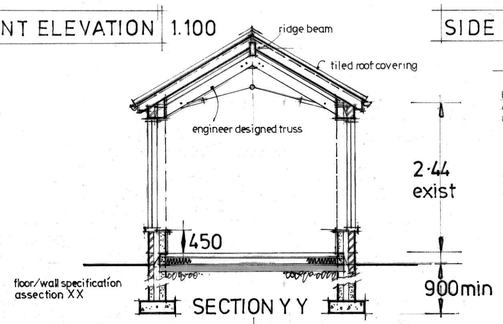
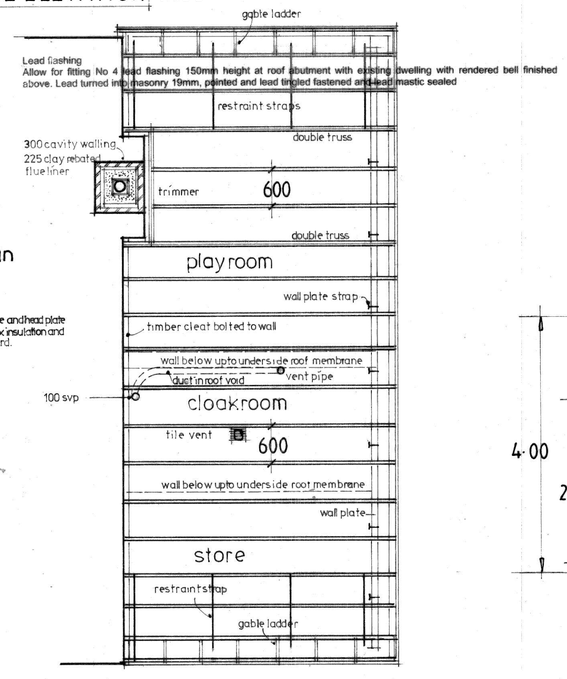


FRONT ELEVATION 1.100

SIDE ELEVATION 1.100

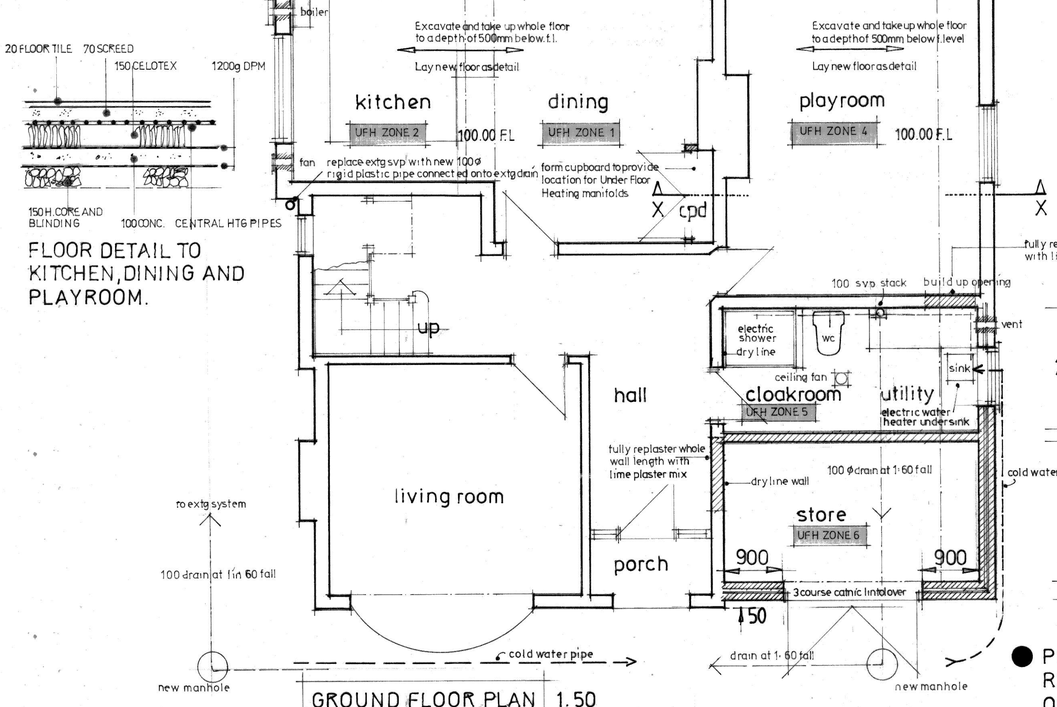


SECTION Y Y



PROPOSED ROOF LAYOUT 1.50

Note ● if new boiler is required then this is to be designed and installed by heating specialists with boiler having balanced flue with safety cage. all log book information to be handed over to occupiers of property and sedbuk rating of boiler to be indicated on boiler plate commissioning certificate issued on completion. a robust notice to be placed in a suitable location for appliance.



GROUND FLOOR PLAN 1.50

FLOOR DETAIL TO KITCHEN, DINING AND PLAYROOM.

foundations
allow for excavating trench 600 wide at a depth depending on ground conditions encountered and as agreed with building control officer during inspection, but no shallower than 900mm. lay 200mm thick x 600mm 1:3:6 mix or similar mix concrete foundation strip below ground.

Remove existing windows where shown build up masonry as described and make good to floor and wall surfaces and line with plaster board and skim finish.

Internal stud partitions.
To be 50 x 150 spiked into sole plate screwed into concrete floor and head plate fixed to noggins between trusses upto underside of roofing membrane and fire sealed. Infill void of studs with 150 Celotex insulation and ensure it is a tight fit between studs. Line face of studs with 6mm ply to provide additional acoustic barrier screwed at 150 centres to timbers and line both sides with 12.5 fireline plasterboard and skim

certified electrical installation.
all new electrical work is to be designed, installed, inspected and tested in accordance with bs 7671 (IEE wiring 18th edition). the works are to be undertaken by an installer registered under a suitably qualified person with a certificate of compliance produced by that person to building control on completion of the works.

Allow for fan extractor vent fitted in ceiling where shown providing 30 litres/sec and activated by light switch with an overun time of 5mins. where pipe ducting taken through roofspace this is to be insulated and pipe connected to roof tile vent with proprietary fixing.

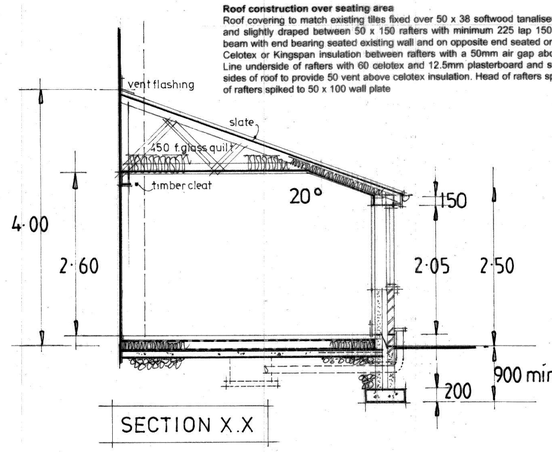
smoke detectors (bs5839.pt 6 2019 ld3 grade d2) to be fitted where indicated to be mains wired inter connectable type (with battery back up)

carbon monoxide detector in accordance with BS 50292:2013 fitted within 3m of log burning or gas appliance in the same room.

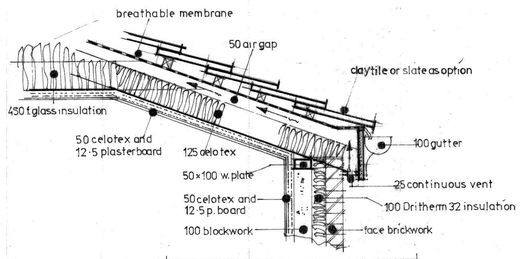
foul water drainage
new wc to be laid to fall and connect into new svp. basin and shower to have 75 deep seal traps and 50mm waste pipes where length exceeds 1.5m and discharge to same svp via 100ø wc connection. 100 pipe taken under store floor and connected into new manhole externally which is to be discharged into new drain run connecting system.

Roof construction over playroom, bathroom and store.
slate covering on 50 x 50 softwood battens over tyvek breathable felt with 225 laps, laid over and slightly draped between manufactured trussed rafters fixed at max 600 ctrs seated on 100 timber cleat bolted to existing house brick wall with 12mm dia bolts at 750centres max and truss shoe opposite end spiked to and sit over wall plate. Allow for insulation and plasterboard to be fitted as shown in detail. allow for fixing over fascia vent at feet of rafters and ventilated abutment flashing at head of rafters to allow air flow above sloping ceiling insulation.

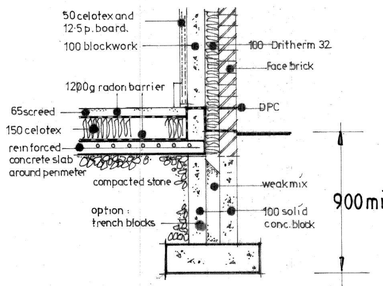
Roof construction over seating area
Roof covering to match existing tiles fixed over 50 x 38 softwood tanalised battens on Tyvek breathable felt, laid over and slightly draped between 50 x 150 rafters with minimum 225 lap 150. Rafters supported by timber or steel ridge beam with end bearing seated existing wall and on opposite end seated on inner blockwork of external wall. Fit 100mm Celotex or Kingspan insulation between rafters with a 50mm air gap above to the underside of felted roof covering. Line underside of rafters with 60 celotex and 12.5mm plasterboard and skim finish. Allow for over fascia vent to both sides of roof to provide 50 vent above celotex insulation. Head of rafters spiked to ridge board and ridge beam and feet of rafters spiked to 50 x 100 wall plate



SECTION X.X



EAVES / ROOF DETAIL 1.20



FLOOR / WALL JUNCTION DETAIL 1.20

Foul water drainage to be discharged to new or existing facilities as shown to connect into manholes as existing. All new drains to be 100mm diameter pvc pipe unless otherwise stated, laid to falls as determined by existing manhole invert levels(maximum fall of 1 in 70) laid on and surrounded in 150mm pea gravel. Drains passing through walls to have concrete lintol support over to take weight of wall and keep the load off drain.

New manhole to be plastic proprietary ring type surrounded in pea gravel, or brick built in 225mm brickwork walls on 100mm concrete base with half round channels benched and rendered smooth and galvanised steel cover and airtight frame to be fitted.

Restraint straps
wall plate strapped down to inner leaf of external wall with galvanised steel straps 6 x 30 x 900 length straps maximum as shown, fit galvanised 6 x 30 x 1200 long steel restraint straps at gable end to be taken across 3 t trussed sloping rafters and ceiling joists fixed to noggins spiked into and between joists.

lead flashing
where extension roofs abutts existing wall then membrane taken up wall and lead cover flashing taken up wall fa 150mm height and cut into brick joint 19mm, lead tingled and lead mastic sealed.

rainwater goods
all guttering to be 100mm deep half round or square laid to fall on proprietary brackets fitted to fascia board, a discharge into 63mm diameter rainwater pipes fixed to wall and discharging into gully below grating. all rainwater discharge into existing system or to new soakaway trenches located minimum 5m away from building designed accordance with a percolation test or to be agreed with the building control surveyor by site audit prior construction.

galvanised steel lintols
2 course Catnic to be built in over window openings upto 1200mm wide and 3 course upto 1800mm wide and all have minimum 150 mm end bearings

above ground cavity walls
face brickwork to match existing in colour, coursing and texture with internal leaf of lightweight concrete Besblock thermalite with 100mm cavity filled with 100mm Dritherm 32 or equivalent insulation. allow for dry lining interna with 50mm Celotex or 62.5mm insulated backed plasterboard mechanically fixed to wall with a skim finish. allow 9.5mm plasterboard dry lining to existing external brickwork walls which now become internal walls.

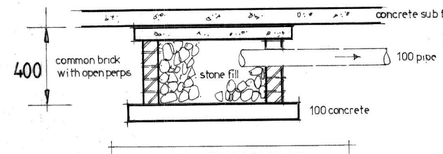
Windows, doors and screens to be in pvc or aluminium powder coated or h.w. timber as decided by Client, made Specialists to suit opening. All frames and glazing to have a U value no more than 1.2w/m2k. Glazing to Pilkington K, Class A double glazing low E 24mm toughened where below 800mm off floor level and where loca within a door or screen opening less than 1500mm off floor. Doors to be able to be locked in partial opening posit to provide background trickle vent if required to habitable area.

Allow for 800mm2 trickle ventilation to be fitted within window or door head in each room.

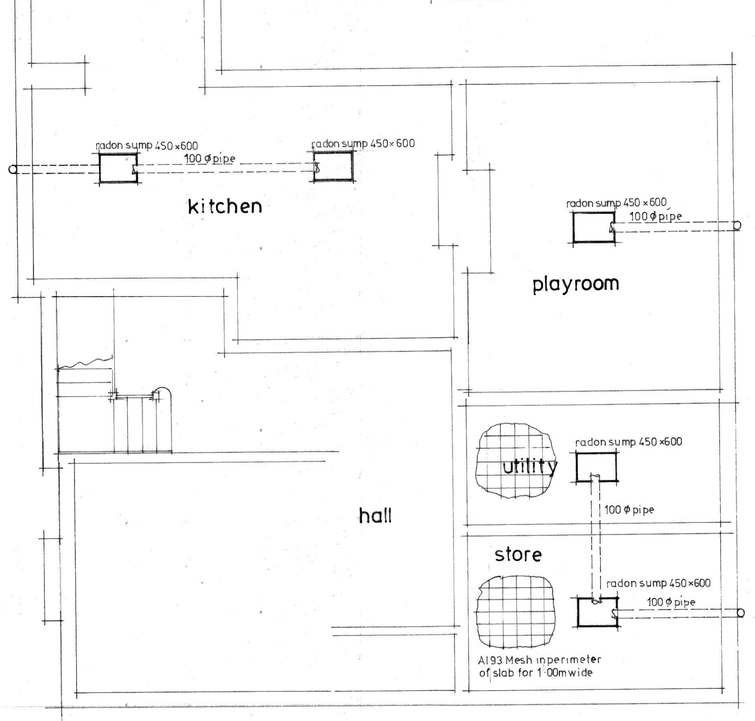
Where in critical locations should be toughened conforming to EN or BS and be marked accordingly, alternatively supply invoice or certificate should be provided on completion and prior to occupation.

cavity walls below ground
allow for 2 leaves of 100 solid concrete3.5.kn solid concrete blockwork with 100mm cavity filled to ground level weak mix concrete. allow for brickwork approx. 225mm below ground and up to dpc /floor level

floor slab construction
excavate existing ground to reduced level and allow for new floor construction as follows:
tile or other approved floor finish on minimum 65mm sand cement screed or poured liquid screed on 1200 dpm over 150mm Celotex on 1200 damp proof membrane laid over 100mm 1:3:6 concrete slab reinforced around width of its perimeter and laid on 1200g dpm, laid over well compacted 150mm hardcore with dust blinded fir allow for taking dpm down cavity to form partial radon protection at dpc level as detail



RADON SUMP DETAIL



RADON SUMP AND REINFORCEMENT LOCATION

● PROPOSED DEMOLITION OF GARAGE AND REPLACE WITH STORE/UTILITY REPLACE ROOF OVER PLAYROOM TOGETHER WITH INTERNAL WORKS OAKLEA, CHAPEL LANE, CHIRK, WREXHAM.

● PROJECT REF 1210.402.