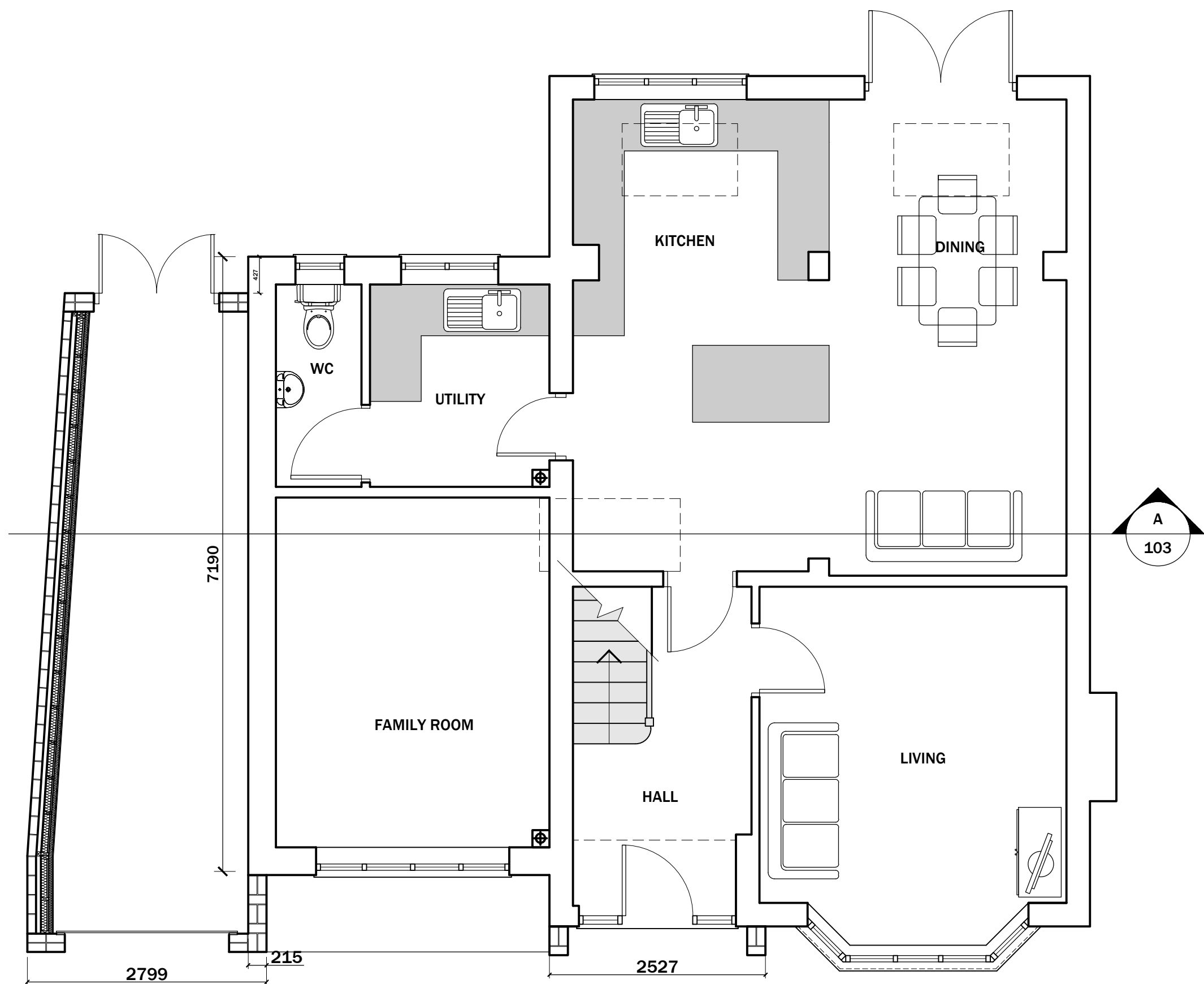
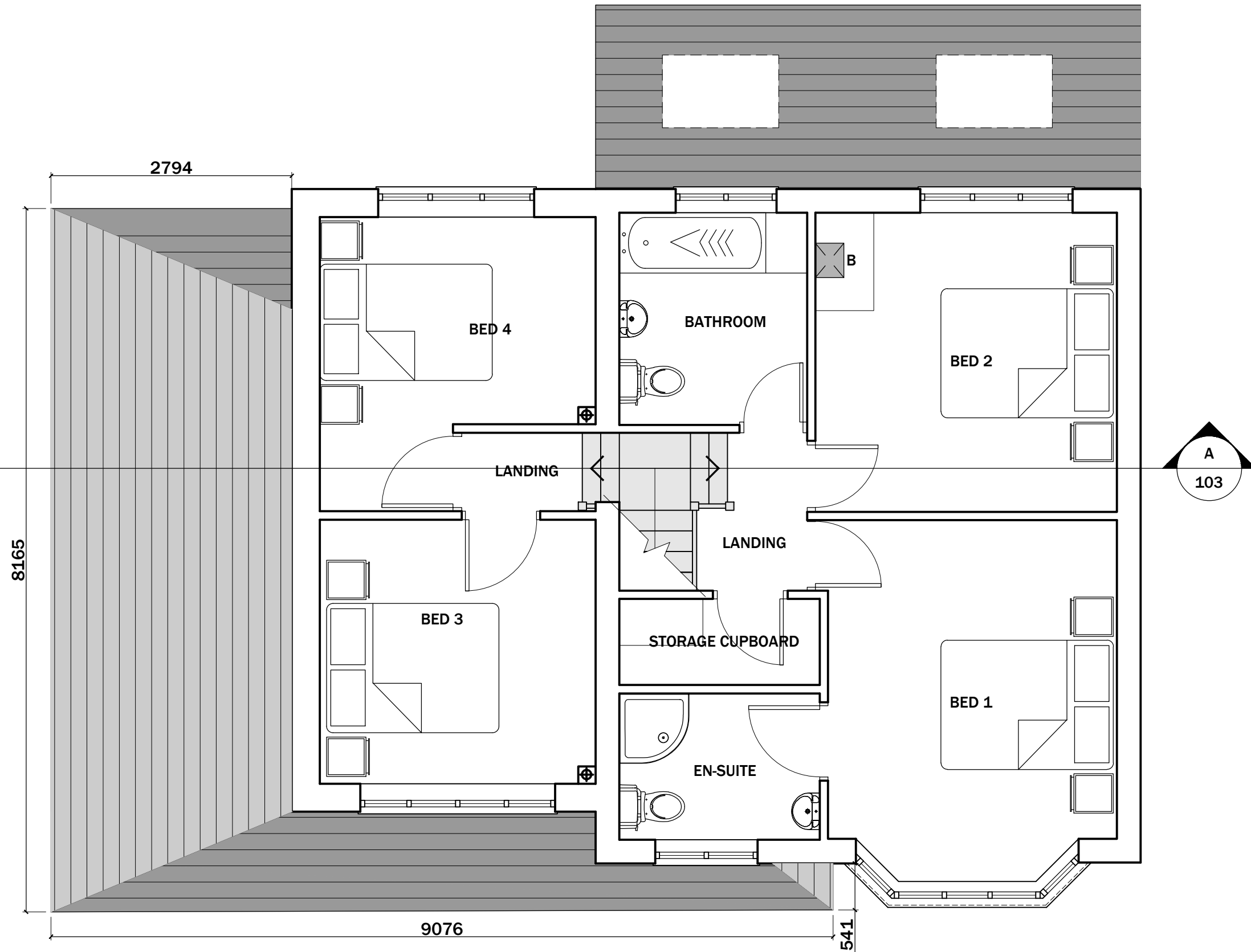
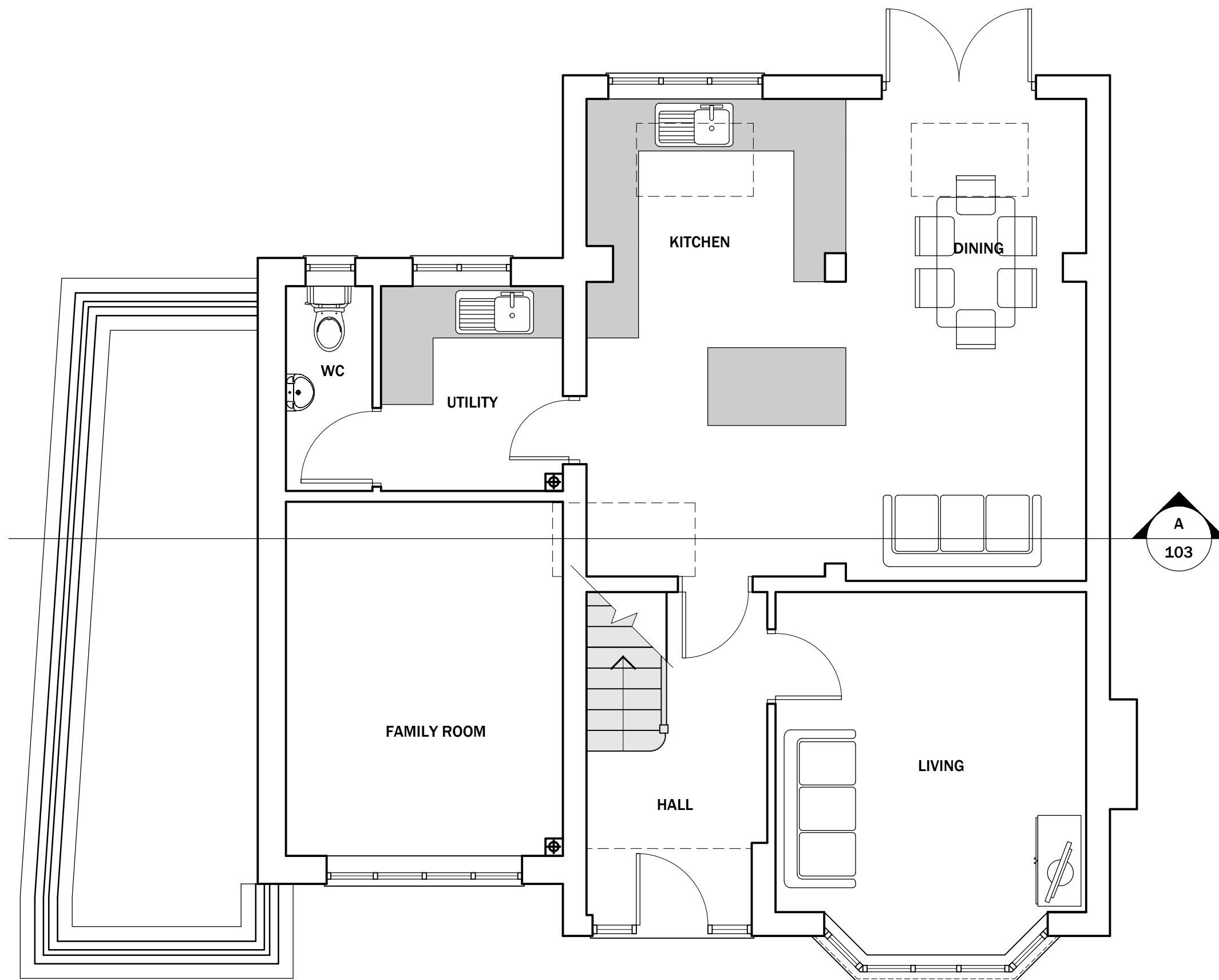




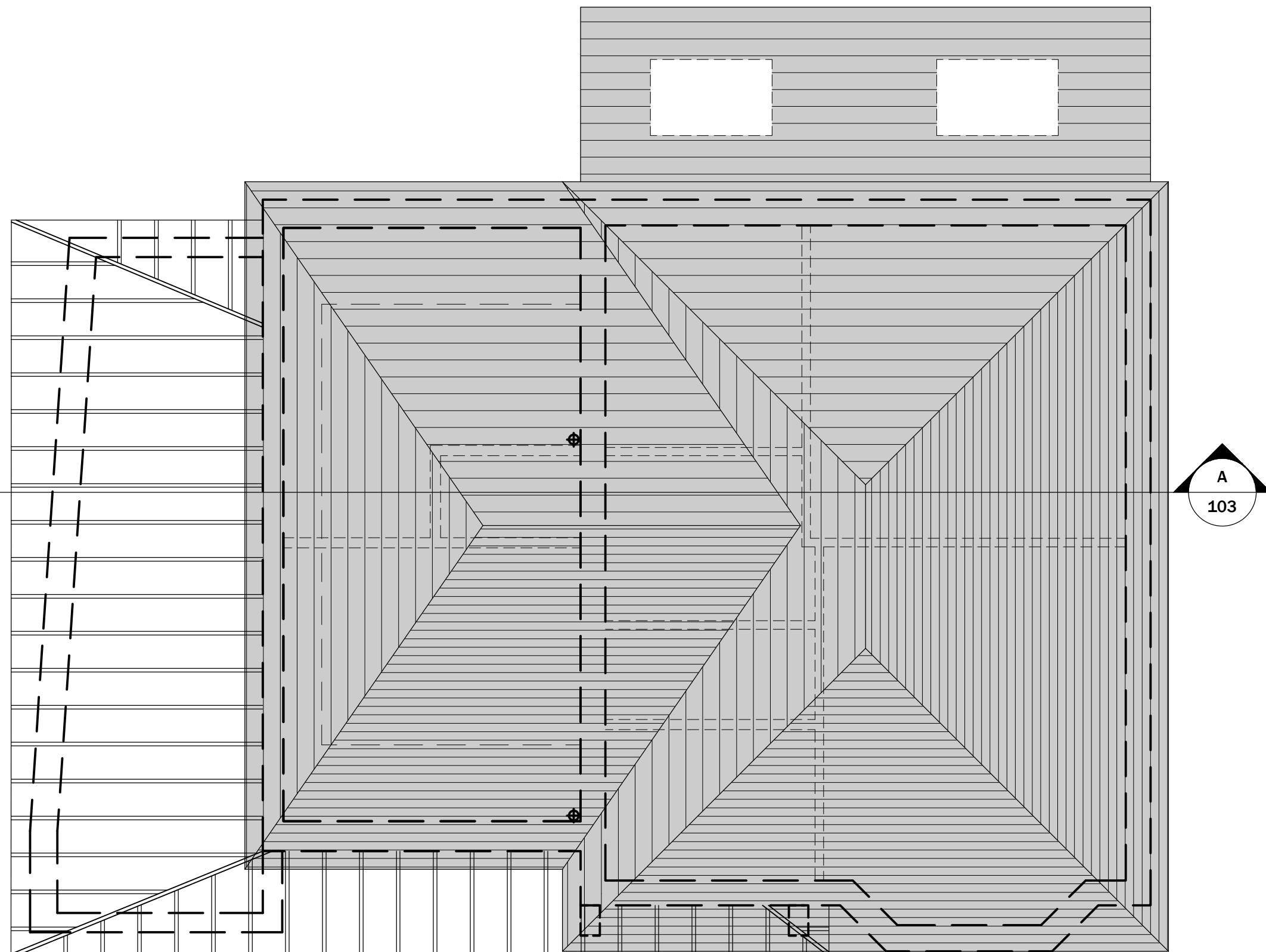
5 PROPOSED GROUND FLOOR PLAN
1:50 @ A1



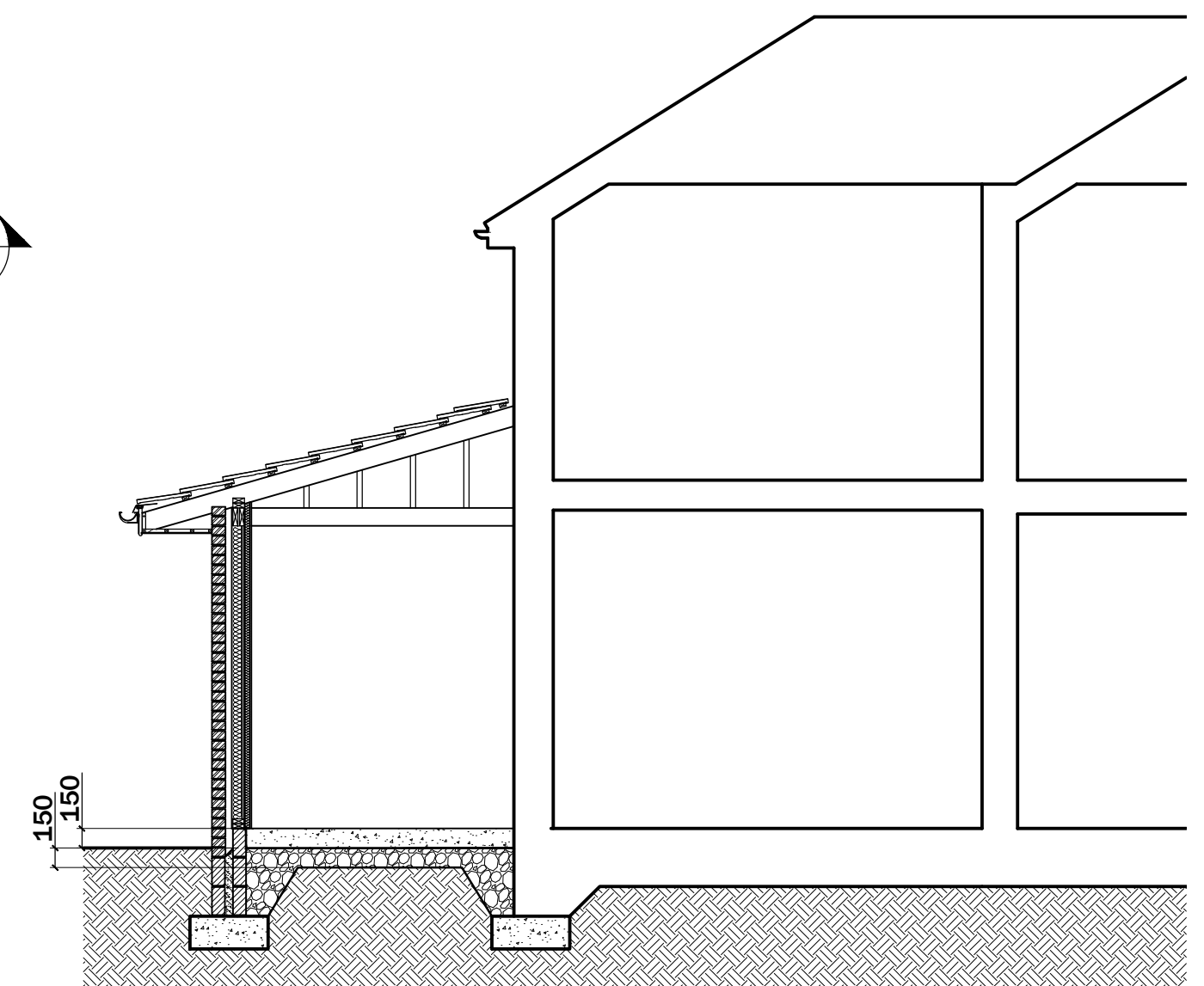
6 PROPOSED FIRST FLOOR PLAN
1:50 @ A1



5 PROPOSED BELOW GROUND SETTING OUT
1:50 @ A1



6 PROPOSED ROOF PLAN
1:50 @ A1



1 PROPOSED SECTION A-A
1:50 @ A1

FOUNDATIONS
600 x 250mm Concrete foundations.

EXTERNAL WALL SPECIFICATION
60mm Kingspan Kooltherm K12 Framing Board between timber studs
9mm OSB
Tyvek breathable membrane or similar approved
50mm cavity
102.5mm brickwork to match existing.

EXTERNAL FLOOR SPECIFICATION
150mm screed
500 gauge separation layer
150mm concrete slab
1200 gauge DPM
Sand blinding

EXTERNAL ROOF SPECIFICATION
Cold roof to comprise of:
Concrete roof tile to match existing on 38x25mm battens, on breathable roof felt.

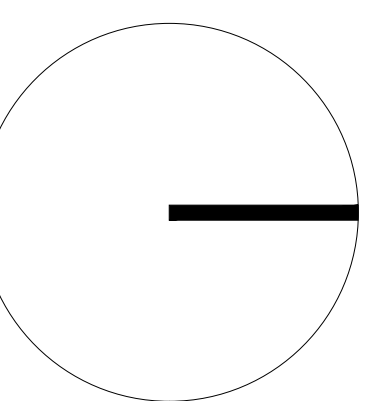
LINTELS
EXTERNAL: Galvanised steel lintels, IG Ltd. or similar approved , with flexible cavity tray over.
INTERNAL: Galvanised steel lintel above all internal openings. Lintels to have min end bearing of 150mm.

TIMBER FRAME
Timber frame sizes and connection details to be coordinated with the timber frame designer prior to fabrication. Sizes of external wall studs, floor cassettes, and finished wall plate height to be reviewed.

ROOF STRUCTURE
To be designed in coordination with timber frame designer, and truss manufacturer.

PROJECT
**32A
WAVELL DRIVE
NEWPORT
NP20 6QN**

REVISION



DESCRIPTION
**PROPOSED
GA PLANS,
FOUNDATION
PLAN, AND
ROOF PLAN**

DATE: 14/07/2025

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JOB NO. REV -