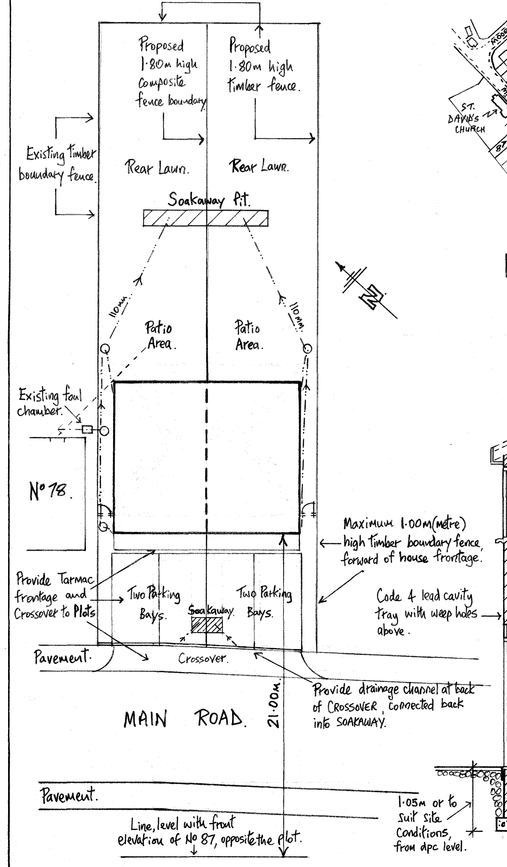
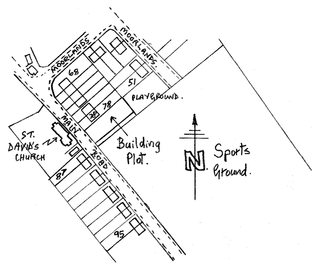


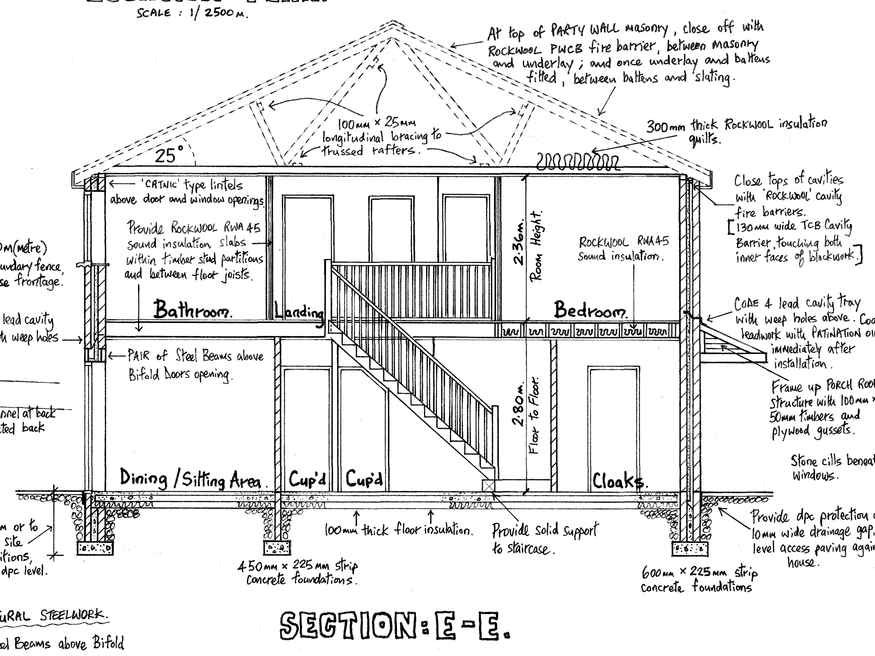
BLOCK PLAN.

SCALE : 1/200m.



LOCATION PLAN.

SCALE : 1/2500m.



SECTION: E-E.

STRUCTURAL STEELWORK.

Provide Steel Beams above Bifold Door openings, designed by a Qualified Structural Engineer, able to provide accompanying Structural Calculations.

WINDOWS & DOORS.

New units are to be anthracite grey coloured PVC-u framed, and double-glazed with low emissivity glass, containing a minimum 20mm air gap.
Frames to be fitted with 'trickle vents', providing minimum ventilation area of 5000 mm².
All new windows to habitable rooms to be designated ESCAPE WINDOWS; to have a minimum unobstructed openable area of 0·33m²; and to be at least 450mm wide and 750mm high.
Height to the bottom of the frame opening area from floor level, not to exceed 1100mm.

SAFETY GLAZING.

Glazing to Front Entrance Doors and Bifold Doors, to be laminated or toughened, in accordance with BRITISH STANDARDS 6206; 1981.

UNDERGROUND DRAINAGE.

Foul drainage to be 110mm diameter 'OSMADRAIN' PVCu pipework, discharging into PVCu Access and Inspection Chambers and finally connected to an existing inspection chamber situated in the rear garden of N°78 MAIN ROAD.
Stormwater drainage to be of same specification, finally discharging to SOAKAWAY PITS located in the rear gardens, and a minimum of 5 metres from the dwellings.

INTERNAL WASTE WATER DRAINAGE.

Provide 'OSMA' PVCu wastepipes of diameters 32mm to Wash Hand Basins; and 40mm to Vanity Units, Baths, Showers and Sinks.
All new sanitary fittings to be provided with 75mm deep, water seal traps.

RAINWATER GUTTERING.

Provide 113mm diameter 'OSMA DEEPLINE' PVCu rainwater guttering, connected to 68mm diameter downpipes, with roddable gullies beneath. Gullies to discharge via 110mm underground pipework to Soakaway Pits.

MECHANICAL EXTRACT VENTILATION.

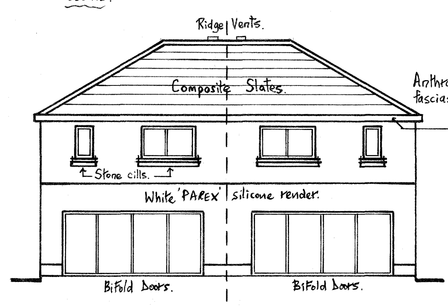
Provide mechanical extract fan to KITCHEN AREA, using a cooker hood with an extraction rate of 30 LITRES PER SECOND, and to BATHROOM & EN-SUITE, with an extraction rate of 15 LITRES PER SECOND.

FIRE PROTECTION.

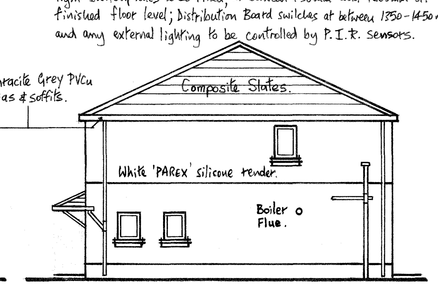
Provide an automatic fire suppression system, in accordance with B.S. 9251:2014 (Sprinkler systems for domestic and residential occupancies), to GROUND and FIRST FLOOR accommodation.
Provide mains operated, optical smoke detectors, located in the HALLWAY and on the LANDING; and a heat detector in the KITCHEN AREA; all conforming with system installation guidance contained in B.S. 5839-6:2004 Fire Detection System.
Detectors are to be ceiling mounted, 300mm clear of any light fittings, interlinked and operated by a single independent circuit at the DISTRIBUTION BOARD.

ELECTRICAL INSTALLATION.

To comply with B.S. 7671:2008, Approved Document PART P (2013 edition) and the 17th Edition of the IEE. Regulations. All power sockets and light switchplates to be fitted at between 450mm and 1200mm off finished floor level; Distribution Board switches at between 1350-1450mm; and any external lighting to be controlled by P.I.R. sensors.

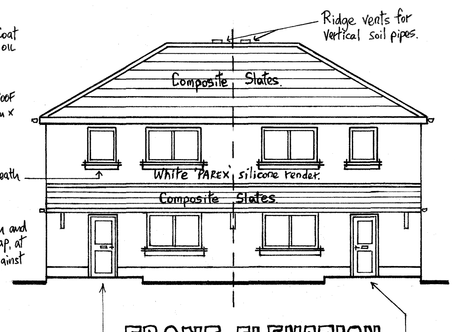


REAR ELEVATION.



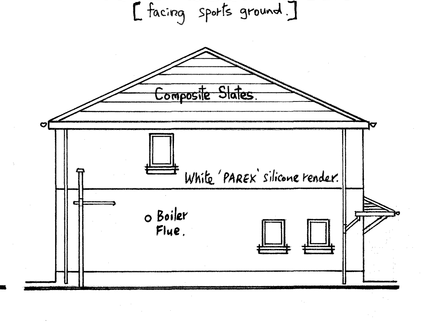
SIDE ELEVATION.

[facing sports ground]



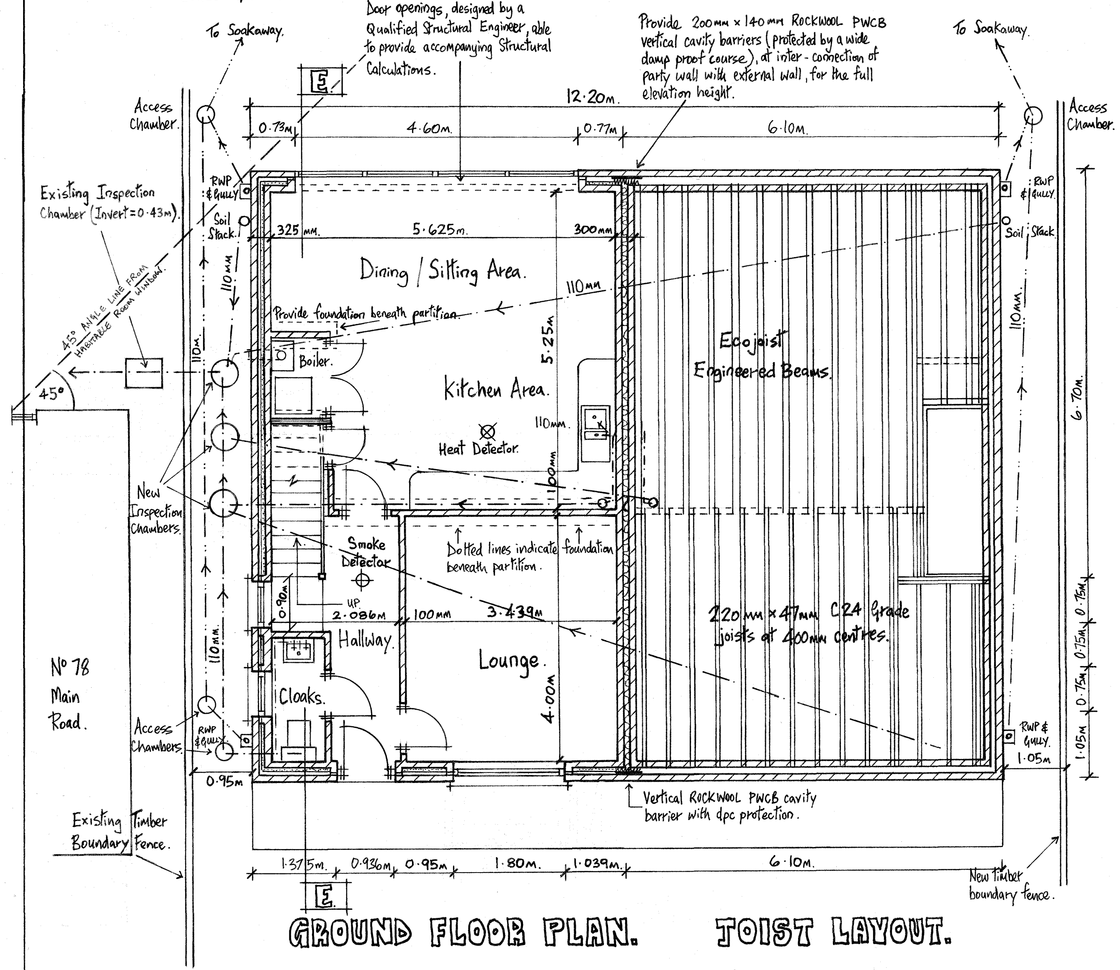
FRONT ELEVATION.

Provide level access to Front Entrance Doors.
Principal Entrance Doors to have 775mm clear opening (when opened to 90° degrees), between face of door and door frame.



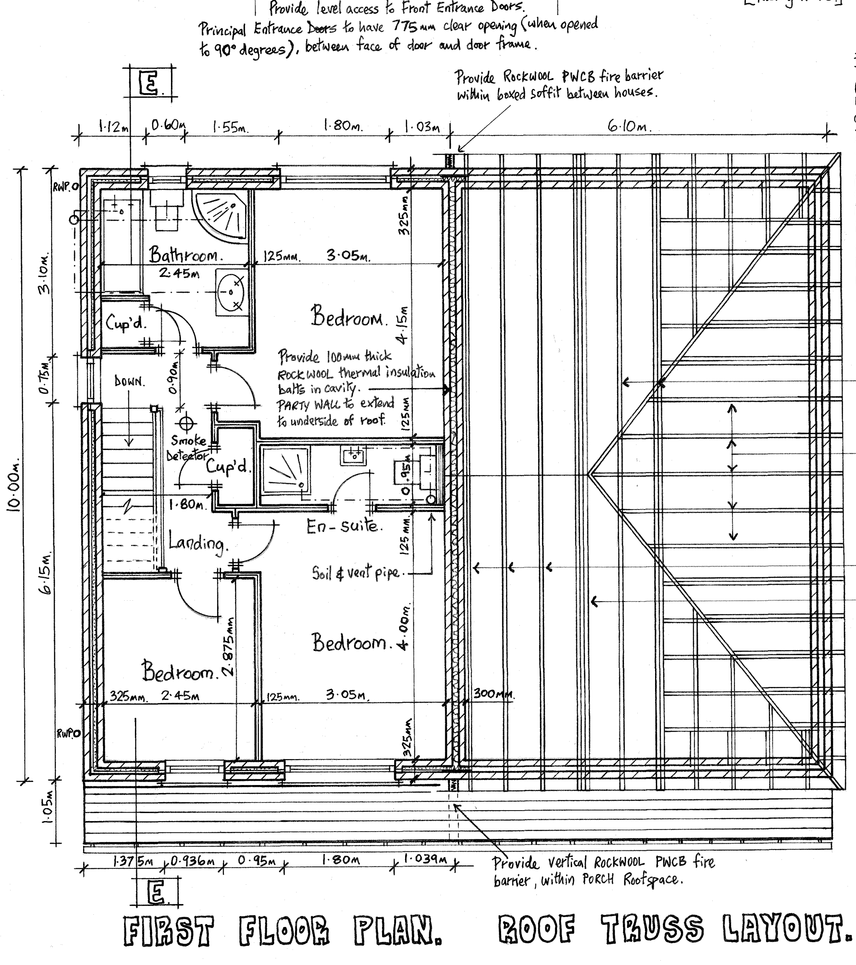
SIDE ELEVATION.

[facing N° 78]



GROUND FLOOR PLAN. JOIST LAYOUT.

Provide 200mm x 140mm ROCKWOOL PWCB vertical cavity barriers (protected by a wide damp proof course), at inter-connection of party wall with external wall, for the full elevation height.



FIRST FLOOR PLAN. ROOF TRUSS LAYOUT.

Provide Vertical ROCKWOOL PWCB fire barrier, within PORCH Roofspace.

STAIRCASE.

Install new staircase with angle of pitch not to exceed 42° degrees; riser height of 200mm; and tread going to be a minimum of 220mm. A minimum 2·00m (metre) clear vertical headroom needs to be provided, above the pitch-line of the stairs.
Balustrading to Staircase and Landing, to have no opening of more than 100mm. Provide stair handrail at between 900mm and 1000mm, measured vertically off the pitch-line.
Landing balustrading and hand-rail to be minimum 900mm high.

Step down, flat top trusses.

'Flying rafter' hip trusses.

Standard Trusses.

Girder Truss.

Cut roof ceiling area and common rafters 150mm x 47mm C24 Grade at 400mm centres.

REV A:
Bay windows removed from FRONT ELEVATION, to allow the houses to be brought forward on the plot, so that 45° angle line from nearest habitable room window of N°78 is not crossed by new building.

NOTES:

New main roof of dwellings to comprise slates, composite type, by 'REDLAND' (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 MELINGOED 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; 1988.
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 wallplates, at maximum 1·50m centres.

External walls of dwellings to comprise 100mm dense concrete block outer skin, 125mm wide 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 'HYLOAD' insulated vertical damp proof courses, around all new external door and window openings.
Build in 'CATNIC' insulated galvanised steel linfels, 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 100mm dense concrete blockwork. Provide 150mm x 100mm reinforced concrete lintels over doorways.
Internal partitions at FIRST FLOOR are to comprise 100mm x 50mm timber studwork.

New FIRST FLOOR floors to comprise 'EGGER PROTECT' 22mm thick 2400mm x 600mm floor board sheeting, 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). Strut between 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 skim.
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 READYMIX FLOORING concrete, on 500 gauge vapour control membrane, on 100mm 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 boilers (or 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 MR B. & MRS L. SCULLY.

WORKING-DRAWING.

DATE.	JULY. 2021.	DRAWING N°
SCALE.	1:50m; 1-100m.	01A.
REV: A. [14·12·2021].		