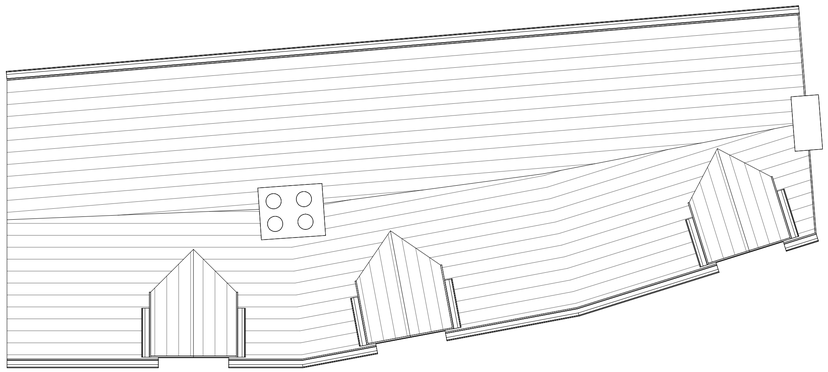
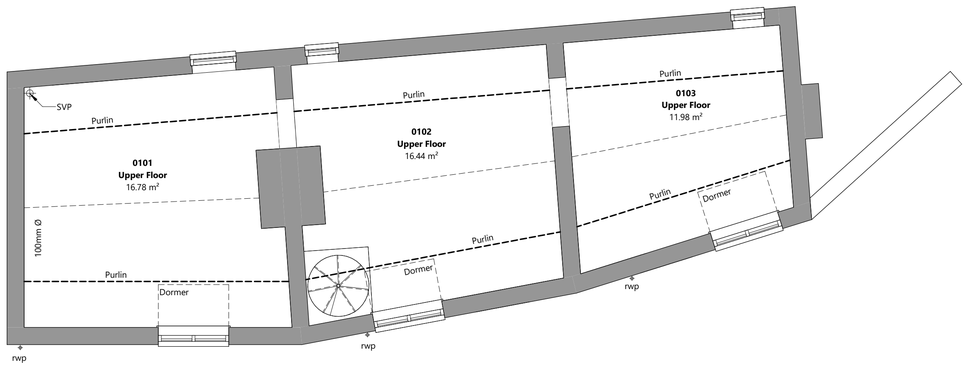
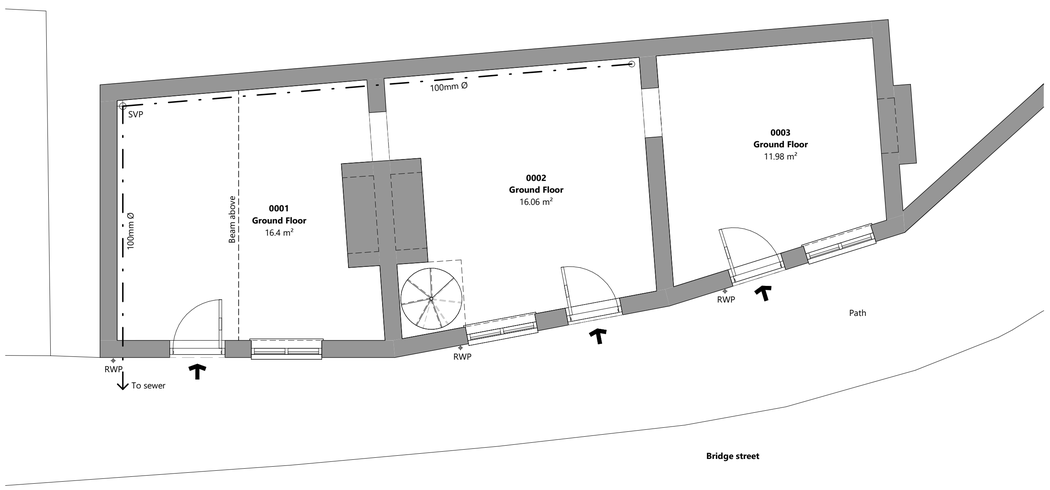


03 GA Plan as Existing_Roof
Scale: 1 : 50



02 GA Plan as Existing_First Floor
Scale: 1 : 50



01 GA Plan as Existing_Ground Floor
Scale: 1 : 50

Schedule_Room_AsExisting		
Number	**Name**	**Area**
00Ground		
0001	Ground Floor	16.4 m²
0002	Ground Floor	16.06 m²
0003	Ground Floor	11.98 m²
00Ground: 3		44.45 m²
01First		
0101	Upper Floor	16.78 m²
0102	Upper Floor	16.44 m²
0103	Upper Floor	11.98 m²
01First: 3		45.19 m²
Total: 6		89.64 m²



A Elevation as Existing_Rear
Scale: 1 : 50



B Elevation as Existing_Front (Bridge Street)
Scale: 1 : 50

Scale

0 1 2 3 4m

1:50 @ A1

NOTES:

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Please check scale bar if scaling from this drawing. If not printed to scale use figured dimensions only, all dimensions are in milimeters unless otherwise stated. Any discrepancies between information contained on this drawing and/or any other drawing or document is to be brought to the attention of FORM-A Studio Ltd before work and/or manufacture commences.

This drawing is to be read in conjunction with other relevant consultant drawings.

Note:
To be read in conjunction with drawing
1054-FAS-XX-XX-DR-A-1101_Site Plans as Existing and as Proposed

Notes | **Drainage**

Key

Combined gravity sewer

Combined chamber

Private drains and diameter

Notes:
Sewer locations and information based on received Welsh Water maps

Rainwater drainage
New rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes.

Underground foul drainage
Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle.
Provide suitable cover, shallow pipes to be covered with 100mm reinforced concrete slab over compressible material.
Provide rodding access at all changes of direction and junctions.
All below ground drainage to comply with BS EN 1401-1.

Above ground drainage
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework.
All drainage to be in accordance with Part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Wash basin - 1.7m for 32mm pipe, 3m for 40mm pipe
Bath/shower - 3m for 40mm pipe, 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC

Waste pipes not to connect on to SVP within 200mm of the WC connection.

Supply hot and cold water to all fittings as appropriate.

Soild and vent pipe
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m, or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Pipework through walls
Where new pipework passes through external walls the pipe work is to be provided with 'rocker pipes' at a distance of 150mm either side of the wall face. The 'rocker pipes' must have flexible joints and be a maximum length of 600mmI. Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

Rev	Revision Details	Drawn	Date	Checked
P01	First Issue of Drawing	JC	30-01-25	JC

FORM-A Studio Ltd
5 Gorsefield Avenue
Bromborough, Wirral
CH62 6BY
t: 0151 315 1373
www@form-a.co.uk
architecture | bim

Client
Mr Adrian Jones

Project
Terrace building refurbishment
39 Bridge Street, Wrexham, Wales

Drawing Title
Plans & Elevations as Existing

Drawing Status
PRELIMINARY

Drawn by	JC	Created on	27-01-25
Project no.	**1054**	Scale @ A1	As indicated

Drg no. **1054-FAS-XX-XX-DR-A-2000** Status **S2** Rev **P01**