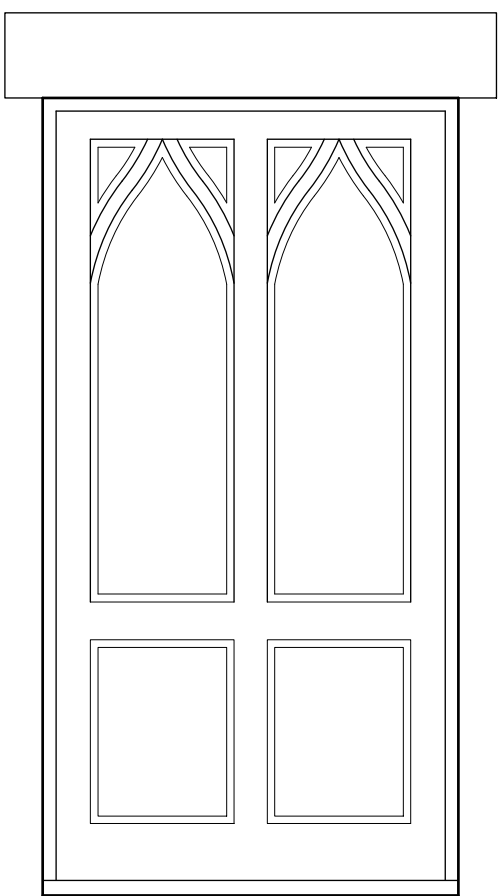
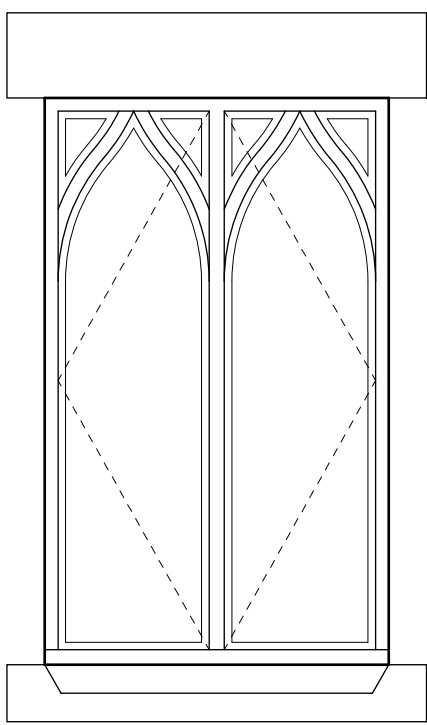
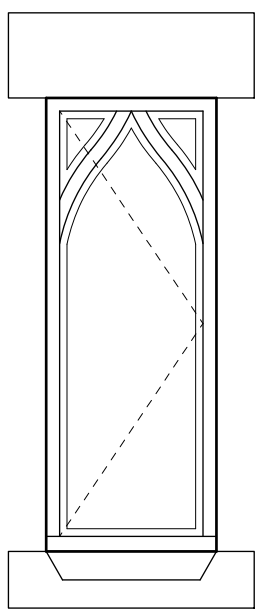




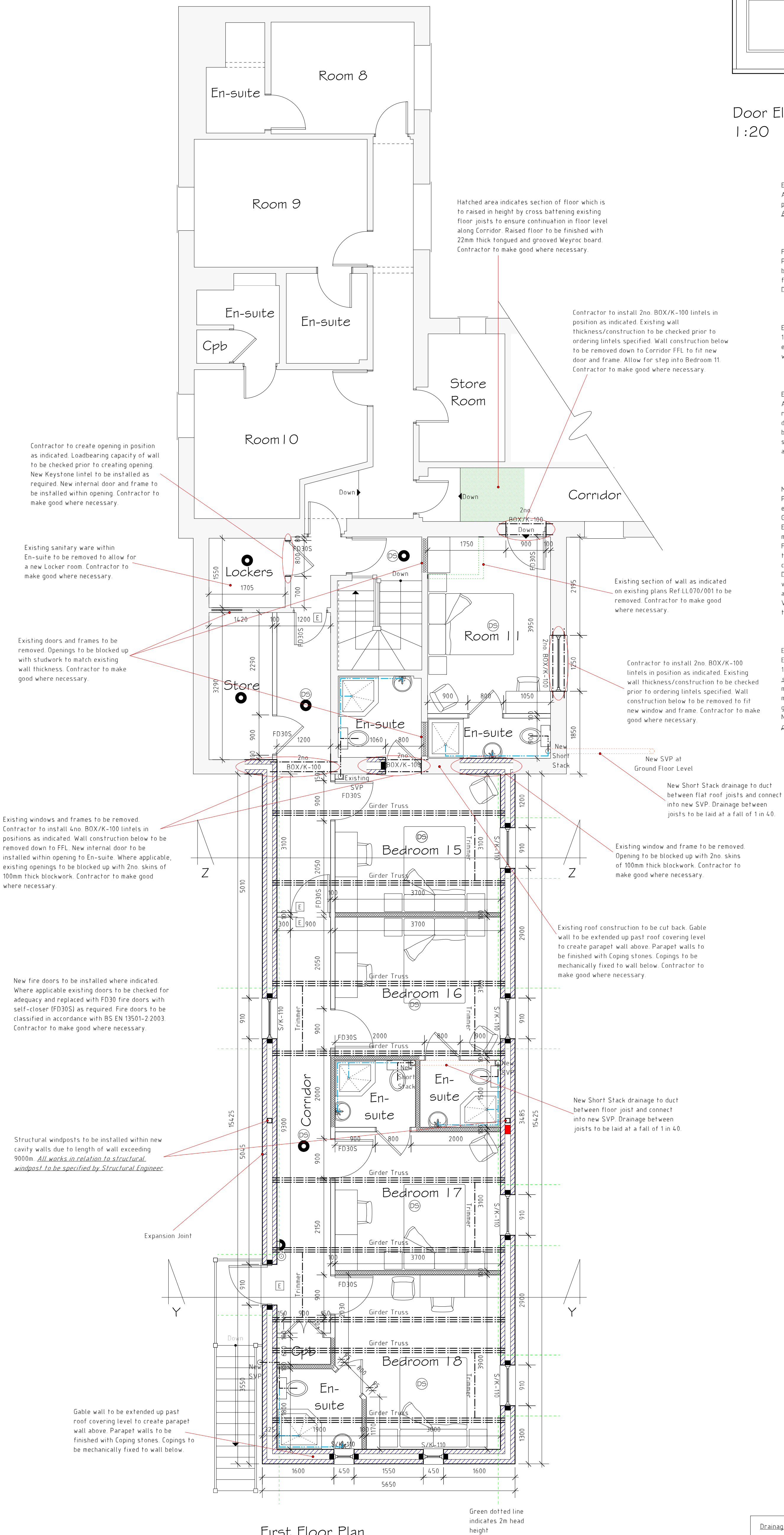
Door Elevation
1:20



Window Elevation
Style A 1:20



Window Elevation
Style B 1:20



First Floor Plan

ENGINEERED STEEL BEAMS

All engineered steel beams are to be installed in positions as indicated. Steel beams are to be protected from fire by means of 12.5mm thick plasterboard and nominal skim finish to provide 30 minutes fire protection. *All works in relation to Steel Beams to be as per Structural Engineers specification*

FIRE DETECTION

Provide mains operated interacting smoke/heat detectors at the positions indicated on floor plan. All detection units are to be provided with battery backup with the ability to be trickle charged to ensure continuity in the event of mains power failure. Detection and warning of fire from one unit must be audible throughout entire building. Smoke detectors to be positioned 300mm minimum away from walls and lights. Detection units are to be interlinked to ensure early warning of fire is achieved.

EFFICIENT LIGHTING

100% of new fixed light fittings to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watts to ensure that extension has efficient light fittings of more than one per 25m². Otherwise, ensure 100% of all new fixed light fittings are fitted with lamps of at least 40 lumens / circuit watt luminous efficiency and replace all other bulbs within the property with energy efficient bulbs.

ELECTRICAL WORKS

All electrical works are to be completed by a competent person registered with an electrical self-certification scheme and to take full responsibility to ensure that new works are in compliance with BS7671:2001. On completion the client should receive certification signed by the designer, installer and person responsible for testing of the new electrical system. Ensure that electrical sockets and light switches are sited between 450mm and 1200mm above floor level. Avoid placing sockets back to back, stagger with 150mm minimum gap. Ensure cables to be sleeved where possible contact with polystyrene could occur. Disabled WC to be fitted with warning beacon for use when user is in need of assistance.

MECHANICAL VENTILATION

Provide mechanical ventilation to En-suites and Disabled WC by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements:

Ground Floor En-suites: Wall mounted fans to extract at a rate of 15 litres per second. Fans to terminate through external walls as indicated. En-suite to Bedroom 13; fan to duct internally and connect into adjoining En-suite. Fans to operate in conjunction with light switch with a 15 minute over run facility. Doors to En-suites to be undercut by 10mm to allow for continuous ventilation.

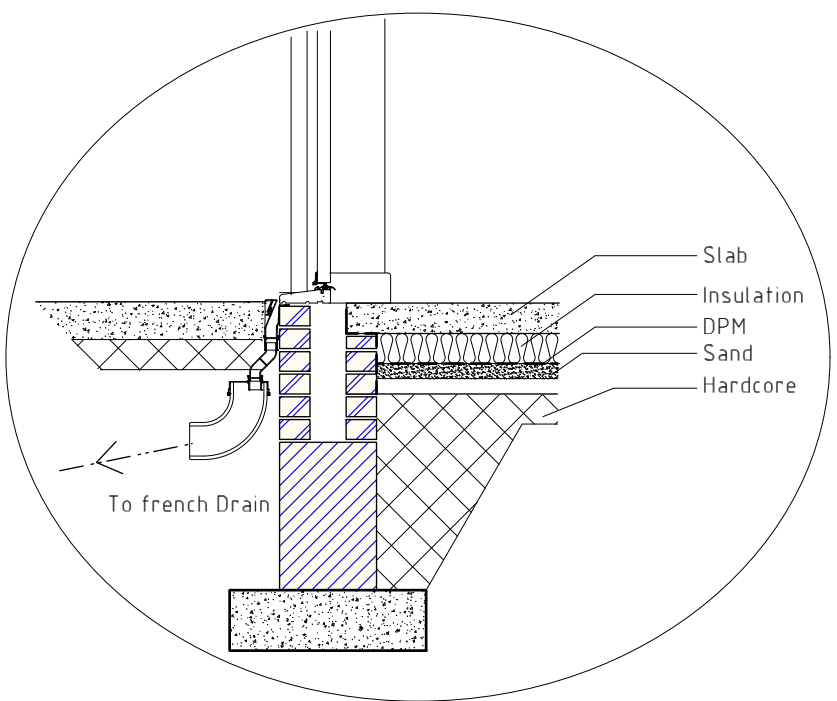
First Floor En-suites: Ceiling mounted fans to extract at a rate of 15 litres per second. Duct through roof void and terminate at tile vent terminal. Fan to be operated in conjunction with light switch with a 15 minute over run facility. Doors to be undercut by 10mm to allow for continuous ventilation.

Disabled WC: Ceiling mounted fan to extract at a rate of 6 litres per second. Duct through flat roof construction and terminate at mushroom vent terminal. Fan to be operated in conjunction with light switch with a 15 minute over run facility. Door to WC to be undercut by 10mm to allow for continuous ventilation.

Vents to be covered with weather proof grilles at points of discharge to external air. Where vents and flues of mechanical ventilations duct through masonry walls, contractor to make good with a lime and sand mortar/plaster mix.

EXTERNAL STAIRCASE

External staircase to be purpose made in galvanised steel to clients discretion and to the design as indicated. Total rise is to be 2575mm with 14no. equal risers of 183.9mm and 250mm treads. *Existing ground level to be checked on site to ensure total rise prior to manufacturing of staircase.* Sequence of treads to staircases as indicated on floor plans. Pitch of staircase to be 42° maximum. Flight to be 900mm wide measured from wall to centre of handrail. Treads are to be out of 30mm minimum thick timber. Stringers are to be out of 330mm x 30mm minimum section timber. Provide handrail to flight set at 900mm above nosings which is supported on balustrade. Balustrade formed out of galvanised steel balusters. Balustrade supporting handrail is to be positioned at intervals restricting the passage of a 100mm diameter ball. Newel posts to be formed out of 90mm x 90mm section galvanised steel at changes in direction of handrail. *All dimensions to be checked on site prior to manufacture.* Staircase to be powder-coated black. All works in relation to staircase to be specified by specialist manufacturer.



Roll-over Threshold Detail 1:25

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

Please read in conjunction with Structural Engineer's Specification.

Rev	Date	Detail	Initial
B	05/19	Planning Amends	SME
A	04/19	Design Amends	SME

Project:
Proposed alterations at
The Lemon Tree
Wrexham
LL11 2LP

Title:
First Floor Plan &
Window Elevations

Scale: (A1)
1:20
& 1:50

Drawn By:
S M Eltham

Date:
Nov 2018

Drawing No:
LL070/006

Sheet:
2 of 3

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FIRE LEGEND

- Ⓢ Automatic Smoke Detector
- Ⓜ Automatic Heat Detector
- ⓔ Fire Exit Sign
- Emergency Lighting Point
- Ⓢ Fire Alarm Call Point
- Ⓢ Fire Alarm Sounder
- FD30S 30 minute fire door fitted with self closing device
- Cavity barrier

Drainage Key

- 50mm diameter drainage pipe
- 110mm diameter drainage pipe