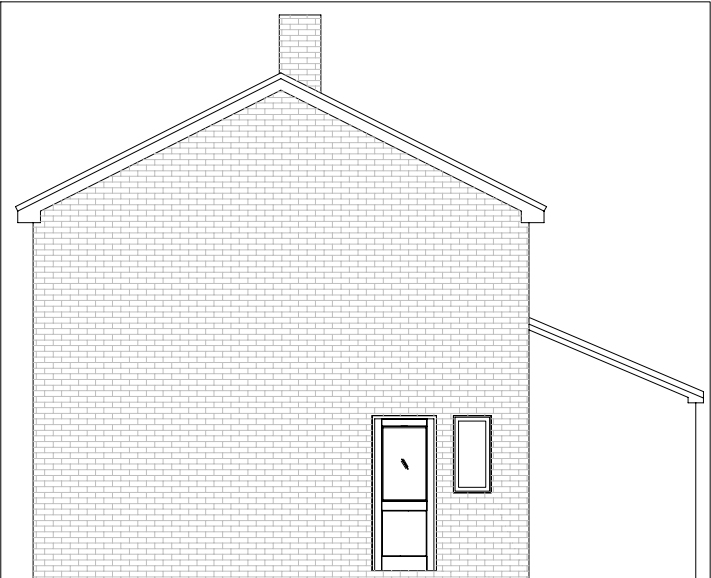




EXISTING SIDE ELEVATION @ 1:100



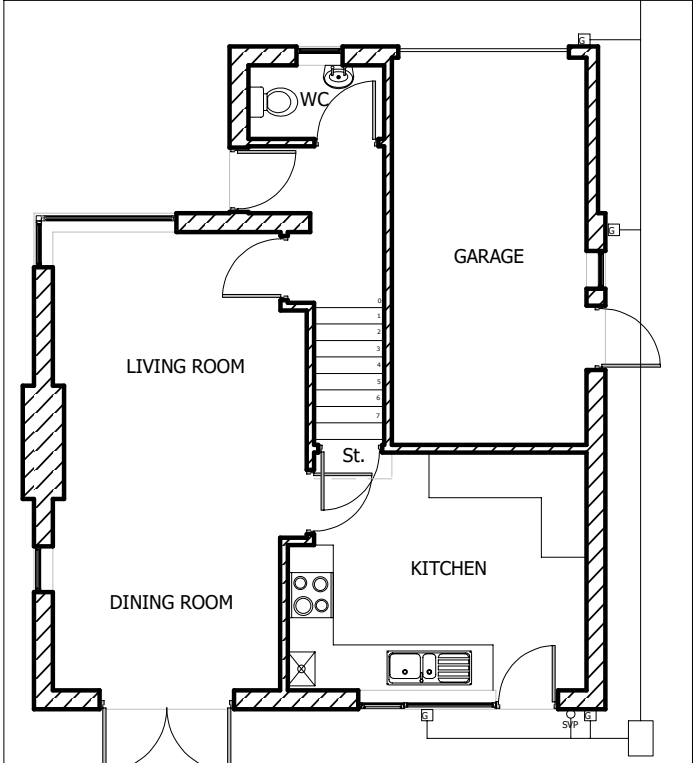
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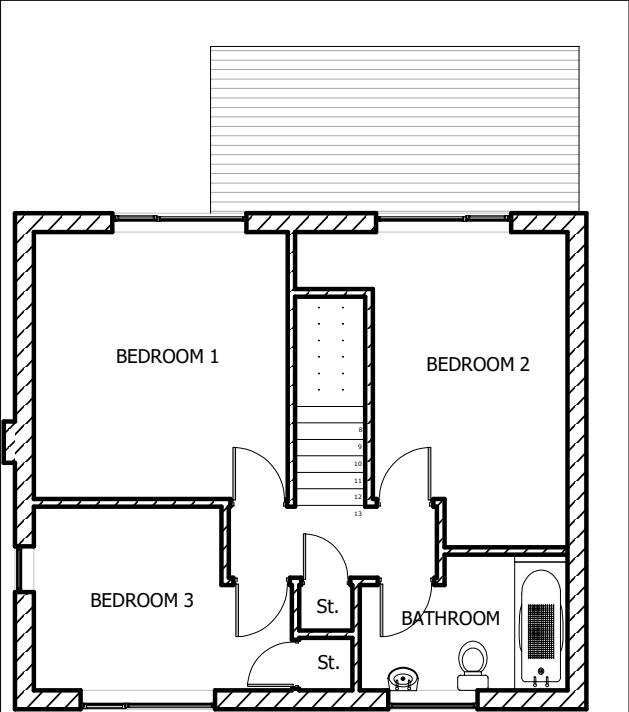
EXISTING SIDE ELEVATION @ 1:100



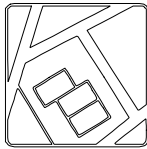
EXISTING REAR ELEVATION @ 1:100



EXISTING GROUND FLOOR PLAN @ 1:100



EXISTING FIRST FLOOR PLAN @ 1:100



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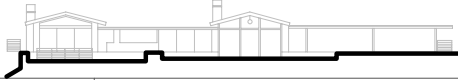
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Produced on 17 April 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date
This map shows the area bounded by 331756 349084,331856 349084,331856 349184,331756 349184,331756 349084
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OS LOCATION PLAN @ 1:1250

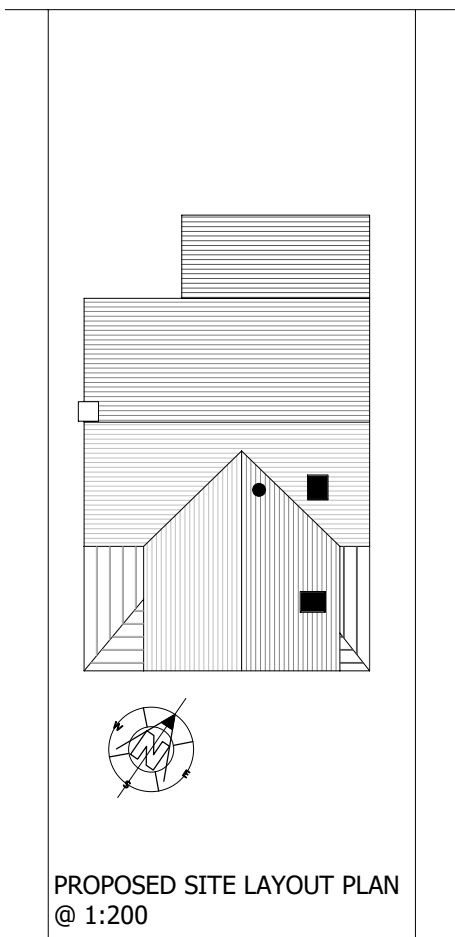
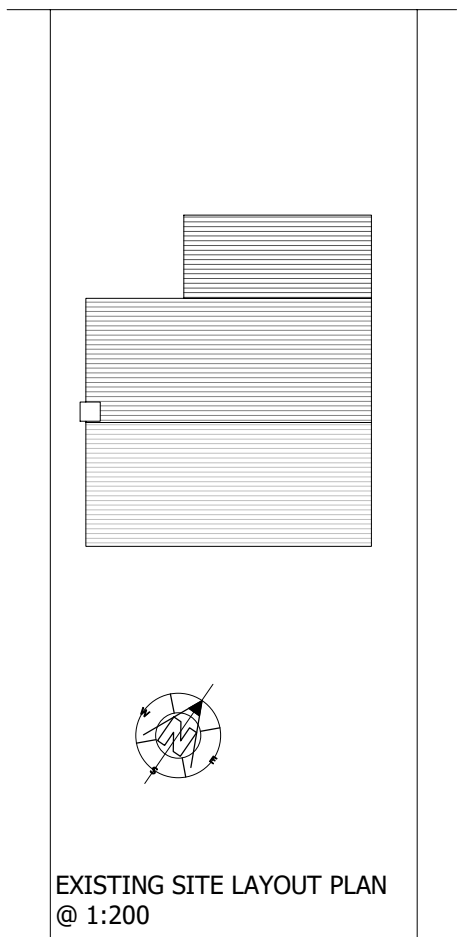
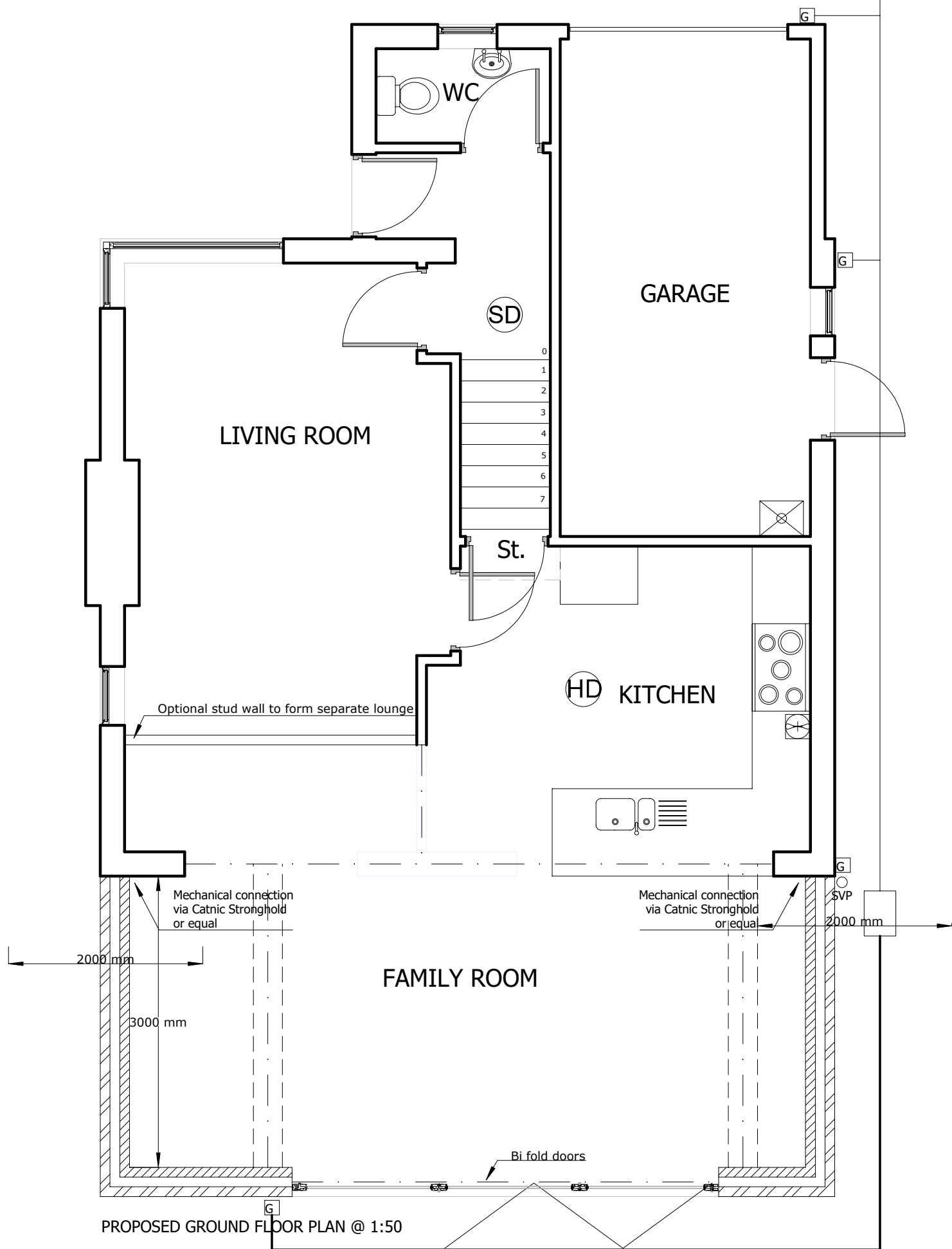


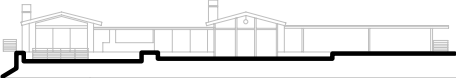
Client	Mr & Mrs C Baker		
Address	6 Woodside Court Rhostyllen Wrexham LL14 4DE		
Project	Two Storey Rear Extension		
Issue Stage	Submission		



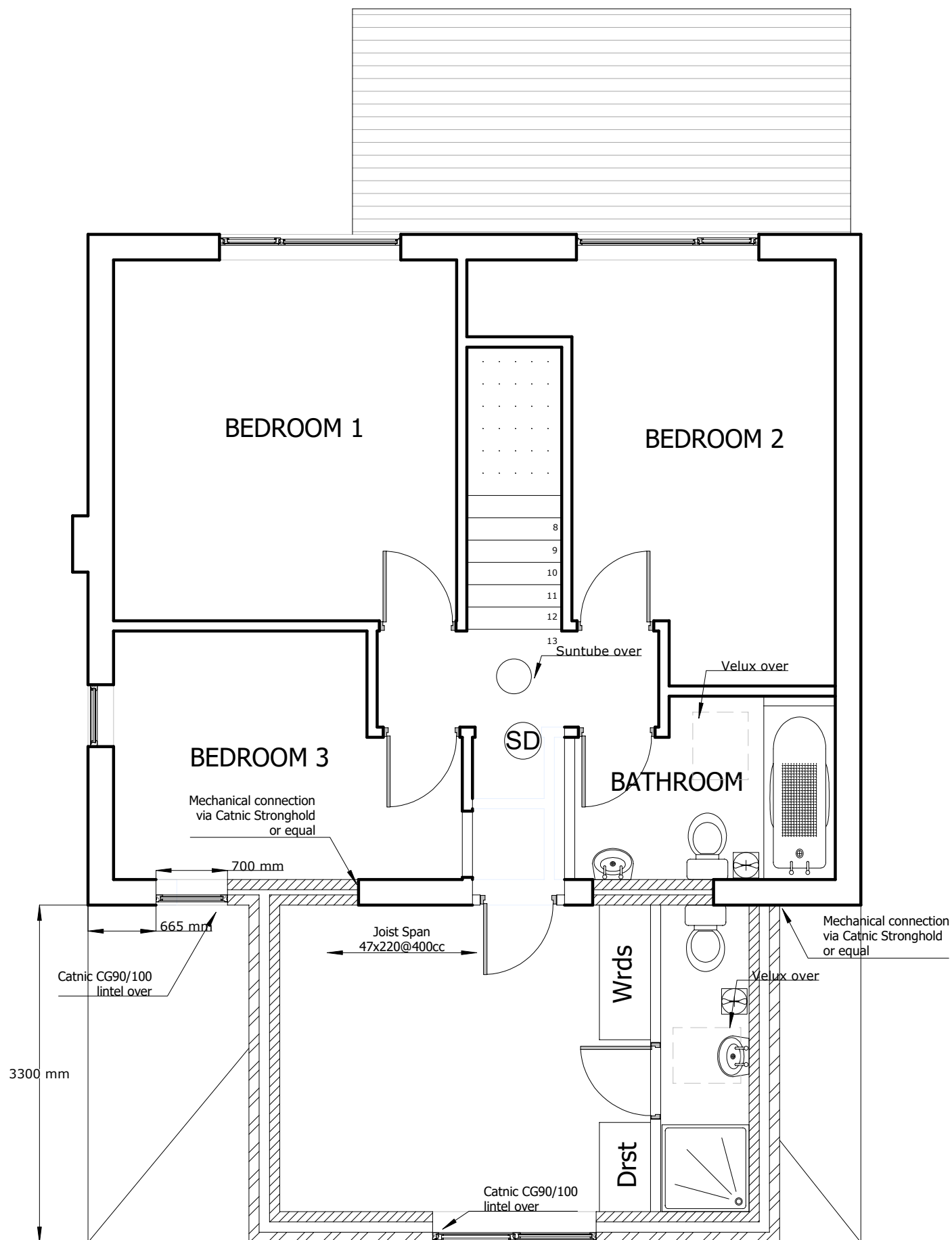
Title	Existing Elevations, Plans & OS Location Plan		
DWG No.	6WOODS/ 1	Date	17/04/23
Scale	As Shown	Revision	
Sheet	A3 Sheet 1 of 5		

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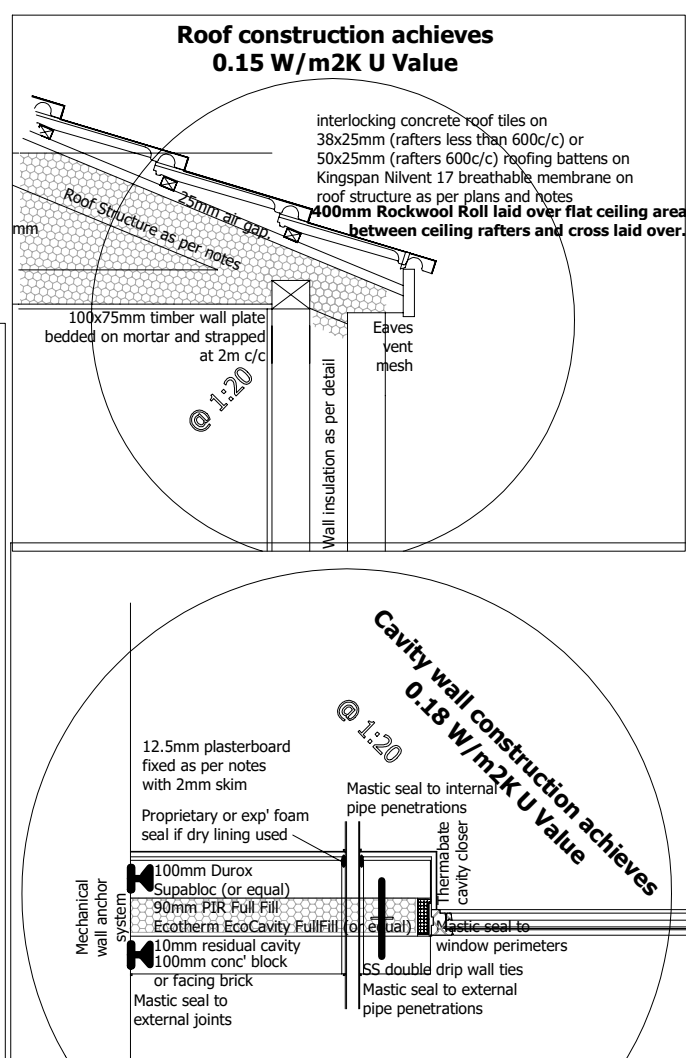
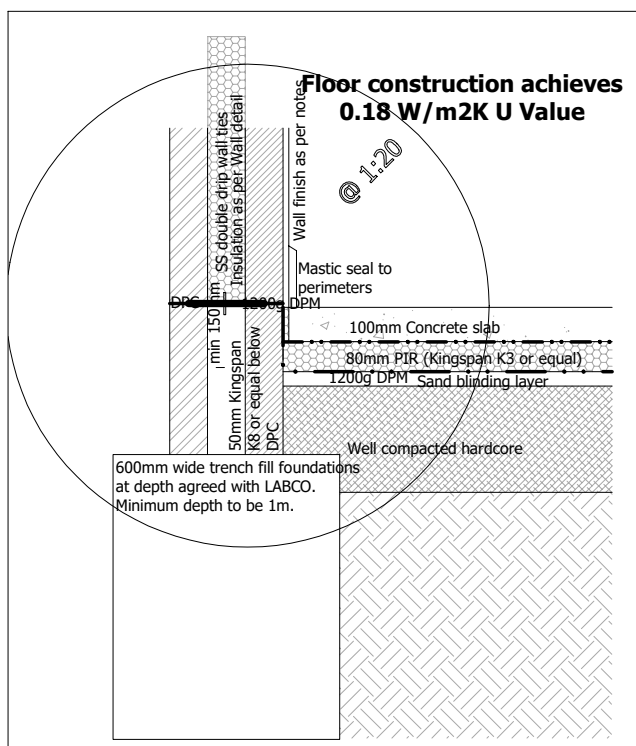


			
Client	Mr & Mrs C Baker		
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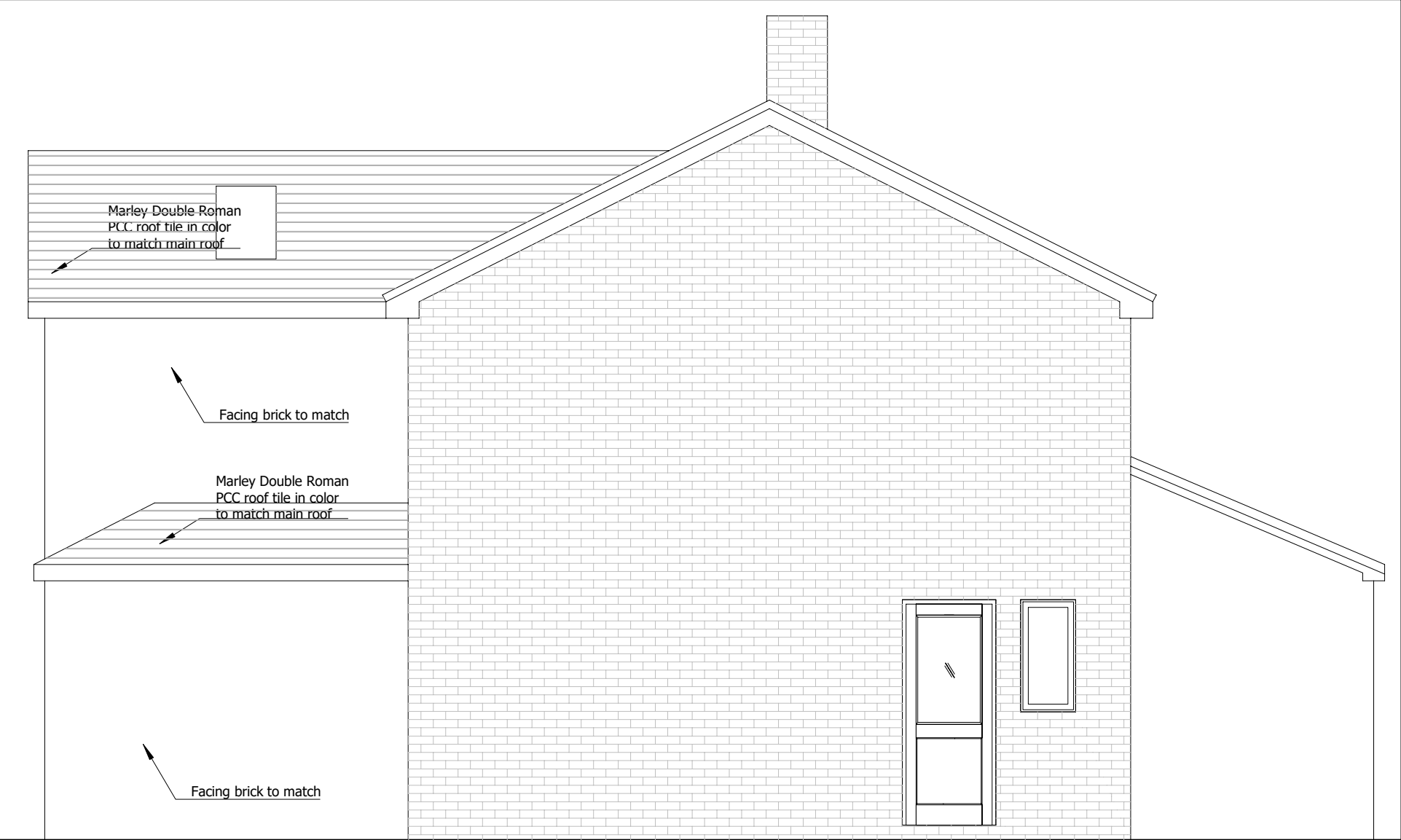
			
Title	Proposed Ground Floor Plan & Existing and Proposed Site		
DWG No.	6WOODS/	2	Date 17/04/23
Scale	As Shown	Revision	
Sheet	A3 Sheet 2 of 5		
David CORRAN - Dyffryn Coedlog - Pool Park - Ruthin - LL15 2LN e - dcorran@googlemail.com t - 07977 189 883			



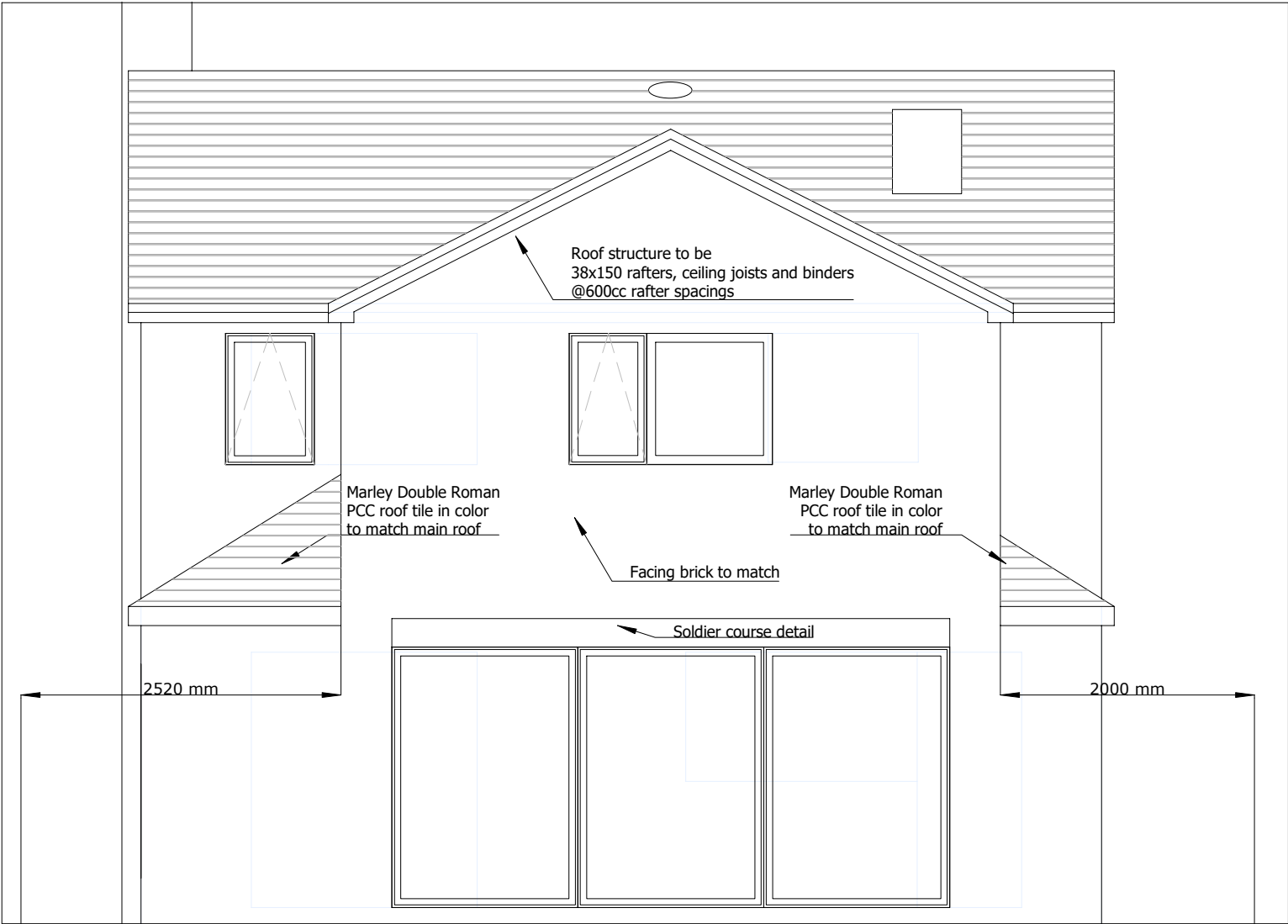
PROPOSED FIRST FLOOR PLAN @ 1:50



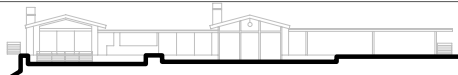
			
Client	Mr & Mrs C Baker		
Address	6 Woodside Court Rhostyllen Wrexham LL14 4DE		
Project	Two Storey Rear Extension		
Issue Stage	Submission		
			
Title	Proposed First Floor Plan & Construction Details		
DWG No.	6WOODS/	3	Date 17/04/23
Scale	As Shown	Revision	
Sheet	A3 Sheet 3 of 5		
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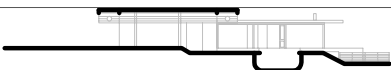


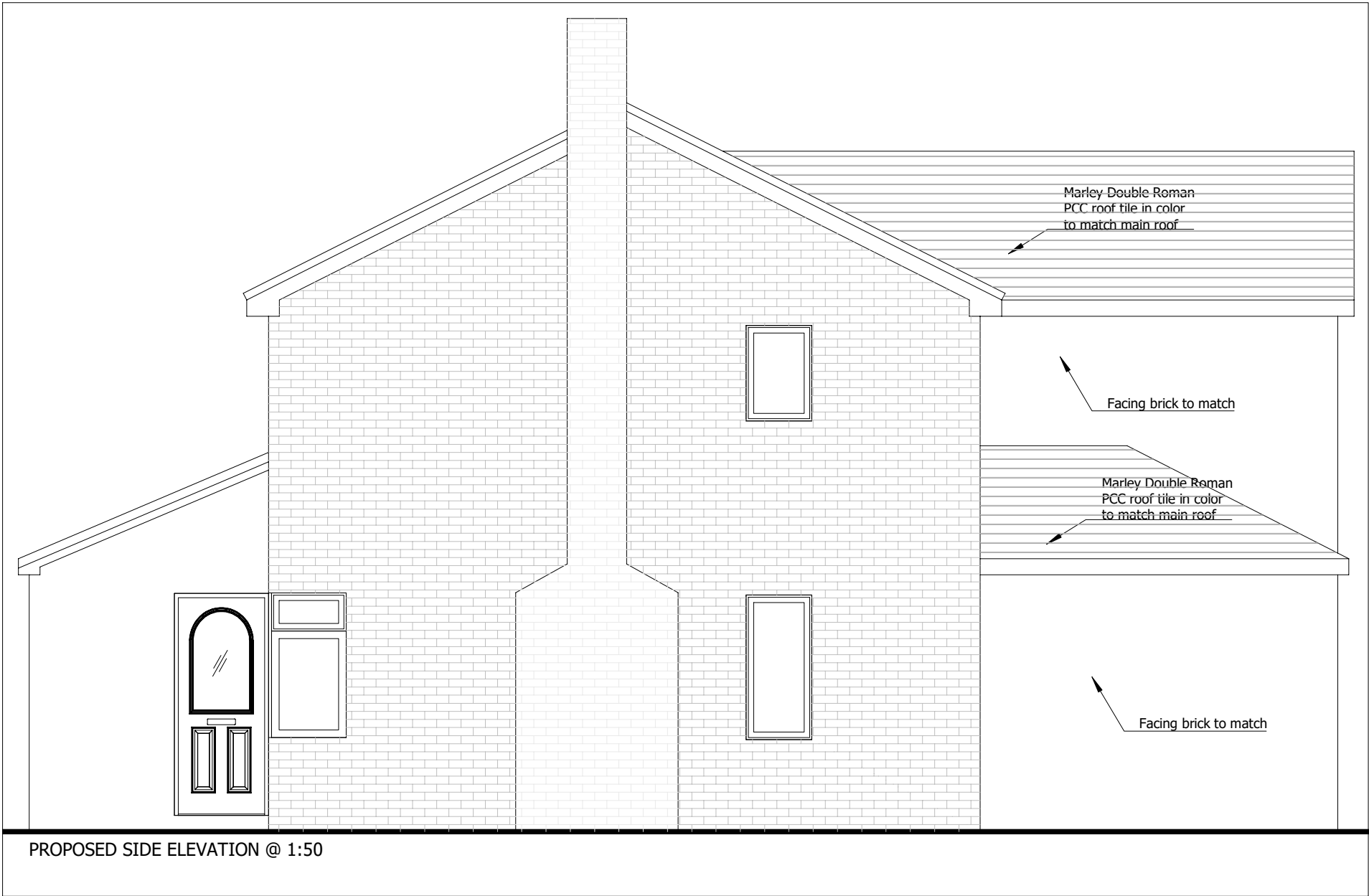
PROPOSED SIDE ELEVATION @ 1:50



PROPOSED REAR ELEVATION @ 1:50

			
Client	Mr & Mrs C Baker		
Address	6 Woodside Court Rhostyllen Wrexham LL14 4DE		
Project	Two Storey Rear Extension		
Issue Stage	Submission		

			
Title	Proposed Rear & Side Elevations		
DWG No.	6WOODS/ 4	Date	17/04/23
Scale	As Shown	Revision	
Sheet	A3 Sheet 4 of 5		
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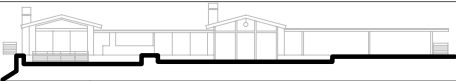


PROPOSED SIDE ELEVATION @ 1:50



NOTES.

- ~ New floor slab to habitable areas to be hardcore fill laid in 150mm max layers and well compacted. 1200g DPM to be laid on hardcore pre blinded with sand to prevent perforation of DPM. DPM to be lapped up internal block wall to form continuous damp proof layer. 80mm thick PIR Insulation Board, Kingspan K3 (or equal) over with 100mm thick concrete floor slab to be laid on top allowing for perimeter insulation.
- ~Form cavity walls of 102mm facing brick, 100mm cavity with 100mm T&G PIR insulation board (90mm PIR, 10mm cavity) EcoTherm FullFill or equal, cavity insulation below DPC level to be moisture resistant, stainless steel double drip cavity wall ties with insulation clips 100mm stretcher bond solid lightweight concrete blocks, Durox supablock (or equal approved [λ -value 0.19 W/m.K]max). Wall ties to BS1243, stainless steel with minimum bearing of 50mm. Spacing at 450mm vertically and 750mm horizontally (staggered).Mortar to walls to be designation mix(iii).
- ~New brickwork to be mechanically fastened to existing walls via Catnic stronghold (or equal) plate and tie system. Any exposed joints are to be filled with flexible mastic compound of a similar colour to brick or render.
- ~Lintels to external openings to be galv mild steel to BS 5977 Catnic (or equal & installed fully in accordance with manufactures details) with min 150mm end bearing sat on pad stone. Insulated cavity closers to all jambs and sills to be Thermabate RMC (or equal). Internal lintels to be PCC lintels by Naylor (or equal).
- ~New Stud Work to have acoustic mineral wool between studs
- ~Internal wall finish to be 13mm 2 coat plaster work or parging coat with plasterboard on adhesive dabs or battens with skim coat or plasterboard on adhesive dabs with continuous ribbon around perimeters and openings with skim coat.
- ~Timber upper floor to be 47 x 220 C16 class timber joists @ 400mm centres. Joist ends to be via joist hangers fixed to timber wall plate resin bolted to existing wall and built into new wall using proprietary joist sleeves. Strutting between joists to be at mod point of span and be herringbone steel strap type.
- Floor decking to be 18mm proprietary plywood flooring product.
- Lay 100mm thick dense mineral wool between joists.
- ~Floor joists doubled up and mechanically connected where below stud walls.
- ~New roof structure to be as detailed on plans.
- Wall plates to be strapped to wall @ 2m centres. Wall plate to be bedded on mortar. resin bolt new wall plate to existing wall where adjoins.
- ~Roof finish to be interlocking smooth concrete roof tiles as shown on plans, on 38x25mm treated roofing battens (50x25 if rafter spacing 600mm C/C) fixed to rafters with hot dip galv clout nails. Breathable membrane, Kingspan Nilvent 17 (or equal), underlay should be laid parallel to eaves ensuring min 100mm vertical laps coinciding with rafters and 150mm horizontal laps.
- ~Roof to sloping ceiling area to be insulated between rafters with total of 160mm of PIR insulation board, Kingspan K7 or equal and under drawn with K18 or equal insulated plasterboard and skim coat.
- ~Roof to flat ceiling area to be insulated between and over rafters with 400mm Knauf earthwool 44 or equal. between joists and cross laid over.
- Roof to be under drawn with 12.5mm foil backed plasterboard with skim coat.
- ~Code 5 lead flashing to be used.
- ~Stepped flashing and cavity tray inserted into ext walls where new roof meets.
- ~Guttering to extension to be laid to fall to down pipes and discharge into gullies.
- ~New window/doors as indicated on drawing (final style & material to be agreed with Client). Double glazed units to be laminated glass outer leaf and toughened K glass to inner leaf. Window/door to have combined U Value of 1.4 W/m2K, trickle vents equivalent to 8000mm2 in habitable rooms and kitchens in heads, 4000mm2 in bathrooms.
- Roof windows to be Velux or equal approved with combined U Value of 2.2 W/m2K or less.
- Roof Lanterns to have U Value of 1.6 W/m2K.
- ~ALL ELECTRICAL WORKS TO BE CARRIED OUT BY NICEIC / PERSON REGISTERED UNDER COMPETANT PERSONS SCHEME FOR PART P OF BUILDING REGULATION COMPLIANCE. All socket outlets and light fittings to be agreed with client.
- ~Extractor fan to Kitchen to have minimum extract rate of 60 L/s
- Bathrooms 30 L/s
- fan to vent to external air & have overrun time of 15 minutes.
- ~New mains wired heat detector in kitchen to a minimum as shown on plan to be interlinked to mains wired smoke detector as shown on plan.
- ~Alterations to central heating to be designed and carried out by engineer.
- Any exposed pipe runs are to be insulated with proprietary pipe product, Climaflex or equal.
- ~New chamber, gulleys, rodding eyes & Inspection Chambers to be located as shown on plan and connect to existing systems, any 90deg direction changes to be via accessible mini IC.
- ~Fixtures, fittings, finishes and colours to be agreed with Client

			
Client	Mr & Mrs C Baker		
Address	6 Woodside Court Rhostyllen Wrexham LL14 4DE		
Project	Two Storey Rear Extension		
Issue Stage	Submission		
			
Title	Proposed Side & Front Elevation & Construction Notes		
DWG No.	6WOODS/	5	Date 17/04/23
Scale	As Shown	Revision	
Sheet	A3 Sheet 5 of 5		
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