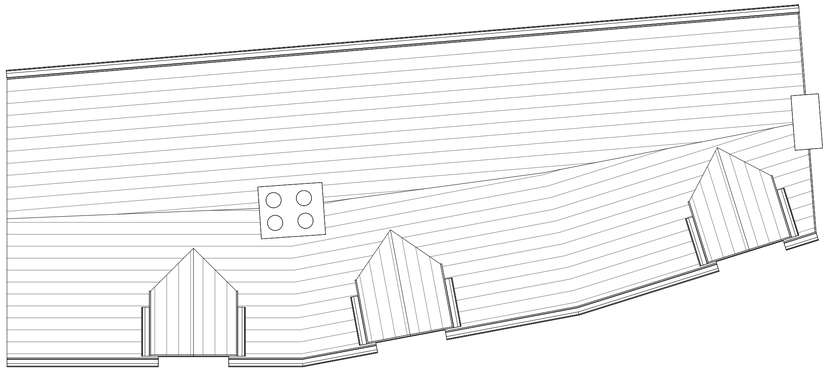
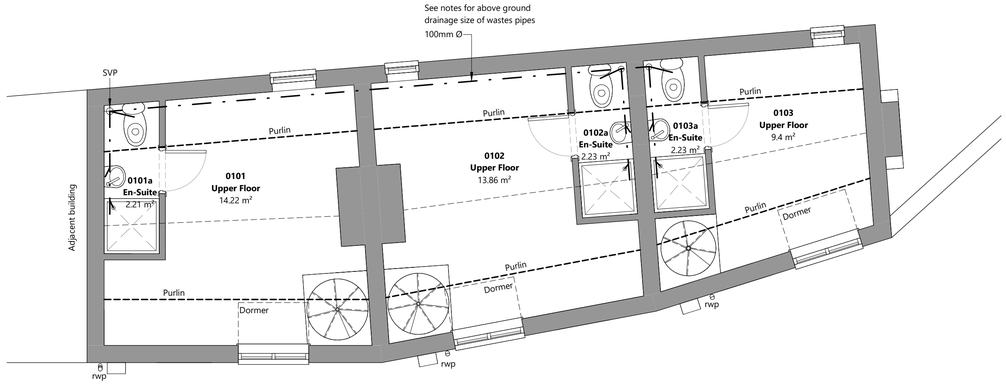
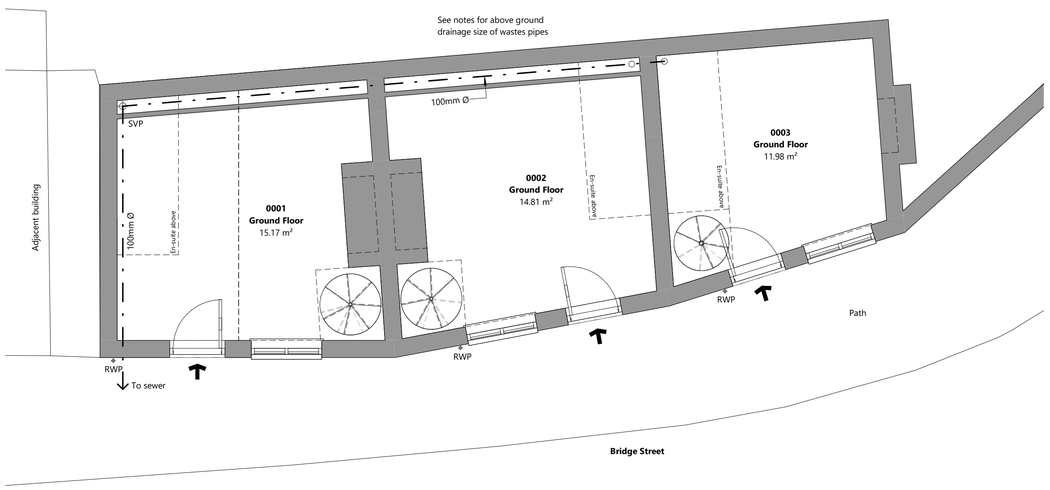


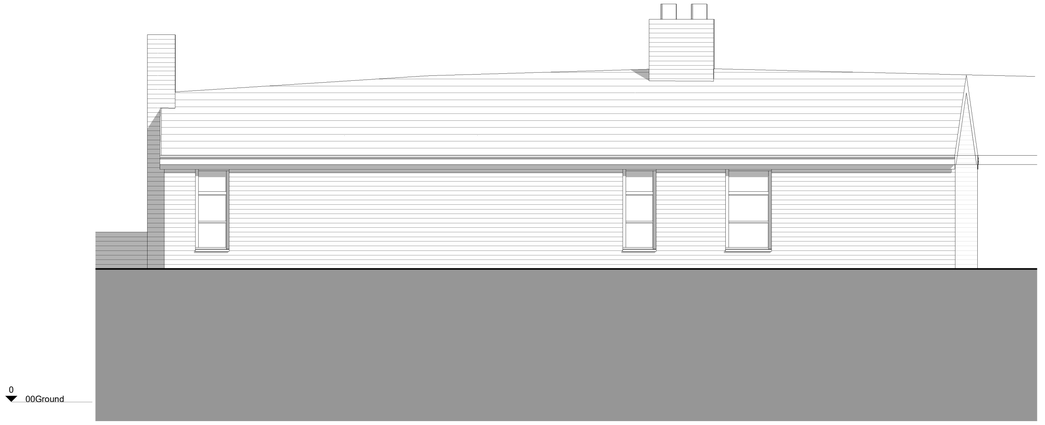
03 GA Plan as Proposed_Roof
Scale: 1 : 50



02 GA Plan as Propsed_First Floor
Scale: 1 : 50



01 GA Plan as Proposed_Ground Floor
Scale: 1 : 50



A Elevation as Proposed_Rear
Scale: 1 : 50



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

Schedule_Room_AsProposed

Number	Name	Area
00Ground		
0001	Ground Floor	15.17 m²
0002	Ground Floor	14.81 m²
0003	Ground Floor	11.98 m²
00Ground: 3		41.96 m²
01First		
0101	Upper Floor	14.22 m²
0101a	En-Suite	2.21 m²
0102	Upper Floor	13.86 m²
0102a	En-Suite	2.23 m²
0103	Upper Floor	9.4 m²
0103a	En-Suite	2.23 m²
01First: 6		44.15 m²
Total: 9		86.11 m²

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 600mm.l. 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

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Terrace building refurbishment
39 Bridge Street, Wrexham, Wales

Drawing Title
Plans & Elevations as Proposed

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-2001**	Status	**S2**
		Rev	**P01**