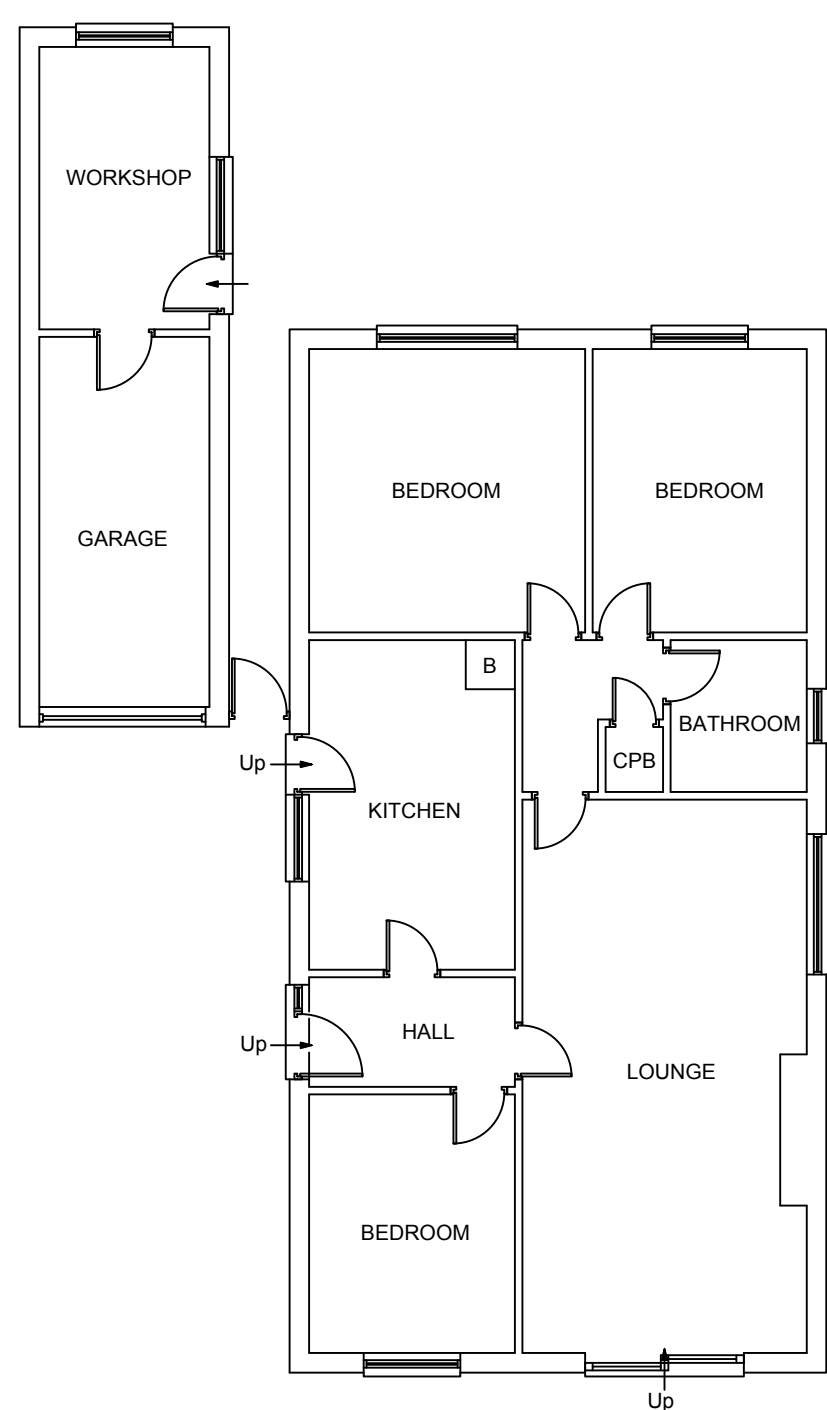
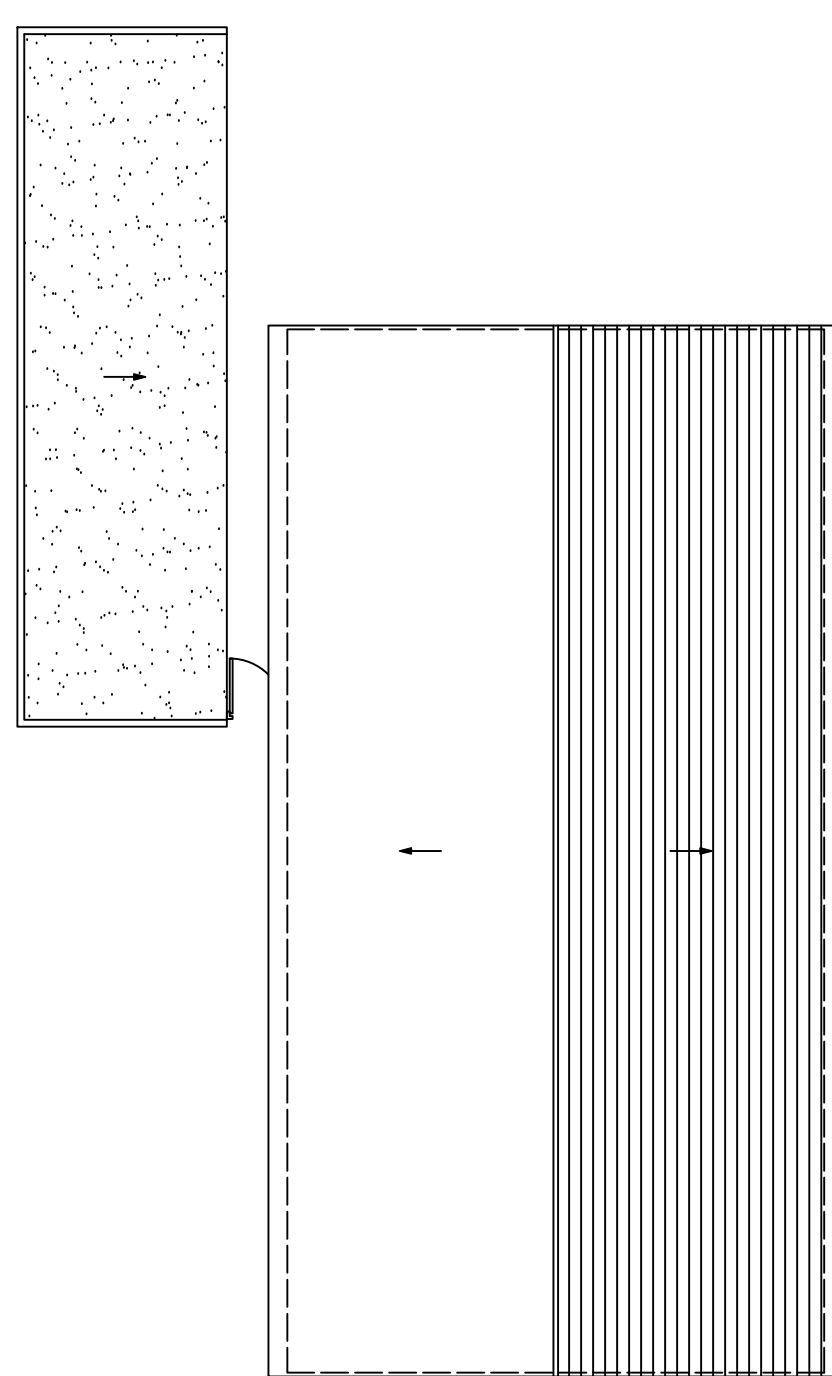
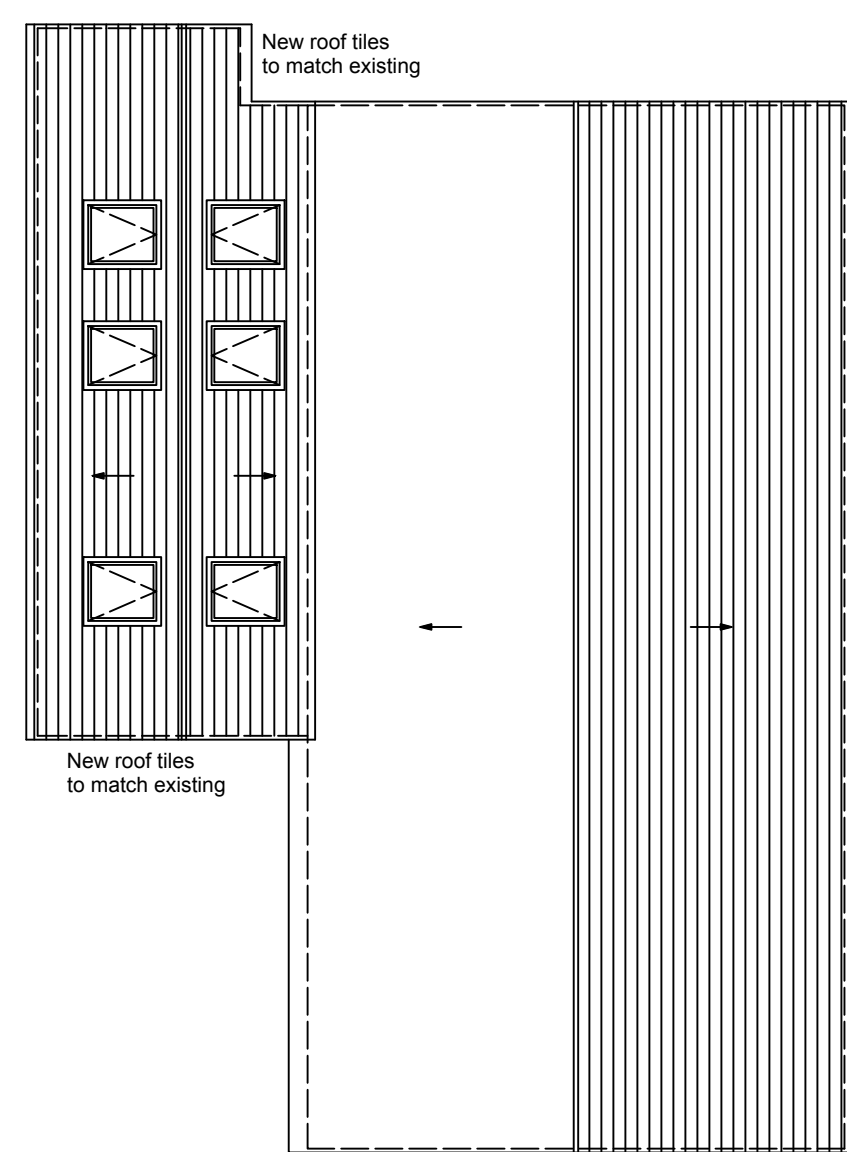




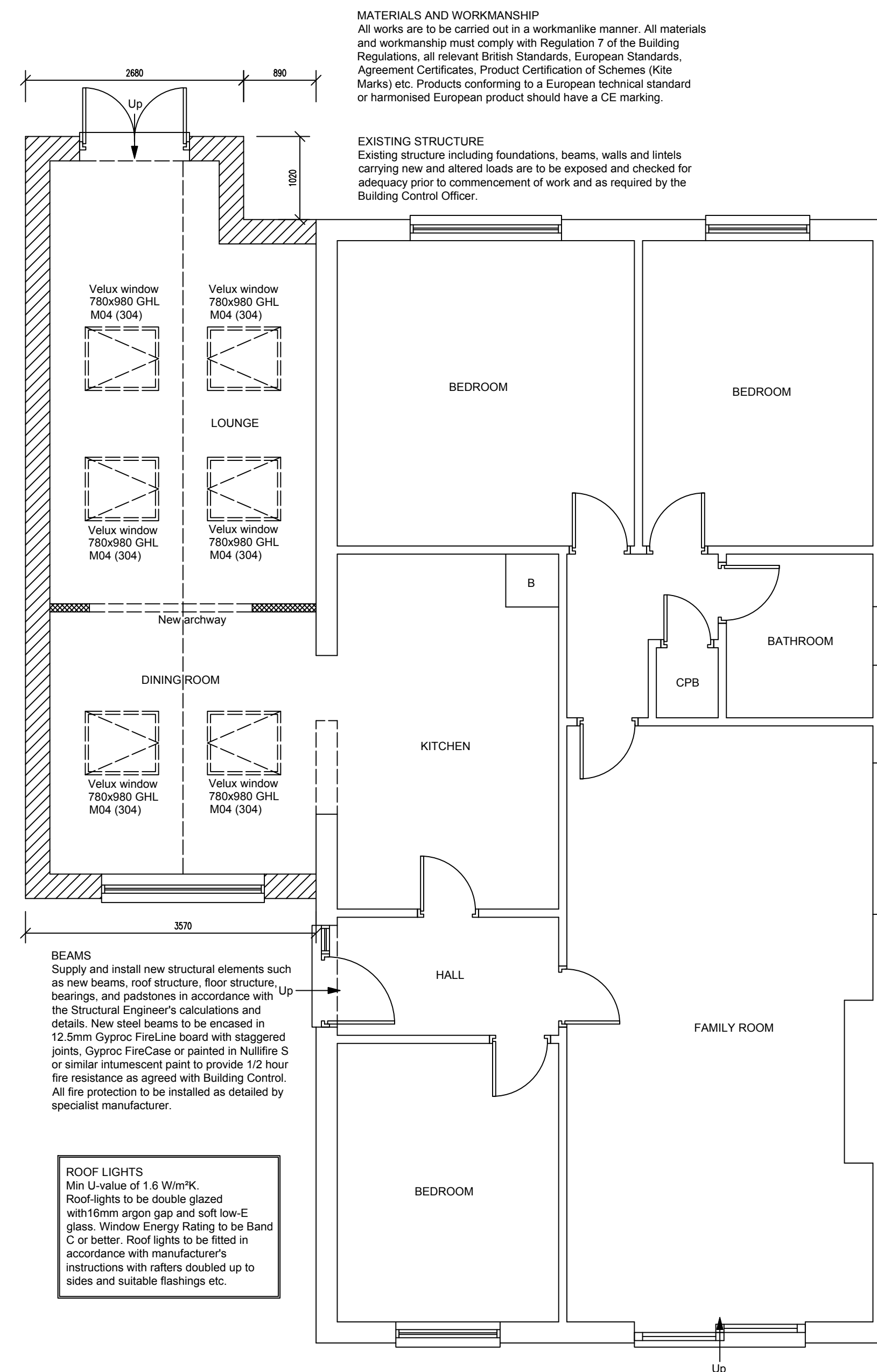
EXISTING GROUND FLOOR PLAN  
(scale 1:100)



EXISTING ROOF PLAN  
(scale 1:100)



PROPOSED ROOF PLAN  
(scale 1:100)



PROPOSED GROUND FLOOR PLAN  
(scale 1:50)

**MATERIALS AND WORKMANSHIP**  
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

**EXISTING STRUCTURE**  
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

**BEAMS**  
Supply and install new structural elements such as new 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.

**ROOF LIGHTS**  
Min U-value of 1.6 W/m²K.  
Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

|         |                                    |        |            |      |    |
|---------|------------------------------------|--------|------------|------|----|
| ADDRESS | Y GILFACH,<br>WREXHAM,<br>LL11 6DB |        |            |      |    |
| PROJECT | SINGLE STOREY SIDE EXTENSION       |        |            |      |    |
| SCALE   | AS SHOWN                           | DWG NO | FPA101243  | PAGE | 02 |
| DRAWN   | K. MILLER                          | DATE   | MARCH-2023 |      |    |

THESE DRAWINGS ARE PRODUCED TO OBTAIN PLANNING AND  
BUILDING REGULATIONS APPROVAL ONLY AND COPYRIGHT OF  
THE DESIGNER, ALL DIMENSIONS TO BE CHECKED ON SITE.