

Please do not scale from this drawing.

To be read in conjunctions with Engineer's details.



Project; New development at Pen y Bryn House, off Tenterers Square, Wrexham	
Title; Part 1 - Second Floor Joiner	Scale (A1); 1:50
Dwg No; TS/P1/WD/08	Date; May 2015
Revision; Rev A: Make amendments further to comments received from WCBG Building Control - 12-11-15 Rev B: Make amendments further to comments received from WCBG Planning Dept - 11-01-16 Rev C: Add Steel Frame information, add smoke ventilation information, alter wall spec to flat 22 - 18-03-16	

PLEASE NOTE:
THESE DRAWINGS HAVE NOT YET BEEN SIGNED OFF BY LA BUILDING CONTROL AND THE SAP ASSESSOR AND ARE THEREFORE SUBJECT TO CHANGE

Timber frame external walls to 'room in roof' apartment to be as follows;

Exterior Quality Plywood Sheathing
Breather Membrane
140mm x 50mm softwood timber studding filled with mineral wool insulation
50mm Celotex GS5000 mechanically fixed to studwork
Plaster skim finish

Provide stainless steel wall ties to all new walls. Ties to be Ancon 'Staifix' ties or equivalent timber frame ties and to be fitted to the wall at a maximum spacing of 750mm x 450mm' all in accordance with manufacturer's instructions.

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H Dimensions are taken from either block face or stud face.

All internal stud partitions as indicated are to comprise of 75mm x 50mm softwood framing at 400mm centres.
To be finished with a 12.5mm plasterboard with a plaster skim finish, galvanised beads to be provided to all external angles.
Stud partitions to be sound proofed with mineral wool insulation.

All plasterboard to stud partitioning and ground and first floor ceilings will have a minimum mass per unit area of 10kg/m2.

All external cavity walls are to be finished internal with a 12.5mm plasterboard on plaster dabs.

Kitchen layout to flats are to be confirmed with manufacturer.

Stud wall between Flat 22 and adjoining roof space void to be formed from 75mm x 50mm s/w timber studding.
Studs to be finished externally with a vapour permeable membrane fixed to sheathing.
Studs to be filled with 75mm mineral wool insulation with 72.5mm Celotex GD5060 insulation mechanically fixed to inside.
U-value - 0.21w/m2k

All exposed sides of proposed steel frame are to be finished with a 12.5mm Gyproc Fireliner Board fixed to the steel with a Gypliner Encase system to provide 60m fire resistance as required.

