

STAIRCASE A

Staircase to be purpose made in softwood to design as indicated. Staircase total rise is to be 2830mm. The staircase will comprise of 15 equal risers of 188.66mm. 13no equal goings of 223mm, with 1no quarter landing. Width of flight to be determined on site. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum softwood. Provide softwood handrail to flight set at 900mm above nosings, handrail to be fixed to masonry wall. All dimensions to be checked on site prior to manufacture. Stairs to have 2000mm clear vertical headroom throughout.

STAIRCASE B

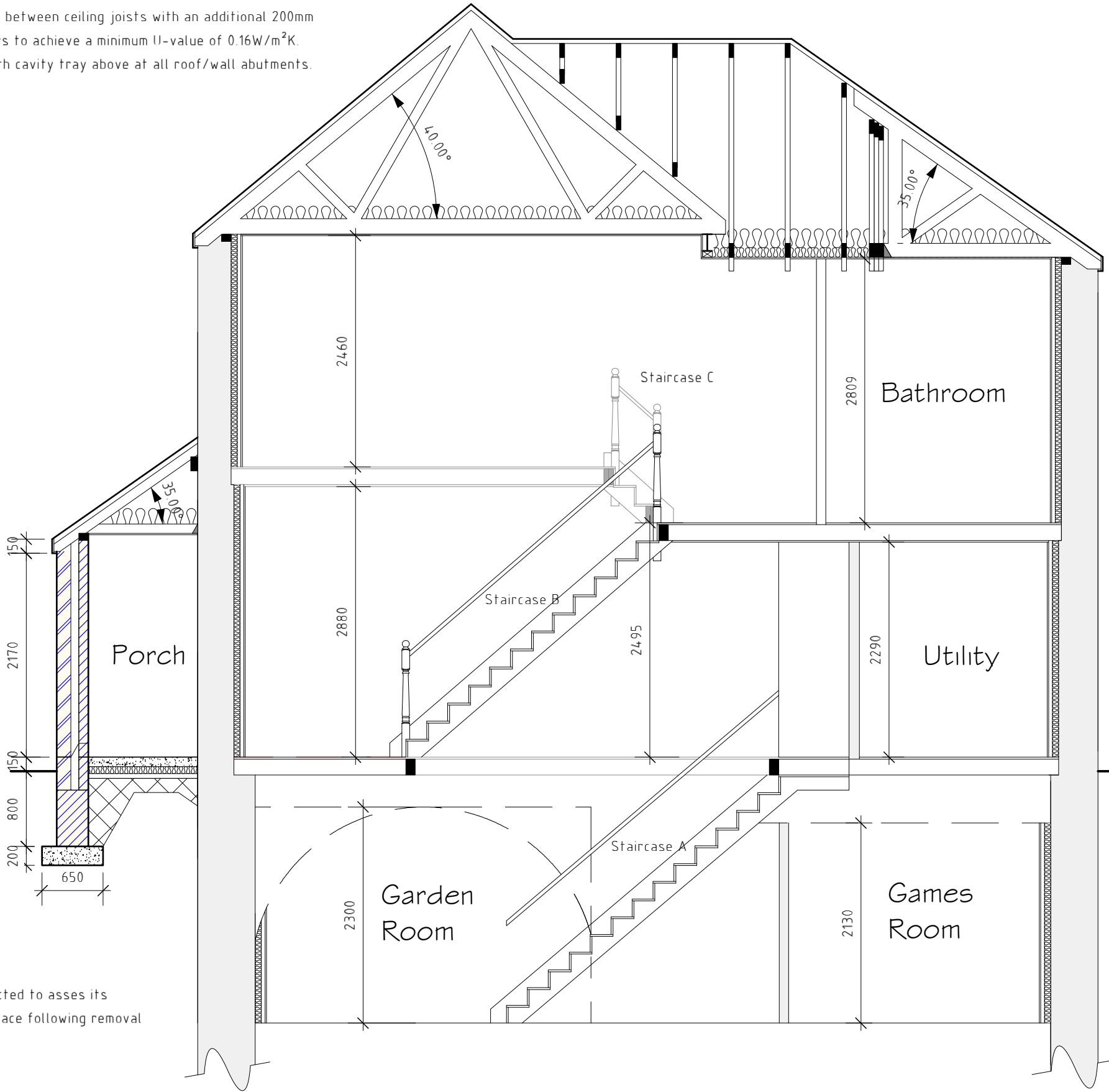
Staircase to be purpose made in softwood to design as indicated. Staircase total rise is to be 2495mm. The staircase will comprise of 13 equal risers of 191.9mm. 12 equal goings of 223mm. Flight to be 900mm wide between handrails. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum softwood. Provide softwood handrail to flight set at 900mm above nosings, handrail to be supported on balustrade. Balustrade 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 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 C

Staircase to be purpose made in softwood to design as indicated. Staircase total rise is to be 595mm. The staircase will comprise of 3 equal risers of 198.33mm. 2no equal goings of 223mm. Width of flight to be determined on site. Treads are to be out of 30mm minimum thick softwood. Stringers are to be out of 330mm x 30mm minimum softwood. Provide softwood handrail to flight set at 900mm above nosings, handrail to be supported on balustrade. Ensure handrail is to surround walkway/landing as indicated, balustrade 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 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.

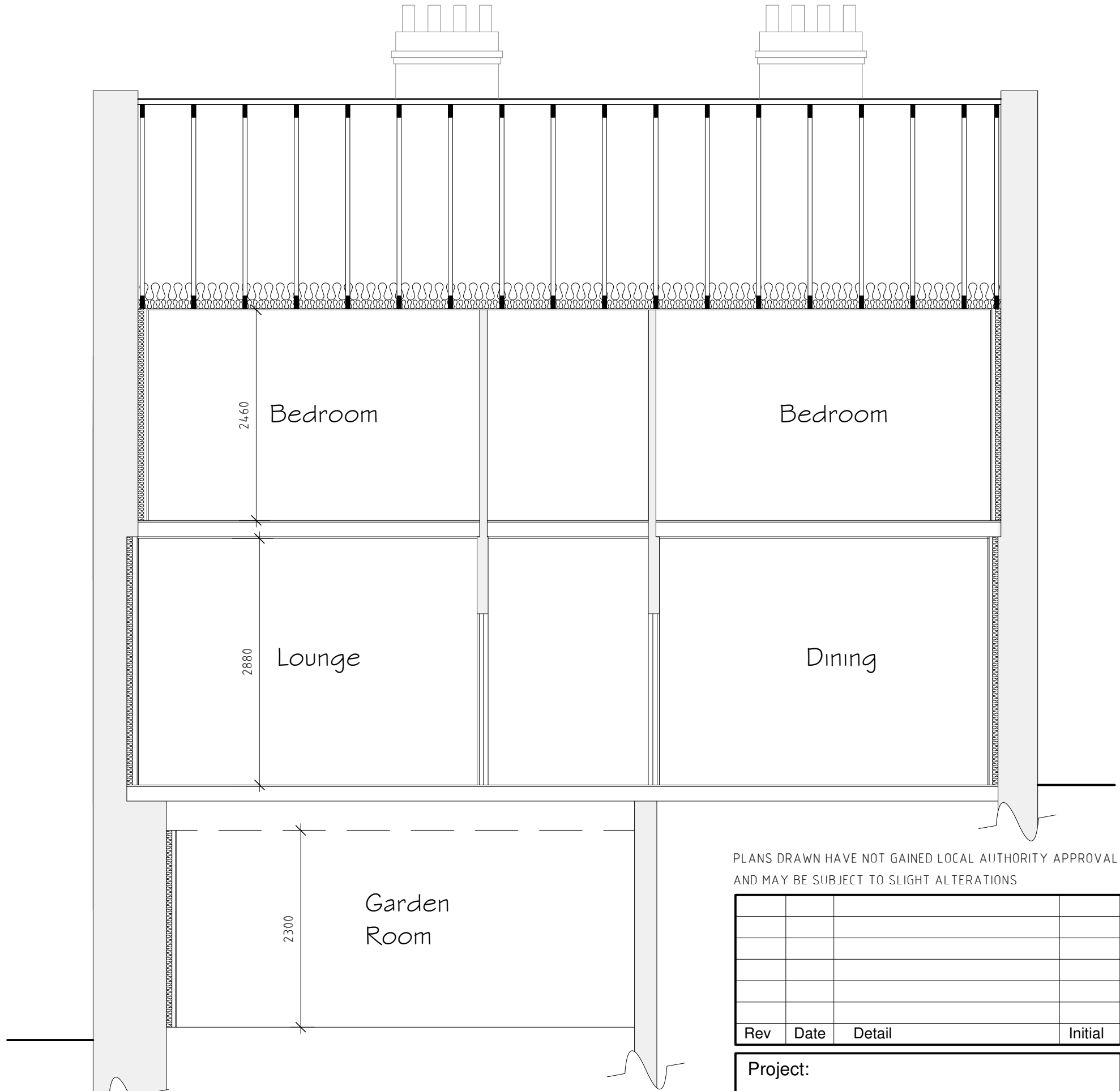
ROOF ABOVE PORCH

Roof coverings are to match main roof construction. 100mm x 50mm C16 softwood rafters set at 400mm centres supported between 150x75mm softwood poleplate at top of slope and 100x75mm softwood wall plate at bottom of roof slope. 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 existing masonry of supporting walls, fixings are to be screwed or plugged and screwed. Wall straps to be 1350mm long x 30mm x 6mm galvanised mild steel and positioned at rafter level at 1800mm centres. Ceiling to be formed with 100x50mm C16 ceiling joists spiked to sides of rafters. Allow for 100mm fibreglass quilt insulation to be between ceiling joists with an additional 200mm layer laid across ceiling members to achieve a minimum U-value of 0.16W/m²K. Provide code 4 lead flashing with cavity tray above at all roof/wall abutments.



Section X-X

EXISTING STRUCTURE
Existing structure to be inspected to asses its condition. Inspection to take place following removal of debris from site.



Section Y-Y

FOUNDATION CONSTRUCTION
Provide 650mm wide x 200mm deep concrete foundations below cavity walls. Concrete to be supplied by Eco-Readymix - 01978 846976 - to assist with the environmental sustainability of the construction. All foundations are to be cast onto suitable load bearing strata 1000mm minimum below finished ground level to the satisfaction of the Local Authority Building Inspector

GROUND FLOOR CONSTRUCTION
100mm thick concrete slab (supplied by Eco-Readymix - 01978 846976 - to assist with the environmental sustainability of the construction), 75mm thick Celotex tuff-R GA3000 rigid polyisocyanurate foam insulation (to ensure U-value <0.22 W/m²K), 1200G visqueen DPM with all joints to have 300mm minimum overlap and be securely taped. 50mm sand blinding on 150mm minimum well consolidated hardcore. Provide cavity tray as indicated in section bridging the two masonry courses to seal cavity against ingress of radon gas.

CAVITY WALL CONSTRUCTION
External verticals are to comprise 335mm cavity walls, constructed using reclaimed stone from site, Cavity to be 85mm wide, filled with Dri-therm 32 cavity insulation. Inner leaf of cavity wall is to be 100mm wide lightweight (600kg/m) concrete blockwork such as Durox superbloc. Internal face of blockwork to be finished with 12.5mm thick plasterboard and 3mm thick nominal skim finish. Wall construction to achieve a minimum U-value of 0.30W/m²K. Provide insulated Catnic lintels over all openings as specified on plans. All lintels are to have a minimum of 150mm end bearing length. Provide stainless steel wall ties across cavity at 900mm horizontal and 450mm vertical staggered centres. 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 85 insulated cavity closers to prevent thermal bridging. Heads of cavities are to be closed with brick and mortar joints.

Walls below DPC level and above finished ground level are to be constructed with reclaimed stone, 85mm cavity and 100mm inner leaf concrete block, use concrete common brickwork below ground level. Inner leaf of wall to be formed with class B engineering brick laid on trench block. All walls are to be constructed centrally on supporting foundations.

PLANS DRAWN HAVE NOT GAINED LOCAL AUTHORITY APPROVAL
AND MAY BE SUBJECT TO SLIGHT ALTERATIONS

Rev	Date	Detail	Initial

Project: Proposed renovation and extension to Mount House, Church Road, Ruabon Wrexham	
Title: Sections	Scale: (A2) 1 : 50

Drawn By: D.J.Edwards	Date: Jan 2010
Drawing No: BO47/05	Sheet: 4 of 5

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