

PLUMBING

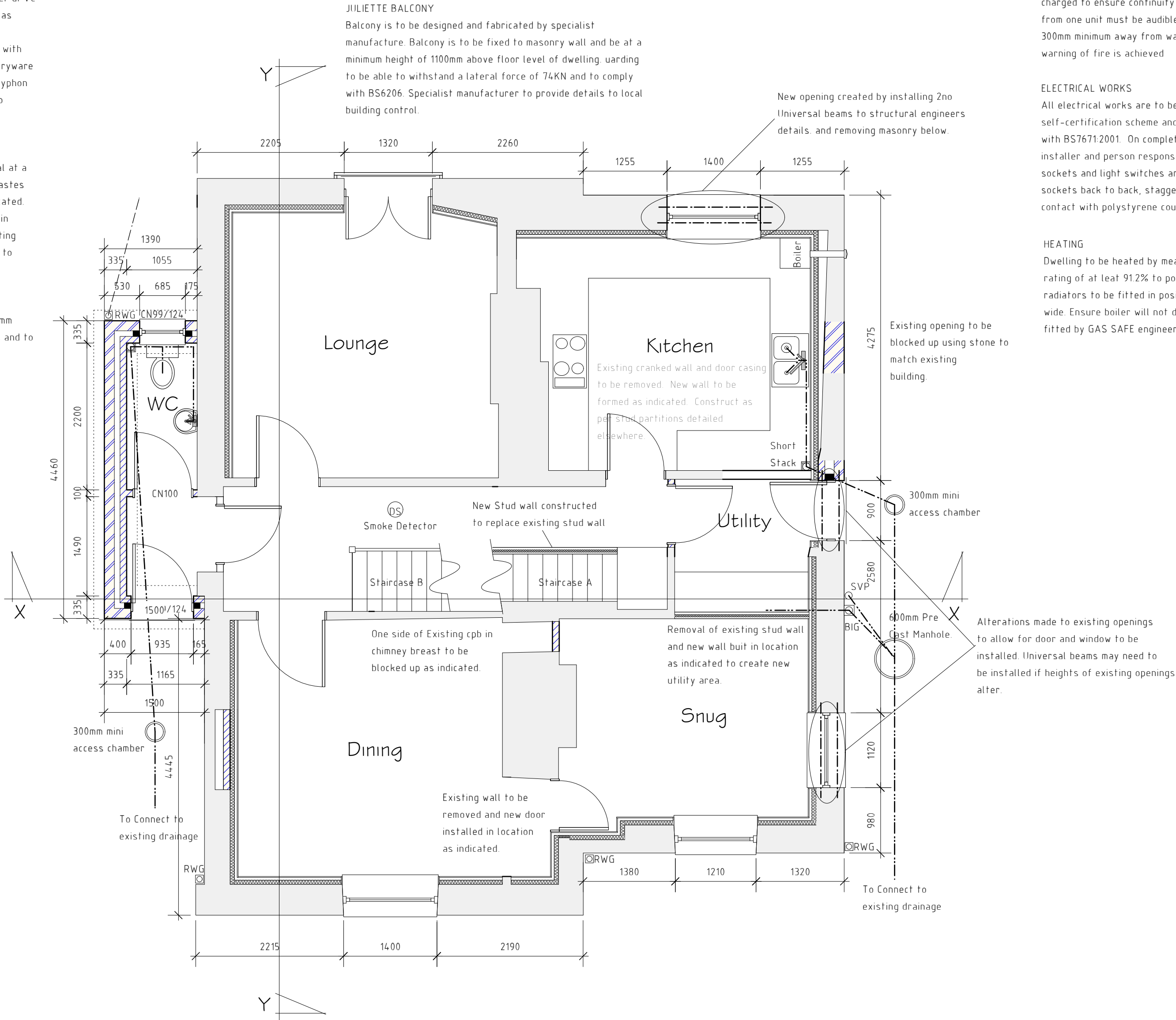
Wastes from wash hand basins, bath, shower and sink to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. WC wastes to be 110mm diameter uPVC PolyPipe. Wastes to connect into 110mm diameter uPVC SVP or Short Stack as indicated. All connections being made on bossed socket adapters. SVP to terminate 900mm above nearest opening light if within 3000mm and be fitted with anti pest cover. Short Stack is to terminate above flood level of any sanitaryware and be fitted with air admittance valve. Kitchen sink to be fitted with anti syphon trap prior to connecting to short stack. Drainage from utility to discharge to PolyPipe back inlet gully prior to connecting into foul drainage as indicated.

FOIL DRAINAGE

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. SVP and Short Stack to have 600mm radius bend at base. Wastes to connect into pre-cast manholes set on 150mm thick concrete base as indicated. Pipes to be haunched with sand / cement mortar. Manholes are to be fitted in strict accordance to manufactures instructions. Waste to connect into existing foul water drains. 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 cast iron gutters and 65mm diameter cast iron downpipes. Water to discharge to Osma rainwater gullies and to be taken to existing method of disposal to local authority approval.



Ground Floor Plan

FIRE DETECTION

Provide mains operated interacting smoke\heat detectors at the positions indicated on floor plans. All detection units are to be provided with battery back up 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 linked to ensure early warning of fire is achieved

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.

HEATING

Dwelling to be heated by means of wall mounted gas fired condensing combi-boiler with SEDBUK rating of at least 91.2% to power conventional 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. New Boiler to be fitted by GAS SAFE engineer.

PLANS DRAWN HAVE NOT GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO SLIGHT ALTERATIONS

Rev	Date	Detail	Initial

Project: Proposed renovation and extension to Mount House, Church Road, Ruabon Wrexham	
Title: Ground Floor Plan	Scale: (A2) 1:50

Drawn By: D.J.Edwards	Date: Jan 2010
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