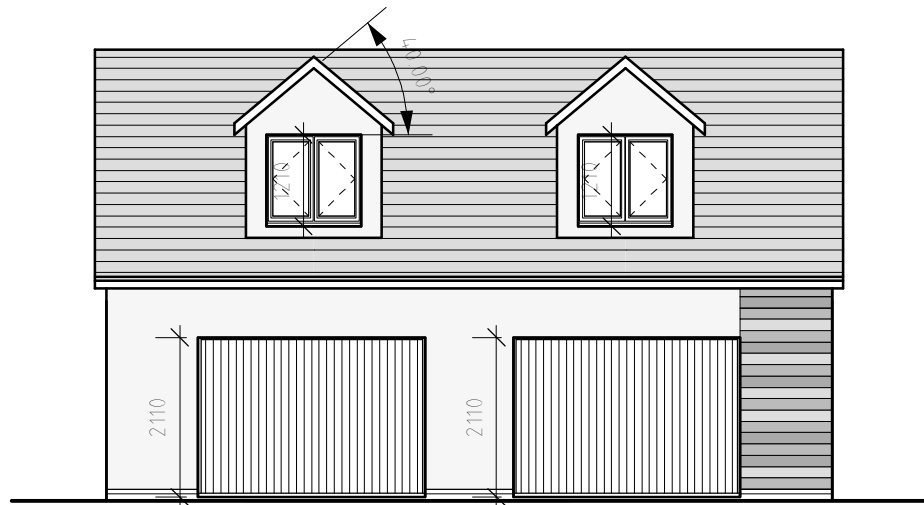


C	10/22	Design Changes	D J E
B	09/22	SE Changes added	D J E
A	05/22	Design Changes	E M J
Rev	Date	Detail	Initial

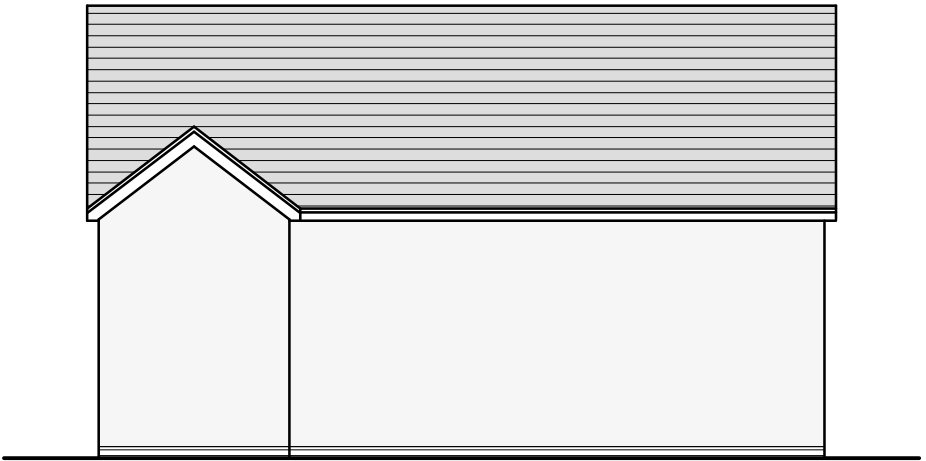
 Office 3K4,
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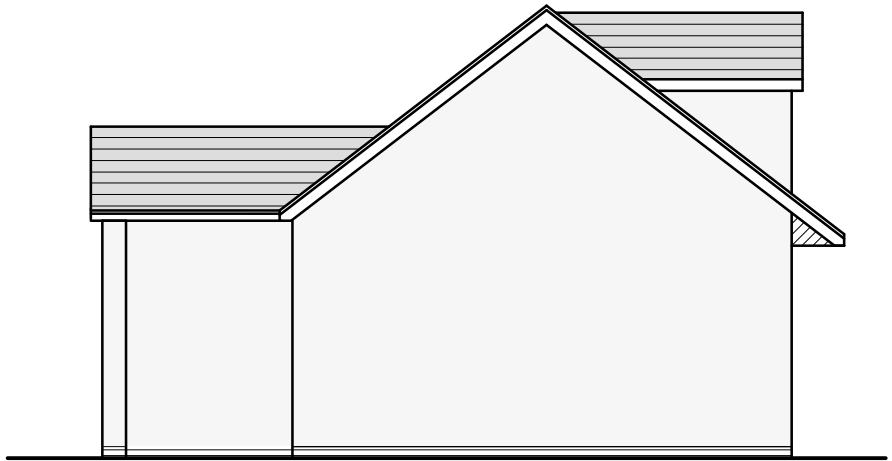
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to comprise of Composite Cladding & K-Render to Local Authority approval.

Roofing Materials
Roof coverings are to be Concrete roof tile to Local Authority approval.

All fascias and soffits are to comprise anthracite uPVC to match windows.

Rainwater to be collected in half round uPVC guttering and uPVC downpipes, to discharge to snokaways located in garden.

MAIN ROOF CONSTRUCTION

Roof coverings to match dwelling to Local Authority approval. Tiles to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underslating membrane or similar (Tyvek membrane to be draped Approximately 10 mm between the rafters for ventilation purposes). Tyvek to be laid on loose cut rafters set at 400mm centres. Rafters are to bear onto 100mm x 75mm above cavity walls & Steel Ridge as confirmed by Structural Engineer. Rafters to be double spiked to wallplates or fixed by means of galvanised mild steel truss clips. Wallplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length to be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. Ceiling joists to be 150mm x 50mm C16 Softwood set at 400mm centres bolted to rafters using M10 bolts. Gable wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter level at 1800mm centres. Cut roof together with ridge & valley rafters to designed and calculated by structural engineer. Rafter depth and positioning of wallplates may vary following Structural engineers calculations. Allow for 150mm x 25mm valley boards lined with code 5 lead flashings, maximum length of flashing to be 2000mm, overlap of lead flashings to be 150mm where necessary. Alternatively use pre-formed fiberglass valleys. Contractor to allow for 100mm fibreglass quilt insulation to be between ceiling members with an additional 200mm layer laid across ceiling joists with 12.5mm thick plasterboard to fixed to underside of ceiling joists with nominal 3mm skim finish to achieve a U-value of 0.13W/m²K. Where ceiling follows roof line, allow for 100mm thick Celotex GA4000 insulation between rafters ensuring 50mm air gap is provided with 60mm Celotex GA4000 fixed to underside prior to fixing 12.5mm thick plasterboard ceilings to achieve a minimum U-value of 0.15W/m²K. Eaves carrier is to be provided to allow roof membrane to sag to provide adequate ventilation. Allow for doubling/tripling up of rafters to enable trimming around dormer windows. Allow for code 4 lead flashing at all roof/wall abutments, with cavity try above.

SINGLE STOREY ROOF CONSTRUCTION

Roof coverings are to be tiles. Tiles to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underslating membrane or similar (Tyvek membrane to be draped Approximately 10 mm between the rafters for ventilation purposes). Tyvek to be laid on C16 125mm x 47mm loose cut rafters set at 400mm centres. Ceiling joists to be C16 125mm x 47mm at 400mm centers and double spiked to side of rafters/joist hangered off new masonry walls. Bracing to be out of 100mm x 25mm sawn softwood double nailed at each fixing point. Rafters are to bear onto 100mm x 75mm softwood wallplates and Structural Wallplate, they are to be fixed by means of galvanised mild steel truss clips. Wallplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length to be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. Rafter depth and positioning of wallplates may vary following Truss Manufacturer's specification, Structural Engineer to specify Structural Wallplate. Gable wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter level at 1800mm centres. Allow for 100mm fibreglass quilt insulation to be between ceiling members with an additional 200mm layer laid across ceiling members to achieve a U-value of 0.13W/m²K. Contractor to fix 12.5mm thick plasterboard to underside of ceiling joists/rafter with nominal 3mm skim finish. Eaves carrier is to be provided to allow roof membrane to sag to provide adequate ventilation. Allow for code 4 lead flashing at all roof/wall abutments, with cavity try above.

CAVITY WALL CONSTRUCTION

External cavity walls are to comprise composite cladding & 20mm K render applied to 100mm thick blockwork, 150mm wide cavity to have 50 minimum air gap and 85mm thick Celotex CW400 insulation, with an inner leaf of 100mm thick thermolite turbo block. Internal face of blockwork to be finished with 12.5mm thick plasterboard with 3mm thick nominal skim finish. Wall construction to achieve a minimum U-value of 0.17W/m²K. Provide insulated Keystone lintels as specified on plans. All lintels to have a minimum of 150mm end bearing length. Keystone lintels can be supplied by Huws Gray (01978 264269). Provide stainless steel wall ties across cavity, ties are to be based on double triangle ties as per BR443. Wall ties set at 750mm horizontal and 450mm vertical staggered centre's. Provide additional wall ties at 300mm vertical centres within 225mm of all openings and roof verges. All openings in cavity, ie, around window and door openings, are to be closed with Thermabate 125 insulated cavity closers to prevent thermal bridging. DPC to be installed in new cavity wall as indicated, Cavity trays to be lapped onto DPC with weep holes installed at 900mm centres to outer leaf of wall to ensure any moisture within cavity is dispersed of adequately.

Walls below DPC level and above finished ground level are to be constructed with facing brick, below ground level use class B engineering brick down to Thermalite French block. Cavity insulation is to continue in 125mm cavity to prevent thermal bridging down to French block. All walls are to be constructed centrally on supporting foundations.

FIRST FLOOR CONSTRUCTION

Floor boarding is to comprise 22mm thick tongued and grooved Weyroc board on 22mm thick polypipe overlay lite 15 underfloor heating laid on WS250 Wolf easi-joists manufactured to BS5268 set at 400 ctrs. Chord dimensions to be 122mm x 47mm set at 400mm centres. All bracing, straps and fitting of joist system to be fitted in accordance with manufacturers instruction. Ceilings are to comprise 12.5mm plasterboard with 3mm nominal skim plaster finish. Provide single layer of 100mm thick mineral wool, minimum density 10kg/m³ to ensure passage of sound is minimised unless indicated. Manufacturer to measure spans on site prior to manufacture of joists, joists doubled up where support is required for floor above.

STAIRCASE

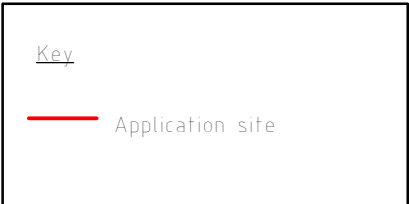
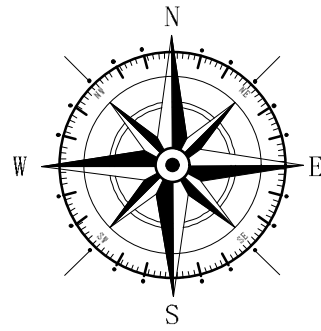
Staircase to be purpose made in softwood to similar design as indicated. Staircase to have a total rise of 2600mm with 13no. equal risers of 200mm. Sequence of treads as indicated on floor plans. Pitch of staircase is to be 42° maximum. Flight to be 810mm measured from wall to centre of handrail. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum section softwood. Provide softwood handrail to flight set at 900mm above nosings which is supported on balustrade. Balustrade formed out of softwood turned balusters. Newels to be specified by structural engineer or staircase manufacturer, Quarter landing provided with structural newel as indicated. Balustrade supporting handrail is to be positioned at intervals restricting the passage of a 100mm diameter ball. Newel posts to be formed out of 90mm x 90mm section softwood and provided at changes in direction of handrail. All dimensions to be checked on site prior to manufacture. Stairs to have 2000mm clear vertical headroom throughout.

GROUND FLOOR CONSTRUCTION

100mm thick concrete slab which is to be continued over inner leaf of cavity wall, allow for 1000mm wide A193 mesh to perimeter of slab, with 1200G visqueen DPM below, all joints to have 300mm minimum overlap and be securely taped. 50mm sand blinding on 150mm minimum well consolidated hardcore. Build 650mm x 650mm x 450mm high radon protection sump form with 50mm thick concrete paving slab. Walls of sump to be 100mm brick laid honeycomb bond with perpends left open. Cover with another 50mm concrete paving slab. 100mm diameter uPVC pipe to run from sump to duct to outside air, outlet to be capped at finished ground level. Additionally provide cavity tray as indicated in section bridging the two masonry courses to seal cavity against ingress of radon gas.

FOUNDATION CONSTRUCTION

Provide 600mm wide x 200mm deep concrete foundation below new cavity wall construction. Contractor to ensure 150mm outcrop is achieved to all loadbearing walls. All foundations are to be cast onto suitable load bearing strata to the satisfaction of the Local Authority Building Inspector. Foundations are to be cast in one pour to prevent joints in concrete. Contractor to ensure new foundations do not undermine existing foundations on site. Concrete can be supplied by Huws Gray (01978 759516).



SHOULD ANY VARIATIONS BETWEEN STRUCTURAL ENGINEERS DETAILS AND ARCHITECTURAL PLANS BE FOUND CONTRACTOR TO CONTACT STRUCTURAL ENGINEER.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGNS AND CALCULATIONS.

Rev	Date	Detail	Initial
C	10/22	Design Changes	DJE
B	09/22	SE Changes added	DJE
A	05/22	Design Changes	EMJ

Project:	Proposed Alterations at, Pindar Bungalow, Kiln Lane, Cross Lanes, Wrexham
Title:	Elevations & Site Plan
Scale: (A1)	1:100 & 1:200

Drawn By:	Date:
E.M.Jackson	Jan 2022
Drawing No:	Sheet:
S095/008	2 of 2

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Site Plan 1:200