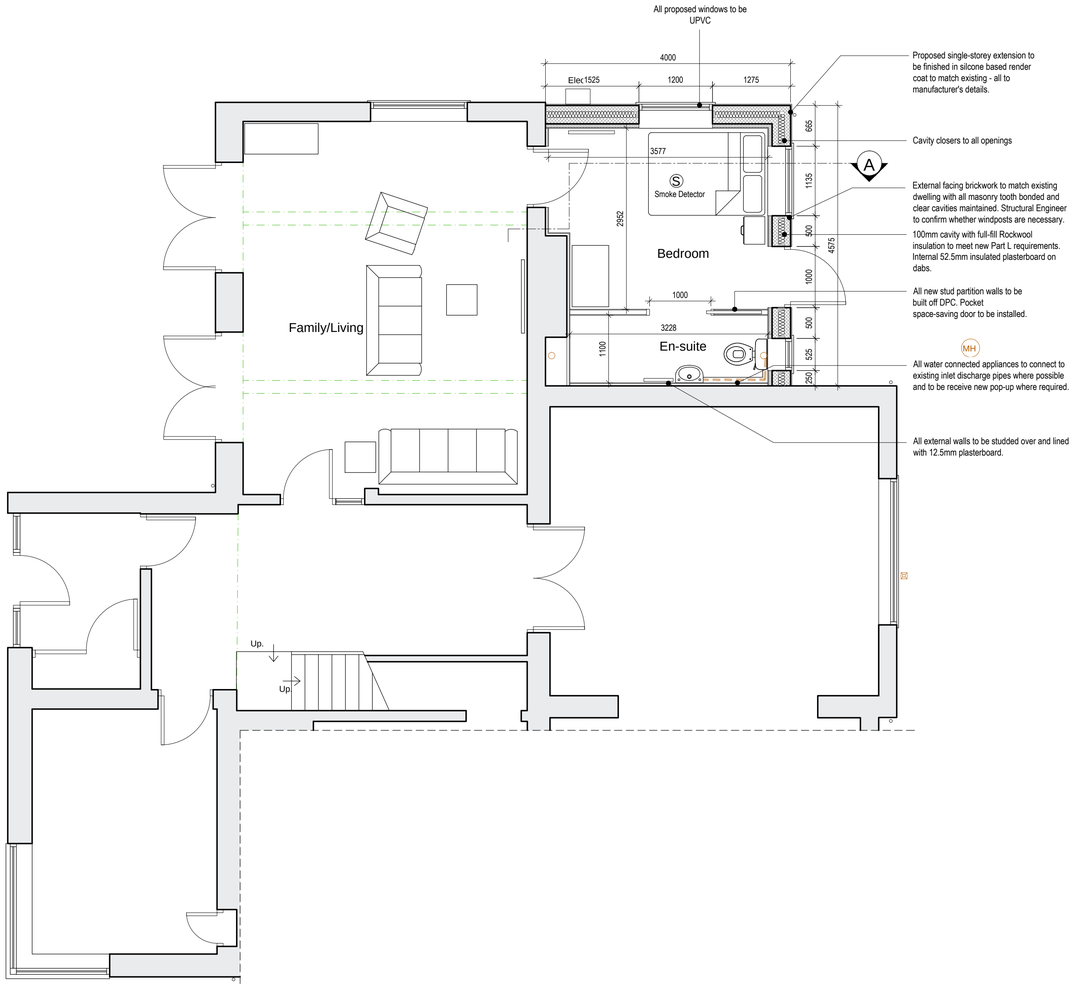
0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50




Proposed Ground Floor Plan

Scale 1:50

## PROPOSED GA CONSTRUCTION NOTES 1

DAMP PROOF COURSE:
1200 gauge pitch polymer d.p.c. to BS743 to ground floor walls and piers - min 150mm above finished ground level, at 150mm bridging of cavity walls.

FULL FILL CAVITY WALL WITH INTERNAL INSULATION
To achieve minimum U Value of 0.18 W/m²K
20mm two coat sand/cement render to comply to BS EN 13914-1 with waterproof additive on 100mm standard block, 0.45 W/m²K. Full fill the cavity with 100mm Rockwool Cavity insulation. Inner leaf constructed using 100mm standard block, 0.45 W/m²K.
Provide additional 52.5mm PIR insulated plasterboard internally e.g. Celotex PL4000, fixed using dot and dab method or battens.
Finish with plaster skim. Walls to be built with 1:1:6 cement mortar.
VCL to be provided under insulated plasterboard if required by BCO.LINTELS:
Catnic series lintels or acceptable equivalent, galvanized pressed steel with min. 150mm end bearing insulated to comply with Building Regulations/manufacturers recommendations depending on type used. Weepholes above each opening to be at max. 400mm centres. with min. 2no. weepholes per opening.

BEAMS
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

WINDOWS / DOORS:
Standard section Upvc framed with m.d.f. window board internally. Tiled internal cills to kitchen, utility, bathroom and en-suite. Ventilation to habitable rooms to be min. 1/20th floor area. All windows double glazed (4mm glass, 16mm airspace filled with argon gas, 4mm glass) in K Glass with permanent vent units each window 8000mm sq. mm air flow area (min. 8mm width). Escape windows to be fitted to all new bedrooms/habitable 1st floor rooms with a minimum opening area of 0.33m2 and a minimum of 450mm clear escape dim in either direction with a escape cill situated between 800/1100mm above FFL. U-value of 1.4W/m2K or WER band B.

## PROPOSED GA CONSTRUCTION NOTES 2

GLAZING:
All new glazing to comply with BS6206 1981 - glazing below 800mm above floor level in windows and below 1500mm above floor level in doors and side panels to be in appropriate safety glazing material. All glazing 4mm glass either side of 16mm air gap filled with Argon gas in Pilkington K glass or equal equivalent.

ELECTRICAL:
Interlinked smoke alarms to be provided to circulation area's such as Hallways and Landings run on separate electrical circuit with battery back up. Energy Efficient lighting system to be provided to portion of rooms - generally 1 no. fitting per 25m2 of floor area or 3 per 4 light fittings (which ever is greater). All new electrical work to be designed, installed, inspected and tested by an approved qualified electrician as per Building Regs Part P requirements. Prior to completion the council must be satisfied of this by means of an electrical installation certificate issued under the competent person scheme or forms defined in BS7671.

FLASHINGS AND CAVITY TRAYS:
At all abutments Code 4 lead flashings with min 150mm upstand bedded below 'Timloc' or similar cavity trays & dressed down min 150mm over roof tiles. Weepholes max 900mm ctrs at lowest level of trays and lintol trays.

PLUMBING:
Bathroom and en-suite wastes separately connected to 100mm diameter p.v.c soil and vent pipes in single stack plumbing to BS8301 1985 - 40mm diameter waste to bath, sink and shower, 32mm diameter waste to hand basin, all to have 75mm deep seal traps. Sink waste to discharge to back inlet gully. Gutters to be 100mm half round PVC discharging to 100mm diameter round rwp to back inlet gully. Caged top SVP to terminate min. 900mm above top of window heads. Any amendments to combustion installation should be undertaken by a suitably qualified person. If a new boiler is required to heat the building it must be a condensing type with a min. SEDBUK rating of 90% and again all works must be completed by a qualified installer. Commissioning certificates to be forwarded to L.A.B.C. and home owners.

## PROPOSED GA CONSTRUCTION NOTES 3

VENTILATION:
Kitchens and Utility rooms to have mechanical extract fan to discharge at a rate of not less than 60 litres per second or externally venting cooker hood at a rate of not less than 30 litres per second. Bathrooms and en-suites (where applicable) to have a mechanical extract fan to discharge at a rate of not less than 15 litres per second. Sanitary accommodation with no window opening at 1/20th of floor area of room at a height 1.75mm above floor level to have mechanical extract fan to discharge at a rate of not less than 6 litres per second with 15 minute overrun facility connected to lights switch. Draught stripping to be provided to loft access and to all doors and windows in external walls.

SMOKE DETECTION
Mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed on each storey with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

HEATING
Extend all heating and hot water services from existing and provide new TRVs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.
The energy performance of the new components to be assessed. The results should be recorded and given to the building owner.
All accessible pipes to be insulated to the standards in Table 4.4 Approved Document L.

## DRAINAGE NOTES 4

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.
Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.

W.C.'s
W.C.'s to discharge into a 110mm branch pipe, which in turn is to discharge into a ventilated stack (or if within 1.3m from drian invert level, then can discharge directly into the drain).

110mm BRANCH PIPES:
110mm branch pipes supported as per manufacturers instructions, to fall 1:40 and connect to discharge stack. Provide adequate rodding access points for future maintenance.

WASH HAND BASINS
32x75 deep seal trap to sink, 32mm waste into 32mm branch pipes and terminate into a discharge stack or access gully. Hot and cold water supply to be fitted to all sinks, wash basins, baths or showers.

*Any branch pipe that terminates into a gully to finish below top of gully access cover but above water level. All hot water pipes passing through an unheated space, are to be insulated with materials having a K value of not exceeding 0.045W/mk and minimum thickness of 40mm.*

## GENERAL CONSTRUCTION NOTES

GENERAL:
All workmanship and materials to comply with current Building Regulations, British Standards, codes of practice, robust construction details and LA inspector requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specification. All materials to be suitable for their purposes. All works to be carried out to the satisfaction of the 'inspector' whether or not indicated on any of the drawings.

Dimensions to be checked on site before manufacture.

Any discrepancy between this drawing, site conditions and information provided by others to be brought to the attention of the client without delay.

Party Wall Act: The Client must satisfy themselves that the boundaries shown on the plan are correct. In the event of a boundary dispute the client will be required to meet all costs.

**CLIENT TO PROVIDE COMMENTS AND AGREE FULL SCOPE OF WORKS WITH BUILDER BEFORE COMMENCING WORKS.**

**Drawings to be read in conjunction with structural drawings and calculations by appointed Structural Engineer. Structural drawings to be used for fabrication and installation.**

## NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- This drawing is for Planning and/or Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
- All dimensions are in millimetres unless stated otherwise.
- The contractor MUST check all dimensions and particulars prior to commencement of work.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer and SDS if there are any differences to what's shown on these drawings.
- All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
- CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.

## CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Asbestos to be removed by certified professional when found.
- All proposed structural works designed by appointed Structural Engineer.
- Client to seek specialist advice regarding relocation of oil/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate scaffolding to be arranged by Contractor / Builder prior to commencement on site.

| Rev | Date | Drawn by | Checked by |
|---|---|---|---|
| A | 04/11/2024 | TBS | TBS |
| Non-draft issue | | | |
| - | 24/10/2024 | TBS | TBS |
| Draft Issue - Issued for client's information | | | |


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CIAT
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Project
Woodlea, Kiln Lane, Wrexham
LL13 0SY

| Client | Purpose of Issue | Drawing Stage |
|---|---|---|
| Tim Wooldridge | Approval | LDC/Bregs |

Title
Proposed Plan

| Scale @ A1 | Date | Ref | Drawn |
|---|---|---|---|
| 1:50 | Nov 2024 | 318 | TBS |

| Drg No | Rev |
|---|---|
| 318/WKL/BR/004 | A |