



Contractor to reinstate existing Terracotta tiles, together with timber mouldings GF & FF bay windows. Detail to be replicated on Belgrave Road bay. Contractor to make good where necessary.

Contractor to reinstate existing moulded panelling (pictured below) in positions as indicated. Contractor to make good where necessary.



Contractor to reinstate existing Ridge tiles and finials (pictured above). Contractor to make good where necessary.

IMITATION CHIMNEY
Contractor to install imitation chimney's as indicated on elevations. Chimney's to be manufactured off site by specialist manufacturer such as masonry solutions (www.masonrysolutions.co.uk). Chimney's to be installed in strict accordance with manufactures literature and recommendations.



Front Elevation 1:100



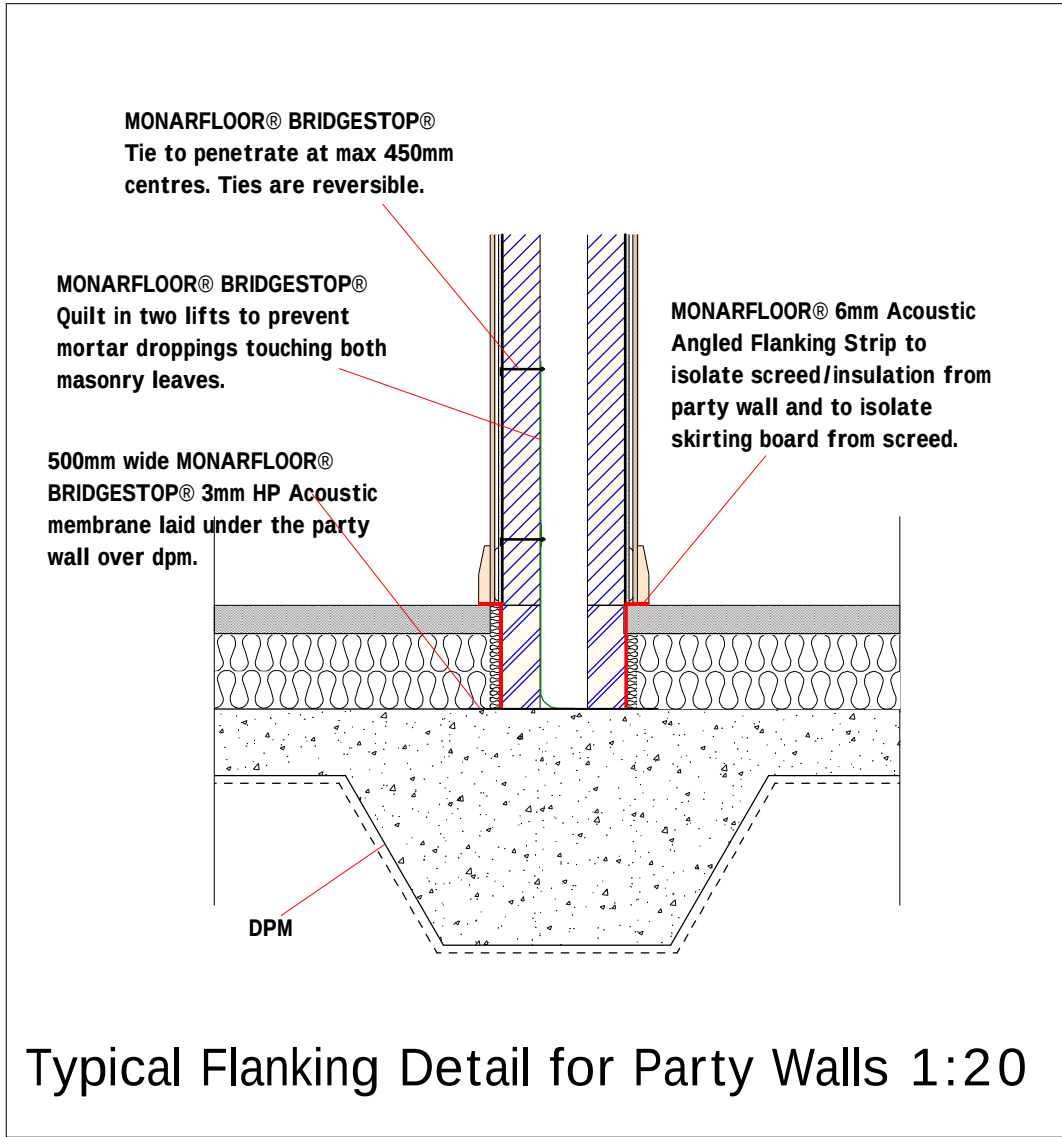
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Typical Flanking Detail for Party Walls 1:20

MAIN ROOF CONSTRUCTION

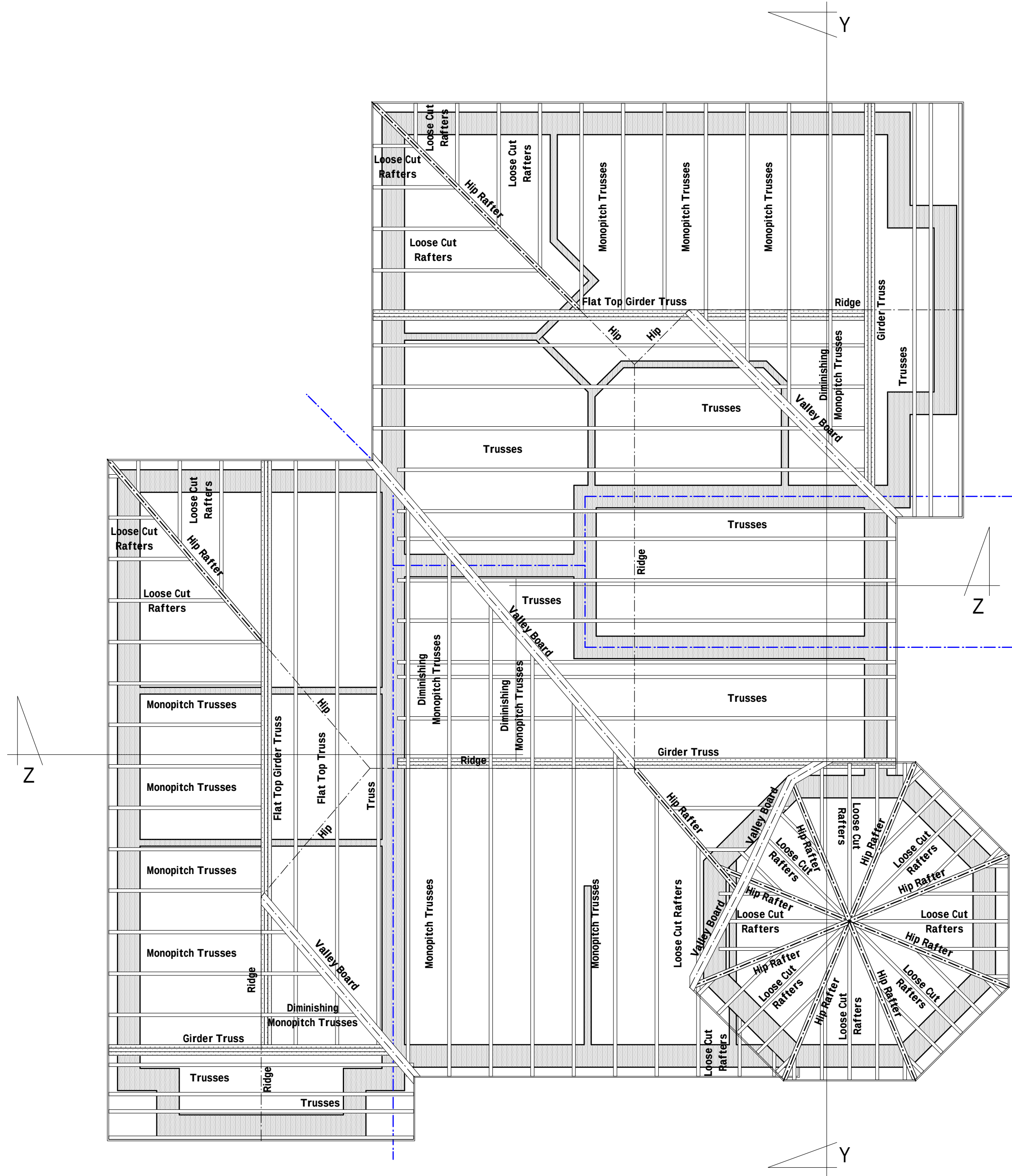
Roof coverings are to be slates to Local Authority approval. Slates to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underlating membrane or similar. *Battens to be doubled up on eaves of turret to replicate original structure with swept eaves.* (Tyvek membrane to be draped Approximately 10mm between the rafters for ventilation purposes). Tyvek to be laid on roof trusses which are to be designed and manufactured by specialists in accordance with BS 5268:1985 and set at 600mm 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 or 100mm x 75mm 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 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. Where applicable; valleys to be formed with diminishing trusses. Manufacturer is to specify girder trusses, flat top trusses, flat top girder trusses, diminishing trusses, monopitch trusses, diminishing monopitch trusses, hip rafters, loose cut rafters, trimmers, ridgeboards and ceiling joists where applicable. *Position and sizes of rafter/ceiling members and positioning of wallplates may vary following Truss Manufacturer's specification.* Allow for 150mm x 25mm valley boards lined with code 5 lead flashings, maximum length of flashing to be 1500mm, overlap of lead flashings to be 150mm where necessary. Where large overhang either side of bay windows are present; soffit to be formed with trusses supported off gallows brackets. Soffit to be clad with 19mm thick T&G boarding. Allow for 100mm fibreglass quilt insulation to be between ceiling members with an additional 200mm layer laid across ceiling members to achieve a U-value of 0.13W/m²K. Contractor to fix 12.5mm thick plasterboard to underside of ceiling joists with nominal 3mm skim finish. Eaves carrier is to be provided to allow roof membrane to sag to provide adequate ventilation. Allow for code 4 lead flashing at all roof/wall abutments, with cavity try above.

COMMUNAL STAIRCASE (Apartments)

Softwood staircase to be purpose made by specialist manufacturer, to the design indicated. Staircase total rise is to be 2800mm with 17no. equal risers of 164.7mm. sequence of treads as indicated on floor plans and section. Staircase to have equal 250mm treads. Angle of pitch to be 33.38° maximum. Flight to be 900mm wide. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum section softwood. Provide handrail to flight set at 900mm above nosings, with 300mm extension onto landings, handrail to be supported on balustrade. Balustrade is to be formed out of softwood turned balusters. Balustrade supporting handrail is to be positioned at intervals restricting the passage of a 100mm diameter ball. Handrail provided to landing set at 1100mm above floor level. Provide newel posts out of 90mm x 90mm section softwood at changes in direction of handrail. *All dimensions to be checked on site prior to manufacture.* Stairs to have 2000mm clear vertical headroom throughout.

STAIRCASE (Maisonette)

Softwood staircase to be purpose made by specialist manufacturer, to the design indicated. Staircase total rise is to be 2800mm with 14no. equal risers of 200mm. Sequence of treads as indicated on floor plans and section. Staircase to have equal 223mm treads. Angle of pitch to be 42° maximum. Flight to be 1000mm wide measured between masonry wall and handrails. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum section softwood. Provide handrail to flight set at 900mm above nosings, handrail to be supported on balustrade. Balustrade is to be formed out of softwood turned balusters. Balustrade supporting handrail is to be positioned at intervals restricting the passage of a 100mm diameter ball. Provide newel posts out of 90mm x 90mm section softwood at changes in direction of handrail. Structural newel post to be installed where indicated to support floor construction. *Staircase manufacturer to specify Structural Newel Post. All dimensions to be checked on site prior to manufacture.* Stairs to have 2000mm clear vertical headroom throughout.



Roof Layout Plan 1:50

Key

- Mechanical ventilation wall termination point
- Mechanical ventilation slate termination point
- † Boiler roof termination point
- Boiler termination point
- SVP pipework/termination point
- || Surface water downpipes

Note: All external pipework, extracts, flues and vents to have powder coated black finish.



Cast Iron - Half Round Gutters (113mm diameter) and Circular Downpipes (76mm diameter)

Accredited Construction Details to be adopted throughout.

Contractor to ensure an air permeability rate of 4.00m³/m²hr or less is achieved.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK.

Please read in conjunction with Structural Engineer's Specification and SAP Assessor's Report

F	02/20	Conservation Officer's Amends	D.J.E.
E	07/19	Conservation Officer's Amends	S.M.E.
D	06/19	SAP & Structural Calcs Added	S.M.E.
C	04/19	Conditional Approval Obtained	D.J.E.
B	03/19	Services Termination Points Added	S.M.E.
A	03/19	Design Amends	D.J.F.
Rev	Date	Detail	Initial

Project: Proposed Development at Ryecroft, Belgrave Road, Wrexham.	
Title: Roof Plan, Elevations & Details	Scale: (A1) 1:20, 1:50 & 1:100
Drawn By: S M Eltham	Date: Feb 2019
Drawing No: L064/005	Sheet: 4 of 4

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Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
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