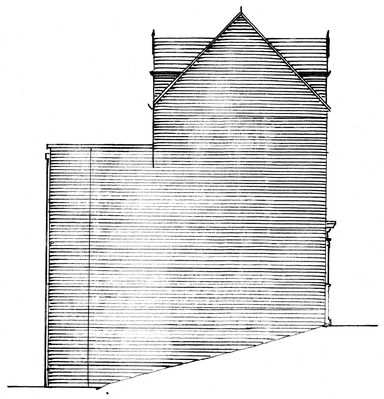
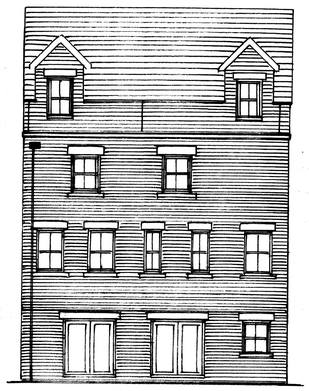


SIDE ELEVATION



FRONT ELEVATION.



REAR ELEVATION

0 1 2 3 4 5 6M 1:100 SCALE

7.00 FLOOR FINISHES

7.01 Kitchen and Utility Rooms

To be timber effect laminate laid on a foam underlay. Client to provide all materials including Naplock trims.

7.02 Bathrooms and Shower Rooms

To be seamless sheet vinyl.

7.03 Living Rooms, Bedrooms, Stair and Landings

To be carpet and underlay.

7.04 Entrance Porches at Ground Floor Level

To be coir fibre matting.

8.00 Front Elevation Shop Front Beam.

8.01 Needle and prop up front elevation and remove existing rotten timber beam. This can be done in sections with each section comprising an element between walls and load bearing masonry pillars.

8.02 Insert to openings new beams using Catnic Heavy Duty External Solid Wall lintol with 150mm end bearings onto pillars and walls.

8.03 Make good walling around new lintols with retained matching brickwork and remove all needles and props.

9.00 Drainage Works

9.01 Front Elevation Rainwater Drainage

Down pipes and gutters to be new in black upvc size to match existing.

Down pipes to be run as shown in elevation and to discharge as existing on to pavements.

9.02 Rear Elevation Rainwater Drainage

Replace gutters and downpipes serving main roof as shown in elevation with new being black upvc sizes to match existing.

Down pipes to drain to flat roof, and then to a new black upvc hopper head and new 110mm upvc black down pipe draining to a upvc black inlet gulley set in ground in 100mm of concrete.

From gutter at a depth of 300mm extend 110mm rainwater drain down rear garden at a fall of 1:80 to a soakaway. Cover drain with 100mm stone dust and back fill.

Form soakaway with 2m³ of proprietary crates sunk into garden and installed to manufacturers recommendation. Soakaways to be at least 5 metres from any buildings.

9.03 Above Ground Soil and Waste Drainage

a) Soil and Vent Pipes House East Side
One 100mm upvc down pipe to be run on east gable internally and one at rear externally. Bases to be connected to slow radius bends in ground set in concrete.
Internal pipes to be vented through roof with a proprietary flashing.

b) Soil and Vent Pipe House West Side
A new 100mm upvc soil and vent pipe to be run in location of existing stack on the west gable. Pipe is to be vented through roof with a flashing, and to have slow radius bend set in floor.

c) Above Ground Waste Pipes
Provide all sanitary ware and kitchen appliances with 75mm deep sealed traps and connect to 50mm upvc wastes run discreetly at 1:80 fall to soil and vent pipes and connect up. Provide rodding eyes to all bends and connections.

9.04 Below Ground Foul Drains

Provide new 110mm diameter upvc foul drains in basement floor and at rear. To be at least 300mm in ground. Run at 1:80 fall and covered in 100mm of concrete. Run drain to existing drain at rear and connect up at an existing manhole.

At all junctions and bends on new drains, provide new 480mm diameter polycarbonate manholes installed to manufacturer's instructions.

10.00 Water Services

10.01 Mains Cold Water

a) Client to arrange new mains supplies as necessary.

b) Mechanical services contractor to run mains supplies to boilers and all sanitary ware, utility room and kitchen fittings in pipe runs to be agreed and with Balofix valves by each connection.

10.02 Boiler

a) Mechanical services contractor to provide and install a 12kw Aztec electric combi boiler location as shown on the plans.
b) Boiler to run flow and return hot water pipes to radiators locations as shown and sized to give an internal air temperature of 20°c when the outside air temperature is -5°c. Mechanical contractor to provide all radiators. Client to provide towel rails required for kitchens,, utility and shower romes.
c) Mechanical contractor to provide all necessary valves, sealed tanks etc required for boiler central heating and hot water installations.
d) Mechanical contractor to run hot water pipes to all appliances and connect up with Balofix valves by each appliance.
e) In each shower room, showers are to have electric showers supplied by client with mechanical contractor plumbing these in.

10.03 Electrical Services

a) Client to arrange new electrical supplies and meters.
b) Electrical contractor to wire up each house according to the electrical script in the drawings and to include:
- Wiring up of electrical boilers.
- Wiring up of electric showers.
- All necessary spur points for all appliances.
- Extractors to duct to outside air and to extract at 15 litres per second in wc's and shower rooms and to be linked to lights with 15 minute over-ride.
  30 litres per second in utility room.
  Kitchen extractor fans and hoods to be provided by client as part of kitchen installation.
- 4m² of photovoltaic solar panels to be provided to each house and to be located on rear flat roofs and wired into distribution board and with no feed back facility and no batteries.
- Hardwired router for each house for Wifi access.

10.04 Certification

All mechanical and electrical work is to be designed, installed and certified by a competent engineer under Part P of the Building Regulations.

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

E		
D		
C		
B		
A		
	Date	Revisions

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Client
Sourced Property Ltd

Job Title
Former HSBC
Wells Street
Cefn Mawr
Wales

Drawing Title
ELEVATIONS AS PROPOSED.

Scale 1:100

Date MARCH 23 | Drawn by MGJ

Drg. No. 22308/04 | Rev. A

594 x 841mm A1