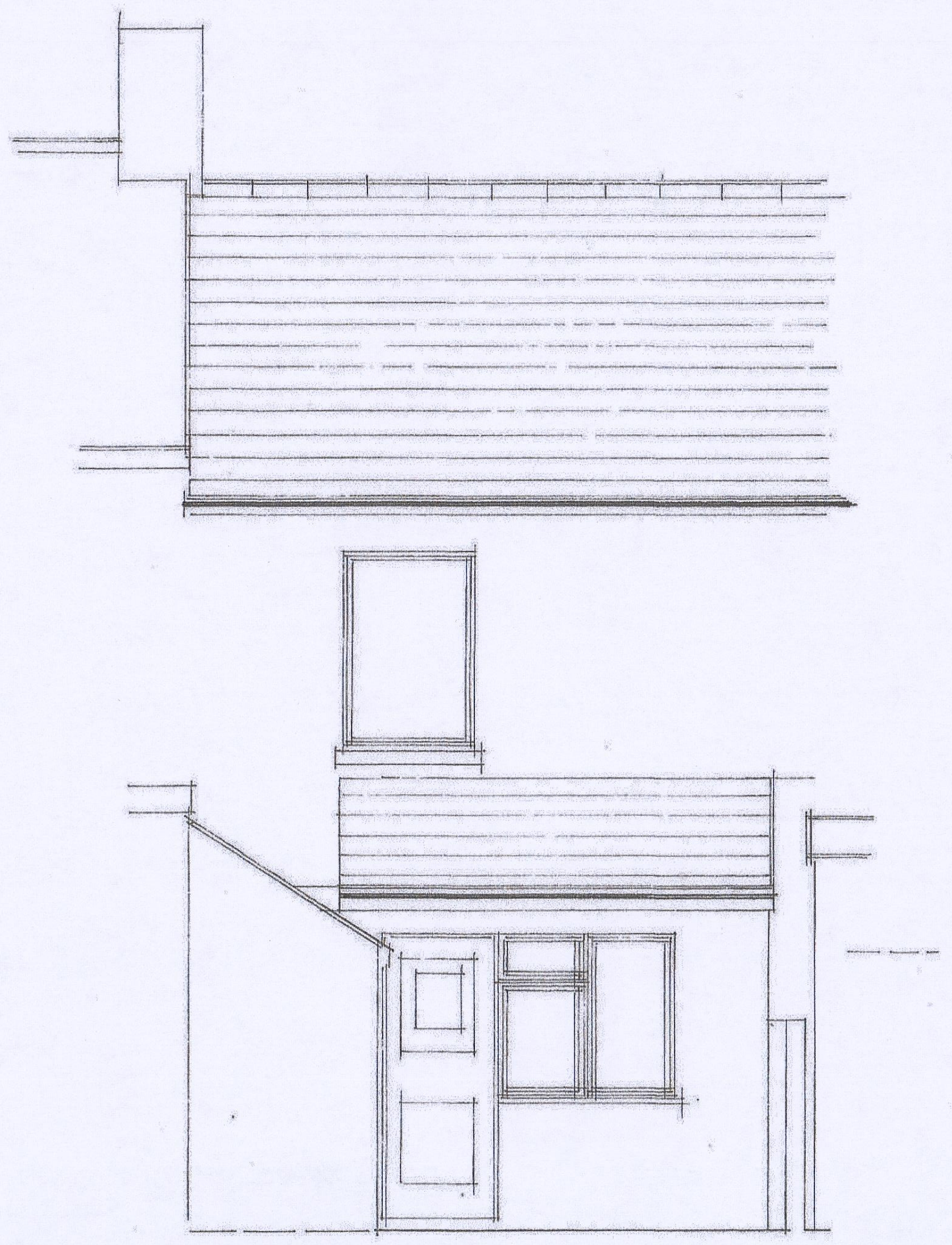
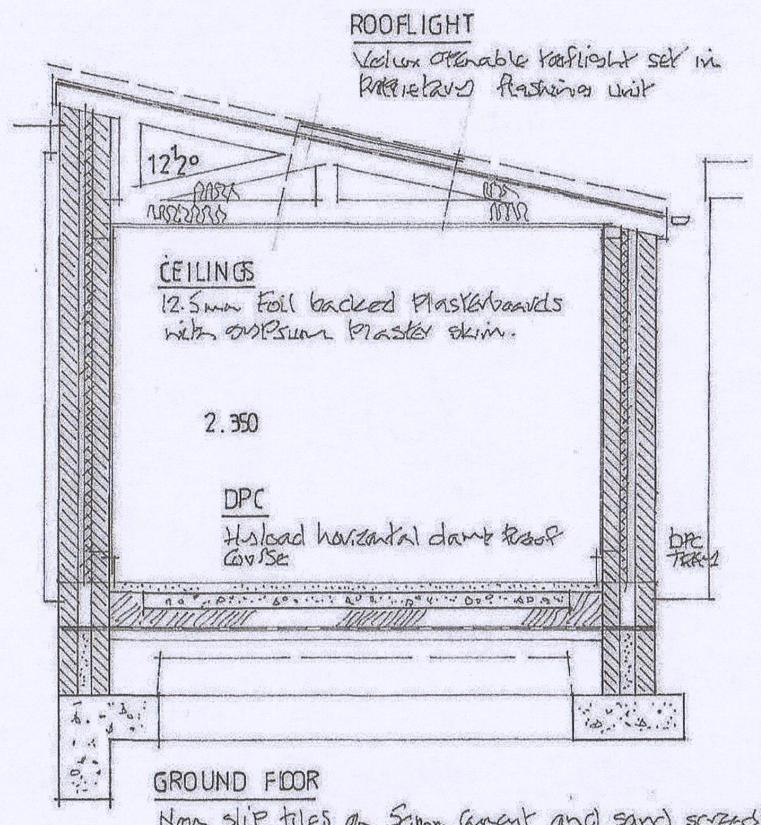


EXISTING REAR ELEVATION



PROPOSED SECTION THROUGH 1:50 m

EAVES
Close cavities at eaves with proprietary cavity closure system

ROOFLIGHT
Velux openable rooflight set in proprietary flashing unit

CEILINGS
12.5mm Foil backed Plasterboards with gypsum Plaster skin.

DPC
Hyload horizontal damp proof course

GROUND FLOOR
Non slip tiles on 50mm cement and sand screed on 100mm site concrete floor slab on 1200 gauge Damp Proof membrane on 50mm stone dust blinding on 150mm minimum clean well compacted hardcore

NOTE
Final Ground Floor / Foundation design to be determined by inspection of excavations by approved Personnel

ROOF VENTILATION
Ventilate roof space by using Tyvek breathable membrane as underlay supplemented with continuous vents at soffit.

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
300mm Rockwool Rollbatts insulation Quilt to roof spaces. 150mm thick laid between ceiling ties 150mm thick cross laid over.

ABUTMENTS
Chase in leadwork at abutments of roof with rear main wall include for lead Soakers.

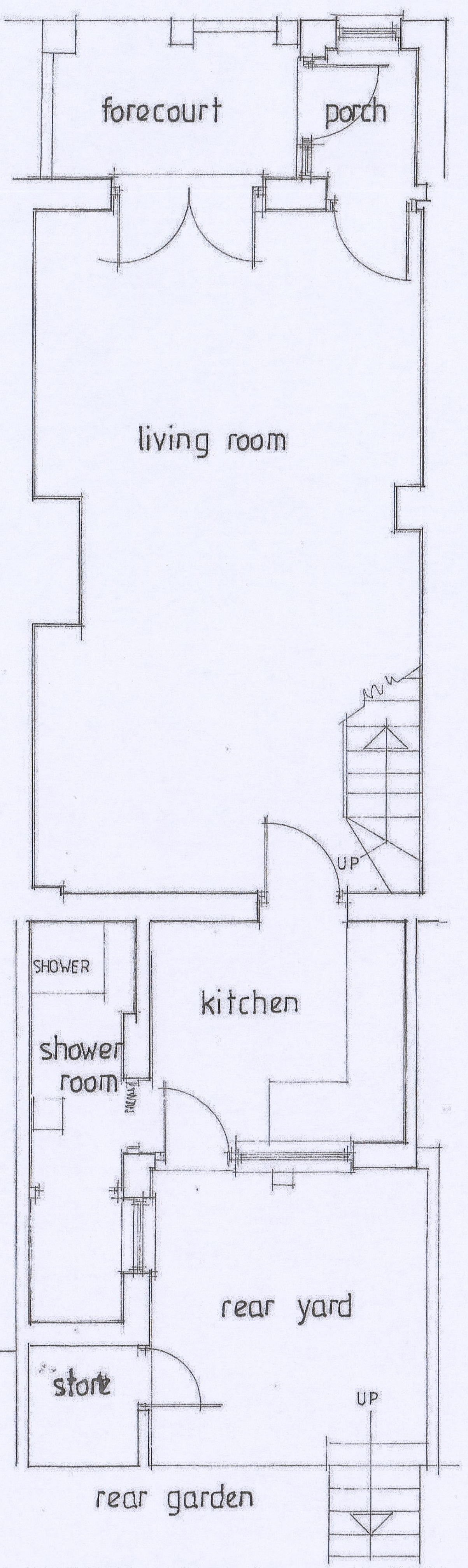
ROOF
Brown Marley Mendip low pitch concrete roof tiles to BS 5534: 2014 to comply fully with Part C of the Building Regulations laid to manufacturers specification on treated s.w. graded battens on Tyvek breathable membrane on 12½° mono Pitched trussed rafters to Part A of the Building Regulations by Mandenwood or similar to include all necessary temporary and Permanent struts runners ties binders etc. to BS 5268 Part 3.

LINTELS
Catnic cavity steel lintels over openings in cavity walls with end bearings of 150mm minimum DPC tray over

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

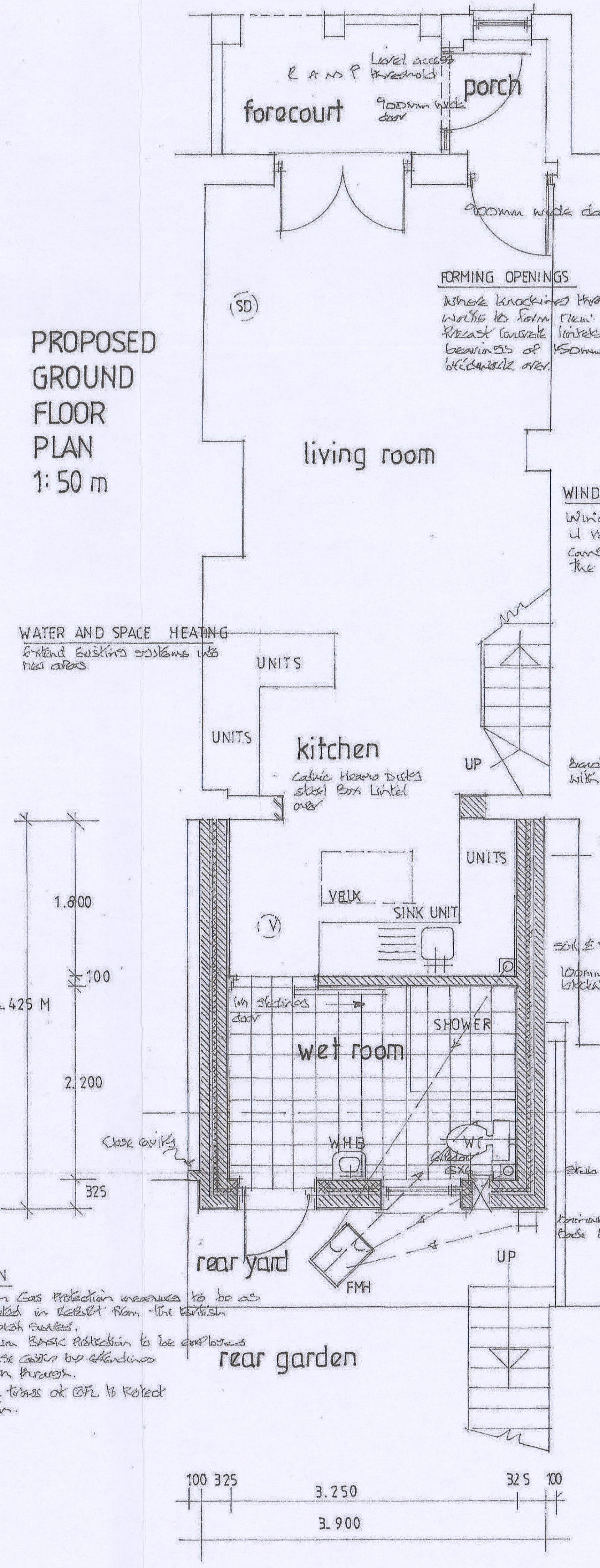
FOUNDATION WALLS
Cavity work foundation walls 100mm dense concrete blockwork inner skin 125mm cavity 100mm dense concrete blockwork outer leaf. Backfill cavity with lean mix concrete up to DPm.

FOUNDATIONS
750mm x 300mm 1:3:6 mix traditional strip concrete foundations depths to suit site conditions.
Where within 1m of main foul sewer take down below invert



EXISTING GROUND FLOOR PLAN

Form new Concrete ramped access across forecourt 1 in 20



PROPOSED GROUND FLOOR PLAN 1:50 m

FORMING OPENINGS
Where knocking through existing masonry walls to form new openings include for Precast Concrete lintels over minimum end bearings of 150mm and 3 courses of brickwork over.

WINDOWS
Windows and Doors to achieve U value of 1.6 W/m²K to comply with Part L1B of the Building Regulations

WATER AND SPACE HEATING
Extend Existing systems into new areas

Bond in new work to Existing with Ferrax wall tie system

Cavity work External walls

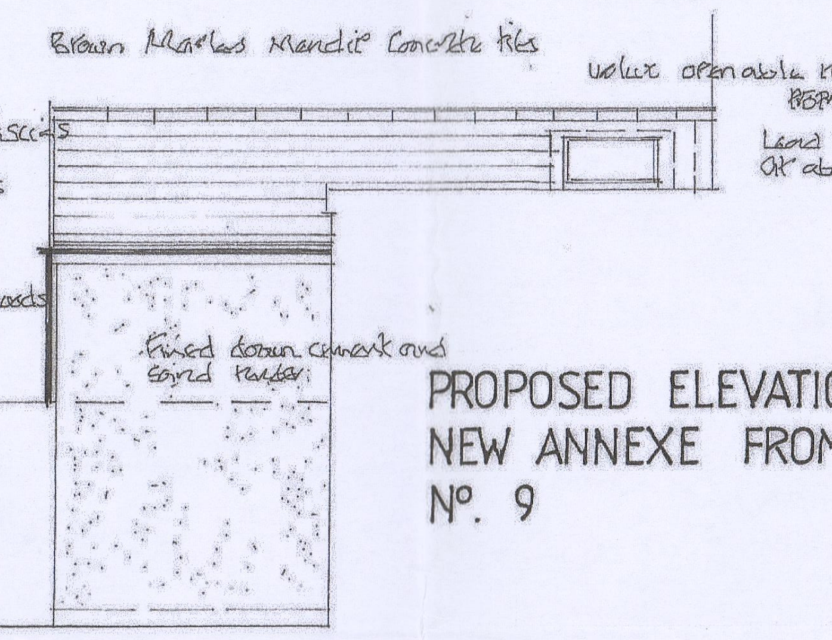
Soil & Vent Pipe

100mm thick dense concrete blockwork Partition.

Stub stack

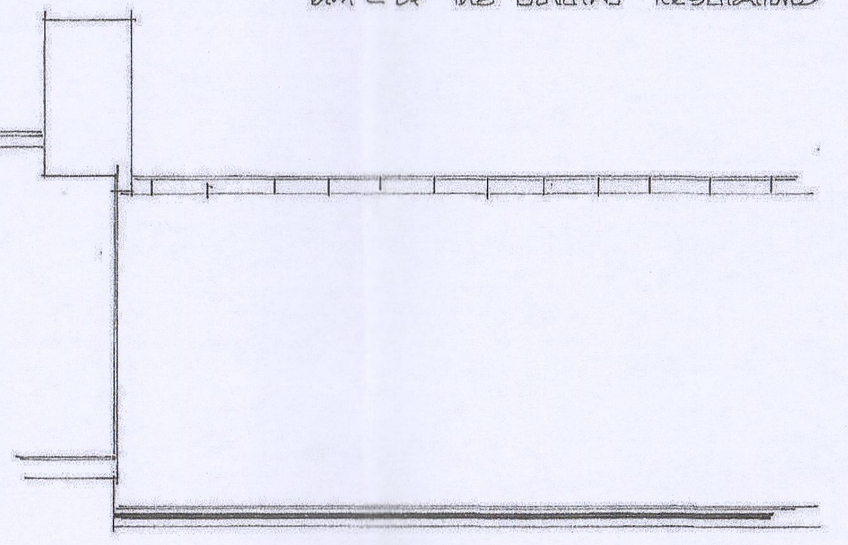
Rainwater downpipe and back inlet gully

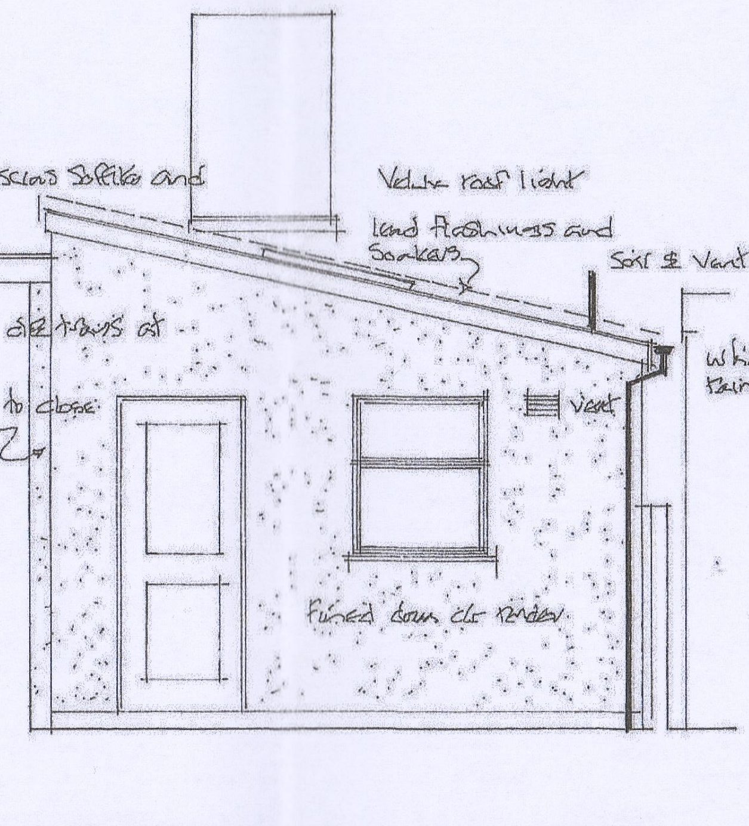
RADON
Radon Gas Protection measures to be as indicated in Report from the British Geological Survey.
Minimum Basic Protection to be employed
1. Close cavity by extending tom through.
1. tie trays at DPC to Protect DPm.


Brown Marley Mendip Concrete tiles
Velux openable rooflight set in proprietary flashing unit
White Pvcu Fascias Soffits and Bargeboards
Lead flashings and soakers at abutments
White Pvcu rainwater goods
Finished down cement and sand render

PROPOSED ELEVATION OF NEW ANNEXE FROM Nº. 9

CONCRETE TILES
Marley Mendip long pitch concrete tiles to BS 5534: 2014 to comply fully with Part C of the Building Regulations




White Pvcu Fascias Soffits and Bargeboards
Velux roof light
Lead flashings and Soakers
Soil & Vent Pipe
Lead flashings and trays at abutments
Extend roof over to close gap
Vent
White Pvcu rainwater goods
Finished down c/s render

PROPOSED REAR ELEVATION

MAIN FOUL SEWER
Locate existing foul sewer assumed Position shown if within 1m of buildings expose Pipework repair and replace take footings below invert 150mm thick concrete cover with Pc concrete lintels over where / if passing through foundation walls

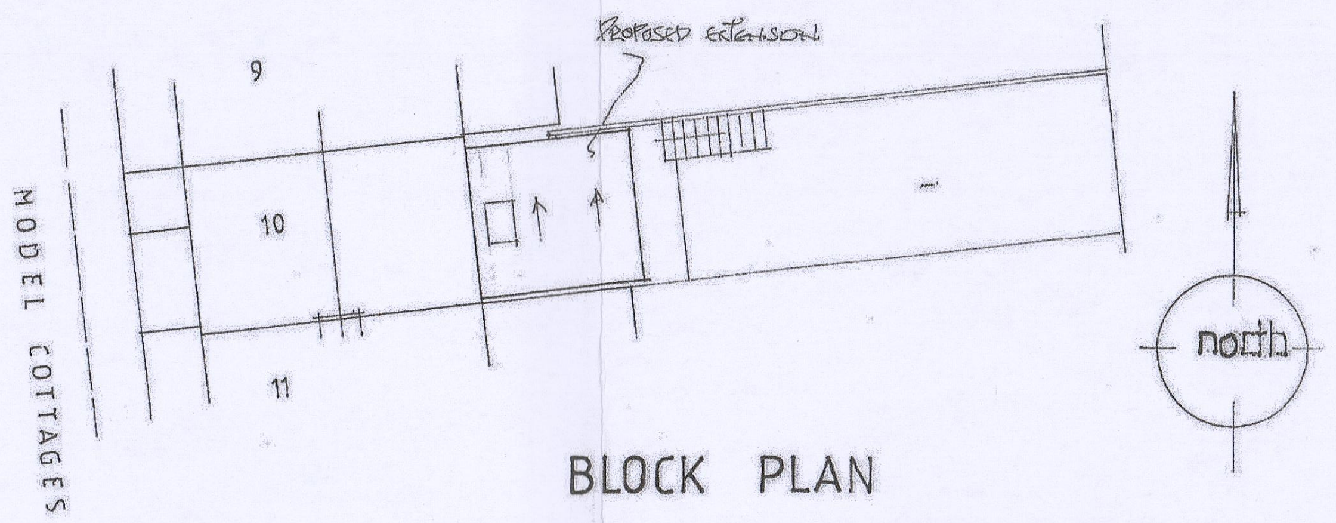
INTERNAL DRAINAGE
50mm Stainless steel easy clean waste to shower.
40mm Pvcu wastes to sink unit and w.h. basin
75mm deep seal traps to shower Sink unit and w.h. basin.
Include for Rodding access at elbows.
100mm Pvcu waste to WC.
100mm Stub stack terminated with Durgo Valve.
100mm Dia. Pvcu Soil and Vent Pipe boxed in Ply faced duct with Fibreglass sound insulation Packing to voids.

EXTERNAL DRAINAGE
Use back inlet type roddable trapped gullies White Pvcu rainwater gutters and downpipes
Build MH in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. cover and frame.
100mm dia. below ground Pipework laid on chippings bed max falls 1 in 8 minimum 1 in 40.

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 BS 6206.

BRIEF ELECTRICS
All new electrical works are to be carried out under the Competent Person Scheme
Supply Fix 2 No mains operated smoke Detectors interconnected and each with battery backup
Supply and fix mains operated mechanical extract fan to Kitchen ceiling mounted Expelair GX6 or similar giving 60 lit/sec output.
Supply and fix low voltage mains operated mechanical extract fan to Bathroom Expelair GX6 or similar giving 15 lit/sec. output.
New lighting points are to be capable of running low energy lighting units.
Locate light switches and Power Points in an area between 450mm above and 1.200m above adjacent Finished floor level.

BUILDING CONTROL
On receipt of the following copies are to be deposited with Building Control.
1. Trussed Rafter Details 12½° mono



BLOCK PLAN

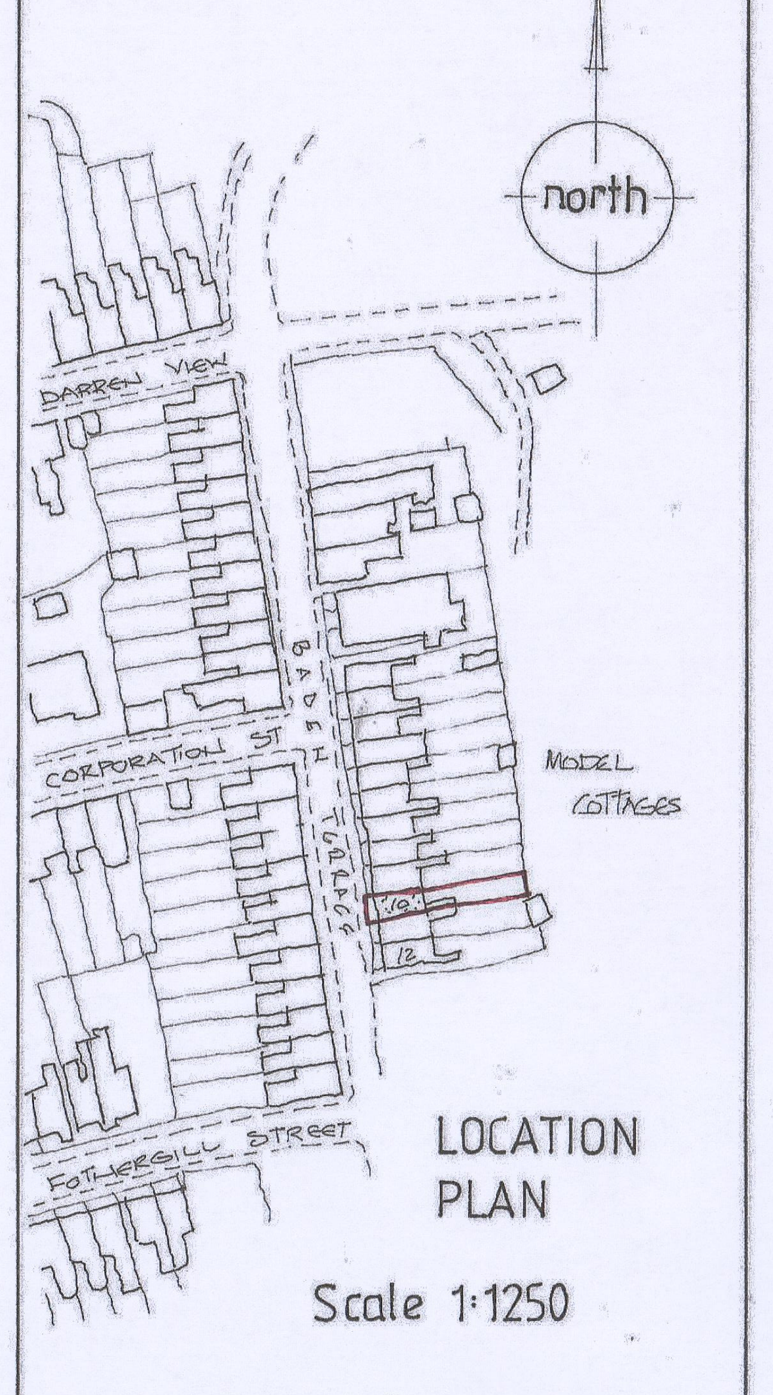
Scale 1:200 m

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

A	Date	Revisions

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RICS

210319

Client
Mr. W. Thomas

PLANNING
13 SEP 2021
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Job Title
PROPOSED PROVISION OF DISABLED FACILITIES

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Drawing Title
10, Model Cottages,
Twynyrodyn,
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Scale 1:50 1:200 1:1250

Date 02.09.2021 **Drawn by**

Drg. No. 2809 DFG **Rev.**

DS 342

594 x 841mm A1