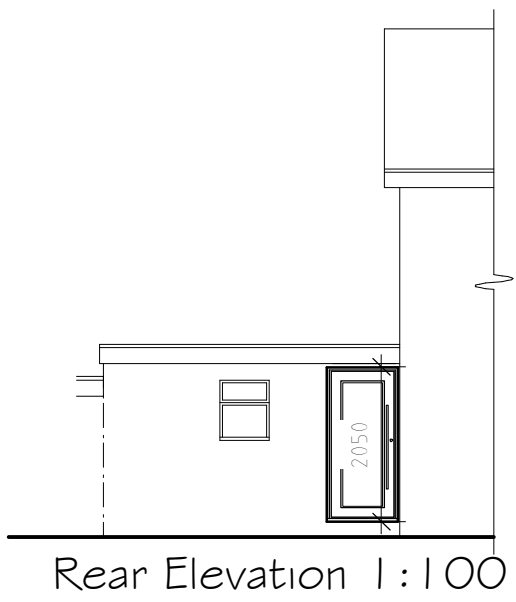
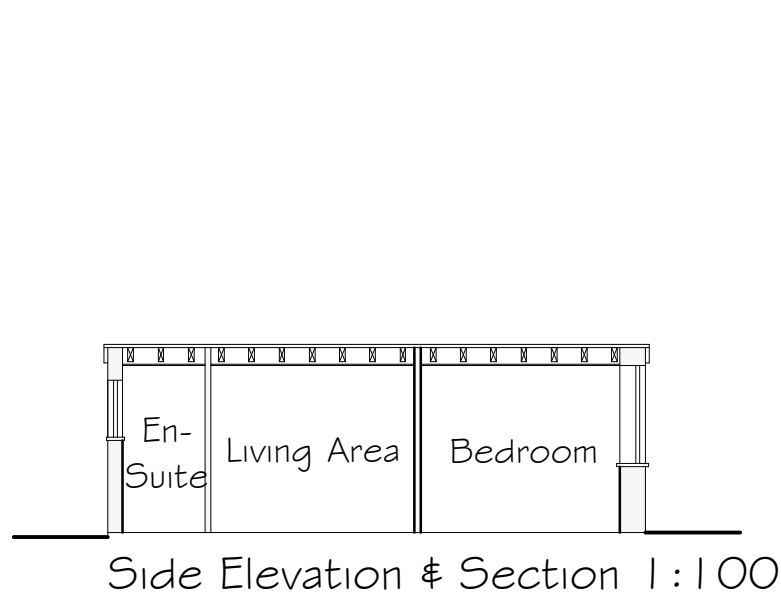
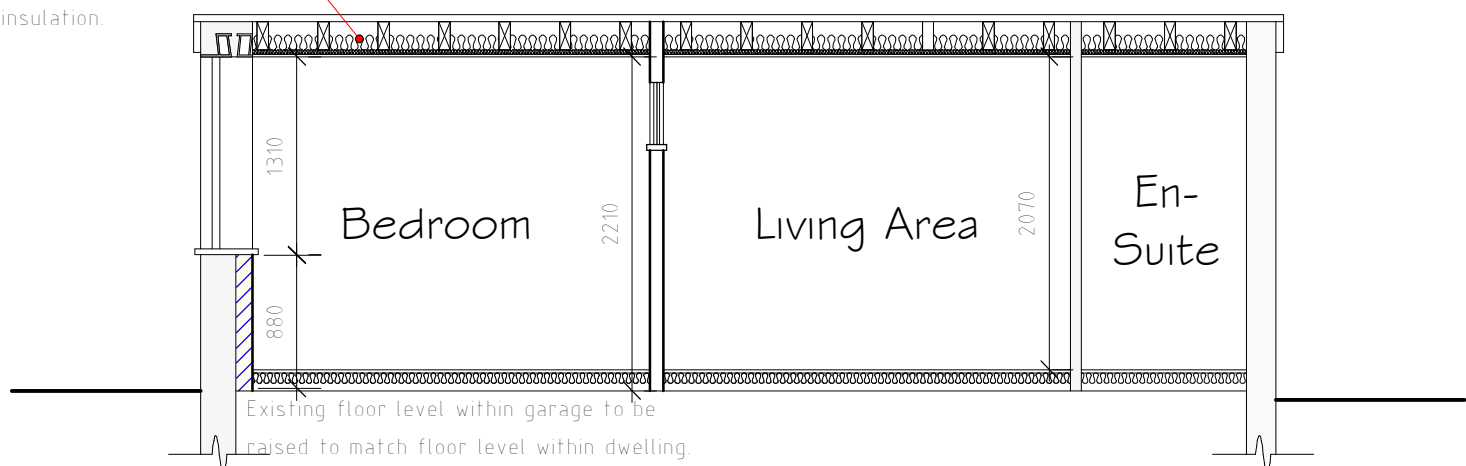
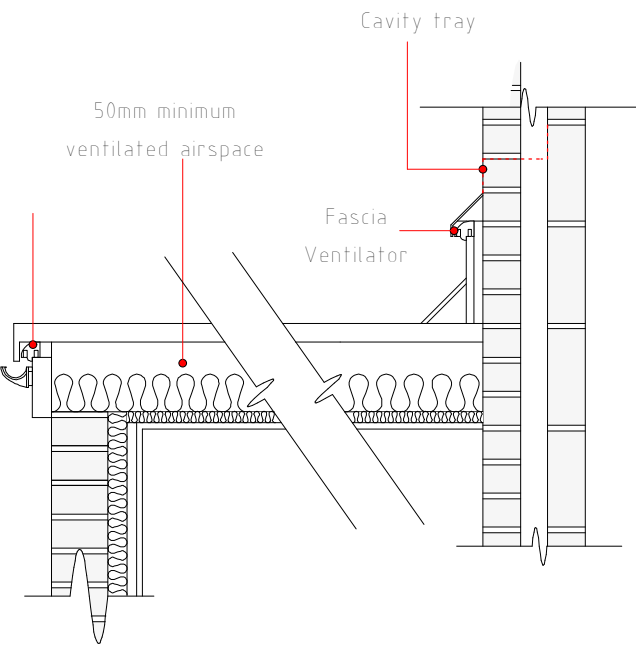




Existing plasterboard ceiling to be removed to allow 30mm Kingspan Kooltherm K118 Insulation with 12.5mm thick plasterboard fixed to underside. 100mm Kingspan Kooltherm K107 insulation to be installed between existing ceiling joists to allow 50mm minimum ventilated airspace above insulation

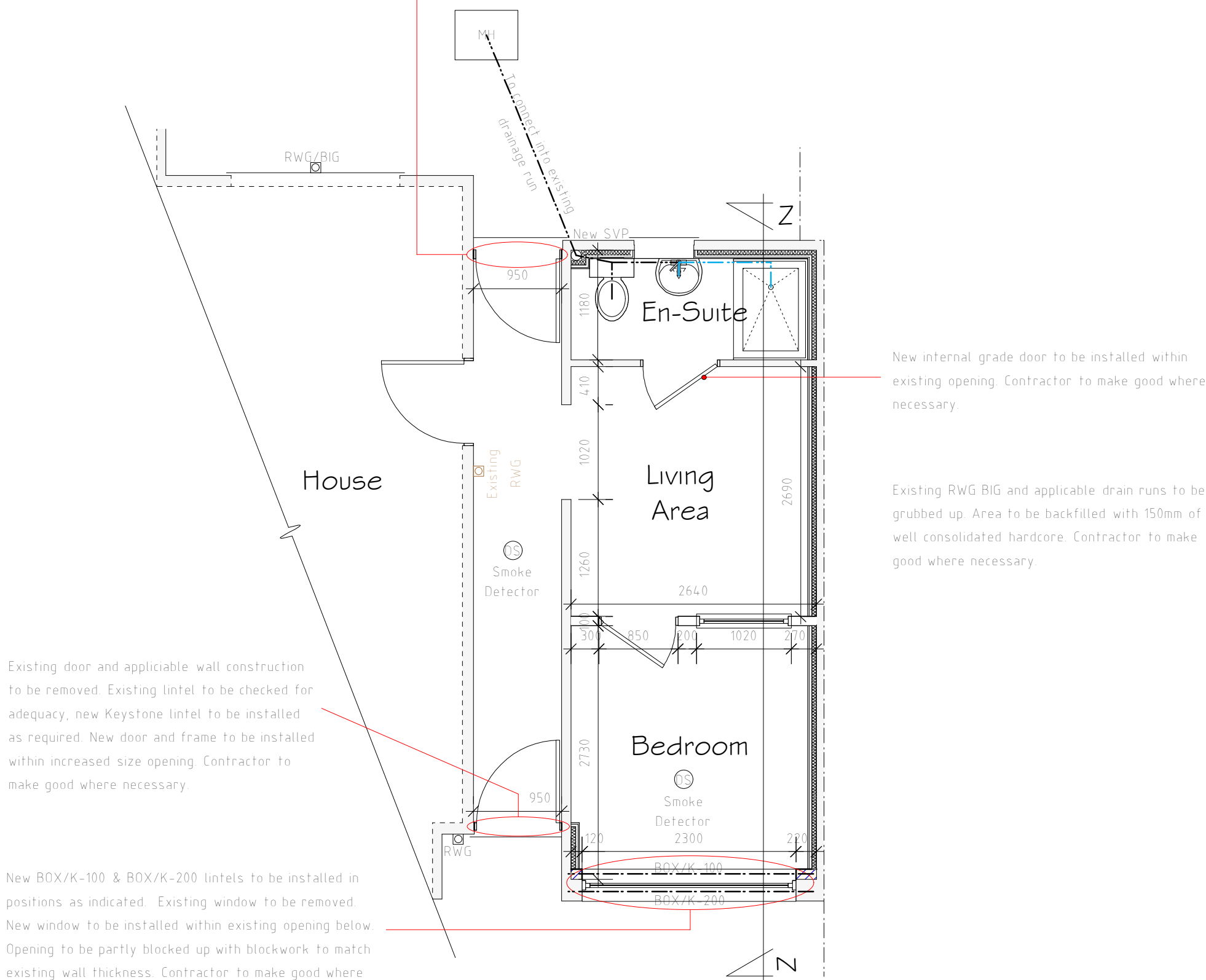


Section Z-Z 1:50



Typical Detail 1:20

Existing door and applicable wall construction to be removed. Existing lintel to be checked for adequacy, new keystone lintel to be installed as required. New door and frame to be installed within increased size opening. Contractor to make good where necessary.



Ground Floor Plan 1:50

SURFACE WATER DRAINAGE

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.

FOUL DRAINAGE

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. New drainage within endsuite to connect to new Soil Vent Pipe (SVP) as indicated. Soil Vent Pipe (SVP) to have 600mm radius bend at base. 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. All drainage works may be subject to an Agreement from Welsh Water. Contractor to inspect existing drainage system prior to any drainage works.

PLUMBING

Wastes from wash hand basins and shower 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 new Soil Vent Pipe (SVP). SVP is to terminate 900mm above nearest opening lights if within 3000mm and be fitted with anti-pest terminal. All connections being made on bossed socket adapters.

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 SEDBUK 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 2.5m. Boiler is to be fitted by GAS SAFE registered engineer.

FIRE DETECTION

Provide mains operated interacting smoke detectors at the positions indicated on floor plans, with hall and landing located within dwelling and in accordance with British Standard 5839-6:2004. All detection units are to be provided with battery backup with the ability to be trickle charged 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. Additional smoke detector to be installed to first floor landing. Detection units are to be interlinked to ensure early warning of fire is achieved.

MECHANICAL VENTILATION

Provide mechanical ventilation to En-Suite by means of Vent Axia or similar electrically operated fan, extracting directly to external air to the following requirements. Shower Room: Wall mounted fan to extract at a rate of 15 litres per second.

Fans 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.

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.

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.

WINDOWS/GLAZING

All new windows are to comprise sealed double glazed units set within good quality uPVC frames to local authority approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as indicated. Windows are to achieve a minimum U-value of 1.6 W/m²K. 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. Window to bedroom to have opening lights of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. The bottom of the openable area within the window should be no more than 1100mm floor level. 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 are to consist of toughened safety glass in accordance with BS 6206 and permanently marked.

STUD PARTITIONS

Stud framed partitions are to comprise 12.5mm plasterboard 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 installed where required i.e., around openings. All joints in boards are to be filled and skimmed prior to application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans.

ROOF CONSTRUCTION

Existing plasterboard ceiling to be removed to allow 30mm Kingspan Kooltherm K118 Insulation with 12.5mm thick plasterboard fixed to underside with 3mm nominal skim plaster finish. 100mm Kingspan Kooltherm K107 insulation to be installed between existing ceiling joists to allow 50mm minimum ventilated airspace above insulation. Roof to achieve minimum U-value of 0.18W/m²K. Contractor to confirm existing roof construction prior to installation of insulation. Existing cold roof to be provided with cross ventilation by means of ventilated fascia and wall abutment to detail provided. Allow for cavity tray and code 4 lead flashing at all roof/wall abutments.

EXISTING MASONRY WALLS

50mm thick G4.000 celotex insulation boards to be fixed to existing garage walls as indicated. Sika 1-waterproofers applied to existing brickwork walls to ensure structural brickwork wall is waterproof and resists moisture and dampness. Sika rendering system is to be applied to wall prior to the placement of the 50mm of Celotex G4.000. For optimum thermal performance the unprinted foil surface should face the batten cavity. Fix horizontal battens over the insulation at top and bottom of the wall to hold the boards in place, battens should be a minimum 50x25mm. All insulation board joints sealed using celotex insulation tape. Further Vertical battens to be fixed over the insulation at appropriate spacing to provide adequate fixings to secure 12.5mm thick plasterboard which is to be finished with nominal skim finish to the timber battens to achieve a U value of 0.3 W/m²K.

GROUND FLOOR ALTERATIONS

Existing concrete floor structure to remain. 1200 gauge visqueen barrier laid above existing ground floor slab, all joints to have 300mm minimum overlap and be securely taped. New flooring to comprise 22mm thick tongued and grooved Weyroc board with Celotex Tuff-R G4.000 rigid polyisocyanurate foam insulation (to ensure U-value of 0.25W/m²K) laid below. Insulation to be increased in thickness where required. Contractor to ensure continuation in FFL between new/ altered/ existing floor constructions.

External Facing Materials

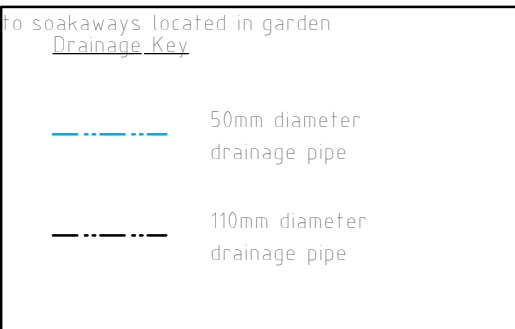
Facing materials to be Brick to match existing and to local Authority approval.

Roofing Materials

Roof Coverings are to remain as existing to local authority approval.

Window to comprise sealed double glazed units set in IPVC frames.

Rainwater to be collected in IPVC guttering, to discharge



Services Key	
MH	Existing Man Hole Position
☒	Existing Rain Water Gully (RWG) Position
☒	Existing Back Inlet (BIG) Gully 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 **PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE**

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK

Please read in conjunction with Engineer's Specification

Rev	Date	Detail	Initial
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Project: Proposed Alterations to, 206 Herbert Jennings Avenue, Wrexham, LL12 8EF	
Title: Working Drawings	Scale: (A1) 1:50 & 1:100

Drawn By: E.M.Jackson	Date: July 2022
Drawing No: H149/005	Sheet: 1 of 1

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