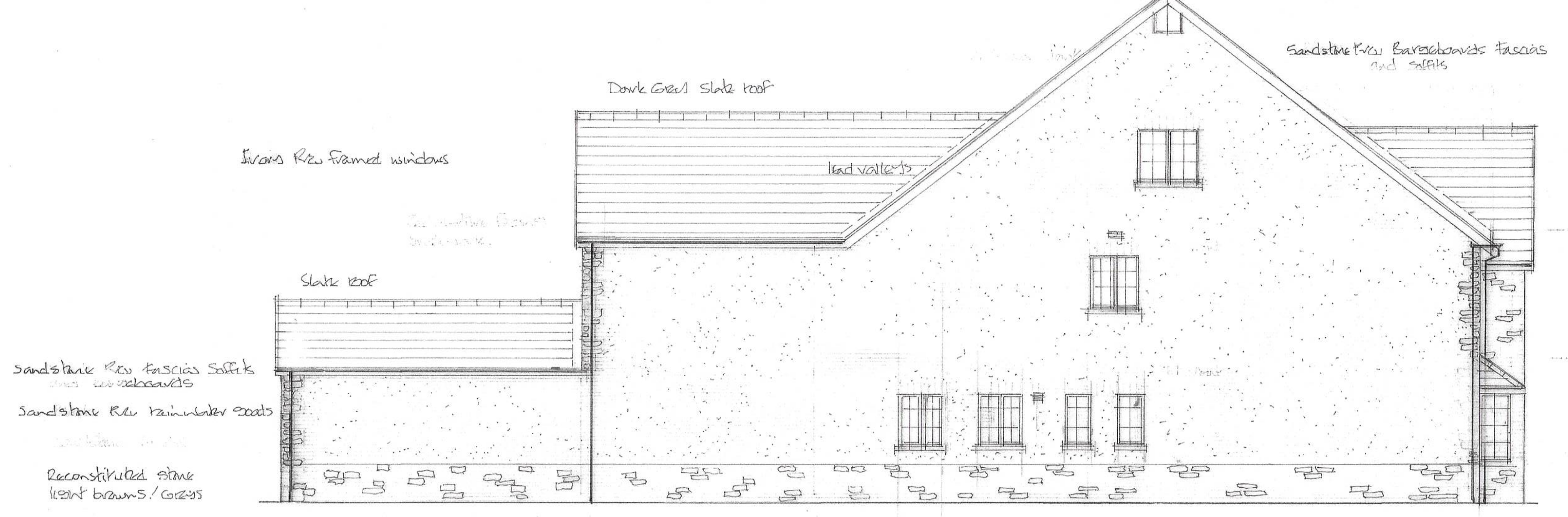
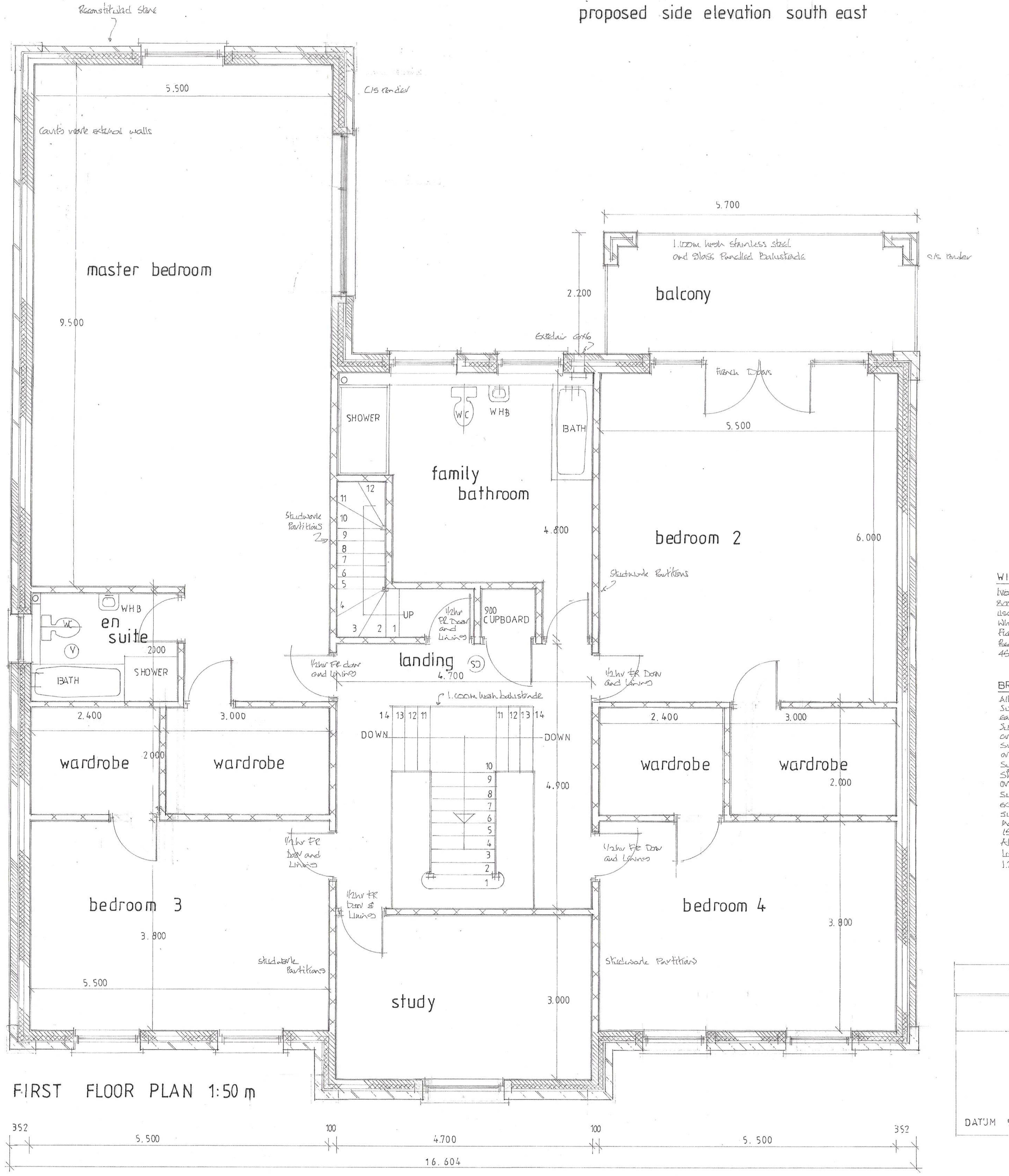

Bird Box (swallows)
Sandstone Pvcu Bargeboards Fascias and soffits
Dark Grey Slate roof
Ivory Pvcu framed windows
lead valleys
Slate roof
Sandstone Pvcu fascias soffits barge boards
Sandstone Pvcu rainwater goods
Reconstituted stone light browns / Greys

proposed side elevation south east



FIRST FLOOR PLAN 1:50 m

EXTERNAL WALLS

Cavity work external walls with 100mm thick dense concrete blockwork inner leaf 100mm thick Celotex cavity wall insulation batts 50mm clear cavity facing brickwork outer leaf.
Galvanised steel wall ties at 750mm centres horizontally 450mm centres vertically 300mm at jambs.

DPC

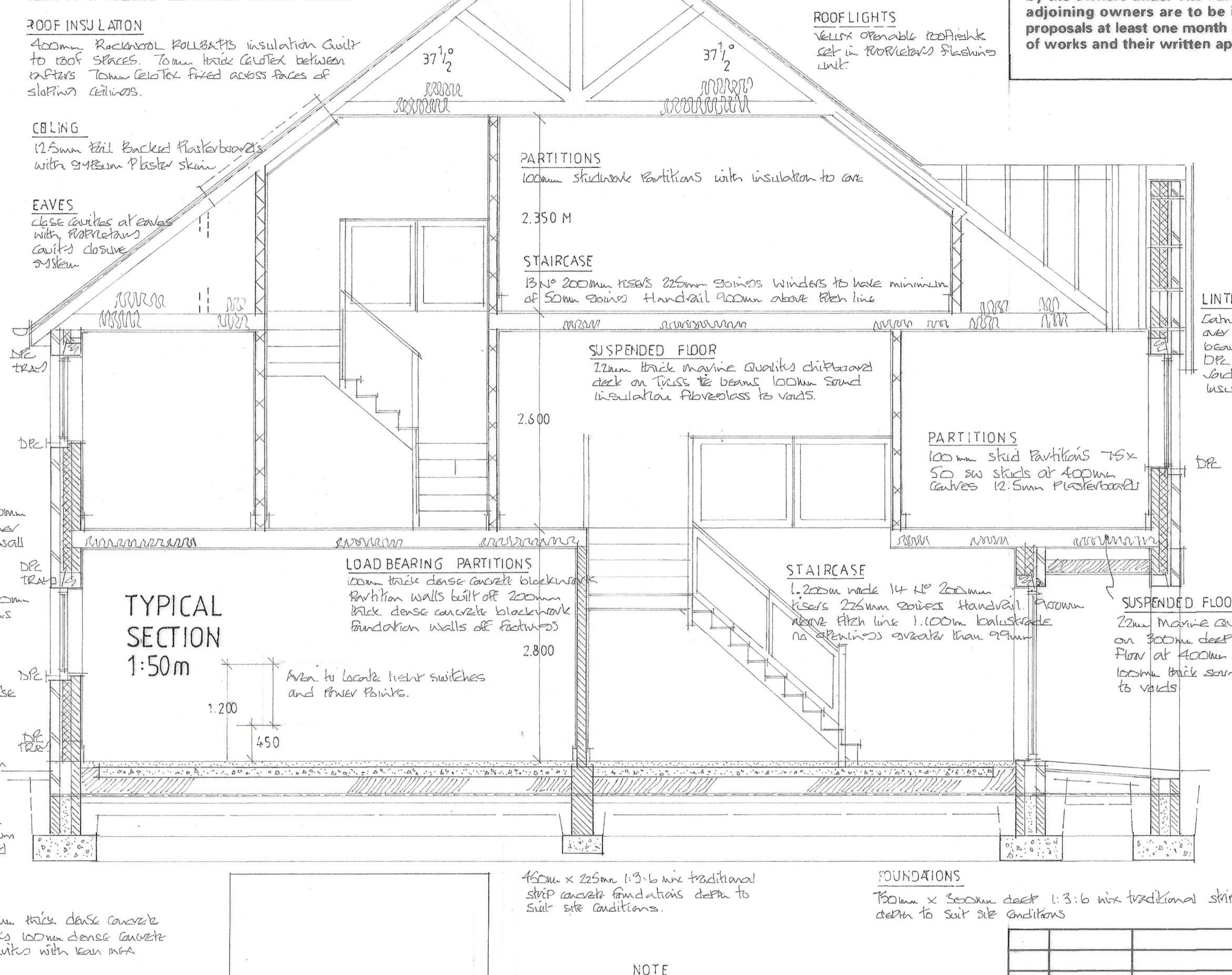
Hyload horizontal damp proof course

GROUND FLOOR

50mm thick sand and cement screed on 100mm thick (minimum) site concrete floor slab on 200mm Celotex insulation batts on 1200 gauge damp proof membrane on 50mm stone dust blinding on a minimum of 150mm thick clean well compacted hardcore.

FOUNDATION WALLS

Cavity work foundation walls 100mm thick dense concrete blockwork inner leaf 150mm cavity 100mm dense concrete blockwork outer leaf back fill cavity with lean mix concrete



TYPICAL SECTION 1:50m

ROOF VENTILATION

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

STRAPS

Strap roof / walls suspended floors / walls at 1.800m centres include for noggins over 3 No. joists / rafters / trusses, with m.s. anchors 30 x 5mm in cross section

ROOF INSULATION

400mm Rockwool Rollbatts insulation quilt to roof spaces. 70mm thick Celotex between rafters 70mm Celotex fixed across faces of sloping ceilings.

CEILING

12.5mm foil backed plasterboards with gypsum plaster skim

EAVES

Close cavities at eaves with proprietary cavity closure system

ROOF

Slate roofing on pretreated graded softwood battens on Tyvek breathable membrane underlay on 37½° Attic type trussed rafters at 400 → 600mm centres by Manderwood or similar to include all necessary temporary and permanent struts ties binders bracing etc. to comply fully with BS 5268 Part 3.

ROOFLIGHTS

Velux openable rooflights set in proprietary flashing unit.

PARTITIONS

100mm studwork partitions with insulation to core

STAIRCASE

13 No 200mm risers 225mm goings winders to have minimum of 50mm going Handrail 900mm above pitch line

SUSPENDED FLOOR

22mm thick marine quality chipboard deck on truss tie beams 100mm sound insulation fibreglass to voids.

LINTELS

Catnic garage steel lintels over openings with end bearings of 150mm min. DPC trays draped over voids packed with insulation

PARTITIONS

100mm stud partitions 75 x 50 sw studs at 400mm centres 12.5mm plasterboards

LOAD BEARING PARTITIONS

100mm thick dense concrete blockwork partition walls built off 200mm thick dense concrete blockwork foundation walls off footings

STAIRCASE

1.200m wide 14 No 200mm risers 225mm goings handrail 900mm above pitch line 1.100m balustrade no openings greater than 99mm

SUSPENDED FLOOR

22mm marine quality chipboard deck on 300mm deep TJI timber quiet floor at 400mm maximum centres 100mm thick sound insulation packing to voids

450mm x 225mm 1:3:6 mix traditional strip concrete foundations depth to suit site conditions.

FOUNDATIONS

750mm x 300mm deep 1:3:6 mix traditional strip concrete foundations depth to suit site conditions

NOTE

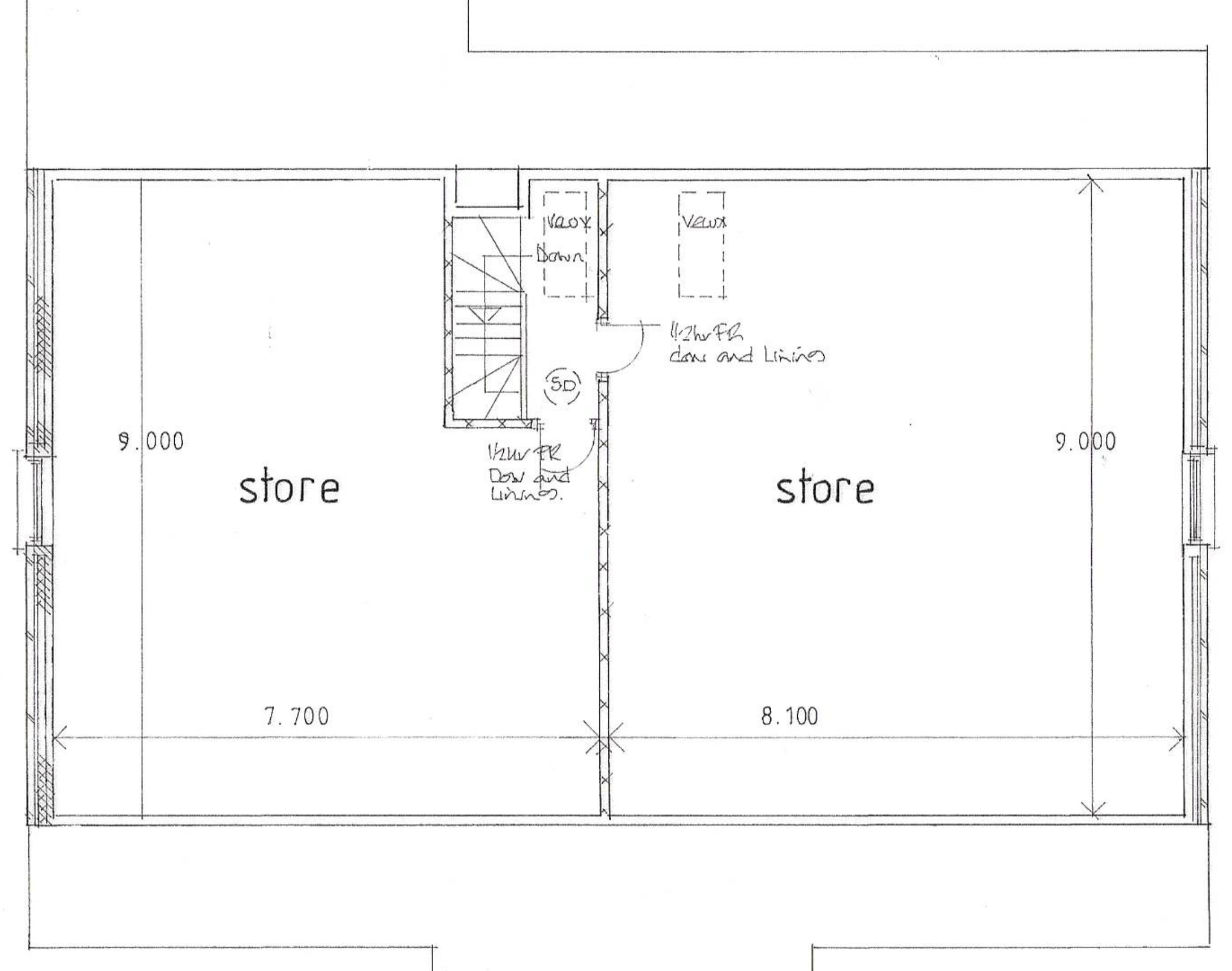
Final Foundation / Ground Floor construction to be determined by inspection of excavations by Approved Personnel.

WINDOWS

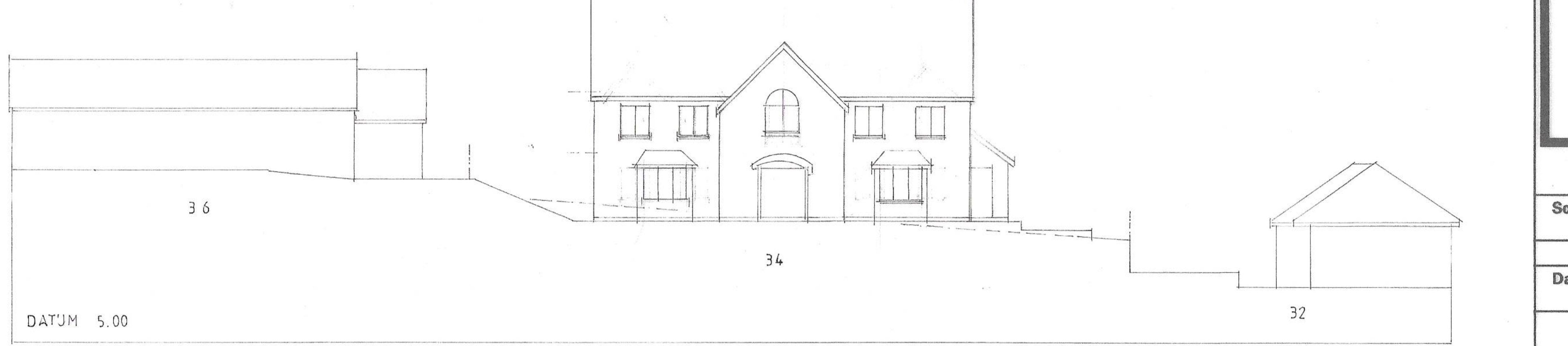
Ivory Pvcu framed double glazed units with trickle vent systems 8000mm² where serving habitable rooms 4000mm² elsewhere
use low E glass with 16mm air gap
Where glazing in windows is less than 800mm above adjacent finished floor level 1.5m in doors use toughened safety glass to BS6206.
Bedroom windows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

BRIEF ELECTRICS

All electrical works are to be carried out under the Competent Persons scheme
Supply and fix mains operated interconnected smoke detector alarms 3 No each with battery backup.
Supply and fix mains operated mechanical extract fan to kitchen Expelair GX6 or similar giving 60 lit / sec. output.
Supply and fix mains operated mechanical extract fan to utility Expelair GX6 or similar approved giving 30 lit / sec. output
Supply and fix low voltage mains operated mechanical extract fan to G.F. shower room ceiling mounted operational through light switch with 15 minute overrun Expelair GX6 or similar approved giving 15 lit / sec.
Supply and fix low voltage mains operated ceiling mounted mechanical extract fan to en suite Expelair GX6 or similar giving 15 lit / sec output
Supply and fix low voltage mains operated mechanical extract fan wall mounted to family bathroom Expelair GX6 or similar approved giving 15 lit / sec. output.
All lighting points are to be capable of running low energy lighting only.
Locate light switches and power points in an area between 450mm and 1.200m above adjacent finished floor level.



ATTIC PLAN 1:100 m



STREET SCENE

1:200m horizontal + vertical

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.

	Date	Revisions
A		

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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

Date 03 05 2024 **Drawn by** VJ.

Drg. No. 2986 NB 02 **Rev.**

DS 342

594 x 841mm A1