

Abstract

[illegible]

7. Front door to have level threshold

1. Front door to have level threshold.
2. Patio door to have level threshold.
3. Patio to have a minimum size of 2.4m by 2.4m.

FILED
R003
GN 5/10/11



4. Party wall to be constructed to Robust Detail E-WM-22 for masonry wall joints.
5. 300 mm topsoil to be provided in hatch.
6. Internal lighting to be 100% energy efficient.
7. Lighting, translucent light valves are not to be fitted under any circumstances.
7. External lighting to be provided by front door. Light fitting to be GL2051U colour white.
8. External lighting to be provided by patio door. Light fitting to be GL2051U colour white.
9. Fused spur for future building alarm to be provided in hall.
10. Stair to be provided in rear garden as specified on this Code 3 Specification for this house type.
11. Water but and stand to be provided in rear garden as detailed on the Code 3 Specification for this house type.
12. Composite bin to be provided in rear garden.
13. Water radiators to be fitted to all top end showers as detailed on the Code 3 Specification for this house type and the Building Regulations Part G2010 water conservation.
14. Bath capacity in litres to be as detailed on the Code 3 Specification for this house type. Under no circumstances is a bath with a capacity greater than that specified on the Code 3 Specification to be fitted in this house type.

Proposed elevations
106 cae mofa skewen

ELECTRICAL SYMBOLS KEY

- ⊞ Ceiling mounted extract fan
- SD Smoke Detector
- CO Carbon Monoxide Detector.
To wall - located above the height of any door or window with 150mm from ceiling.
To Ceiling - located min 300mm from any wall.
- HD Heat Detector
- Shower socket outlet
- Immersion socket
- Gas point
- Double socket outlet
- Pendant light fitting with Low Energy bulb
- Baden light fitting with Low Energy bulb
- IPX4 baden light fitting with Low Energy bulb
- Wall mounted light fitting with Low Energy bulb
- TV point
- Telephone point
- Consumer unit
- Lightswitch
- Lightswitch - 2 way
- Extract Fan indicator switch with FANV interlocked @ H.L. centered above door
- Thermostat
- Doorbell
- Door Chime
- 13 amp non switched fused spur suitable for alarm system to be fitted in hall

WINDOW SCHEDULE

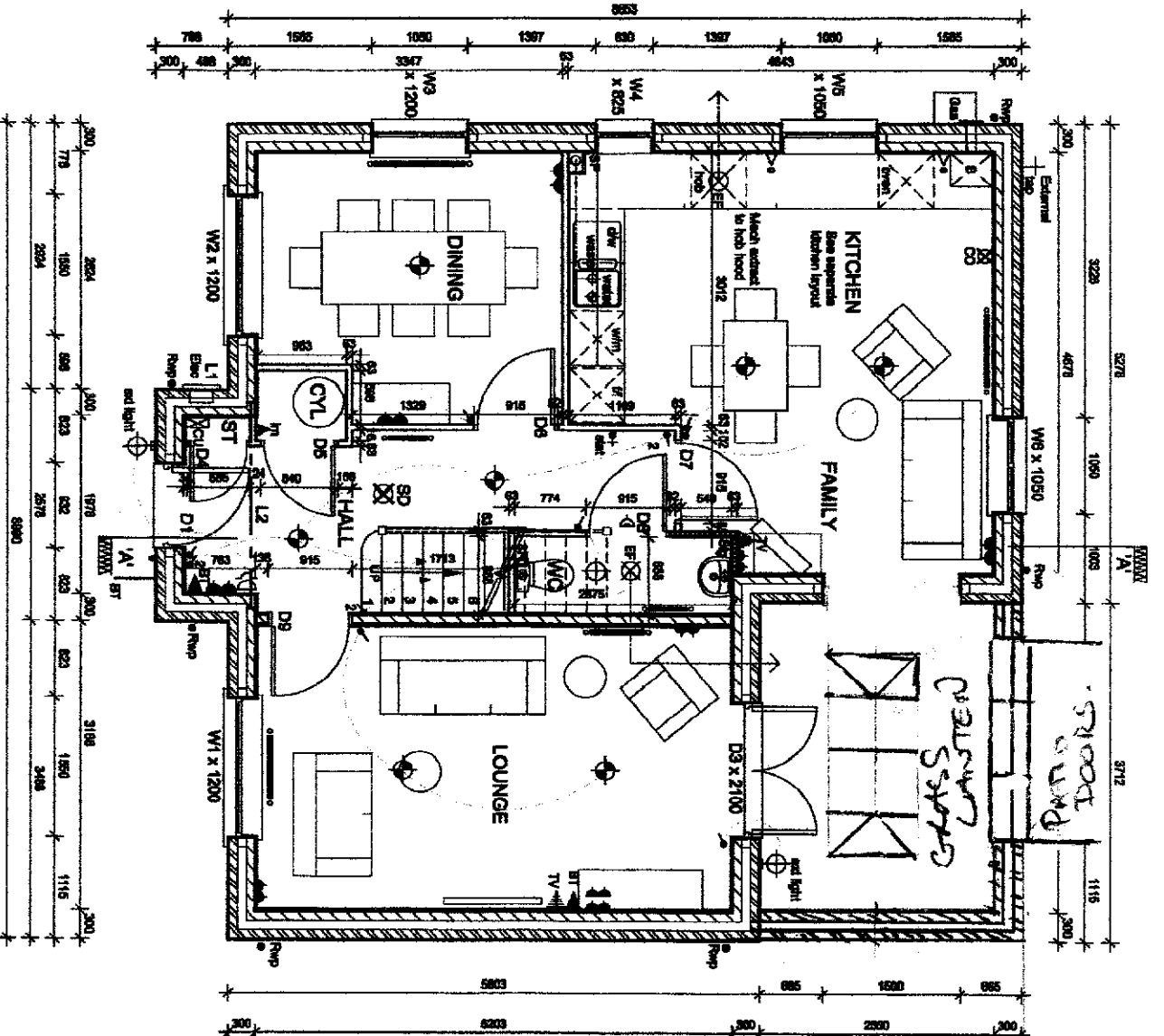
Window Ref	Window Description	Unit Ref (U)	Area (sqm)
W1	1800 x 1500mm	L148 502 1500 (14.80)	No
W2	1800 x 1500mm	L148 502 1500 (14.80)	No
W3	1800 x 1500mm	L148 502 1500 (14.80)	No
W4	1800 x 1500mm	L148 502 1500 (14.80)	No
W5	1800 x 1500mm	L148 502 1500 (14.80)	No
W6	1800 x 1500mm	L148 502 1500 (14.80)	No
W7	1800 x 1500mm	L148 502 1500 (14.80)	No
W8	1800 x 1500mm	L148 502 1500 (14.80)	No
W9	1800 x 1500mm	L148 502 1500 (14.80)	No
W10	1800 x 1500mm	L148 502 1500 (14.80)	No

DOOR SCHEDULE

Door Ref	Door Description	Unit Ref (U)	Area (sqm)
D1	1800 x 2100mm	L148 502 2100 (14.80)	No
D2	1800 x 2100mm	L148 502 2100 (14.80)	No
D3	1800 x 2100mm	L148 502 2100 (14.80)	No
D4	1800 x 2100mm	L148 502 2100 (14.80)	No
D5	1800 x 2100mm	L148 502 2100 (14.80)	No
D6	1800 x 2100mm	L148 502 2100 (14.80)	No
D7	1800 x 2100mm	L148 502 2100 (14.80)	No
D8	1800 x 2100mm	L148 502 2100 (14.80)	No
D9	1800 x 2100mm	L148 502 2100 (14.80)	No
D10	1800 x 2100mm	L148 502 2100 (14.80)	No

OTHER OPENINGS

Other Opening Ref	Other Opening Description	Unit Ref (U)	Area (sqm)
O1	1800 x 2100mm	L148 502 2100 (14.80)	No
O2	1800 x 2100mm	L148 502 2100 (14.80)	No



CODE FOR SUSTAINABLE HOMES NOTES

1. Front door to have level threshold.
2. Patio door to have level threshold.
3. Patio to have a minimum size of 2.4m by 2.4m.
4. Entry well to be constructed to Robust Detail EWH-22 for masonry wall plots.
5. 300mm voiding bins to be provided in kitchen.
6. Internal lighting to be 100% energy efficient lighting. Incandescent light bulbs are not to be fixed under any circumstances.
7. External lighting to be provided by front door. Light fitting to be GL2061LU colour white.
8. External lighting to be provided by patio doors. Light fitting to be GL2061LU colour white.
9. Fixed spot for future building alarm to be provided in hall.
10. Shed to be provided in rear garden as specified on the Code 3 Specification for this house type.
11. Water butt and stand to be provided in rear garden as detailed on the Code 3 Specification for this house type.
12. Compost bin to be provided in rear garden.
13. Water reservoir to be fitted to all taps and showers as detailed on the Code 3 Specification for this house type and/or the Building Regulations Part G:2010 water calculator.
14. Bath capacity in litres to be as detailed on the Code 3 Specification for this house type. Under no circumstances is a bath with a capacity greater than that specified on the Code 3 Specification to be fitted in the house type.

Bather flow outlet to be min 300mm from door/window opening.

GVP boxed with 2x12.5mm plasterboard. Void to be plastered with Stenglass quilt insulation.

Shed installation to be min 800mm above F.F.L.

Principal Entrance with door opening 770mm for Part H 2004.

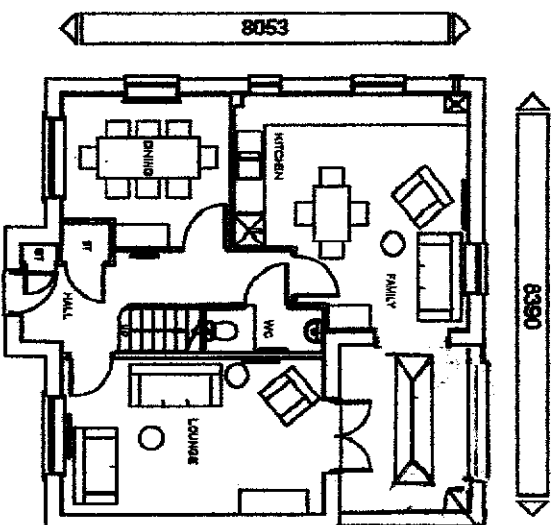
Level approach to front entrance max gradient 1 in 20 with min 600mm width to comply with BS 5904.

WALL KEY:

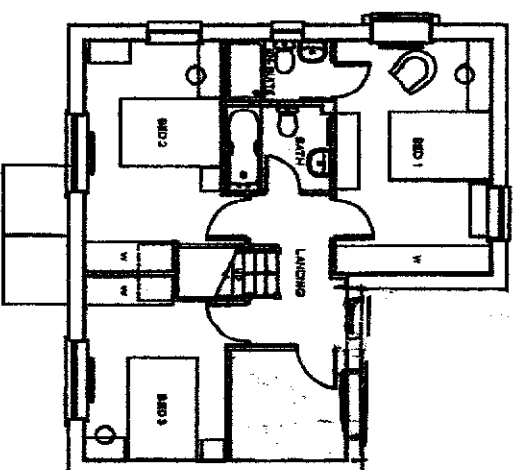
- ZZZ Facing Brickwork (Ext Walls - Ext Land)
- ZZZ 3.6M Acoustic Blockwork (Ext Walls & Int Walls)
- ZZZ Acoustic Insulation to brickwork stud partitions

Proposed ground floor
106 cae morfa skewen.

FLAT ROOF
GRASS LANDSCAPE.



GROUND FLOOR PLAN

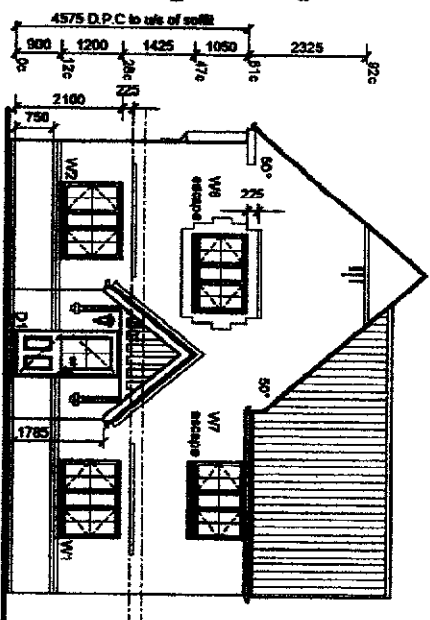


FIRST FLOOR PLAN

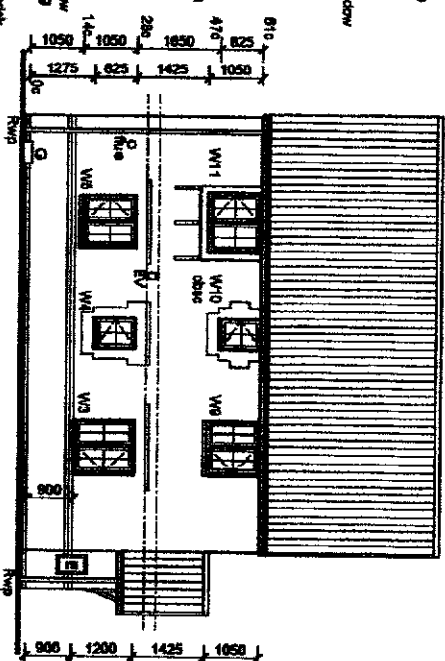
Proposed ground floor plan
106 cae morfa skewen

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band
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Jorm

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by storming or
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meth. roof outcur.
& other
& obscure
& obscure



FRONT ELEVATION

[illegible]

SIDE ELEVATION

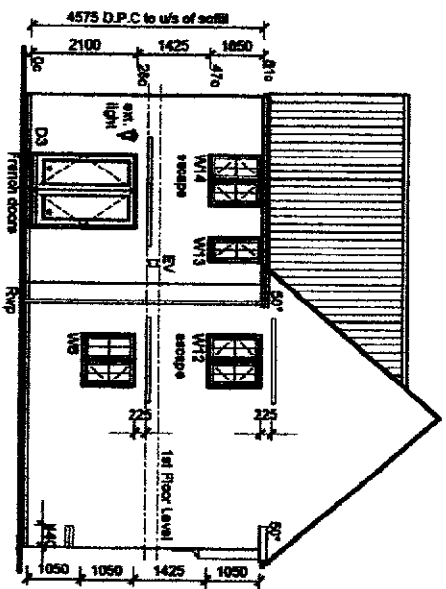
Code For Sustainable Heritage Notices

1. Front door to have level threshold.
2. Patio door to have level threshold.
3. Patio to have a minimum size of 2.4m by 2.4m.

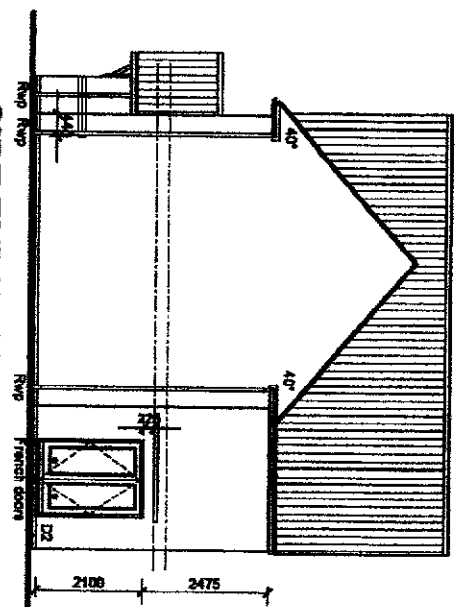
use nicks

**Jörn

Ing brøk streker
r12, D2 & D3 header**



REAR ELEVATION



SIDE ELEVATION

14. Bath capacity in litres to be as stated on the Code 3 Specification for this house type. Under no circumstances is a bath with a capacity greater than that specified on the Code 3 Specification to be fitted in this house type.

ELECTRICAL SYMBOLS KEY

BT	Callings mounted switch fan
BD	Brickwork
DO	Custom Bespoke Doorset. To wall - located above the height of any door or window not 150mm from ceiling. To ceiling - located not 300mm from any wall.
HO	Heat Detector
HO	Driver socket outlet
HO	Intercom switch
HO	Gas point
HO	Double socket outlet
HO	Pendant light fitting with Low Energy bulb
HO	Surface light fitting with Low Energy bulb
HO	Spot light fitting with Low Energy bulb
HO	Wall mounted light fitting with Low Energy bulb
TV	TV point
ST	Telephone point
CU	Consumer unit
LI	Lightswitch
LI	Lightswitch - 2 way
LI	External two position switch with 700W halogenide @ ALL, control above door
LI	Thermostat
LI	Doorbell
LI	Door Chime
LI	19 way non switched speed gear suitable for alarm system to be fitted in hall

WINDOW SCHEDULE

Window	Size	Location	Notes
W1	1200 x 1200	Living Room	See Note 1
W2	1200 x 1200	Dining Room	See Note 1
W3	1200 x 1200	Kitchen	See Note 1
W4	1200 x 1200	Family Room	See Note 1
W5	1200 x 1200	Bedroom	See Note 1
W6	1200 x 1200	Bathroom	See Note 1
W7	1200 x 1200	Hall	See Note 1
W8	1200 x 1200	Front Door	See Note 1
W9	1200 x 1200	Back Door	See Note 1
W10	1200 x 1200	Garage	See Note 1

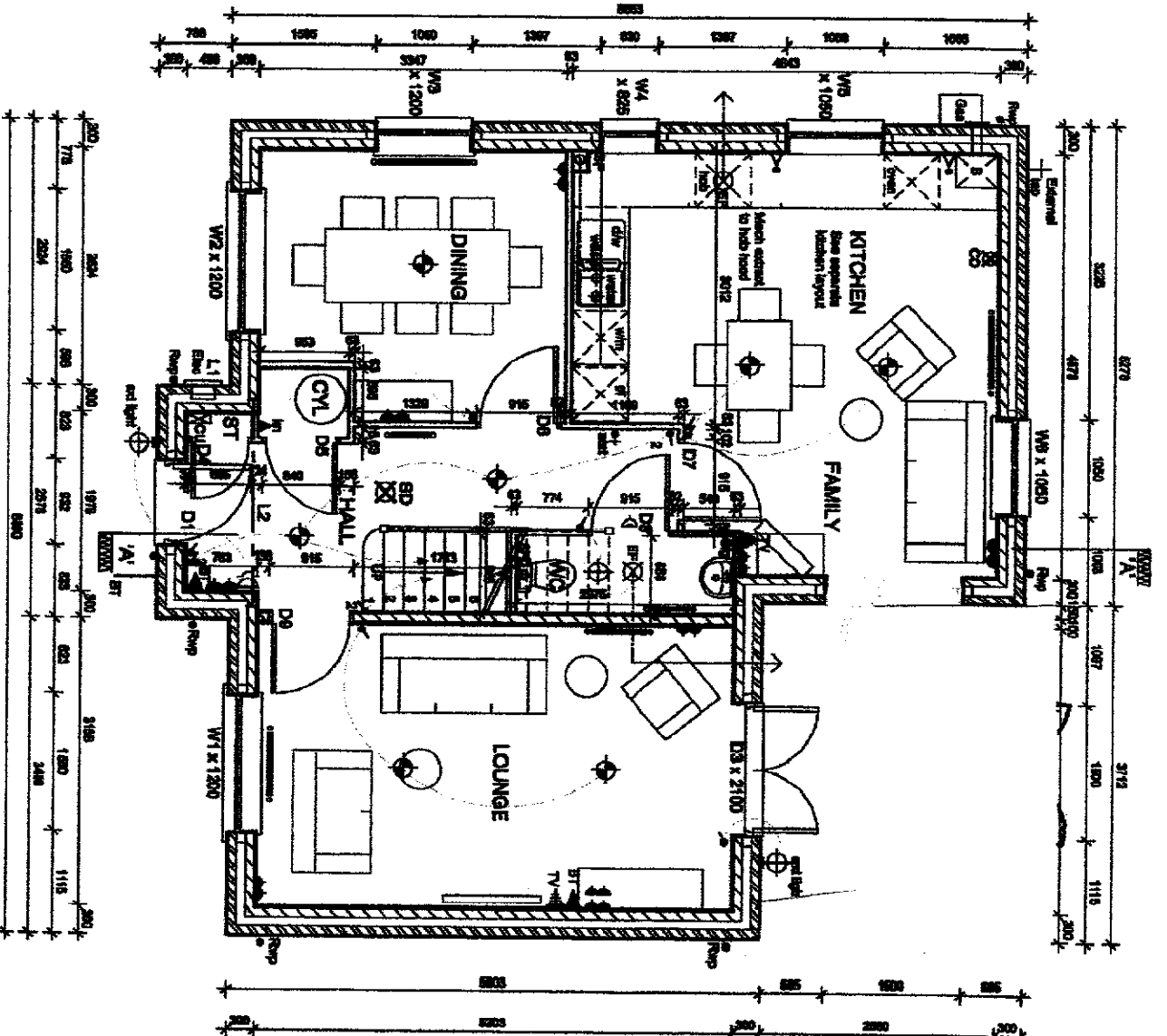
DOOR SCHEDULE

Door	Size	Location	Notes
D1	1200 x 1200	Living Room	See Note 1
D2	1200 x 1200	Dining Room	See Note 1
D3	1200 x 1200	Kitchen	See Note 1
D4	1200 x 1200	Family Room	See Note 1
D5	1200 x 1200	Bedroom	See Note 1
D6	1200 x 1200	Bathroom	See Note 1
D7	1200 x 1200	Hall	See Note 1
D8	1200 x 1200	Front Door	See Note 1
D9	1200 x 1200	Back Door	See Note 1
D10	1200 x 1200	Garage	See Note 1

OTHER OPENINGS

LA	Living Room
LB	Bedroom
LC	Garage

Existing ground floor



Code For Sustainable Homes Notes

1. Front door to have level threshold.
2. Path to door to have level threshold.
3. Path to have a minimum area of 2.4m by 2.4m.
4. Path to be constructed to Robust Detail B-V44-22 for masonry wall plots.
5. Any existing plot to be provided in kitchen.
6. Internal lighting to be 100% energy efficient lighting. Intercom light bulbs are not to be used under any circumstances.
7. External lighting to be provided by front door. Light fitting to be G1200/1111 outdoor wall.
8. External lighting to be provided by patio doors. Light fitting to be G1200/1111 outdoor wall.
9. Fused spur for future building alarm to be provided in hall.
10. Shed to be provided in rear garden as specified on the Code 3 Specification for this house type.
11. Water butt and stand to be provided in rear garden as detailed on the Code 3 Specification for this house type.
12. Compost bin to be provided in rear garden.
13. Water reservoir to be fitted to all taps and showers as detailed on the Code 3 Specification for this house type under the Building Regulations Part G-2010 water seal-off.
14. Bath assembly in three to be as detailed on the Code 3 Specification for this house type. Under no circumstances is a bath with a capacity greater than that specified on the Code 3 Specification to be fitted in this house type.

Before the subject to be with 300mm from door/window opening.

800mm based with 2x1200mm plasterboard. Void to be provided with 100mm gap filler.

Other plasterboard to be 100mm section above F.F.L.

Principle staircase to have clear opening 770mm for Part M B204.

Level approach to front entrance max gradient 1 in 50 with min 800mm width to comply with B-Range Part M B204.

WALL KEY:

- W1: Facing Brickwork
- W2: Red Vitrified - Red Lead
- W3: 3.6m Adobe Blockwork
- W4: Red Vitrified & Red Lead
- W5: Acoustic insulation to timber stud partitions

- ☒ Ceiling mounted extract fan
- ☒ Smoke Detector
- ☒ Carbon Monoxide Detector.

To wall - located above the height of any door or window min 150mm from ceiling.

To Ceiling - located min 300mm from any wall.

- Heat Detector
- Shower socket outlet
- Immersion switch
- Gas point
- Double socket outlet
- Pendant light fitting with Low Energy bulb
- Batzen light fitting with Low Energy bulb
- IPX4 batzen light fitting with Low Energy bulb
- Wall mounted light fitting with Low Energy bulb
- TV point
- Telephone point
- Consumer unit
- Lightswitch
- 2 Lightswitch - 2 way
- Extract Fan isolator switch with 'FAN' label/symbol @ H.L. carried above door
- Thermostet
- Doorbell
- Door Chime
- 13 amp non switched fused screw suitable for alarm system to be fitted in list

IDOW SCHEDULE		
Wt lb	Start opening (inches)	Pin Size
1480 x 1080mm	1.18 (1/2 1/8)	Yes
1480 x 1080mm	1.18 (1/2 1/8)	Yes
1080 x 1080mm	1.18 (1/2 1/8)	Yes
830 x 830mm	1.18 (1/2 1/8)	No
1280 x 1080mm	1.18 (1/2 1/8)	No
1080 x 1080mm	1.18 (1/2 1/8)	Yes
830 x 1080mm	1.18 (1/2 1/8)	No
1080 x 1080mm	1.18 (1/2 1/8)	Yes

Door size (width x height)	Door weight (kg)	Unit (kg)	Fire Door
762 x 1880 mm	17.0	N/A	No
866 x 1881 mm	18.0	N/A	No
966 x 1881 mm	18.0	N/A	No
762 x 1881 mm	17.0	N/A	No
762 x 1880 mm	17.0	N/A	No
762 x 1881 mm	17.0	N/A	No

Architectural floor plan of a four-bedroom house. The plan includes the following details:

- Rooms:** BED 1, BED 2, BED 3, BED 4, BATHROOM, ENS (En-suite), LIVING, DINING, KITCHEN, and a central LANDING.
- Dimensions:**
 - Overall width: 5603
 - Overall depth: 5712
 - Room dimensions include: BED 1 (4673 x 3226), BED 2 (4679 x 1810), BED 3 (3708 x 1860), BED 4 (2515 x 2206), BATHROOM (1728 x 1200/700), ENS (1200/700), LIVING (1965 x 1200/700), DINING (1050 x 1050), KITCHEN (1050 x 1050), and various smaller rooms and corridors.
- Windows:** W1, W2, W3, W4, W5, W6, W7, W8.
- Doors:** D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15.
- Other Features:** A central staircase (UP/DOWN), a fireplace in the living area, a bulkhead, and a note: "Solar cylinder pipe to be bored".
- Scale:** 1" = 1/4" (indicated by a scale bar).

1. Front door to have level threshold.
2. Patio door to have level threshold.
3. Patio to have a minimum size of 2.4m by 2.4m.
4. Entry wall to be constructed to Robust Detail S5M1-22 for masonry wall plate.
5. 3.8m regarding this to be provided in detail.
6. Internal lighting to be 100% energy efficient.
7. Lighting, incandescent light bulbs are not to be used under any circumstances.
8. External lighting to be provided by front door light fitting to be GL2048LU outdoor white.
9. External lighting to be provided by patio door light fitting to be GL2048LU outdoor white.
10. Fused spur for alarm building alarm to be provided in hall.
11. Sted to be provided in rear garden as specified on the Code 3 Specification for this house type.
12. Water butt and stand to be provided in rear garden as detailed on the Code 3 Specification for this house type.
13. Compost bin to be provided in rear garden.
14. Where restrictions to be fitted to all large and showers as detailed on the Code 3 Specification for this house type and in Building Regulations Part G, 2010 water calculator.
15. Bath capacity in litres to be as detailed on the Code 3 Specification for this house type. Under no circumstances is a bath with a capacity greater than the specified on the Code 3 Specification to be fitted in this house type.

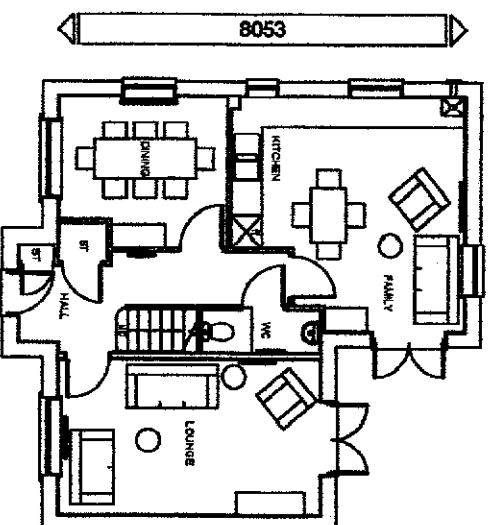
SVF boxed with 2x12.6mm
plasterboard. Void to be
packed with fibre glass quilt
insulation.

ZZZ Facing Brickwork
(Ext Walls - Ext Leaf)

ZZ 3.0N Alternate Blockwork
(Ext Walls & Int Walls)

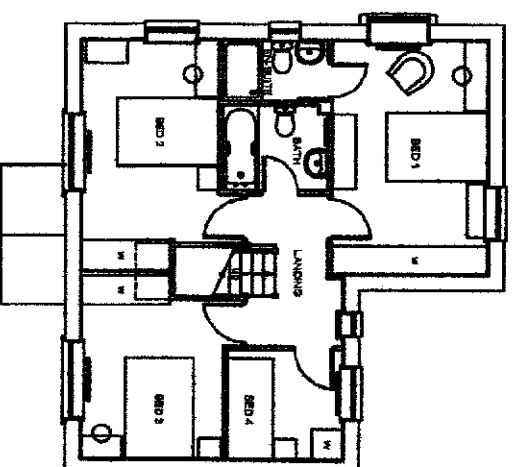
ZZZZ Acoustic Insulation to
timber stud partitions

FRONT ELEVATION



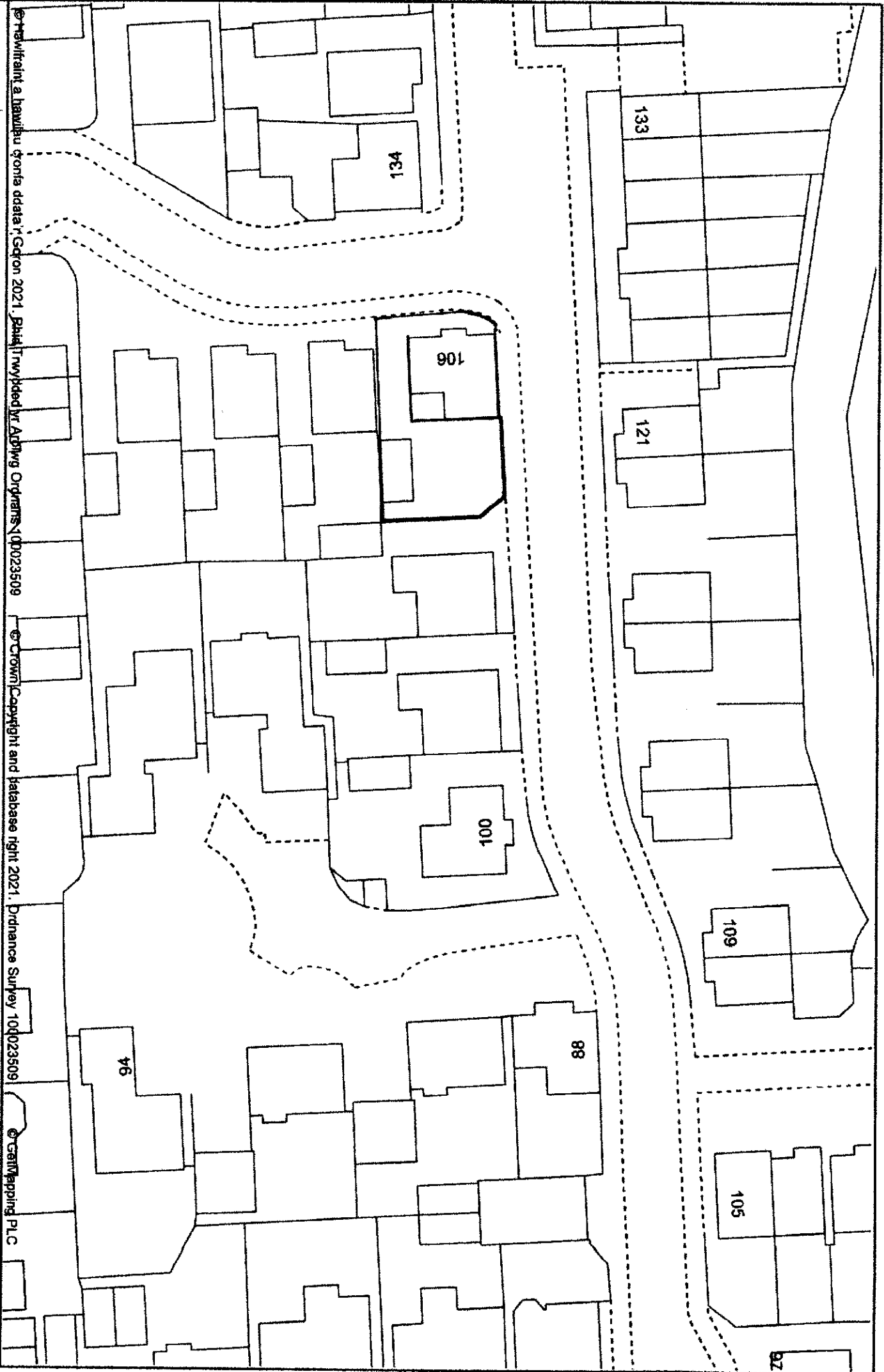
GROUND FLOOR PLAN

SIDE ELEVATION



FIRST FLOOR PLAN

Existing ground floor plan
106 cae morfa, Skewen





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⑤ GelTapping PLG

No106 Cae Morfa

Scale: 1:1250
Date: 28/05/2021