

FOUL DRAINAGE

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. Drainage to connect into new Short Stack (SS) as indicated. New Soil Vent Pipe (SVP) to have 600mm radius bend at base. Wastes to connect into existing manholes as indicated. New pipes to be haunched in sand/ cement mortar. 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 existing foul water drains. 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 Kitchen sink, wash hand basins, showers and baths 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 SVP or new Back Inlet Gullies (BIG) where applicable. SVP to terminate 900mm above nearest opening light and fitted with anti pest cover or tile and vent terminal dependant on its location. Kitchen sink to connect to anti-syphon traps prior to connecting into foul drainage. Any further appliances within Kitchen to connect to new BIG prior to connecting into foul drainage. 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 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/heat detectors at the positions indicated on floor plan. 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. Detection units are to be interlinked to ensure early warning of fire is achieved.

WINDOWS/DOORS/GLAZING

All new windows and doors 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. All dimensions and angles to be checked on site prior to manufacture. Windows and doors 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. 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.

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.

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.
- Any existing hot water cylinder tank that is found on site is to be inspected. If tank is uninsulated provide 160mm insulated jacket. If cylinder tank has insulated jacket fitted less than 100mm in thickness contractor to add a further jacket to achieve a total thickness of 160mm. If tank is fitted with solid foam insulation of less than 25mm thick, contractor to add an additional 80mm thick insulation jacket.
All consequential improvements are to only be undertaken where they are technically, functionally or economically feasible

Contractor to core drill trial hole within existing floor construction (Blue hatched area) to inspect floor make up. Any existing insulation to be checked to ensure a U-value of 0.25W/M²K. If no insulation is present, or inadequate, contractor to contact Blueprint for advice (01978 356500). Contractor to make good where necessary.

Contractor to install S/K-70 lintel in position as indicated. Wall construction below to be partly removed to allow for new window and frame. Existing wall thickness/ construction to be checked prior to ordering lintel specified. Contractor to make good where necessary.

New drainage run to connect into existing. All works to be completed to the satisfaction of the Local Authority Building Inspector. Contractor to make good where necessary.

Contractor to construct 100mm stud walls around existing boiler to form Cupboard. Dimensions of Cupboard to be determined on site to the Client's discretion. Contractor to make good where necessary.

Existing wall (Indicated in blue dotted lines) to be removed. Loadbearing capacity to be checked prior to removal. If deemed loadbearing, Contractor to contact Structural Engineer for advice. Contractor to square off existing room with blockwork as indicated to match existing wall thicknesses. Contractor to make good where necessary.

Contractor to install Universal Steel Beam in position as indicated. Wall construction below to be removed down to FFL. *Universal Steel Beam and connection details to be specified by Structural Engineer.* Contractor to make good where necessary.

Existing window and frame to be removed. Contractor to install new window within existing opening with an opening light of at least 0.33m² with a minimum clear opening of 750mm high x 450mm wide. Window cill is to be positioned to ensure that cill level is within 1100mm of floor level. All dimensions to be checked on site prior to manufacture of new window. Contractor to make good where necessary.

Contractor to install S/K-70 lintels in positions as indicated. Wall constructions below to be partly removed to allow for new windows and frames. Existing wall thickness/ construction to be checked prior to ordering lintels specified. Contractor to make good where necessary.

Contractor to install S/K-70 lintel in position as indicated. Wall construction below to be partly removed to allow for new external grade doors, windows, and frames. Existing wall thickness/ construction to be checked prior to ordering lintel specified. Contractor to make good where necessary.

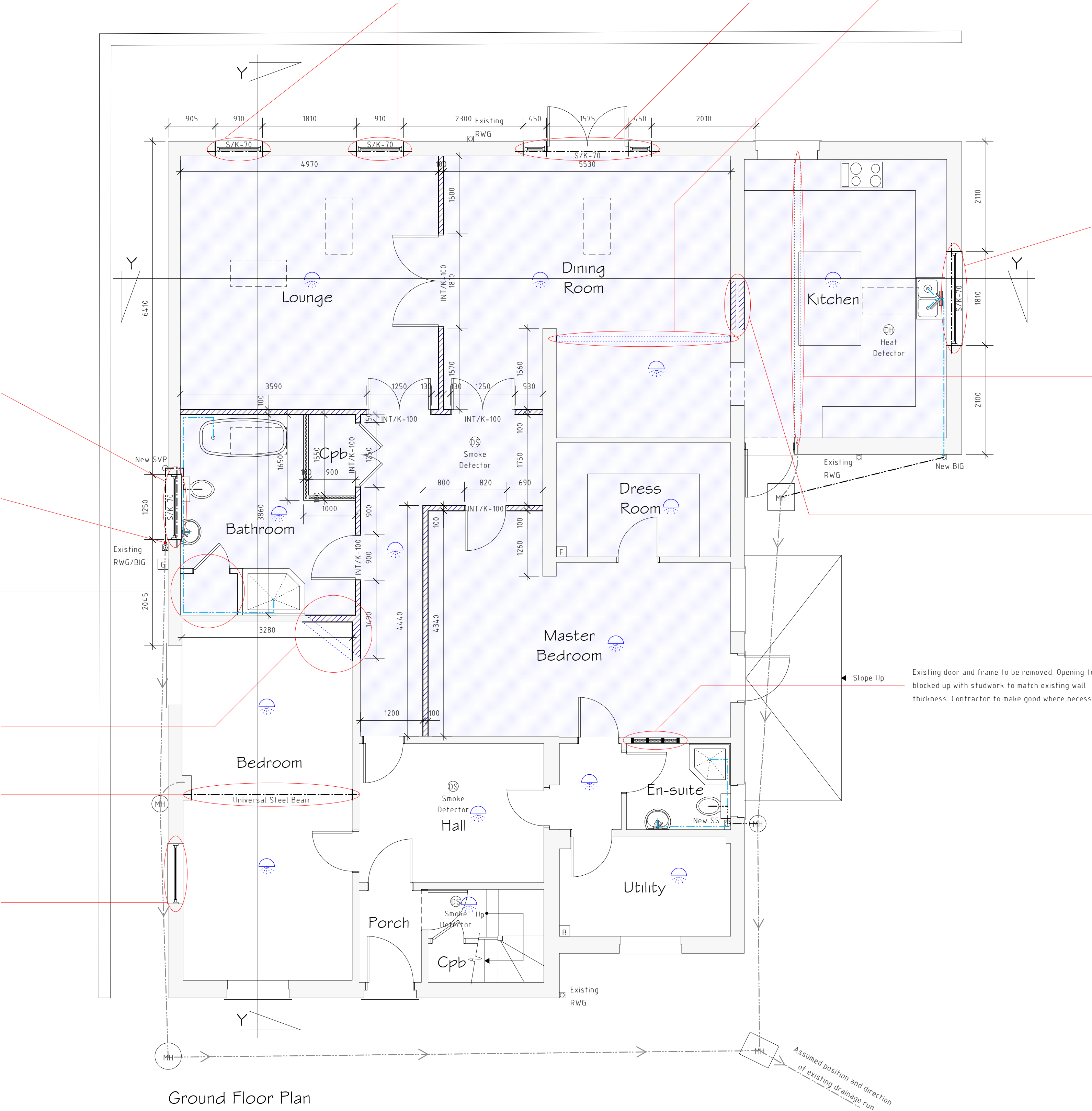
Existing wall (Indicated in blue dotted line) to be removed. Loadbearing capacity to be checked prior to removal. If deemed loadbearing, Contractor to contact Structural Engineer for advice. Contractor to make good where necessary.

Contractor to install S/K-70 lintel in position as indicated. Wall construction below to be partly removed to allow for new window and frame. Existing wall thickness/ construction to be checked prior to ordering lintel specified. Contractor to make good where necessary.

Following Kitchen design, contractor to allow for grubbing up of drainage channel if required. Should client opt for sink to be installed within island, 50mm pipe from sink to run within channel to external drains. Floor to be levelled with concrete if necessary. Contractor to make good where necessary.

Existing door and frame to be removed. Opening to be blocked up with 2no. skins of 100mm thick blockwork to match existing wall thickness. Contractor to make good where necessary.

Existing door and frame to be removed. Opening to be blocked up with studwork to match existing wall thickness. Contractor to make good where necessary.



Services Key:

- [F] Existing Fuse Box position
- [G] Existing Gas Meter position
- [B] Existing Boiler position

Drainage Key:

- 50mm diameter drainage pipe
- 110mm diameter drainage pipe
- Assumed position of existing drainage pipe

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 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 Structural Engineer's Specification.

Rev	Date	Detail	Initial

Project: Proposed Alterations to, Alma House, Medeira Hill, Wrexham, LL13 7HD.	
Title: Ground Floor Plan	Scale: (A1) 1:50
Drawn By: J Felgate	Date: Dec 2020
Drawing No: S090/003	Sheet: 1 of 2

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First Floor Plan 1:50