

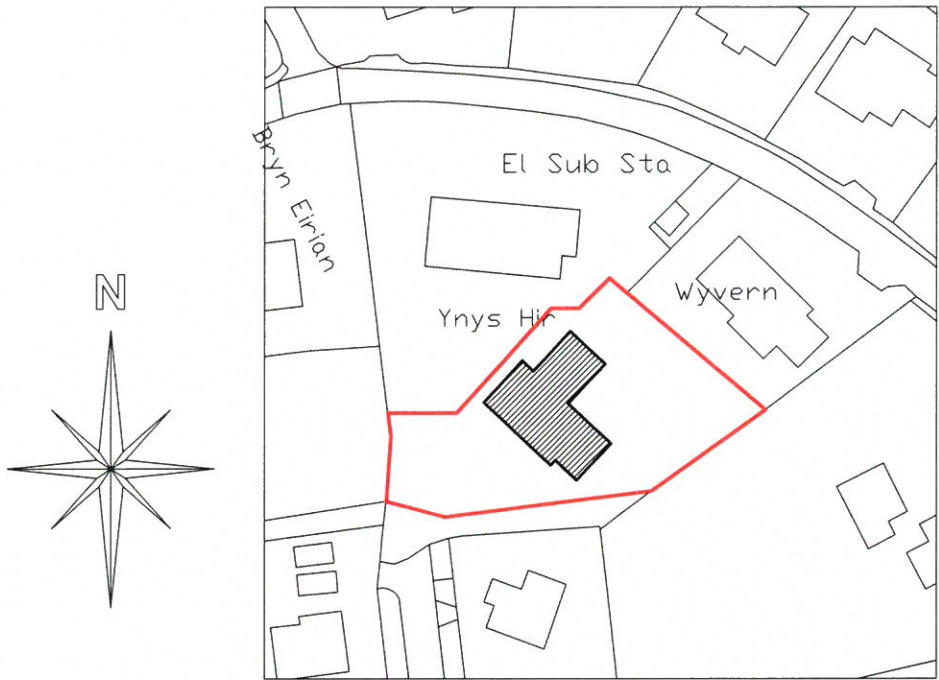
Rhif y Cais / Application Number : C16/0941/35/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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Cynllun Gwynedd - 100023357 - 2005

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Cynllun Gwynedd - 100023357 - 2005



Scale 1:1250

SITE LOCATION PLAN

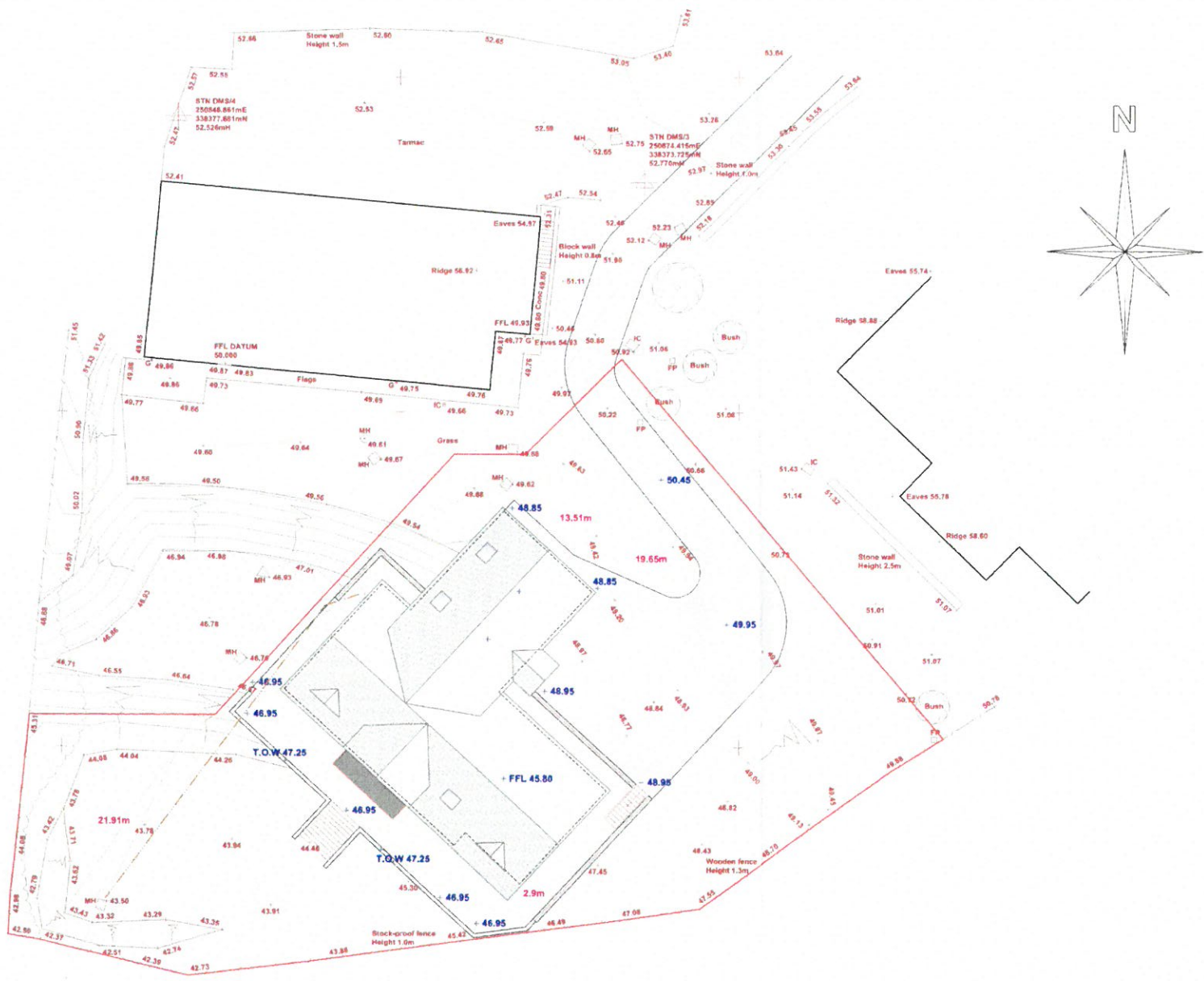
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All dimensions, elevations or areas stated must always be checked at the time of the build survey should be required in James Campbell Associates Ltd for construction with the client.

CONSTRUCTION NOTES:-



PROPOSED SITE PLAN

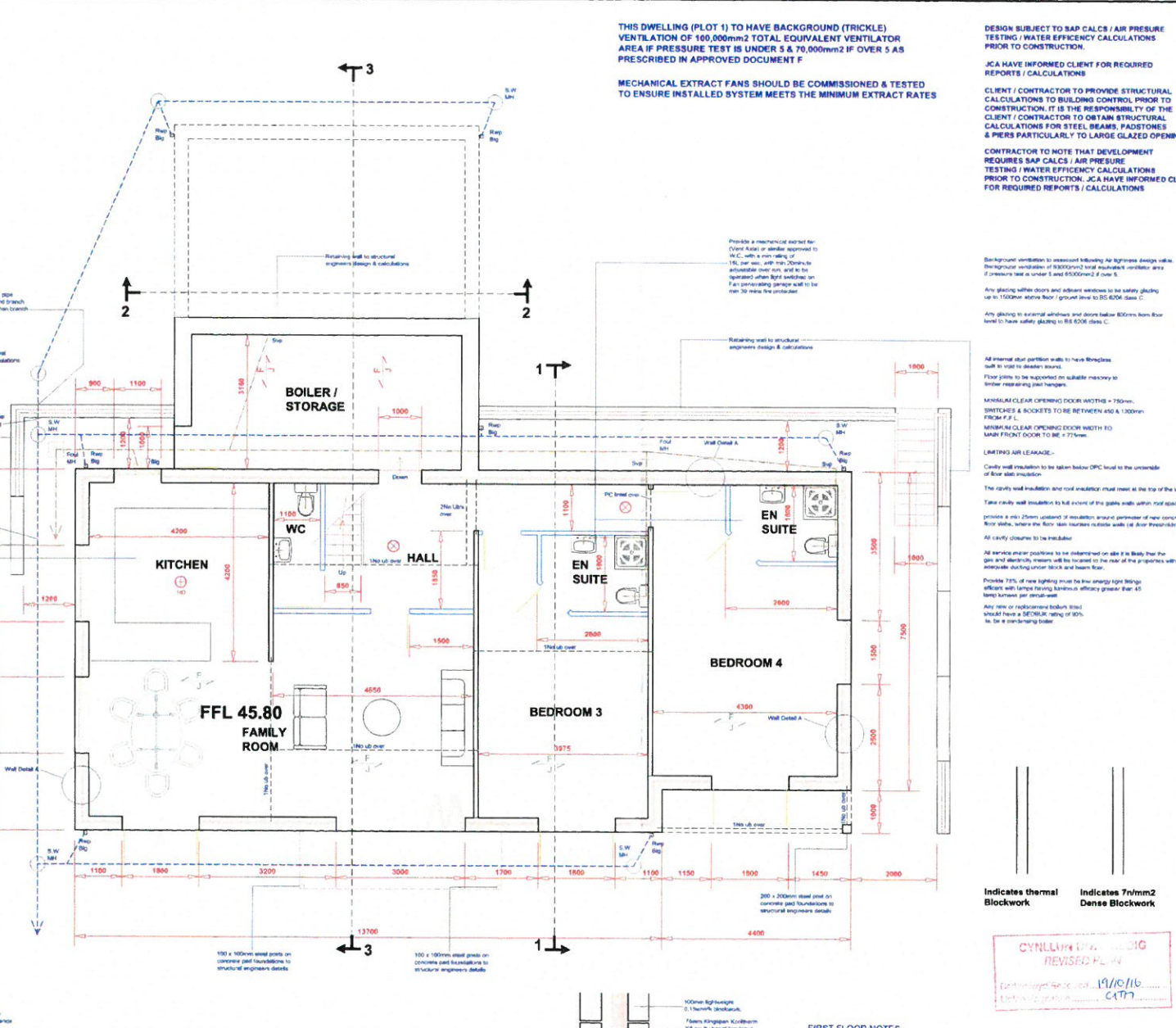
CYNGOR GWYNEDD
 EDRIAN RHYS-BOGDD
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 GWASANAETH CYLLUNIOAC
 AMGYLCHEDD
 K4P7RAC

CYLLUN DIWYDIEDIG
 REVISIO FFL 1
 19/10/16
 C.D.

A. Updated: EIS 14th October 2016.

DRAWING TITLE	
PROPOSED SITE & SETTING OUT PLAN	
JAMES CAMPBELL ASSOCIATES Ltd	
	CHARTERED ARCHITECTURAL TECHNOLOGISTS FELLOW ARCHITECTURAL DESIGNERS DETAILERS LANDSCAPE ARCHITECTS APARTMENT SPECIALISTS COMMERCIAL & RESIDENTIAL CARE SPECIALISTS
Company Name: 173 Boscawen Road Penryn Cornwall TR24 0AB	Tel: 01752 24880 Fax: 01752 52724 Email: info@jcampbellassociates.com
PROJECT	
PROPOSED NEW DWELLING	
LOCATION	
Llain Ger Ynys Hir Morannedd Criccieth	
DRAWN:-	Frank James Smith
DATE:-	2nd June 2016
SCALE:-	1:125
ISSUE:-	A
DRAWING NUMBER:-	16.1304.15A

Reflectors to be fixed with thermoclastic valves.
Existing drainage to be fully investigated on site prior to commencement of works.
Ground floor construction through development is to be determined on site once the ground conditions have been established.
Provide 15mm flexible insulation to duct work with 15mm plasterboard and wire to ductwork around sound treatment at junctions and at walls.
Provide a level threshold at the main entrance.
5 Level notice to be fixed to entrance doors.
New windows and roof lights - fully straight or steel and double glazed to Low E emissive 'C' glass with 16mm argon/air gap to give a U-value = 1.8W/m²K or better. Energy rating 'A' level (C) or better. U-value = 1.2W/m²K.
New Glazed Doors (more than 50% glazed) - fully straight or steel and double glazed to Low E emissive 'C' glass with 16mm argon/air gap to give a U-value = 1.8W/m²K.
New Doors (less than 50% glazed and solid doors) - fully straight or steel and double glazed with 16mm argon/air gap to give a U-value = 1.8W/m²K.
Install a Heat Detector in Kitchen where it is considered to be in the smoke alarm in the entrance hall.
Install a Heat Detector (HD) in the main living area.
Install a smoke alarm system to BS 5814 (Part 1) with interconnected battery system with battery backup.
Install an intruder alarm, 1 mtr zone, ETZ, and to have a separate alarm reset device.
Stave 100mm dia S.W. pipe through retaining wall and branch into shed 'R101' & S.W. branch into S.W. tank.
Stave 100mm dia S.W. pipe through retaining wall & structural engineers design & calculation.
Reinforcing wall to structural engineers design & calculation.
Reinforcing wall to structural engineers design & calculation.
Reinforcing wall to structural engineers design & calculation.
Bench top and surface water separately to existing drainage system.
Kitchen to have a mechanical ventilation rate of not less than 8 l/s per person.
Near 100% to have 100% pc waste pipe sealed to external cap. Provide to supply of mains cold water to WC CW stop valve. New WMS to have min 200mm pc waste with min 75 double sealed trap, or see note if waste run is too long, use separate trap. New Shower to have min 200mm pc waste with min 75 double sealed trap, or see note if waste run is too long, use separate trap. Provide a mechanical extract fan (Fitted Area) or similar approved to meet EN 12187, with a min rating of 150 per sec, with min 200mm external noise level to be specified when light switch on. Minimum work needs to be with 100mm with 75 DB hup. Bath / showers to have flexible which will not leak water to 40°C.
BATHROOM & PLUMBING.
Near 100% to have 100% pc waste pipe sealed to external cap. Provide to supply of mains cold water to WC CW stop valve. New WMS to have min 200mm pc waste with min 75 double sealed trap, or see note if waste run is too long, use separate trap. New Shower to have min 200mm pc waste with min 75 double sealed trap, or see note if waste run is too long, use separate trap. Provide a mechanical extract fan (Fitted Area) or similar approved to meet EN 12187, with a min rating of 150 per sec, with min 200mm external noise level to be specified when light switch on. Minimum work needs to be with 100mm with 75 DB hup. Bath / showers to have flexible which will not leak water to 40°C.
ELECTRICAL WORK.
All electrical work to meet the requirements of Part P electrical safety act. All cabling, installed, inspected and tested by a person approved to do so.
Prior to completion the Local Authority must be satisfied the electrical installation complies with BS 7671 (as amended).
Appropriate certificates and forms (defined in BS 7671) (as amended) must be submitted that confirm that the work has been inspected and tested by a competent person. A competent person will have sound knowledge and experience relevant to the nature of the work undertaken, and to the technical standards set down in BS 7671. It is the responsibility of the contractor to ensure that appropriate certificates are submitted and that the contractor complies with the regulations and employer safety training equipment.
STAIRCASE (Ground - First Floor).
New staircase to be built using wood cladding.
New stairs @ 2100mm.
New going @ 2400mm. Min tread 25mm.
Minimum 200mm between handrails or to 16 within threatened walls as specified on the drawing. A minimum thickness of 20mm measured directly over the public face of the nosing at any point between the stairwell. A minimum 900mm hand rail height to nosing and 800mm to handrail. The distance to be measured in vertical or other suitable means. Provide maximum 60mm gaps to any door balusters to both flights and landings.



THIS DWELLING (PLOT 1) TO HAVE BACKGROUND (TRICKLE) VENTILATION OF 100,000m³ TONAL EQUIVALENT VENTILATOR AREA IF PRESSURE TEST IS UNDER 5 & 70,000m³ IF OVER 5.48 PRESCRIBED IN APPROVED DOCUMENT F

MECHANICAL EXTRACT FANS SHOULD BE COMMISSIONED & TESTED TO ENSURE INSTALLED SYSTEM MEETS THE MINIMUM EXTRACT RATES

DESIGN SUBJECT TO SAP CALCS / AIR PRESSURE TESTING / WATER EFFICIENCY CALCULATIONS PRIOR TO CONSTRUCTION.

JCA HAS INFORMED CLIENT FOR REQUIRED REPORTS / CALCULATIONS

CLIENT / CONTRACTOR TO PROVIDE STRUCTURAL CALCULATIONS TO BUILDING CONTROL PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT / CONTRACTOR TO OBTAIN STRUCTURAL CALCULATIONS FOR STEEL BEAMS, PADSTONES & PIERS PARTICULARLY TO LARGE GLAZED OPENINGS.

CONTRACTOR TO NOTE THAT DEVELOPMENT REQUIRES SAP CALCS / AIR PRESSURE TESTING / WATER EFFICIENCY CALCULATIONS PRIOR TO CONSTRUCTION. JCA HAS INFORMED CLIENT FOR REQUIRED REPORTS / CALCULATIONS

Background ventilation to be assessed following air tightness design tests. Background ventilation of 8000m³/m² wall equivalent ventilator area (corrected test area under 1.2m/500m²) of 5.48.

Any glazing with doors and windows to be safety glazing up to 1000mm above floor / ground level to BS 6262 class C.

Any glazing to external windows and doors below 800mm from floor level to have safety glazing to BS 6262 class C.

All internal cast partition walls to have firebreaks up to 1000mm above floor / ground level to BS 6262 class C.

Door joints to be equipped on suitable masonry to timber retaining post hangers.

MINIMUM CLEAR OPENING DOOR WIDTHS = 1300mm (FRONTS & REAR) TO BE BETWEEN 400 & 700mm.

MINIMUM CLEAR OPENING DOOR WIDTH TO MAIN FRONT DOOR TO BE = 777mm.

LIMITING AIR LEAKAGE - Cavities will be provided to be taken below DPC level to the underside of the floor slab construction.

The cavity will be insulated and roof insulation must meet at the top of the wall.

The cavity will be insulated to full extent of the gable walls within roof space (provide a min 25mm insulation in insulation area over perimeter of roof concrete roof voids, where the floor plane occurs outside walls (at floor thresholds)).

All cavity doors to be insulated.

All service ducts to be determined on site if a cavity has the gap and electrically tested, will be treated to the rest of the properties with adequate vapor control and beam flow.

Provide 75% of new lighting must be low energy light fittings efficient with a minimum efficacy to be not less than 85 lm/w between 400mm.

Any new or replacement boilers fitted should have a SEDBUK rating of 90% or better.

Drainage to be separate or similar to BS 80 in granular bed level to 100mm above finished floor level. Provide of drainage connections. Provision of drainage connections to be made with 150mm concrete around. P.C. drain provided over drainage through retaining wall. External drainage pipe to be 100mm concrete floor slab construction with min concrete. Written permission to be obtained before work commences to install permanent or temporary to make necessary drainage connections. All drainage work to be approved on site by L.A. Building Inspector. Check sections of drainage pipes & manholes prior to new drainage connections & building. Set drainage installation before building & secure drainage tranches are adequately protected to reduce future subsidence & establish drainage connection. Minimum 200mm between handrails or to 16 within threatened walls as specified on the drawing. A minimum thickness of 20mm measured directly over the public face of the nosing at any point between the stairwell. A minimum 900mm hand rail height to nosing and 800mm to handrail. The distance to be measured in vertical or other suitable means. Provide maximum 60mm gaps to any door balusters to both flights and landings.

Drainage to be separate or similar to BS 80 in granular bed level to 100mm above finished floor level. Provide of drainage connections. Provision of drainage connections to be made with 150mm concrete around. P.C. drain provided over drainage through retaining wall. External drainage pipe to be 100mm concrete floor slab construction with min concrete. Written permission to be obtained before work commences to install permanent or temporary to make necessary drainage connections. All drainage work to be approved on site by L.A. Building Inspector. Check sections of drainage pipes & manholes prior to new drainage connections & building. Set drainage installation before building & secure drainage tranches are adequately protected to reduce future subsidence & establish drainage connection. Minimum 200mm between handrails or to 16 within threatened walls as specified on the drawing. A minimum thickness of 20mm measured directly over the public face of the nosing at any point between the stairwell. A minimum 900mm hand rail height to nosing and 800mm to handrail. The distance to be measured in vertical or other suitable means. Provide maximum 60mm gaps to any door balusters to both flights and landings.

MISCELLANEOUS.
All other connecting or structural elements to be C16 grade or GS & M85 grade. Timber to be stained, sealed & maintained free from moisture levels etc & moisture stack from external wall storage to 800mm.
Any steel beams / beams to be not made treated (min 2 coats) with oil and burrs buff. Minimum 150mm min bearings where parallel & on concrete padstones firmly bonded join ends. A minimum distance in 2 layers of 12.5mm beads to be over 200mm. No protection, provide clear join ends.
Tooth new cavity wall construction, self-adhesive & run cavity through continuity from mortar bed. Walling material being made. Alternative products must be DPC added to existing wall being undertaken. Cavity 75mm strong hold wall connectors or similar approved to be used to join new 7.5 cavity cavity walls, to BS 3025 part 1 1985. Insert galvanised web ties at every 3 vertical brick courses.

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

JAMES CAMPBELL ASSOCIATES Ltd
CHARTERED ARCHITECTS AND TECHNOLOGISTS
PLANNING AND DESIGN
DESIGNER: JAMES CAMPBELL
ADDRESS: [Redacted]
CONSULTANTS & HEALTH CARE SPECIALISTS

PROJECT: PROPOSED NEW DWELLING
LOCATION: [Redacted]

Llain Ger Ynys Hwr
Moranedd
Cricleith

DRAWN: Frank James Smith
DATE: 27th May 2016
SCALE: 1:50
ISSUE: [Redacted]

DRAWING NUMBER: 16.1304.10A

PROPOSED GROUND FLOOR PLAN
WALL DETAIL A

Indicates span of Timber Floor Joists
Indicates span of PC floor beams!!

CYNOGOR GWYBODAETH
ADRAN RHODD (R101)
GWYBODAETH CYNOBORGWYBODAETH
AMGYLCHYDD
19 JUN 2016
RHIFTRAC

FIRST FLOOR NOTES.
New first floor to comprise 219 x 12 x 47 & 47 x 12 joist system floor joists @ 600mm.
Floored over with min 25mm 1:3 g bedding grade mixture resistant bedding.
2 rows in a horizontal direction @ 100mm spacing. Bridged joists at all corners.
walls running parallel to joists min 6 x 150mm x 1.5 lines to go @ min 2m. 2m to go over min 100mm floor joists. Underneath min 150mm 100mm dense plasterboard & skim.

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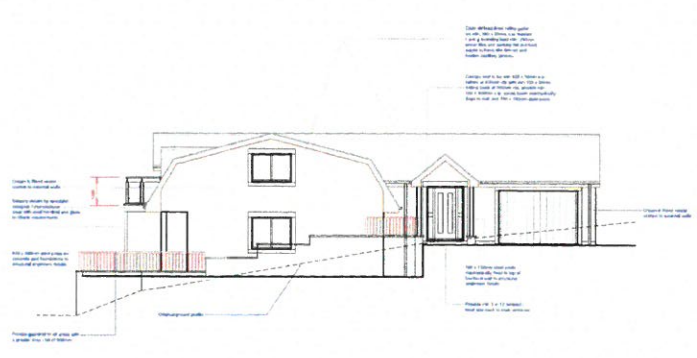
The architect for the works is James Campbell and his firm construction. Construction to start only after the details presented within this drawing and the building work has been completed. Construction to start only after the details presented within this drawing and the building work has been completed. All works and materials to comply with all relevant British Standards and meet a minimum 100 year life expectancy. The materials specified within this drawing are a guide for the purposes of this drawing and are not intended to be used as a specification. Any contractor who wishes to use any different materials than that stated on the drawing must notify James Campbell Associates Ltd.

Any discrepancies identified or errors found that affect the details at the time of the initial survey should be reported to James Campbell Associates Ltd for consultation with our office.

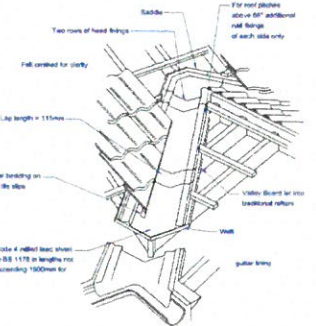
CONSTRUCTION NOTES:-



PROPOSED FRONT ELEVATION

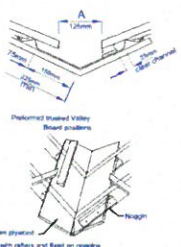


PROPOSED SIDE ELEVATION 1

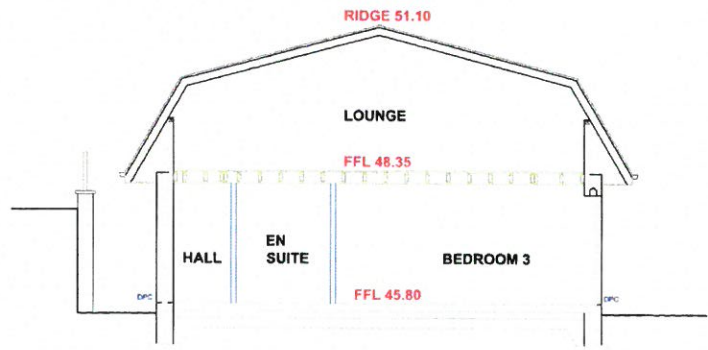


VALLEY GUTTER DETAIL NTS

PITCHED VALLEYS KEY DIMENSIONS

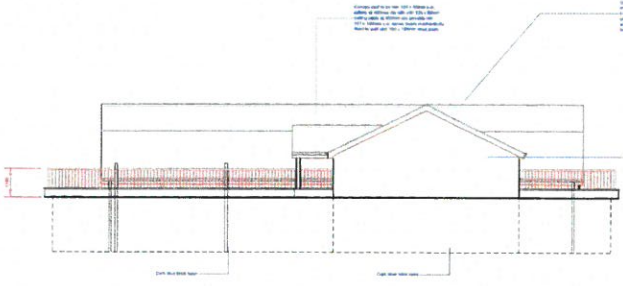


Practice Details

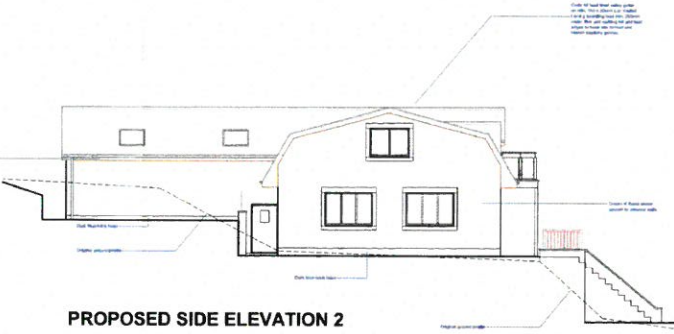


SECTION 1 - 1

CYLLUN DIWYFIEDIG
REVISED PLAN
Dedimwyd Revisio'n... 19/10/16
Dedimwyd Revisio'n... 19/10/16



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 2

CYNGOR GWYBEDD
ADRAN ANWLEDDO
1.9 HYD 0210
GWASANAETH CYNLUNIO AC
AMGYLCHEDD
NSB/TYAC

DRAWING TITLE		
PROPOSED ELEVATIONS		
JAMES CAMPBELL ASSOCIATES Ltd		
CHARTERED ARCHITECTURAL TECHNOLOGISTS REGISTERED ARCHITECTS (RIBA) REGISTERED BUILDING SURVEYORS (RICS) REGISTERED CONTRACTORS (CIRIA)		
Chartered Institute of Architectural Technologists 		
PROJECT		
PROPOSED NEW DWELLING		
LOCATION		
Llain Ger Ynys Hir Moranedd Criccleth		
DRAWN:-	Frank James Smith	DRAWING NUMBER:-
DATE:-	31st May 2016	16.1304.41
SCALE:-	1:100	
ISSUE:-		

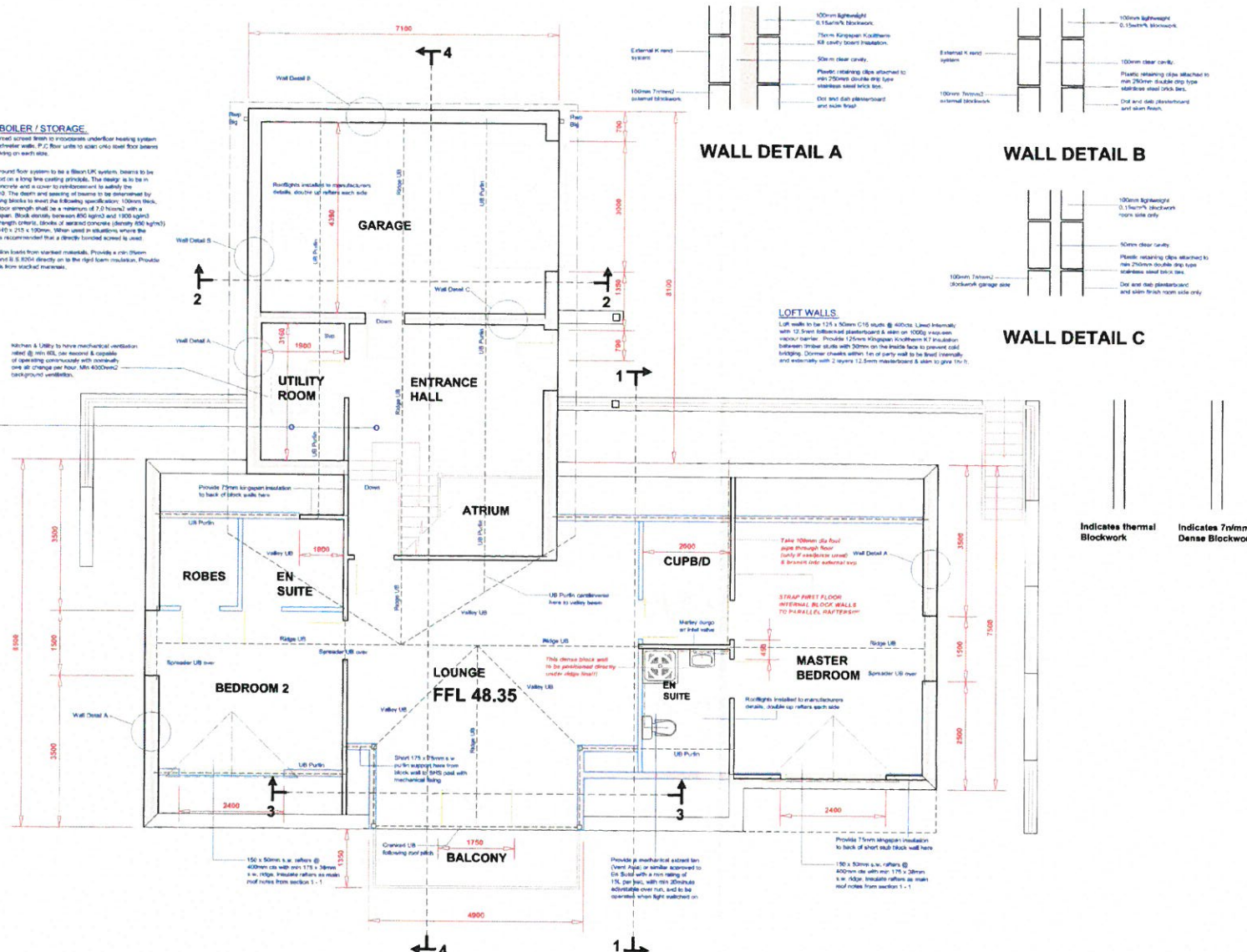
FLOOR CONSTRUCTION OVER BOILER / STORAGE

First floor to be created from units with 60mm reinforced screed beam to incorporate underfloor heating system designed by specialist and to be built into external perimeter walls. F.C. floor units to span onto steel floor beams to engineer design and details, note each, 70mm backing on each side.

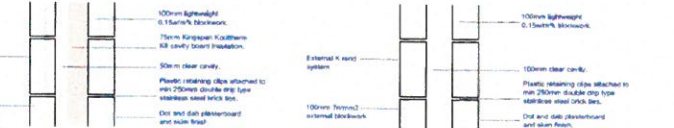
The precast concrete beam and block suspended ground floor system to be a Block UK system, beams to be pre-stressed and manufactured by a slip form method on a long line casting principle. The design is to be in accordance with BS 6810 to 1985 using grade C50 concrete and a cover to reinforcement to satisfy the tenderer's proposed conditions as detailed in BS 6810. The depth and spacing of beams to be determined by the span. Wall blocks to be standard walling or flooring blocks to meet the following specifications: 100mm thick, manufactured in accordance with BS 6873:1 1981. Floor strength shall be a minimum of 2.0 N/mm² with a minimum peak load capacity of 3.5 kN on a 400mm span. Block strength between 850 kN/m² and 1300 kN/m² to suit normal requirements. In order to meet the strength criteria, blocks of cast-in-place concrete (density 1800 kg/m³) are normally larger than the standard block size of 440 x 215 x 100mm. When used in situations where the specified fire loading is in excess of 1.5 kWh/m² it is recommended that a directly finished screed is used.

Provide temporary protection where heavy construction loads from stacked materials. Provide a non-flammable external covered screed in accordance with BS 8200 and BS 8204 directly on to the rigid beam insulation. Provide temporary protection where heavy construction loads from stacked materials.

Mitches & Utley to have mechanical ventilation noted @, into BS, one room & capable of operating continuously with normally one air change per hour. Min 4000mm² back ground ventilation.



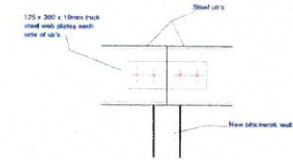
PROPOSED FIRST FLOOR PLAN



WALL DETAIL A WALL DETAIL B WALL DETAIL C

LOFT WALLS
Loft walls to be 125 x 50mm C-16 studs @ 400cs. Lined internally with 12 sheet fibreglass plasterboard & skim on 1000g vapour seal mastic caulk. Provide 25mm Kingspan Kooltherm K7 insulation between timber studs with 20mm on the inside face to prevent cold bridging. Downer studs within 1m of party wall to be fixed internally and externally with 2 layers 12.5mm masterboard & skim to give 100mm.

Indicates thermal Blockwork
Indicates 7mm² Dense Blockwork



UB SPlicing DETAIL

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Any discrepancies identified or issues raised should be noted at the time of the initial survey should be reported to James Campbell Associates Ltd for resolution with the client.

CONSTRUCTION NOTES:-

CYNGOR GWYBODAID
REVISIO FFL
19/05/16
GJM

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

JAMES CAMPBELL ASSOCIATES Ltd

 CHARITABLE AND CHARITABLE ORGANISATION
 FULLY ACCREDITED BY THE
 DETACHED HOUSE BUILDING
 REPAIRMENT
 CONTRACTORS & HEALTH CARE SPECIALISTS
 A Unit of Institute of Residential Building
 CIOB
 Company No: 1174
 VAT No: 264820000
 Tel: 01753 52482
 Fax: 01753 52484
 Mobile: 07911 40781
 Email: james@jcampbellassociates.co.uk

PROJECT
PROPOSED NEW DWELLING
LOCATION

Llain Ger Ynys Hir
Morannedd
Criccieth

DRAWN:- Frank James Smith
DATE:- 27th May 2016
SCALE:- 1:50
ISSUE:- A
DRAWING NUMBER:-
16.1304.11A

CYNGOR GWYBODAID
ADWAN ARCHITECTUR
19 FFD 2016
GWYBODAETH CYLLUNIO AC
ARCHITECTUR
19/05/16