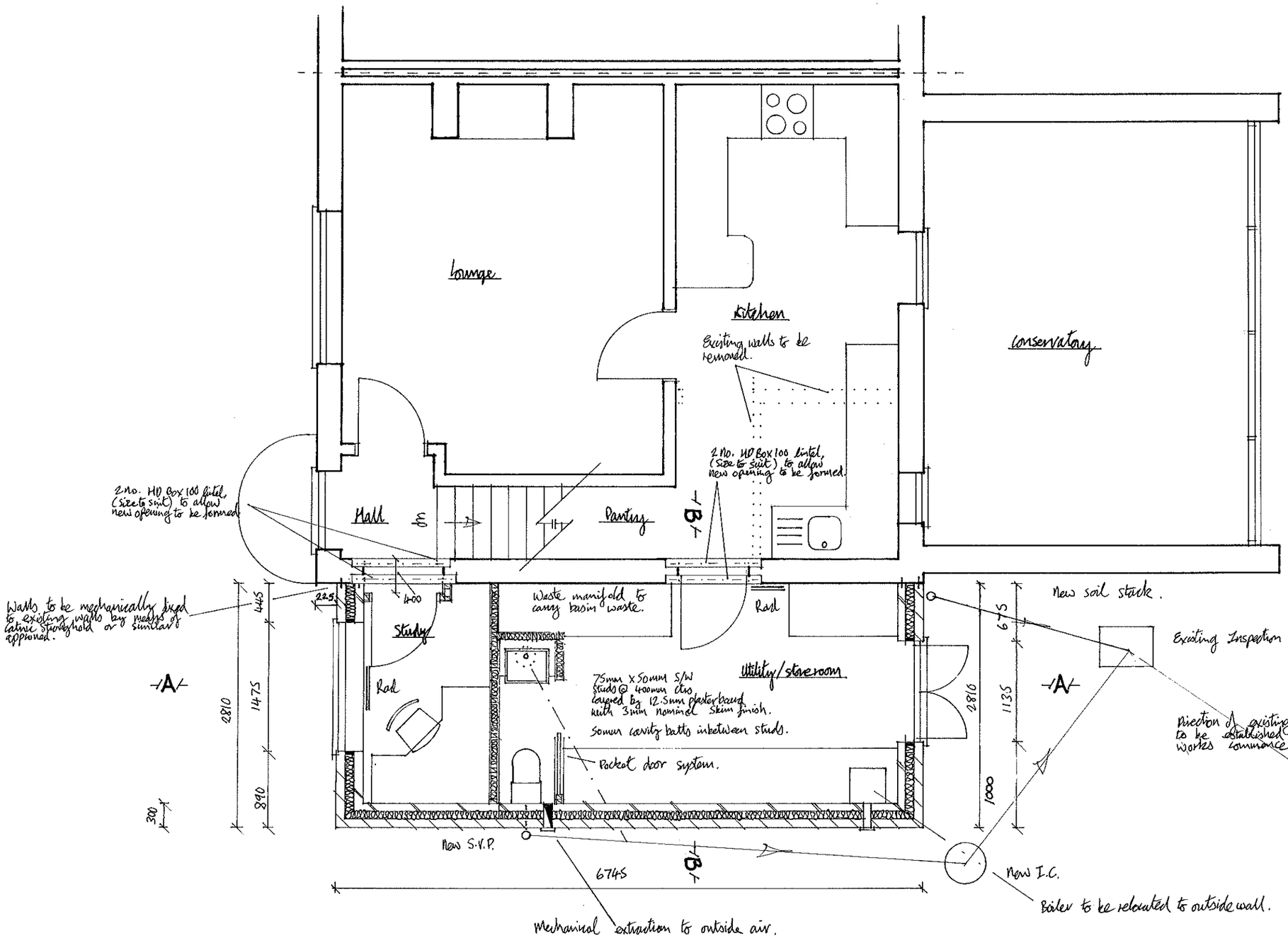
PROPOSED GROUND FLOOR PLAN



Drainage

All drainage to be marley extrusions or similar approved. Inspection chambers to be fitted with a proprietary cover to suit traffic conditions. All foul drains to be 100mm plastic pipe and connected to existing system as indicated on plan. Surface water to be dispersed on site as indicated into rodable gullies into 100 diameter plastic pipe. All drainage to be bedded and surrounded with approved bedding material. Soak-away to be minimum 1m3 and sited at least 5m away from nearest building. Soak-away to be filled with 40mm clean stone, topped with layer of visqueen and 150mm of topsoil or existing ground covering.

Foundations

Foundations to be excavated to minimum depth of 900mm below ground level or to approval of local authority building control. Concrete strip foundation to be 600mm wide by 225mm deep. Foundation walls to comprise of 300mm wide thermalite foundation block or similar approved, face brick below dpc to ground level for outer leaf & concrete common for inner leaf. All foundation walls to be centrally positioned on concrete strip.

Ground floor slab

Floor to comprise of 150mm thick concrete slab (4:2:1 ratio) suspended off of inner leaf walls, reinforced with a single layer of 'B' series mesh, on 75 mm foil board floor insulation, on 1200 gauge visqueen moisture/gas impermeable membrane, on 25mm sand blinding, on minimum 150 mm consolidated hardcore compacted in layers not exceeding 150mm. Edge of slab to be insulated up against outer leaf brickwork with 50mm foilboard upstand. F.F.L. to finish flush with existing doors.

Windows

Door & windows to be white UPVC fitted with trickle vents, supplied & fitted by approved FENSA installer. Opening level to be between 800mm &1100mm from F.F.L. any glazing below 800mm from F.F.L. to be toughened safety glass.

R.S.J.'s

All steelwork to be designed and calculated by a structural engineer. Calculations to be submitted to LABC at relevant stage. All exposed steelwork to be covered using 12.5mm fire check board with 3mm nominal thistle finish to provide ½ hour protection.

Proposed extension to side of
18 Mountain View, Rossett, for
Mr & Mrs G. Thompson.
3rd April 2024 SCALE : 1:50
For Planning Purposes only DO NOT SCALE OFF PLAN