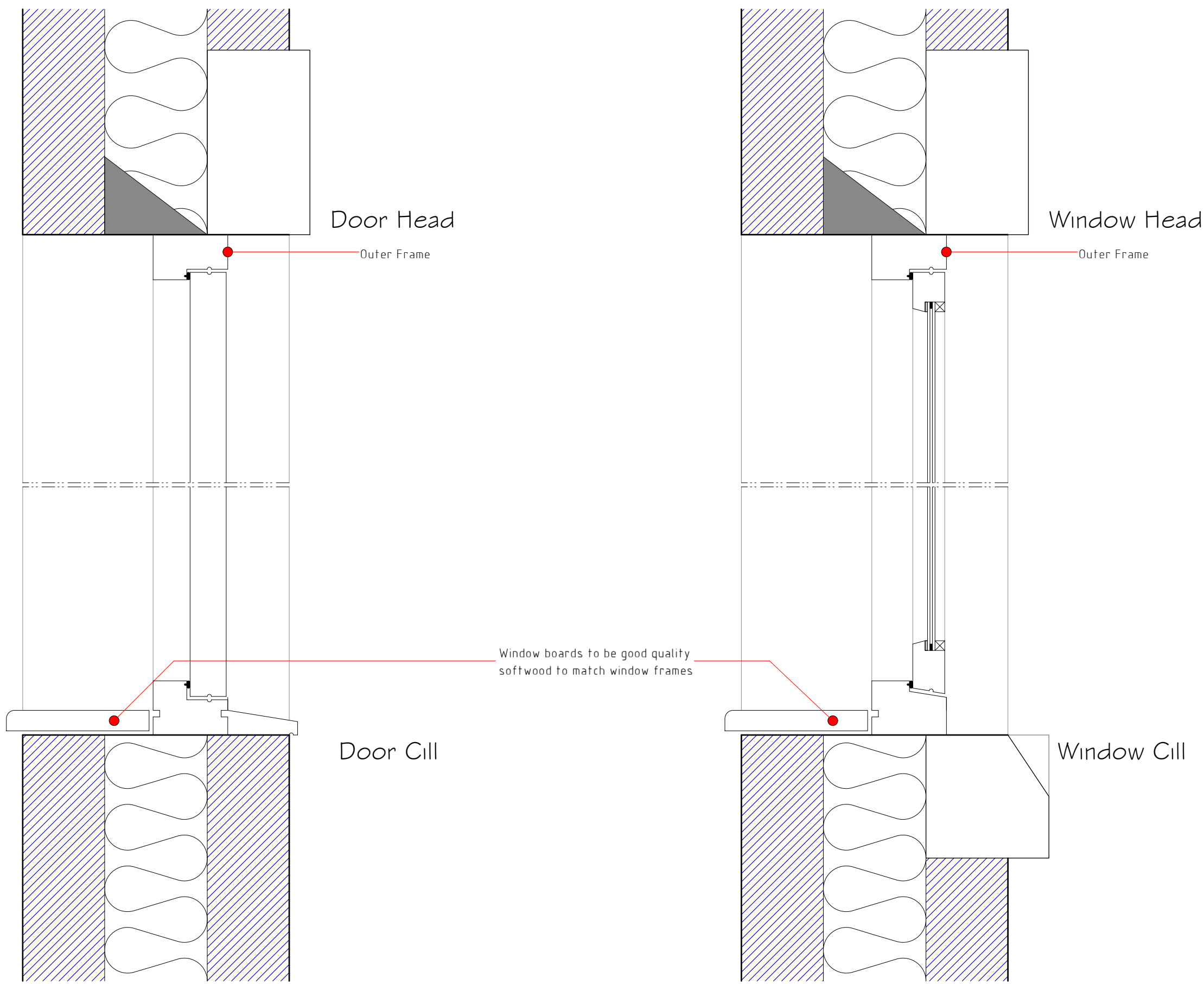
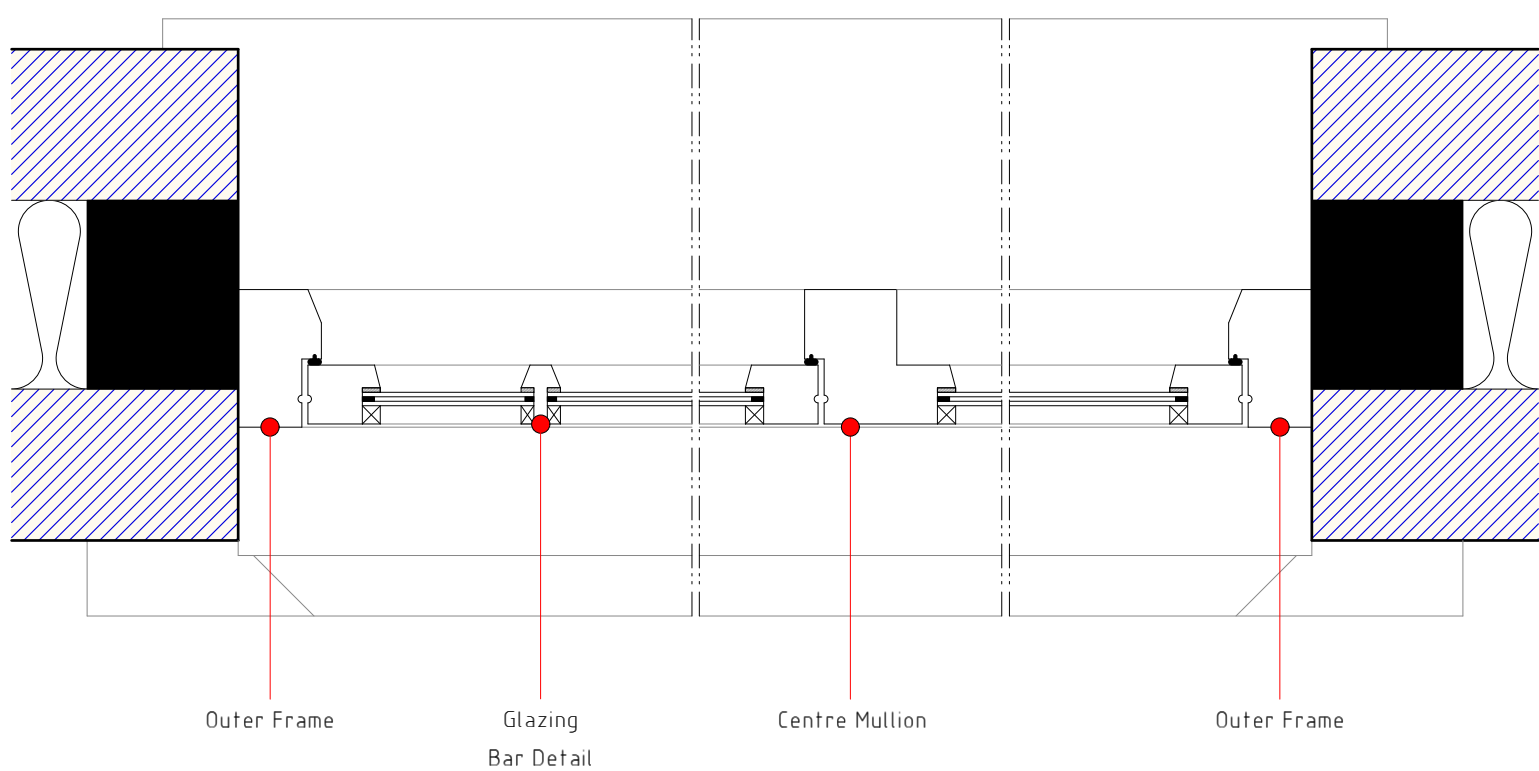




Door Section 1:5

Window Section 1:5



Window Plan with Vertical Mullions 1:5

WINDOWS/DOORS/GLAZING

All new windows and doors (where applicable) are to comprise sealed double glazed units set within good quality softwood 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. Windows to be lockable in an openable position to provide background ventilation to habitable rooms. Windows to all bedrooms to have opening lights 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 finished floor level. Centre mullion of new 910mm wide windows to be fixed to openable sash of window to ensure adequate escape is achieved in the event of a fire. Where window cills are within 800mm of first floor level contractor to allow for removable guarding formed with balustrade or similar. 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.

DISABLED/ACCESS PROVISIONS

Provide ramped access, maximum gradient of 1 in 12 to entrance point of building with 1200mm deep level platform at top of slope. Allow for roll-over threshold to entrance door to comply with part M requirements. Internal doors are to be of such a size so as to provide clear opening between stops of 800mm.

Ensure that all door opening furniture and frames to contrasts visually with the surface of the door. All handles should be capable of being operated with a closed fist and not cold to the touch.

Any compartment for use by ambulant disabled people has a WC pan that conforms to BS 5503-3 or BS 5504-4 in terms of key dimensions, in order to accommodate the use of a variable height toilet seat riser.

SURFACE WATER DRAINAGE

Rainwater to be collected in aluminium guttering and aluminium downpipes to clients discretion and to local authority approval. Water to discharge to new Polypipe rainwater gullies (RWG) and to be taken to existing surface water drainage system on site. Where applicable, existing guttering/downpipes to be extended to new areas to discharge rainwater gullies.

FOIL DRAINAGE

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. New drainage to connect into new Soil Vent Pipes (SVP's) or Short Stack where applicable. 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 surrounded with Pea-Gravel to approval. Wastes to connect into existing foul water drains. 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. *Prior to commencement of any drainage works, nominated contractor to inspect existing drainage system to check for any constraints that could arise. Extension may be subject to an Agreement from Welsh Water.*

PLUMBING

Wastes from wash hand basins and showers 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's or Short Stack as indicated. SVP is to terminate 900mm above nearest opening lights if within 3000mm and be fitted with anti pest terminal. Short Stack to terminate above flood level of any sanitary ware and be fitted with Durgro air admittance valve. Drainage from Short Stack to duct between floor joist and connect into new SVP externally. Drainage between joists to be laid at a fall of 1 in 40. All connections being made on bossed socket adapters. Where foul drains fall horizontally through party walls or SVP's fall vertically through first floor are to be fitted with Intumescent Fire Collars to provide a minimum 60 minutes fire protection. Any gaps between SVP's and floor construction to be filled with high density filler no expanding foam to be used. Contractor to ensure SVP's are not fixed rigidly to the structure of the building, SVP's to be resiliently mounted and clad with 50mm minimum mineral fibre insulation, pipes to be encased with shudded framework that does not come into contact with the SVP and finished with double layer of 15mm Gyproc SoundBloc/Lafarge E plaster board with 3mm nominal skim finish.

HEATING/HOT WATER

Existing boiler to be replaced with new gas fired condensing boiler in position as indicated. Boiler to have a SEDBIK rating of at least 90% to power radiators, fitted with time and temperature zone control system. 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. Ensure boiler commissioning certificate is to be provided on completion of work. Thermostatically controlled hot water delivered to all sinks and showers will not exceed 48°C. The supply of water for domestic use and plumbing services shall comply with BS 6700:2009.

Existing doors, windows and frames to be removed. Opening to be partly blocked up with 2no. skins of 100mm thick blockwork to fit new external type door and frame. Existing lintel to be checked for adequacy prior to installation of new door. New Keystone lintel to be installed as required. Contractor to make good where necessary.

Contractor to install Structural Wallplate in position as indicated to support roof construction above. Structural Wallplate to be supported off Structural Posts. *Wallplate, posts and connections details to be specified by Structural Engineer.*

Contractor to install 2no. Universal Steel Beams and 1no. BOX/K-100 lintel in positions as indicated. Where applicable, existing wall construction below to be removed down to FFL. *Steel Beams and connection details to be specified by Structural Engineer.* Contractor to make good where necessary.

New drains to connect to existing drainage system as indicated. Existing manhole and part of drainage run (indicated by brown dotted line) to be grubbed up. Area to be backfilled with 150mm maximum layers of well consolidated hardcore. *Prior to commencement of any drainage works, nominated contractor to inspect existing manholes/drainage system to check for any constraints that could arise.* Contractor to make good where necessary. All works to be completed to the approval of Building Control Officer.

New fire doors to be installed where indicated. Where applicable existing doors to be checked for adequacy and replaced with FD30S fire doors with self-closer (FD30S) as required. Fire doors to be classified in accordance with BS EN 13501-2:2003. Contractor to make good where necessary.

Existing single storey extension as indicated on existing plans Ref LL070/001 to be removed. Contractor to make good where necessary.

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
C	05/19	Planning Amends	S.M.E
B	05/19	Planning Amends	S.M.E
A	04/19	Design Amends	S.M.E

Project:
Proposed alterations at
The Lemon Tree
Wrexham
LL11 2LP

Title:
Ground Floor Plan
& Window Sections

Scale: (A1)
1:5 &
1:50

Drawn By:
S M Eltham

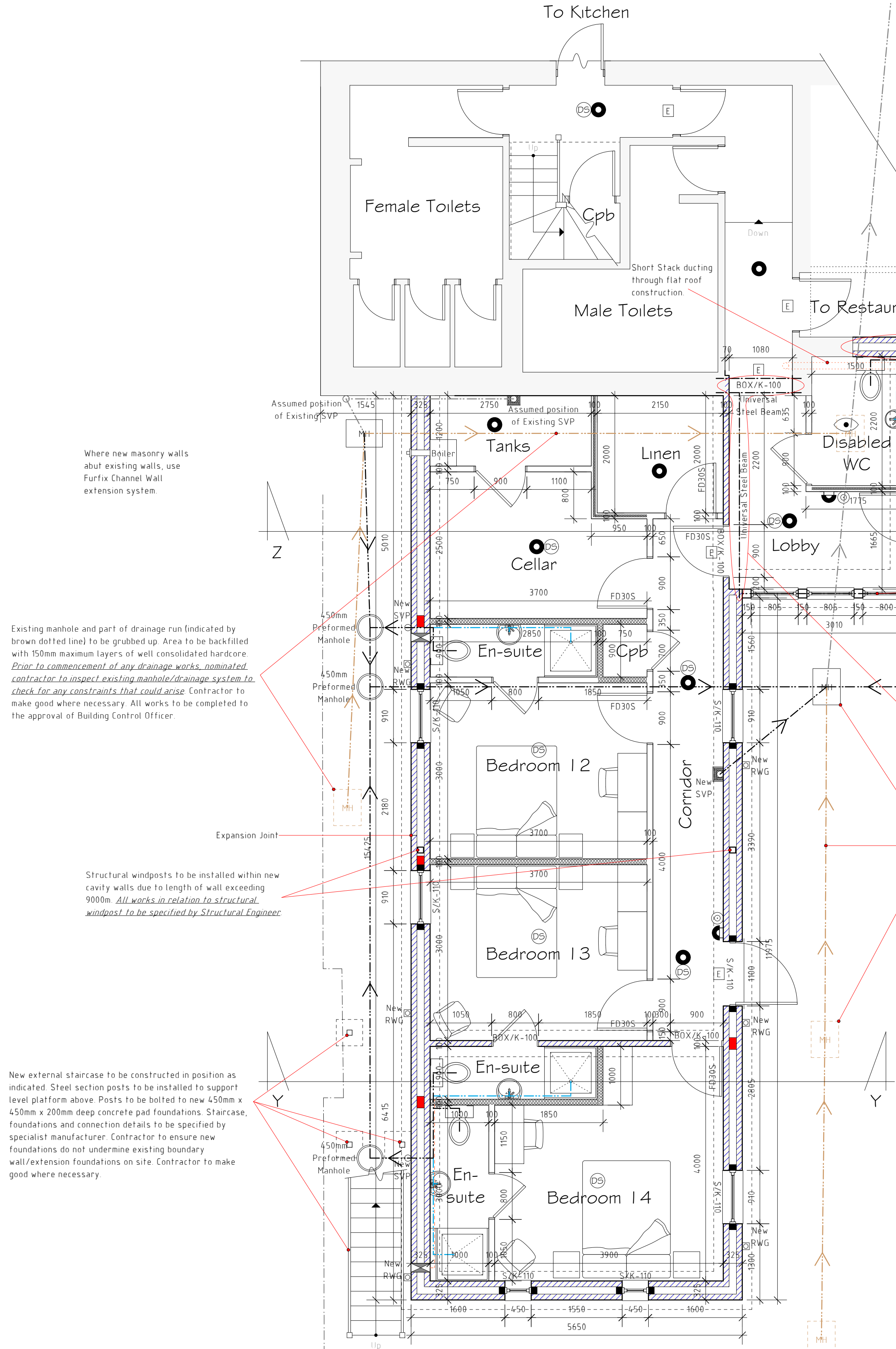
Date:
Nov 2018

Drawing No:
LL070/006

Sheet:
1 of 3

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Ground Floor Plan