

FOUL DRAINAGE

All new drains are to be 100mm 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. SVP and short stack are to have 600mm radius bend at bases. Manholes are to be formed with 600mm x 450mm pre-cast units set on 150mm thick concrete base. Pipes to be haunched with sand / cement mortar. Provide galvanised mild steel covers and frames. Drains to connect into existing foul water drainage, Invert and cover levels of manholes to be confirmed prior to commencement of any drainage works.

SURFACE WATER DRAINAGE

Rainwater to be collected in 100mm wide half round uPVC gutters and 65mm diameter uPVC rainwater downpipes. Water to discharge to Polypipe rainwater gullies and to be taken to soakaways located beneath car park and garden area. 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.

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 sink, wash hand basin and bath to be 40mm minimum diameter uPVC pipe fitted with 75mm deep seal traps, WC wastes to be 100mm diameter uPVC. Wastes to connect into 100mm diameter uPVC SVP or short stacks as indicated. All connections being made on bossed socket adapters. SVP to be terminated 900mm above nearest opening light if within 3000mm and be fitted with tile vent terminal, short stack to be fitted with Durgo air admittance valve. Kitchen sinks to be fitted with anti-syphon trap prior to connecting into Short Stack. Intumescent Fire Collar to provide a minimum 60 minutes fire protection around ducting from kitchen in ground floor unit to kitchen above in first floor unit

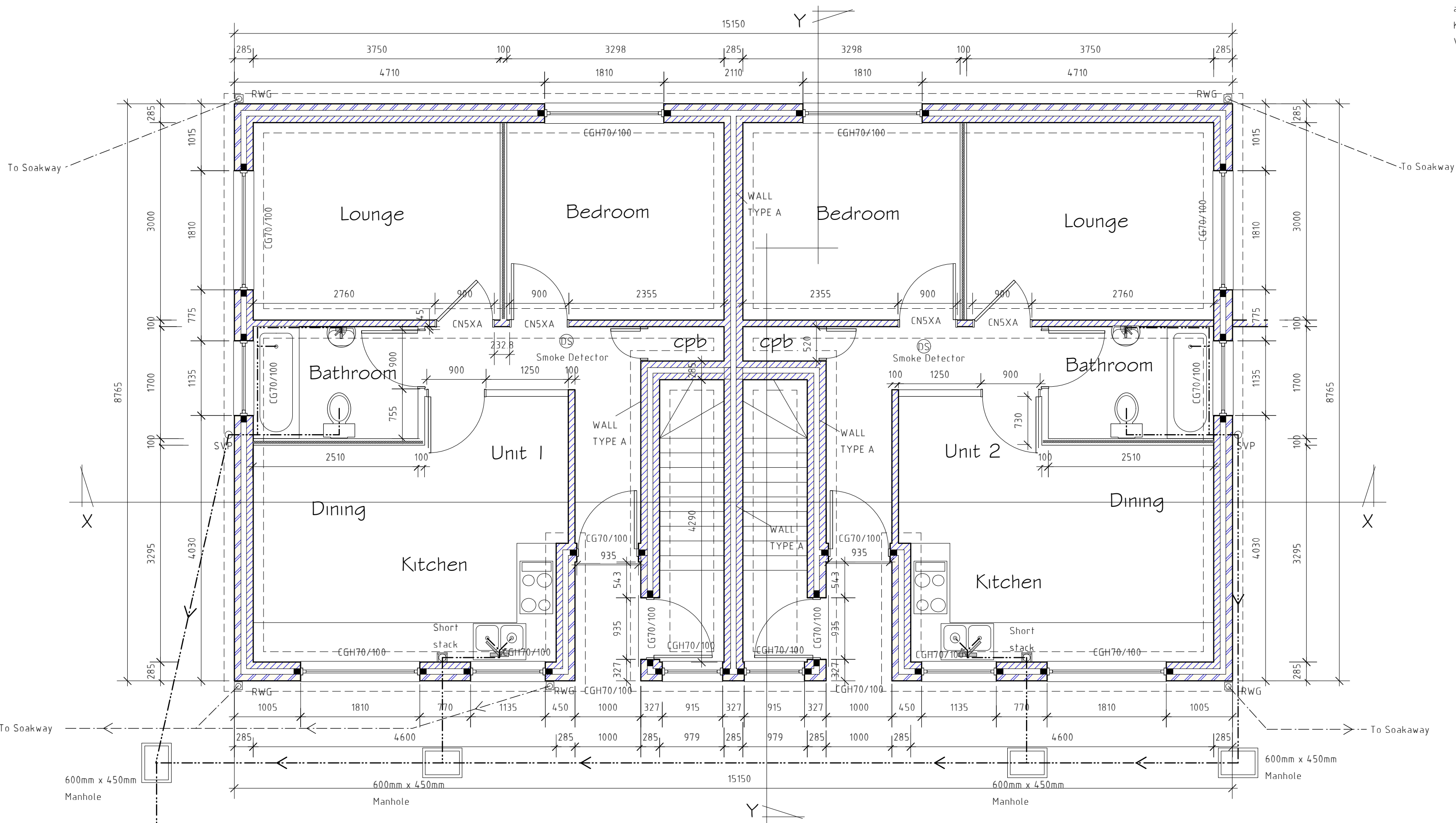
MECHANICAL VENTILATION

Provide mechanical ventilation to bathroom and kitchen by means of Vent Axia or similar wall mounted electrically operated fans extracting directly to external air to the following requirements:

Bathroom - fan to extract at a rate of 15 litres per second, to be operated in conjunction with light switch with a 15 minute over run facility. Ensure door bathroom are undercut by 10mm to allow affective air extraction
Kitchen - Cooker Hood 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

DISABLED ACCESS

Provide ramped access, maximum gradient of 1 in 12 to main entrance point to units 1 & 2 with 900mm deep level platform at top of slope. Allow for roll-over threshold to front door. Internal doors are to be of such a size so as to provide clear opening between stops of 800mm.



Ground Floor Plan

Rev	Date	Detail	Initial

Project: Proposed apartments at Gwalia Road, Pentre Broughton, Wrexham	
Title: Ground Floor Plan	Scale: (A2) 1:50

Drawn By: S Hatherall	Date: Dec 09
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architectural services

Soar Chapel, Aberderfyn Road,
Ponciau, Wrexham. LL14 1SL
Web: www.blueprintarchitectural.com
E-mail: enquiries@blueprintdesignuk.com
Tel: 01978 356500