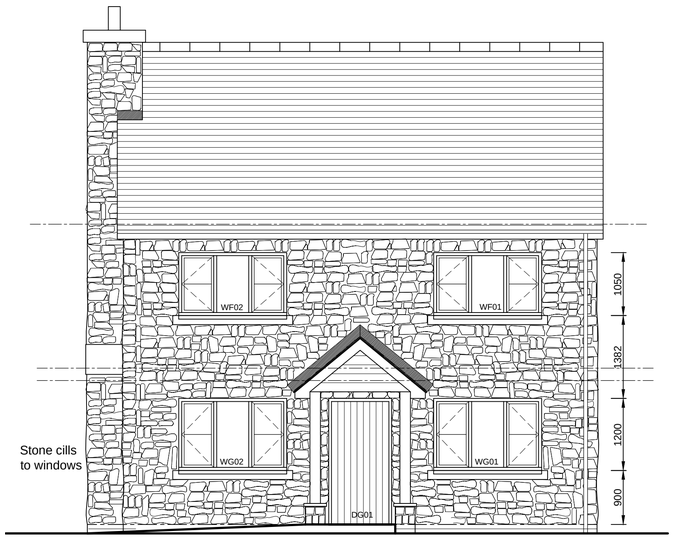
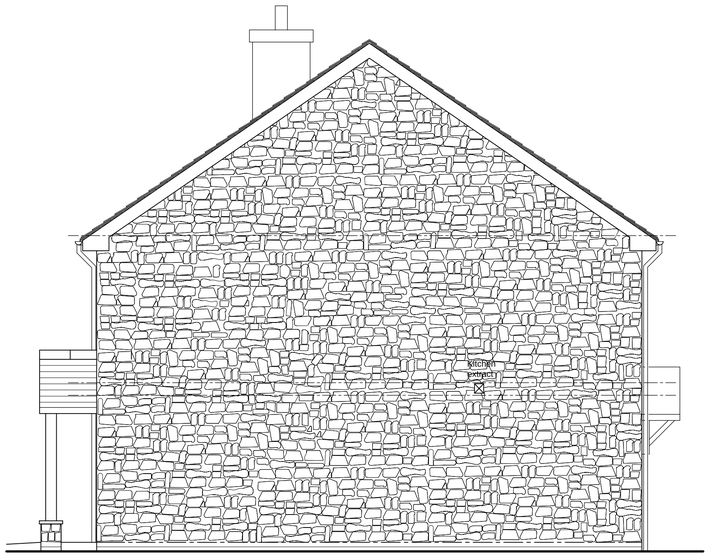
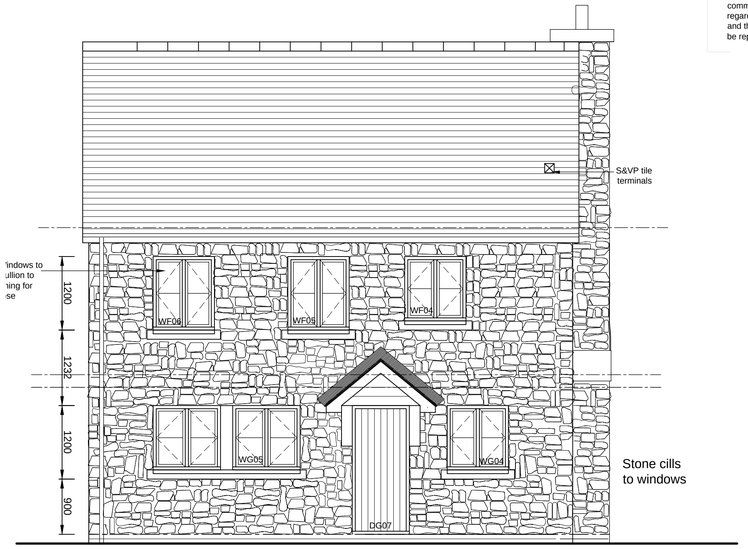
Site. Discrepancies between scale, dimensions, drawin
specification are subject to verification before purchasi
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commencement of work, Paul Whale should be contac
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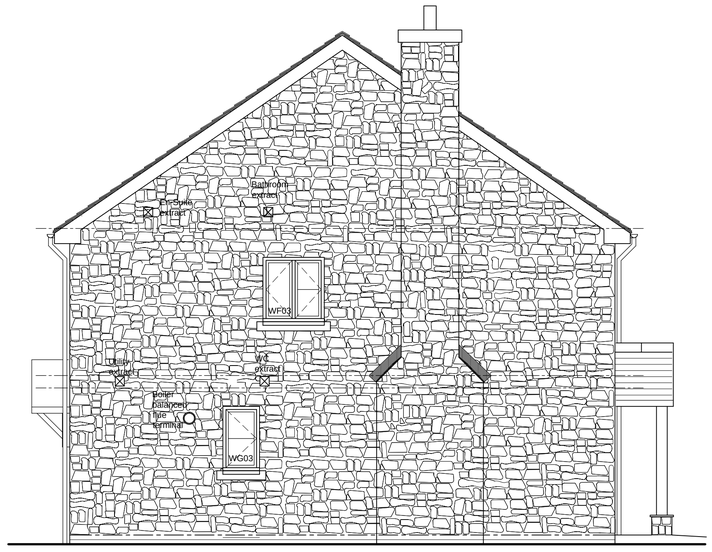
South East Elevation



South West Elevation



North West Elevation



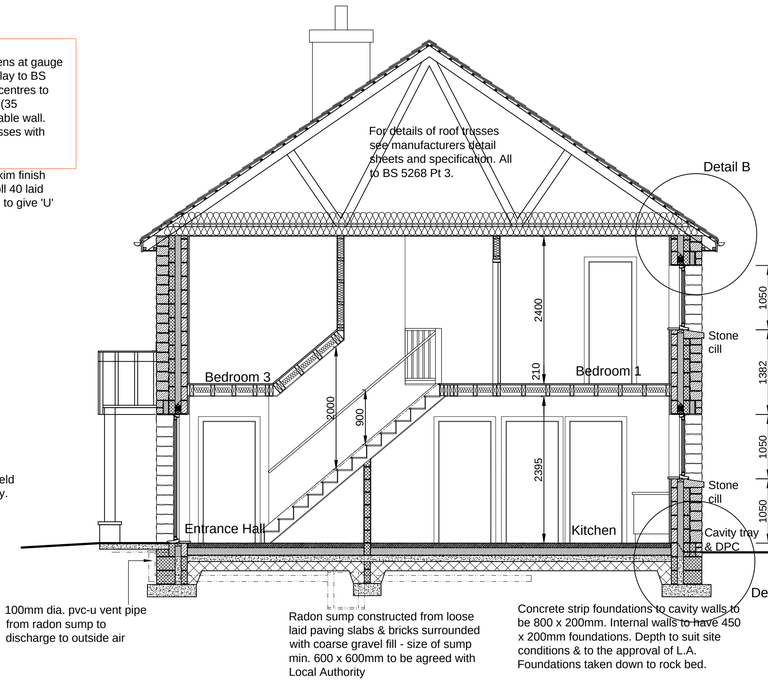
North East Elevation

Roof
Approved tiles on 50 x 25mm sw treated battens at gauge to suit,on Tyvec roofing felt (untearable underlay to BS 747) on prefabricated roof trusses at 600mm centres to Specialist Manufacturer's details. Roof pitch (35 deg).Trusses to lateral restraint strapped to gable wall. Straps to be 30 x 5mm, taken across 3 no trusses with noggins in between.
Straps at no more than 2000mm crs.

Flat ceiling to be 12.5mm plasterboard with skim finish
Insulation to roof to be 250mm Crown Loft Roll 40 laid between joists and 250mm laid over joists, all to give 'U' value of 0.1W/m2K

Staircase Detail
Total rise = 2605.00mm
Risers =13 @200.38mm
Goings = 239 mm min.
Pitch = 40 degree max.
Handrails = Min. 900mm above pitch line.
Guarding to be constructed so that a 100mm sphere cannot pass through openings in the guarding, and children will not readily be able to climb the guarding.
Stairs to have handrail on one side.
Width = 850mm

Cavity walls - Below DPC
102.5mm facing brickwork/300mm concrete blockwork,100mm cavity, 100mm Thema Shield (or other similar) concrete blockwork internally.
Stainless steel wall ties,
750mm horizontal, 450mm vertical.
Weak mix cavity fill to within 225mm of dpc.



Cavity Walls - Above dpc
200mm dressed stone. 100mm concrete blockwork, 100mm cavity filled with Crown Rockwool/fibreglass cavity wall batts (Dritherm 32), 100mm Celcon Solar insulating concrete blockwork (or other similar) internally with 32.5mm insulated plasterboard on plaster dabs or 12.5mm plasterboard on dabs as agreed with SAP Energy Assessior with skim finish.
U Value 0.21W/m2K
Stainless steel wall ties ,
750mm horizontal, 450mm vertical.

First Floor Construction
22mm T & G boarding (moisture resistant in Bathroom & En-suite) on 175 x 75mm C16 joists @ 400mm centres.
Double joists bolted together under first floor partitions.
Ceilings to be 12.5mm plasterboard with skim finish.
100mm mineral wool insulation quilt between joists.

Ground Floor Construction
Floor finish, on 75mm screed incorporating an underfloor heating system, on 1200 gauge dpm on 125mm Celotex flooring grade insulation,on reinforced radon gas barrier dpm on 100mm ground bearing concrete slab on min. 150mm well consolidated hardcore

100mm dia. pvc-u vent pipe from radon sump to discharge to outside air

Radon sump constructed from loose laid paving slabs & bricks surrounded with coarse gravel fill - size of sump min. 600 x 600mm to be agreed with Local Authority

Concrete strip foundations to cavity walls to be 800 x 200mm. Internal walls to have 450 x 200mm foundations. Depth to suit site conditions & to the approval of L.A. Foundations taken down to rock bed.

Section A - A

Ventilation - Mechanical
Kitchen to have mechanical extract rate of 60 litres per second or cooker hood 30 litres per second, intermittent operation. Bathrooms and W.C's to have mechanical ventilation extract rate of 15 litres per second, intermittent operation, 15 min. overrun.
Utility Room to have mechanical extract providing 30 litres per second extract rate.

Room Ventilation
Rooms to have background ventilation using trickle vents equivalent to 8000mm2 to Living Room,Bedroom and Dining Area. All other rooms to have ventilation equivalent to 4000mm2.

All timbers to be pressure impregnated (Vac-Vac) with preservative where there is a risk of damage.
All internal wall & ceiling finishes to have Class 'O' finish.
Any steelwork to be protected to give ½ hour fire protection.
All windows below 800mm, and to doors less than 1500mm from finish floor level to have safety glass.
Plasterboard to ground floor ceiling and stud partitioning separating bedrooms &bathroom to be 10kg/m 2to meet Part E -Sound

Weatherproofing
Where roof abuts cavity walls etc. provide Code 4 lead flashings, aprons, back gutters, cavity trays etc. as and where necessary, to provide complete weather proofing to entire structure. Valleys to be covered in Code 5 lead. All lead work to be in accordance with recommendations and specifications in the Lead Development Association Handbook. Leadwork to chimney to be in accordance with LDA Handbook, Fig.13 and Solid Fuel Advisory Services recommendations.

Windows - Secure by Design Certified
PVC-u double glazed windows with night latches for ventilation to Specialist Manufacturer's details.
Energy efficient glazing to achieve a 'U' value of 1.4W/m2K
All windows below 800mm and to doors less than 1500mm from finish floor level to have safety glass.
Glazing within 300mm of doors and 1500mm off floors to be safety glass.
Glazing to external doors to be double glazed to give 1.4W/m2K.
All windows & door reveals formed with proprietory cavity closers, Thermabate or similar equal.

Emergency Egress Windows
First Floor Bedroom windows to provide escape by openable area of at least 0.33m2 and at least 750mm high & 450mm wide. Bottom of the openable area should be min 800mm & not more than 1100mm above floor level

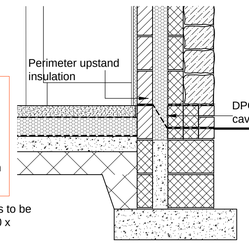
Easily accessible doors & windows are to be of a design that has been certified to PAS 24 or equivalent security standard, and installed in accordance with a manufacturer's details.

Lintels:
Lintels in external cavity walls to be Catnic Cougar lintels suitable for openings. Lintels to have min. 150mm end bearing all to be to manufacturer's details.

Cavity Closers
All openings in external cavity walls to be closed using Thermabate cavity closers

Ground Floor Construction
Floor finish, on 75mm screed incorporating an underfloor heating system, on 1200 gauge dpm on 125mm Celotex flooring grade insulation,on reinforced radon gas barrier dpm on 100mm ground bearing concrete slab on min. 150mm well consolidated hardcore

Concrete strip foundations to cavity walls to be 800 x 200mm. Internal walls to have 450 x 200mm foundations. Depth to suit site conditions & to the approval of L.A. Foundations taken down to rock bed.

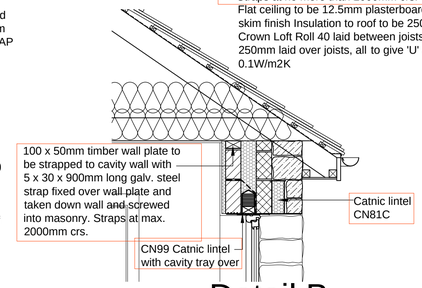


Detail A (with radon detail)

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Detail B

A 13/06/19 Building Reg amendents added.
Revision

- Project:
  Proposed New Dwelling, Plot 3, Quarry, Tan-Y-Graig, Cefn Maw Wrexham.
- Scale: 1:50; 1:20
- Project Ref: 1210/237.13a

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