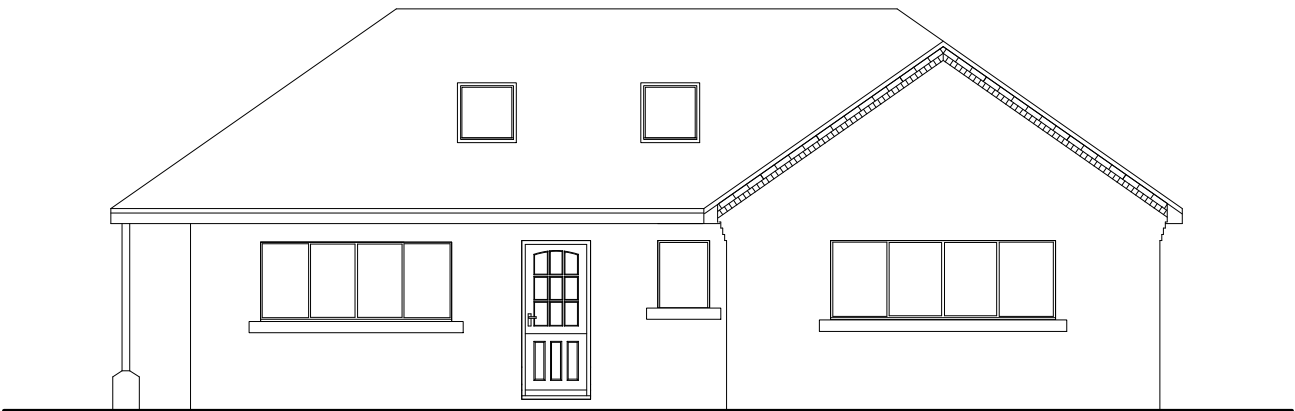
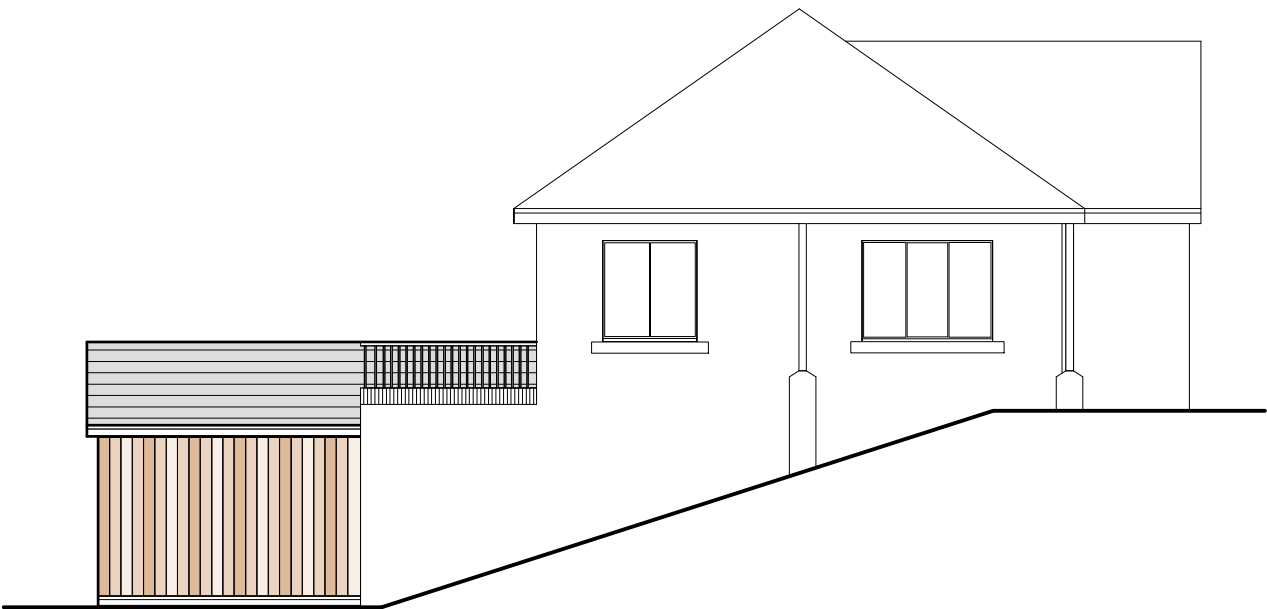




Front Elevation 1 : 100



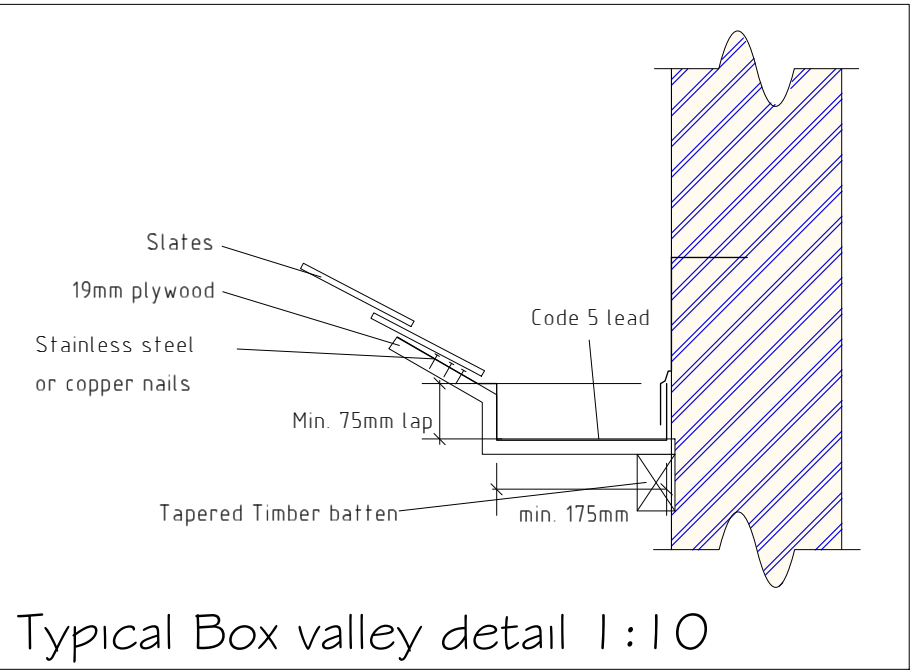
Side Elevation 1 : 100



Rear Elevation 1 : 100



Side Elevation 1 : 100



Typical Box valley detail 1 : 10

ROOF CONSTRUCTION

Roof coverings are to be slates to match existing to Local Authority approval. Slates to be 560mm x 305mm mm with a headlap of 115mm. 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 supported off wallplates/steel beam at bottom of roof slope and ridgebeam at top of slope. Ridgebeam, Lintel which is to act as wallplate and connection details to be specified by Structural Engineer. Rafters are to be 150mm x 50mm C24 softwood rafters set at 400mm centres and birdsmouthed onto 100mm x 75mm wallplates. 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. Gable wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter level at 1800mm centres. Allow for doubling up of rafters to enable trimming around rooflights. Where ceiling follows roof line, allow for 100mm thick Celotex GA4000 insulation between rafters ensuring minimum 50mm clear 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. Cavity tray and code 4 lead flashing to be installed at all roof/wall abutments.

BOX VALLEY DETAIL

Where roof slope meets existing wall, box valley will be formed. To ensure adequate fall, all rafters are to be packed out with 100mm x 50mm timbers. Screw down 19mm external quality plywood valley boards to box valley and form fall to ensure adequate dispersal of water. Dress valley with Tyvek Supro roofing membrane and dress with code 5 lead flashing. Maximum length of flashing to be 2200mm. All water is to be directed onto lower roof slope to disperse rainwater effectively.

ENGINEERED STEEL BEAMS

All engineered steel beams are to be installed in positions as indicated. Steel beams are to be protected from fire by means of 2 layers of 12.5mm thick plasterboard and nominal skim finish to provide 30 minutes fire protection. All works in relation to Steel Beams to be as per Structural Engineers specification

CAVITY WALL CONSTRUCTION

External cavity walls are to comprise of 100mm thick blockwork clad with cedar cladding, 125mm wide cavity fully filled with 125mm thick DriTherm 0.032-lambda, 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 0.21W/m²K. Provide insulated Keystone lintels over openings 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 trench block. Cavity insulation is to continue in 125mm cavity to prevent thermal bridging down to trench block. All walls are to be constructed centrally on supporting foundations.

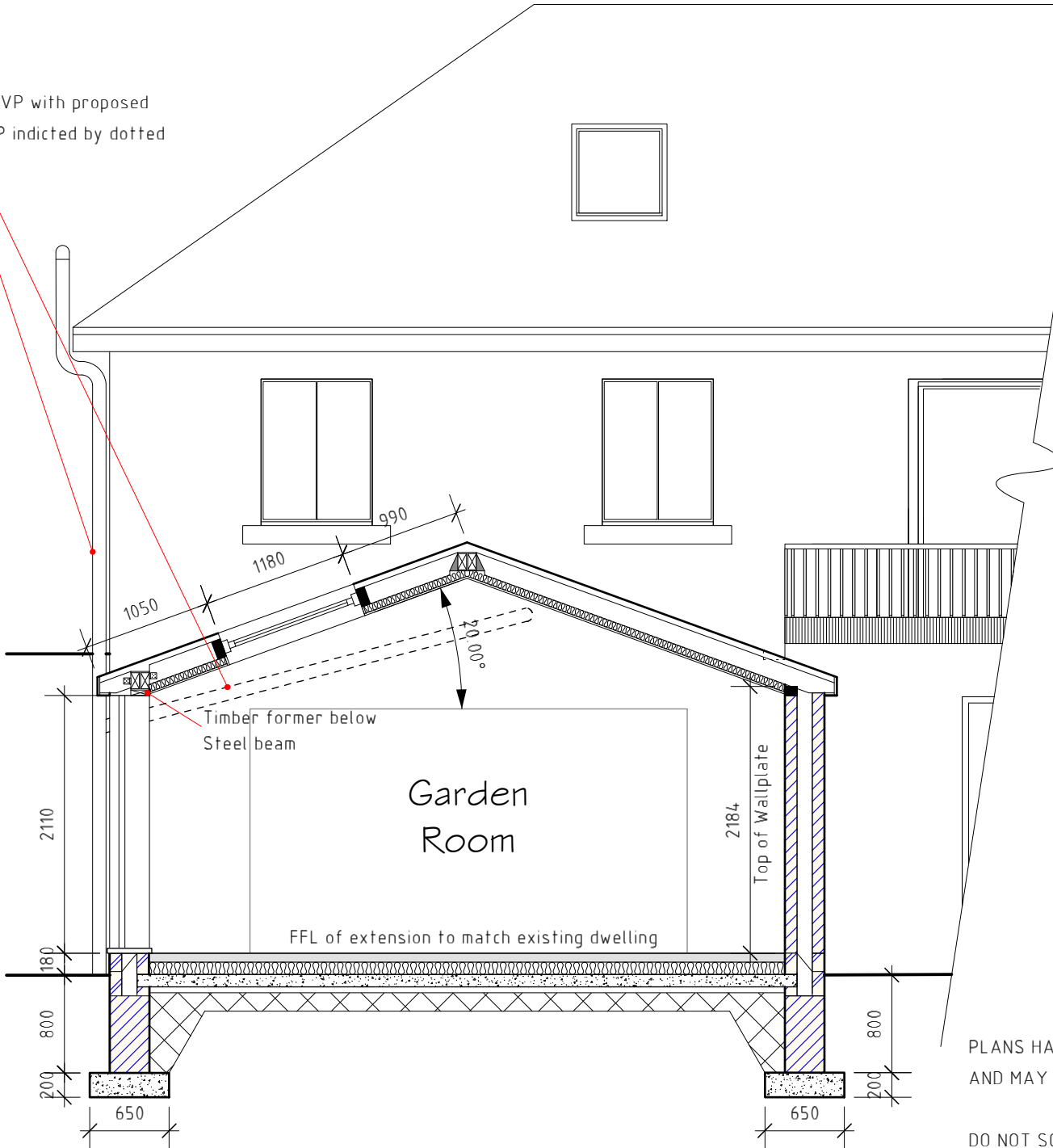
GROUND FLOOR CONSTRUCTION

75mm thick sand and cement screed with under floor heating within to manufacturers details., 100mm GA4000 rigid polyisocyanurate foam insulation (to ensure U-value of 0.18W/m²K), 100mm thick concrete slab supported off inner leaf of cavity wall, contractor to allow for 1000mm wide A193 mesh to perimeter of slab. DPM to be Visqueen Low Permeability Gas Membrane below all joints to prevent ingress of ground gasses and to have 300mm minimum overlap and be securely taped, 50mm sand blinding on 150mm minimum well consolidated hardcore. Build 650x650x450 high radon protection sump form with 50mm thick concrete paving slab. Walls of sump to be 100mm brick laid honeycomb bond with perpend 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 650mm wide x 200mm deep concrete foundation below new 325mm cavity wall construction. 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).

New proposed SVP with proposed ducting into SVP indicted by dotted line.



Section Z-Z

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

B	07/21	Design Update	A V.
A	07/21	Gas Membrane indicated	D J.E.
Rev	Date	Detail	Initial

Project: Proposed Alterations to, River View, Tathum Road, Ruabon, LL14 6RF.	
Title: Section Z-Z & Elevations	Scale: (A2) 1 : 50 & 1 : 100

Drawn By: A.Valentine	Date: July 2021
Drawing No: B150/005	Sheet: 2 of 2



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