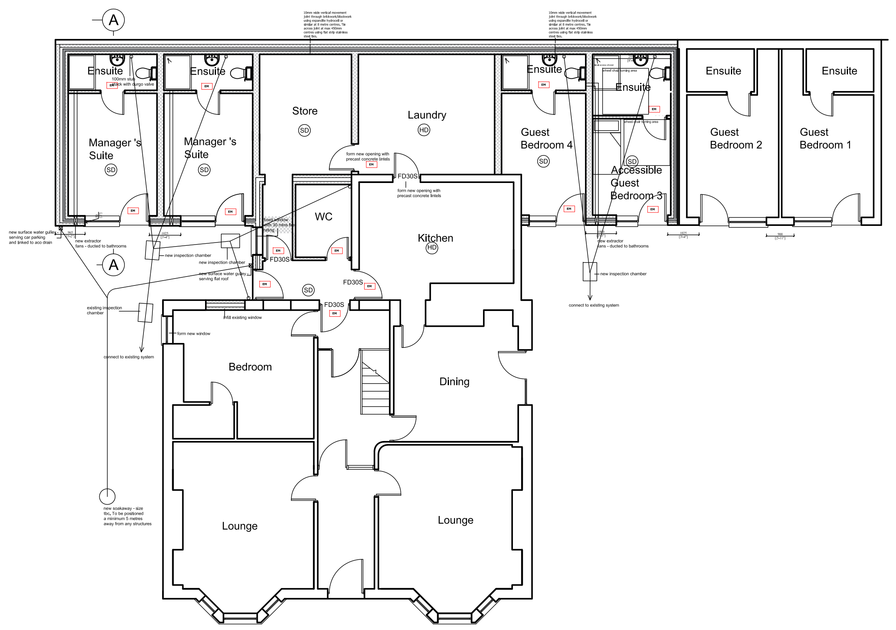
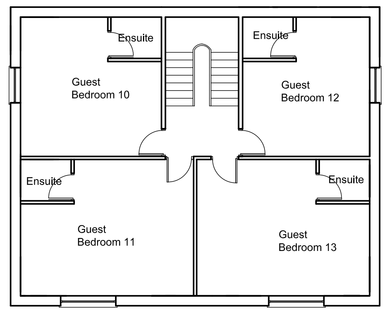


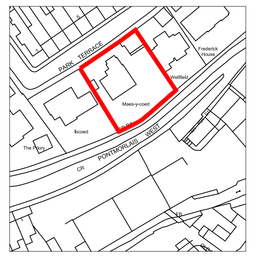
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN





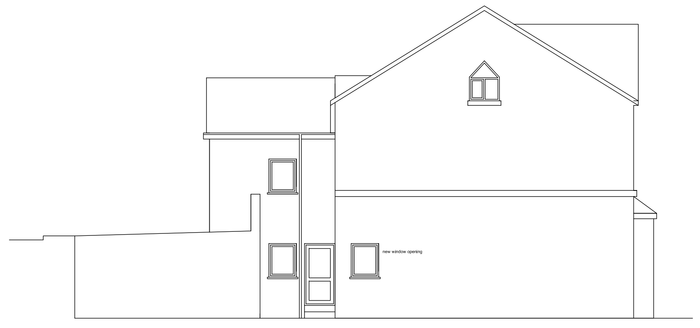
PROPOSED NORTH ELEVATION



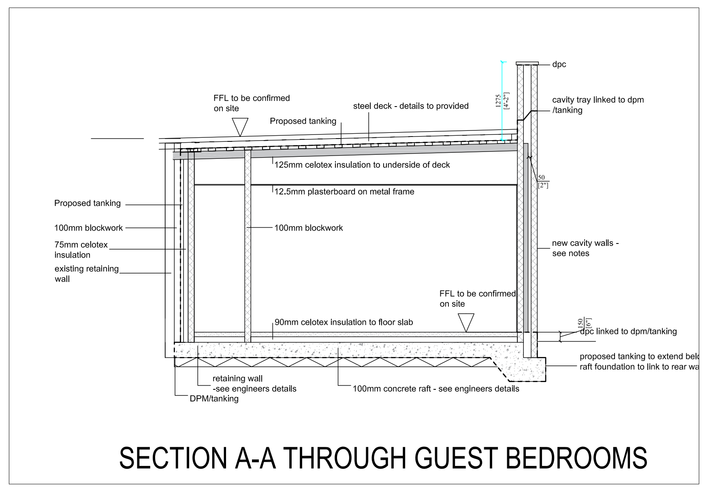
PROPOSED EAST ELEVATION



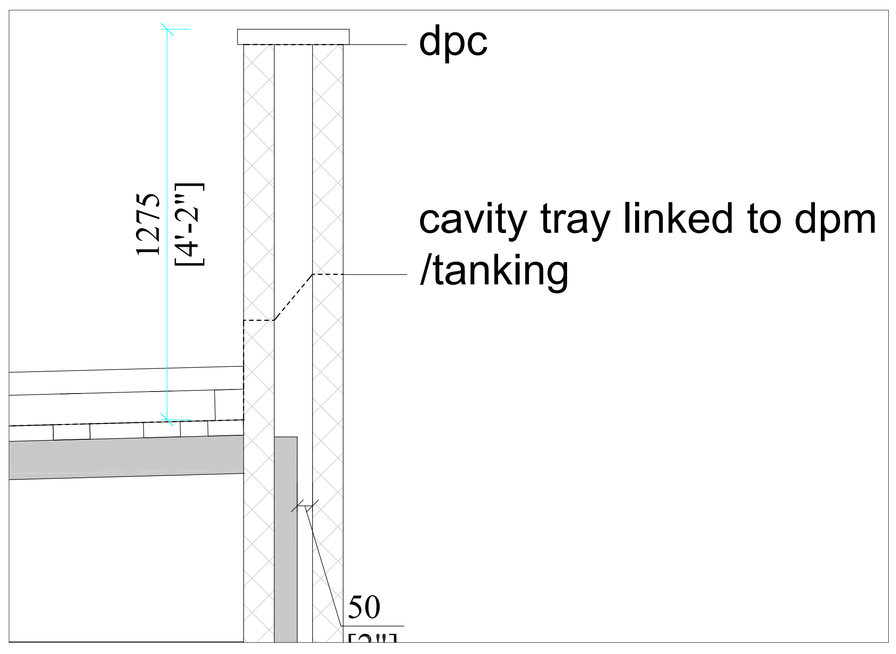
PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



SECTION A-A THROUGH GUEST BEDROOMS



Notes

Substructure

Remove affected structures, hardstandings and re-grade to required levels, remove all topsoil, vegetable matter and deleterious material, excavate for foundations to suit site conditions, to approval.

Concrete deep strip foundations, mix C25P, minimum 600 mm wide x 800 mm deep, minimum depth in clay substrata to be 1000 mm to underside below finished ground level, all to suit site conditions, to approval.

Foundation profiles are to be altered as necessary to allow passage of services and drainage without risk of differential settlement.

Class B semi-engineering brickwork to BS: 3921 laid in mortar mix 1:4, cement:sand; below Hyload or similar damp-proof course minimum 150 mm adjacent ground level, lean mix cavity fill to 225mm below damp-proof course, weep holes @ 900 mm centres. For thickness of walls, refer to External Walls.

Access to all parts of the drainage system is to be provided by new inspection chambers as shown on drawing.

External Walls

Mineral cavity fibre baitts: 100mm blockwork, in 1:1:6; cement:lime:sand mortar, 50 mm clean cavity with 275 mm triangular stainless steel cavity ties with insulation retaining clips @ 750 mm centres horizontally and 450 mm centres vertically (225 mm centres vertically to unbonded jambs), 75 mm thick Celotex CG5000 or similar Agrement approved partial-fill cavity wall insulation batts, 150 mm Marley "Aquaguard" or similar flexible vertical damp-proof courses, 100 mm lightweight blockwork inner leaf (Cekon Standards or similar) (thermal conductivity value 0.15 W/sqmk) throughout, finished with 12.5mm plasterboard, 'U' value 0.21 W/sq.m deg C, including propriety insulated closers to reveals and insulated cavity closers to eaves and verges, join to existing walls using s/s fixings. Construct new walls in accordance with BS:5628:Part 3 and provide insulation in accordance with BS:6676.

Marley "Dampseal" vertical damp-proof membrane/tanking to manu. details to seal and waterproof all changes in level, thoroughly sealed to damp-proof courses.

Beams & Lintols

Insulated 'Catnic' lintels or similar approved with minimum 150 mm end bearings all to manu. details, fully protected with 12.5 mm plaster finish, half hour fire resisting. Lintel type sized to suit opening. Steel sizes see engineers details.

Internal Partitions

100m blockwork as shown. 75x50mm stud framing finished both sides with 12.5mm plasterboard and skim finish, all to manu. details, including 50mm fibreglass sound insulation quilt to cavity, min 38 dB sound reduction.

Party walls between each new guest and staff bedroom to be construction in blockwork laid on flat and lined with sound block plasterboard to achieve a minimum mass per unit area including plaster 415kg/m² to comply with Part E.

Ground Supported Floors

Ground supported floors: 75 mm cement:sand screed reinforced with lightweight steel mesh mix 1:4 , on 90mm Celotex FF4000 insulation, on 100 mm min concrete ground floor slab, mix C20P on 1200 gauge polythene damp-proof membrane lapped to damp-proof course and cavity trays, tape joints in accordance with manufacturers instructions, on minimum 150 mm consolidated, sand blinded hardcore to suit site conditions, thoroughly compacted in 150 mm layers to suit site conditions, to approval. 'U' value 0.18 W/sq.m deg C

Joinery

Structural timbers to be C16 general structural grade or better and vacuum pressure impregnated with 'Protim' or similar approved organic solvent preservative, all cut ends retreated with compatible coloured preservative on site.

Plumbing

112mm half round plastic guttering fixed to PVC fascia connected to 68 mm downpipe to back inlet gulley. Gutters supported at maximum 750 mm centres, all to manufacturers details.

W.C waste in bathroom to discharge to a 100mm SVP . WHB waste 35mm all discharging into stack via a 75mm deep seal trap. 40mm waste and bottle trap to kitchen sink.

Flat Roof - over new first floor entrance porch

Warm roof: Bauder or similar approved. Single ply roof covering, to 200 mm Kingspan Thermoroof TR27 or similar approved insulation slabs, laid staggered butt joint to manu. details and fully bonded in hot bitumen to vapour check sheet ,galv. nailed at 150 mm centres to 19 mm WBP plywood decking on cross flintings to fall 1:60, minimum firring thickness 63 mm, on 170 x 50 mm SC3 grade joists at 450 mm centres, built in/strapped to masonry at 1.2 metres centres with 30 x 5 mm galv. mild steel lateral restraint straps to perimeter, 12.5 mm plasterboard and skim and two coats emulsion finish to soffit, all to achieve 'U' value 0.15 W/m2 OC. Form 150mm code 4 lead flashing upstand the adjacent brickwork elevations.

Electrical Installation

Electrical installation, supplied and installed complete by registered electricians's in accordance with N.I.C.E.I.C regulations, including all lamps and fully concealed wiring.

Include for all necessary low energy light fittings to comply with the current building regulations (1 per every 25sqm of new floor area)

Allow for mains powered smoke detection in new areas to incorporate battery back up. Include for heat detection in the kitchen area.

New Fire Alarm System to comply with BS 5839.

New Emergency Lighting to be provided to all common escape routes.

The installation to comply with all respects of the Part M regulations, sockets, TV sockets and telephone points to be located 450mm above finished floor level, light switches to be located 1200mm above finished floor level.

Heating

Heating to be via existing system.

Ventilation

Window ventilation openings minimum one-twentieth floor area of habitable rooms, partly 1.75 metres above floor level.
Provide uncontrollable trickle head ventilators to existing window, providing at least 8000 sq.mm to building regulation requirements.

Intermittent mechanical extract ventilation to kitchens operable at min 60 litres/second or a cooker hood capable of 30 litres per second. Ensuite/bathroom/WC operable at minimum 15 litres/second, each with humidstat overide control. Fan installations in bathrooms, to provide minimum 3 air changes/hour, switched with lighting and incoporating a 15 minute delay timer. 10mm gap under bathroom doors to allow for air replacement.

Doors & Windows

Provide new PVCu double glazed doorset and windows.

Provide new double glazed PVCu window, complete with multi-point locking mechanism, toughened glazing, all to meet thermal performance 1.4 W/sq.mK or better

PVCu double glazed windows to BS: 7412 and BS: 7413, with minimum 8000 sq.mm controllable trickle head ventilators throughout, including locking fasteners, Pilkington K double glazing set in internally beaded, drained and ventilated rebates not less than 16mm deep with PVCu or synthetic rubber glazing gaskets, all to BS:6262, laminate safety glass to ground floor windows and all glazing less than 800mm aboved finished floor level.

All glazing to comply with critical locations and regulation 14.

New PVCU double glazed windows to have clear unobstructed area of 0.33m2, exceeding min 450mm high x 450mm wide. Windows position no more than 1100mm from floor.

FD30S fire doors to be fitted in locations as shown including automatic closers.

No lockable devices to be fitted to all exit doors. Provide thumb turns to final exit doors.

Full height vision panels to all doors to escape routes.

Minimum clear opening widths for entrance doors 775 mm with aluminum level access threshold. Minimum width of new internal doors 800mm, all in accordance with Part M.

Signage

Provide fire safety signage to comply BS5499.

Drainage

Alter existing foul and surface water drainage as necessary to approval using Hepworth " Supersleve " vitrified clayware pipes and fittings with pressure tight flexible joints, lintols over pipes passing through walls, fibreglass sleeved and surrounded with 150 mm pea gravel or concrete where less than 150 mm below floor slab. Soil and vent pipe connections direct to inspection chambers, gulley branches to suit site conditions, all to manu. details and Local Authority approval. All service penetrations through the slab to have an air tight seal.

Drainage trenches liable to surcharge from adjoining foundations are to be backfilled to above the level of surcharge with C20P concrete, build in 18 mm Flexell sleeves through pipe joints at maximum 9 metre centres.

Car Park Deck over Guest rooms

Brick pavlours on water proof concrete and steel deck construction (see manufacturers calculations - incorporating new dpm/ and PermaSEAL Self-Adhesive Tanking Membrane tanking or similar approved). Underside of deck to the lined with 120mm Kingspan Kooltherm insulation. 'U' value 0.15 W/sq.m deg C Install new stepped cavity tray where deck meets new cavity and existing walls.

Mr A Rahman
Maesycoad
Park Terrace
Merthyr Tydfil
CF47 8UY
Proposed Floorplans, Elevations and Site Plan

Proposed Extensions

Scale: 1:100 1:50 1:1250 Date: September 24
Drawing No. /24/03