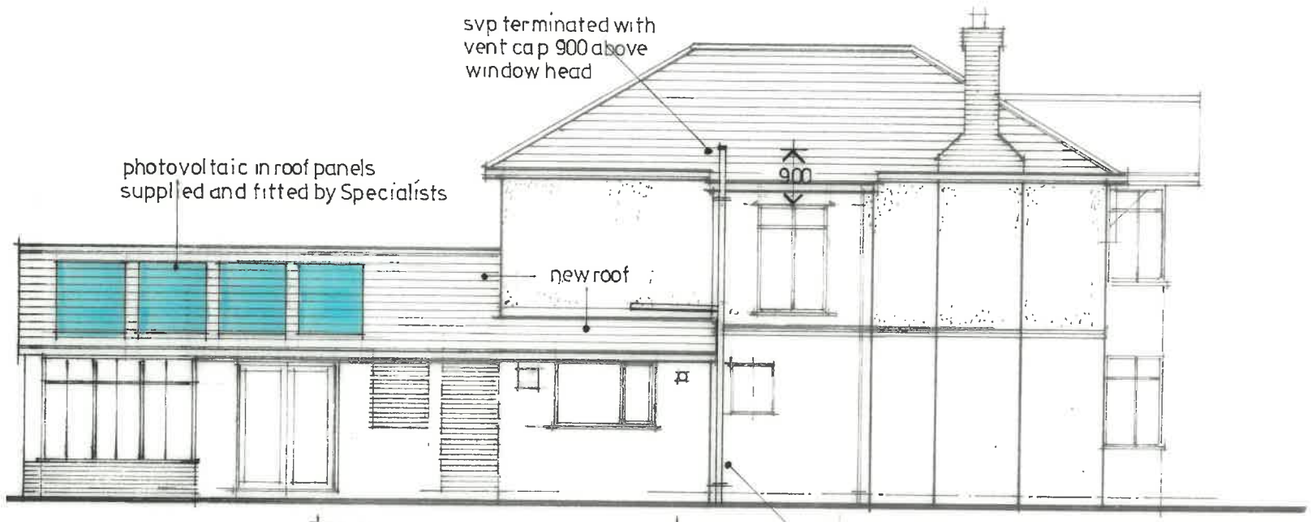
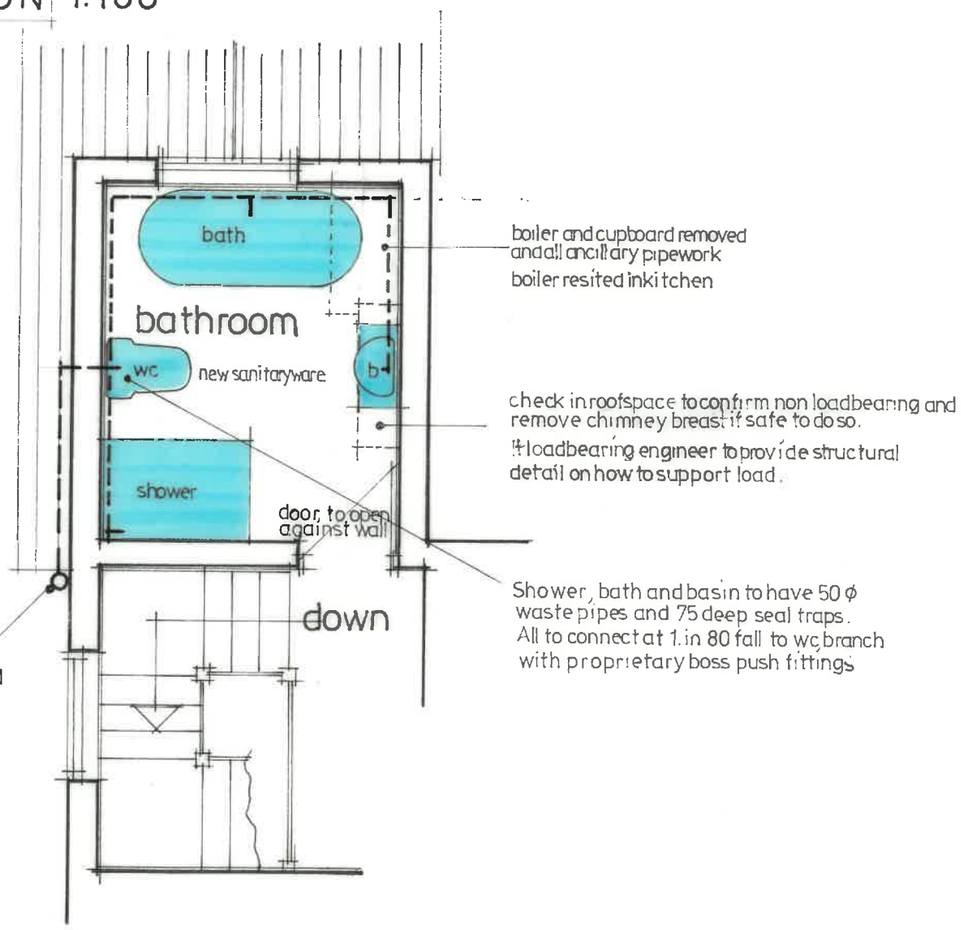


FRONT ELEVATION 1.100

SIDE ELEVATION 1.100



SIDE ELEVATION 1.100



PART FIRST FLOOR

REPLACEMENT BATHROOM AT OAKLEA,
CHAPEL LANE, CHIRK, WREXHAM.

Scale 1.50 1.100 Project ref 1210.402.04

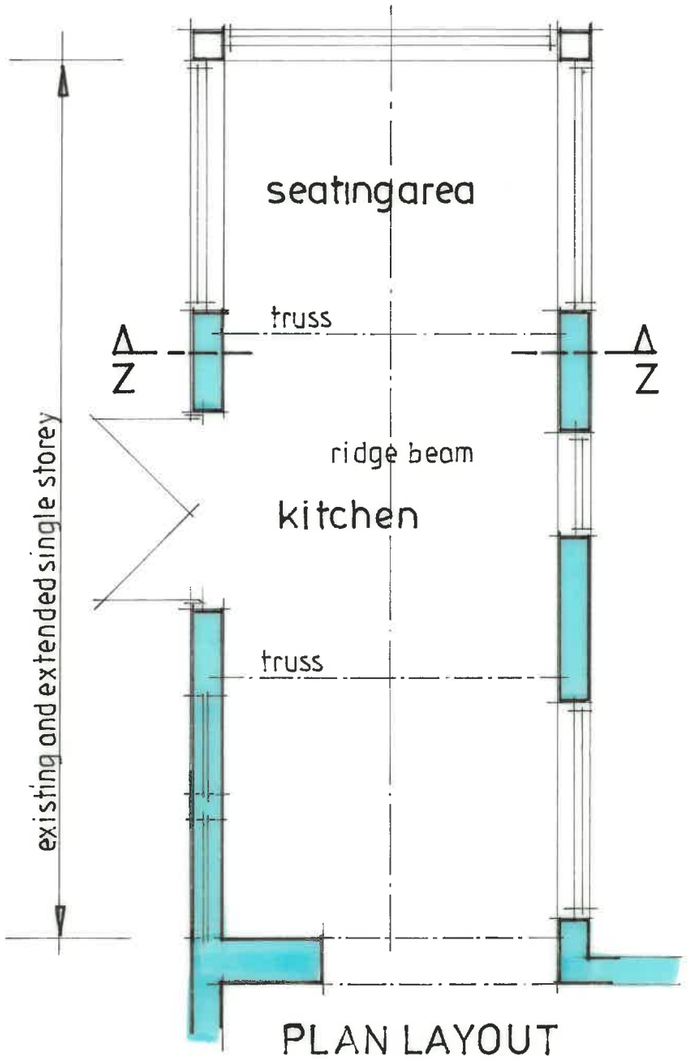
Roof construction over playroom, bathroom and store,
slate covering on 50 x 50 softwood battens over tyvek breathable felt with 225 laps, laid over and slightly draped between manufactured trussed rafters fixed at max 600 ctrs, seated on 100 timber cleat bolted to existing house brick wall with 12mm 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 and single storey element of existing kitchen.
remove roof covering and all timbers from existing single storey element of the building including small lean to section on and set aside tiles for reuse. Allow for making good to existing masonry walls to ensure they are level ready to take new timber wall plate.

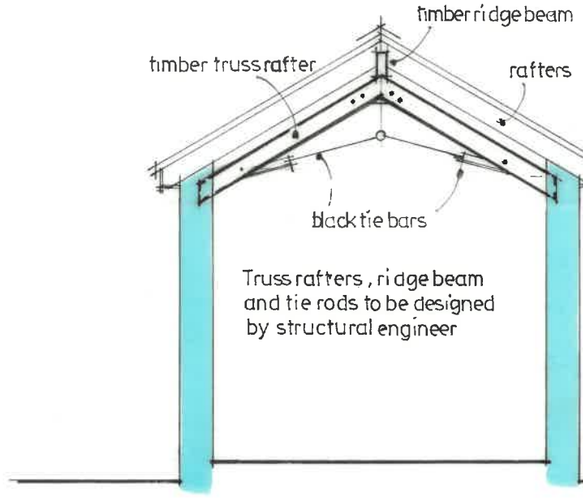
Lay new tiled roof re using existing tiles set aside and new tile where required to match existing tiles fixed over 50 x 38 softwood tanalised battens on Tyvek breathable felt, laid over and slightly draped between 50 x 150 rafters with minimum 225 lap. Rafters at 400 centres supported by Engineered design timber ridge beam with end bearing seated on existing wall and on opposite end seated on inner blockwork of new external wall, and intermediate length of ridge beam seated on trusses designed by engineer and fixed in location shown on plan.

Head of rafters spiked to ridge beam and feet of rafters spiked to 50 x 100 wall plate.
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. Allow for fascia's vents, barge boards and ventilated ridge tile to provide cross flow ventilation.

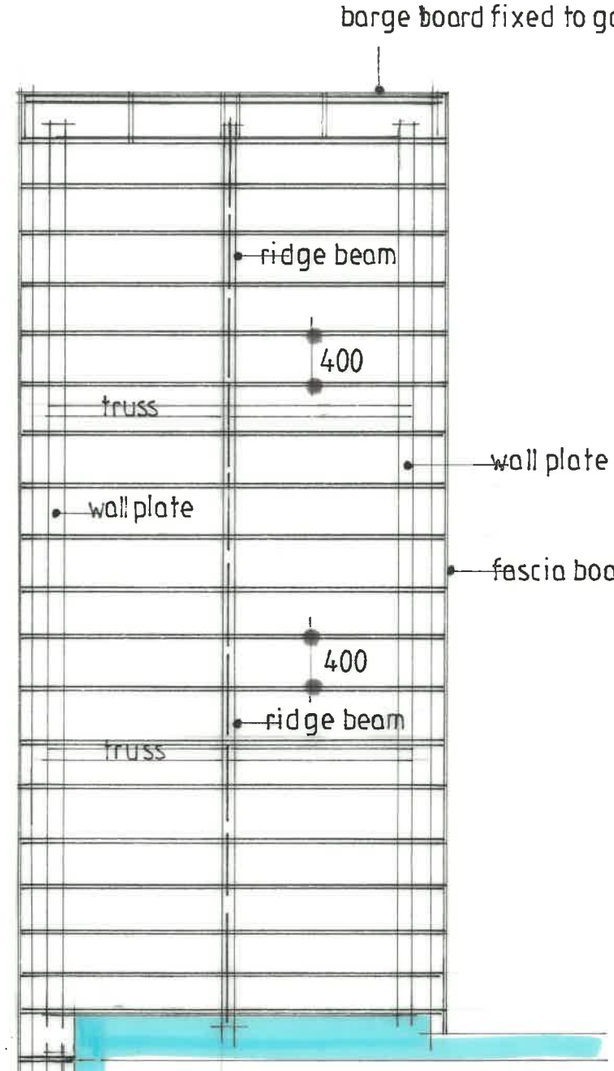
Restraint straps
wall plate strapped down to inner leaf of external wall with galvanised steel straps 6 x 30 x 900 length at maximum 1.2m centres. fit galvanised 6 x 30 x 1200 long steel restraint straps at gable ends to be taken across 3 no rafters fixed to no ·gins between joists.



PLAN LAYOUT



SECTION Z.Z



ROOF LAYOUT

new roof to same specification as above

PROPOSED EXTENSION AT OAKLEA CHAPEL LANE, CHIRK, WREXHAM.

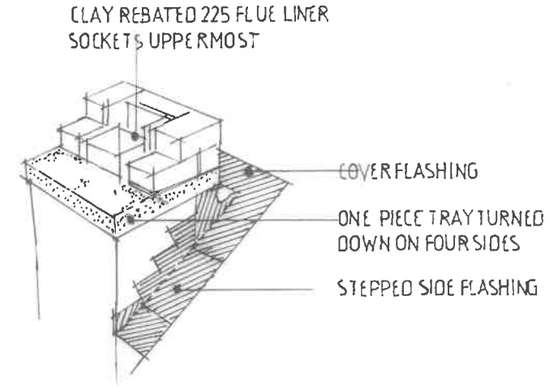
Scale 1.50 Project ref. 1210.402.05



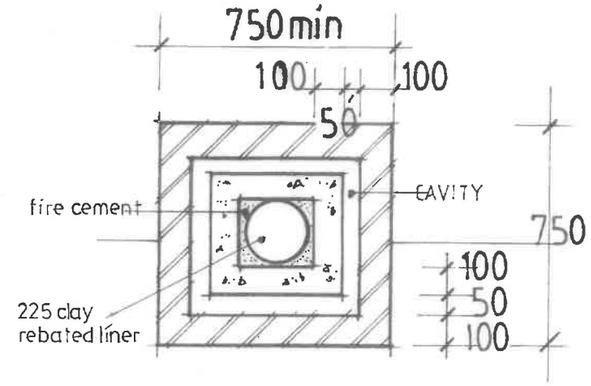
EXISTING FRONT ELEVATION 1.100



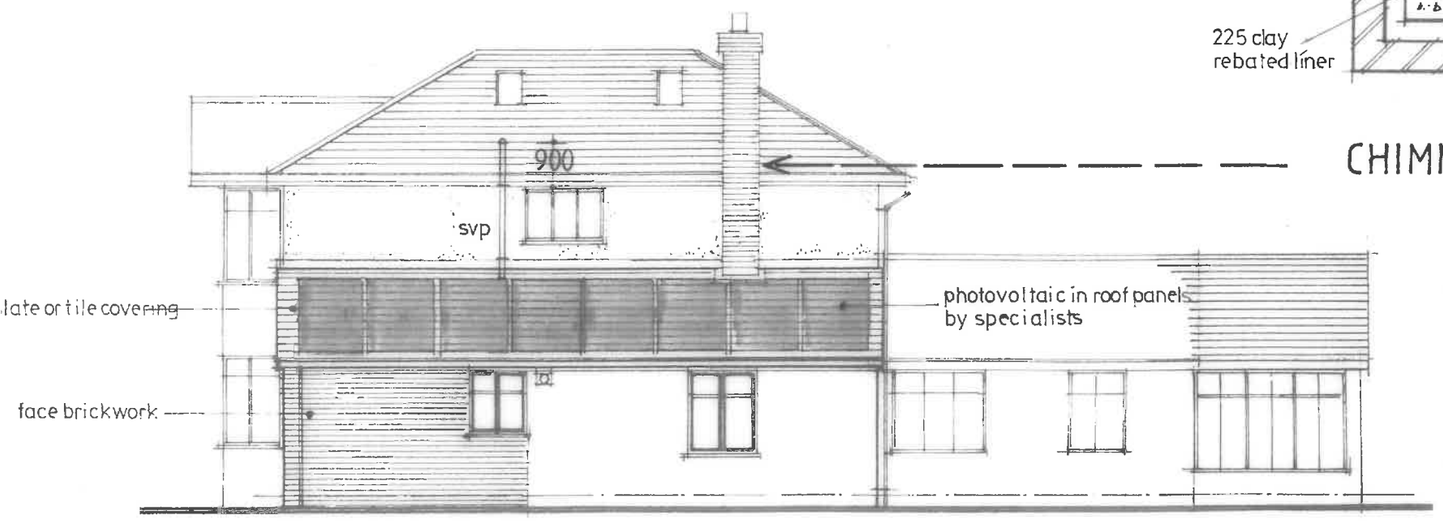
EXISTING SIDE ELEVATION 1.100



CHIMNEY FLASHING



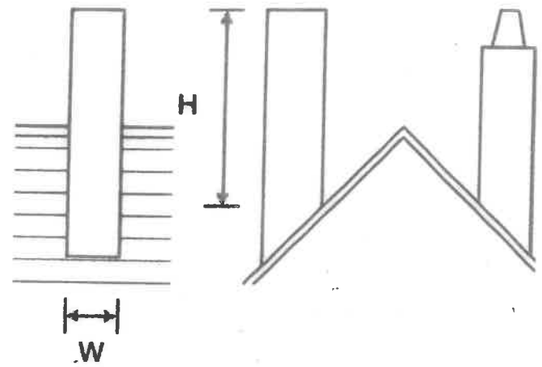
CHIMNEY PLAN



PROPOSED SIDE ELEVATION 1.100

NOT EXCEED 4.5 X THE SMALLEST DIMENSION ON PLAN OF THE CHIMNEY (W) (WHERE THE DENSITY OF THE MASONRY IS A MINIMUM OF 1500KG/M³), OR

BE DESIGNED BY AN ENGINEER IN ACCORDANCE WITH TECHNICAL REQUIREMENT R5.



BRICK AND BLOCK CAVITY WALL CONSTRUCTION WITH 50MM CAVITY GALVANISED STEEL WALL TIES AT 450 VERTICAL CENTRES THROUGHOUT STACK HEIGHT

CHIMNEY CLEARANCE FROM COMBUSTIBLE MATERIAL IS A MINIMUM OF 50mm

THE SPACES BETWEEN A CHIMNEY AND COMBUSTIBLE MATERIAL SHOULD BE FIRESTOPPED USING A MINIMUM OF 25mm THICK NONCOMBUSTIBLE MATERIAL. BRICK CHIMNEYS SHOULD NOT BE CORBELED MORE THAN 150mm FROM A WALL OR FOUNDATION AND MAY NOT EXCEED 25mm PROJECTION FOR EACH COURSE OF BRICK PROTECTED.

SOCKET OR REBATED FLUE LINERS WITH THE SOCKET FACING UP, FIRE RESISTANT MORTAR SHOULD BE USED TO JOINT THE LINERS.

FLUE LINERS SHOULD BE PACKED WITH A MIX OF SAND, CEMENT AND LIME SO AS NO PART OF THE FLUE LINER TOUCHES BLOCKWORK. THE SAND CEMENT MIX SHOULD BE AS FOLLOWS - 1 PART CEMENT, 1 PART LIME AND 12 PARTS SAND MIX.

DRY MIX SHOULD NEVER BE USED, ENSURE MIX IS WETTED WITH WATER.

- PROPOSED REBUILD CHIMNEY STACK AT OAKLEA, CHAPEL LANE, CHIRK, WREXHAM
- Scale 1.100 1.50 ● Project ref. 1210.402.06