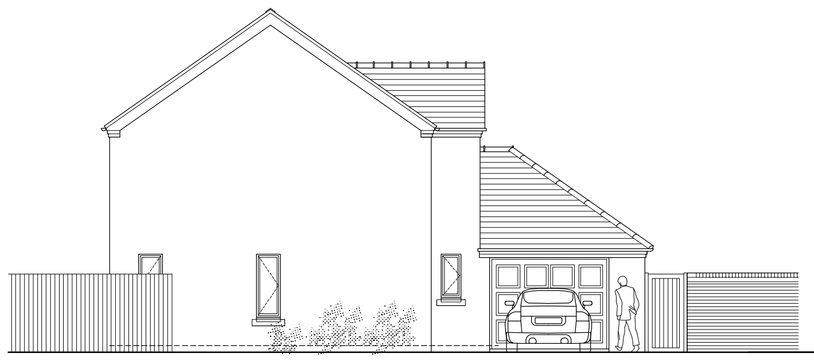
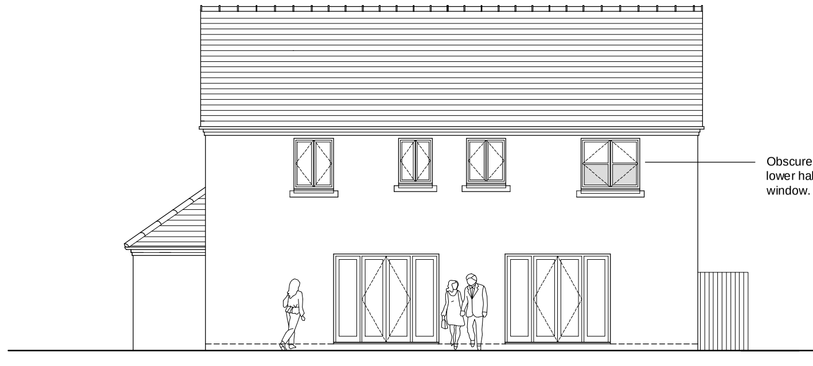


Proposed South Elevation. 1:100.



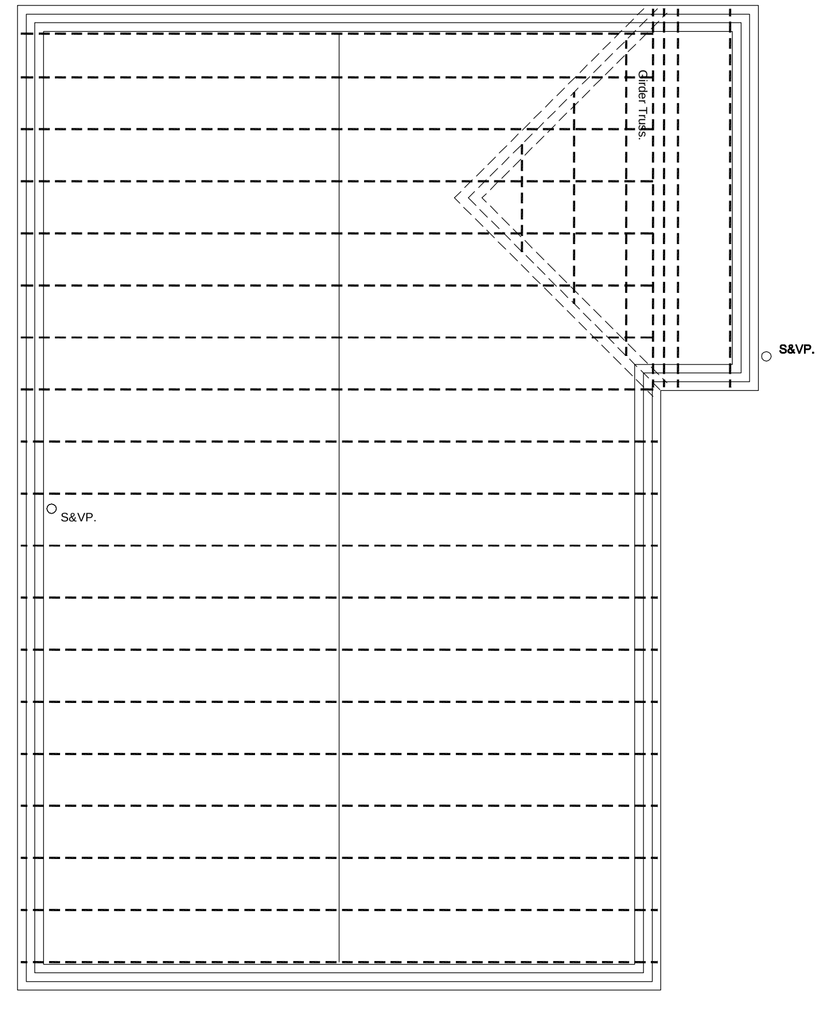
Proposed East Elevation. 1:100.



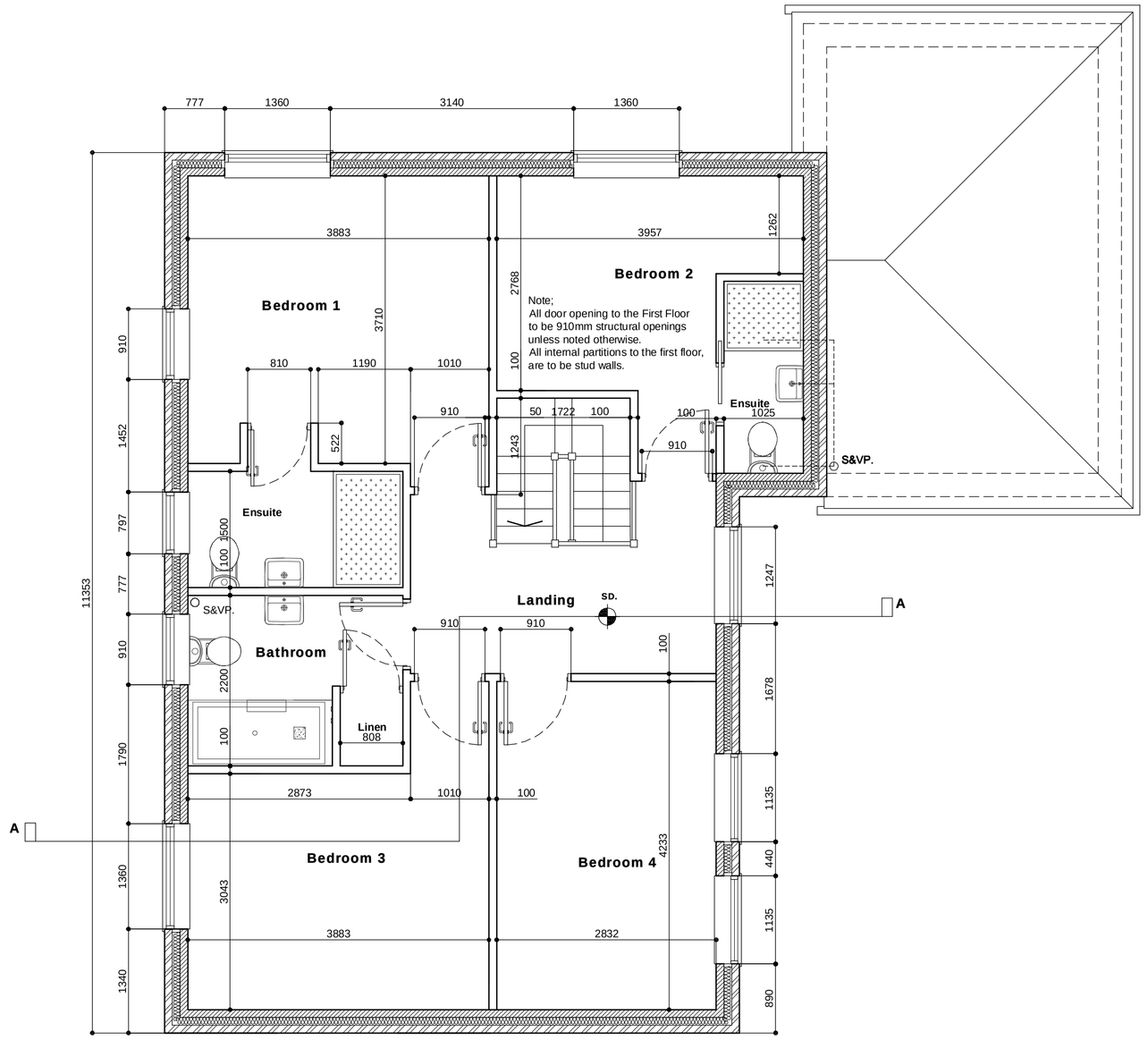
Proposed West Elevation. 1:100.



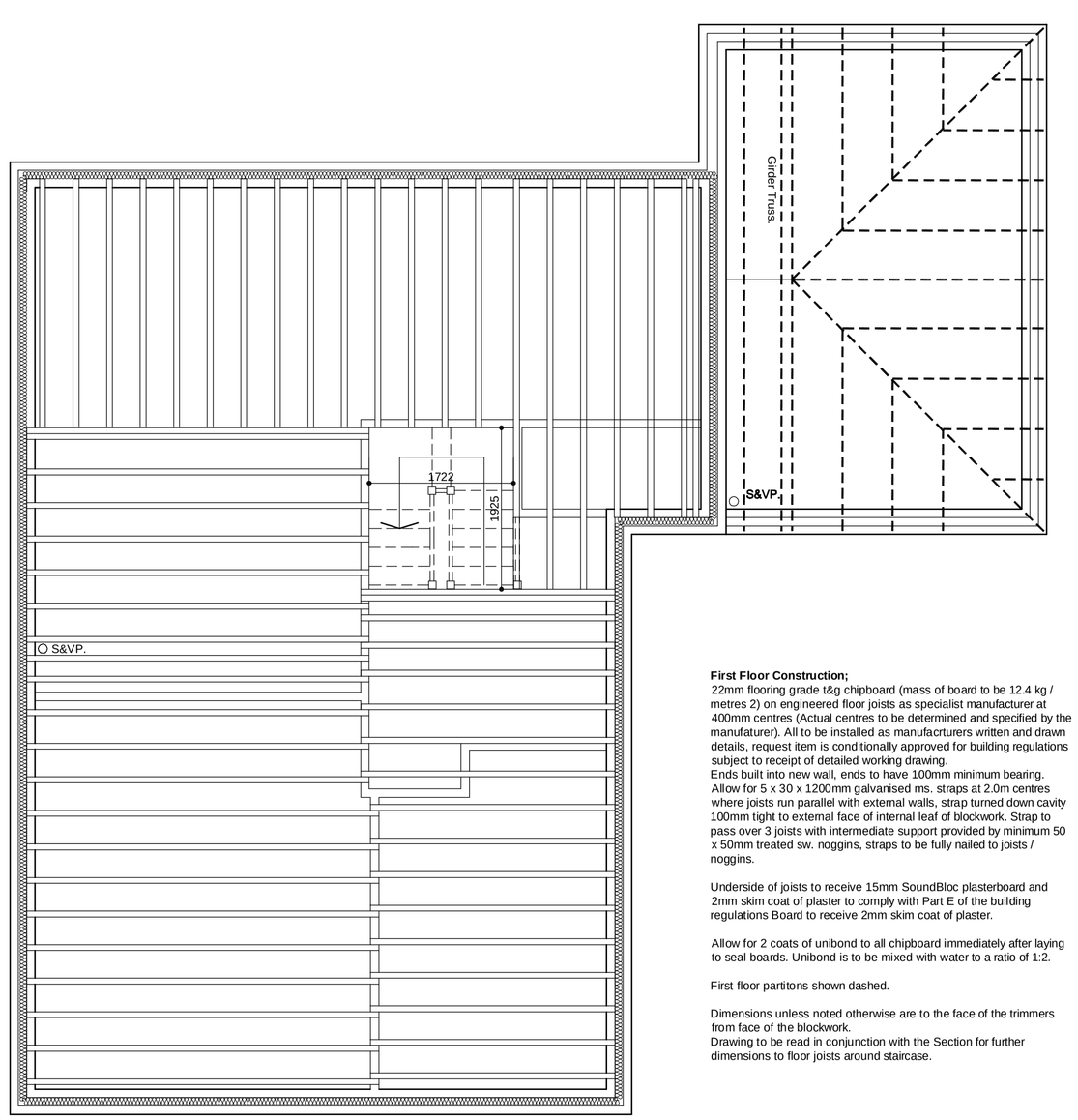
Proposed North Elevation. 1:100.



Proposed Roof Truss Layout to the Plot 1. 1:50.



Proposed First Foor Plan. Plot 1. 1:50.



Proposed Foor Joist Plan and Truss Layout to the Garage. Plot 1. 1:50.

First Floor Construction;
22mm flooring grade t&g chipboard (mass of board to be 12.4 kg / metres 2) on engineered floor joists as specialist manufacturer at 400mm centres (Actual centres to be determined and specified by the manufaturer). All to be installed as manufacturers written and drawn details, request item is conditionally approved for building regulations subject to receipt of detailed working drawing.
Ends built into new wall, ends to have 100mm minimum bearing.
Allow for 5 x 30 x 1200mm galvanised ms. straps at 2.0m centres where joists run parallel with external walls, strap turned down cavity 100mm tight to external face of internal leaf of blockwork. Strap to pass over 3 joists with intermediate support provided by minimum 50 x 50mm treated sw. noggins, straps to be fully nailed to joists / noggins.

Underside of joists to receive 15mm SoundBloc plasterboard and 2mm skim coat of plaster to comply with Part E of the building regulations Board to receive 2mm skim coat of plaster.

Allow for 2 coats of unibond to all chipboard immediately after laying to seal boards. Unibond is to be mixed with water to a ratio of 1:2.

First floor partitons shown dashed.

Dimensions unless noted otherwise are to the face of the trimmers from face of the blockwork.
Drawing to be read in conjunction with the Section for further dimensions to floor joists around staircase.

Roof Covering;
Allow for new concrete roof tiles. Ridge tiles to be blue clay angular tiles.

Roof Construction;
Roof trusses as manufactured by a licensed manufacturer and set at 600mm centres maximum. Pitch to be 35 degrees.
Fix longitudinal and diagonal braces all in accordance with manufacturers product information and TRADA recomendations.
Allow for roof covering as noted above on 25 x 50mm treated sw roofing battens, battens nailed to every rafter with 65mm long ring shank nail, battens laid at gauge to suite roof covering.
Roofing membrane as Tyvek Supro over trusses, membrane to drape at least 10mm between rafters.
Trusses to sit on 75 x 100mm treated sw. wallplate. Wall plate bedded on mortar bed, laps in wall plate to be half lap joints 100mm minimum. Wall plate to be secured with 5 x 30 x 1200mm galvanised ms. straps at 1000mm centres. Straps to be fully screwed to top of wall plate and face of blockwork.

No notching or drilling of trusses will be allowed.

Covering to all valleys to be Code 5 lead laid on valley board in lengths not exceeding 1500mm with 150mm laps. Edges dressed up and over edge batten and finished with a turned-back welt to each edge. Minimum distance between edge of slates to the valley to be 125mm. Bottom of lead dressed into gutter.

25 x 225mm treated sw vallley and lay boards shown dashed.

Insulation to the Roof;

Insulation to flat ceiling;
2 layers of 200mm mineral wool, one layer laid between the collars, the other layer laid at right angles over. Ensure a minimum of 50mm gap is maintained between the face of the insulation and the underside of the roofing membrane for air flow with proprietory .

All dimensions to be checked and confirmed on site prior to any construction. Discrepancies to be reported to Mr. S. H. Miles immediately.

Figured dimensions to be taken in preference to those scaled.

Mr S. H. Miles accepts no responsibility for any unauthorised amendments / deviations to the drawing.

All materials/workmanship to be to current British Standards and Codes of Practice. All specified materials to be installed as manufacturers written product information and where applicable by their approved contractors. Where equal approved is noted as an alternative the contractor is to supply details as requested of alternatives proposed. All materials to be fit for purpose.

Proposed erection of 2 detached houses on land adjacent Gwynfa, Rhosrobin Road, New Rhosrobin, Wrexham. LL11. 4PG. for Mr. P. Derosa.

S. H. MILES
shmiless8@gmail.com
07747 041200
Email

Title :
PROPOSED FIRST FLOOR PLAN, FLOOR JOIST AND ROOF TRUSS LAYOUT AND PROPOSED ELEVATIONS.
PLOT 1.

Scale :	**1:50 / 1:100 @ A1.**
Drawn :	**SHM.**
Date:	**January 2020**
Approved:	
Job. No:	**Dwrg. No:** **Rev.**
20/01	**02**

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