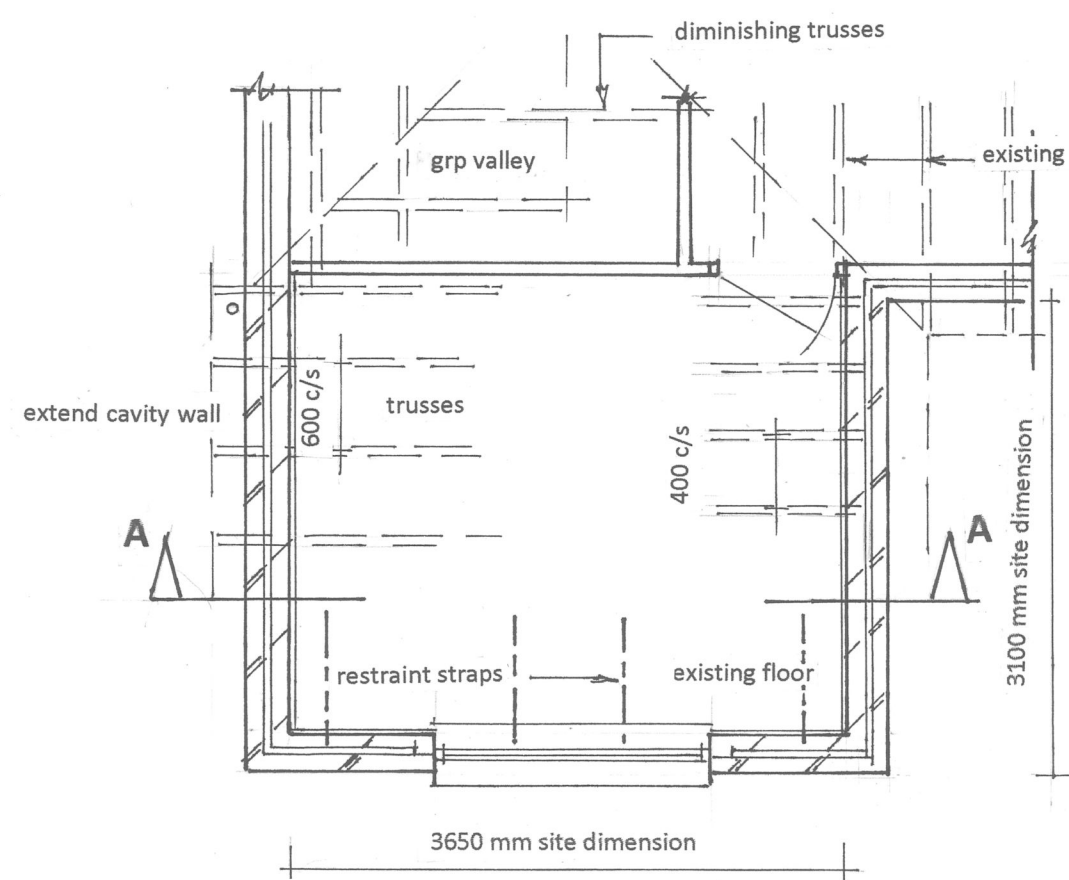
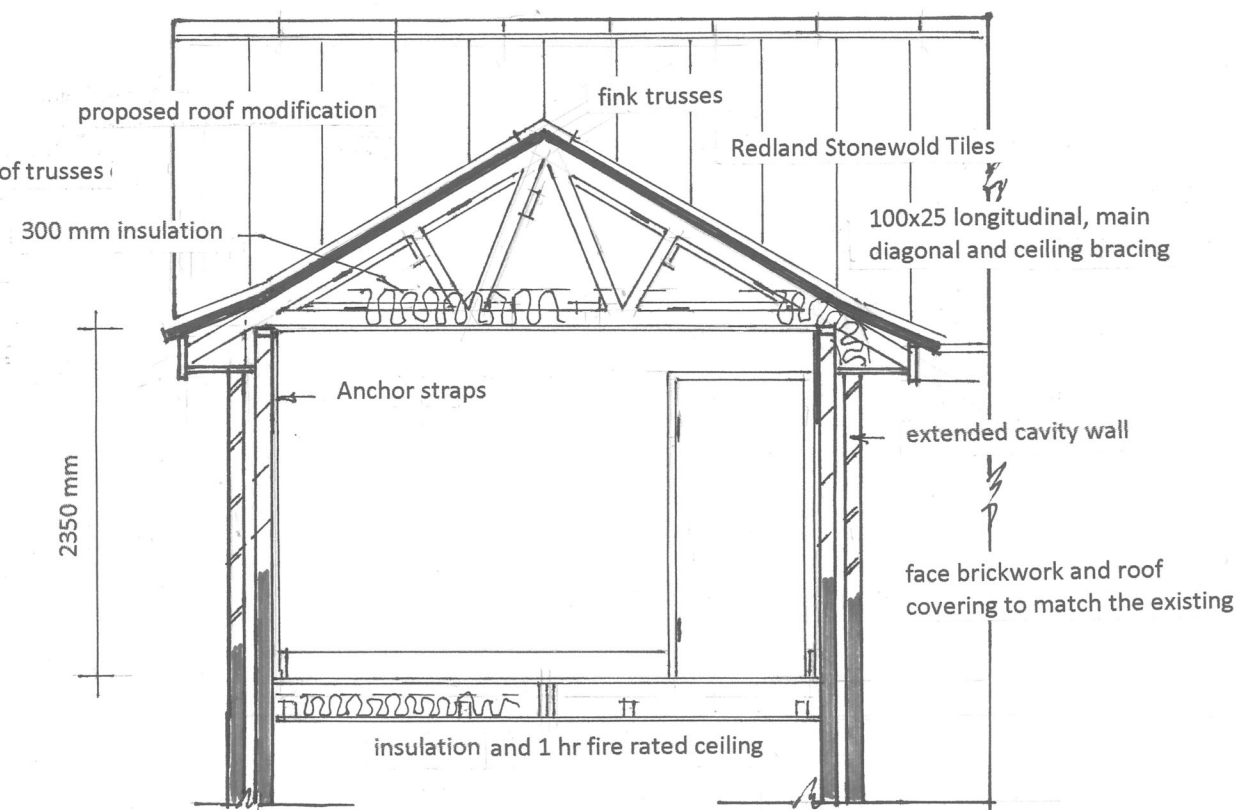


PROPOSED PART FLOOR PLAN AND SECTION



PART FIRST FLOOR PLAN



SECTION A-A

General Specification continued;

75mm Kingspan Kooltherm (partial fill) K108 cavity board, secured with retaining clips to inner leaf. All to achieve U value 0.17W/m²K. Stainless steel wall flexible ties @ 225 c/s to jambs and ties @ 2.5 per m² elsewhere. Note; overall width of cavity wall dependant on the width of the cavity wall at ground floor level. Close cavities at jambs using Thermabate cavity closers. Catnic CG90/100 insulated lintel to window opening with 150mm end bearing. Incorporate cavity trays, stop ends and weep holes at 450mm centres. Fully bond new walls into the existing.

Roof Construction

The roof over the former Study to be constructed using Fink pattern trusses manufactured by Minera Roof Trusses Ltd, pitch to match the existing (30°). 100x50 sw wall plates bedded in cement mortar to walls and strapped @ 1.8m c/s using BAT M305 restraint straps, 900mm long, fully secured to walls. Main roof and diminishing trusses set at 600mm centres. All secured to wall plates and valley lay boards as recommended by the manufacturer. BAT M305 1200l restraint straps to ceiling chords and u/s of rafters, secured to existing walls and continuously fixed to 50x75 noggins.

Bracing to roof to be 100x25 main diagonal, ceiling, chevron bracing and longitudinal ties to BS 5268 Part 3 1973. 175x25mm uPVC fascias and 150x25mm barge boards to gable. 6mm uPVC soffits supported from 32x32 sw. grounds.

Roof Coverings.

Matching Stonewold concrete interlocking tiles (antique brown), clipped to 50x25 sw treated battens and 30x38 sw counter battens (all treated) on Klobber Permo Light, high open diffusion underlay sarking. Minimum membrane headlap 200mm and vertical lap 600mm. Sealed with proprietary sealing tape. All in accordance with BS 5534:2014. Eaves generally to incorporate PVCu eaves carrier. PVCu dry verge to gable. Cut tiles to form valley section, set onto GRP proprietary preformed valley, pointed in cement mortar. Matching ridge tiles mechanically fixed and set onto dry ridge system. Fully reinstate existing roof finishes.

First Floor.

Modification may be required to joist arrangement above the garage door opening, depending on the construction used to connect the foot of rafters at eaves level. New joist if require to match the centres and size of the floor joists used for that room. BAT M305 1200l restraint straps as indicated connected to floor joists and built into blockwork over the garage door. Extend existing floor boarding retaining any existing insulation and noggins exposed during these works. Maintain the integrity of the 1 hour fire ceiling over the existing garage.

Window

High performance PVCu window as shown fully double glazed with 4mm Pilkington Active, 28mm argon filled cavity and 4mm Pilkington K soft coat, combined with warm edge spacer to achieve U value 1.6W/m²K or better. Include for 8000mm² trickle vent or equal to window.

Proposed Bedroom Extension over Existing Integral Garage at 3 Willow Court, Bangor on Dee, Wrexham. LL13 0BT

Prepared by M.A. Clark Surveyor.
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Proposed Floor Plans/Section Scale 1:50
Drwg Ref: 20921/05MAC Original Size A3