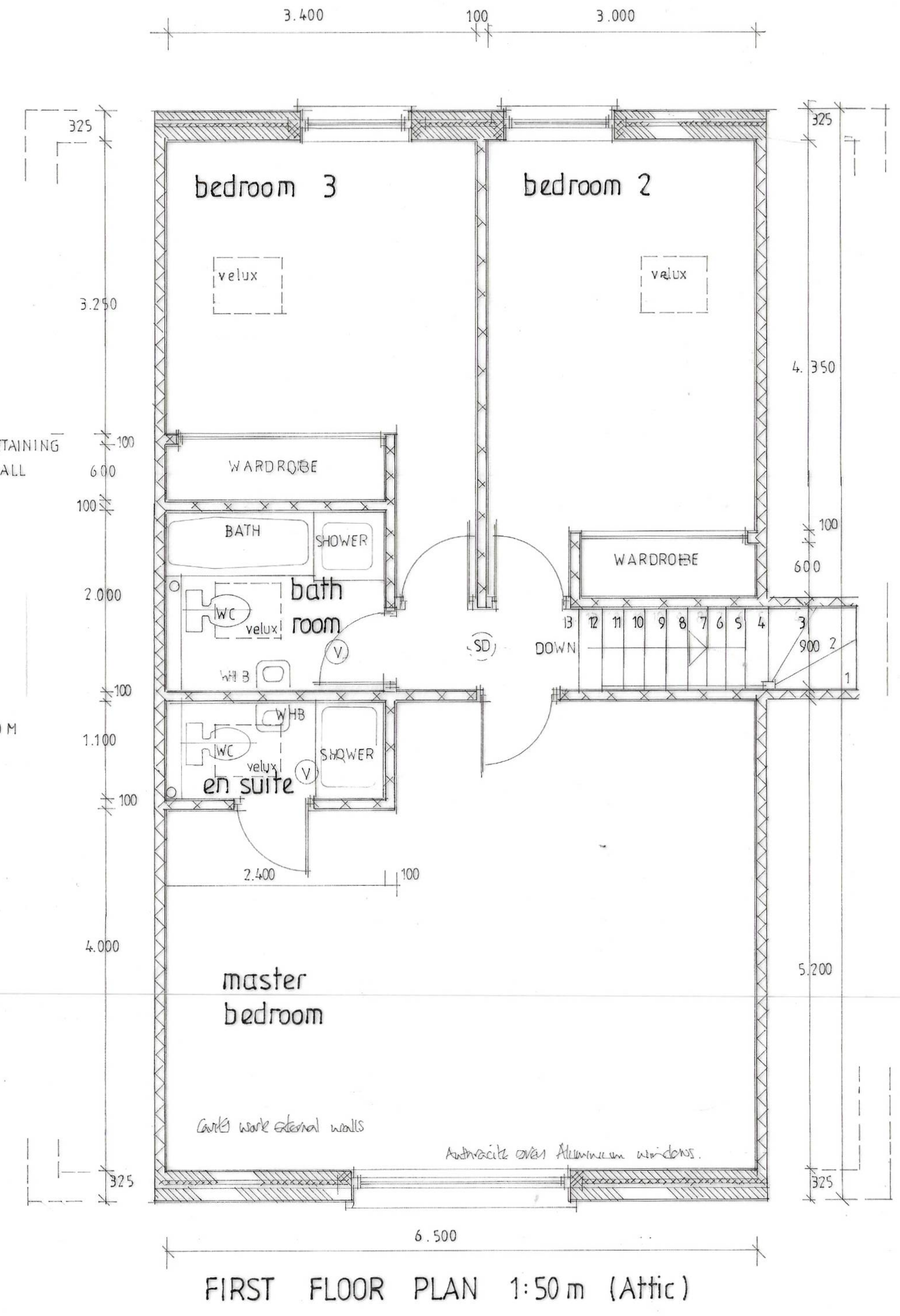
RADON

Radon Gas Protection measures to be as indicated in Report from the British Geological Survey

SAP RATING

A SAP rating Calculation is to accompany the FULL PLANS Building Regulation Application

GROUND FLOOR PLAN 1:50m



FIRST FLOOR PLAN 1:50m (Attic)

ROOF VENTILATION

Ventilate roof spaces by using Tyvek breathable membrane as underlay 50mm air gap continuous vent system at soffits.

STRAPS

Strap Roof / Walls at 1.8m centres with m.s. anchors 30 x 5mm in cross section. Include for noggins over 3 No trussed rafters at gables.

ROOFLIGHTS

Velux openable roof lights set in Proprietary flashing units.

ROOF INSULATION

300mm Rockwool Rollbatts insulation Quilt 150mm laid between ceiling ties / joists with 150mm thick cross laid over.

ROOF

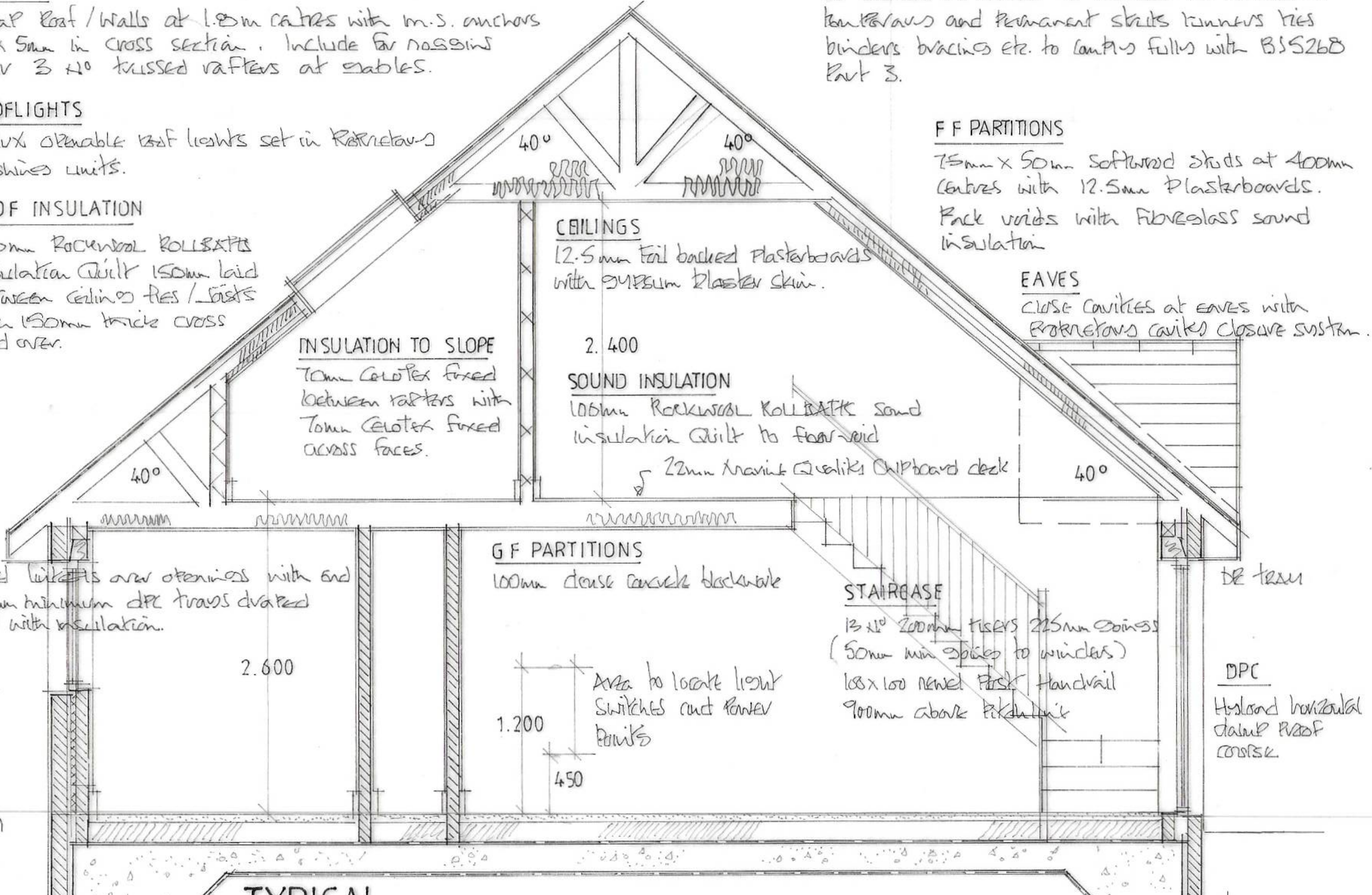
Natural Slate roofing laid to manufacturers spec. on Pretreated graded SW battens on Tyvek breathable membrane on 40° Deg pitched Attic type trussed rafter system by MANDERWOOD or similar approved to include all necessary temporary and permanent struts runners ties binders bracing etc. to comply fully with BS5268 Part 3.

F F PARTITIONS

75mm x 50mm Softwood studs at 400mm centres with 12.5mm Plasterboards. Pack voids with Fibreglass sound insulation

EAVES

Close cavities at eaves with Proprietary cavity closure system.



CEILINGS

12.5mm Foil backed Plasterboards with gypsum plaster skim.

INSULATION TO SLOPE

70mm Celotex fixed between rafters with 70mm Celotex fixed across faces.

SOUND INSULATION

100mm Rockwool Rollbatts Sound insulation Quilt to floor void

22mm Moisture Quality Chipboard deck

LINTELS

Catnic Cavity steel lintels over openings with end bearings of 150mm minimum dpc trays draped over voids packed with insulation.

G F PARTITIONS

100mm dense concrete blockwork

Area to locate light switches and power points

STAIRCASE

13 No 200mm risers 225mm goings (50mm min goings to winders) 100 x 100 newel post Handrail 900mm above pitchline

DPC

Hyload horizontal damp proof course

TYPICAL SECTION 1:50m

EXTERNAL WALLS

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

GROUND FLOOR

70mm Fibre reinforced Cement and sand screed on 150mm Celotex insulation batts on 1200 gauge damp proof membrane on c/s wash on steel reinforced concrete floor slab raft type foundations all to STRUCTURAL ENGINEERS Design Sheets.

	Date	Revisions
A	07.01.21	2nd Parking Space removed VJ.

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RICS

Client

Fallon O'neill

Job Title

Proposed Detached Dwelling.

Drawing Title

Plot 6 , Sandbrook Place,
Bryntirion Road,
MERTHYR TYDFIL,
CF47 0EW

Scale 1:50 1:100 1:250 1:1000

Date 30.10.2020 **Drawn by** VJ.

Drg. No. 2764 NB **Rev.**