

SURFACE WATER DRAINAGE
Rainwater to be collected in uPVC guttering and uPVC downpipes to match existing. Water to discharge to Polypipe rainwater gullies and to be taken to soakaways located in garden. Soakaways to be 1000mm diameter x 1000mm deep filled with 50mm nominal clean stone up to 300mm minimum of finished ground level, covered with visqueen membrane and back filled up to surrounding finished level with top soil. Soakaways to be at least 5m away from structure within lower ground.

FOIL DRAINAGE
All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. Drainage within Kitchen to connect into new Back Inlet Gully (BIG). Drains passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels. Drains passing under structure and within 300mm of finished external ground level are to be encased with 150mm concrete. Wastes to connect into new 450mm preformed manhole as indicated; set on 150mm thick concrete base. New pipes to be haunched in sand/ cement mortar. Any new preformed manholes to be fitted in strict accordance to manufacturer's instructions. Invert and cover levels of manholes to be confirmed prior to commencement of any drainage works. Man Holes to connect into Existing drainage run. Contractor to inspect existing drainage system prior to any drainage works.

PLUMBING
Wastes from Kitchen sink and Utility appliances to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. Wastes to connect into new Back Inlet Gully (BIG). Kitchen and Utility plumbing to connect to anti-siphon traps prior to connecting into foul drainage. All connections being made on bossed socket adapters.

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.

EFFICIENT LIGHTING
100% of fixed lights to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt.

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 trouble changed. 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.

PLASTERING
Existing internal plasterwork to be inspected for signs of damage. Any defective plasterwork to be repaired and made good with a sand/ cement plaster finish.

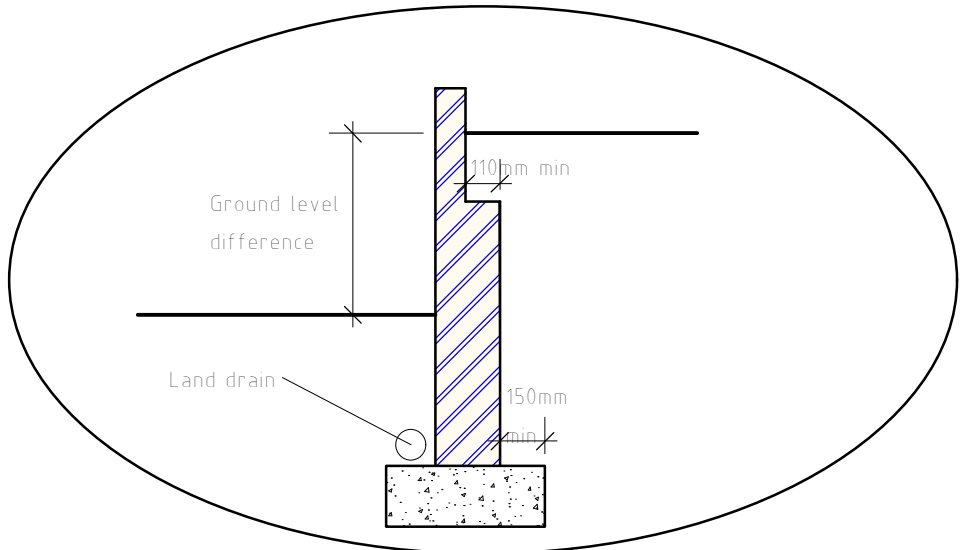
HEATING
Existing central heating system to be extended into new areas. Existing boiler to be inspected by nominated sub-contractor to ensure suitability. If existing boiler is deemed inadequate, boiler to be replaced with wall mounted gas fired condensing combi-boiler with SEDRUK rating of at least 90% to power radiators fitted with thermostatic control valves. No radiators to be fitted in positions which would reduce landings/ walkways to less than 900mm wide. Ensure boiler will not discharge opposite boundaries where within 25m. Boiler is to be fitted by GAS SAFE registered engineer.

MECHANICAL VENTILATION
Provide mechanical ventilation to Kitchen and Utility by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements:

Kitchen: Cooker hood to extract at a rate of 30 litres per second.
Utility: Wall mounted fan to extract at a rate of 30 litres per second.

Vents to be covered with weather proof grilles at points of discharge to external air. Fans to duct through external wall or roof void and terminate at tile vent terminal where applicable.

CONSEQUENTIAL IMPROVEMENTS
Due to the extension increasing the habitable space of the dwelling by over 10m², the following improvements are required:
- If the dwelling has uninsulated or partially insulated cavity walls, cavity to be filled with insulation where possible (Cavity wall insulation may not be suitable for sites exposed to driving rain).
- If there is no or less than 200mm thick insulation within the loft space, provide 250mm insulation or increase to 250mm thick.
All consequential improvements are to only be undertaken where they are technically, functionally or economically feasible.



Typical Retaining Wall Detail 1:25

Services Key	
	Existing Boiler Position
	Existing Gas Meter Position
	Existing Electric Meter Position
	Existing Fuse Box Position
	Existing Stopcock Position to be relocated
	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.

Drainage Key	
	50mm diameter drainage pipe
	110mm diameter drainage pipe

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

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

PLANS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DESIGNS AND CALCULATIONS

Rev	Date	Detail	Initial
D	04/24	GI Added	D.J.E
C	12/23	Design changes	D.J.E
B	07/23	Design changes	E.M.J
A	10/22	Building Control changes	E.M.J

Project:
Proposed Alterations to,
Cil Tywodfaen,
Ffordd Gwenllian,
Gresford Road, LL12 0UW

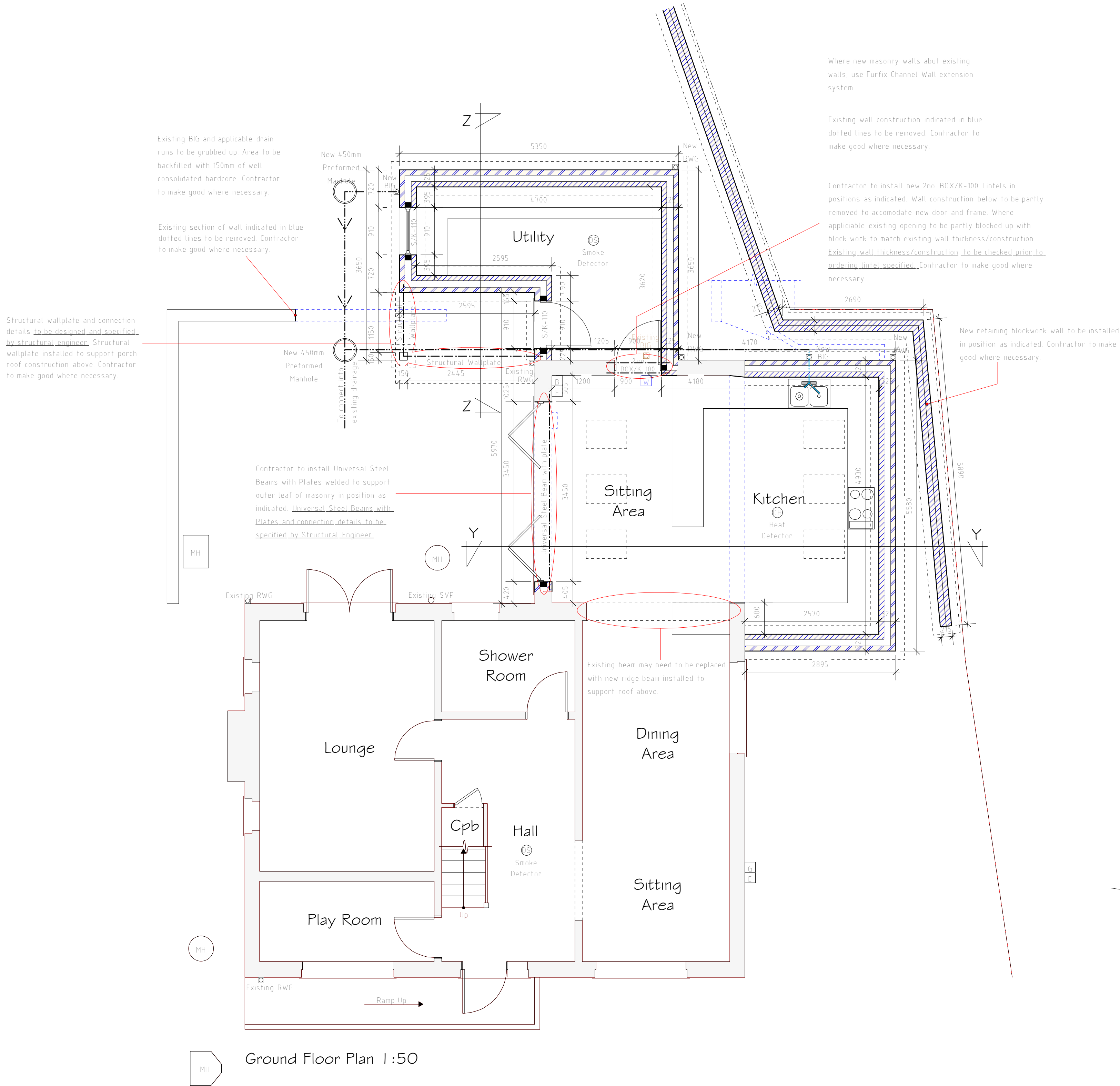
Title: Floor Plan & Roof Plan	Scale: (A1) 1:50
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Drawn By: E.M.Jackson	Date: Aug 2022
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Drawing No: P138/005	Sheet: 1 of 2
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New roof coverings are to be Mendip and Meck 12.5 interlocking concrete roof tiles to be laid existing and to Local Authority approval. Tiles to be fixed to 50mm x 25mm treated softwood battens over Tyvek Supro permeable underslating membrane or similar (Tyvek membrane to be draped Approximately 10mm between the rafters for ventilation purposes). Tyvek to be laid on 195mm x 50mm T24 Softwood rafters set at 400mm maximum centres. Loose cut rafters to be supported off Ridge Beam to be designed and specified by structural engineer. at top of roof slope or 225mm x 75mm Poliplate rail bolted to wall at 600mm centres. At bottom of roof slope rafters to be double spiked to 100mm x 75mm walplate or supported of steel beam above doors (designed and calculated by engineer). 50mm x 100mm C16 ceiling joists to be installed and spiked to side of rafters. Walplates are to be anchored to walls at 1800mm centres with 30mm x 6mm mild steel straps. Straps are to be of sufficient length and be fixed to masonry of supporting walls, fixings are to be screwed or plugged and secured. Position and sizes of rafter/ceiling members and positioning of walplates may vary. Following Structural Engineer design and calculations, allow for 100mm fibreglass quilt insulation to be between ceiling member of trusses with an additional 300mm layer laid across ceiling members to achieve a minimum U-value of 0.13W/m²K. Where ceiling follows roof line contractor to install 140mm Celotex XR4000 between rafters ensuring 50mm air gap is retained with 60mm Celotex GAL0400 fixed to underside prior to installing 125mm thick plasterboard with 3mm thick nominal skim finish to achieve U-value of 0.13W/m²K. Rafters doubled up as required to trim around roof lights. Cut rafter to be designed and specified by structural engineer. Allow for grade C lead flashing at all roof/wall abutments.

External cavity walls are to comprise 100mm thick brickwork, 125mm wide cavity, fully lined with 125mm thick DriTherm 0.032-lambda, with an outer leaf of 100mm thick thermite turbo block. Internal face of blockwork to be finished with 12.5mm thick plasterboard with 3mm thick nominal skim finish. Wall construction to achieve a minimum 11-value of 0.21W/m²K. Provide insulated Keystone lintels or Universal Steel Beams with plates over openings as specified on plans. All lintels to have a minimum of 150mm end bearing length. Keystone lintels can be supplied by Iuws Gyr (01798 264269). Universal Steel Beams with plates and connection details to be specified by Structural Engineer. Provide stainless steel wall ties across cavity, ties are to be based on double triangle ties as per BR443. Wall ties set at 750mm horizontal and 450mm vertical staggered centres. Provide additional wall ties at 300mm vertical centres within 225mm of all openings and roof verges. All openings in cavity, i.e. around window and door openings, are to be closed with Thermabate 12S insulated cavity closers to prevent thermal bridging. DPC to be installed in new cavity wall as indicated, Cavity trays to be tapped onto DPC with weep holes installed at 900mm centres to outer leaf of wall to ensure any moisture within cavity is dispersed adequately.

Extension to be Brick as indicated on elevations to local Authority approval

All Windows are to comprise sealed double glazed units set in UPVC frames.

All fascias and soffits are to comprise UPVC to match windows

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Project:
Proposed Alterations to,
Cil Tywodfaen,
Ffordd Gwenllïan,
Gresford Road, LL12 0UW

Drawn By:	Date:
E.M.Jackson	Aug 202

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