

Scale Bar - 1:50

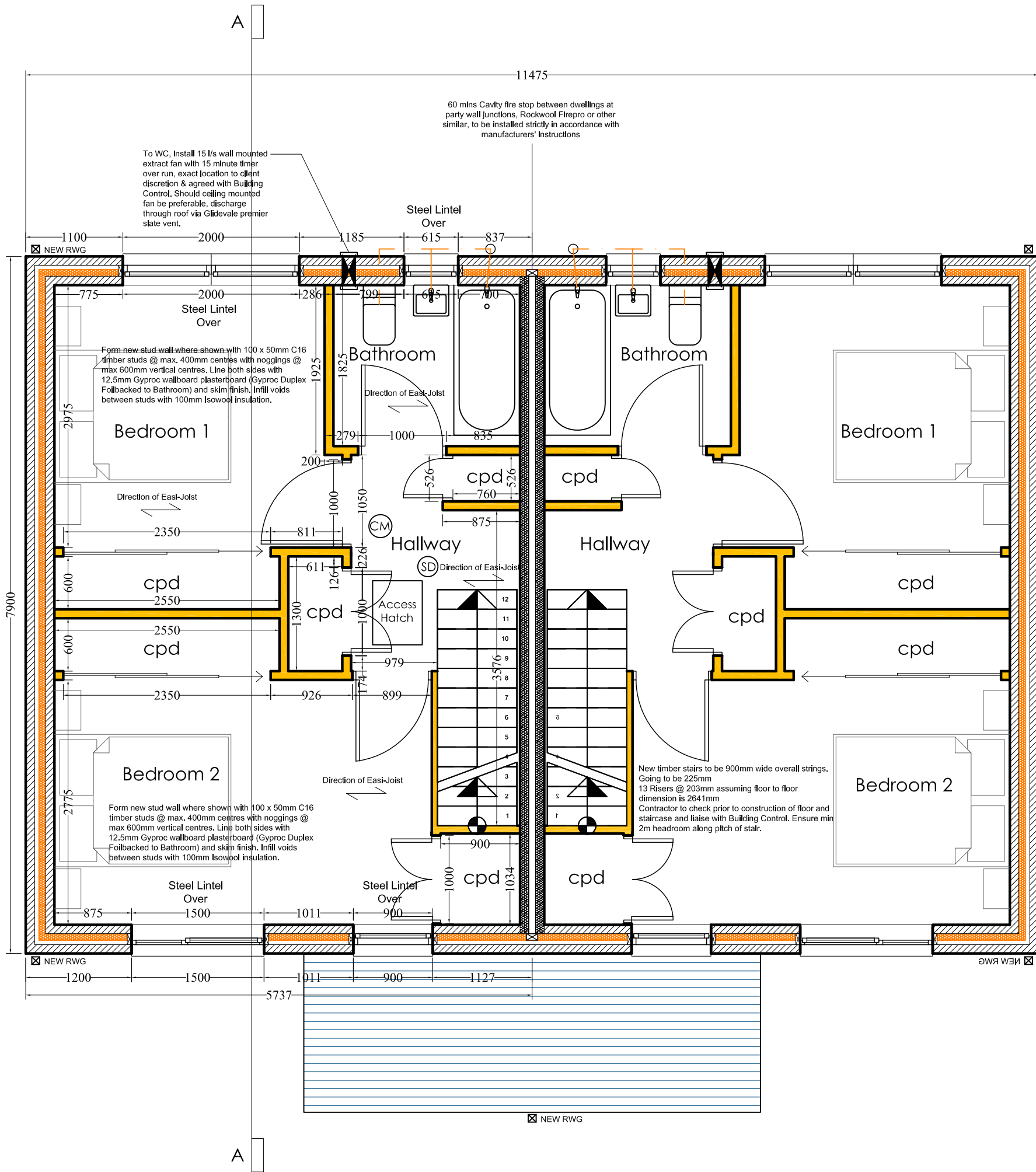


Project: Proposed 2 Bed Semi-Detached	Client: Dylan Southern		
	Location: Land adjacent to Bryn Brochon, Talwrn, Anglesey		
Drawing: Proposed Ground Floor Plan (Building Regulation Drawing)	Scale: 1:50	Paper: A3	Date: Jun. 2021
	Drawing No: BR:TALWRN:WD09		

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B-Regs Drawing



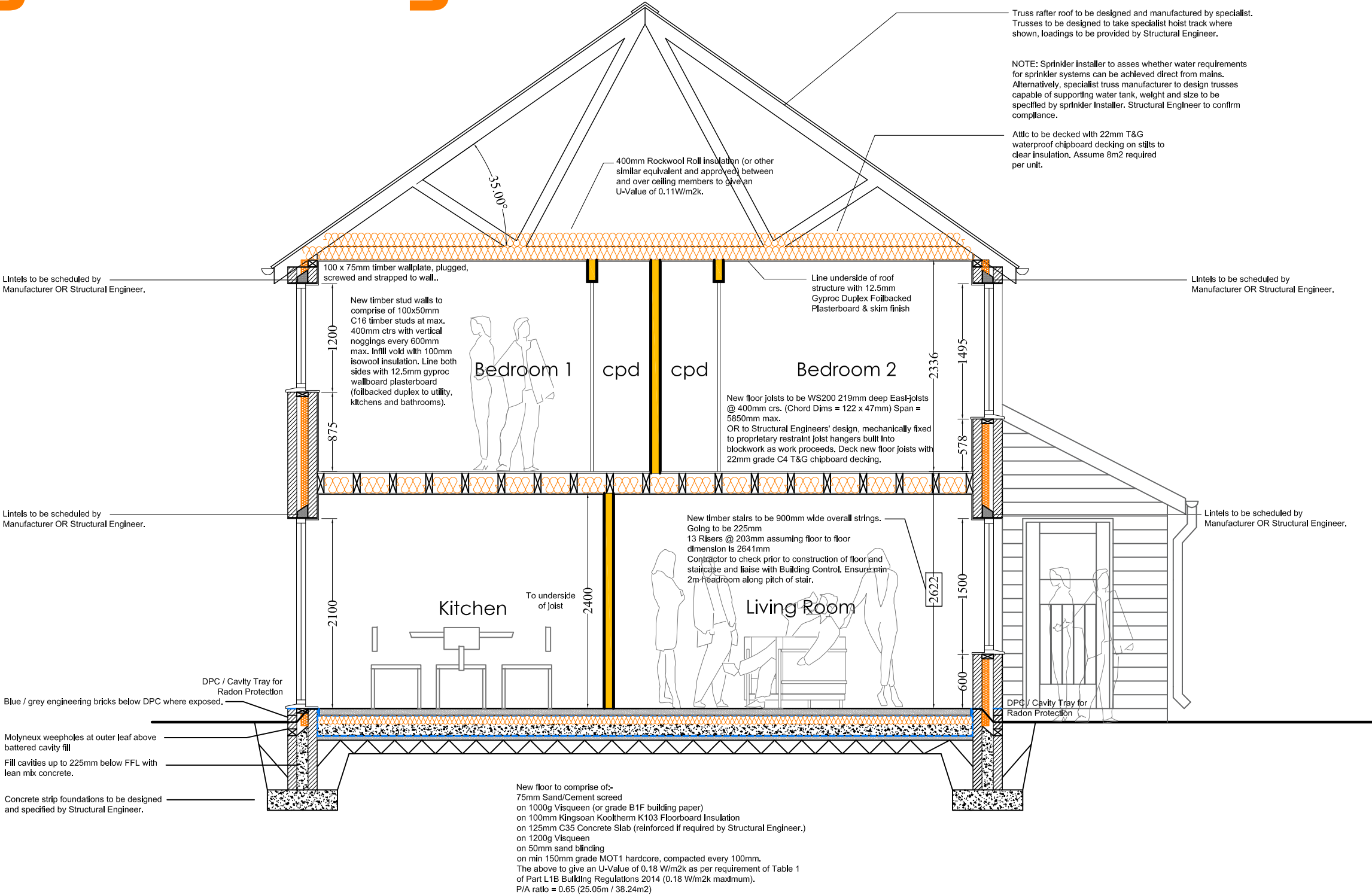
Proposed First Floor Plan

Project:	Dylan Southern		
Proposed 2 Bed Semi-Detached	Land adjacent to Bryn Brochon, Talwrn, Anglesey		
Drawing:	Scale: 1:50	Paper: A3	Date: Jun. 2021
Proposed First Floor Plan (Building Regulation Drawing)	Drawing No: BR:TALWRN:WD12		


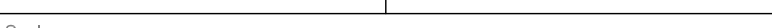
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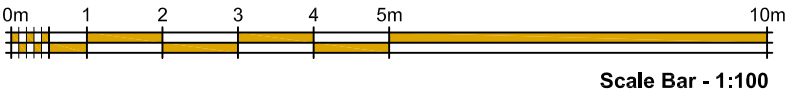
B-Regs Drawing



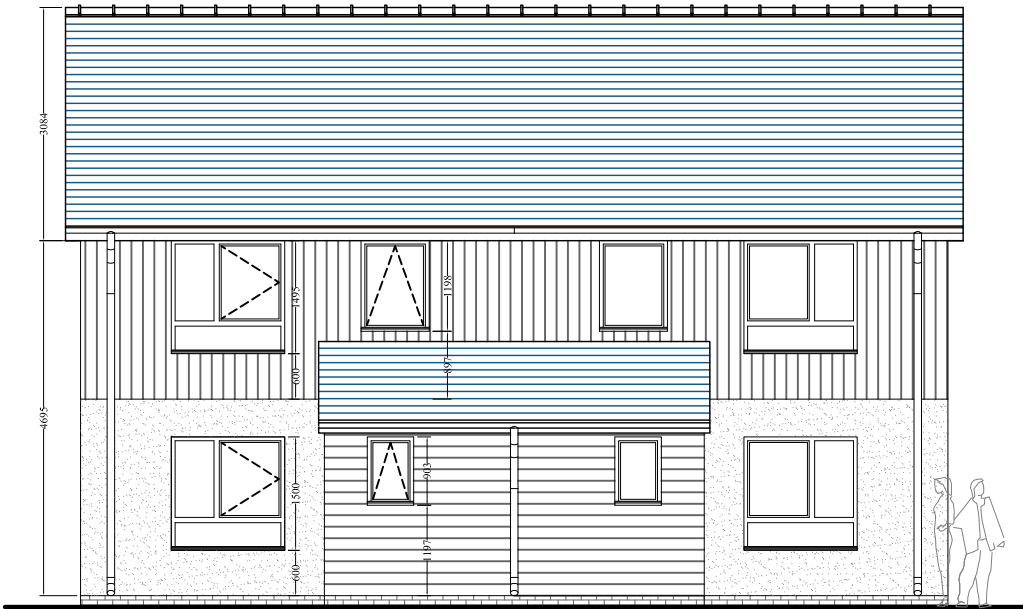
Proposed Section A - A

Orientation:	Revision:	Project: Proposed 2 Bed Semi-Detached	Client: Dylan Southern			BR Architecture 100A Penrhyn Beach East, Penrhyn Bay. LL30 3RW t - 07789 175903 e - info@brarchitecture.com w - www.brarchitecture.com	
			Location: Land adjacent to Bryn Brochon, Talwrn, Anglesey				
	Scale:  Scale Bar - 1:50		Drawing: Proposed Section A-A (Building Regulation Drawing)				
			Drawing No: BR:TALWRN:WD10				

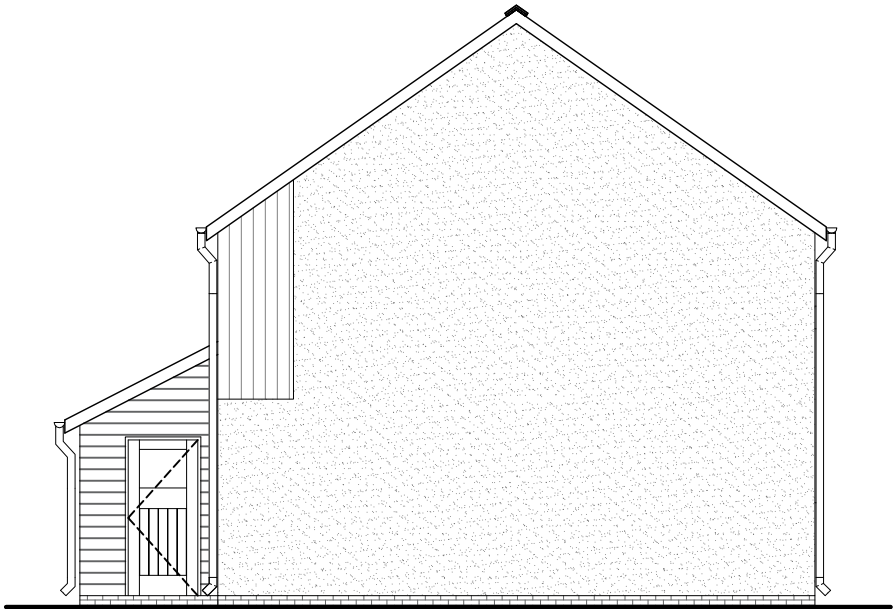
B-Regs Drawing



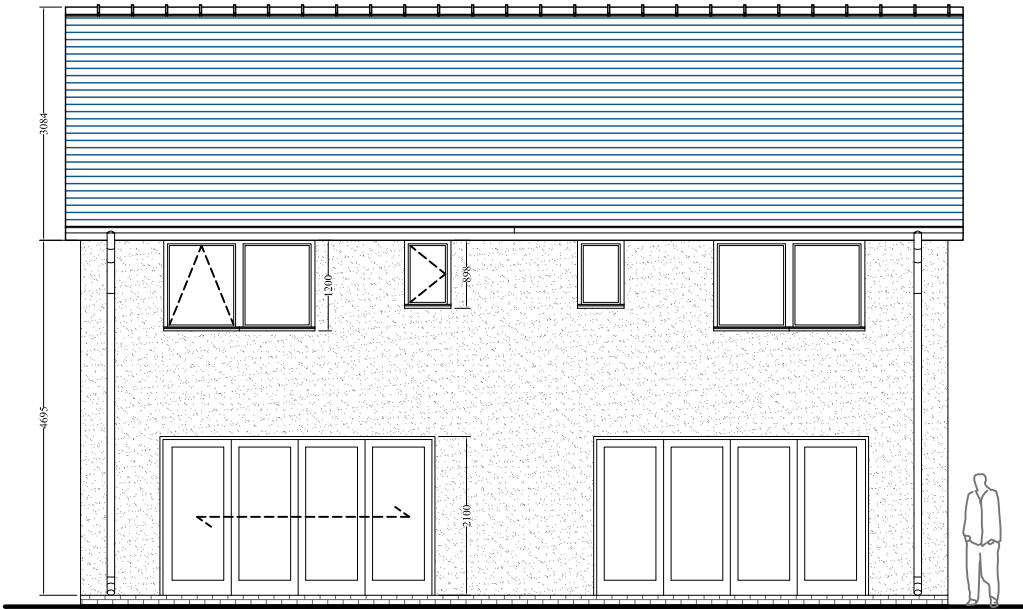
- Finishes & Materials: -**
- Roof-**
Ridge tiles- dark blue
Covering- Slate of uniform colour and texture
 - Fascia and soffits-**
Self coloured uPVC fascia and soffit
 - Rain water goods-**
All Downpipes and guttering to be Galvanised steel by Lindab
 - Walls-**
White self coloured render
Horizontal + Vertical Cedar Cladding
3 brick high dark blue brick plinth at ground level
 - Porch-**
Timber posts
Dark blue brick plinth base
 - Windows-**
Self coloured uPVC or Aluminium
 - Doors-**
Self coloured uPVC or Aluminium



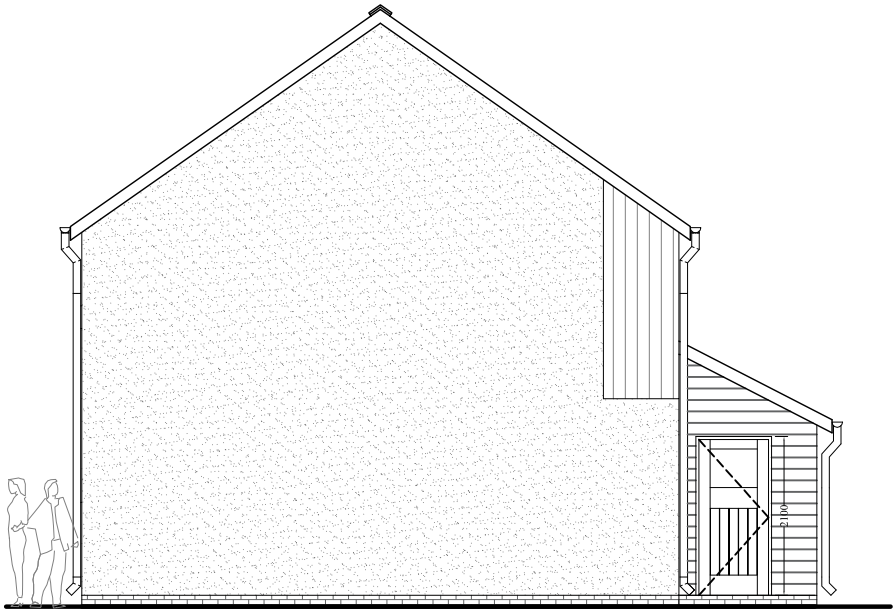
Proposed Front Elevation




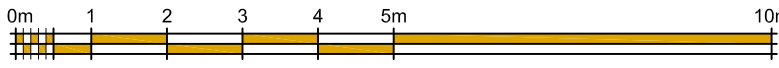
Proposed Side Elevation



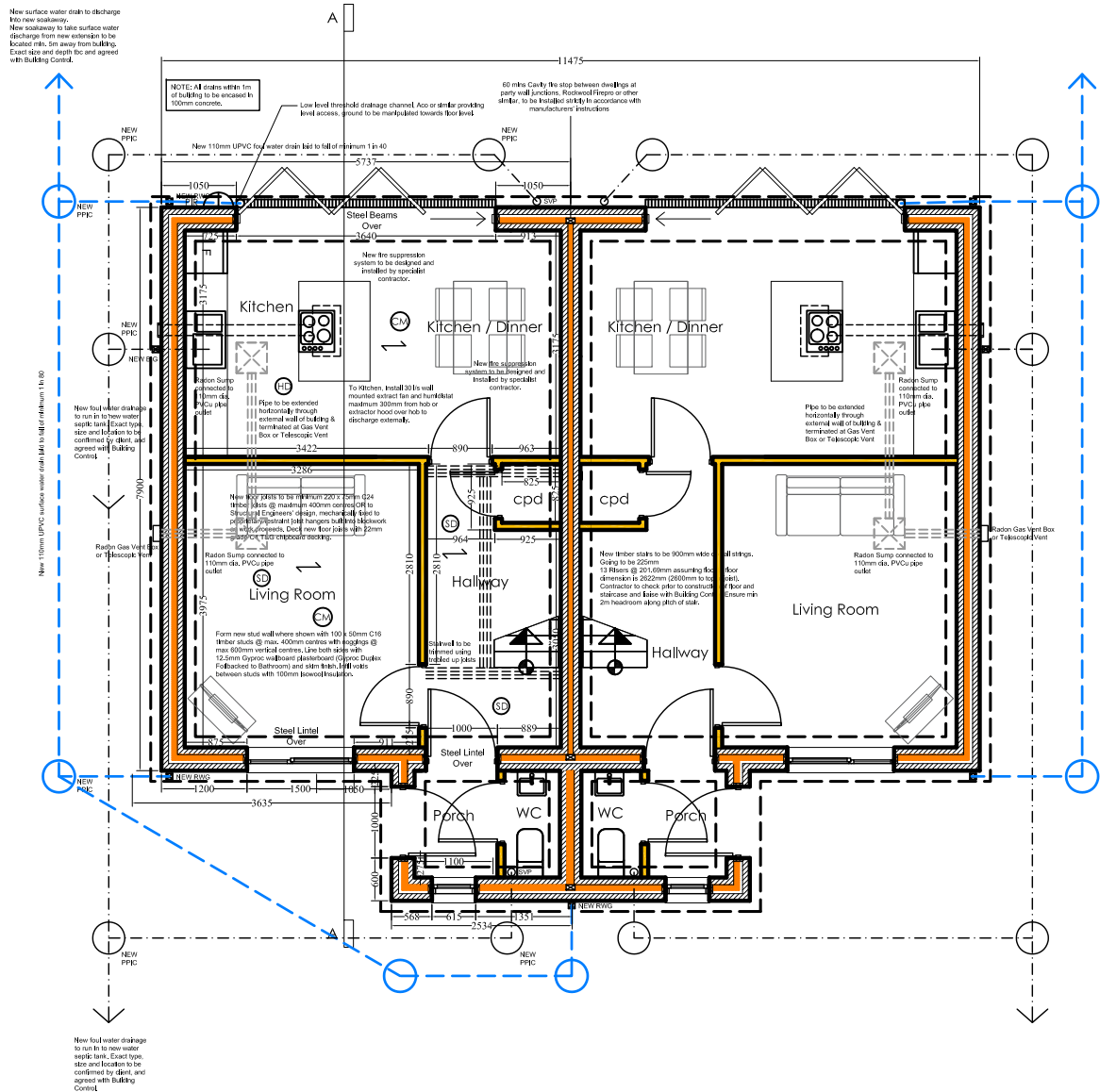
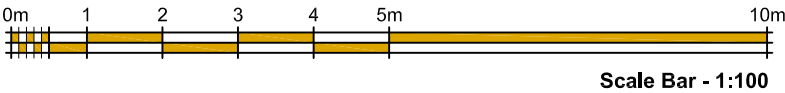
Proposed Rear Elevation



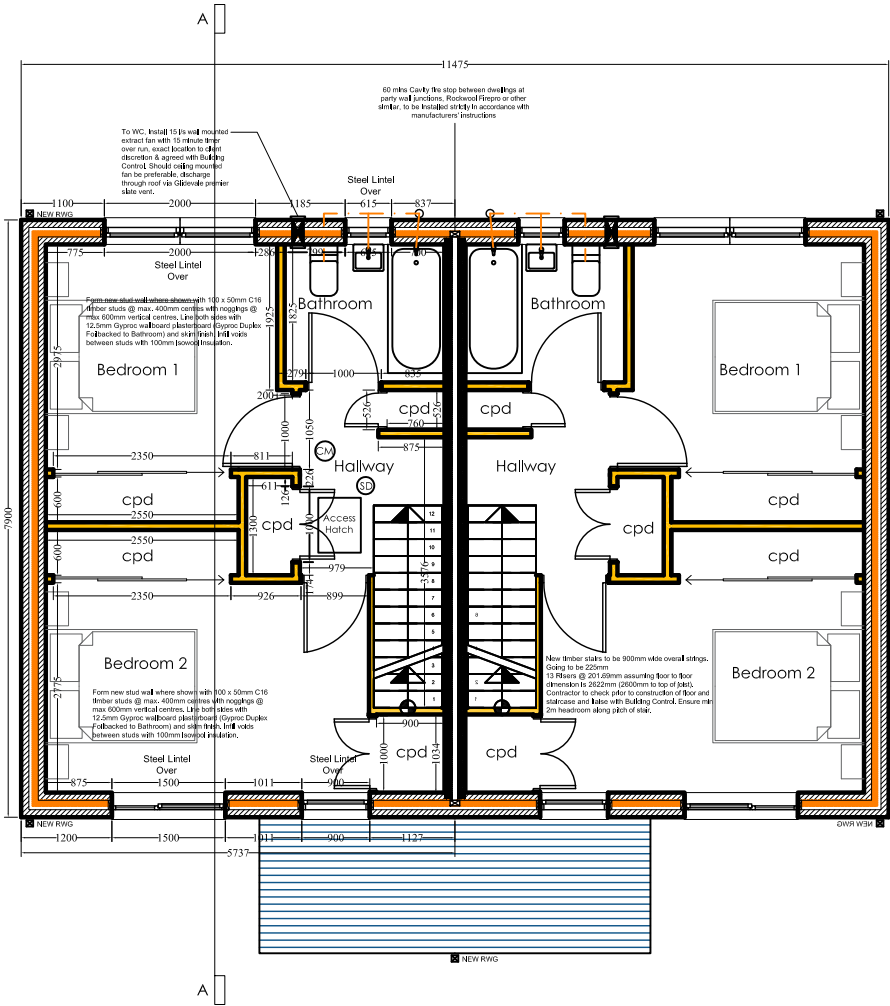
Proposed Side Elevation

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				Location: Land adjacent to Bryn Brochon, Talwrn, Anglesey			
	Scale:		Drawing:	Scale: 1:100	Paper: A3	Date: Jun. 2021	
	<div></div>			Drawing No: BR:TALWRN:WD08			
		Proposed 2 Bed Semi-Detached					
		Proposed Elevations (Building Regulation Drawing)					

B-Regs Drawing



Proposed Ground Floor Plan



Proposed First Floor Plan

Orientation:	Revision:	Project: Proposed 2 Bed Semi-Detached	Client: Dylan Southern	
	Scale: 			Location: Land adjacent to Bryn Brochon, Talwrn, Anglesey
Drawing: Proposed Floor Plans (Building Regulation Drawing)		Drawing No: BR:TALWRN:WD07		

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Lintels:

Use Keystone steel lintels over all openings in external walls.
Keystone box lintels over all openings in load bearing internal walls.
All lintels to have a minimum end bearing of 150mm min.
All lintels to be encased in plasterboard to give half hour fire resistance.
All lintels to be insulated to prevent cold bridging.
Note: All lintels to be designed by Keystone - see detailed lintel schedule from Keystone

Studwork:

Construct 75 x 50mm stud partitions with studding @ 400mm crs inbetween timber head and sole plates, nailed to floor and ceiling, with staggered timber noggings.
9.5mm 10kg m² density plasterboard and skim finish to both sides.
At first floor level all stud partitions are to be constructed off double joists or intermediate joists.
Where partitions are in a room with sanitary fittings or in all habitable rooms provide 100mm fbreglass Insulation quilt between studs to give sound insulation.

Electrical Installation:
Part P: Electrical Safety

All new electrical installations are to comply with approved document: Part P of the Building Regulations and to be designed, installed and tested by a competent person / electrician (NICEIC registered).
After works are completed an NICEIC certificate (BS:7671) is to be provided once all works have been inspected and tested.

All electrical installation work is to be carried out in compliance with the electricity at work regulations 1989 as amended.
All electrical installation should be carried out in line with the electric safety, quality & continuity regulations 2002.
All new installations to be agreed with the Electricity Distributor before works commence.

Foundations: (Assumed Strip)
Foundations are to be Designed and Confirmed by Structural Engineer

Concrete strip foundations as shown on plan to be 35N/mm strength at 28 days, minimum 300kg/cm of ordinary Portland cement.
Water/cement ratio of 0.5 and maximum aggregate size of 20mm.
Strip foundations to be 625 x 225mm deep.
Strip foundations to project 150mm either side of supported wall.
Foundations to be taken down to a level below invert of any adjacent drainage.
Concrete strip to BS:5328:1991 with a 75mm designated mix C35.
Size and depth of foundations to suit site conditions and agreed with building inspector.
Minimum cover to top of foundations to be 600mm.
All concrete to foundations to be grade C35.
Note: Trial hole to be dug prior to any excavation to ascertain depth of existing foundations.

Disabled (Part M):
(Ground Floor only)

All external single doorway openings are to have a maximum 1022.5mm structural opening.
Minimum clear width of external door providing access for disabled people = 800mm minimum clear between edge of door and outside of frame.

All internal doors to ground floor to be 1981 x 838mm with a 910mm structural opening.

All electrical switches and sockets to be positioned a min. of 450mm and a max. of 1200mm from finished floor level.

All door handles to be fitted at a height to suit a wheelchair user.

To all entrance doors provide disabled door thresholds within external door frames to allow a level access, also form ramp up within external driveway surface such as paving flags, concrete or tarmac etc.

Plumbing:

Soil pipes, Stub-Stacks, Durgos and Accessories to BS 4514.
Provide new 110mm dia. soil and vent pipe to be positioned externally with mesh covered outlet positioned to terminate at least 900mm above any opening window or roof light, and to be finished with a wire cage or perforated cover.
Svp's to discharge directly into inspection chamber/manhole via. 110mm rest bend.
Svp's to be encased in sound insulated duct where in the vicinity of a living or bedroom.
Use polypropylene push-fit branch wastes as shown on plan connected separately to stacks.
Do not connect wastes less than 200mm below wc connection.
Access caps at every change in direction in waste branches.
waste sizes are as follows:
Wc - 110mm diameter.
Whb - 32mm diameter
Sink - 40mm diameter
Bath - 40mm diameter
Shower - 50mm diameter
76mm deep seal traps to all wastes.
Where more than one waste discharges into one pipe, increase dia. to 50mm and fit anti-syphon traps to sanitary fittings.

Smoke Detection:

Smoke Detectors to comply with BS:5446 part 1 and current Fire Regulations.
All self-contained smoke alarms are to be interlinked and mains operated which conform to BS:5446: part 1.
Smoke Detectors to be mains operated with a secondary power supply such as batteries.

Internal Staircase:

Purpose made timber staircase from StairBOX Ltd. follows:-
Total Rise of 2622mm
13 x Equal Risers = 201.69mm
Equal goings = 225mm
Maximum pitch to stairs to be 42°.
Minimum headroom above stairs to be 2000mm off pitch line.
Minimum distances at top and bottom of stairs (landing) to be the same as the clear width of the staircase.
Unobstructed width of stairs (excluding handrail) to be between 800mm & 900mm.
Gap between open Treads are to be less than 100mm sphere
Handrail / Guarding height to be 900mm above pitch line of flight and between 900mm & 1000mm above landings/floors.

External Walls:

325mm Overall Cavity Wall Construction.
Sand/Cement External Render, 100mm Block Monacrete 100S 7N/mm External Leaf, 125mm Overall Partially Filled Cavity with 75mm Kingspan Kooltherm K8 Rigid Insulation leaving a 50mm Clear Residual Cavity, 100mm Block Monacrete 100S 7N/mm to Inner Leaf.
Walls to be Finished Internally with 15mm Gyproc Plasterboard and Skim on Dabs.
U-value 0.21W/m3K to be confirmed by SAP Energy Calculations.
Wall Ties @ 450mm Vertical Centres & @ 900mm Horizontal Centres to all Cavity Walls.
Insert Flexible Cavity tray at Dpc level and tied into Dpm in floor to provide Basic Radon Protection.
Dpc to be a minimum of 150mm above External Ground Level and provide a Vertical Dpc to all Openings Horizontal and Vertical.
Provide Thermabate insulated cavity closers to all external openings.
Mortar Mix Deslgnation (I) In all cases.
Sub-Structure Walls to be 225 x 355mm 7N/mm Trench Blocks

Steelwork:

All Steelwork to be Designed / Calculated by the Structural Engineer which are to be Approved by Building Control prior to starting works on Site.
All Beams to have a minimum end bearing of 100mm to 150mm min. and to be encased in 15mm plasterboard & sklm to glve Half Hour Fire Resistance.

Drainage:

110mm diameter clay or plastic Surface and Foul Water Drains, laid to positions as shown on plan, minimum falls as follows:-
Foul - 1:40,
Surface / Storm - 1:150,
Combined - 1:80,
Drains to be laid on a peagravel bed, laid strictly in accordance with bs. 8301.
Half round main channels connected to main Drain run with drain shutes and branch channels.
All drainage levels and inverts to be ascertained on site and agreed with building inspector prior to work commencing on site.
Foul Drainage to connect to Existing Septic Tank

Soakaway:

Soakaway to be 5m from building and 5m from any road.
Soakaway to be 1m cubed filled with clean stone topped with polythene and turfed over to match existing.

Ventilation:

Dwelling to comply with Part F of the Approved Document of The Building Regulations.
Bathrooms and Wc's to be fitted with Wall or Ceiling mounted Extractor Fans to be operated Intermittently with a 15 minute overrun.
Fans to be connected to 110mm upvc ducting terminating thru wall, minimum extraction rate 15 litres/second.
Kitchen to be fitted with a wall mounted extractor fan or extractor hood to be operated intermittently with a 15 minute overrun.
Kitchen Fan to be connected to 150mm upvc ducting at ceiling level terminating thru wall, minimum extraction rate 30 litres/second (adjacent to hob) or 60 litres/second elsewhere.
All habitable room windows to be fitted with trickle ventilators in accordance with BS:13141-1:2004(clause 4).
Trickle ventilators and similar products are to have the equivalent area (in mm² at 1Pa pressure difference) or equivalent area per metre (where the equivalent area of the product varies according to length) marked on the product in an easily vlsible location.
All habitable rooms to have a min. opening area of 8000mm sq. .
Windows to include Trickle Ventilators:-
5000mm sq. Habitable Rooms
2500mm sq. Kitchen or Bathrooms

Foundations:

All foundations to be designed by Structural Engineer - (See calcs and drawings)
Note: Trial holes to be dug prior to any excavation to ascertain depth of existing foundations or a ground investigation is to be carried out by a specialist.

Expansion Joints:

Provide expansions joints as follows:-
brickwork - every 9.0m
blockwork - every 6.0m
expansion and movement joints are to be designed by structural engineer

Cavity trays:

Install grp cavity trays where necessary and to all cavity walls above all roof abutments and to dpc area.
All cavity tray dpc's to be ruberold or equivalent; formed in-situ from standard roll widths bedding dpc in outer leaf between fresh mortar and surface fixed to face of inner leaf by means of ruberoid dpc jointing tape. The inner leaf to be primed using "ruberoid sa primer" the detail is completed by fixing using the ruberoid hyload dpc fixing strip & pins fixed @ 150mm crs.
All cavity tray dpc's shall be -
Formed accurately to the profiles shown to be in the maximum possible unjointed lengths.
Fully supported when horizontal over cavity closer.
Fixed tightly over cavity to avoid sagging.
Cleaned to remove mortar & other debris.
Protected from perforation damage.

Fire Protection :

All Internal Steelwork is to be cladded in 1 x layer of 15mm Fireline Board and Skim or Painted with Nullifire Intumescent Fire Retardant Paint to achieve a min. of 30mins Fire Protection.
All svp's and pipework penetrations are to be fitted with a Fire collar or Sleeve where penetrating floors and roof.

Internal Loadbearing Walls:

100mm loadbearing concrete block walls built off concrete foundations as designed by Structural Engineer.
Wall construction to have a min. crushing strength of 7N/mm.
Walls to be finished both sides with 13mm lightweight plaster or with 9.5mm plasterboard on dabs and skim finished.

Windows & Doors: (Aluminium)

Colour - (Anthracite Grey)
Powder Coated Aluminium Window & Door Frames.
Provide purpose made Powder Coated Aluminium Windows & Doors - (size as per drawing)
Windows to be manufactured by specialist Window Manufacturer and comply with current British Standards.

Glazing:

Double Glazed Units to Aluminium Window & Door Frames to have a min. U-value of 1.6W/mk

Safety Glazing:

Toughened Safety Glazing should be provided in the following locations:-
Any glazing finishing below 800mm from finished floor level.
Toughened safety glass to be provided to all exterior doors.
Sidelights with any glazing finishing below 1500mm from finished floor level to have toughened safety glass.

Escape Windows:

Escape windows should have an unobstructed openable area that is at least 0.33m² and at least 750mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm above the floor.
The minimum window height in the wall is 800mm.

First Floor:

Decking to be 22mm T+G chipboard grade 3 or timber floorboards, on WS200 219mm deep EashJoists @ 400mm crs. (Chord Dims = 122 x 47mm) Span = 5850mm max.
To be installed as per manufacturer's instructions.
Use 30 x 5mm galvanised mild steel straps @ 2000mm crs. max. built into walls and fixed to 3no. joists running parallel for restraint.
Joists to be supported off walls below or trimmers designed by Structural Engineer.
Double up joists under bath supports and stud partitions.
100mm mineral wool between joists for sound insulation.
Finish to underside comprises of 1 layer of 12.5mm plasterboard and skim to have a 10kg m² density.

Trickle Ventilation:

All habitable room windows to be fitted with Trickle Ventilators in accordance with BS:13141-1:2004 (clause 4). and Building Regulations Approved Document F.
Trickle Ventilators and similar products are to have the equivalent area (in mm² at 1Pa pressure difference) or equivalent area per metre (where the equivalent area of the product varies according to length) marked on the product in an easily visible location.
All habitable rooms to have a min. opening area of 8000mm sq. .
All New Windows to Include Trickle Ventilators:-
5000mm sq. Habitable Rooms
2500mm sq. Kitchen, Utility or Bathroom

Windows & Doors (uPvc):

Provide good quality upvc windows and doors - colour - Anthracite Grey
. (size as per schedule - ENSURE SITE CHECKS OF OPENINGS ARE CARRIED OUT PRIOR TO MANUFACTURE)
Windows to be double glazed with matt black ironmongery.
Windows and doors to be manufactured by specialist window manufacturer and comply with current British Standards.
All glazing panels to show kitemark.
Glazing: All double glazed units are to have a U-value of 0.15W/(m²K).
Double glazed units to have a 16mm argon filled gap and low E soft coating (en=0.05). (Subject to SAP calculations)
Safety Glazing: Toughened Safety Glazing should be provided in the following locations:-
Any glazing finishing below 800mm from finished floor level.
Toughened safety glass to be provided to all exterior doors.
Sidelights with any glazing finishing below 1500mm from finished floor level to have toughened safety glass.

Internal Lighting:

SAP calculations & Building Regulations require that all (100%) light fittings are to be low energy light fitting (LED).

Heating:

Air Source Heating System to be design by Specialist Heating Engineer

Ground Floor Slab Construction:

75mm Sand/Cement screed
on 1000g Visqueen (or grade B1F building paper)
on 80mm Kingsoan Kooltherm K103 Floorboard Insulation
on 125mm C35 Concrete Slab (reinforced if required by Structural Engineer.)
on 1200g Visqueen
on 50mm sand blinding
on min 150mm grade MOT1 hardcore, compacted every 100mm.
The above to give an U-Value of 0.18 W/m2k as per requirement of Table 1 of Part L1B Building Regulations 2014 (0.18 W/m2k maximum).
P/A ratio = 0.65 (25.05m / 38.24m2)

Main Roof Construction: (Truss) Cold Roof

At a pitch of 35° lay small dark blue roof tiles on 50 x 25mm sw treated battens on Tyvek breathable membrane (draped) sealed with tape, on pre-fabricated Timber Trussed Rafters @ 400mm crs.
Lay 400mm Isowool Quilt Insulation between bottom chord of truss laid in layers, ensure a 50mm air gap above insulation at all times for cross-flow ventilation.
Omit Insulation and cross flow vents to Garage.
Trusses to be designed, constructed and fixed in accordance with BS 5268 part 3 1985.
Trusses supported at eaves on a 100 x 75mm timber wallplate strapped down @ 1000mm crs with 30 x 5mm mild steel straps. Truss designer to allow for trimming rooflights to roofspace
Use 30 x 5mm galvanised ms straps @ 1200mm crs max. built into external wall and fixed to 3no. Trusses at rafter and ceiling levels.
Code 5 lead to valleys.
Use 12.5mm plasterboard and skim finish to underside of trusses.
Fascias, Bargeboards and Soffits are to be Upvc - Colour - Anthracite Grey
Ensure a continuous vented soffit board for cross flow ventilation.

NOTES:

All Kitchens' specification and layout to client requirements and preference.

All sanitaryware specification and layout to client requirements and preference.

Contractor to check all opening sizes prior to ordering and manufacturing of all windows and doors.

ALL DIMENSIONS ARE TAKEN FROM STRUCTURE, UNLESS OTHERWISE STATED.

NOTE - ALL SVP'S DISCHARGING THROUGH ROOF TO BE A MINIMUM 900MM ABOVE ANY OPENING (INCLUDING ROOFLIGHT, OR 3M AWAY HORIZONTALLY. IF THIS IS NOT POSSIBLE DUE TO THE PROXIMITY OF AN OPENING, THE SVP SHOUL CARRY ON UP ABOVE WITHIN OR UNDER THE ROOF STRUCTURE TO A POINT WHERE THE ABOVE DIMENSIONS ARE POSSIBLE.

LEGEND:-

- SD Smoke detector
- HD Heat detector
- CM Carbon Monoxide detector
Required where boiler and fire located.

General Notes:

- Provide Pressure Test upon completion.

- An operation and maintenance manual is required upon completion, with evidence that this has been provided to the client.

-Energy Efficient Lights to be used with all Bulbs to be LED

- SAP Calculations are required in line with Part L of the Building Regulations, these are to be carried out by a specialist SAP assessor.


- **Note:** Provide a notice which specifies the potential consumption of wholesome water per person per day calculated in accordance with the methodology set out in the document "the water efficiency calculator for new dwellings" will be provided by the person carrying out the work not later than five days after the work has been completed.

- **Note:** Hot water supply to any fixed bath to be designed and installed as to incorporate measures to ensure that the temperature of the water that can be delivered to that bath does not exceed 48°C is required.

- **Note:** Contractor to provide an Energy Performance Certificate (EPC), that will be given to the owner and notification to that effect will be provided to Building Control.

Note: Should day substrates be encountered depths of excavations are to be in line with N.H.B.C guidelines ' building close to trees'

Note:
These drawings are to be read in conjunction with Structural Engineers Drawings and Calculations, Truss Manufacturers Details and SAP Calculations / Part L compliance

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