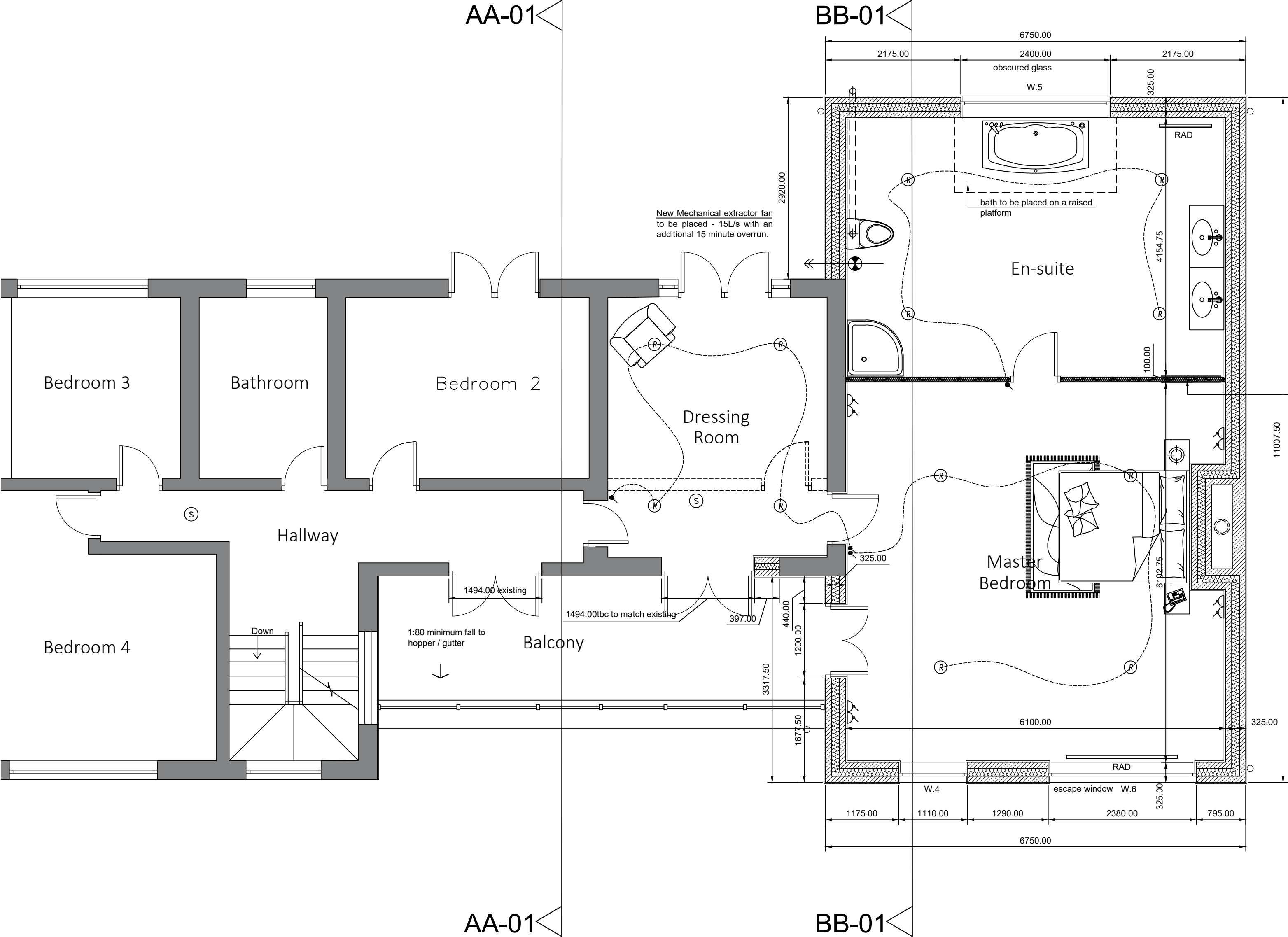




First Floor Plan

- Please do not scale from this drawing.
- Dimensions are taken from either block face or stud face.
- Kitchen layout to be confirmed with manufacturer.
- Pipework routes and final radiator sizes are to be confirmed by either plumbing and heating engineer, or boiler manufacturer.
- All low level waste pipework to be boxed in unless otherwise stated.
- Radiators to be provided to new extension and to be fed from existing central heating system.
- All new light fittings are to be energy efficient type.
- Pendants and battens are to be fitted with 11w low energy bulbs with an efficacy of no greater than 40 lumens per circuit watt.
- All new radiators are to be fitted with TRV's
- All light switches on ground floor are to be maximum of 1200mm from FFL.
All sockets on ground floor are to be a minimum of 450mm from FFL.
All sockets in kitchen above worktop level are to be a maximum of 1200mm from FFL.

Electrical Installation
All electrical installation and design is to be carried out by an IEE registered electrician to BS7671:2001 and all design and installation is to comply with part P of the building regulations with all relevant approval certificates attached on final inspection.

The following consequential improvements should be carried out to the existing house;

- If the dwelling has uninsulated, or partially insulated cavity walls, fill it with insulation where suitable
- If there is no loft insulation, or it is less than 250mm thick, provide 250mm insulation, or increase it to 250mm.
- Upgrade hot water insulation as follows;

If the hot water cylinder is uninsulated, provide 160mm insulated jacket, or
If the hot water cylinder has insulated jacket less than 100mm thick, add a further insulated jacket to achieve a total thickness of 160mm, or
If the hot water cylinder has factory fitted solid foam insulation of less than 25mm thick, add an 80mm insulated jacket.

SOLID FUEL HEATING
Log burner- to be confirmed by client. It's associated flue size and details to be forwarded to the Building Control to confirm compliance with part J and L1 of the Building Regulations.

Where a flue is routed within the void, all appropriate means of access should be provided for visual checks. This should be made available when first built and subsequently when the appliance is serviced. For positions of access panels please refer to diagram 14 of approved document J 2010.

Hearth- Non combustible hearth projecting at least 500mm from front of jambs/fire surround and projecting to the outer side of the fire surround in accordance with Part J of the building regulations

Ventilation for fire places, hit and miss vent grilles fixed to surface of walls internally and externally, with 200mm dia. upvc duct through wall. Grilles should have integral fly screens, hood on external grill, and fitted with anti draught shutter.

Constructional hearth, flue and ventilation requirements for the proposed appliance to be provided in strict accordance with the manufacturers recommendations. All to be agreed with the Local Authority Building Inspector

Commissioning Certification (HETAS)to be completed by the competent installer for each combustion and flue on completion prior to occupation / use.

HDS Architectural, The Foundry, 15
Yorke Street, Wrexham, LL13 8LW
Tel (01978) 345250
www.hdsarchitectural.co.uk

Project; Bryn Hyfryd, Minera Road, Wrexham, LL11 5LR.	
Title; Floor first floor Trades	Scale (A2); 1:50
Dwg No; MR/BR/04	Date; October 2019
Revision; Rev-A Fireplace / chimney size increased, smoke & Carbon Monoxide detectors added, Outer leaf blocks changed 25.11.19 Rev-B client requested amendments 22.11.21 Rev-C Additional window added as per clients request 07.02.22 Rev-D window amended to door to Master Bedroom 11.02.22	