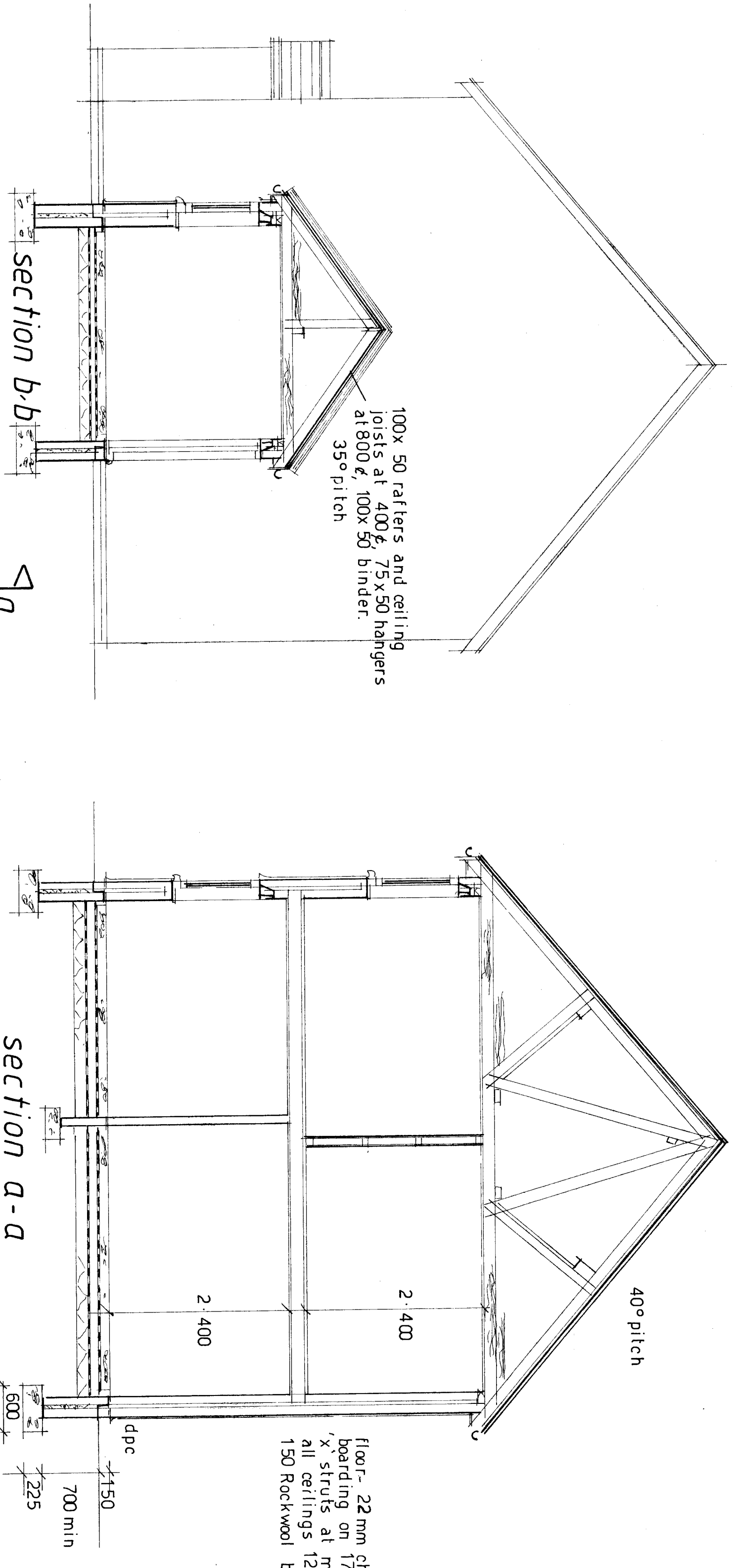


front elevation

side elevation

rear elevation

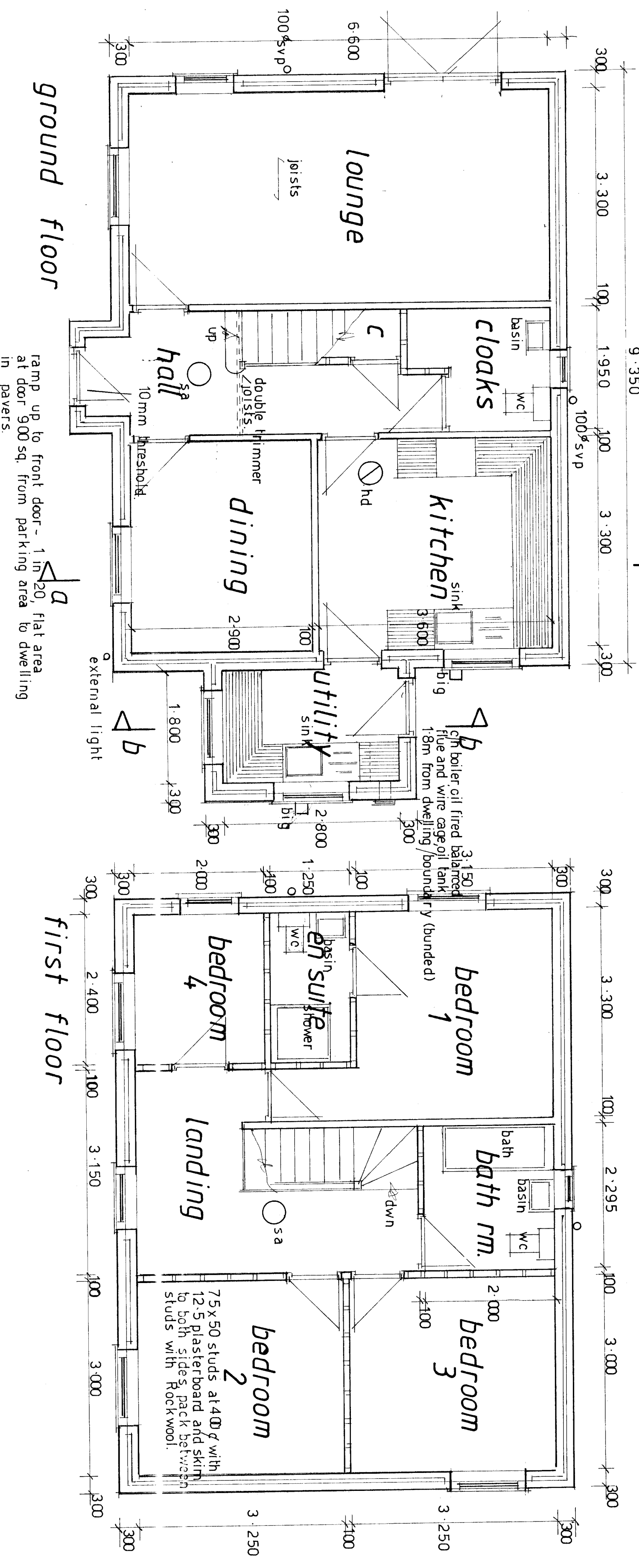
side elevation



section b-b

section a-a

section a-d



ground floor

first floor

ramp up to front door - 1m x 20' flat area at door 900sq. from parking area to dwelling in pavers.

scale 1:50 / 1:100

Notes.

FOUNDATIONS (assuming normal ground conditions) 100 internal walls 400mm x 150mm concrete strip (1:3:6) minimum 900mm below ground level to suitable substrate and below adjacent Jean Inverts. Foundations to be widened at pier pillars to maintain minimum 150mm spread.

Where special foundations are required to see structural engineer's details/calculation.

GROUND FLOOR 125mm C20 slab on 1200g gpm on 140mm Celotex on 1200g gpm rads barrier with lags to dpc on compact blinding hardcore/ seal around service entry and across cavity at ground level and seal all lags.

CAVITY WALLS 102 facing brick 100 Dribdam (or similar) 100 ACC blocks conductivity 0.11, stainless tie at 750 horiz. And 50 vert. curs. And each block at jamb, 12.5 plasterboard and skim on dabs.

DAVP PROOF COURSE Horizontal dpc to outer leaf of cavity wall minimum 150mm above external ground level to inner leaf and to all ground floor internal walls partitions to BS1076 Thermastop or similar vertical dpc to be incorporated at jambs of all openings in external walls. Cavity tray dpc to be provided above external lintels as required at all roof and cavity wall abutments linked to suitable 150mm upstand flashing (stepped or otherwise)

LINELS See schedule for manufacturer, reference numbers and span and location. Generally - external lintels insulated as necessary to achieve a 'u' value not exceeding 1.2W.

Suitable combined steel lintels over all openings in external walls, suitable steel box lintels over all openings in internal load bearing walls. All to have minimum end bearings as specified by manufacturer or 150mm min. All lintels to be encased to give 30 minutes fire resistance.

FIRST FLOOR Minimum 22mm tongue and groove boarding or chipboard on timber joists (size and centers as denoted on plans/sections, underside with minimum 12.5mm plasterboard and skim to achieve 30 min. Fire resistance. 150mm mineral wool quilt laid between floor joists for sound insulation.

PITCHED ROOFS (see section plans for details) Generally - rices slates for specified pitch, 25mm x 50mm sw battens on Tyce breathable felt (applied as the manufacturer's specification) on gunglial trusses at 400mm curs. (truss calculations and design to be provided). 190 x 25 diagonal/longitudinal and chevron braces all to BS 5268. 30mm x 5mm strips at 800mm curs. Secured to wall across 300 members with noegins to all members parallel to external walls and to 100mm x 50mm wallplate. Loft insulation - 450 Rockwool quilt (2 layer, 1 over joists). The vapour permeable roof membrane must have an associated roof vent system = to a continuous 5mm ridge vent and a soffit vent 10mm wide in accordance with the amendment to BS5250 clause 7.2.

VENTILATION Generally opening lights to equal minimum 1.20% room floor area. Habitable rooms to have trickle vents as per Building Regulations. Utility rooms and kitchens to have 'trickle vents' for background these shall be secure adjustable and located so as not to cause undue draughts. Mechanical extract ventilation to external air and capable of intermittent use to be provided as follows:

a) Kitchen - 60 litres second or 30 litres if incorporated in a cooker hood.

b) Bathroom - 60 litres second.

c) Utility room 30 litres second.

d) Rooms without windows - 15mm overrun to fan and 10mm gap under door.

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PROPOSED RESIDENTIAL DEVELOPMENT - LAND OPPOSITE 'THE WYNNSTAY INN', LLANSLIN, NR. OSWESTRY 2607

Standard House Type 'THE TAWELFEN'