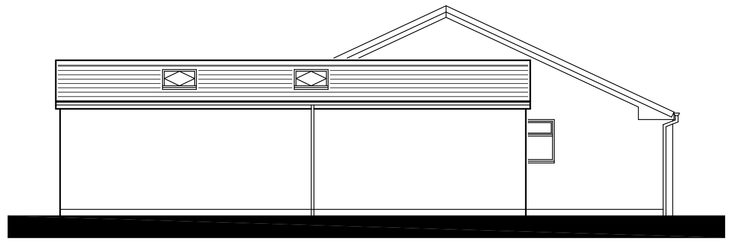
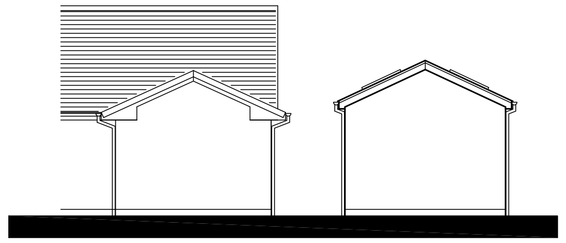


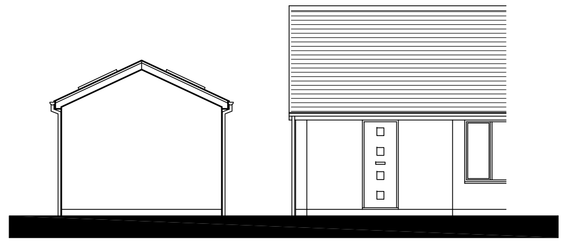
PROPOSED
FRONT
ELEVATION
SCALE 1:100



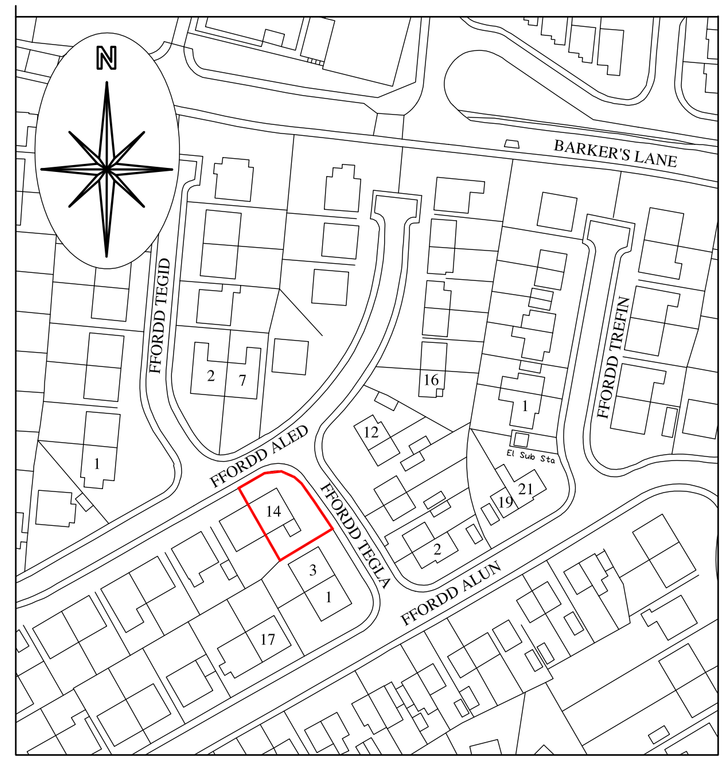
PROPOSED (with part house)
REAR
ELEVATION



PROPOSED (with part house)
SIDE
ELEVATION



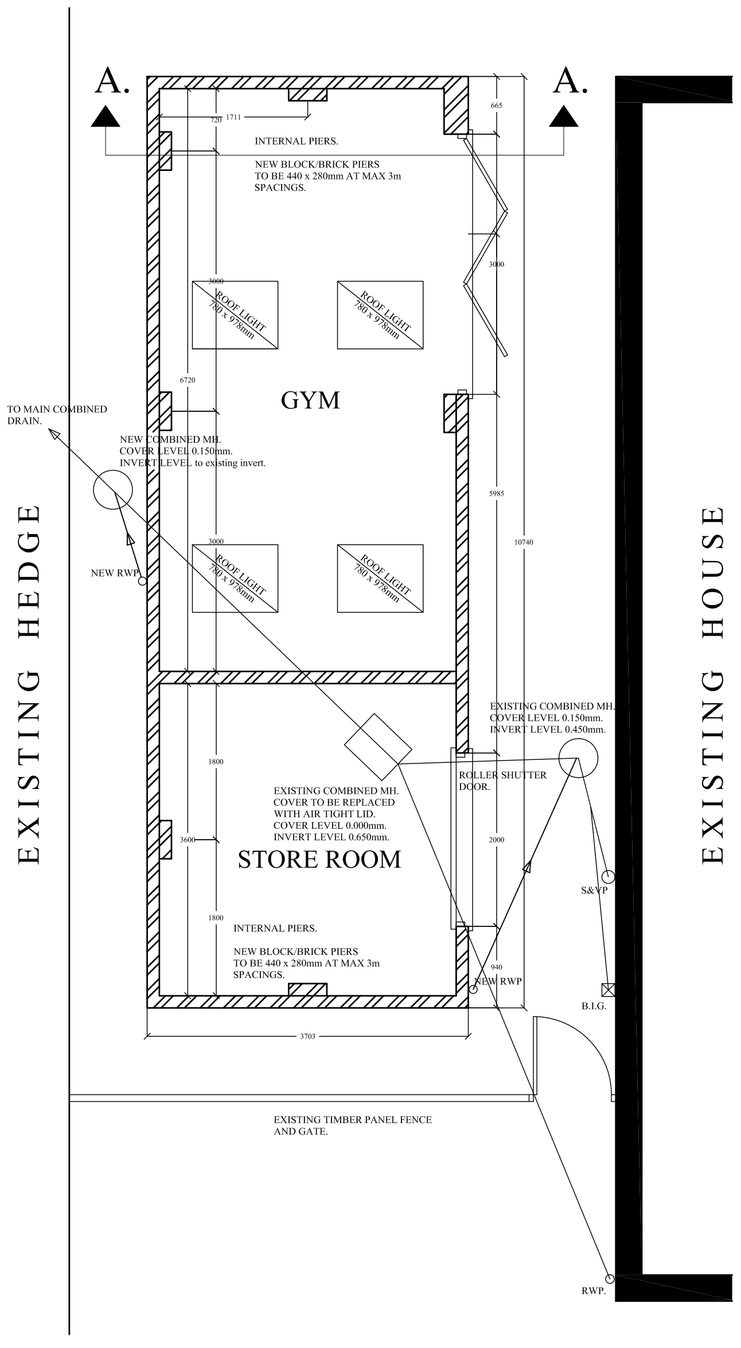
PROPOSED (with part house)
SIDE
ELEVATION



LOCATION PLAN.
SCALE 1 : 1250.

0 50m 100m

scale bar



GYM/STORE FLOOR
PLAN SCALE 1:50.

GENERAL.

ALL NEW TIMBERS TO BE TREATED WITH APPROVED PRESERVATIVE.
ALL NEW MATERIALS & FINISHES TO MATCH EXISTING.
ALL NEW TIMBERS TO BE GRADE 16 (SC3) UNLESS SPECIFIED OTHERWISE.

FOUNDATIONS.

NEW CONCRETE STRIP FOUNDATIONS PROVIDED UNDER NEW WALLS SIZE TO BE TO MINIMUM OF 750mm (IN CLAY) OR 1m (IN SAND AND GRAVEL) BELOW GROUND LEVEL, 600mm WIDE x 225mm DEEP IN C40/20 CONCRETE, FOR EXTERNAL CAVITY WALLS. ENSURE EQUAL PROJECTION BOTH SIDES OF WALL. IF REQUIRED, FOUNDATIONS STEPPED ON ELEVATION SHOULD OVERLAP BY TWICE THE HEIGHT OF THE STEP, BY THE THICKNESS OF THE FOUNDATION, OR 300mm WHICHEVER IS THE GREATER. ANY STEPS IN THE FOUNDATIONS SHOULD NOT BE OF GREATER HEIGHT THAN THE THICKNESS OF THE FOUNDATION.

N.B. POSITIONS OF ALL EXISTING SERVICES ARE UNKNOWN, CONTRACTOR TO TAKE EXTREME CARE, WHEN EXCAVATING FOR NEW FOUNDATIONS. FINAL SIZE AND DEPTH TO SUIT GROUND CONDITIONS, TO APPROVAL OF BUILDING CONTROL OFFICER.

WALL CONSTRUCTION.

EXTERNAL WALLS BELOW GROUND & DPC LEVEL: TO BE FROST RESISTANT 100mmCONCRETE BLOCKWORK OR BRICKWORK. DPC TO LEAF A MINIMUM OF 150mm ABOVE ADJACENT GROUND LEVEL.
EXTERNAL WALLS ABOVE DPC:
CONSTRUCTION IN RENDERED140mm SOLID BLOCKWORK EXTERNAL LEAF TO REAR & SIDES WITH, FRONT ELEVATION TO HAVE TWO LEAFS OF RENDERED 140mm SOLID BLOCKWORK (CENTRAL PILAR IN 140mm BLOCKWORK AS SHOWN).
DAMP PROOF COURSE A MINIMUM OF 150mm ABOVE ADJACENT GROUND LEVEL.
CATNIC BW4/200 TYPE 4 STAINLESS STEEL WIRE TIES AT 900mm HORIZONTALLY & 450m VERTICALLY STAGGERED CENTERS AND DOUBLED UP AT ALL OPENINGS. TIES TO BS 1243, BLOCKS TO BS 6073. TO FRONT ELEVATION.

CAVITY TRAY PROVIDED ABOVE ANY BEAM/LINTOL
SUPPORTING AN EXTERNAL CAVITY WALL.

FLOOR CONSTRUCTION (TO GROUND FLOOR).

100mm C20 GRADE CONCRETE SLAB ON 1200 GAUGE VISQUEEN D.P.M. LAPPED UNDER D.P.M. AND THROUGH CAVITY WALLING TO FORM CAVITY AS INDICATED ON PROPOSED SECTION DETAILS (FOR BASIC RADON PROTECTION MEASURES), ON SAND BLINDING ON MINIMUM 150mm CLEAN DRY, WELL CONSOLIDATED HARDCORE, IN MAXIMUM 150mm COMPACTED LAYERS.

ROOF CONSTRUCTION.

ROOF PITCH TO BE 25 DEG. TILES WITH MANUFACTURERS RECOMMENDED HEADLAP ON 25 x 50mm TREATED BATTENS FIXED IN PLACE WITH GALVANIZED NAILS TO BS.1202 PART 1, TO EACH TIMBER SUPPORT IN STRAIGHT HORIZONTAL LINES ENSURING NO BATTEN IS LESS THAN 1200mm LONG, BUTT JOINTS ARE CENTERED ON SUPPORTS AND DO NOT OCCUR MORE THAN ONCE IN ANY GROUP OF 4 BATTENS ON ANY ONE SUPPORT. FIX ADDITIONAL BATTENS WHERE NECESSARY TO PREVENT FELT BEING OPENED AT LAPS BY WIND SUCTION.
ON UNTEARABLE ROOFING FELT LAID PARALLEL TO EAVES AND WITH HORIZONTAL AND VERTICAL LAPS ARE NOT LESS THAN 100mm WIDE COINCIDING WITH SUPPORTS.
ON NEW RAFTERS AS RECOMMENDED BY STRUCTURAL ENGINEER (SEE SEPARATE DETAILS).

13mm PLASTER BOARD AND SKIM TO CEILINGS IF REQUIRED BY CLIENT.

SECURE RAFTERS TO MASONRY USING 1mm THICK GALVANIZED MS TRUSS CLIPS TO BS EN 10142 1991 TO SUIT RAFTER THICKNESS.
30 x 2.5mm GALVANIZED MS VERTICAL RESTRAINT STRAPS AT MIN 1000mm CTS TO ANCHOR 100 x 75mm WALL PLATE, BEDDED ON CEMENT MORTAR.
30 x 5mm GALVANIZED MS LATERAL RESTRAINT STRAPS TO ANCHOR GABLE TO ROOF AND CEILING AT 1250mm CTS, AND AT 2000m CTS TO GABLE TO FIRST FLOOR.
ALL STRAPS TO BE NAILED MIN. 4 TIMES.

ROOF VENTILATION.

VENTILATION TO MAIN ROOF SPACE TO BE PROVIDED BY GLIDEVALE EAVES VENTILATION SYSTEM. FIXED TO MANUFACTURERS INSTRUCTIONS OR OTHER APPROVED.

RAIN WATER PIPES.

FIX NEW GUTTERS IN 100mm ROUND UPVC WITH BRACKETS AT 1000mm CENTERS AND NEW 60mm DIA. UPVC DOWNPIPES WITH BRACKETS AT MAXIMUM 1500mm, ALL TO DISCHARGE BELOW GRATINGS INTO NEW GULLIES TO DISCHARGE IN TO COMBINED DRAIN.

DOORS.

ALUMINIUM/UPVC U DOOR FITTED WITH SEALED DOUBLE GLAZED UNITS AND TO FULLY COMPLY WITH PART L OF THE BUILDING REGULATIOND. GLASS TO BE PILKINGTON K GLASS GIVING A 'U' VALUE OF 1.6 W/m2K, .

LINTELS

LINTEL TO BE AS RECOMMENDED BY STRUCTURAL ENGINEER (SEE SEPARATE DETAILS).

FIXED EXTERNAL LIGHTING.

WHEN PROVIDING FIXED EXTERNAL LIGHTING, REASONABLE PROVISION SHOULD BE MADE TO ENABLE EFFECTIVE CONTROL AND/OR THE USE OF EFFICIENT LAMPS SUCH THAT LAMP CAPACITY DOES NOT EXCEED 150 WATTS PER LIGHT FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF, i. WHEN THERE IS ENOUGH DAYLIGHT; AND ii. WHEN IT IS NOT REQUIRED AT NIGHT.

FIXED INTERNAL LIGHTING.

REASONABLE PROVISION MUST BE MADE FOR THE INSTALLATION OF ENERGY EFFICIENT LIGHTING, PREFERABLY IN AREAS WHERE THE LIGHTING IS EXPECTED TO HAVE MOST USE.
TO ACHIEVE THIS IT RECOMMENDS THAT ONE PER FOUR FIXED LIGHTING FITTING WILL BE OF A TYPE THAT WILL ONLY TAKE LAMPS HAVING A LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS PER CIRCUIT-WATT.

ROOF WINDOWS.

VELUX WINDOWS FITTED WITH SEALED DOUBLE GLAZED UNITS GIVING A 'U' VALUE OF 1.6 W/m2K, WITH TRICKLE VENTILATORS & WEATHER STRIPPING ETC.

ELECTRICAL SAFETY.

THE PROPOSED INSTALLATION WORK IS TO BE UNDERTAKEN BY A PERSON I.E. (A FIRM OR AN INDIVIDUAL) WHO IS A COMPETENT PERSON REGISTERD WITH AN ELECTRICAL
SELF-CERTIFICATION SCHEME AUTHORISED BY THE SECRETARY OF STATE.
IN THESE CASES THE PERSON IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH B.S. 7671:2001 AND ALL RELEVANT BUILDING REGULATIONS. ON COMPLETION OF THE WORKS, THE PERSON ORDERING THE WORK SHOULD RECEIVE A SIGNED BUILDING REGULATIONS SELF-CERTIFICATION CERTIFICATE, AND THE RELEVANT BUILDING CONTROL BODY SHOULD RECEIVE A COPY OF THE INFORMATION ON THE CERTIFICATE. THE PERSON ORDERING THE WORK SHOULD ALSO RECEIVE A DULY COMPLETED ELECTRICAL INSTALLATION CERTIFICATE AS OR SIMILAR TO THE MODEL IN B.S. 7671: 2001 APPENDIX 6.
AS REQUIRED BY B.S. 7671, THE CERTIFICATE MUST BE MADE OUT AND SIGNED BY THE COMPETENT PERSON OR PERSONS WHO CARRIED OUT THE DESIGN, CONSTRUCTION, INSPECTION AND TESTING WORK.

COMBINED DRAINAGE (IF REQUIRED).

ANY EXISTING DRAIN RUNS UNDER BUILDING TO BE GRUBBED UP AND RENEWED.
NEW DRAINS TO BE 100mm HEPWORTH SUPERSLEVE PIPES ENCASED IN 150mm PEA GRAVEL, ALL TO BE LAID TO A FALL OF 1 : 40.
REINFORCED CONCRETE LINTELS TO BE PROVIDED IN WALLS WHERE PIPES PASS THROUGH.
WHERE THE TRENCH RUN IS WITHIN 1m OF THE BUILDING THE TRENCH IS TO BE FILLED WITH CONCRETE UP TO THE LOWEST LEVEL OF THE EXTENSION / BUILDING.
NEW INSPECTION / ACCESS CHAMBER TO BE UPVC WITH 100mm CONCRETE BED & SURROUND, MEDIUM DUTY COVERS AND FRAMES.

ALL NEW DRAINAGE TO CONNECT INTO EXISTING COMBINED DRAIN PIPE WHICH RUNS IN TO EXISTING SYSTEM, (CONDITIONAL APPROVAL IS SOUGHT ON THIS ITEM).

NOTE.

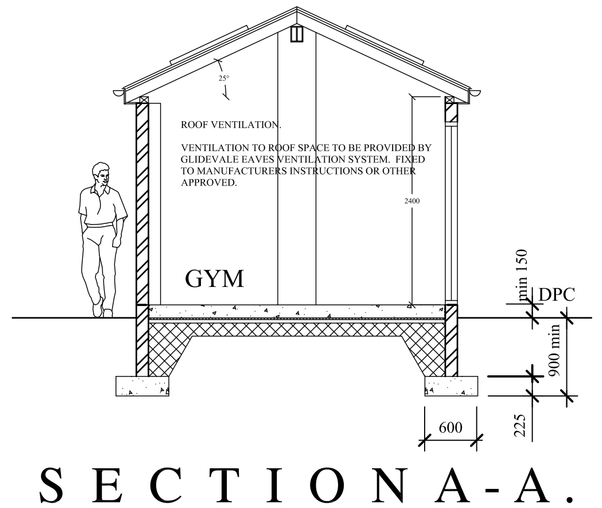
THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, MEASUREMENTS AND LEVELS, DRAINS AND SERVICE CONNECTIONS PRIOR TO THE COMMENCEMENT OF ANY WORKS WHATSOEVER AND PRIOR TO THE MANUFACTURE OF ANY PURPOSE MADE COMPONENTS. ANY DISCREPANCIES TO BE NOTIFIED TO THE EMPLOYER IMMEDIATELY.
THE CONTRACTOR IS ALSO RESPONSIBLE FOR ENSURING THAT ALL WORKS CARRIED OUT COMPLY WITH THE RELEVANT AND CURRENT BUILDING REGULATIONS AND/OR STATUTORY REQUIREMENTS WHETHER OR NOT THEY ARE SPECIFIED ON THE DRAWINGS. THE ABOVE SPECIFICATION MUST BE STRICTLY ADHERED TO ANY CHANGES PROPOSED MUST FIRSTLY BE APPROVED BY THE LOCAL AUTHORITY BUILDING CONTROL OFFICER BEFORE ANY WORKS ARE CARRIED OUT.
THE OWNERS ATTENTION IS BROUGHT TO THE ENTERING OF A PARTY WALL AGREEMENT WITH THE NEIGHBORING PROPERTY.

BRIEF SPECIFICATION

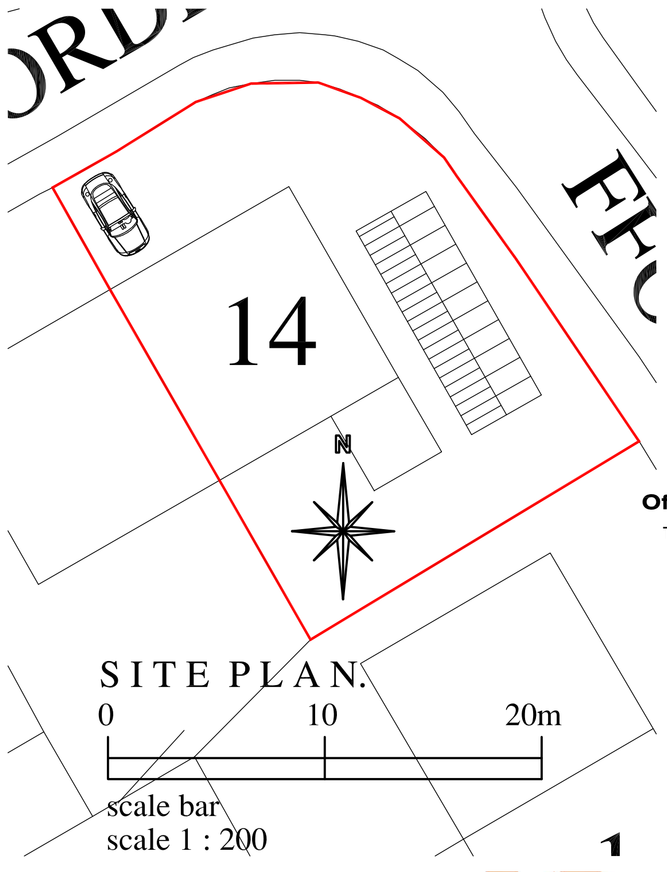
NEW BUILDING TO BE CONSTRUCTED WITH RENDERD BLOCKS TO MATCH ADJACENT HOUSE AS CLOSELY AS POSSIBLE.

ROOF TO BE BROWN/RED TILES TO PITCHED ROOF AND UPVC WINDOWS / DOORS IN STYLES AS SHOWN.

RAINWATER GOODS TO MATCH THOUGHTS ON EXISTING HOUSE AND TO BE DISPOSED OF IN TO COMBINED SEWER.



SECTION A-A.
SCALE 1:50.



SITE PLAN.
0 10 20m

scale bar
scale 1 : 200

CDM 2015

THE DESIGN REFLECTED IN THIS DRAWING HAS BEEN DEVELOPED FOR PLANNING/BUILDING REGULATION APPROVAL ONLY. OUR APPOINTMENT AS PRINCIPAL DESIGNER STOPS AT THIS POINT. THE DOMESTIC CLIENT DUTIES UNDER CDM 2015 MUST BE UNDERTAKEN BY THE CONTRACTOR, OR WHERE THERE IS MORE THAN ONE CONTRACTOR, THE PRINCIPAL CONTRACTOR.
CONTRACTORS IN DOMESTIC PROJECTS MUST BE AWARE OF THEIR CLIENTS DUTIES UNDER CDM 2015. SHOULD THIS NOT BE THE CASE FURTHER GUIDANCE MUST BE SOUGHT.
IN ACCORDANCE WITH THE CDM REGULATIONS 2015 IT IS OUR POLICY TO 'DESIGN OUT' AS MANY IDENTIFIABLE RISKS AS POSSIBLE FOR THE CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THE PROJECT.
A COMPETENT CONTRACTOR SHOULD BE AWARE OF 'NORMAL' RISKS INVOLVED WITH THE CONSTRUCTION PROCESS. USUAL/SIGNIFICANT RESIDUAL RISKS THAT CANNOT BE ELIMINATED AS PART OF THE DESIGN PROCESS ARE LISTED BELOW:
1. NONE IDENTIFIED.

SAFE METHODS AND SYSTEMS OF WORK REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE IDENTIFIED IN THE CONSTRUCTION PHASE PLAN. A CONSTRUCTION PHASE PLAN MUST BE DRAWN UP FOR EVERY PROJECT BY THE CONTRACTOR OR PRINCIPAL CONTRACTOR.
IF ANY PARTY USING THIS DRAWING CONSIDER OR IDENTIFIES ANY 'ABNORMAL' OR 'UNUSUAL' RISKS THAT HAVE NOT BEEN IDENTIFIED ABOVE THEY SHOULD SHARE THIS WITH THE PROJECT TEAM IMMEDIATELY.

HEALTH AND SAFETY FILE - WHEN OUR APPOINTEMENT AS PRINCIPAL DESIGNER ENDS WE WILL PASS THE HEALTH AND SAFETY FILE TO THE CLIENT AND IN TURN THE PRINCIPAL CONTRACTOR. THE PRINCIPAL CONTRACTOR WILL BE RESPONSIBLE FOR DEVELOPING THIS AND HANDING IT TO THE CLIENT ON COMPLETION.

THIS DRAWING IS TO BE INCLUDED IN THE HEALTH AND SAFETY FILE ON COMPLETION OF THE PRJECT AND MUST BE UPDATED AS NECESSARY BY THE PRINCIPAL CONTRACTOR TO REFLECT ANY CHANGES AND DEVIATIONS FROM THE DESIGN.

Ph/Rev.	Revision Details	Rev.by	Chk.by	Date

andrew hannett limited
civil | structural | architectural
Office 14, Redwither Business Centre, Wrexham. LL13 9XR.
Tel. 01978 664256 Mobile 07761 346542 e-mail ah.ltd@talktalk.net

Client:
Mr. Z. Bailey.

Project:
New Detached Gym/Store
At No 14 Ffordd Aled,
Wrexham.

Proposed Gym/Store Plan, Elevations, Section, Proposed Site & Location Plan.

-

Drawn by:	A Hannett	Date:	July 2021	Sheet 1 of 1
Scales: As shown @ A1	Drawing No: 2021/09/01			Phase/Rev: A

partner LABC