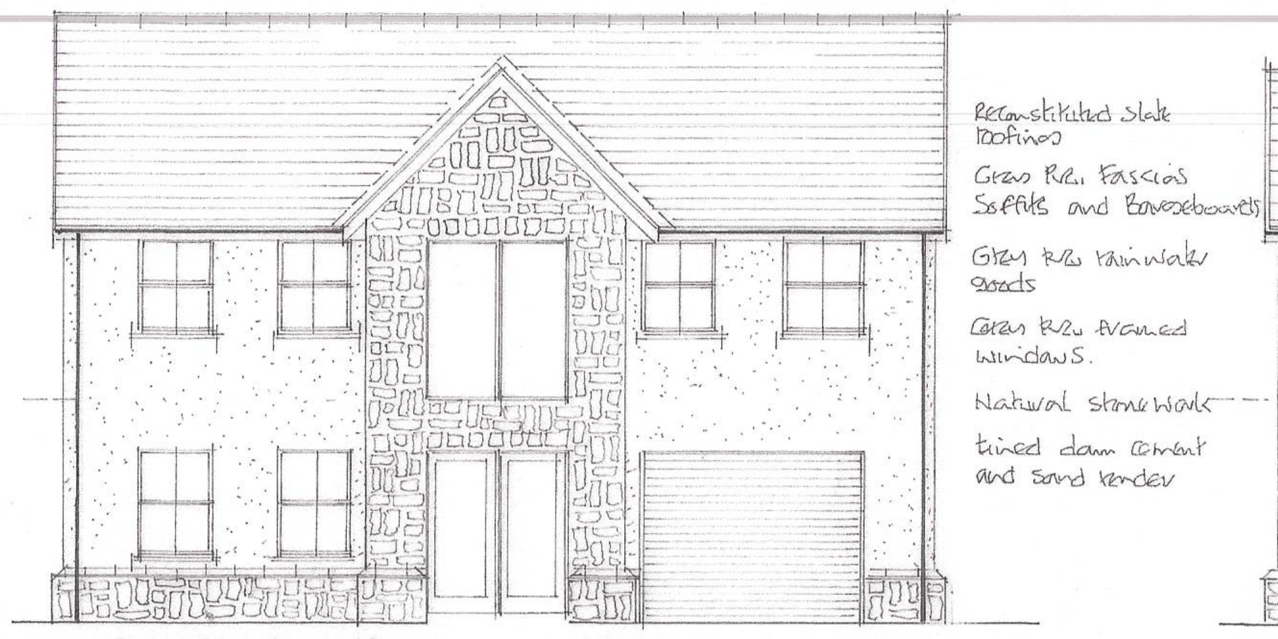
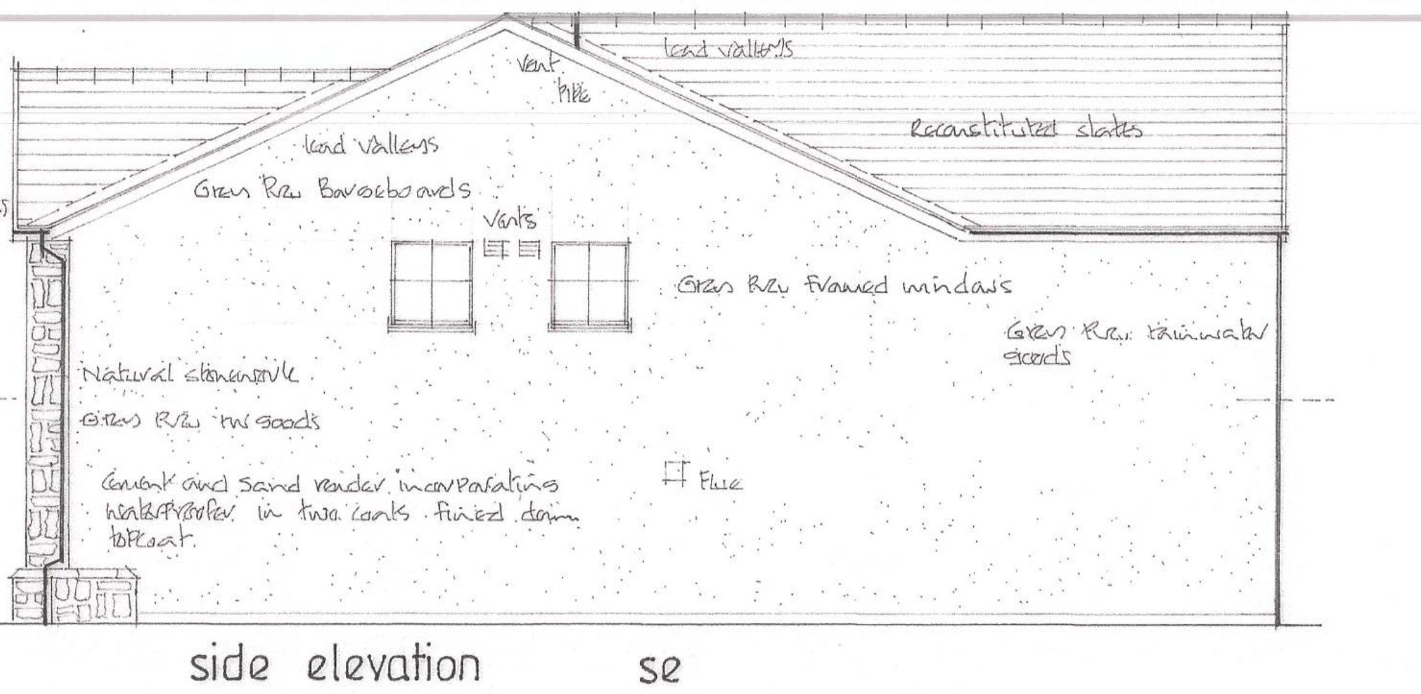
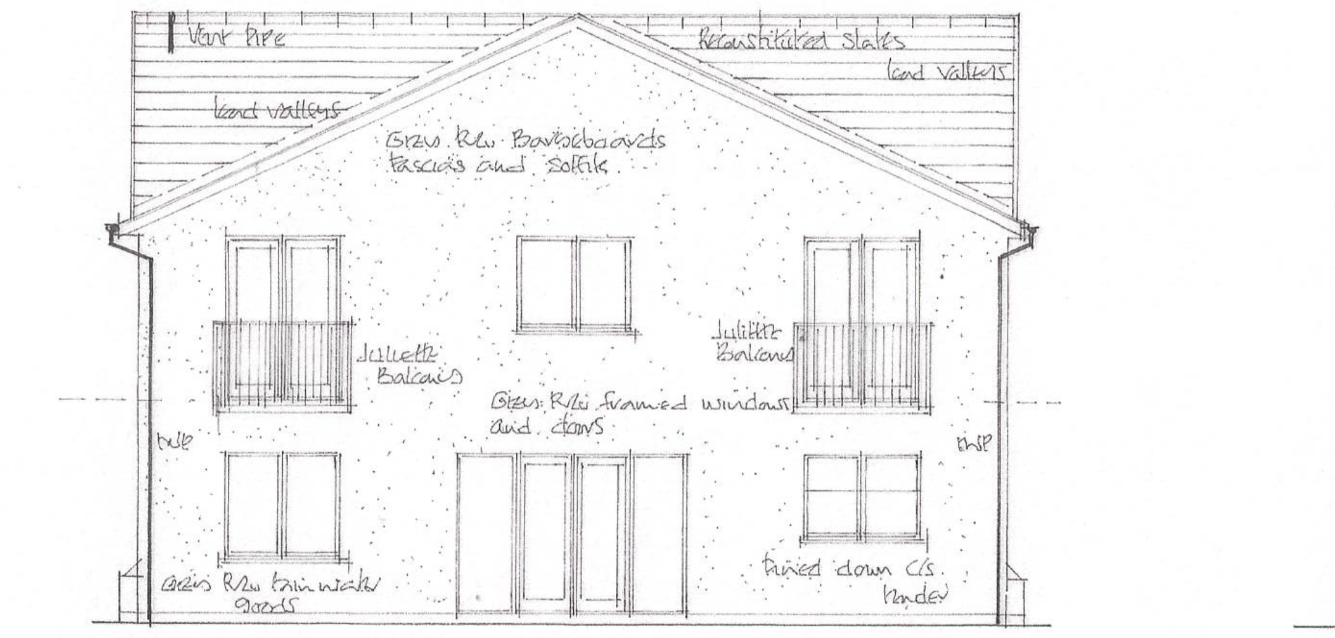
Superseded


Reconstituted Slate Roofing
Grey PVCu Fascias Soffits and Bargeboards
Grey PVCu rainwater goods
Grey PVCu framed windows.
Natural Stonework
tined down cement and sand render

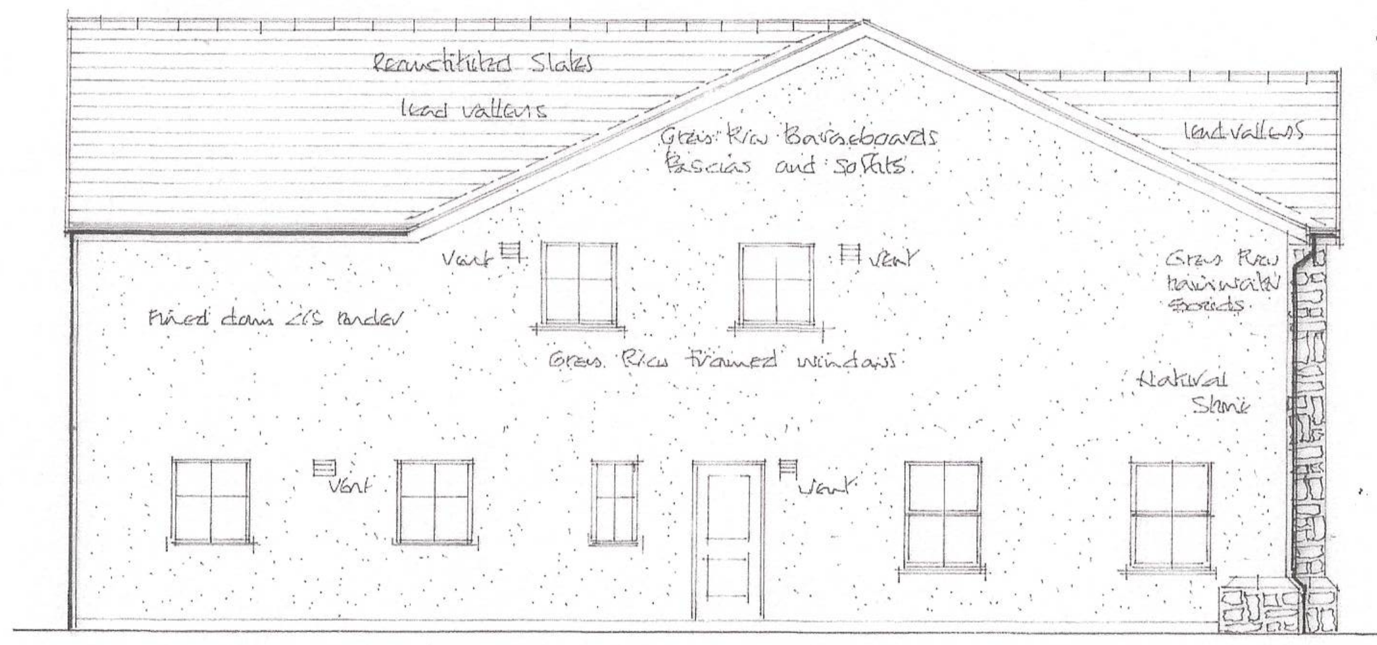
front elevation sw



side elevation se



rear elevation ne



side elevation nw

BRIEF ELECTRICS

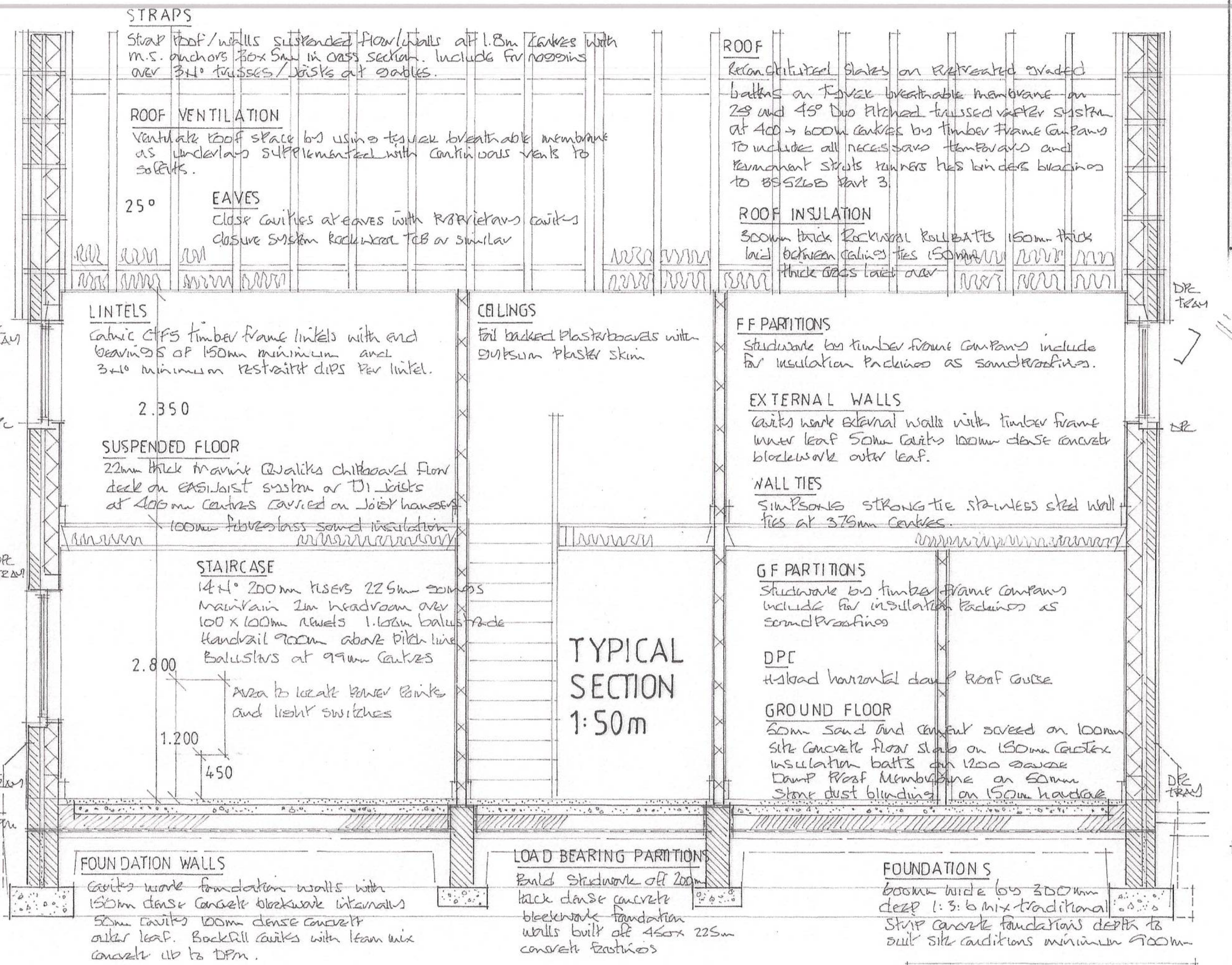
All Electrical works are to be carried out under the Competent Persons Scheme.
Supply fix 2No mains operated interconnected smoke detector alarms each with battery backup.
Supply and fix mains operated mechanical extract fan to Kitchen Expelair GX6 or similar giving 60 lit/sec.
Supply and fix mains operated mechanical extract fan to Utility Expelair GX6 or similar giving 30 lit/sec.
Supply and fix low voltage mechanical extract fan to GF Shower Room Expelair GX6 or similar ducted to external air giving 15 lit/sec. Actual operational through light switch with 15 minute over run facility.
Provide and fix low voltage mechanical extract fans to Bathrooms mains operated Expelair GX6 or similar giving 15 lit/sec.
Locate light switches and power points in an area between 450mm above and 1.200m above adjoining finished floor level.
90% of all lighting points to be capable of running low energy lighting only.

BUILDING CONTROL

On receipt of the following copies are to be deposited with BUILDING CONTROL
1. Timber Frame Details
2. Trussed Rafter Details.

NOTE

Final Foundation / Ground Floor Design to be determined by inspection of excavations by approved personell.



TYPICAL SECTION 1:50m

STRAPS

Strap roof/walls suspended floor/walls at 1.8m centres with m.s. anchors 30x5mm in cross section. Include for noggins over 3No trusses/joists at gables.

ROOF VENTILATION

Ventilate roof space by using Tyvek breathable membrane as underlay supplemented with continuous vents to soffits.

EAVES

Close cavities at eaves with proprietary cavity closure system Rockwool TCB or similar

ROOF

Reconstituted slates on pretreated graded battens on Tyvek breathable membrane on 25 and 45° Duo Pitched trussed rafter system at 400 → 600mm centres by timber frame company to include all necessary temporary and permanent struts runners ties binders bracings to BS5268 Part 3.

ROOF INSULATION

300mm thick Rockwool Rollbatts 150mm thick laid between ceiling ties 150mm thick cross laid over

LINTELS

Catnic CFS timber frame lintels with end bearings of 150mm minimum and 3No minimum restraint clips per lintel.

CEILINGS

Foil backed plasterboards with gypsum plaster skim

F F PARTITIONS

Studwork by timber frame company include for insulation packing as soundproofing.

EXTERNAL WALLS

Cavity work external walls with timber frame inner leaf 50mm cavity 100mm dense concrete blockwork outer leaf.

WALL TIES

Simpsons Strong Tie stainless steel wall ties at 375mm centres.

SUSPENDED FLOOR

22mm thick Marine Quality chipboard floor deck on EASIJoist system or TJI joists at 400mm centres carried on joist hangers
100mm fibreglass sound insulation

STAIRCASE

14No 200mm risers 225mm goings
Maintain 2m headroom over
100 x 100mm newels 1.100m balustrade
Handrail 900mm above pitch line
Balusters at 99mm centres

Area to locate power points and light switches

G F PARTITIONS

Studwork by timber frame company include for insulation packing as soundproofing

DPC

Hyload horizontal damp proof course

GROUND FLOOR

50mm sand and cement screed on 100mm site concrete floor slab on 150mm Celotex insulation batts on 1200 gauge Damp Proof Membrane on 50mm Stone dust blinding on 150mm hardcore

FOUNDATION WALLS

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

LOAD BEARING PARTITIONS

Build studwork off 200mm thick dense concrete blockwork foundation walls built off 450x225mm concrete footings

FOUNDATIONS

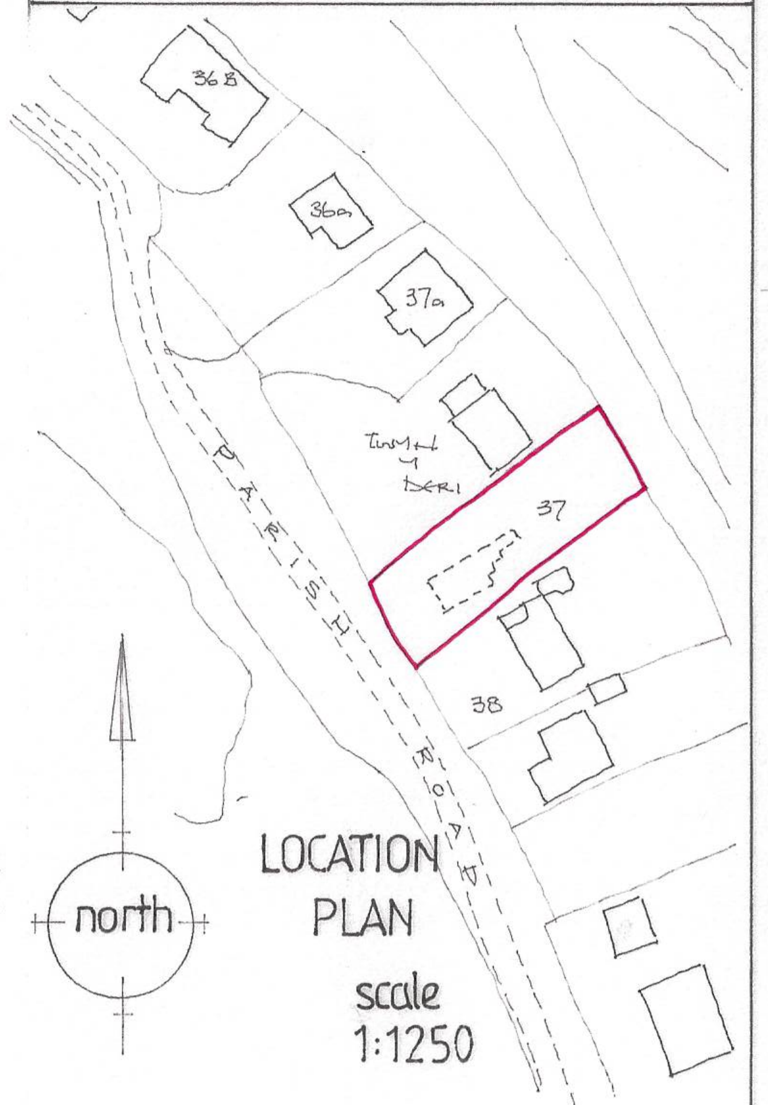
600mm wide by 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions minimum 900mm

NOTES:

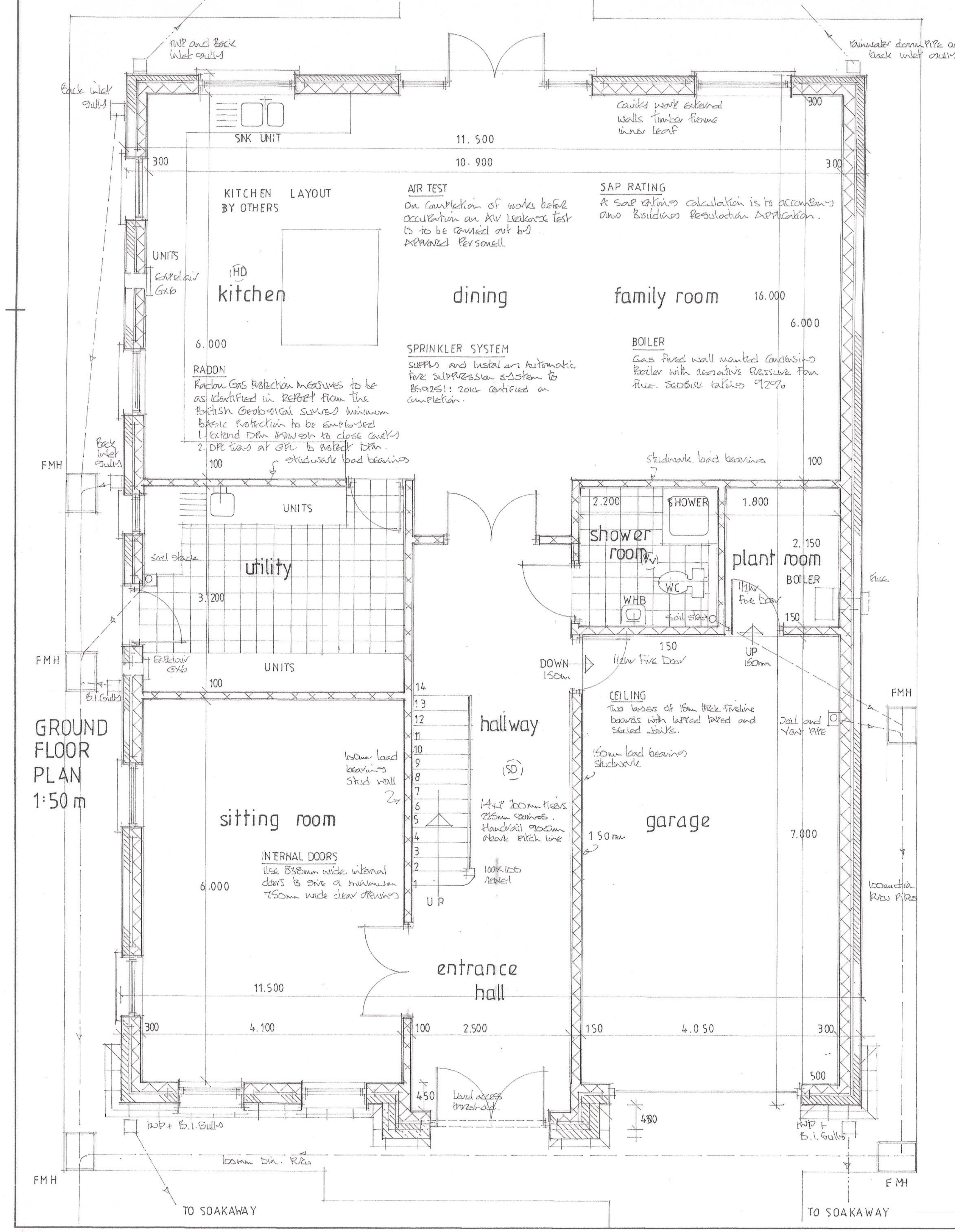
All dimensions must be checked on site and not scaled from this drawing.

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.



LOCATION PLAN
scale 1:1250



GROUND FLOOR PLAN 1:50 m

AIR TEST

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

SAP RATING

A SAP rating calculation is to accompany any Building Regulation Application.

SPRINKLER SYSTEM

Supply and install an Automatic fire suppression system to BS9251: 2014 certified on completion.

BOILER

Gas fired wall mounted Condensing Boiler with negative pressure fan flue. SEDBUK rating 92%

RADON

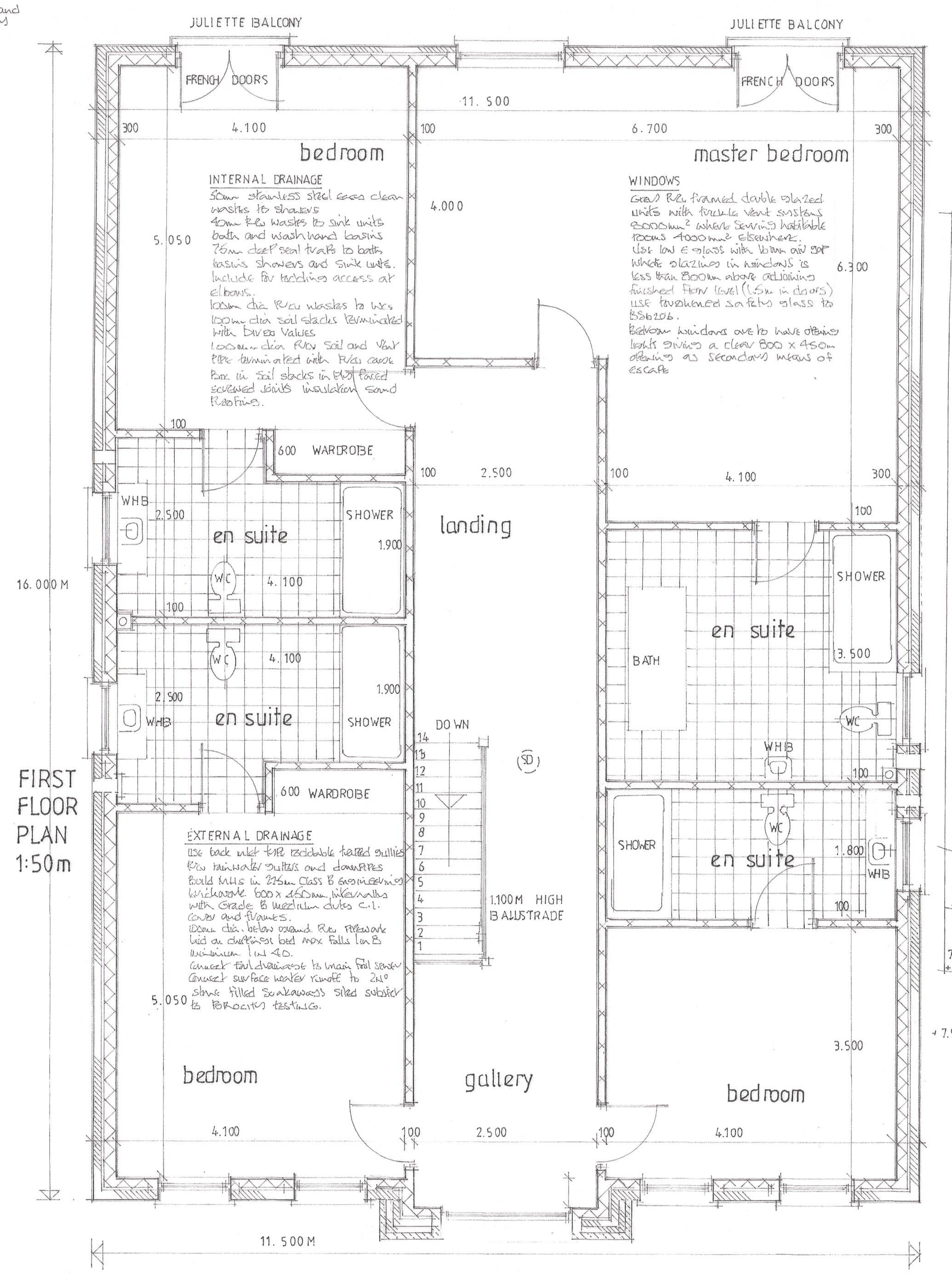
Radon Gas Protection measures to be as identified in Report from the British Geological Survey minimum Basic Protection to be employed
1. Extend DPM through to close cavity
2. DPC tray at GFL to protect DPM.

CEILING

Two layers of 15mm thick fireline boards with lapped taped and sealed joints.

INTERNAL DOORS

Use 838mm wide internal doors to give a minimum 750mm wide clear opening



FIRST FLOOR PLAN 1:50m

INTERNAL DRAINAGE

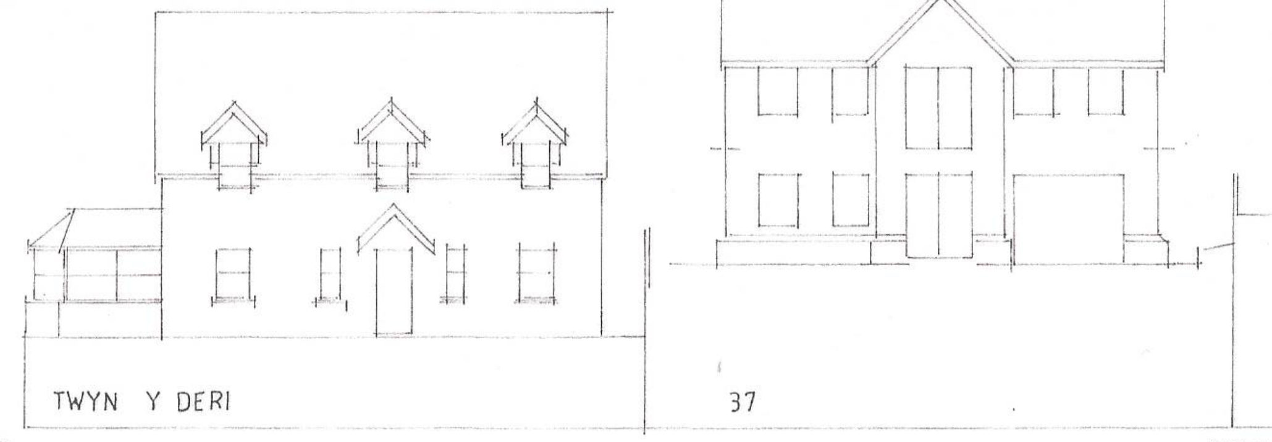
50mm stainless steel easy clean wastes to showers
40mm PVCu wastes to sink units bath and wash hand basins
75mm deep seal traps to baths basins showers and sink units.
Include for rodding access at elbows.
100mm dia PVCu wastes to WCs
100mm dia soil stacks terminated with Durgo Valves
100mm dia PVCu Soil and Vent Pipe terminated with PVCu cage
Box in soil stacks in ply faced screwed joints insulation sound proofing.

WINDOWS

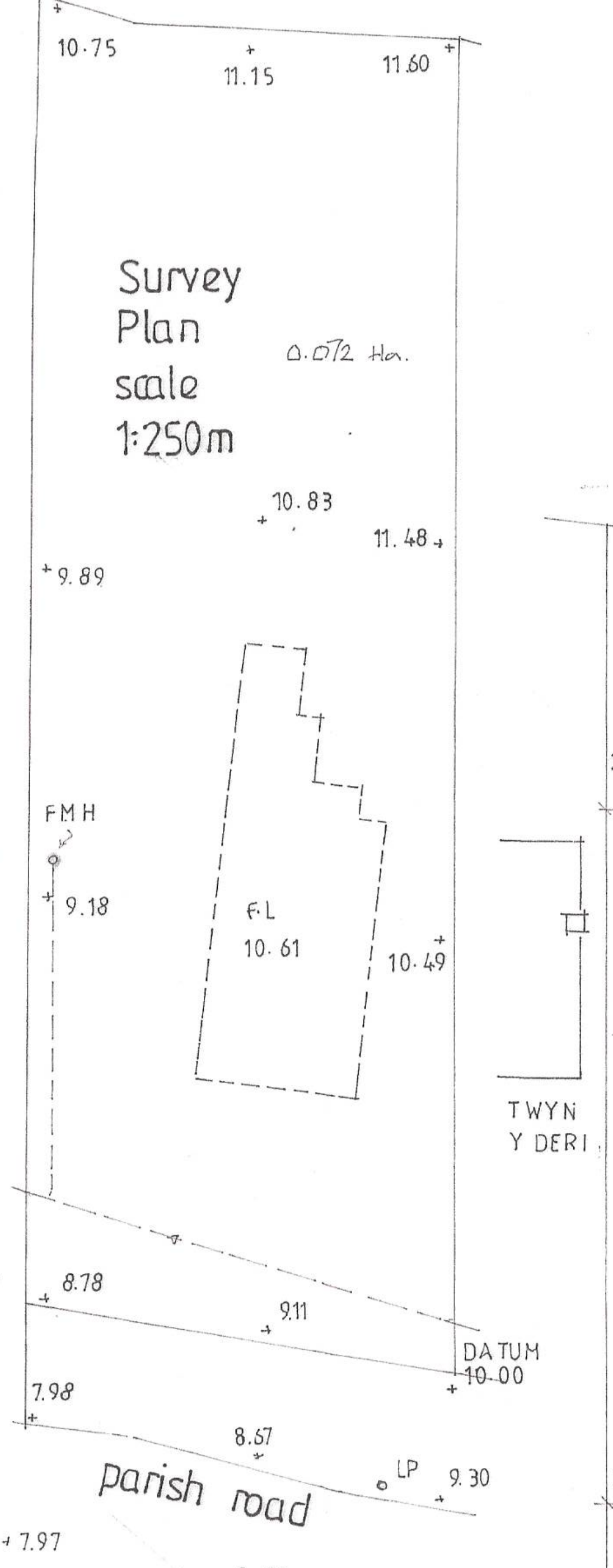
Grey PVCu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere.
Use low E glass with 16mm air gap
Where glazing in windows is less than 800mm above adjoining finished floor level (1.5m in doors) use toughened safety glass to BS6206.
Bedroom windows are to have opening lights giving a clear 800 x 450mm opening as secondary means of escape

EXTERNAL DRAINAGE

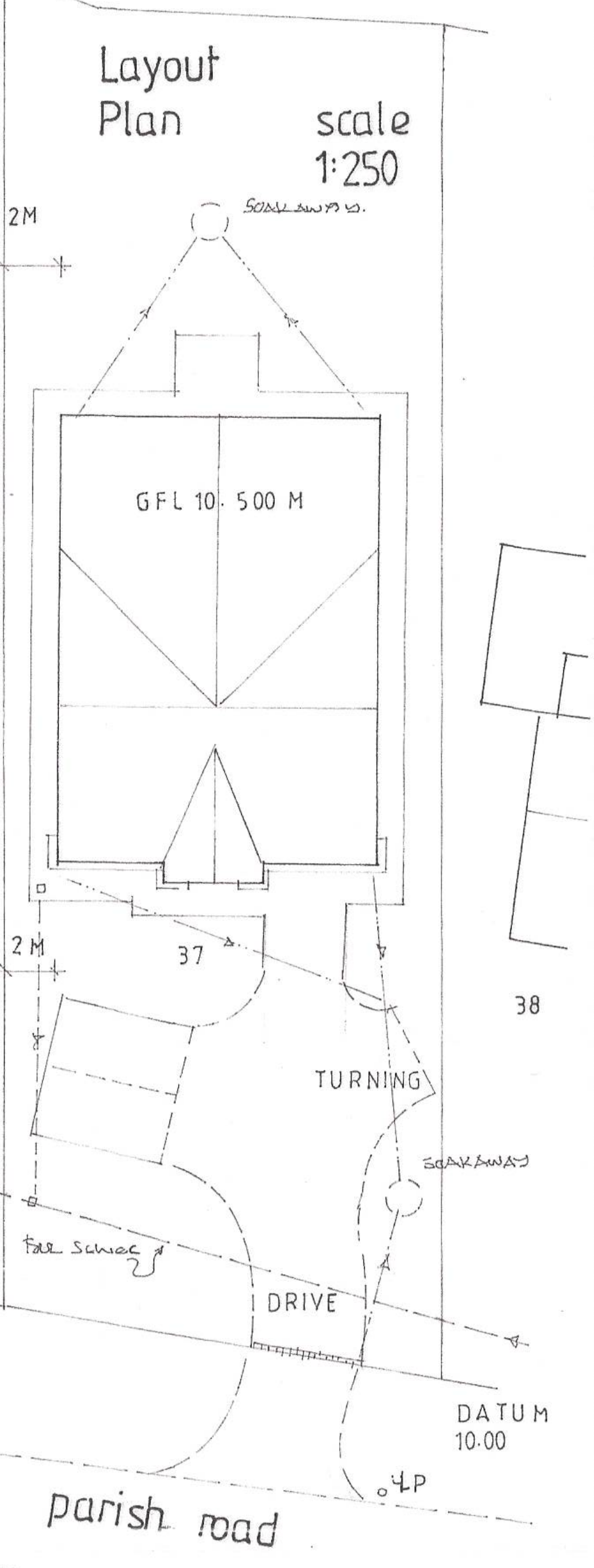
Use back inlet type roddable trapped gullies PVCu rainwater gutters and downpipes
Build MHs in 225mm Class B engineering brickwork 600 x 450mm internally with Grade B medium duty C.I. cover and frames.
100mm dia. below ground PVCu pipework laid on chippings bed max falls 1 in 8 minimum 1 in 40.
Connect foul drainage to main foul sewer
Connect surface water runoff to 2No stone filled soakaways sited subject to porosity testing.



street scene 1:200m



Survey Plan scale 1:250m



Layout Plan
scale 1:250

A

Date	Revisions

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RICS

Client
Mr C. and Mrs. L. Morgan

Job Title
Proposed Detached House with Integral Garage.

Drawing Title
37, Parish Road,
Cwmgwrach.
NEATH.
Neath Port Talbot.
SA11 5SW.

Scale 1:50 1:100 1:200 1:250 1:1250

Date 02.06.2022 **Drawn by**

Drg. No. 2875 NB. **Rev.**

594 x 841mm A1

DS 342