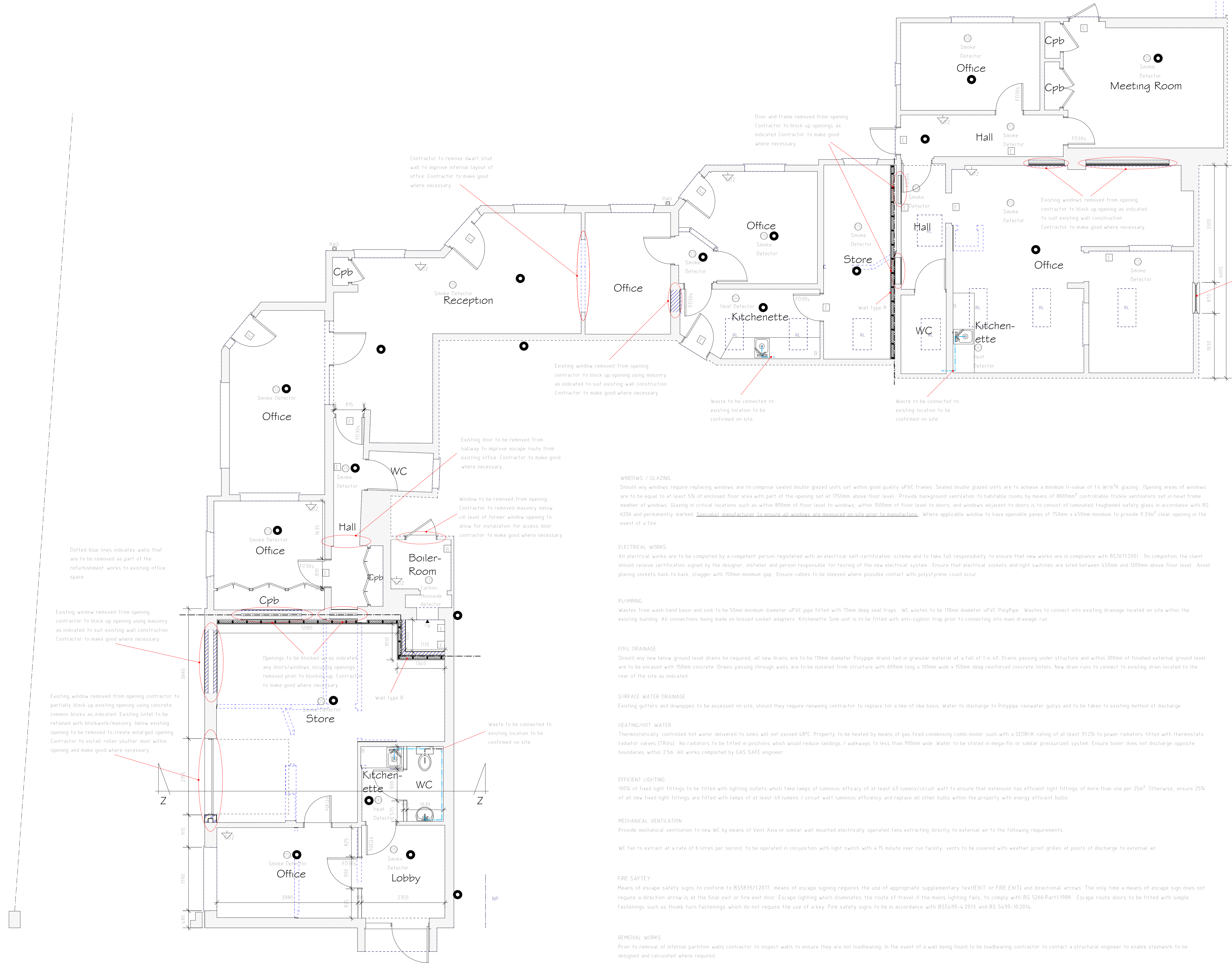




Ground Floor Plan

FIRE LEGEND	
	Automatic Smoke Detector
	Automatic Heat Detector
	Fire Exit Sign
	Emergency Lighting Point
	2kg Carbon Dioxide Fire Extinguisher
	Fire Blanket
	30 minute fire door fitted with self closing device and smoke seal

Services Key	
	Existing Boiler Position
	Existing Gas Meter Position
	Existing Electric Meter Position
	Existing Fuse Box Position
	Existing Stopcock Position
	Existing Man Hole Position
	Existing Rain Water Gully (RWG) Position
	Existing Back Inlet (BiG) Gully Position
	Existing Soil Vent Pipe (SVP) Position

All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

Where lintels and foundations are to be subjected to additional loading, they are to be exposed by contractor and checked by the Building Control officer for there adequacy prior to introduction of new loads.

PLANS MAY BE SUBJECT TO CHANGE AS THEY HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

Rev	Date	Detail	Initial

Project: Proposed Alterations to, Wrexham Building & Joinery Ltd, Rivulet Road, Wrexham, LL13 8DY	
Title: Floor Plan	Scale: (A1) 1:50

Drawn By: D.J.Edwards	Date: June 2023
Drawing No: NO41/011	Sheet: 1 of 2

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LABC

WINDOWS / GLAZING
Should any windows require replacing windows are to comprise sealed double glazed units set within good quality uPVC frames. Sealed double glazed units are to achieve a minimum U-value of 1.4 W/m²K glazing. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm² controllable trickle ventilators set in head frame member of windows. Glazing in critical locations such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors is to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked Specialist manufacturer to ensure all windows are measured on site prior to manufacture. Where applicable window to have operable panes of 750mm x 450mm minimum to provide 0.33m² clear opening in the event of a fire.

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.

PLUMBING
Wastes from wash hand basin and sink to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. WC wastes to be 110mm diameter uPVC PolyPipe. Wastes to connect into existing drainage located on site within the existing building. All connections being made on bossed socket adapters. Kitchenette Sink unit is to be fitted with anti-siphon trap prior to connecting into main drainage run.

FOIL DRAINAGE
Should any new below ground level drains be required, all new drains are to be 110mm diameter Polypipe drains laid in granular material at a fall of 1 in 40. Drains passing under structure and within 300mm of finished external ground level are to be encased with 150mm concrete. Drains passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels. New drain runs to connect to existing drain located to the rear of the site as indicated.

SURFACE WATER DRAINAGE
Existing gutters and downpipes to be assessed on site, should they require renewing contractor to replace for a like of like basis. Water to discharge to Polypipe rainwater gullies and to be taken to existing method of discharge.

HEATING/HOT WATER
Thermostatically controlled hot water delivered to sinks will not exceed 48°C. Property to be heated by means of gas fired condensing combi-boiler such with a SEDBUK rating of at least 91.2% to power radiators fitted with thermostatic radiator valves (TRVs). No radiators to be fitted in positions which would reduce landings / walkways to less than 900mm wide. Water to be stored in mega-flo or similar pressurized system. Ensure boiler does not discharge opposite boundaries within 2.5m. All works completed by GAS SAFE engineer.

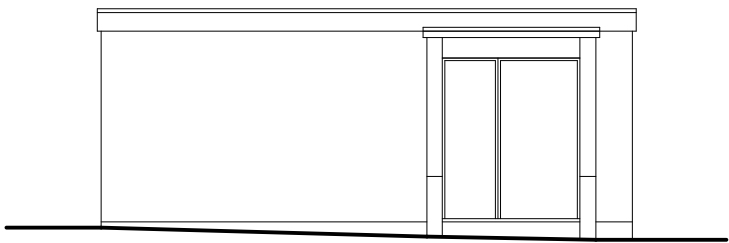
EFFICIENT LIGHTING
100% of fixed light fittings to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that extension has efficient light fittings of more than one per 25m². Otherwise, ensure 25% of all new fixed light fittings are fitted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

MECHANICAL VENTILATION
Provide mechanical ventilation to new WC by means of Vent Axia or similar wall mounted electrically operated fans extracting directly to external air to the following requirements:

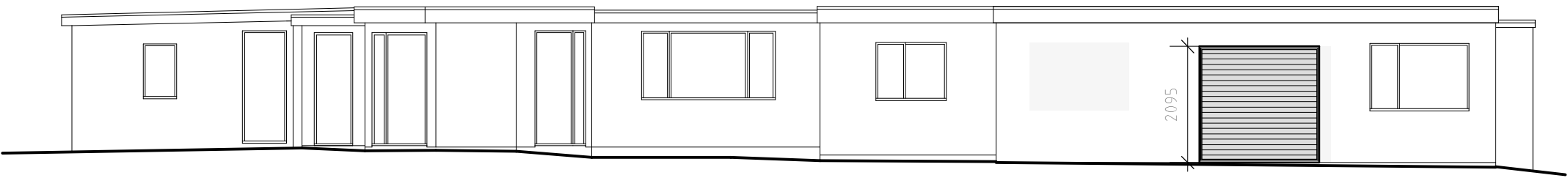
WC fan to extract at a rate of 6 litres per second, to be operated in conjunction with light switch with a 15 minute over run facility, vents to be covered with weather proof grilles at points of discharge to external air.

FIRE SAFETY
Means of escape safety signs to conform to BS5839/1:2017, means of escape signing requires the use of appropriate supplementary text (EXIT or FIRE EXIT) and directional arrows. The only time a means of escape sign does not require a direction arrow is at the final exit or fire exit door. Escape lighting which illuminates the route of travel if the mains lighting fails, to comply with BS 5266-Part1:1988. Escape route doors to be fitted with simple fastenings such as thumb turn fastenings which do not require the use of a key. Fire safety signs to be in accordance with BS5499-4:2013 and BS 5499-10:2014.

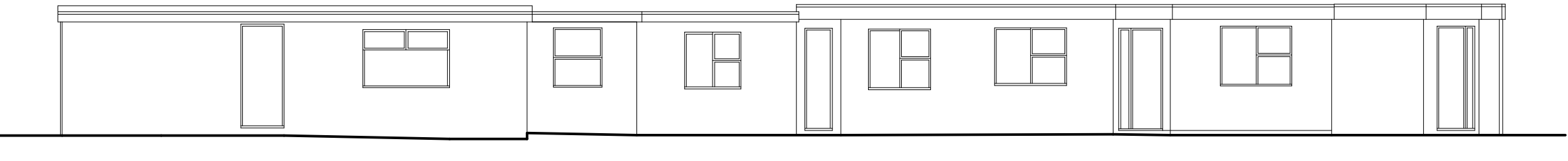
REMEDIAL WORKS
Prior to removal of internal partition walls contractor to inspect walls to ensure they are not loadbearing. In the event of a wall being found to be loadbearing contractor to contact a structural engineer to enable steelwork to be designed and calculated where required.



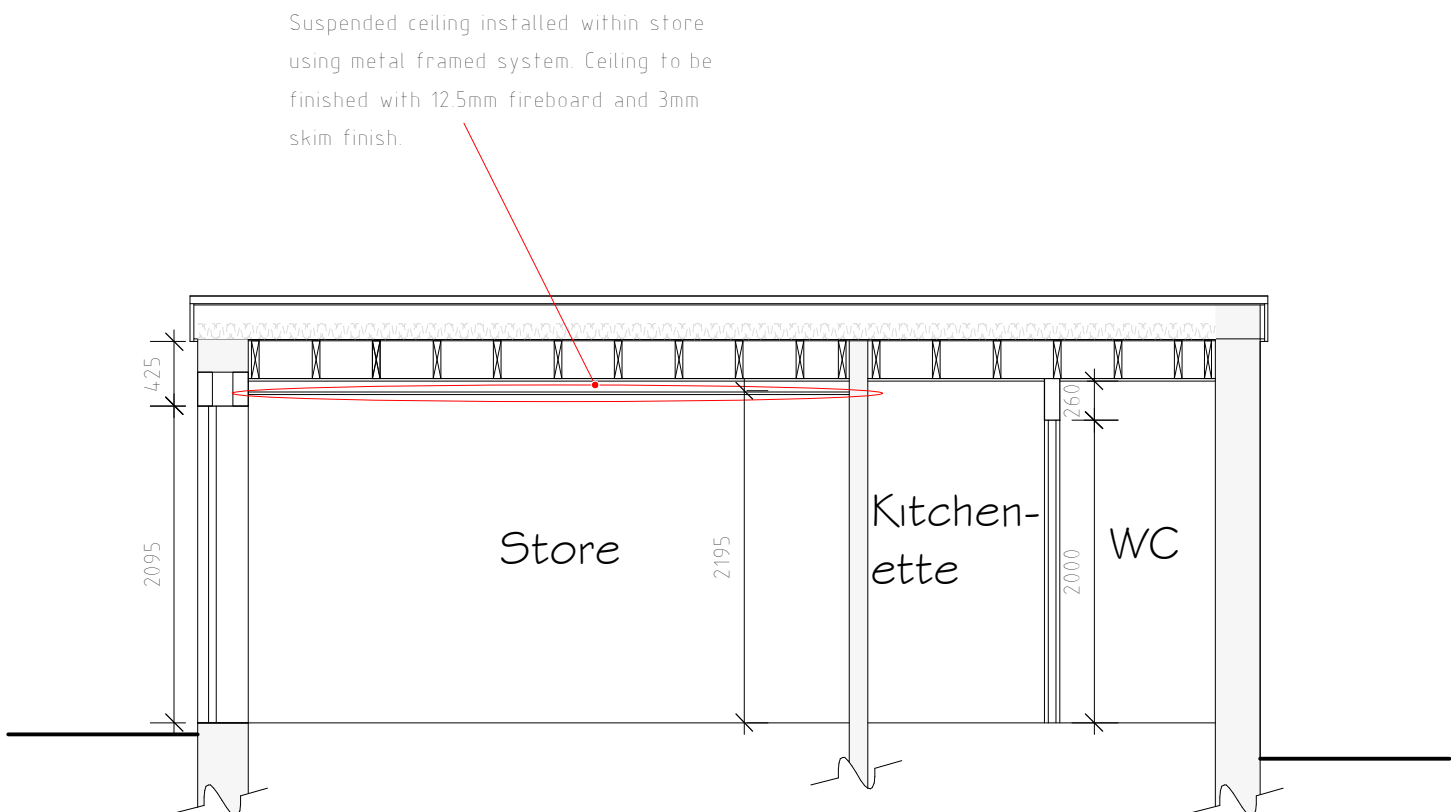
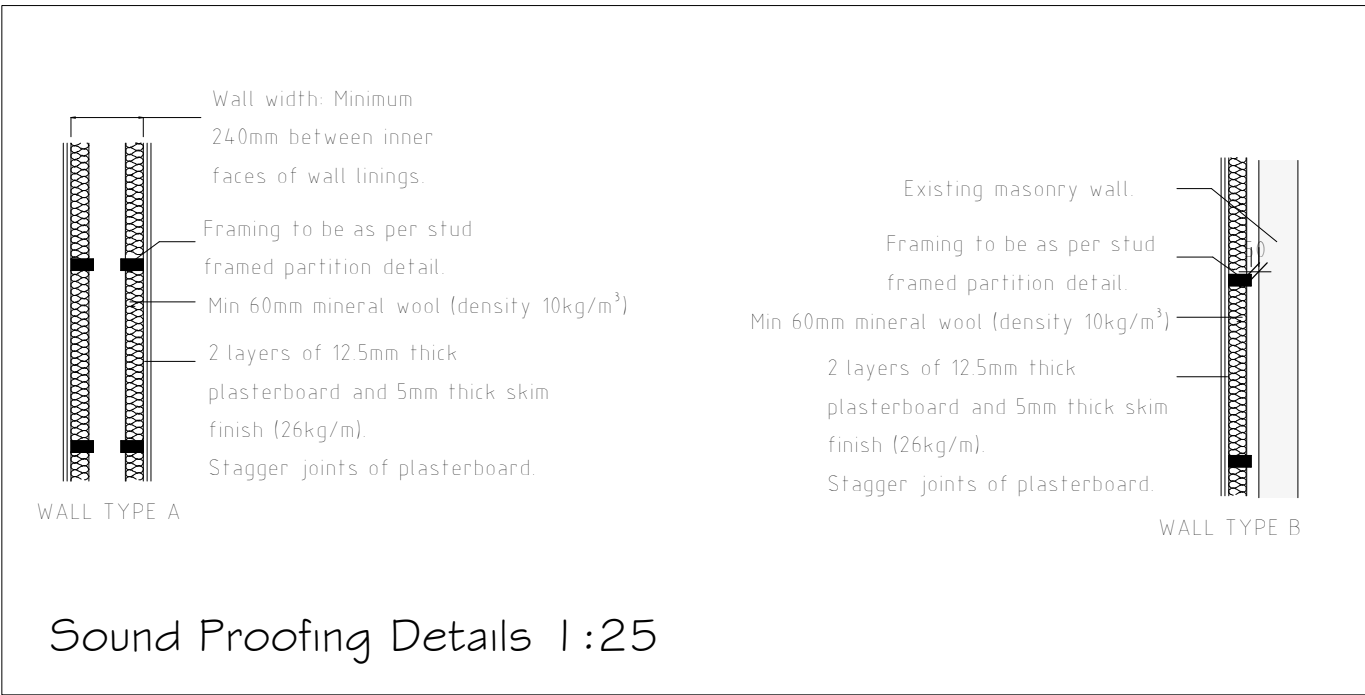
Front Elevation 1:100



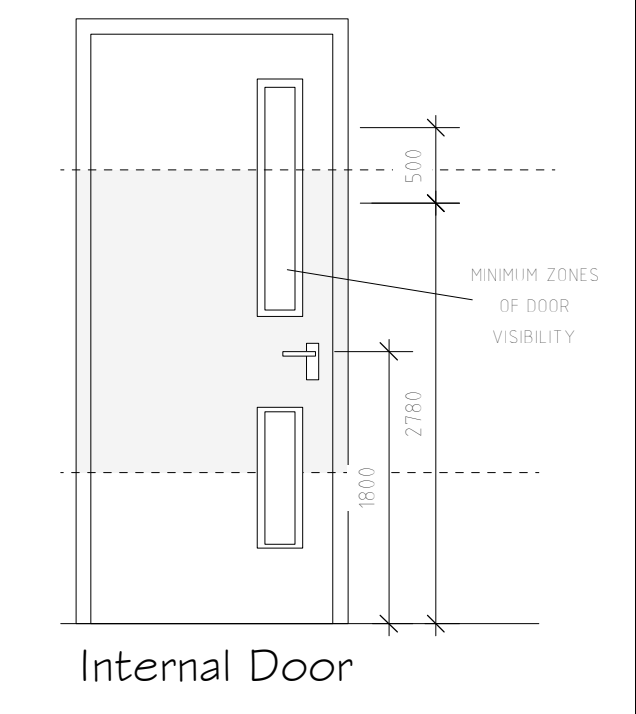
Side Elevation 1:100



Rear Elevation 1:100



Vision Panel Details 1:25



All internal doors on circulation routes to have vision panels as indicated in the vision panel details. Glazed vision panels to be polished georgian wire to ensure fire protection.

SUSPENDED CEILING (ABOVE STORE)

Existing ceiling to be upgraded by fixing 1 layers of 12.5mm fireboard fixed to metal suspended ceiling structure. Suspension grid to be formed with powder coated corrosion resistant steel runners which are to be suspended from above with specialist hangers. Additional cross ties to be installed perpendicular to main runners to form grid. Ceiling to provide 30 minutes fire protection.

STUD FRAMED PARTITIONS

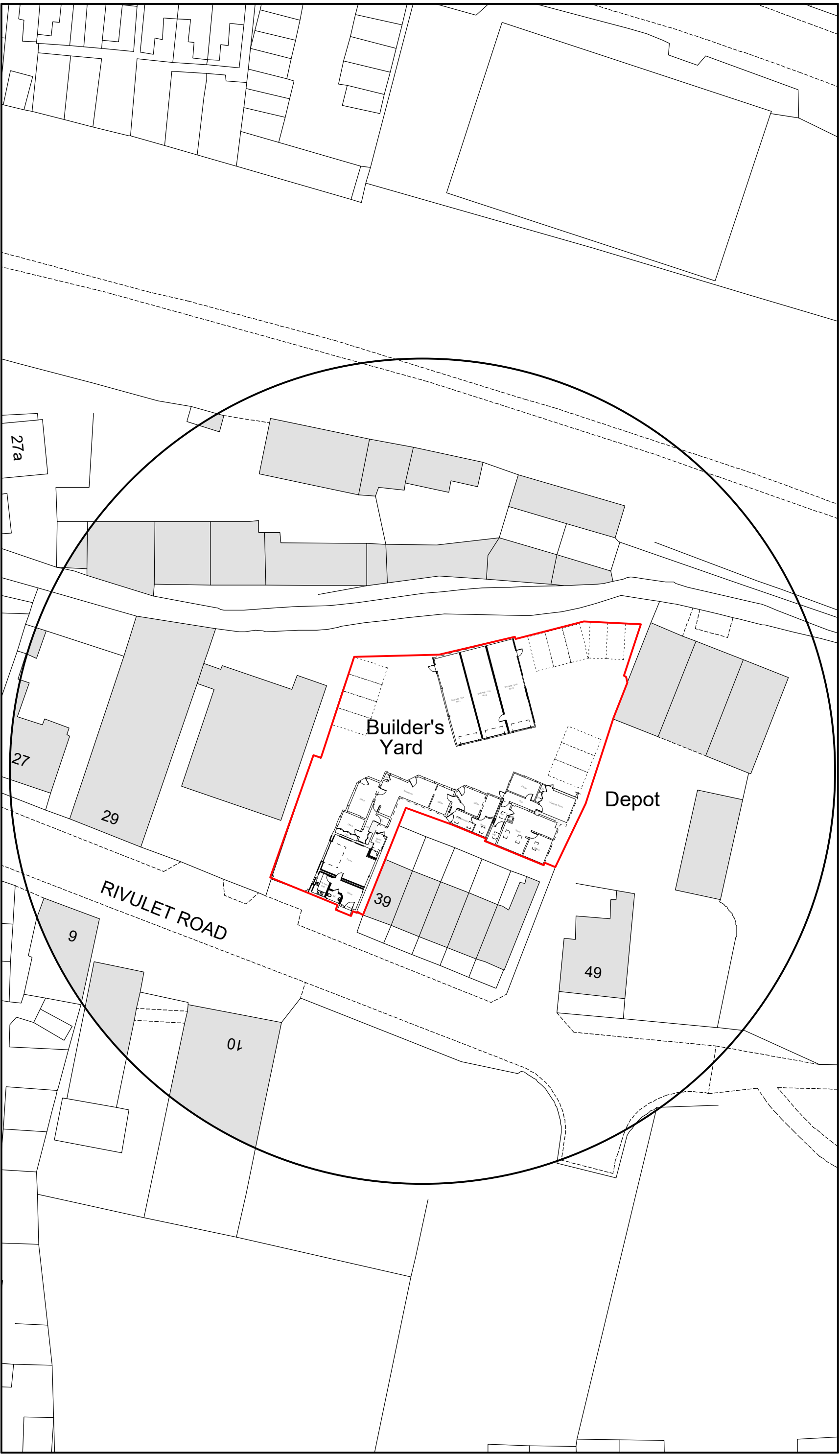
Stud framed partitions are to comprise 12.5mm Gyproc Wallboard Ten plasterboard or similar that is a minimum of 10kg/m² fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centres. Framework is to be formed on 75mm x 50mm softwood soleplate. Additional framing to be installed where required, i.e. around openings. All joints in boards are to be filled and scrimmed prior to the application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt (density 10kg/m³) to be suspended in cavity of stud framing to walls as indicated on floor plans to resist the passage of sound.

STRUCTURAL TIMBERS

All existing structural timbers to be assessed by contractor. If required roof structures are to be treated with a dual purpose fungicide/insecticide applied by a BBA approved specialist contractor in accordance with the relevant British Standard and the Agreement Board Certificate relating to the manufacturer's system. This work is to carry a 30 year term, assurance backed guarantee covering workmanship and materials. Include a report along with the tender on the condition of the structural timbers in the property from the nominated specialist sub-contractor.

DAMP PROOFING

Provide injected chemical damp-proof course to all ground floor masonry walls if required in accordance with BS 6576:2005. This work is to be carried out by a BBA approved specialist and must carry a 30 year insurance backed guarantee covering workmanship and materials. All drilling to external walls to be performed internally.



Site Plan 1:500

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Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
Wrexham Building & Joinery Ltd,
Rivulet Road, Wrexham,
LL13 8DY

Title: Section, Elevations & Site Plan	Scale: (A1) 1:50, 1:100 & 1:500
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Drawn By: D.J.Edwards	Date: June 2023
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Drawing No: NO41/011	Sheet: 2 of 2
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