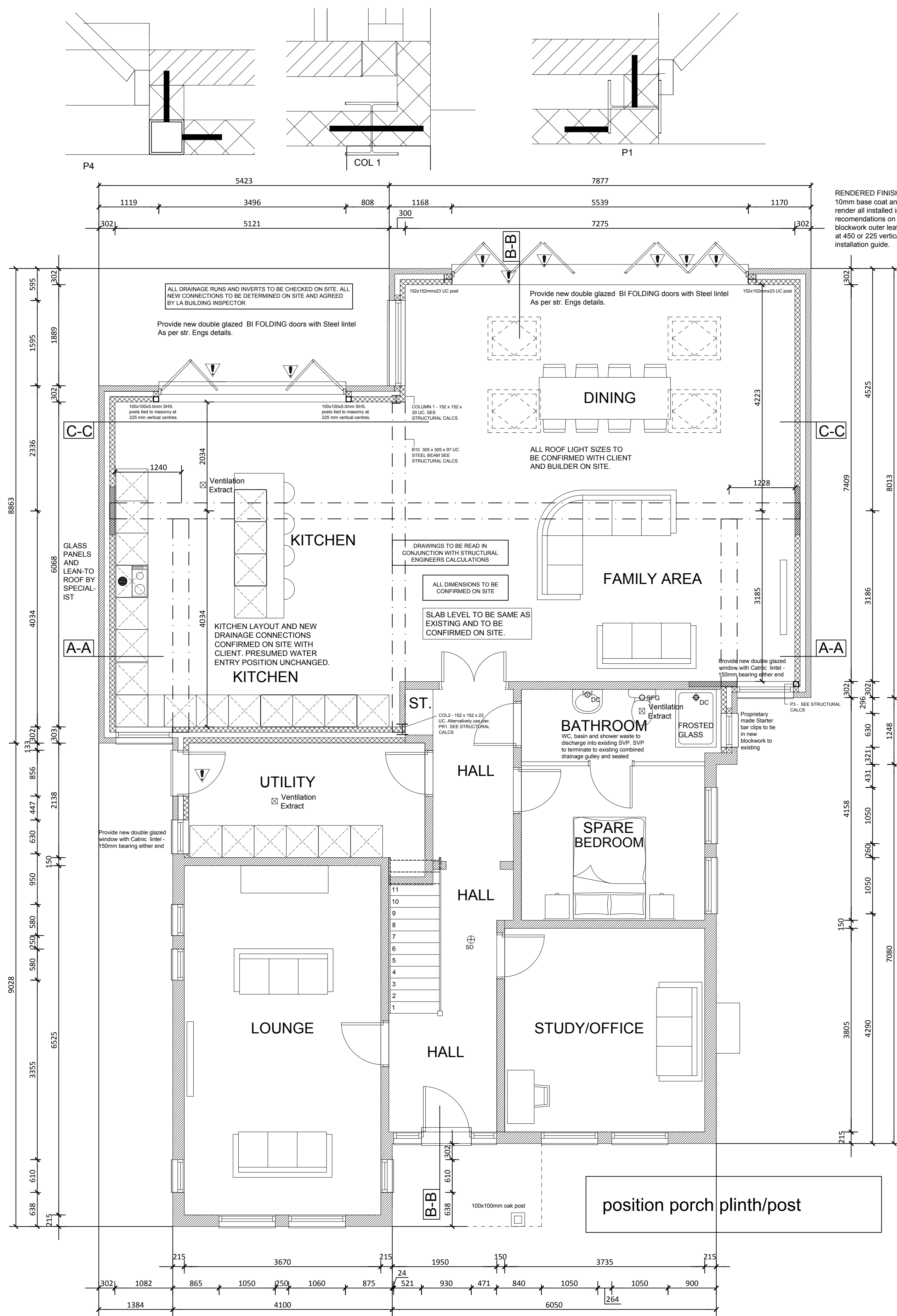




PROPOSED GROUND FLOOR PLAN

RENDERED FINISH: Render to be 2 coats sand / cement render (10mm base coat and 8mm finish coat, or proprietary through coloured render all installed in accordance with manufacturers requirements and recommendations on either existing brickwork or 100mm dense concrete blockwork outer leaf. All new walls to have brickwork bed reinforcement at 450 or 225 vertical centres as required. refer to manufacturers installation guide.

HEATING
ALL NEW ROOMS TO HAVE NEW RADIATORS FITTED. LOCATION OF RADIATORS TO BE CONFIRMED ON SITE. ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES. IF NEW BOILER IS REQUIRED DUE TO THE INCREASED NUMBER OF RADIATORS, THE NEW BOILER MUST BE A CONDENSING BOILER.

All structural elements, timbers joist, steels, padstone all to be confirmed with structural engineer before any work is carried out and confirmed with LABC acceptable prior to ordering or any work commencing.

Part H Drainage - The Builder is to carry out a percolation test on site to determine the surface water drainage requirements to the satisfaction of the LABC before any surface water connections are carried out.

Extra care must be taken not to undermine or disturb existing foundations or foundations to neighbouring property. foundations to be taken down to a depth agreed by the local authority

All gas work must be carried out by a registered gas installer, with a valid gas certificate under the codes of practise (A.C.O.P.S) or nationally accredited certificate scheme (A.C.S) for individual gas operatives and the relevant British Standards.

ALL ELECTRICAL WORK IS REQUIRED TO ACHIEVE THE REQUIREMENTS OF APPROVED DOCUMENT PART P (ELECTRICAL SAFETY) AND MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

NATURAL VENTILATION
Windows whether used singly or in combination, to provide min. opening lights equal to one twentieth (5%) of floor area of room served and to provide 8000sqmm min. of background ventilation via controlled trickle ventilators to habitable rooms.

ALL BUILDING WORK TO ACHIEVE THE FOLLOWING:
U Values:
WALLS - 0.21W/m2K
ROOF - 0.15W/m2K (INSULATION AT RAFTER LEVEL)
ROOF - 0.15W/m2K (INSULATION AT CEILING LEVEL)
FLOOR - 0.18W/m2K
GLAZING - 1.80W/m2K

ALL APPROPRIATE DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED. ALL WORK ON SITE MUST BE CARRIED OUT IN A WAY THAT CAN BE EXPECTED TO ACHIEVE REASONABLE CONFORMITY WITH THE SPECIFICATION. USE ROBUST DETAILS AS A GUIDE TO PRODUCING GOOD CONSTRUCTION WORK

Part B - Fire Safety - Provide a smoke detection system (mains powered with battery back up power) to a Grade D Category LD3 standard and Section 1.8 Material alterations, in accordance with BS5839-6 (2004) to ground floor hall and first floor landing areas.

Provide a smoke detection system (mains powered with battery back up power) to a Grade D Category LD3 standard, in accordance with BS5839-6 (2004).

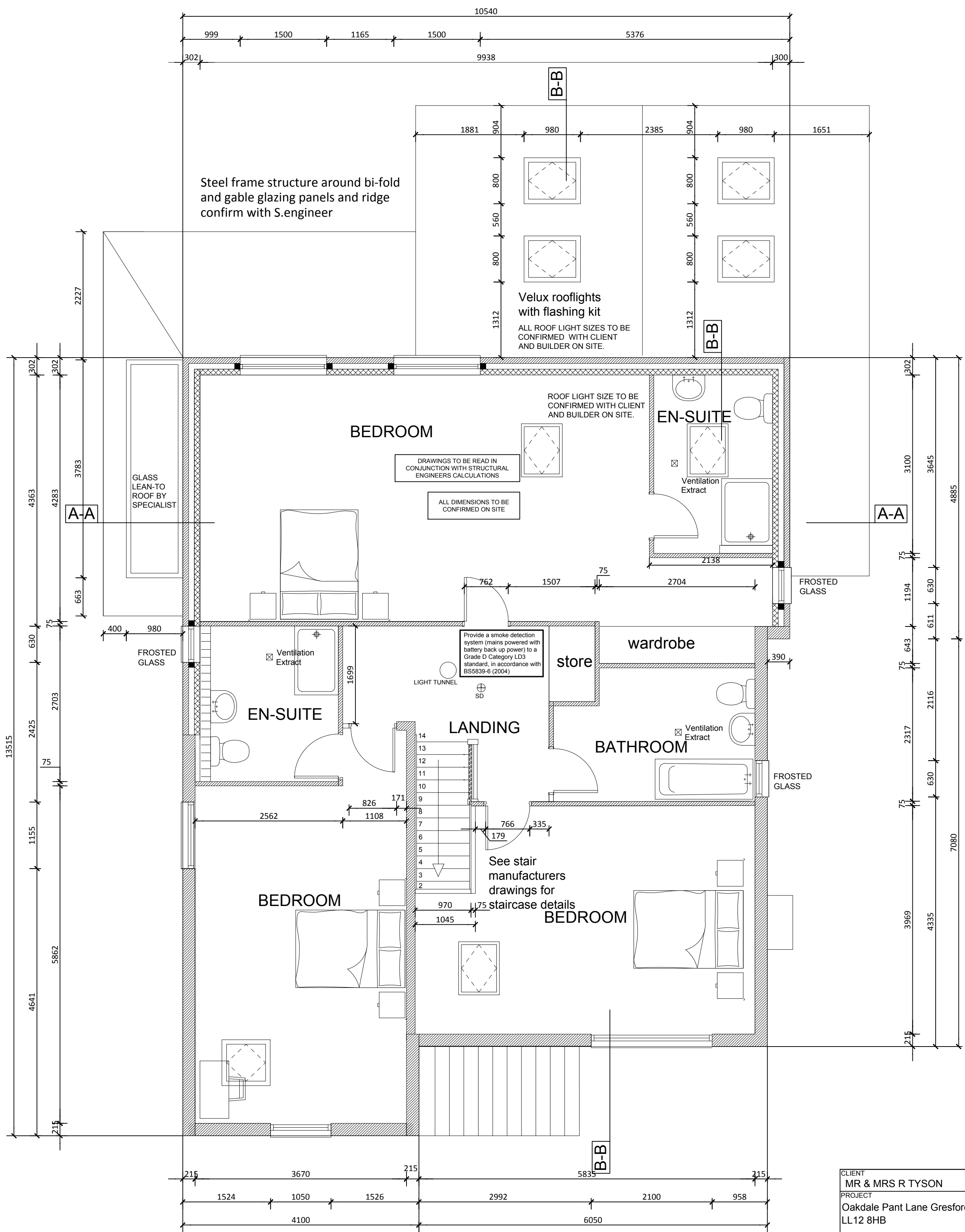
ALL NEW DRAINAGE CONNECTIONS TO BE CONFIRMED WITH CLIENT ON SITE. ALL WASTE TO DISCHARGE INTO EXISTING MAINS.

PLUMBING
All fittings to have 75mm deep seal traps in ABS plastic conforming to BS 3943. WC to have 100mm diameter waste. All waste pipes shall be laid to fall. All plumbing shall be installed in accordance with approved manufacturers instructions. The maximum lengths of waste pipes shall be as follows:-
32mm pipe = 1.7m maximum length
40mm pipe = 3.0m maximum length
50mm pipe = 4.0m maximum length
100mm pipe = 6.0m maximum length

Wc to be specified with overflow kit having integral non-return valve.

All structural elements, timbers joist, steels, padstone all to be confirmed with structural engineer before any work is carried out and confirmed with LABC acceptable prior to ordering or any work commencing.

▽ - denotes toughened safety glazing to BS6206 to all critical locations as defined in Approved Document N of the Building Regulations



PROPOSED FIRST FLOOR PLAN

CLIENT	MR & MRS R TYSON
PROJECT	Oakdale Pant Lane Gresford Wrexham LL12 8HB
DESCRIPTION OF WORKS	PROPOSED REAR AND FIRST FLOOR EXTENSION TO FORM EXTRA LIVING SPACE
SHEET TITLE	CONSTRUCTION SET A1 SHEET
SCALE	1:50@A1
DATE	NOV 2020
DWG No.	01.1c
ACS88 ARCHITECTURE	Tel: 07414145345 Website: www.ACS88.co.uk
WORKING UNDER THE REGISTERED NAME OF AND BEING A LTD. REGISTERED COMPANY HOLDING A VALID BUILDING REGISTRATION AND BEING A LTD. REGISTERED COMPANY NO LIABILITY WILL BE ACCEPTED FOR ERRORS OR OMISSIONS MADE BY OTHER PERSONS	