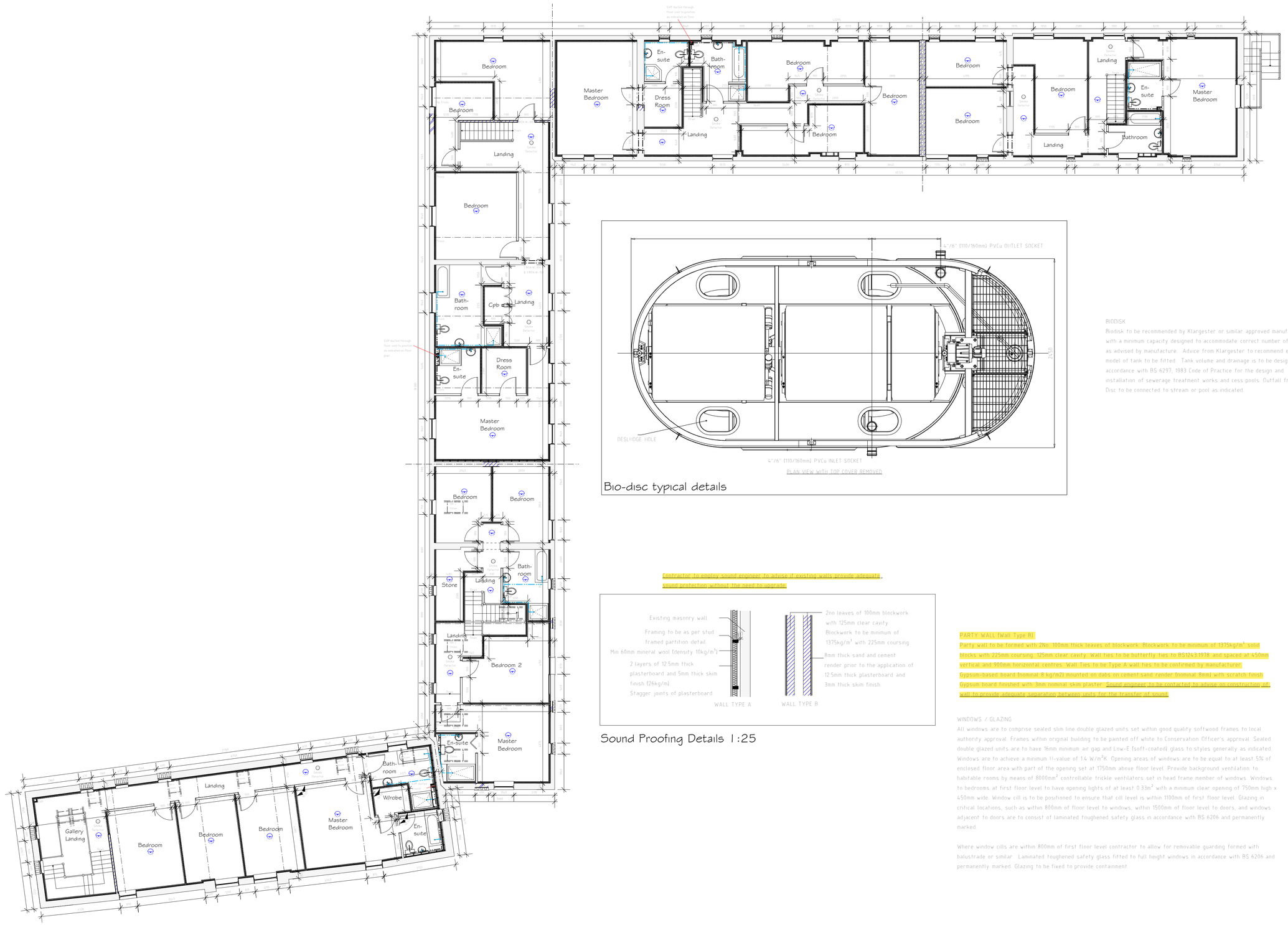


First Floor Plan 1:100

(for illustration purposes only)

Bio-disc typical details

BIODISK

Biodisk to be recommended by Klargester or similar approved manufacturer with a minimum capacity designed to accommodate correct number of persons as advised by manufacture. Advice from Klargester to recommend exact model of tank to be fitted. Tank volume and drainage is to be designed in accordance with BS 6297, 1983 Code of Practice for the design and installation of sewerage treatment works and cess pools. Outfall from Bio Disc to be connected to stream or pool as indicated.

Contractor to employ sound engineer to advise if existing walls provide adequate sound protection without the need to upgrade.

Sound Proofing Details 1:25

PARTY WALL (Wall Type B)

Party wall to be formed with 2No. 100mm thick leaves of blockwork. Blockwork to be minimum of 1375kg/m³ solid blocks with 225mm coursing. 125mm clear cavity. Wall ties to be butterfly ties to BS1243:1978 and spaced at 450mm vertical and 900mm horizontal centres. Wall Ties to be Type 'A' wall ties to be confirmed by manufacturer. Gypsum-based board (nominal 8 kg/m2) mounted on dabs on cement:sand render (nominal 8mm) with scratch finish. Gypsum board finished with 3mm nominal skim plaster. Sound engineer to be contacted to advise on construction of wall to provide adequate separation between units for the transfer of sound.

WINDOWS / GLAZING

All windows are to comprise sealed slim line double glazed units set within good quality softwood frames to local authority approval. Frames within original building to be painted off white to Conservation Officer's approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as indicated. Windows are to achieve a minimum U-value of 1.4 W/m²K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm² controllable trickle ventilators set in head frame member of windows. Windows to bedrooms at first floor level to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. Window cill is to be positioned to ensure that cill level is within 1100mm of first floor level. Glazing in critical locations, such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors are to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked.

Where window cills are within 800mm of first floor level contractor to allow for removable guarding formed with balustrade or similar. Laminated toughened safety glass fitted to full height windows in accordance with BS 6206 and permanently marked. Glazing to be fixed to provide containment.

DUE TO BUILDINGS LOCATION CONTRACTOR TO REFER TO FLOOD MITIGATION MEASURES AND DECIDE ON METHODS OF CONSTRUCTION.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK.

Please read in conjunction with Engineer's Specification

Rev	Date	Detail	Initial
D	12/24	Building regs amends	D.J.E
C	12/24	Window U-Value amends	SW
B	02/18	Design Amends	D.J.E
A	02/18	Design Amends	D.J.E

Project:

Proposed residential development at Bangor on Dee, Wrexham, LL13 0DA.

Title:	Scale: (A1)
Full FF Plan	1:100

Drawn By:	Date:
D.J.Edwards	Jan 2018
Drawing No:	**Sheet:**
5064/003	12 of 13

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