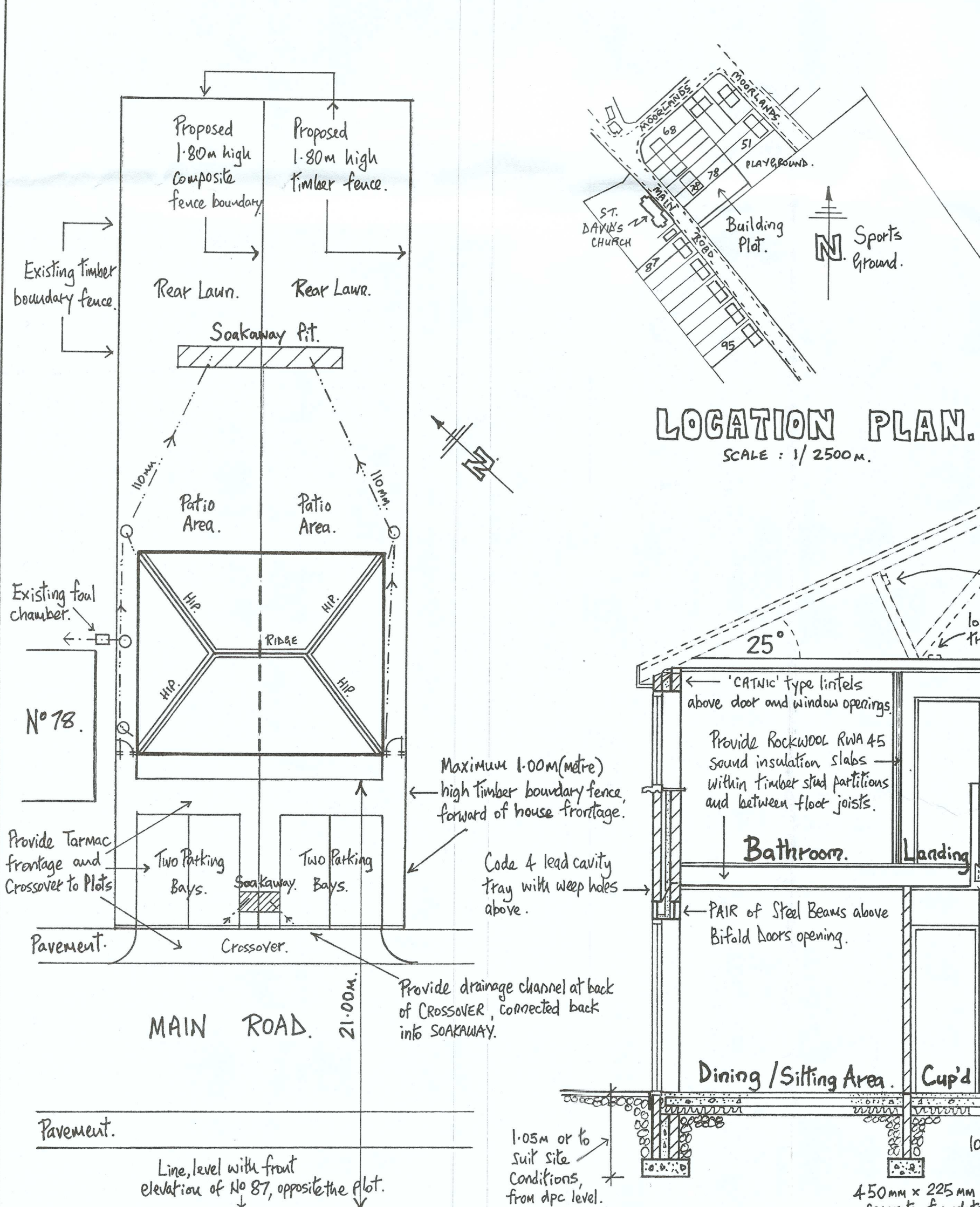
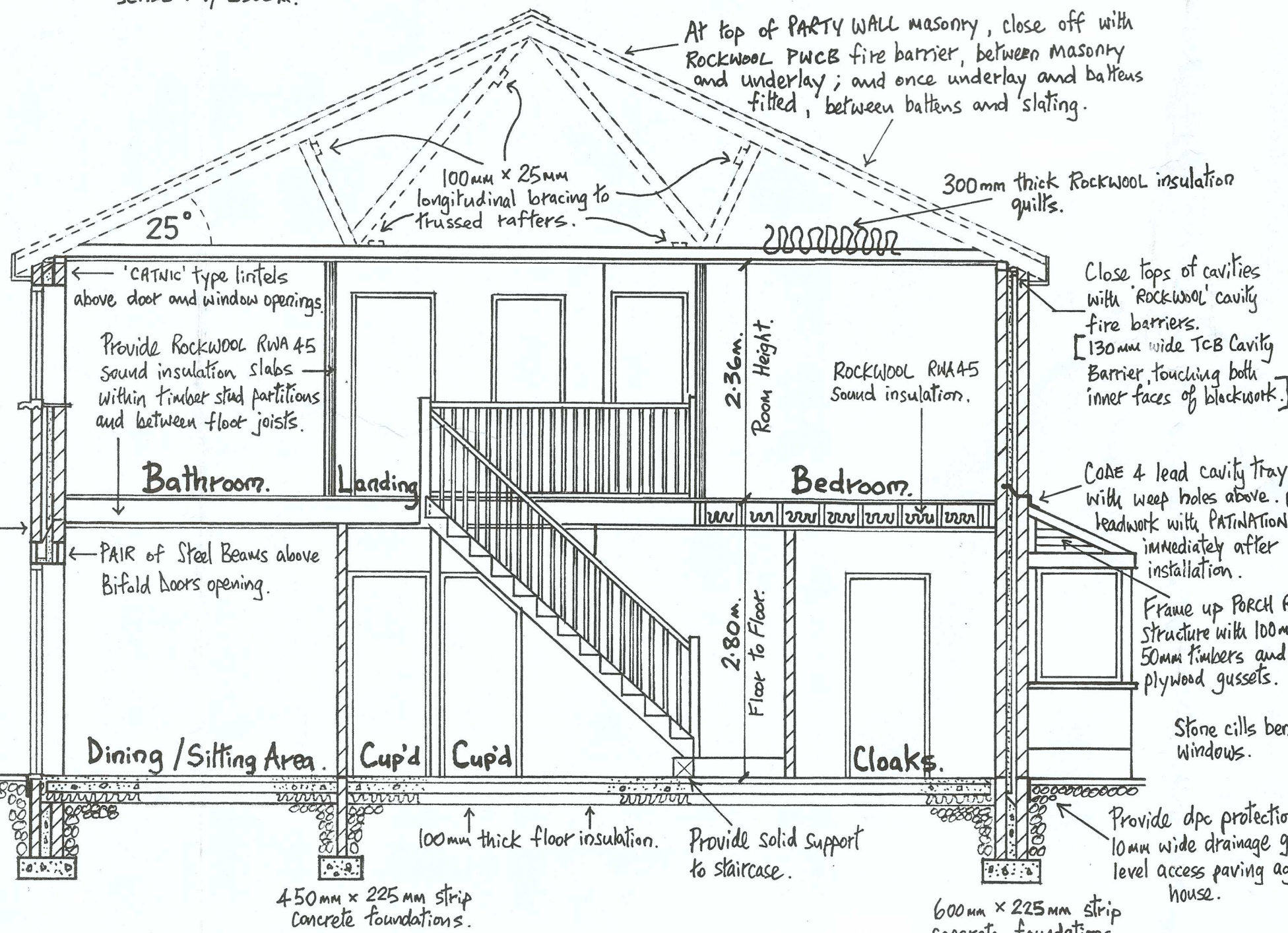
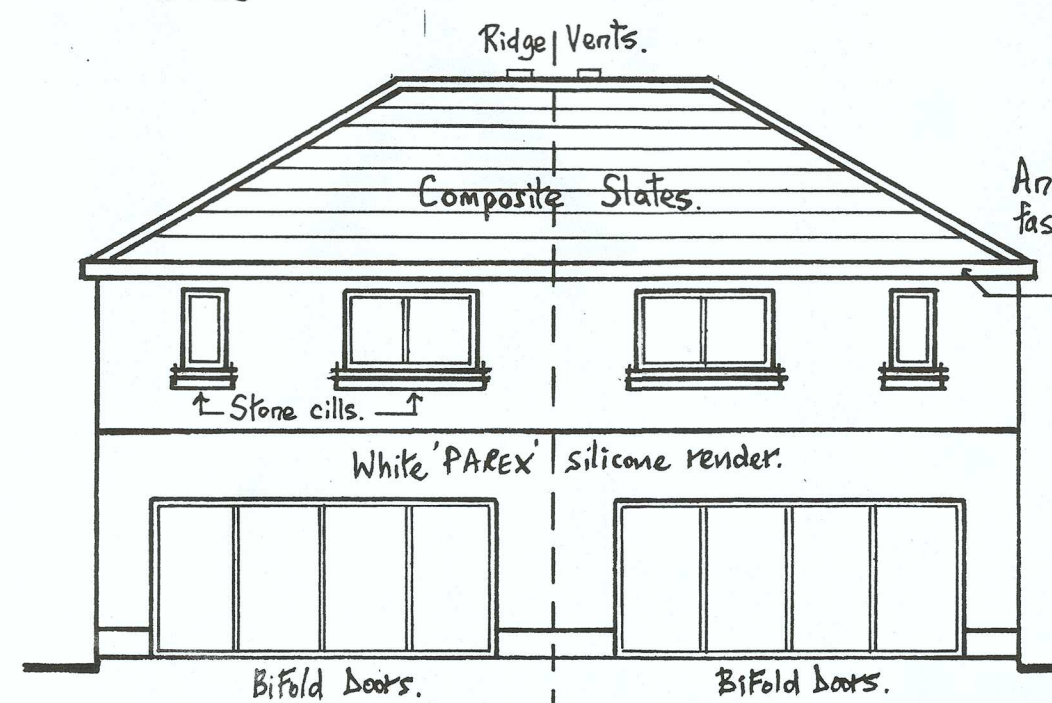
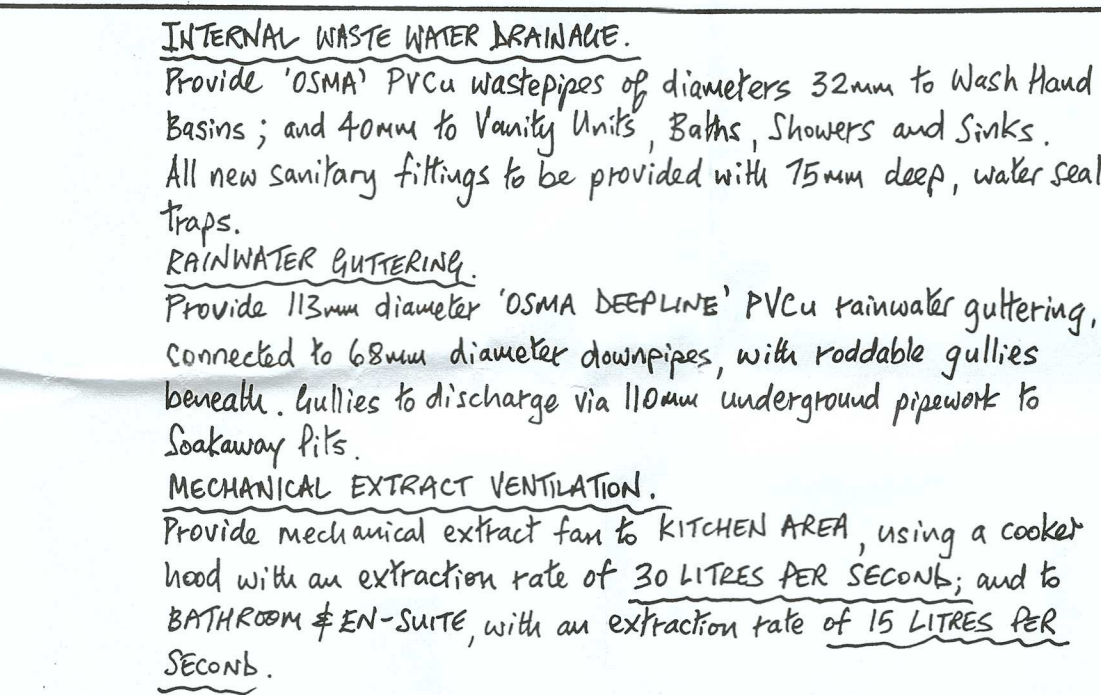




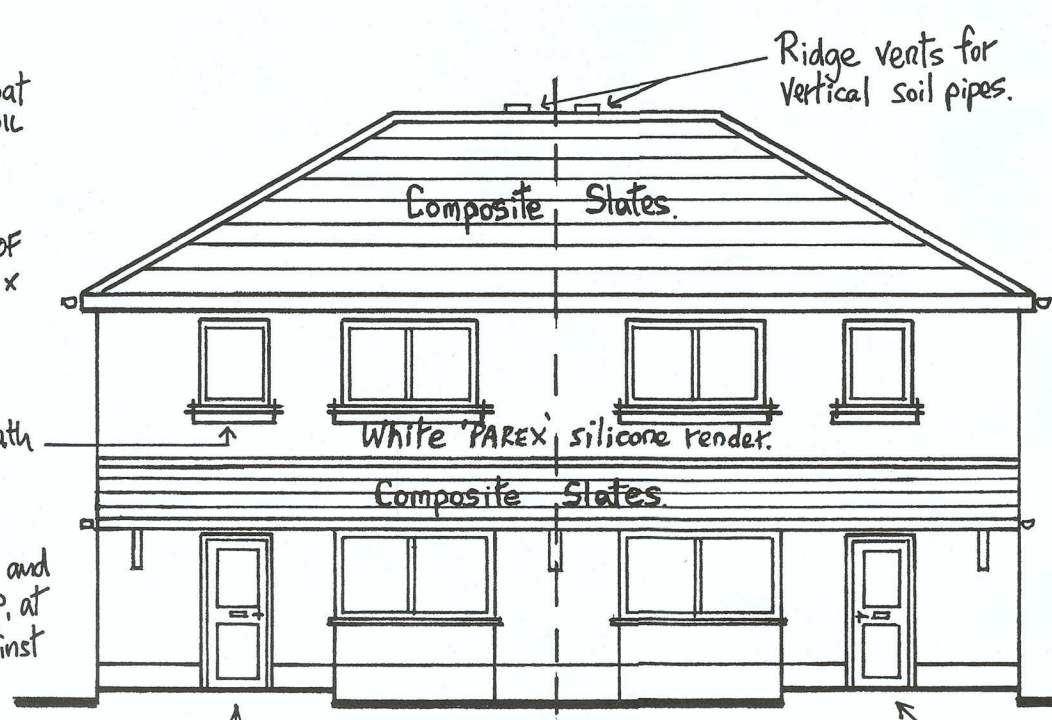
BLOCK PLAN.
SCALE : 1/200m.



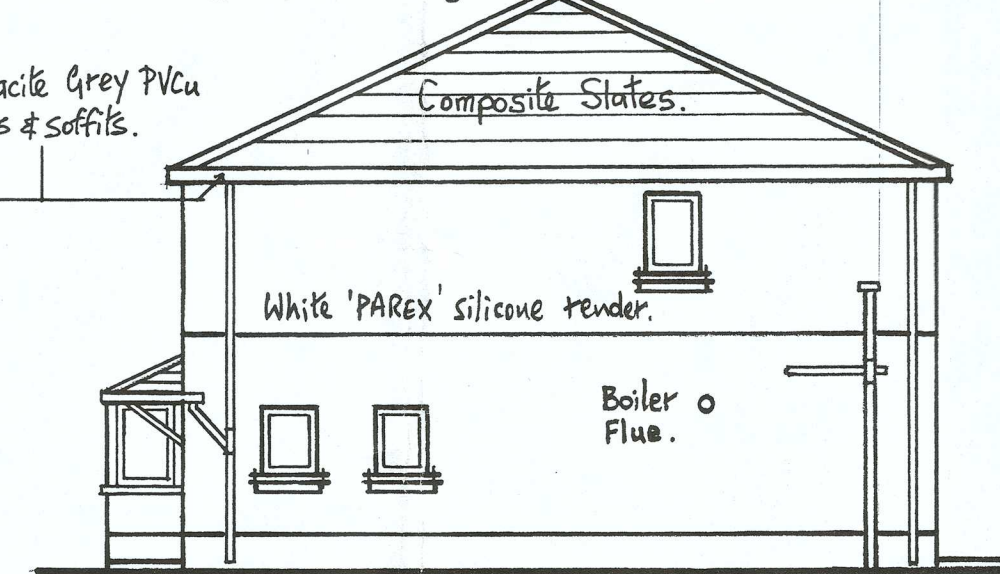
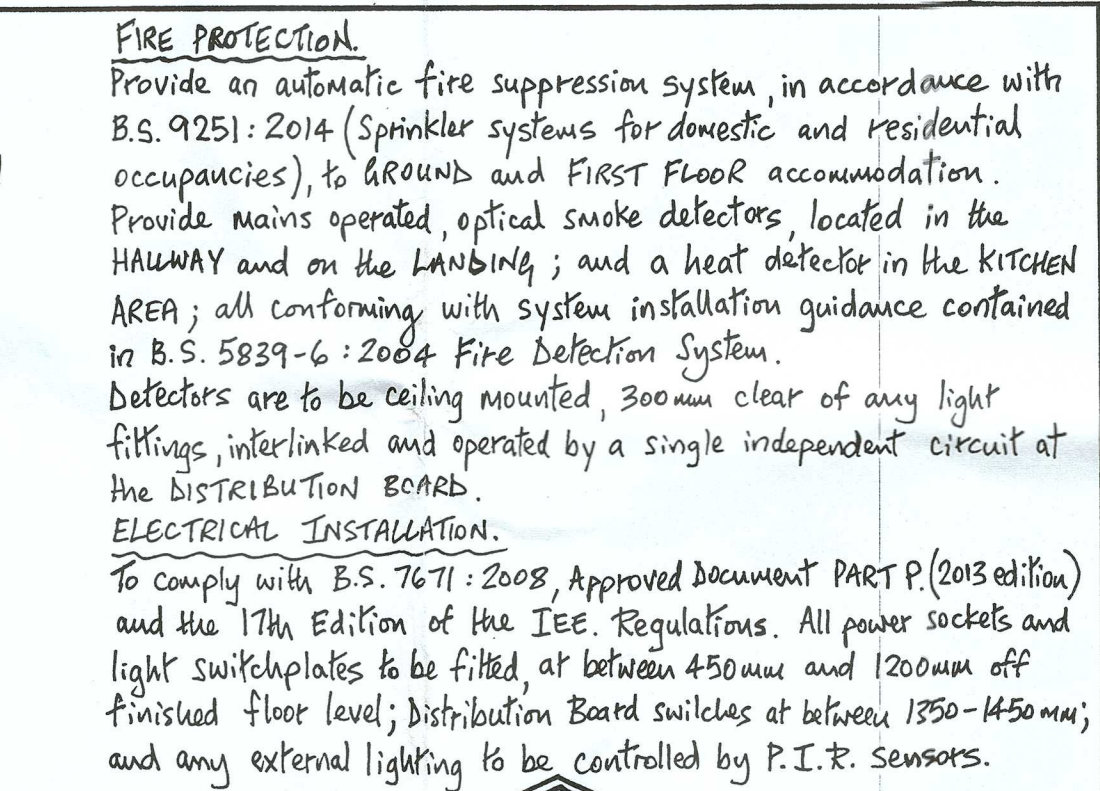
SECTION: E-E.



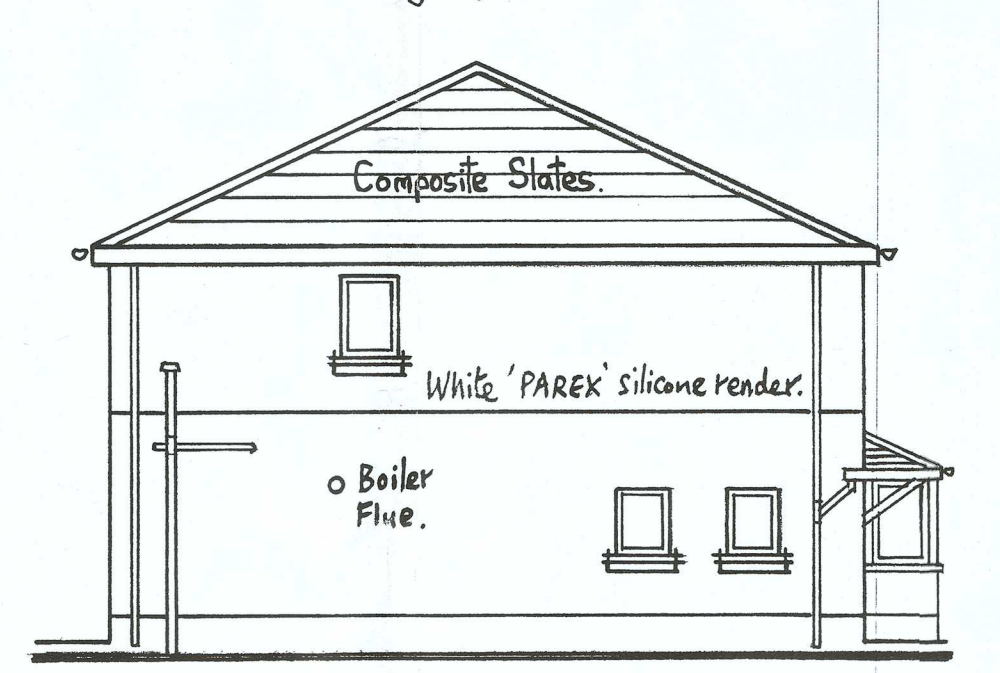
REAR ELEVATION.



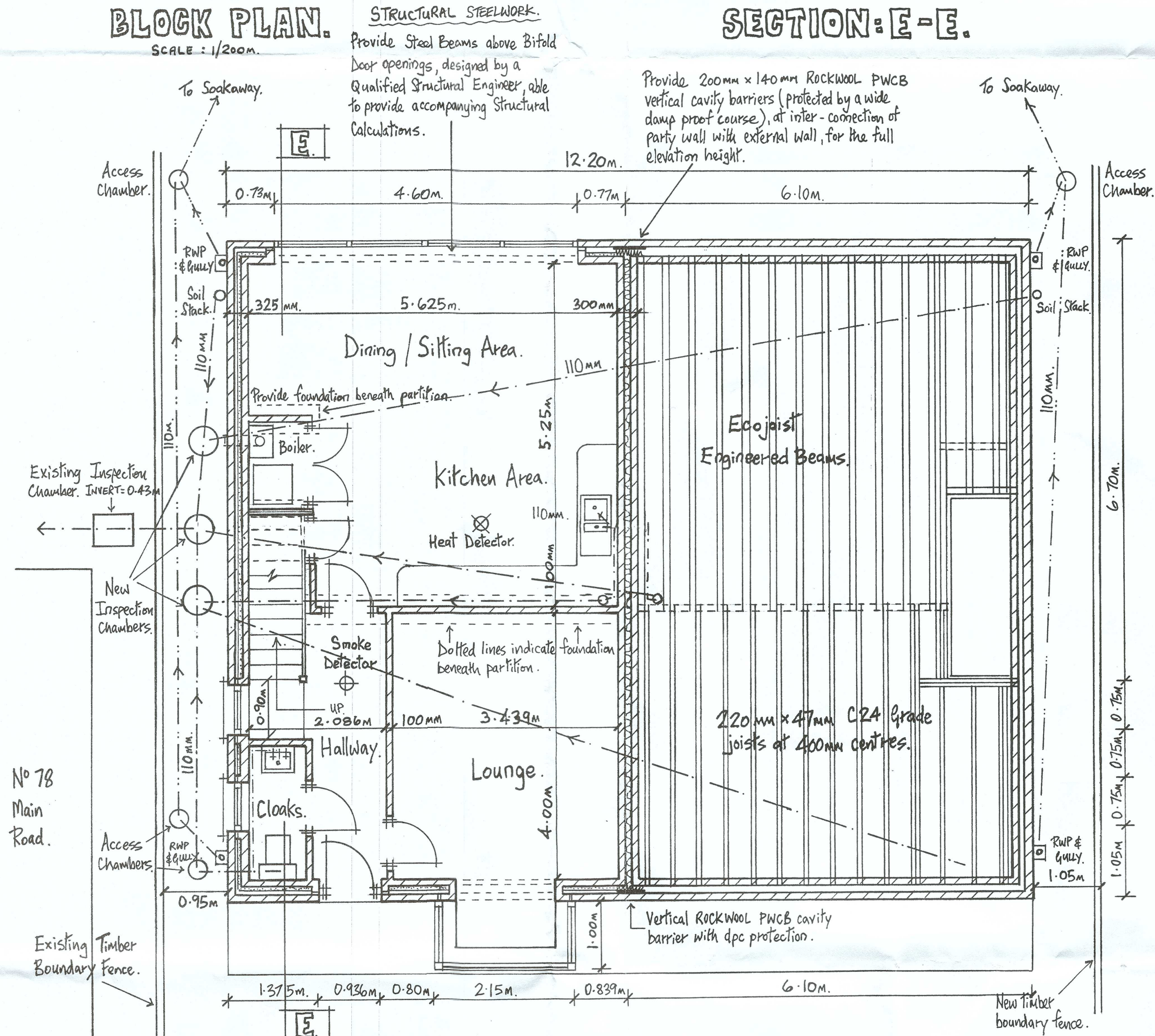
FRONT ELEVATION.



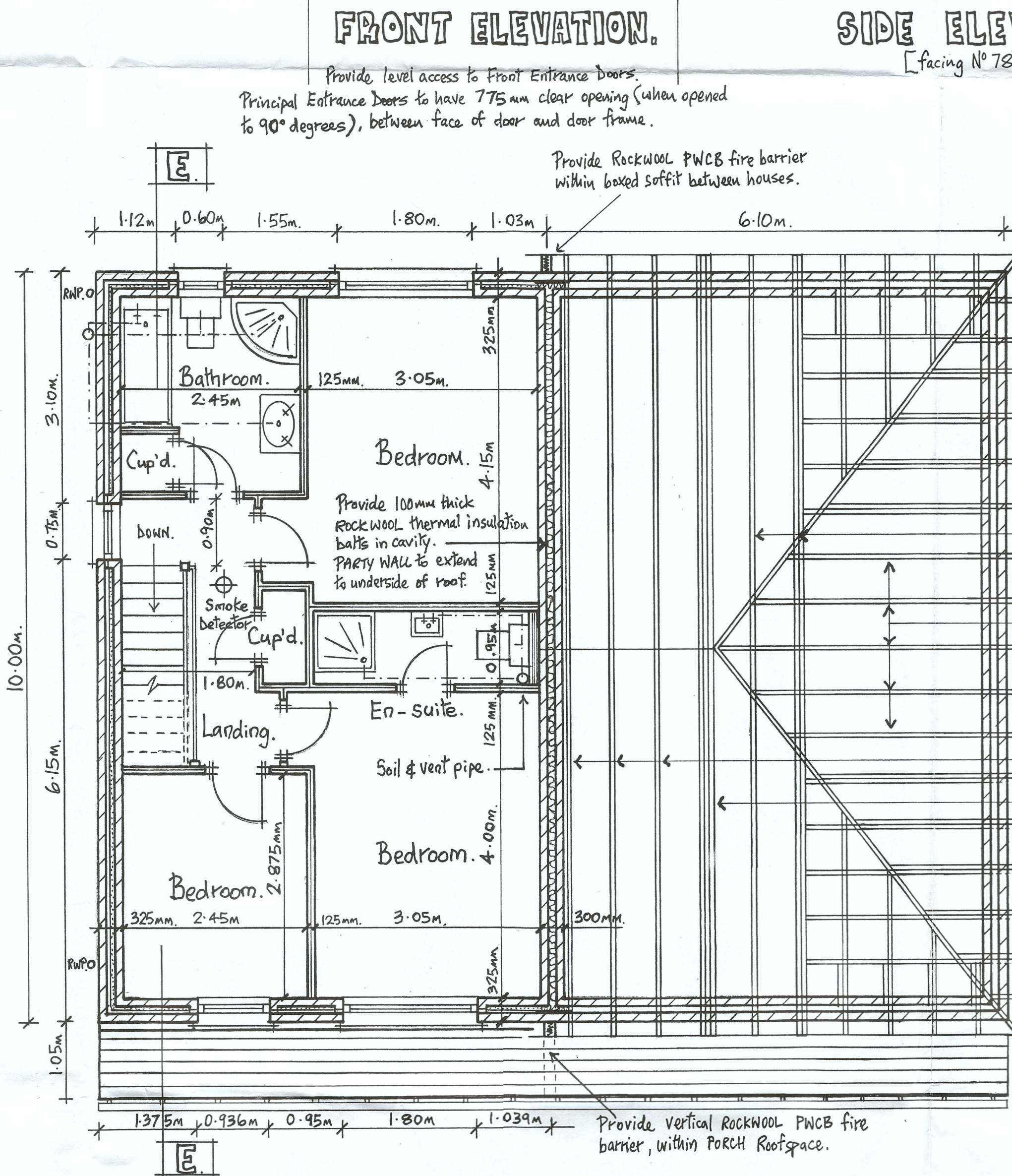
SIDE ELEVATION.
[facing sports ground.]



SIDE ELEVATION.
[facing N° 78.]



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



NOTES:

New main roof of dwellings to comprise slates, composite type, by 'REBLANB' (or equal and approved), all nailed and clipped to 50mm x 25mm treated, graded timber battens complying with BRITISH STANDARD 5534, on 'TYVEK SUPRO PLUS' breather membrane underlay.

Roof covering to be supported on 'purpose designed and fabricated' trussed rafters at maximum 600mm centres, by MELINGROED TIMBER FRAME suppliers (or equal and approved).

Roof trusses are to be braced, with 100mm x 25mm longitudinal and other bracing timbers, in accordance with the recommendations of B.S. 5268-3 : 1998.

Within roof space, provide 300mm thick 'Rockwool' thermal insulation quilts, between and over ceiling chords of trusses.

Trusses are to bear on 100mm x 75mm treated timber wallplates, secured to the tops of the inner skin of the external cavity walls.

Fix expanded metal lath to the underside of the wallplates and bed in sand : cement mortar, onto the inner skin.

Vertically restrain the wallplates with galvanised steel restraint straps, secured to the inner wall surface and turned over the wall plates, at maximum 1.50m centres.

External walls of dwellings to comprise 100mm dense concrete block outer skin, 125mm void cavity incorporating 75mm thick 'CELOTEX' P.I.R. insulation boards (or equal and approved) and 100mm dense concrete block inner skin.

Provide 'SIMPSON STRONG TIE' 275mm long, stainless steel wire wall ties, with retaining discs to hold the insulation boards against the inner skin blockwork. Ties are to be fitted at maximum 750mm centres horizontally and 450mm centres vertically, with staggered spacings.

At 175mm back from the reveals of door and window openings, provide wall ties vertically to every blockwork course.

Install 'HYLOAB' insulated vertical damp proof courses, around all new external door and window openings. Build in 'CATNIC' insulated galvanised steel linels, or equal and approved, above all door and window openings.

Internally, rough and skim masonry walls with lightweight plaster to 13mm finished thickness. Plasterboard partitions are to be skimmed.

Externally, finish wall surfaces with 'PAREX' specialist render.

Internal walls to Ground Floors, are to comprise 100 mm dense concrete blockwork. Provide 150 mm $\times$ 100 mm reinforced concrete lintels over doorways. Internal partitions at FIRST FLOOR are to comprise 100 mm $\times$ 50 mm timber studwork.

New FIRST FLOOR floors to comprise 'EBAER PROTECT' 22mm thick 2400mm x 600mm floor board sheathing on 253mm x 97mm precision engineered, structural EcoJoists at 400mm centres, (max. span 5.70m); and 220mm x 47mm C24 Grade timber joists at 400mm centres (max span 4.85m). Strips of precision engineered joists at one-third centres; and between floor joists at mid-span. Secure 12.5mm 'GYPROC WALLBOARD' to the underside of the joists and skin. Provide 100mm thick mineral wool batts, sound absorbing material, between floor joists, with minimum density value of 10kg/m³.

New GROUND FLOOR floors to comprise 50mm thick resin - fibre screed, on 100mm thick CEMEX REAXIMIX FLOWING concrete, on 500 gauge vapour control membrane, on 100 mm thick 'CELOTEX' insulation flooring boards, on 1200 gauge damp proof membrane, on sand blinding, on minimum 150mm thick well compacted, graded, clean hardcore.

Along the inner face of sub-structure external walls, provide 25mm thick 'CELOTEX' insulation upstand boards, between wall and vertical concrete floor edge, to avoid cold - bridging.

HEATING & HOT WATER.

To be provided by a gas-fired, wall - mounted condensing combination boiler(s) equal and approved). Boilers to be located in the side cupboard, adjacent the KITCHEN AREA, and to be fitted with a balanced flue.

(Exact size / output to be confirmed by PLUMBER, prior to installation.)

PROPOSED SEMI-DETACHED
HOUSES, AT MAIN ROAD,
BANWEN, NR NEATH,
FOR MRS B. & MR L. SCULLY.

WORKING-DRAWING.

DATE.	JULY, 2021.	DRAWING N° 01.
SCALE.	1:50m; 1-100m.	