

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.

BUILDING CONTROL

On receipt of the following orders are to be debited with Builders' Credit.

1. Alter force design by manufacturer.
2. Intermediate detail sheets.
3. Timber floor construction details.

proposed
front
elevation

proposed
rear
elevation

proposed
side
elevationproposed
side
elevation

existing side elevation sw

existing rear elevation n.w.

existing section

existing side elevation ne

existing

first floor

dining area

Living room

existing ground floor plan

PROPOSED FIRST FLOOR PLAN 1:50m

PROPOSED GROUND FLOOR PLAN 1:50m

[illegible]

INTERNAL DRAINAGE

50mm extra clear stainless steel waste to showers
40mm PVC waste to wash hand basins and sinks with
flexible deep seal joints to showers basins and sink unit.
Include for radiators across at elbows.
Use 1/2" PVC Soil & Vent pipe.
Include for sloe boards at bases of s.v. pipes.
Run in with PVC boxed ducts with soaped joints.
Backed with 50mm insulation.
Dominate soil and vent pipe with 1/2" PVC chase.
Dominate soil stacks with 1/2" PVC chase.

EXTERNAL DRAINAGE
Use back inlet for tanks. Redundant qualities
separate section white for rainwater. Sinks
build new bus is 25cm. Close to economics
bathroom 45cm x 60cm. Intervallus with
100 x 450mm. Greater to 60 x 100 cm. Greater and
bathroom. Few below ground soil pipes laid
on channels and minimum 100mm
minimum 1 in 40
connect all foul waste to drainage system
connect surface water runoff to existing

WINDOWS

Prism, 2x double glazed units with triple vent
sliding bottom where serviceable beam
approx 2m x 1.2m
also 1st & 2nd floor
where windows are less than 800mm
above roadway finished floor level 1.5m x 1.2m
also finished ceiling slant to balcony
position, this may be to have opening lights
sliding a clear 400mm x 800mm as
serviceable approx 2m x 1.2m

1. 1.00m high
brown colored wooden
1. 1.00m high stainless steel /
glass balustrade

LOCATION:
PLAN:
scale 1:1250

D. Vivian Jones AssocRICS
Building Design Services

114, Brecon Road,
HIRWAUN,
Rhondda Cynon Taf
CF44 9NS

Tel. 01685 812069
Mobile 07702 380869
Email: vivionesdesign@gmail.com

Client

Job Title

Proposed Extensions and Alterations.

Drawing Title
41 Pontneathvaughn Road
Glynneath
NEATH
SA11 5NS

Scale 1:50 1:100 1:500 1:1250

Date	11 12 2022	Drawn by
------	------------	----------

2916 R.