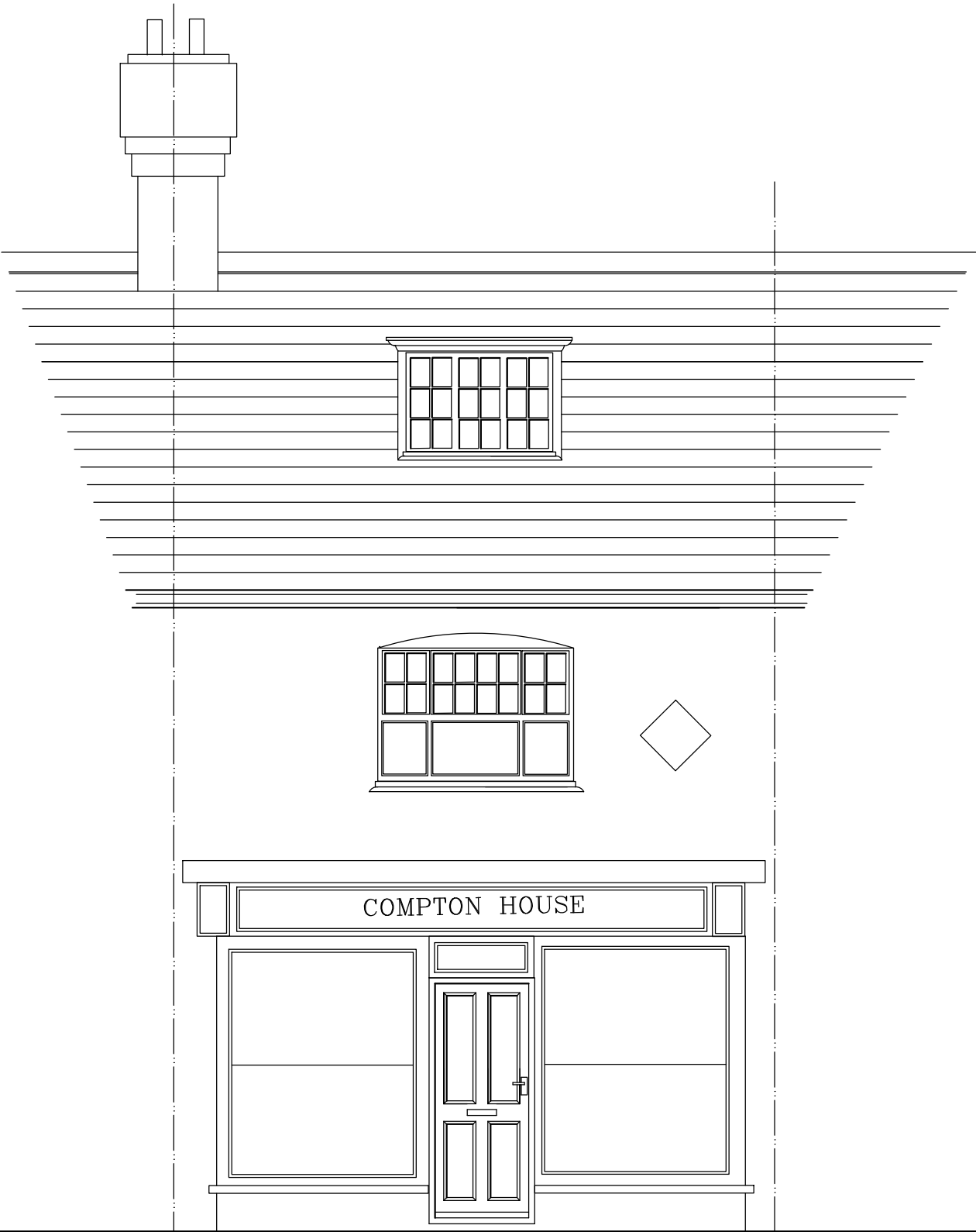




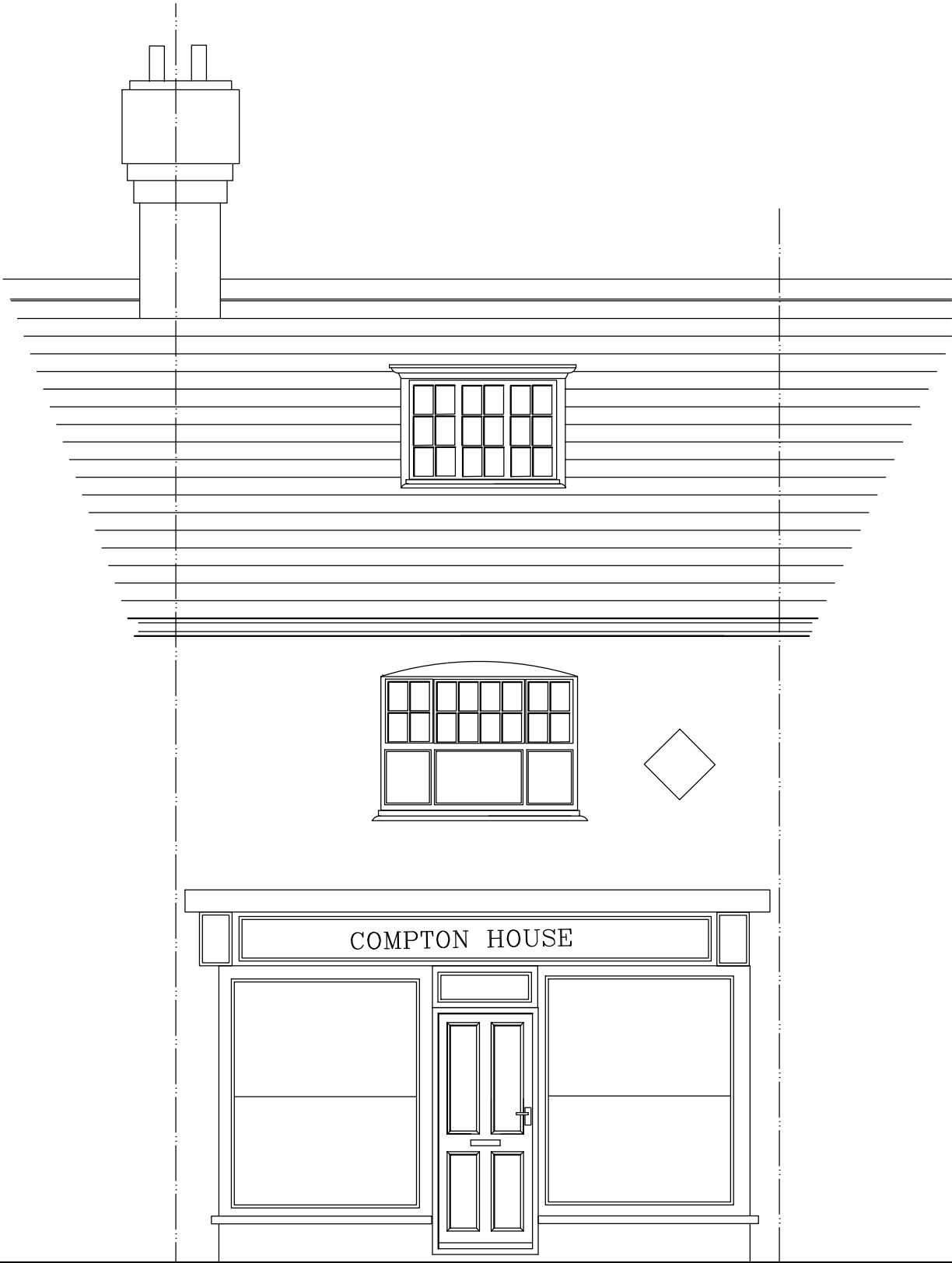
EXISTING SIDE ELEVATION



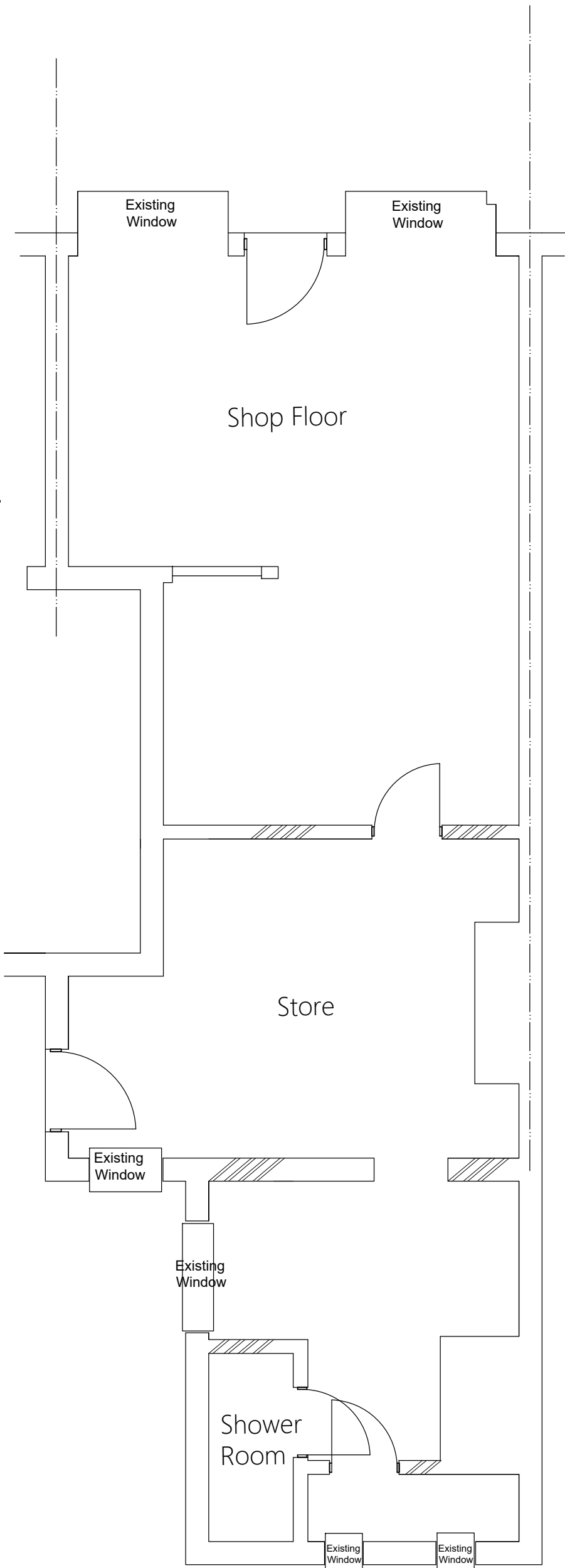
EXISTING FRONT ELEVATION



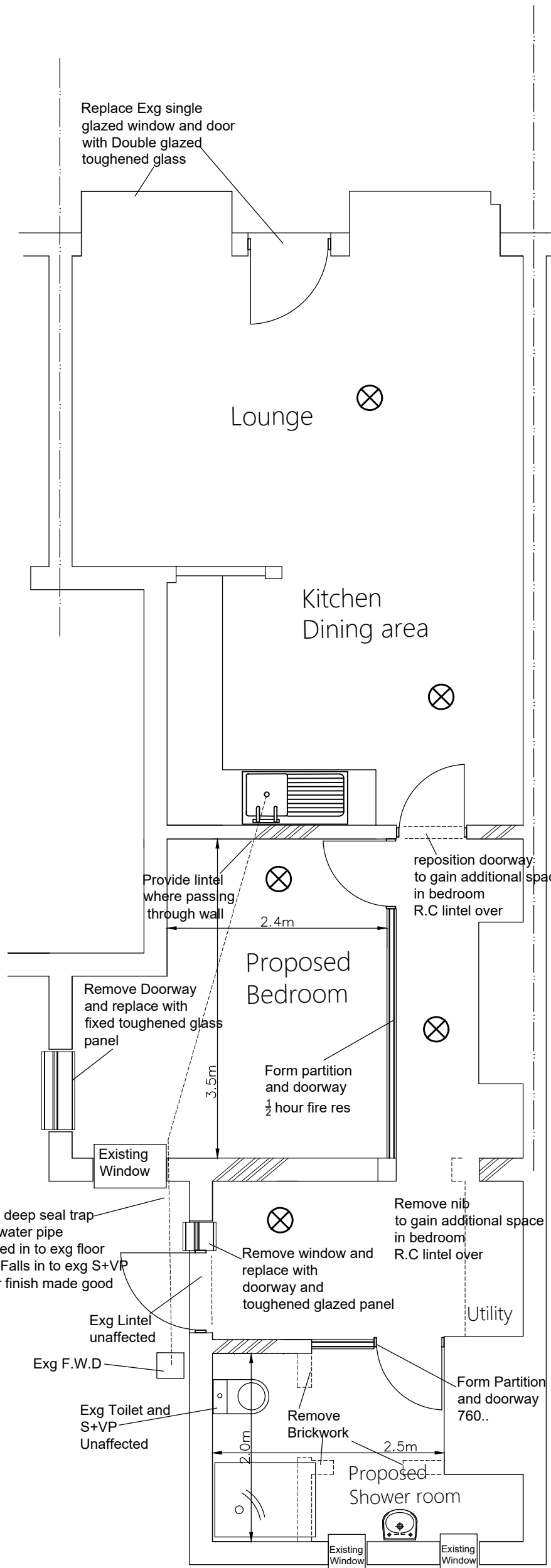
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

SPECIFICATION

INTERNAL STUD WALLS

12.5mm PLASTERBOARD + SKIM ON 75mm X 50mm AT 400mm CRS
100mm ROCKWOOL

PROVIDE TILE VENTS ADJACENT TO RIDGE EQUIV TO 12.5m CONTINUOUS. TILE VENTS EQUIVALENT TO 25mm CONTINUOUS ADJACENT TO EAVES.

1ST FLOOR/ CEILING

100.. RAW 45 SOUND PROOFING, FIRELINE BOARD, 12.5 SOUNDPROOFING PLASTERBOARD AND SKIM 1 HOUR FIRE RES. (EXG CEILING TO BE EXPOSED)

WINDOWS + DOORS

WINDOWS TO HAVE 10.000mm TRICKLE VENTS AND LOW 'E' DOUBLE GLAZING.
DOOR + GLAZING PANELS TO HAVE TOUGHENED LOW E DOUBLE GLAZING
PROVIDE CATNIC LINTELS OVER NEW OPENINGS. 150 mm BEARINGS.

GENERAL NOTES

ELECTRICAL WORK TO BE DESIGNED, INSTALLED AND INSPECTED BY A COMPETENT PERSON TO COMPLY WITH PART 'P' A BS 7671
CERTIFICATE MUST BE PROVIDED ON COMPLETION
NEW RADIATORS TO BE FITTED WITH THERMOSTATIC RADIATOR VALVES.
75 % OF NEW LIGHT FITTINGS TO BE LOW ENERGY LIGHTS

INSTALL MAINS OPERATED INTERLINKED SMOKE ALARMS TO HALL AND BEDROOM WITH HEAT DETECTOR TO KITCHEN WITH BATTERY BACKUP

BUILDER TO CHECK ALL DIMENSIONS BEFORE COMMENCEMENT.
NO LIABILITY IS ACCEPTED FOR ANY WORKS COMMENCING WITHOUT FULL BUILDING CONTROL APPROVAL.

INSULATION AND DRAUGHT EXCLUSION

INSULATION TO BE INTERLINKED TO PREVENT COLD BRIDGING.
DRY LINING TO BE SEALED TO MASONRY AT EDGES OF DOORS & WINDOW OPENINGS & AT ALL JUNCTIONS WITH FLOORS, WALLS & CEILINGS.
DRAUGHT STRIPS TO BE FITTED IN THE FRAMES OF ALL OPENABLE ROOFLIGHTS, WINDOWS & DOORS. LOFT HATCHES TO BE SEALED.
BOXING IN OF SERVICES TO BE SEALED FLOOR AND CEILING. PIPES THROUGH WALLS TO BE SEALED.

DRAINAGE NOTES

100MM PVC S+VP CONNECTING IN TO EXISTING S+VP 1 TO 40 FALLS DISCHARGING 900 ABOVE WINDOWS PVC CAGE ON TOP 40 MM WASTE PIPES TO SHOWER AND AND BASIN WITH 100MM DEEP SEAL ANTI SIPHON TRAPS. PROVIDE RODDING ACCESS EXTRACTOR FAN CONNECTED TO LIGHT SWITCH 16L/SEC
UTILITY SECTION TO HAVE 30L/S
KITCHEN TO HAVE 30 L/S IF COOKER HAS EXTRACTOR FAN. 60/S ELSEWHERE.
KITCHEN SINK TO HAVE 100.. DEEP SEAL TRAP, 40.. WATER PIPE CHASED IN TO EXG FLOOR, 1:40 FALLS IN TO E E XG S+VP FLOOR FINISH MADE GOOD

Proposed
Change of use



BLOCK PLAN
1:500 SCALE



T: 01691 671 964
E: Gerrard-Marshall@live.co.uk
W: www.stoswaldsarchitectural
designservice.co.uk

CLIENT:
JESSICA LITTLE
PROJECT:
PROPOSED CHANGE OF USE
AT
10 STATION AVENUE,
CHIRK,
LL14 5LS

SCALE: 1:50, 1:100, 1:500

DATE: JUNE 2022