



PLANNING APPLICATION

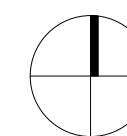
[illegible]

NOT FOR CONSTRUCTION

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

SITE PLAN

DRAWN BY: N

DATE: 28/04/2021 10:57:4

SCALE: 1:100@A1 1:100

PROJECT NO.	00
-------------	----

PA01



1 Site Plan



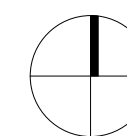
PLANNING APPLICATION

[illegible]

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

BLOCK PLAN

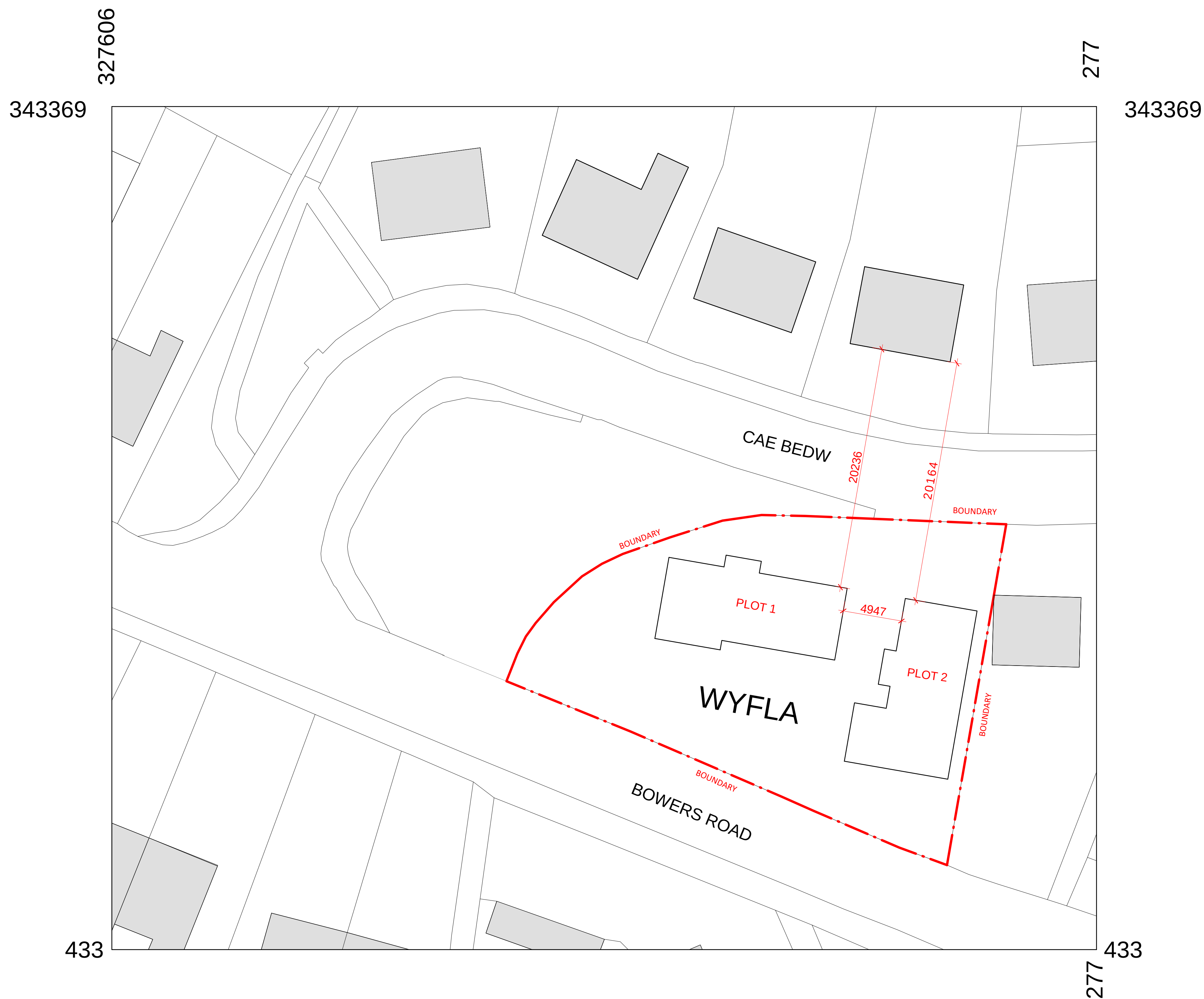
DRAWN BY: N

DATE: 28/04/2021 10:59:14

SCALE: 1:200@A1 1:200

PROJECT NO.	00
-------------	----

PA02



1 Block Plan



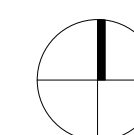
PLANNING APPLICATION

[illegible]

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:	
---------------	--

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

GENERAL LAYOUT

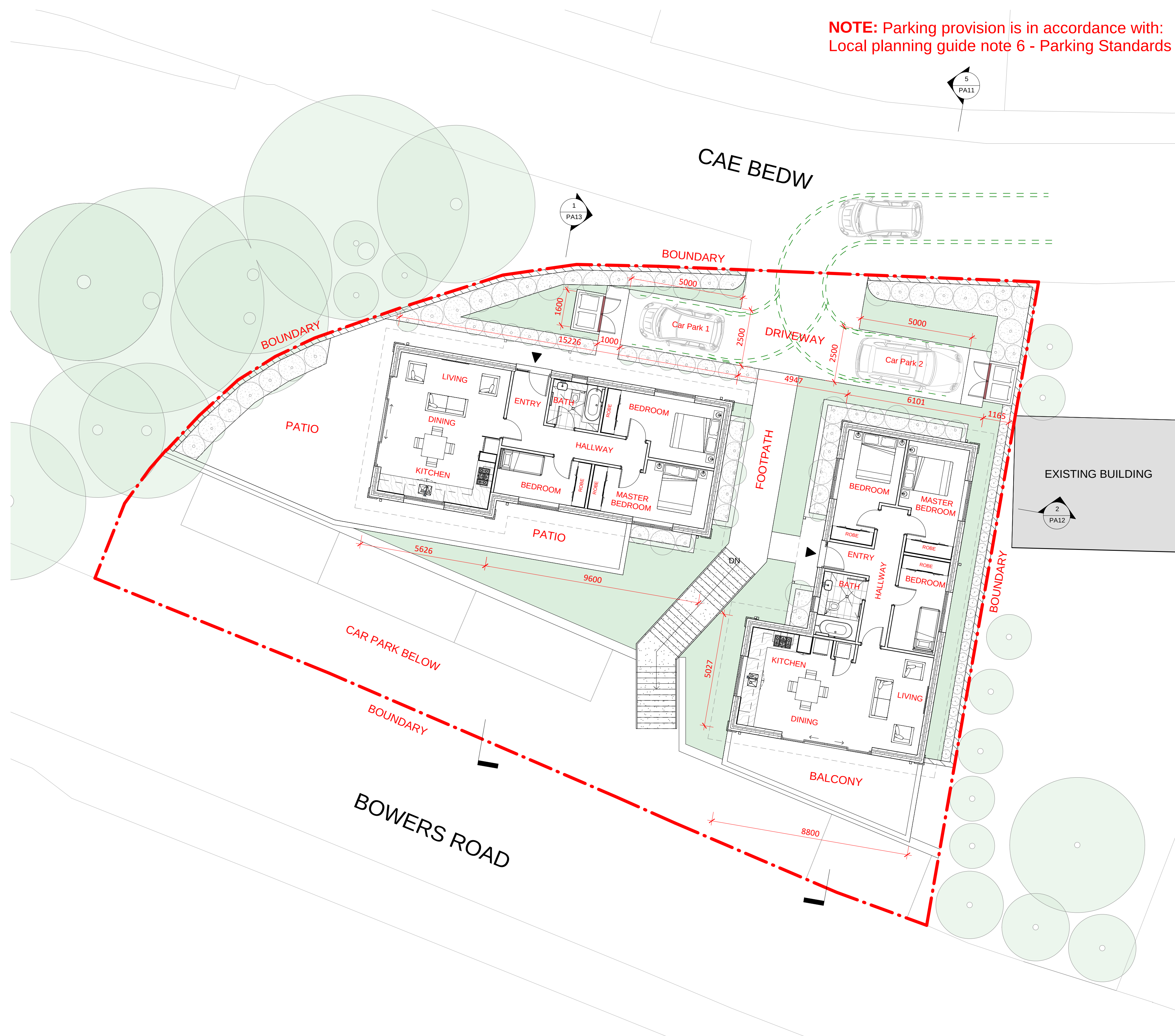
DRAWN BY: N

DATE: 28/04/2021 10:59:50

SCALE: 1:100@A1 1:100

PROJECT NO.	00
-------------	----

PA03



1 General Arrangement Plan

1 : 100

DRAWN BY: N

DATE: 28/04/2021 10:59:50

SCALE: 1:100@A1 1:100

PROJECT NO.	00
-------------	----



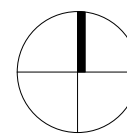
PLANNING APPLICATION

[illegible]

DRAWING LEGEND

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

CARPARK PLAN

DRAWN BY:

2

DATE: _____

28/04/2021 11:00:04

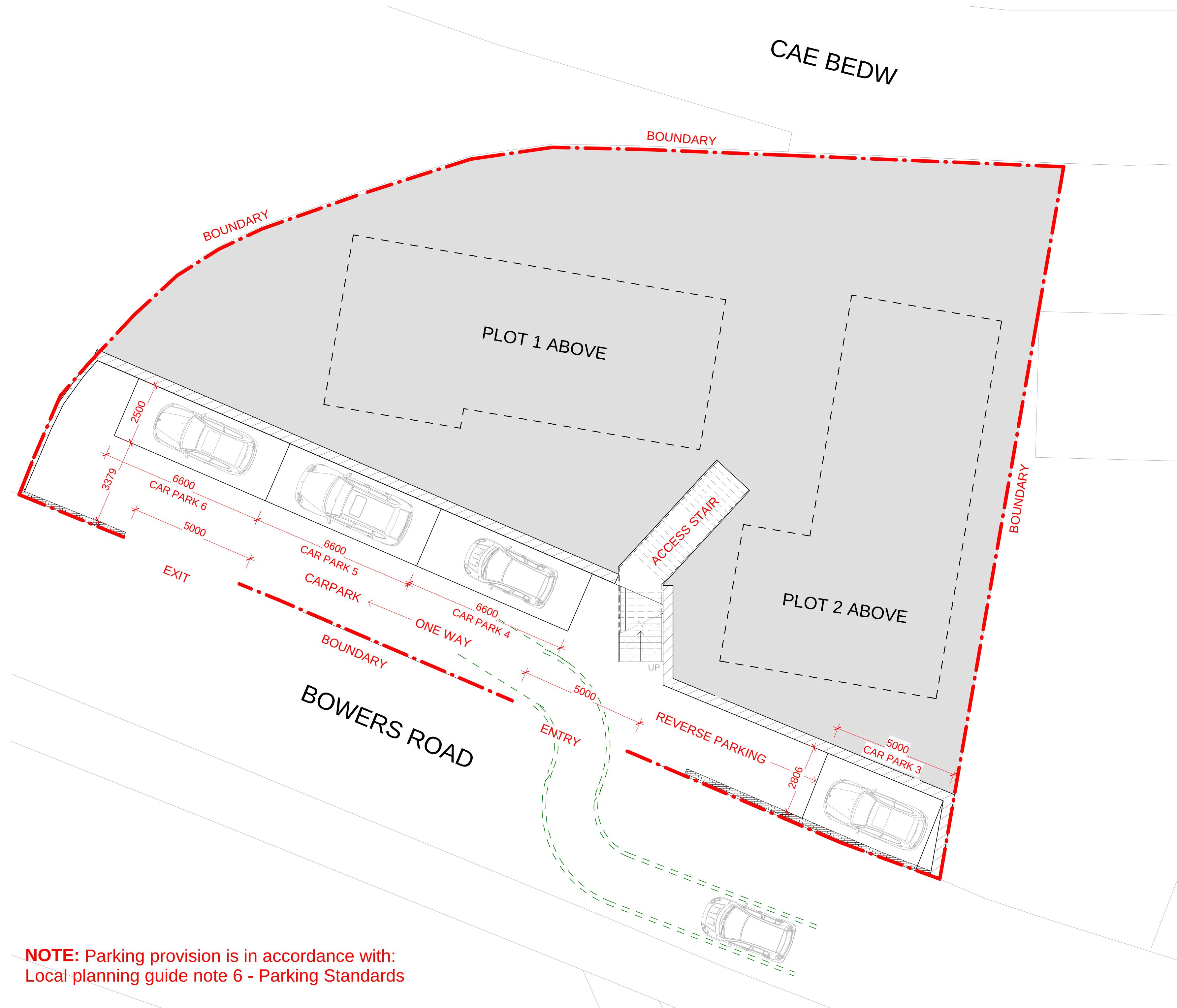
SCALE: 1:100@A1

1 : 100

PROJECT NO.

On

PA04



NOTE: Parking provision is in accordance with:
Local planning guide note 6 - Parking Standards

1 Carpark Plan



PLANNING APPLICATION

[illegible]

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

WYFLA 1 INTERNAL FLOOR AREA

Living/Kitchen/Dining:	31m ²
Bedroom 1:	8.1m ²
Bedroom 2:	12.6m ²
Master Bedroom:	12.3m ²
Bath:	4.6m ²
Entry/Hall:	11.1m ²

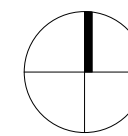
Internal Floor Area Total: 83.3m²

LEGEND

D	DOOR
DP	DOWNPIPE
DRY	DRYER
P	PANTRY
REF	REFRIGERATOR
W	WINDOW
WM	WASHING MACHINE

 HEAT DETECTOR
 SMOKE DETECTOR

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

WYFLA 1 PLOT 1 PLAN

DRAWN BY:

NE

DATE: _____

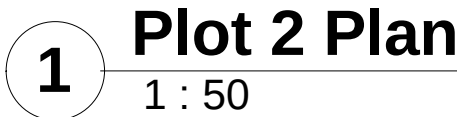
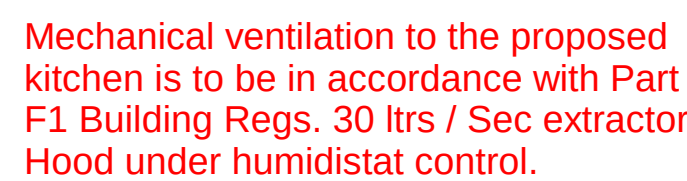
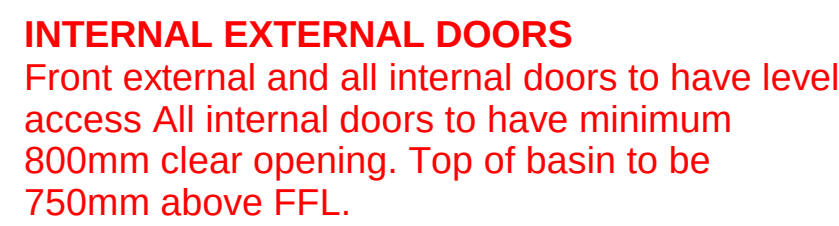
28/04/2021 11:00:17

SCALE: 1:50@A1 1:500@A1 As indicated

PROJECT NO.

003

PA05

[illegible]

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

Living/Kitchen/Dining:	35.6m ²
Bedroom 1:	8.7m ²
Bedroom 2:	12.6m ²
Master Bedroom:	12.2m ²
Bath:	5.3m ²
Entry/Hall:	9.8m ²

Internal Floor Area Total: 86.5m²

D	DOOR
DP	DOWNPIPE
DRY	DRYER
P	PANTRY
REF	REFRIGERATOR
W	WINDOW
WM	WASHING MACHINE

HD	HEAT DETECTOR
SD	SMOKE DETECTOR

WYFLA BUNGALOWS

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

MR JAMES TAYLOR

WYFLA 2 PLOT 2 PLAN

DRAWN BY: NR

DATE: 28/04/2021 11:00:28

SCALE: 1:50@A1 1:500@A1 As indicated

PROJECT NO.	003
-------------	-----

PA06

[illegible]

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

WYFLA BUNGALOWS

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

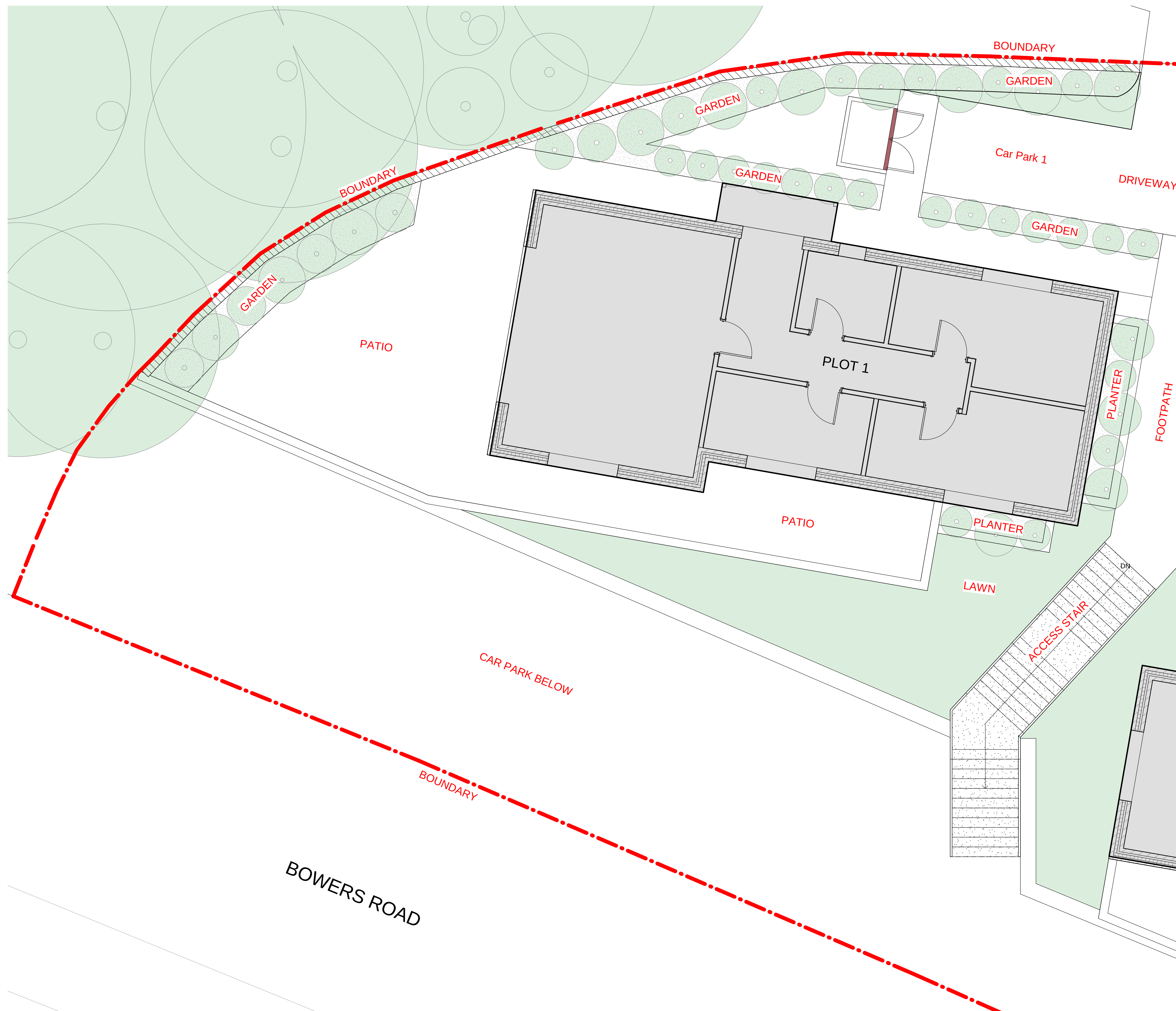
MR JAMES TAYLOR

PLOT 1 LANDSCAPE PLAN

DATE: 28/04/2021 11:00:48

PROJECT NO.	003
-------------	-----

PA07



1

Landscape Plan Plot 1

1 : 50



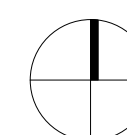
PLANNING APPLICATION

[illegible]

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:	
---------------	--

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

PLOT 2 LANDSCAPE PLAN

DRAWN BY: NE

DATE: 28/04/2021 11:01:06

SCALE: 1:50@A1 1:50

PROJECT NO.	003
-------------	-----

PA08



PLANNING APPLICATION

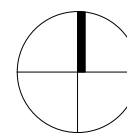
[illegible]

NOT FOR CONSTRUCTION

DRAWING LEGEND

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

VISIBILITY SPLAYS PLAN

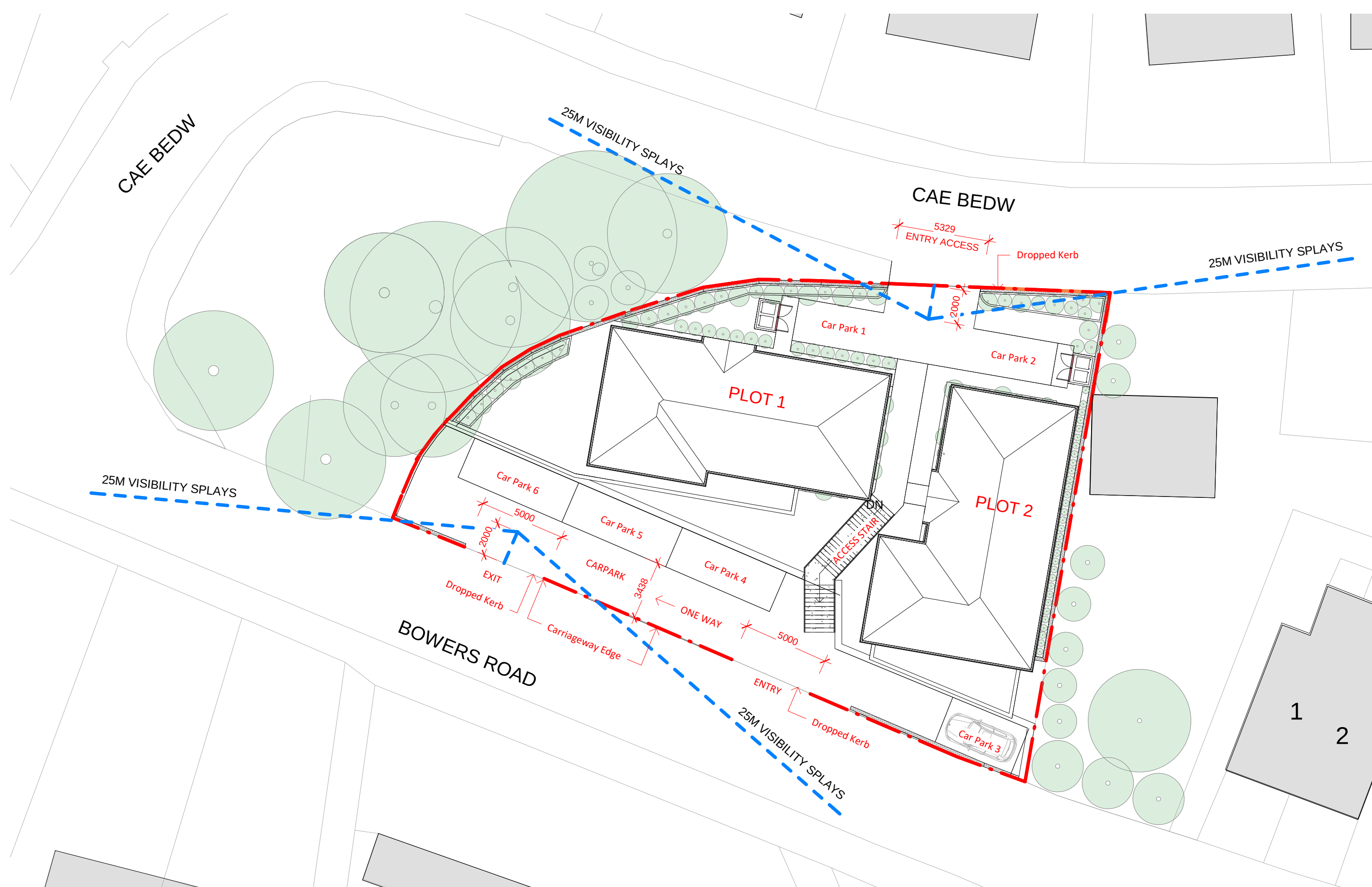
DRAWN BY: NE

DATE: 28/04/2021 11:01:23

SCALE: 1:200@A1 1:200

PROJECT NO. 003

PA09



1 Visibility Splays Plan

1 : 200



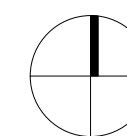
PLANNING APPLICATION

[illegible]

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

PLOT 2 ELEVATIONS SECTIONS

DRAWN BY:

N

DATE: 28/04/2021 11:03:23

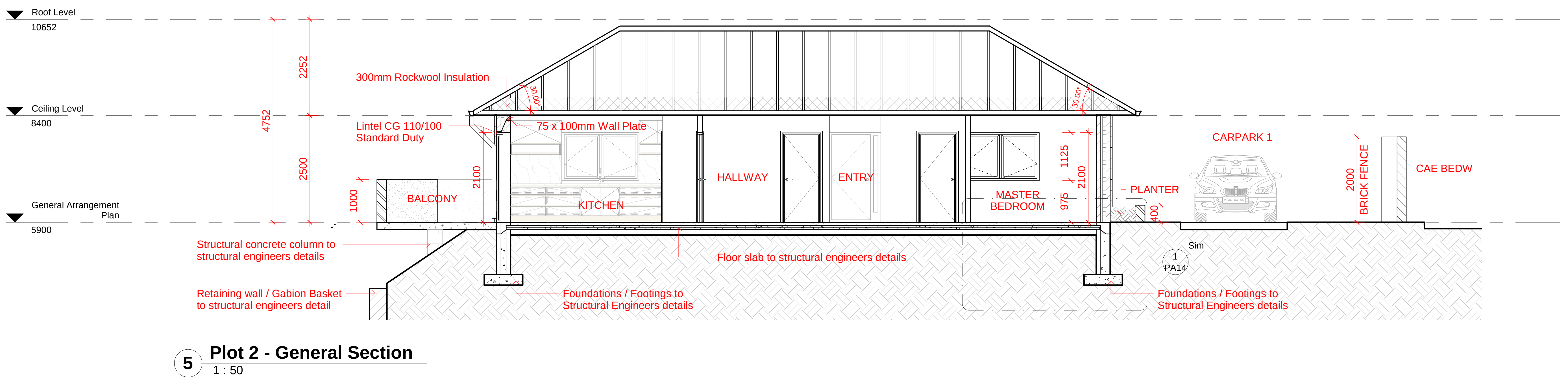
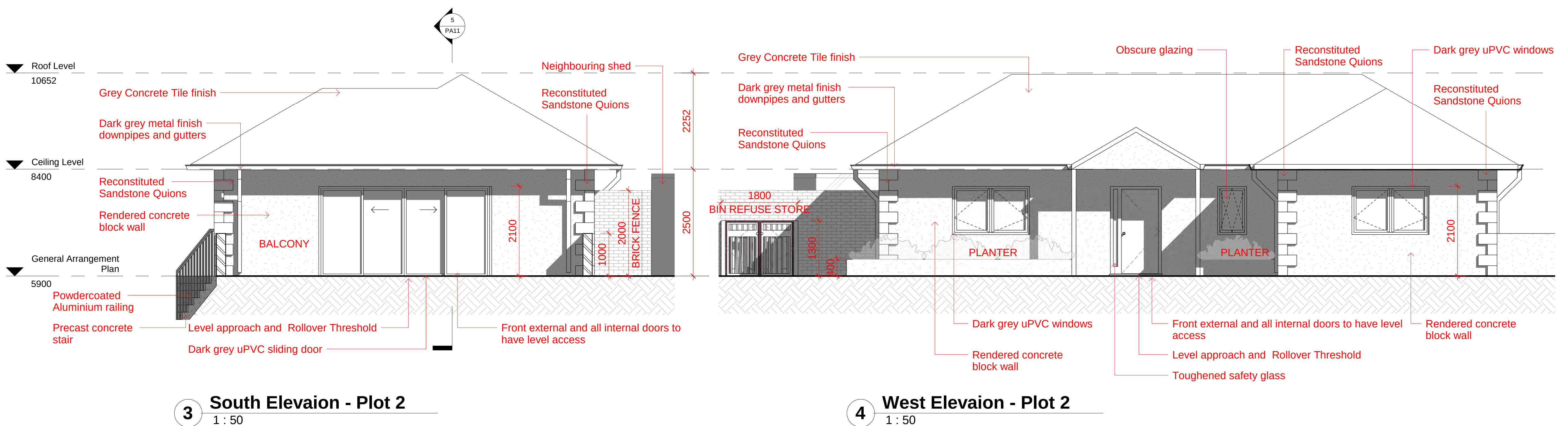
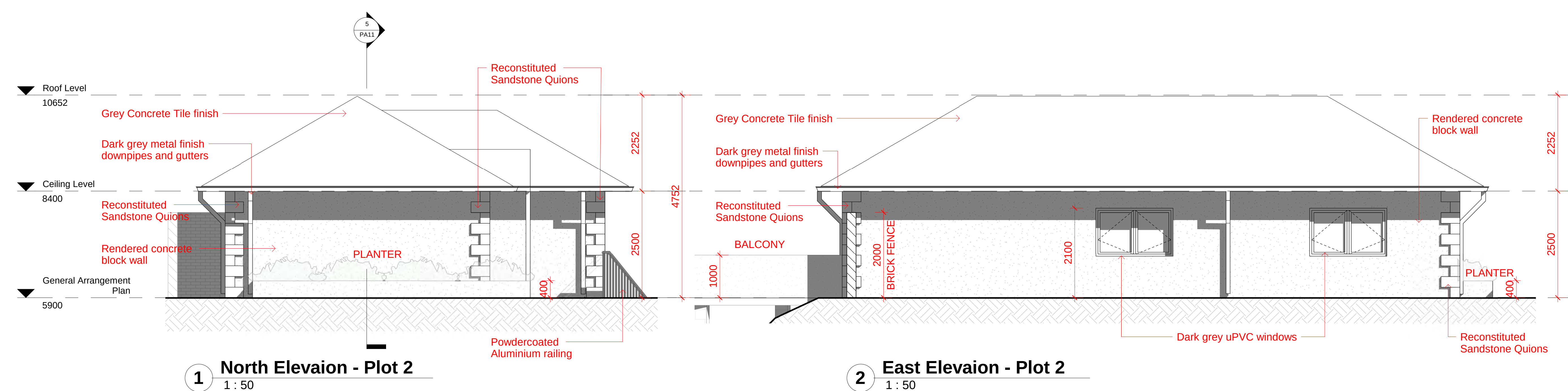
SCALE: 1:50@A1

1:50

PROJECT NO.

00

PA11





PLANNING APPLICATION

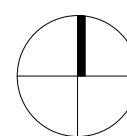
[illegible]

NOT FOR CONSTRUCTION

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

SITE CROSS SECTION

DRAWN BY:

NE

DATE: 28/04/2021 11:04:03

SCALE: 1:50@A1

1 : 50

PROJECT NO.

003

PA13



PLANNING APPLICATION

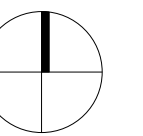
[illegible]

NOT FOR CONSTRUCTION

DRAWING LEGEND:

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

NORTH:



PROJECT NAME:

WYFLA BUNGALOWS

PROJECT ADDRESS:

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

CLIENT:

MR JAMES TAYLOR

DRAWING TITLE:

TYPICAL DETAILS

DRAWN BY:

NR

DATE:

28/04/2021 11:04:11

SCALE: 1:20@A1 1:10@A1 As indicated

PROJECT NO.

003

PA14

Notes

See Structural Engineers Design.

Read in conjunction with Structural Engineers Recommendations.
Hardcore compacted in max 150mm layers, 150mm K3 Kooltherm Floor Board insulation, 100mm Concrete slab, A series BRC reinforcement over drainage pipes, distribution steel to perimeter!

To be cavity construction comprising:-
Solid concrete Common Bricks to BS6073 to both leaves.
100mm Structural cavity filled with C15P concrete to within 150mm of DPC level.

To be cavity construction comprising:-
External 325mm, Cavity wall to have inner and outer leaf of 100mm dense aggregate concrete blocks suitable for render (Manufactures Details to be supplied to Building Control Officer before commencement), 125mm cavity to receive 75 K8 Kooltherm insulation or similar with 50mm unvented cavity, insulation to be taken below DPC level.

Contractor to ensure cavity is 125mm and free from mortar droppings. Cavity ties to be Ancon Staifix RT2 General Purpose 250mm, spaced at 900mm centres horizontally and 450mm vertically, evenly distributed but NOT staggered with minimum 3.7 ties per square meter see installation guide attached. Ensure all ties have a minimum embedment of 50mm and at every block course around windows/doors. All cavities to be closed at reveals horizontally and vertically using blockwork. And incorporating DPC. External Walls to be finished internally with 32.5mm insulated plaster board secured with bonding dabs as BS8212 : 1995 with 5mm skim finish giving overall U value of 0.37W/m2k.

Internal load bearing wall to comprise 200mm solid, both leaf 100mm dense aggregate concrete blocks.
Dot & dab 12.5mm Plasterboard to both faces.
Provide thermal and acoustic barriers at wall junctions

Non Load bearing walls 100mm stud.12.5mm Plasterboard to both faces.
To receive plasterboard with a minimum mass per area of at least 10kg/m²
Non-loadbearing walls to comprise of stud partitions with 50mm sound block insulation

To receive plasterboard with a minimum mass per area of at least 10kg/m²
Non-loadbearing walls to comprise of stud partitions with 50mm sound block insulation

Internal load bearing walls to be built up in between joists to act as solid strutting, Strutting required between roof joists where clear spans are between 2.5m and 4.5m (maximum clear span 6.0m)

Lintels to external walls to be hollow Standard Duty, pressed steel Catnic CG110/100 or similar approved containing integral insulation. Internal Lintels where Lintels supporting joists to be Catnic CN5XA or similar
All Lintels to have a minimum 150mm end bearing.
Lintels to comply with both BS5977: part 2 :1983 and BS476: part 21:1987.

Cavity trays to be installed at damp course. Cavity trays to be installed, lapped over lintels, rising minimum 150mm inside the cavity lapped into brickwork and projecting beyond the end of the lintel bearing point and with stop ends and weep vents.

Grey Concrete Tile Sandtoft / Marley (or Similar) on 44x25mm tanalised softwood battens, batons fixed by 65mmx3.35mm annular ringed shank nails through Tyvek under slating felt to BS 747, underlay fixed to manufactures recommendations to treated trussed rafters.
300mm Rockwool mineral wool to be laid between and over ceiling joists.0.16 W/m2k

All trusses to be designed and calculated by specialised manufacturer with copies forwarded to Building Control.

Galvanised lateral restraint straps provided at minimum 2m centres with all straps built into the gable and fixed to the underside of the rafters and to 1st floor joists with nogging supports between rafters.

Roof ventilation:- Roof to have open ventilation at eaves level, the equivalent of a continuous 10mm air gap in the form of over fascia vents.

VISSMANN Vitodens 100 Combi Plus 30 kW with radiators and individual
thermostatic controls (Condensing) or similar. Vertical flue.
Pressure test certificate and CO2 emission rate supplied on completion or similar.

To be provided by controllable trickle vents in each window providing 8000mm² of free air space to each habitable room.
All Windows to have trickle ventilation
Habitable rooms 5000mm² equivalent area
Kitchen, Utility and bathroom 2500mm² equivalent area

112mm diam half round uPVC. Fascia brackets should not exceed 1M centres and be fixed with 2no zinc plated or sherardized 1" x 10g screws. All angles, outlets and stopends to have fascia brackets with 150mm on each side. down pipes to have clips at every socket and intermediate clips at 1800mm, all clips to be fixed with 2no 2" screws as above. Allow 10mm expansion joint within sockets. All downpipes to discharge into roddable gullies, leading to existing surface water drains.

Down pipes to be a maximum of 6 mt centres
Ground percolation test results to be forwarded to Building Control.

All new windows to be secure by design compliant. UPVC with full double glazing, controllable trickle vents. Toughened Safety Glass to BS6206 : 1981 to doors within 1500mm of finished floor level. All 1st floor rooms to have fire escape windows, at least 1810 x 1125 openings all window sill heights to be 975mm from finished floor level. Double glazed units 20mm with Low E - argon filled. Upvc Frame 0.13 W/m²k. W/c and bathroom to have obscure glazing.

All door and window openings are to be closed with thermabate 100mm insulated combined DPC and cavity closers fitted to the full perimeter of the reveal so as to prevent cold bridging.

Ground floor door openings to provide a minimum clear width of 800mm. External doors to provide minimum 775 clear width.

Wc door to open a minimum of 250mm away from Wc pan.
Wc pan to allow a minimum of 750mm clear space to the front for Disabled access.

All sockets to be 450mm from finished floor level and switches at 1200mm from finished floor level.

Detailed Drainage Layout and Specification to be provided by specialist

Water Efficiency Calculations will be provided within 5 days of completion

All electrical work to be carried out by qualified and competent Electrician

Interlinked Mains Powered Heat and smoke detectors provided.

Radon Sump providing full Radon protection to each property.

NOT FOR CONSTRUCTION

Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.

All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.

All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.

All work to be carried out in accordance with the requirements of the principal certifying authority.

WYFLA BUNGALOWS

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

MR JAMES TAYLOR

WYFLA 1 NOTES

NF

As indicated

003

Notes

See Structural Engineers Design.

Read in conjunction with Structural Engineers Recommendations.
Hardcore compacted in max 150mm layers, 150mm K3 Kooltherm Floor Board insulation, 100mm Concrete slab, A series BRC reinforcement over drainage pipes, distribution steel to perimeter!

To be cavity construction comprising:-
Solid concrete Common Bricks to BS6073 to both leaves.
100mm Structural cavity filled with C15P concrete to within 150mm of DPC level.

To be cavity construction comprising:-
External 325mm, Cavity wall to have inner and outer leaf of 100mm dense aggregate concrete blocks suitable for render (Manufactures Details to be supplied to Building Control Officer before commencement), 125mm cavity to receive 75 K8 Kooltherm insulation or similar with 50mm unvented cavity, insulation to be taken below DPC level.

Contractor to ensure cavity is 125mm and free from mortar droppings. Cavity ties to be Ancon Stalfix RT2 General Purpose 250mm, spaced at 900mm centres horizontally and 450mm vertically, evenly distributed but NOT staggered with minimum 3.7 ties per square meter see installation guide attached. Ensure all ties have a minimum embedment of 50mm and at every block course around windows/doors. All cavities to be closed at reveals horizontally and vertically using blockwork. And incorporating DPC. External Walls to be finished internally with 32.5mm insulated plaster board secured with bonding dabs as BS8212 : 1995 with 5mm skim finish giving overall U value of 0.37W/m2k.

Internal load bearing wall to comprise 200mm solid, both leaf 100mm dense aggregate concrete blocks.
Dot & dab 12.5mm Plasterboard to both faces.
Provide thermal and acoustic barriers at wall junctions

Non Load bearing walls 100mm stud.12.5mm Plasterboard to both faces.
To receive plasterboard with a minimum mass per area of at least 10kg/m²
Non-loadbearing walls to comprise of stud partitions with 50mm sound block insulation

To receive plasterboard with a minimum mass per area of at least 10kg/m²
Non-loadbearing walls to comprise of stud partitions with 50mm sound block insulation

Internal load bearing walls to be built up in between joists to act as solid strutting, Strutting required between roof joists where clear spans are between 2.5m and 4.5m (maximum clear span 6.0m)

Lintels to external walls to be hollow Standard Duty, pressed steel Catnic CG110/100 or similar approved containing integral insulation. Internal Lintels where Lintels supporting joists to be Catnic CN5XA or similar
All Lintels to have a minimum 150mm end bearing.
Lintels to comply with both BS5977: part 2 :1983 and BS476: part 21:1987.

Cavity trays to be installed at damp course. Cavity trays to be installed, lapped over lintels, rising minimum 150mm inside the cavity lapped into brickwork and projecting beyond the end of the lintel bearing point and with stop ends and weep vents.

Grey Concrete Tile Sandtoft / Marley (or Similar) on 44x25mm tanalised softwood battens, batons fixed by 65mmx3.35mm annular ringed shank nails through Tyvek under slating felt to BS 747, underlay fixed to manufactures recommendations to treated trussed rafters.

300mm Rockwool mineral wool to be laid between and over ceiling joists.0.16 W/m2k

All trusses to be designed and calculated by specialised manufacturer with copies forwarded to Building Control.

Galvanised lateral restraint straps provided at minimum 2m centres with all straps built into the gable and fixed to the underside of the rafters and to 1st floor joists with nogging supports between rafters.

Roof ventilation:- Roof to have open ventilation at eaves level, the equivalent of a continuous 10mm air gap in the form of over fascia vents.

VISSMANN Vitodens 100 Combi Plus 30 kW with radiators and individual
thermostatic controls (Condensing) or similar. Vertical flue.
Pressure test certificate and CO2 emission rate supplied on completion or similar.

To be provided by controllable trickle vents in each window providing 8000mm² of free air space to each habitable room.
All Windows to have trickle ventilation
Habitable rooms 5000mm² equivalent area
Kitchen, Utility and bathroom 2500mm² equivalent area

112mm diam half round uPVC. Fascia brackets should not exceed 1M centres and be fixed with 2no zinc plated or sherardized 1" x 10g screws. all angles, outlets and stopends to have fascia brackets with 150mm on each side. down pipes to have clips at every socket and intermediate clips at 1800mm, all clips to be fixed with 2no 2" screws as above. Allow 10mm expansion joint within sockets. All downpipes to discharge into roddable gullies, leading to existing surface water drains.

Down pipes to be a maximum of 6 mt centres
Ground percolation test results to be forwarded to Building Control.

All new windows to be secure by design compliant. UPVC with full double glazing, controllable tricle vents. Toughened Safety Glass to BS6206 : 1981 to doors within 1500mm of finished floor level. All 1st floor rooms to have fire escape windows, at least 1810 x 1125 openings all window sill heights to be 975mm from finished floor level. Double glazed units 20mm with Low E - argon filled. Upvc Frame 0.13 W/m2k. W/c and bathroom to have obscure glazing.

All door and window openings are to be closed with thermabate 100mm insulated combined DPC and cavity closers fitted to the full perimeter of the reveal so as to prevent cold bridging.

Ground floor door openings to provide a minimum clear width of 800mm. External doors to provide minimum 775 clear width.

Wc door to open a minimum of 250mm away from Wc pan.
Wc pan to allow a minimum of 750mm clear space to the front for Disabled access.

All sockets to be 450mm from finished floor level and switches at 1200mm from finished floor level.

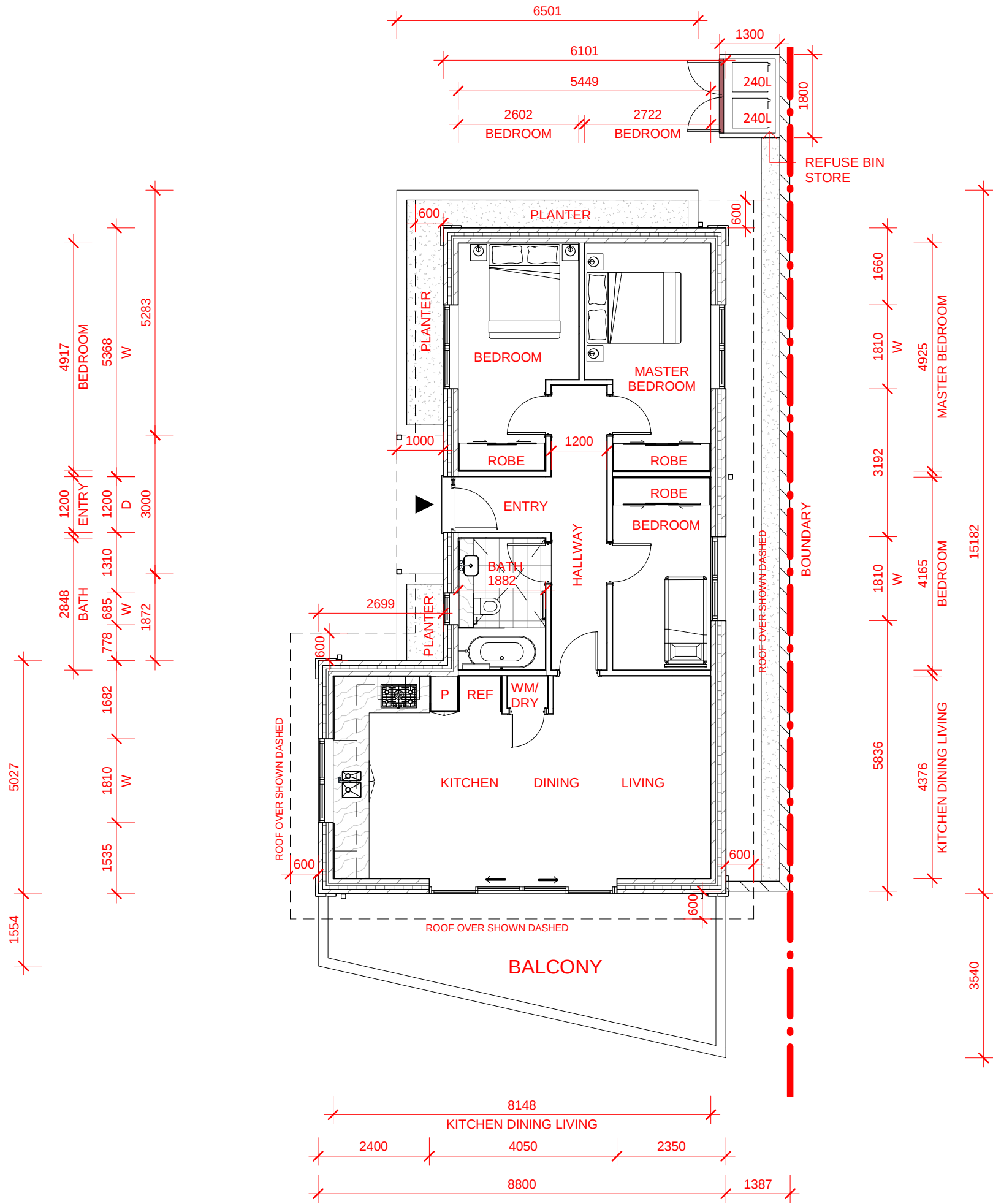
Detailed Drainage Layout and Specification to be provided by specialist

Water Efficiency Calculations will be provided within 5 days of completion

All electrical work to be carried out by qualified and competent Electrician

Interlinked Mains Powered Heat and smoke detectors provided.

Radon Sump providing full Radon protection to each property.



62 Brighton Road, South Croydon CR2 6AL
Mobile Tel: +44 0789-445-6898
Email: infonyamastudio@gmail.com
Website: <https://www.namastudio.co.uk>

[illegible]

NOT FOR CONSTRUCTION

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications. Any discrepancies shall be referred to NAMAR Studio before proceeding with work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by scaling the drawing.
3. All dimensions to be checked on site with any discrepancies referred to NAMAR Studio before proceeding with work.
4. All work to be carried out in accordance with the requirements of the principal certifying authority.

WYFLA BUNGALOWS

Wyfla, Bowers Road,
Acrefair, Wrexham, LL14 3TF

MR JAMES TAYLOR

MYFLA 2 NOTES

DRAWN BY: NI

DATE: 28/04/2021 11:04:34

SCALE: As indicated

PROJECT NO. 00

PA16