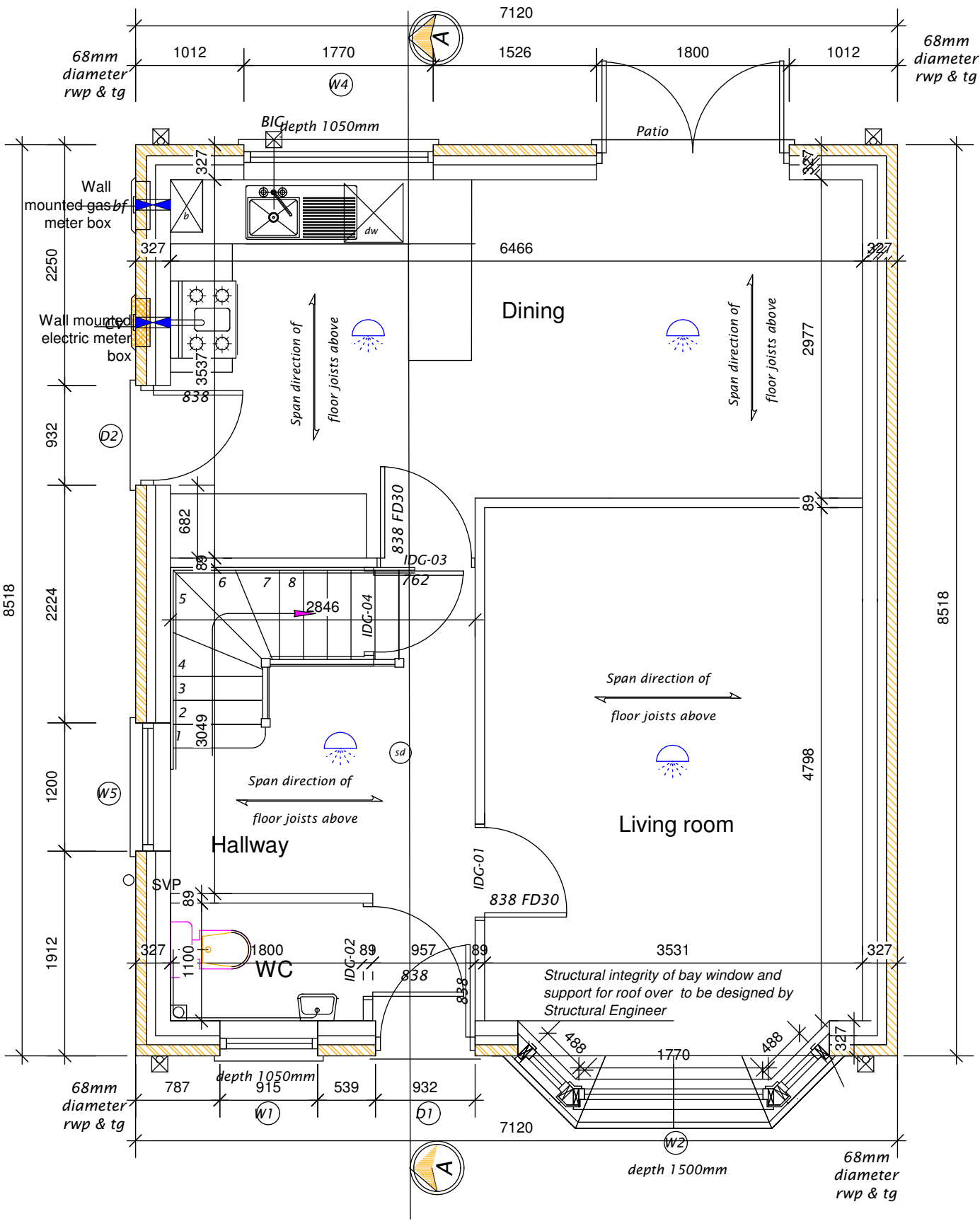




Cold Water Service
The cold water service shall be provided by competent persons with knowledge of the requirements. The cold water incoming service pipe should enter the dwelling through a sleeve, be laid at sufficient depth to avoid mechanical damage and be protected against frost damage.
External meter chambers should be in accordance with the recommendation of BS 6700.
A drinking water point off the incoming main should be provided in the kitchen and elsewhere as required.
Cold water storage should be provided to supply a conventional hot water storage system, in areas of low pressure and to supply those cold water outlets not connected directly to the main.

External Walls:
External wall to be made up of:
103mm facing brickwork
84mm clear cavity
140mm internal timber frame to manufacturer's details and recommendations.
Total overall thickness 327mm
All internal walls to be 89mm insulated stud partitioning- those to be load bearing to be clearly indicated on manufacturer's details
WHERE DIMENSIONS OF CONSTRUCTION IS TO BE VARIED FROM THAT STATED- TIMBER FRAME MANUFACTURER TO INFORM ARCHITECT IMMEDIATELY

Hand rinse basin in cloaks to be no greater than 250x350mm allowing min 650mm clear from front of component to facing wall.
HRB positioned so as not to obstruct 750x1000mm clear space in front of wc pan shown hatched
Provide 1000mm wide door set to wc
Wc pan shown 750mm long: contractor to advise should length exceed this as compliance to Doc M may be forfeited.

1200x1000mm level access platform to main entrance with level threshold to doorway. Max 15mm upstand to threshold.
1:12m ramped approach to platform min 900mm wide
Finished ground levels to be min 150mm below dpc of proposed dwelling.
Construct pitched roof porch over entrance door as shown on approved elevations. Roof covering to be as per main roof specification

Ground Floor Layout Plan

Total floor area to be constructed 52.13 sq m/ 561sq ft
All dimensions are from block face to block face.
Structural dimensions only, the drawings do not represent finished room dimensions
Where dimensions are stated approximate, exact dimensions to be checked on site

Plot 6

HOUSE TYPE HASN'T YET RECIEVED PLANNING APPROVAL TO SUBSTITUTE FROM APPROVED PLOT 6					
PROJECT TITLE Residential Development at Willow Cottage, Ruabon, Wrexham LL14 6LE					
DRWG. TITLE. Flint: Proposed Ground Floor Plan	DATE March 2021	SCALE 1:50 @ A3	DRWG NO. G080/022	Sheet 1 of 5	REV