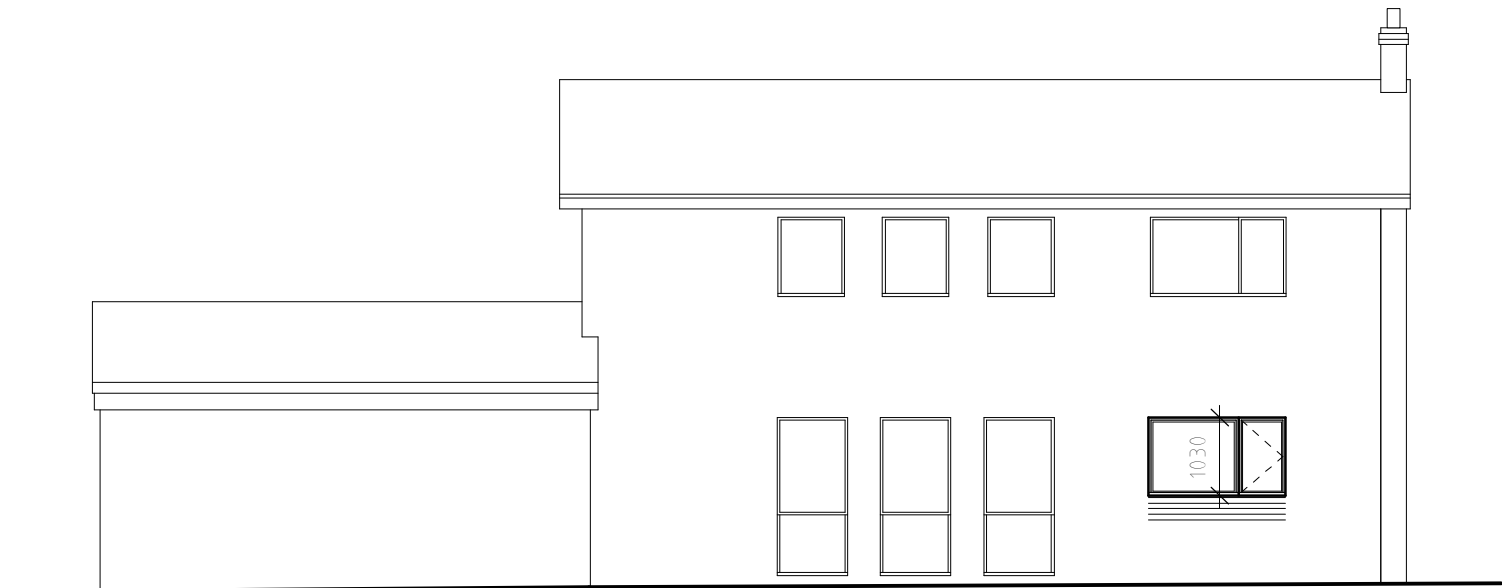




Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

STUD PARTITIONS

Stud framed partitions are to comprise 12.5mm plasterboard fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Additional framing to installed where required i.e. around openings. All joints in boards are to be filled and skimmed prior to application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans.

INTERNAL BLOCKWORK WALLS

Internal Blockwork walls to comprise 100mm Thermalite Medium Density Blockwork with 12.5mm plasterboard fixed to both sides and 3mm nominal skim finish. Walls to be built off existing garage floor slab.

EXISTING ROOF CONSTRUCTION (WITHIN CONVERTED GARAGE)

Nominated contractor to verify existing roof timbers are adequate. All existing timbers are to be treated with a dual purpose fungicide/insecticide applied by a BBA approved specialist contractor in accordance with the relevant British Standard and the Agreement Board Certificate relating to the manufacturer's system. This work is to carry a 30 year term, assurance backed guarantee covering workmanship and materials. Existing roof coverings are to remain in situ. If required, damaged or deteriorating tiles to be replaced with reclaimed tiles to match existing and to local authority. Any damaged or deteriorating tiles will need to be replaced to prevent the ingress of moisture. Below tiles, existing Tyvek to be inspected for damage by specialist and repaired/replaced as required. Existing ridge tiles to remain in place and repaired as required. Where new ridge tiles or repair works are required, tiles to be bedded in a lime and sand mortar. Damaged ridge tiles to be replaced with new to match existing and to Local Authority Approval. Allow for 100mm fibreglass quilt insulation at ceiling joist level with an additional 60mm layer laid over the top to achieve a minimum U-value of 0.16W/m²K. Ceilings are to comprise 12.5mm plasterboard with 3mm thick nominal skim plaster finish.

EXISTING WALLS TO BE UPGRADED

Sika 1-waterproofers applied to existing brickwork walls to ensure structural brickwork is waterproof and resists moisture and dampness. Sika rendering system is to be applied to wall prior to the placement of 60mm of Celotex GA4000. For optimum thermal performance the unprinted foil surface should face the batten cavity. Fix horizontal battens over the insulation at top and bottom of the wall to hold the boards in place, battens should be a minimum 50x25mm. All insulation board joints sealed using celotex insulation tape. Further Vertical battens to be fixed over the insulation at appropriate spacing to provide adequate fixings to secure 12.5mm thick plasterboard which is to be finished with nominal skim finish to the timber battens to achieve a U value of 0.3 W/m²K.

GROUND FLOOR ALTERATIONS (CONVERTED GARAGE)

Existing concrete floor structure to remain. 1200 gauge visqueen barrier laid above existing ground floor slab, all joints to have 300mm minimum overlap and be securely taped. Contractor to install 120mm Celotex GA4000 Insulation with 75mm thick sand and cement screed (to manufacturers details) to achieve a minimum U-value of 0.25W/m²K. Contractor to ensure continuation in FFL between new/ altered/ existing floor constructions.



Section Z-Z 1:50

External Facing Materials

Alterations to be brick as indicated on elevations to match existing.

Roofing Materials

Roof Coverings are to be tiles to local authority approval and to match existing.

All Windows are to comprise sealed double glazed units set in Black UPVC frames to local authority approval.

Doors to comprise black aluminium frames to local authority approval.

All fascias and soffits are to comprise UPVC to match windows.

Rainwater to be collected in UPVC guttering, to discharge to soakaways located in garden.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

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

B	06/23	Elevations Updated	D.J.E.
A	02/23	Design Amends	E.M.J.
Rev	Date	Detail	Initial

Project: Proposed Alterations to, 110 Erddig Road, Wrexham, LL13 7DS	
Title: Sections & Elevations	Scale: (A1) 1:50 & 1:100

Drawn By: E.M.Jackson	Date: March 2023
Drawing No: DC134/006	Sheet: 2 of 2



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