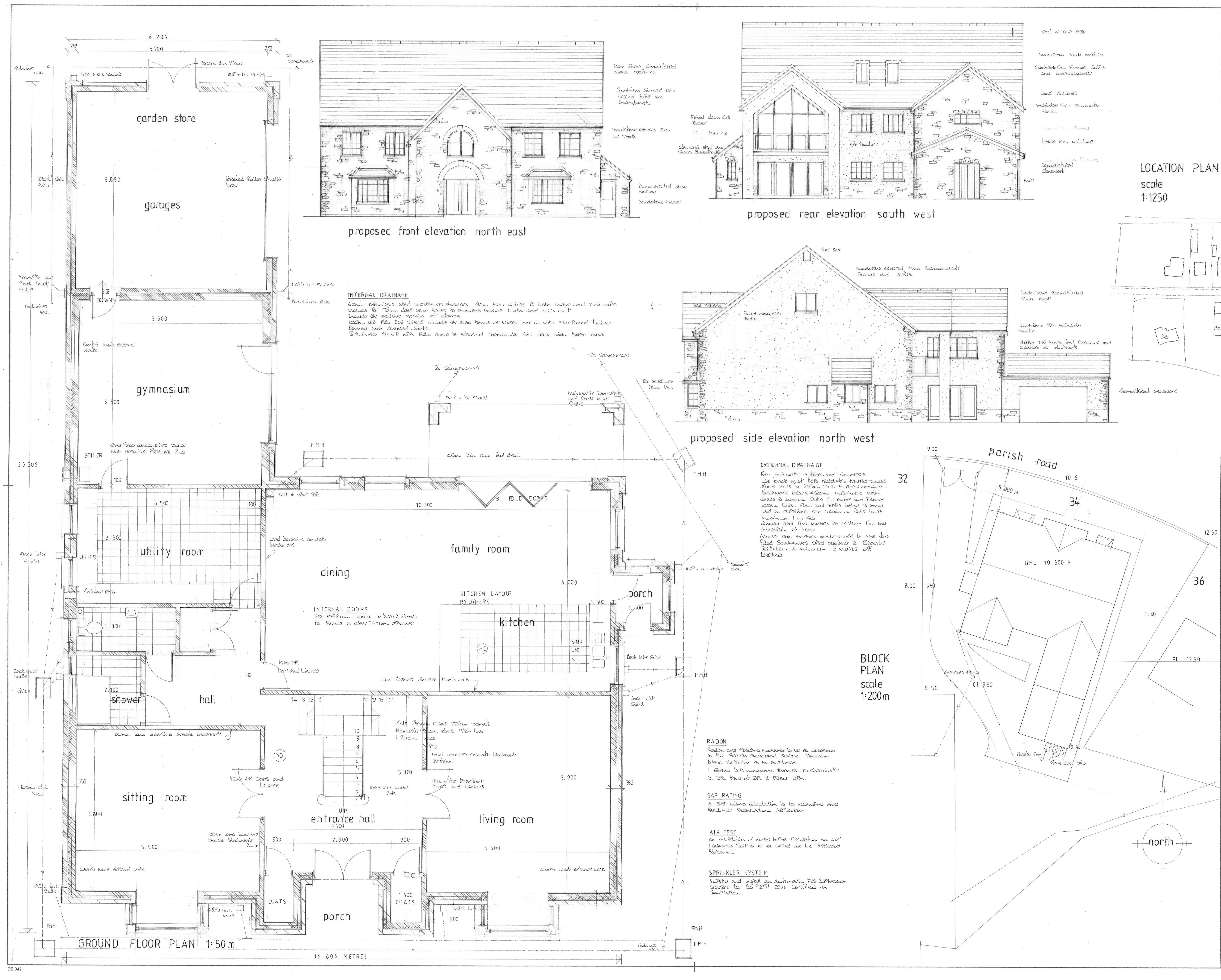

Dark Grey Reconstituted slate roofing.

Sandstone Coloured Pvcu Fascias Soffits and Bargeboards

Sandstone Coloured Pvcu R.W. Goods

Reconstituted stone coursed

Sandstone Arches

Fixed down C/S Render

Pvcu R.W.

stainless steel and Glass Balustrade

Soil & Vent Pipe

Dark Grey Slate roofing

Sandstone Pvcu Fascias Soffits and Bargeboards

Lead Valleys

Sandstone Pvcu rainwater goods

Ivory Pvcu windows

Reconstituted Stonework

Sandstone coloured Pvcu Bargeboards Fascias and soffits.

Dark Grey Reconstituted Slate roof

Sandstone Pvcu rainwater goods

Stepped DPC trays lead flashings and soakers at abutments

INTERNAL DRAINAGE

50mm stainless steel wastes to showers 40mm Pvcu wastes to bath basins and sink units
include for 75mm deep seal traps to showers basins bath and sink unit
Include for rodding access at changes
100mm dia Pvcu Soil stacks include for slow bends at bases box in with Ply faced timber framed with screwed joints.
Terminate S+VP with Pvcu cowl to external terminate Soil stack with DURGO VALVE

INTERNAL DOORS

Use 838mm wide internal doors to provide a clear 750mm opening

14 No. 200mm risers 225mm goings Handrail 900mm above Pitch line 1.200m wide.

Load bearing concrete blockwork Partition

1/2hr Fire Resistant Doors and Linings

EXTERNAL DRAINAGE

Pvcu rainwater gutters and downpipes
Use back inlet type roddable trapped gullies
Build MHS in 225mm Class B engineering Brickwork 600x450mm internally with Grade B medium Duty C.I. covers and frames
100mm Dia. Pvcu Soil pipes below ground laid on chippings bed maximum falls 1 in 8 minimum 1 in 40.
Connect new foul wastes to existing foul main connection at rear
Connect new surface water runoff to new stone filled SOAKAWAY sited subject to porosity testing. A minimum 5 metres off Dwelling.

RADON

Radon Gas Protective measures to be as described in the British Geological Survey. Minimum BASIC Protection to be Employed.

1. Extend D.P. membrane through to close cavity
2. DPC trays at GFL to protect DPM.

SAP RATING

A SAP rating Calculation is to accompany any BUILDING REGULATION Application

AIR TEST

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

SPRINKLER SYSTEM

Supply and Install an Automatic Fire Suppression system to BS 9251 2014 Certified on Completion

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.

A	Date	Revisions

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RICS

Client
Mr.G.Murray and Ms.K.O'Reilly.

Job Title
PROPOSED DETACHED
DWELLING HOUSE

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

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

Date 03.05.2024 **Drawn by**

Drg. No. 2986 NB 01 **Rev.**

DS 342

594 x 841mm A1