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.

INTERNAL DRAINAGE

50mm easy clean wastes in stainless steel to showers
40mm PVC wastes to bath wash hand basins and sink units
Include for 75mm deep seal traps to baths basins and sink units
Include for rodding access at elbows.
100mm dia. PVCu wastes to WCs.
100mm dia soil stack terminated with Durgo valve
100mm dia soil and vent pipe terminated with PVC cage
Box in soil stacks with ply faced ducts with screwed joints pack voids with insulation.
Include for slow bends at base of SP and SVP

EXTERNAL DRAINAGE

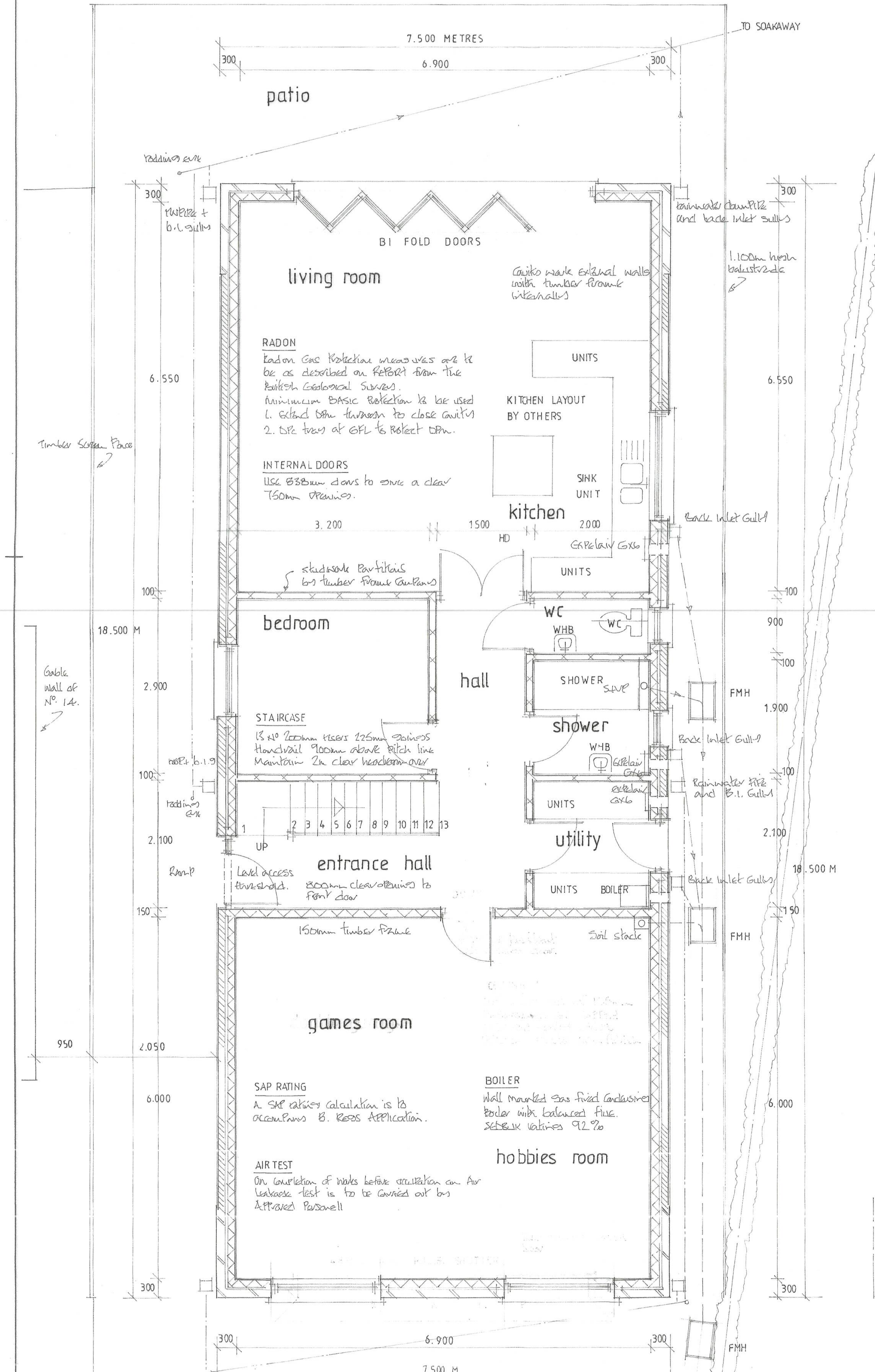
Use back inlet type roddable trapped gullies
PVC rainwater gutters and downpipes.
Build MHS in 225mm Class B engineering brickwork 600 x 450mm internally. Grade B medium duty C.I. covers and frames.
100mm dia PVCu below ground pipework laid on chippings bed maximum falls 1in 80 minimum 1in 40.
Connect new surface runoff to soakaways sited subject to porosity testing.
Connect new foul wastes to existing main foul sewer.

BRIEF ELECTRICS

All electrical works are to be carried out under the Competent Persons Scheme
Supply fix 2 No mains operated interconnected smoke detector alarms each with battery backup.
Supply fix low voltage mains operated mechanical extract vents to bathrooms Expelair GX6 or similar approved giving 15 lit/sec. output.
Supply fix mains operated mechanical extract fan to utility room Expelair GX6 or similar approved giving 30 lit/sec. output.
Supply fix mains operated mechanical extract fan to kitchen Expelair GX6 or similar approved giving 60 lit/sec. output.
Locate light switches and power points in an area between 450mm and 1.200m above adjacent floor level.
80% of all lighting points are to be capable of running low energy lighting only.

WINDOWS

White PVC framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap.
Windows are to have opening lights giving a clear 800 x 450mm opening 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 BS 6206.



Cavity work external walls with timber frame internally

RADON

Radon Gas Protection measures are to be as described on report from the British Geological Survey.
Minimum basic protection to be used
1. Extend DPM through to close cavity
2. DPC tray at GFL to protect DPM.

INTERNAL DOORS

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

studwork partitions by timber frame company

STAIRCASE

13 No 200mm risers 225mm goings
Handrail 900mm above pitch line
Maintain 2m clear headroom over

Level access threshold.

800mm clear opening to front door

150mm timber frame

SAP RATING

A SAP rating calculation is to accompany B. Regs Application.

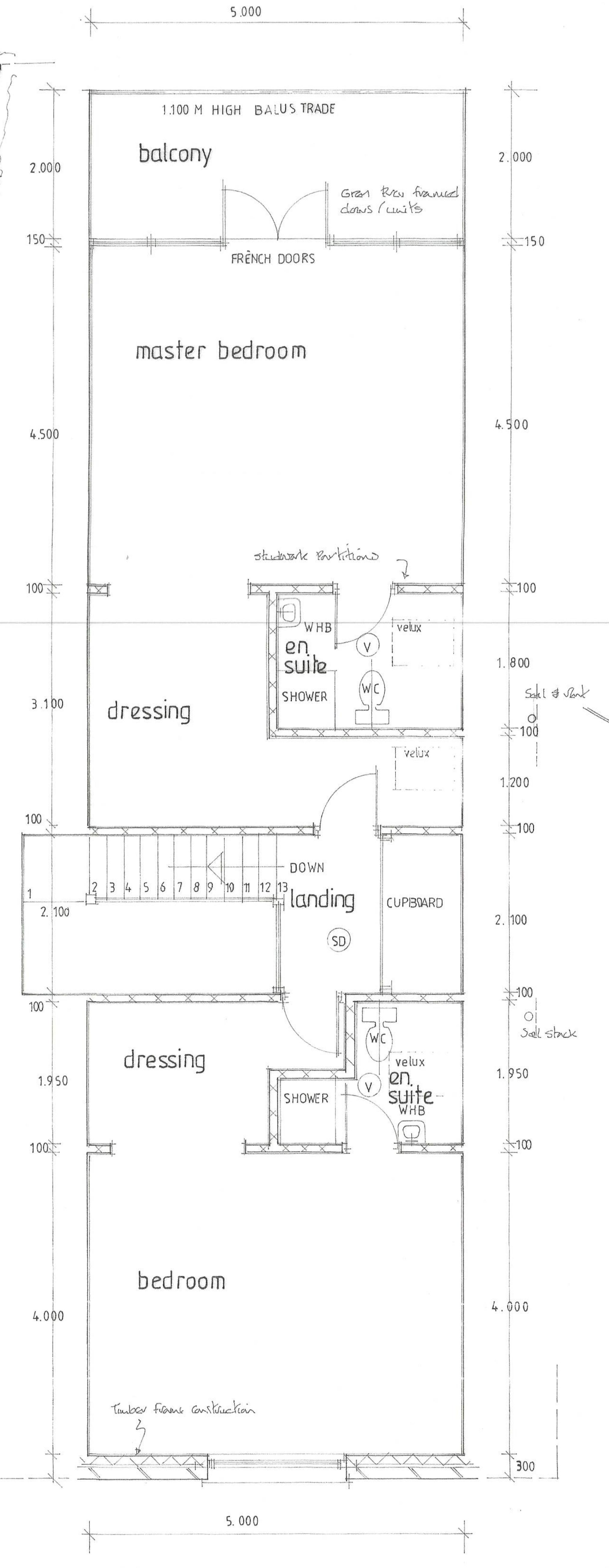
AIR TEST

On completion of works before occupation an Air Leakage test is to be carried out by Approved Personell

BOILER

Wall mounted gas fired condensing boiler with balanced flue.
SEDBUK rating 92%

GROUND FLOOR PLAN 1:50 m



ATTIC PLAN 1:50 m

ROOF VENTILATION

Ventilate roof spaces by using Ridge and Soffit vents.

STRAPS

Strap roof / walls / suspended floors at 1.800m centres with m.s. anchors 30 x 5mm in cross section.
Include for noggins over rafters / joists at gables

ROOF INSULATION

70mm Celotex insulation batts between rafters to sloping ceilings with 60mm thick Celotex fixed across face.
300mm Rockwool Rollbatts laid in roof spaces 150mm thick laid between ceiling ties / rafters with 150mm thick laid across over.

EAVES

Close cavities at eaves with Rockwool TCB cavity closure system.

ROOF

Black Reconstituted Slate roofing on pretreated graded S.W. battens on Bitumen sarking felt to BS 5250 on 45° Attic type trussed rafter system by Fforest Engineering or similar to include all necessary temporary and permanent struts ties runners binders etc. to comply fully with BS 5268 Part 3.

ROOFING FELT

BS 747 type 1F Bitumen roofing felt to BS 5250

LINTELS

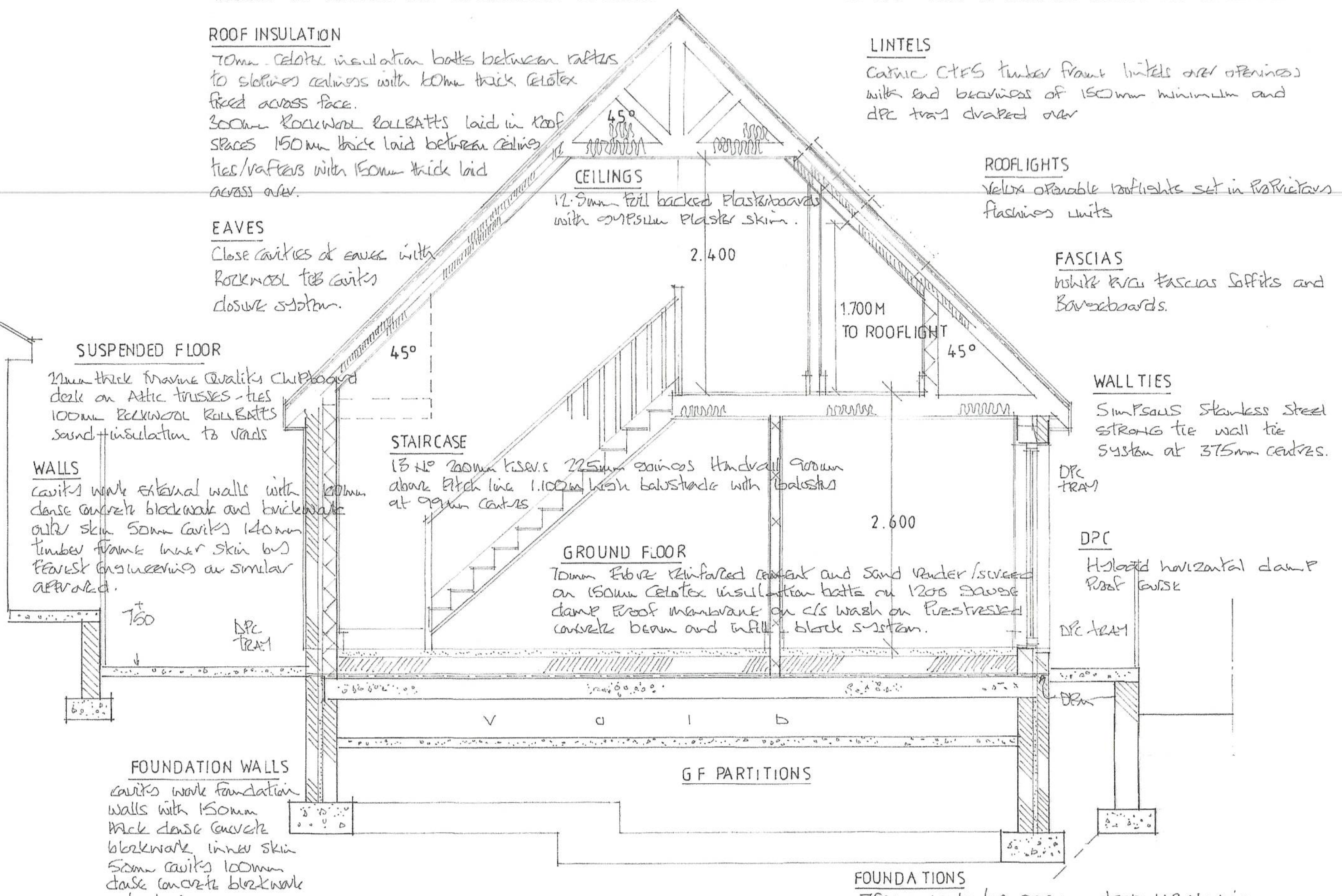
Catnic CTFS timber frame lintels over openings with end bearings of 150mm minimum and DPC tray draped over

ROOFLIGHTS

Velux operable rooflights set in proprietary flashing units

FASCIAS

White PVCu fascias soffits and bargeboards.



CEILINGS

12.5mm foil backed plasterboards with gypsum plaster skim.

SUSPENDED FLOOR

22mm thick marine quality chipboard deck on attic trusses - ties 100mm Rockwool Rollbatts sound insulation to voids

WALLS

Cavity work external walls with 100mm dense concrete blockwork and brickwork outer skin 50mm cavity 140mm timber frame inner skin by Fforest Engineering or similar approved.

STAIRCASE

13 No 200mm risers 225mm goings Handrail 900mm above pitch line 1.100m high balustrade with balusters at 99mm centres

GROUND FLOOR

70mm fibre reinforced cement and sand render / screed on 150mm Celotex insulation batts on 1200 gauge damp proof membrane on c/s wash on prestressed concrete beam and infill block system.

WALL TIES

Simpsons Stainless Steel Strong tie wall tie system at 375mm centres.

DPC

Hyload horizontal damp proof course

FOUNDATION WALLS

Cavity work foundation walls with 150mm thick dense concrete blockwork inner skin 50mm cavity 100mm dense concrete blockwork outer leaf.
Backfill cavity with lean mix concrete up to DPM

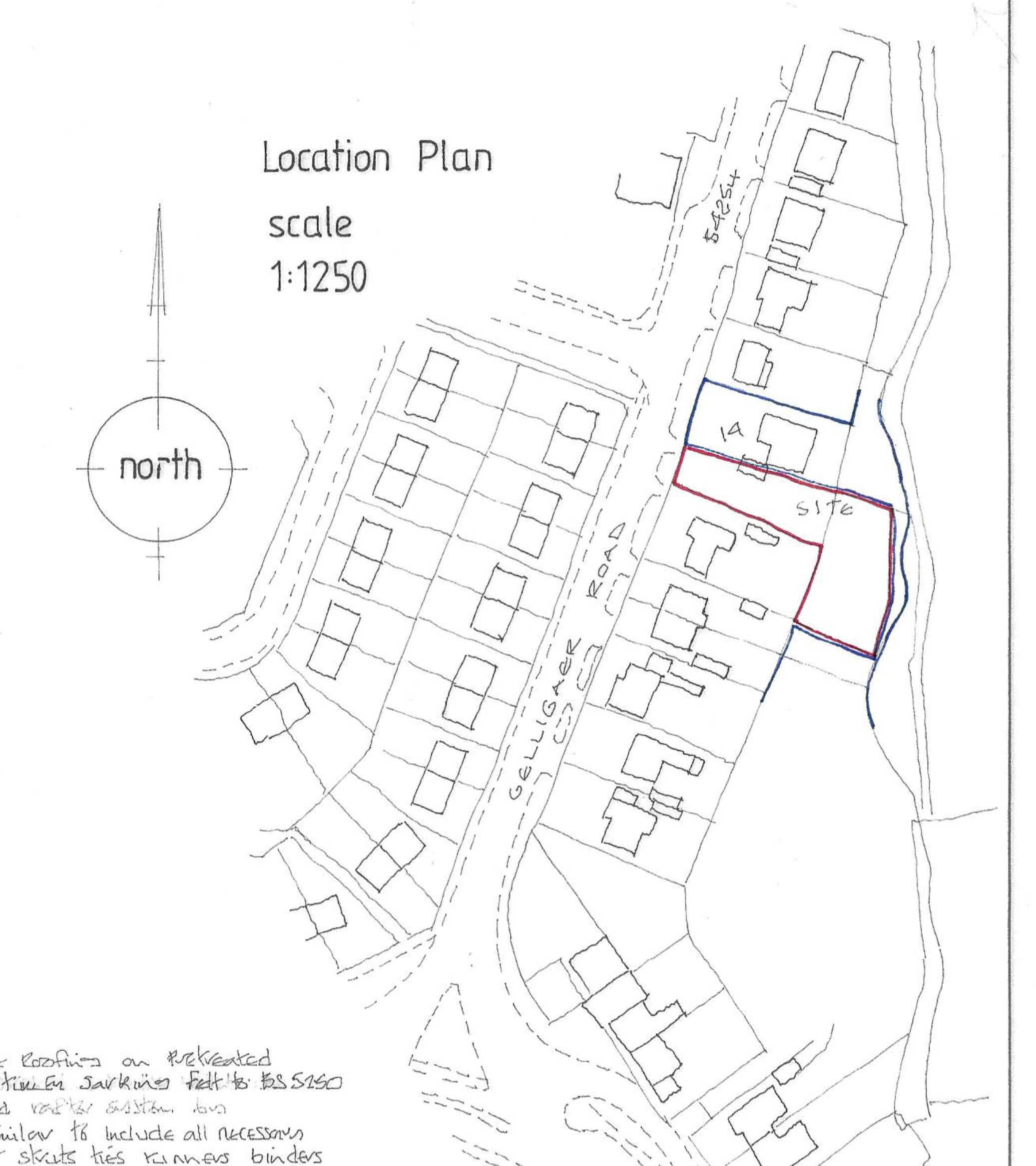
FOUNDATIONS

750mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions.

NOTE

Final floor / foundation design to be determined by inspection of excavations by approved personell.

TYPICAL SECTION
1:50 m



Location Plan
scale
1:1250

D	14.12.2021	Felt note added	VJ
C	12.11.2021	Underlay changed to Felt	VJ
B	03.02.2021	Boundaries amended	VJ
		resiting	
		of dwelling elevational changes and	
A	01.10.20	Removal of Integral garages lowering	
	Date	**Revisions**	

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RICS

Client
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Job Title
DETACHED DWELLING

Drawing Title
Land at 14 Gelligaer Road
Trelewis
MERTHYR TYDFIL
CF46 6DN

Scale 1:50 1:1250

Date 24.01.2020 **Drawn by** VJ

Drg. No. 2710 NB 01 **Rev.**

DS 342

594 x 841mm A1