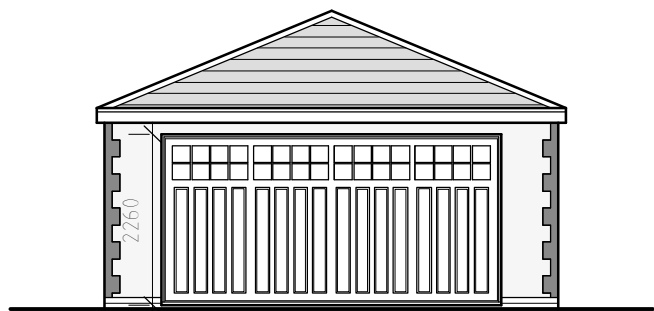
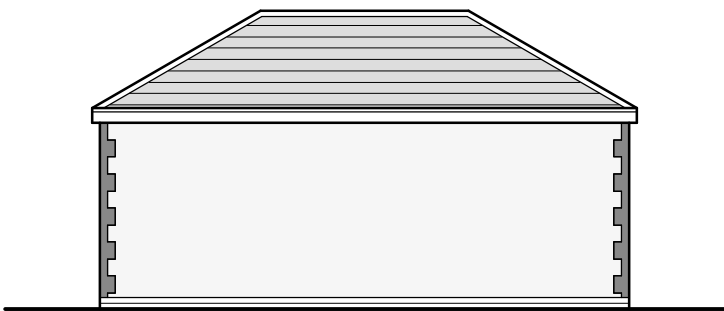
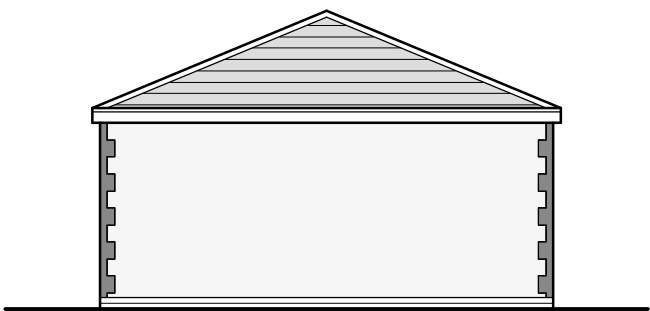




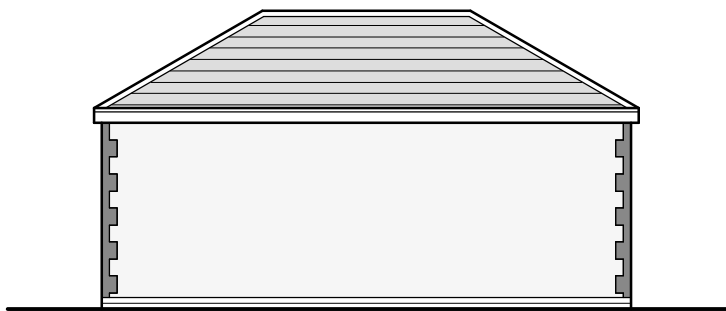
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

ROOF CONSTRUCTION

Roof coverings are to be slates to match dwelling and to Local Authority approval. Slates to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underlating membrane or similar (Tyvek membrane to be draped Approximately 10mm between the rafters for ventilation purposes). Tyvek to be laid on loose cut rafters/hip rafters/trusses/girder trusses. New roof construction to be designed and manufactured by specialists in accordance with BS 5268:1985 and set at 600mm/ 400mm maximum centres. Trusses to be braced longitudinally between all unsupported node points and diagonally to underside of top chord of trusses. Bracing to be out of 100mm x 25mm sawn softwood double nailed at each fixing point. Trusses are to bear onto 100mm x 50mm softwood wallplates and 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 and be fixed to masonry of supporting walls, fixings are to be screwed or plugged and screwed. Manufacturer is to specify standard truss, girder trusses,hip rafters, ceiling joists and loose cut rafters where applicable. Position and sizes of rafter/ceiling members, and positioning of wallplates, may vary following Truss Manufacturer's specification Allow for code 4 lead flashing at all roof/wall abutments.

CAVITY WALL CONSTRUCTION

External cavity walls are to comprise of 22mm thick render applied to 100mm thick blockwork to local authority approval. 125mm wide cavity, inner leaf of 100mm wide block. Provide Universal Steel Beam with plate over opening as specified on plans. Universal Steel Beam, Plate and connection details to be specified by Structural Engineer. 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 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. Inner leaf of wall to be formed with class B engineering brick. All walls are to be constructed centrally off foundations.

GROUND FLOOR CONSTRUCTION

100mm thick concrete 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.

FOUNDATION CONSTRUCTION

Provide 650mm wide x 200mm deep concrete foundation below 325mm cavity 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.

SURFACE WATER DRAINAGE

Rainwater to be collected in cast iron guttering and downpipes to clients discretion. Water to discharge to rainwater gullies. Soakaways to be 1000mm diameter x 1000mm deep filled with 50mm nominal clean stone up to 300mm minimum of finished ground level, covered with visqueen membrane and back filled up to surrounding finished level with top soil. Soakaways to be at least 5m away from structure within lower ground.

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system.

All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

Please read in conjunction with Engineer's Specification

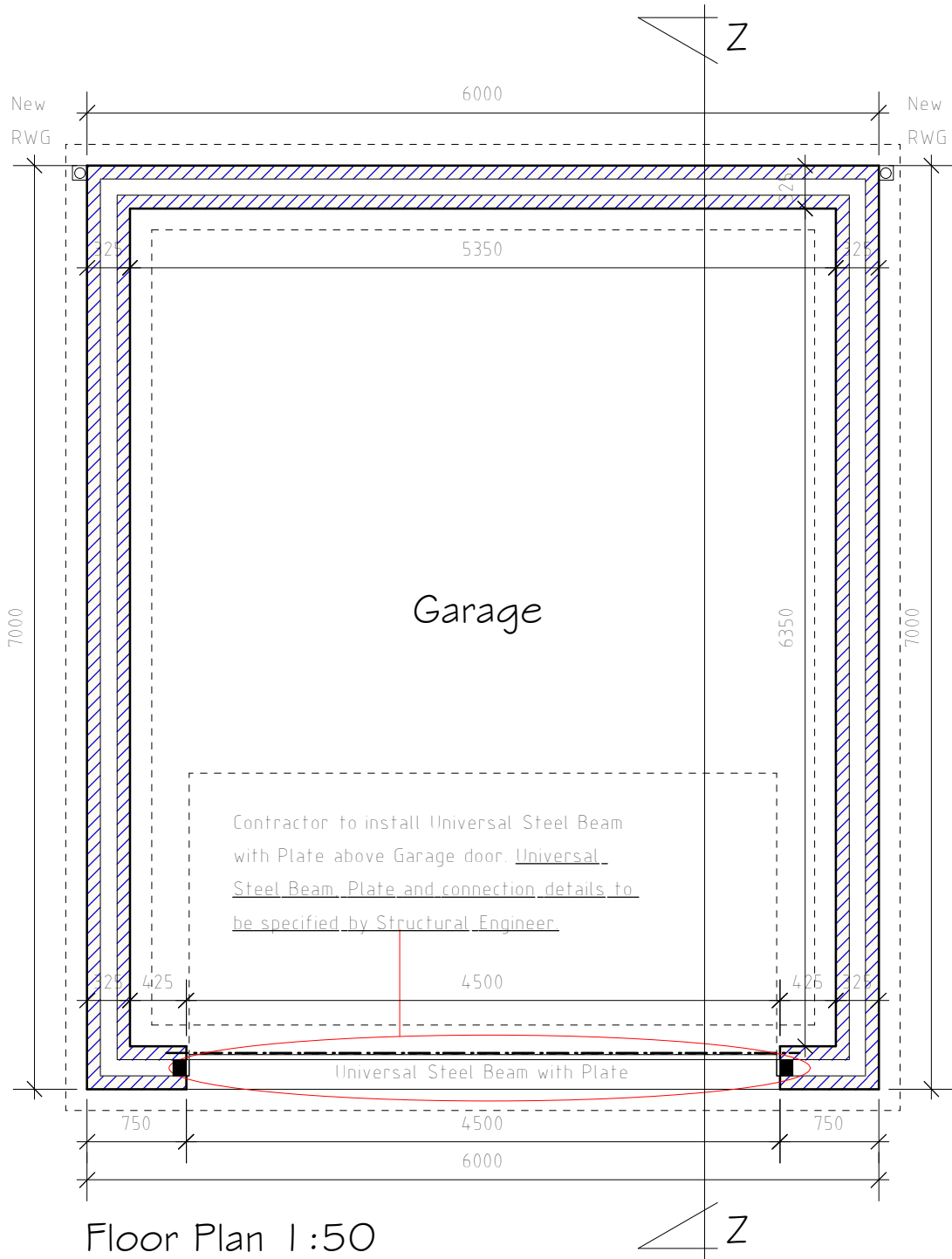
A	07/22	Removal of garage door detail	D J E
Rev	Date	Detail	Initial

Project: Proposed Alterations to, Glan Y Llyn House, High Street,Gresford, Wrexham,LL12 8PT	
Title: Working Drawing: Garage	Scale: (A2) 1:50 & 1:100

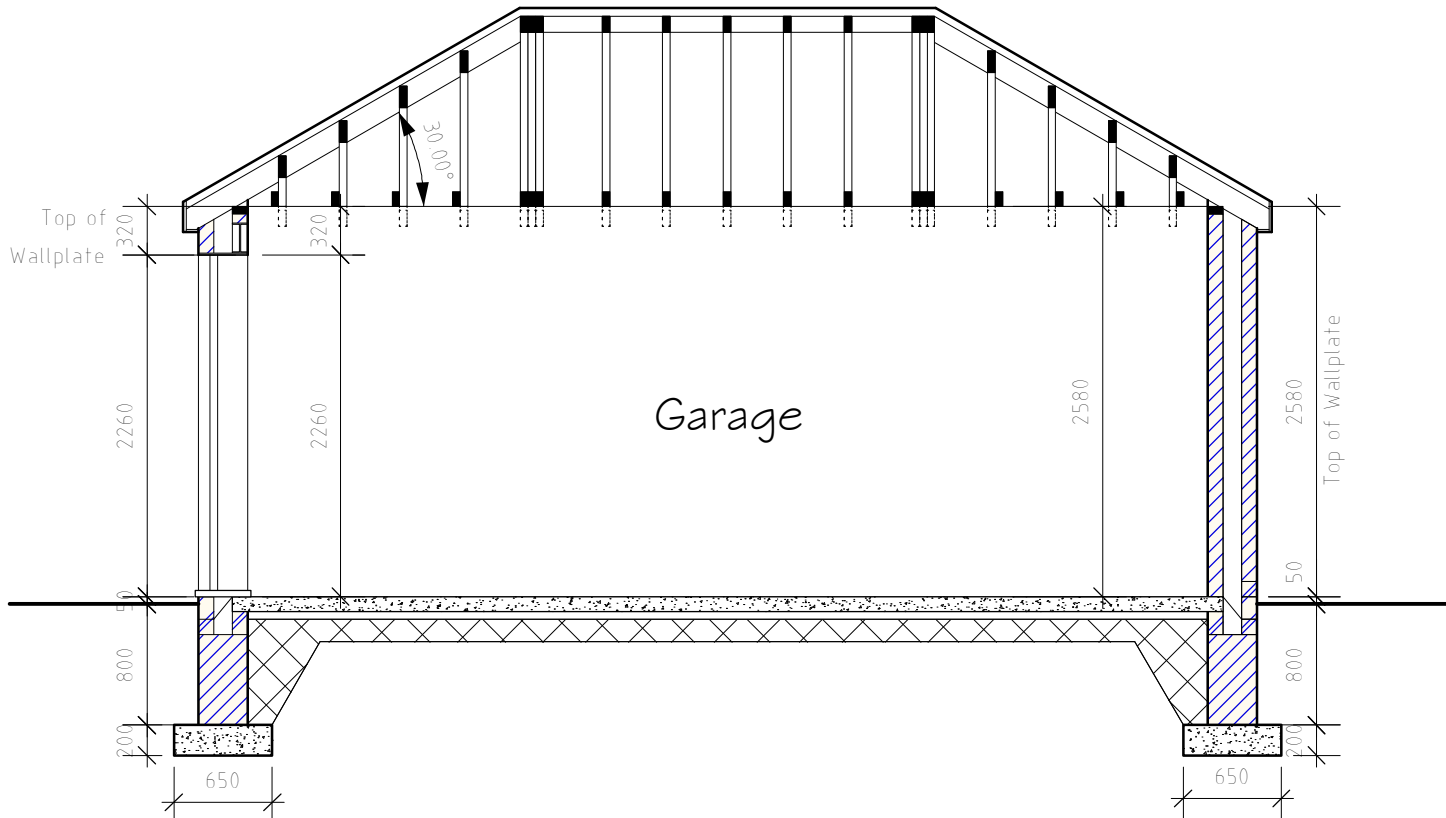
Drawn By: E.M.Jackson	Date: June 2022
Drawing No: HC145/010	Sheet: 1 of 1



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Floor Plan 1:50



Section Z-Z 1:50