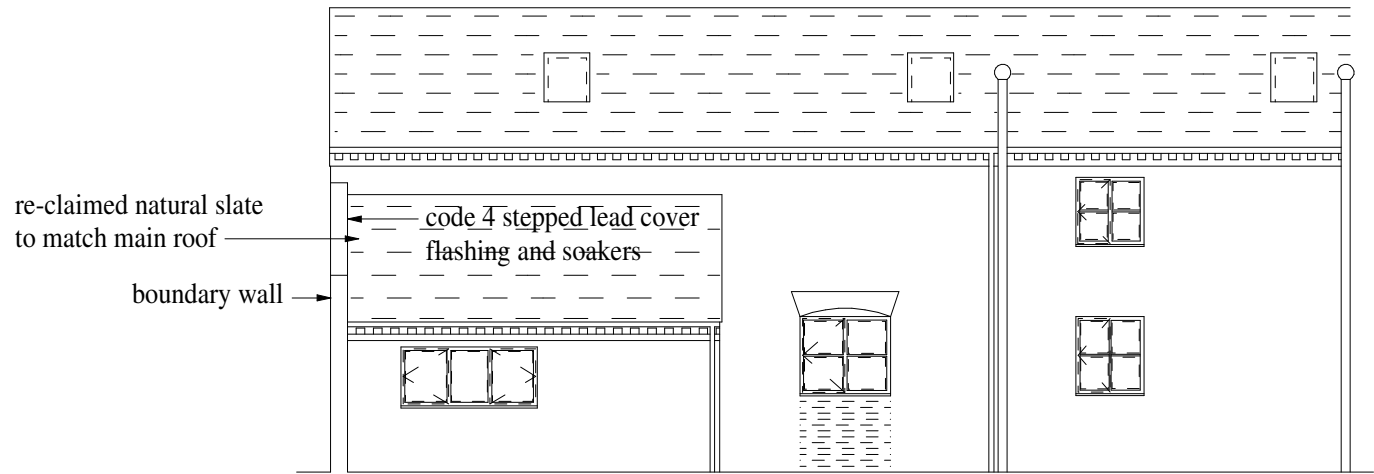
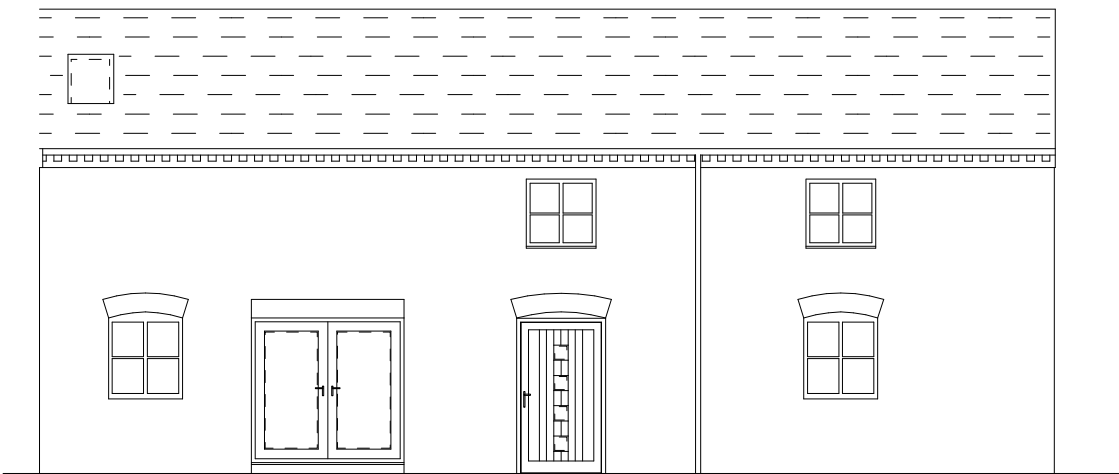
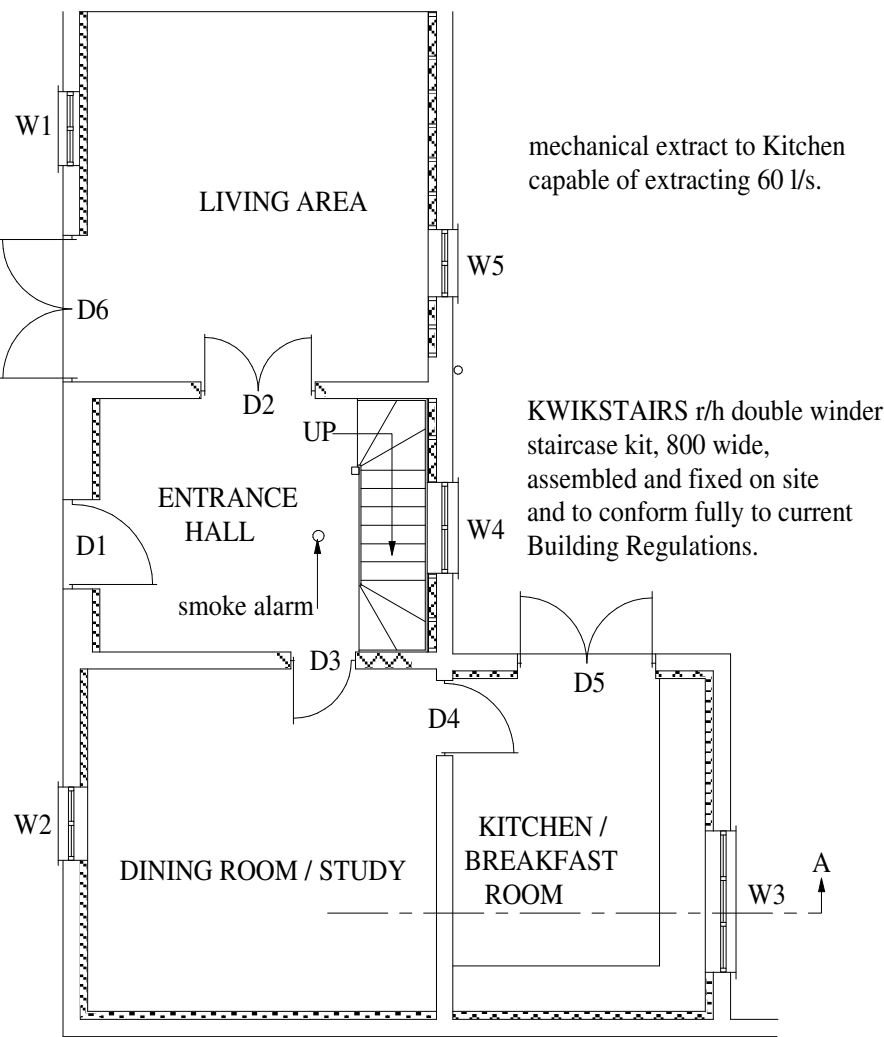




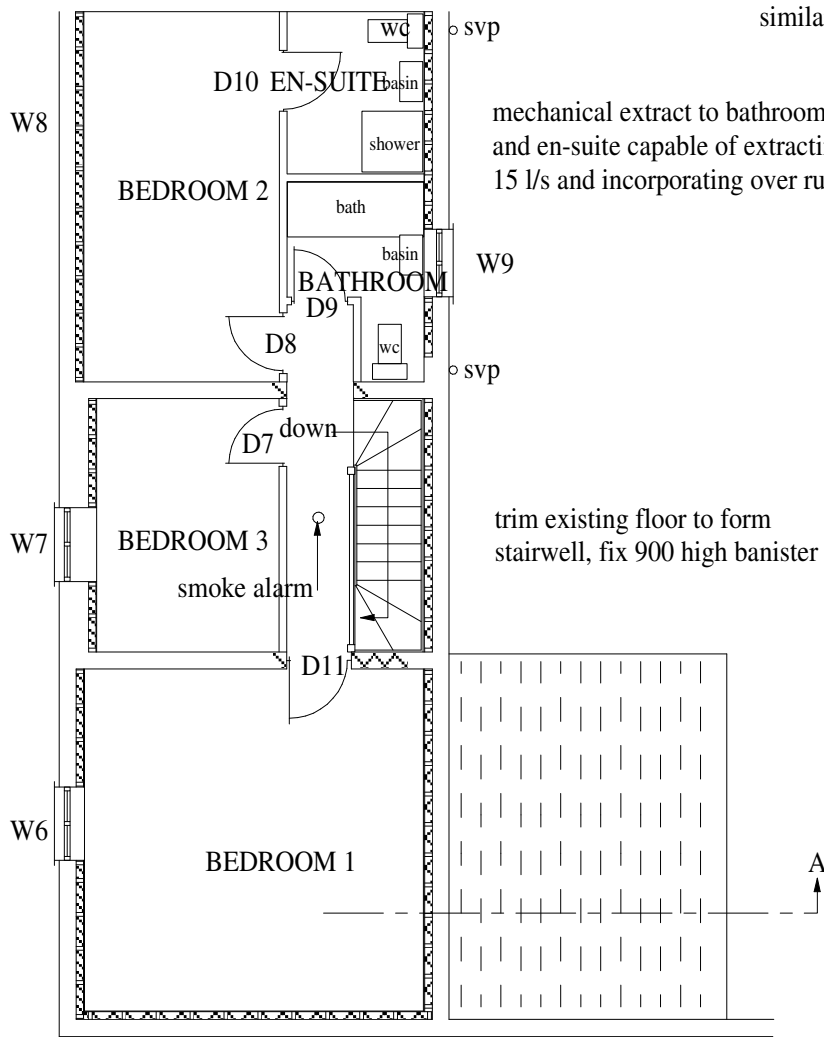
PROPOSED REAR ELEVATION



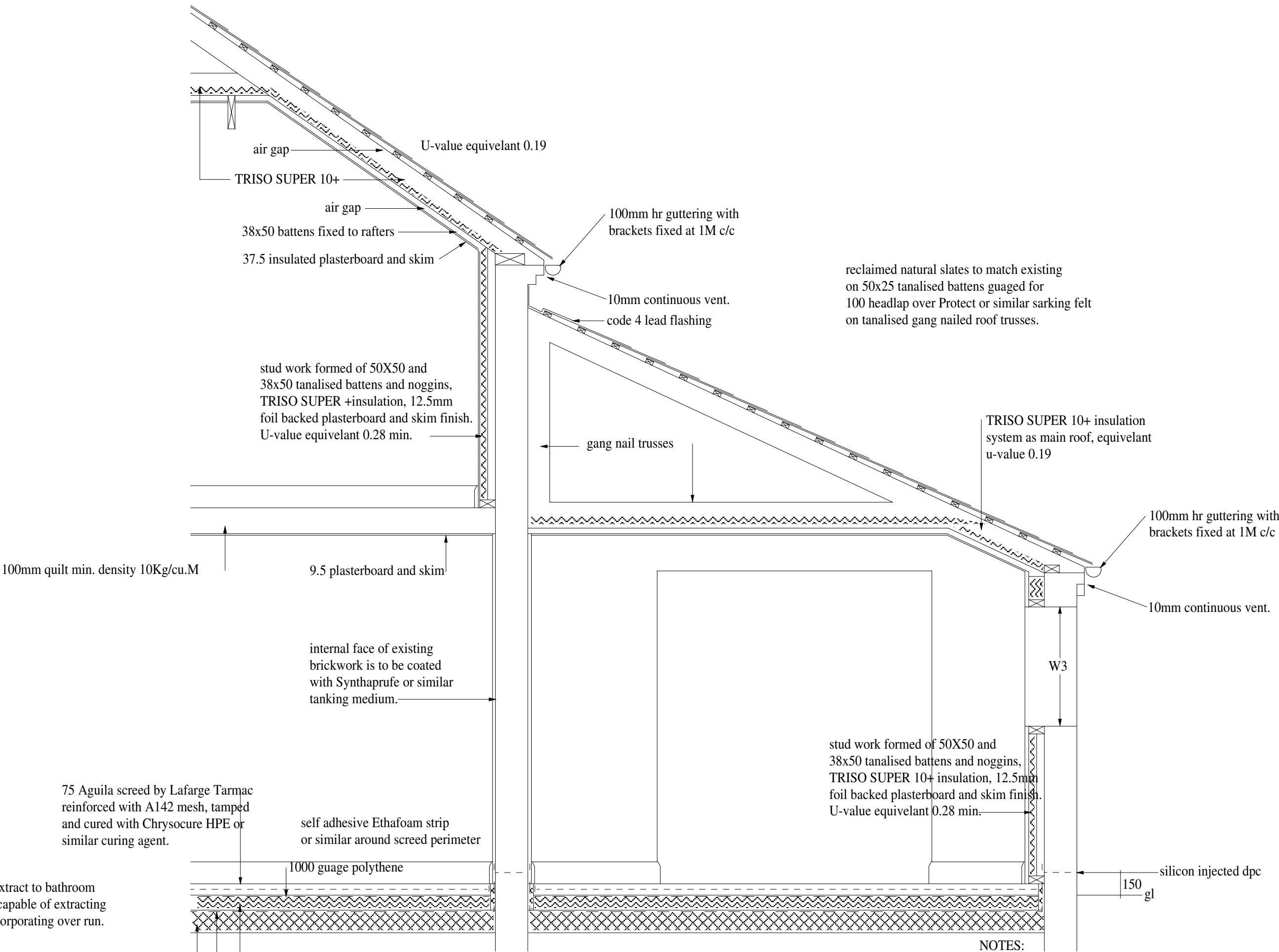
PROPOSED FRONT ELEVATION



UNIT 3 GROUND FLOOR PLAN



UNIT 3 FIRST FLOOR PLAN



SECTION A

Trial hole are to be excavated on site as directed by the Building Control Officer for his inspection.

NOTE: opening sizes are given for guidance only and are to be checked on site.

DOOR / WINDOW / LINTEL SCHEDULE					
No	Opening size	Position	Lintel	Glazing	Notes
D1	1180x2050	Entrance	Existing	obscure	purpose made hardwood door/frame
D2	1526x2050	Living Area	r.c.lintel	clear	double 30/30 panel fire doors and frame.
D3	800x2050	Study	r.c.lintel	n/a	30/30 fire door and frame.
D4	1000x2050	Hall	r.c.lintel	n/a	internal flush door
D5	1840x2100	Kitchen	Existing	clear	purpose made french window set
D6	2010x2050	Living Area	Existing	clear	purpose made french window set
D7	800x2050	Bedroom 3	Stud.	n/a	30/30 fire door and frame.
D8	800x2050	Bedroom 2	Stud.	n/a	30/30 fire door and frame.
D9	800x2050	Bathroom	Stud.	n/a	internal flush door
D10	800x2050	En-Suite	Stud.	n/a	internal flush door
D11	800x2050	Bedroom 1	Stud.	n/a	30/30 fire door and frame.
W1	980x1020	Living Area	Existing	clear	Purpose made timber cottage style casement
W2	970x970	Study	Existing	clear	Purpose made timber cottage style casement
W3	1800x800	Kitchen	Existing	clear	Purpose made timber cottage style casement
W4	1190x1020	Hall	Existing	clear	Purpose made timber cottage style casement
W5	1140x1020	Living Area	Catnic	clear	Purpose made timber cottage style casement
W6	970x970	Bedroom 1	Existing	clear	Purpose made timber cottage style casement
W7	970x970	Bedroom 3	Existing	clear	Purpose made timber cottage style casement
W8					
W9	1140x970	Bathroom	Catnic	obscure	Purpose made timber cottage style casement

NOTE: all glass to be factory sealed double glazed 'K2' units giving 1.6 'U-value' and window frames fitted with trickle vents. Where any glazing occurs below a level 800 above floor level, safety glass must be used to BS6206.

NOTE: Glazed doors or side panels occurring up to 1500 above floor level are to be safety glazed to BS6202.

NOTE: Windows to bedrooms are to be escape windows. Clear opening of 0.32 sq.M., at least 450x450mm., Cill height 1050mm.

NOTE: All fire doors are to be fitted with an approved self closing mechanism.

Restrictors will be required to first floor lights below 800mm.

NOTES:

Full electrical installation is to be carried out by fully qualified NICEIC registered contractor with Part P self certification qualification.

Full central heating is to be installed by an approved registered contractor. A suitable LPG fired room sealed boiler is to be fixed within the Kitchen. All required tests are to be carried out and test notes provided for the Building Control Officer upon completion. TRV's are to be fitted to all radiators.

Smoke detectors are to be installed, mains powered via dedicated circuit and interconnected.

ARCHITECTURAL AND SURVEYING SERVICES			
01978 253662			
PROJECT:	PLAS FRON-BARN CONVERSION		
SITE:	PLAS FRON, CROSS LANES, WREXHAM.		
CLIENT:	Messrs Oliver, Arthur and Hugo Owen		
TITLE:	UNIT 3- WORKING DRAWINGS		
DATE:	August 2014		
SCALE:	1:100, 1:25	DWG. No.	FC32/CL0814/4c