

SURFACE WATER DRAINAGE

Rainwater to be collected in aluminium or cast iron guttering and downpipes to clients discretion and to local authority approval. Water to discharge to Marley rainwater gullies (RWG) and taken to soakaways located within the site. 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 Marley uPVC drains laid in granular material at a fall of 1 in 40. SVP's & Short stacks to have 600mm radius bend at base. Wastes to connect into preformed manholes set on 150mm thick concrete base as indicated. Drains passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels. Pipes to be haunched with sand / cement mortar. 450mm preformed manholes to be fitted in strict accordance to manufactures instructions. Invert and cover levels of manholes to be confirmed on site. *Prior to commencement of works Section 104 & 106 Welsh Water agreements to be in place to make connection to mains drains and lay adoptable drainage run.*

PLUMBING

Wastes from wash hand basins, baths and Kitchen sinks 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 110mm diameter uPVC SVP's (soil vent pipe) or Short Stack as indicated on floor plans. Short Stack to terminate above flood level of any sanitary ware and fitted with Durgo air admittance valve. SVP's to terminate 900mm above nearest opening light and fitted with tile vent/anti pest terminal dependant on location of SVP. Kitchen sinks to be fitted with anti-syphon traps prior to connecting into SVP's. 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 studded 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.

SANITATION, HOT WATER SAFETY & WATER EFFICIENCY. (Approved Document G 2010)

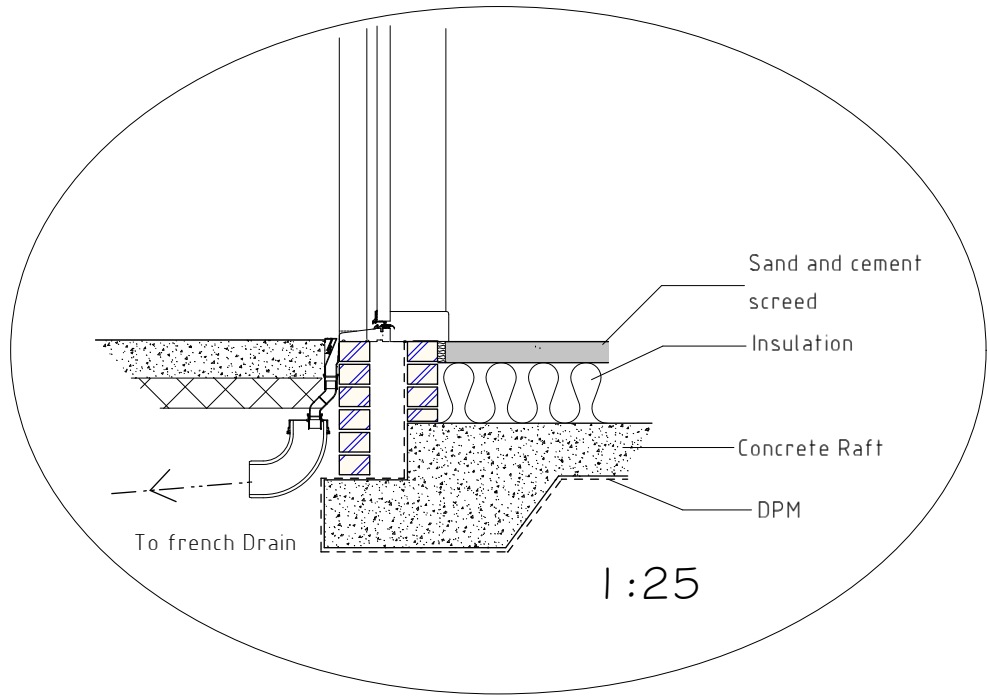
The supply of water for domestic use and plumbing services shall comply with BS 6700:2009. In accordance with regulation 17k water consumption for the new apartments shall not exceed 125 litres per person per day when calculated in accordance with 'The Water Efficiency Calculator for New Dwellings'. Thermostatically controlled hot water delivered to baths should not exceed 48°C.

HEATING

New gas fired combi boilers to be installed within each apartment. New boilers to have SEDBUK rating of at least 90% to power radiators. System to be fitted with time and temperature zone control system. New boilers to serve each separate apartment. No radiators to be fitted in positions which would reduce landings/walkways to less than 900mm wide. All radiators to be fitted with thermostatic control valves (TRV). Ensure boilers will not discharge opposite boundaries where within 2.5m. Heating system is to be installed by GAS SAFE registered engineer.

SPRINKLER SYSTEM

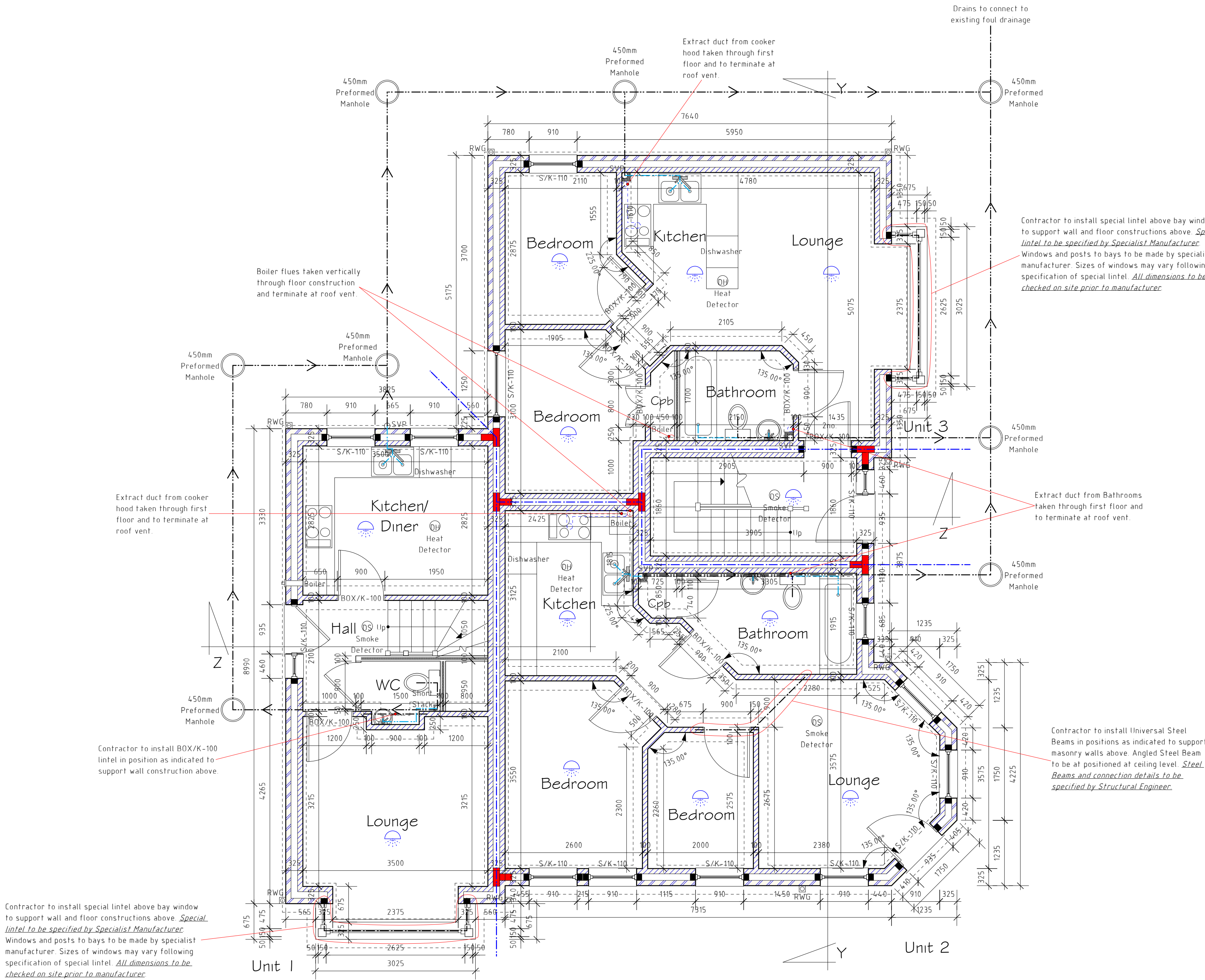
Apartments to be fitted with separate sprinkler system to specialist manufacturers details. Sprinkler system to be zoned to ensure system targets affected area. *Specialist manufacturer to specify exact positioning of sprinkler heads*. Fire sprinkler system to be in accordance with BS 9251:2014. (fire sprinkler systems for domestic, residential and occupancies - code of practice). All works in relation to sprinkler system to be as per specialist manufacturer's specification. Installer to provide certification for installation of sprinkler system on completion.



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. Ramped access to entrance at rear of unit to have Handrail provided to side of ramp 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 wheelchair-accessible threshold is located at external entrance doors to all apartments.



Ground Floor Plan 1:50

All dimensions are taken from brickwork/blockwork face and plasterboard face, to be checked on site prior to commencing work.

Key	
	50mm diameter drainage pipe
	110mm diameter drainage pipe
	Sprinkler head
	Fire Rated Cavity barrier

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 and SAP Assessor's Report

Rev	Date	Detail	Initial
B	03/19	Services Termination Points Added	S.M.E.
A	03/19	Design Amends	D.J.F.

Project: Proposed Development at Ryecroft, Belgrave Road, Wrexham.	
Title: Ground Floor Plan	Scale: (A1) 1:50
Drawn By: S M Eltham	Date: Feb 2019
Drawing No: LOG4/005	Sheet: 1 of 4

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