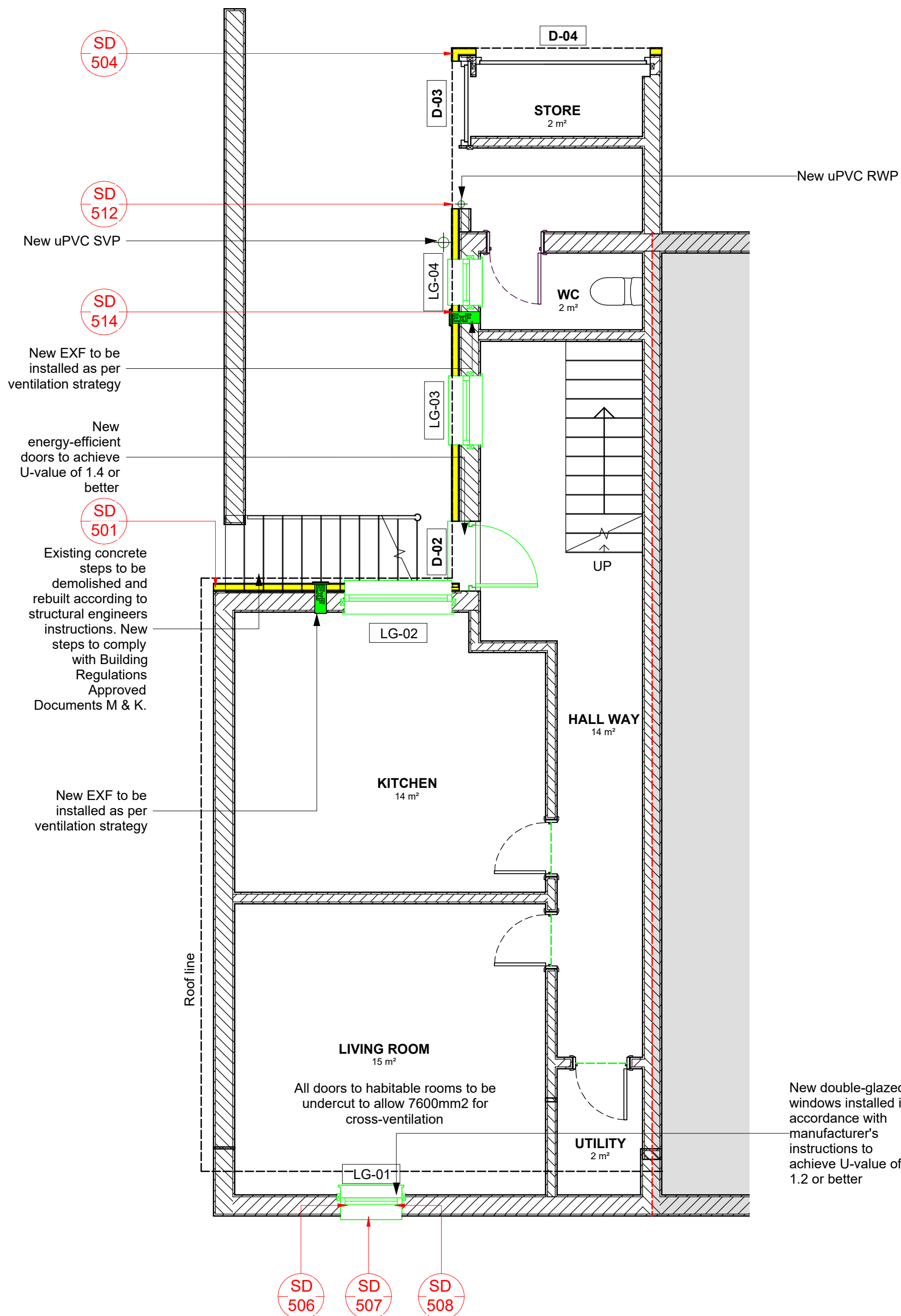
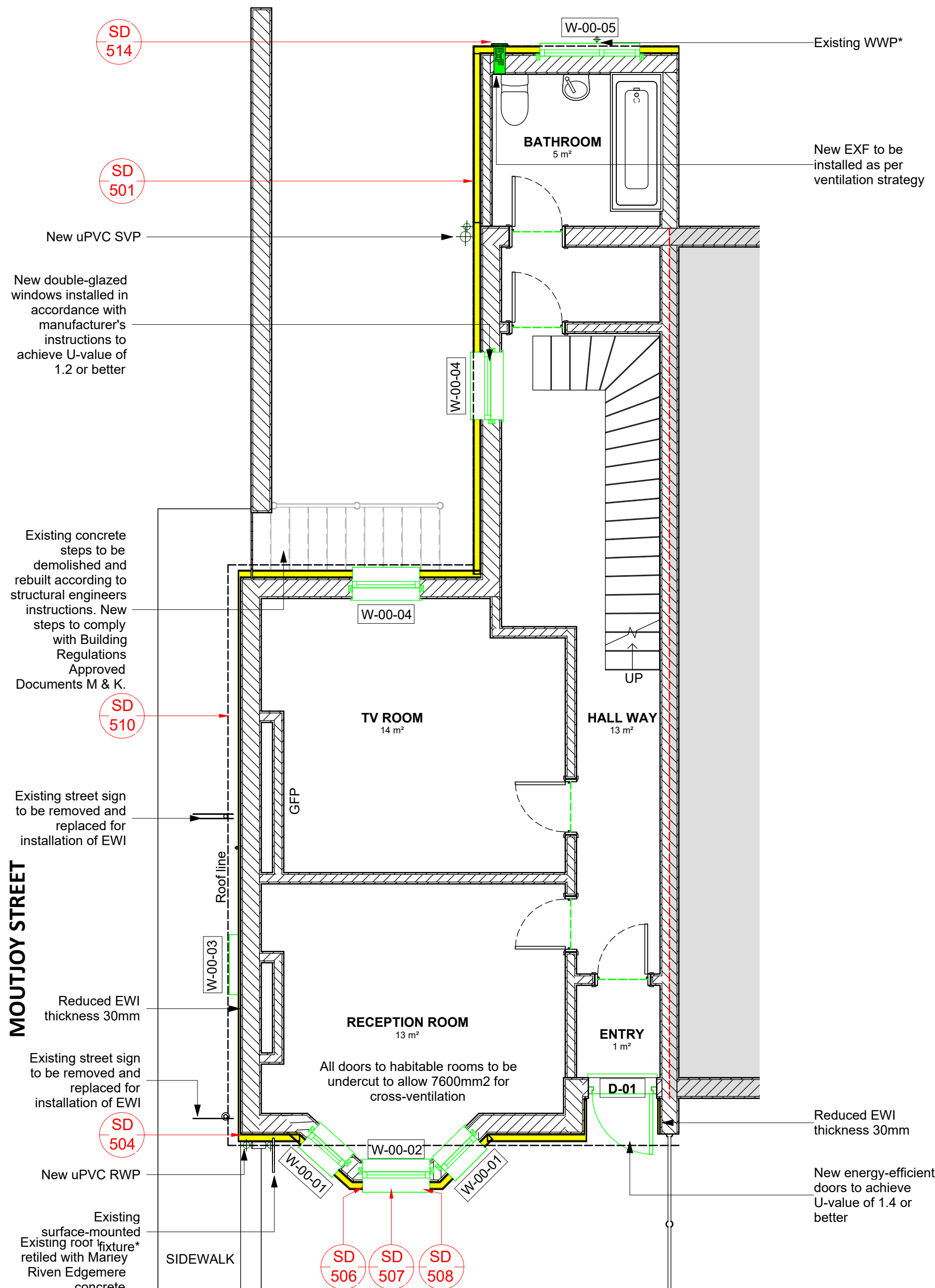




PROPOSED LOWER GROUND FLOOR PLAN

1 : 50



PROPOSED GROUND FLOOR PLAN COMMERCIAL ROAD

1 : 50

PROPOSED SCOPE OF WORKS:

1. EXTERNAL WALL INSULATION (EWI) SPECIFICATION

New Structherm EWI with minimum u-value of 0.3 to be installed to the external envelope to improve airtightness with a minimum airtightness >10m3/(h.m2) @50pa and thermal performance (based on silicone render finish with elements of detailing).
100mm Structherm mineral fibre EWI with Struc-Brick Render and Arbrick finish (colour to be confirmed by client) to correspond with existing brickwork facade, as indicated on plan and elevation. Existing rendered areas to receive 100mm Structherm mineral fibre EWI with silicone render finish to match existing design (colour to be confirmed by client), as indicated on plan and elevation.
80mm BaseTherm High Density EPS insulation to be installed minimum 150mm below DPC (colour to be confirmed by client).
Existing render to be removed and parge coat/dubbing out to be applied as necessary to provide a smooth/flat substrate prior to the installation of bedding adhesive, if required, prior to the installation of new system.
Where 900mm clearance is not achievable due to existing site limitations, reduced thickness (50mm) Structherm mineral fibre EWI is to be used at ground floor level and cavity to be filled according to specification.

2. STRUCTURAL WORKS

Associated building works for the new EWI installation, including amendments to wall fixtures, satellites, thresholds & lean-to roofs according to standard details provided.
Removal of existing entrance canopy where required, and replacement with new GRP canopy.
Calcot Overdoor Canopy (Canopy Shop) with gallows brackets, or similar approved specification.
Removal of existing RWPs and replacement with new uPVC rainwater goods (colour to be confirmed by client).
Existing passive wall vents to be replaced with brickwork to match existing, and to be made good (including internal plaster finish and decorating). Refer to standard detail SD-524 (Option B).
Wall cavities to be inspected on site by contractor and any insulation extracted if present.
Condition of wall ties to be inspected on site by contractor and remedial works to be carried out where required.
Existing lintels to be inspected on site by contractor and remedial work to be carried out if required.

3. SPECIFICATION OF NEW DOORS

Existing external doors to be replaced with new energy-efficient doors, with a U-value of 1.4 or better, to be installed as per manufacturer's instructions and level access to be maintained, if existing.
New door frame and door (colour to be confirmed by client), with style to match existing as far as possible.
New doors to be PAS 24 compliant.
Refer to Window & Door Replacement Schedule.

4. SPECIFICATION OF NEW WINDOWS

Existing windows to be replaced with new double-glazed windows with a U-value of 1.2 or better, to be installed as per manufacturer's instructions.
Safety glazing to be installed to all windows below 800mm.
Window board specification to be confirmed.
All existing window boards/sills are to be replaced with new uPVC board and standard finish to window reveal extended to back of window. New window sills to achieve minimum overhang of 40mm.
New window arrangement (colour to be confirmed by client) to match that of existing windows, with style to match existing as far as possible.
Windows to be PAS 24 compliant.
Refer to Window & Door Replacement Schedule.

5. ROOF SPECIFICATION

All properties to receive new roof tiles to existing roof structure, extending the rooflines to ensure additional weather protection to the new EWI system, according to detail.
Roof to be retiled with Marley Riven Edgemere concrete interlocking tiles.
Loft insulation to be topped up to 450mm as required, to achieve a minimum U-value of 0.11.
All insulation to be installed in accordance with manufacturer's instructions.
Ridge tile vents to be installed as required to increase loft ventilation.
Where the condition of existing chimneys are deemed unsuitable and result in removal by client, any necessary remedial work is to be carried out as required, and the standard of the proposed roof works is to be maintained.

6. FIRE PROTECTION MEASURES

Fire breaks to be installed on elevation in between EWI systems as per specification.

7. HEATING SYSTEM

Existing boiler and flue to be extended as required as specified in standard details.
Existing gas pipes to be extended where necessary.

8. VENTILATION REQUIREMENTS

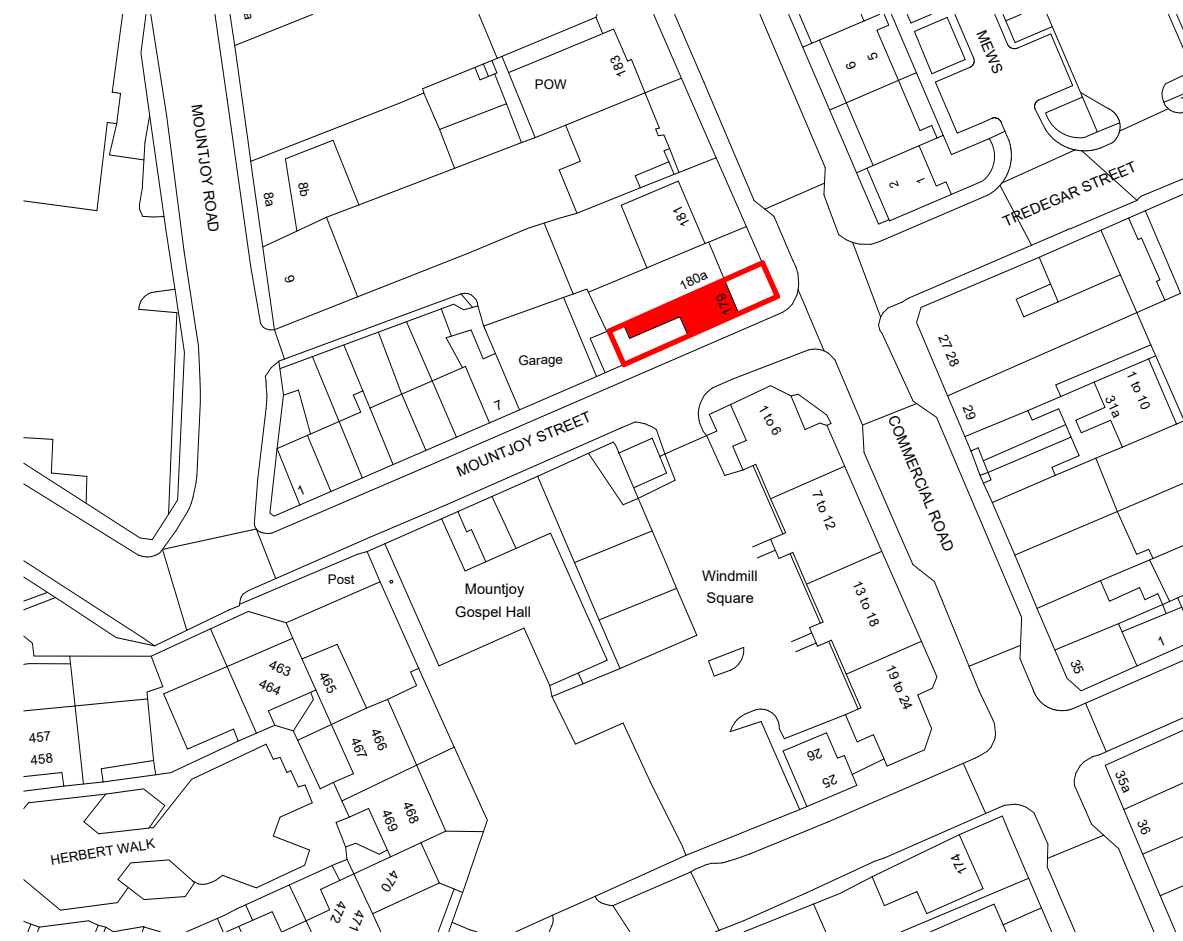
Positive input ventilation recommended to be installed within roof space, Nuair DRI-ECO-HC PIV unit or similar.
4000mm² trickle vents to habitable rooms where windows are being replaced.
No new trickle vents to wet rooms (kitchen/bathrooms/utility rooms). Any existing trickle vents in wet rooms (kitchen/bathrooms/utility rooms) to be sealed.
10mm undercut to internal doors as required to allow 7600mm² for cross-ventilation.
Existing passive wall vents/air bricks to be replaced with brickwork to match existing, and to be made good (including internal plaster finish and decorating). Refer to standard detail SD-524 (Option B).
New background ventilation and extraction with decentralised mechanical extraction vents to all wet rooms (kitchens/bathrooms/utility rooms), Nuair Cyfan Centrifugal Extract Fan, or similar.
Ridge tile vents to be installed as required to increase loft ventilation.

9. EXTERNAL LANDSCAPE WORKS

Remedial works to existing concrete pathways where required.
Paved areas around the building shall be so constructed as to be adequately drained.

10. DRAINAGE SYSTEMS

Adequate provision shall be made for rainwater to be carried from the roof of the building.
ACO HexDrain Drainage Channels to be installed to prevent accumulation of surface water where necessary.



Key Location Plan

1 : 1000

1:50 0 0.5 1 1.5 2 2.5 metres



SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:

IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

SIGNIFICANT RESIDUAL RISKS:	REFER TO HEALTH AND SAFETY PLAN
ACTION TO BE TAKEN:	REFER TO HEALTH AND SAFETY PLAN

NOTES

KEY:

B	Boiler
DPC	Damp Proof Course
E	Electric Meter
GFP	Gas Fire Place
EXF	Extractor Fan
FFL	Finished Floor Level
G	Gas Meter
IC	Inspection Chamber
RWP	Rainwater Pipe
SVP	Soil Ventilation Pipe
WWP	Waste Water Pipe

LEGEND:

	Existing walls
	New External Wall Insulation, as per approved specification.
	New EWI below DPC as per approved specification, where DPC is <150mm above ground level.
	New EWI below DPC as per approved specification, where DPC is >150mm above ground level.
	New mechanical extractor fan, as per approved specification.
	Roof Extension
	All internal doors to habitable rooms to be undercut to allow for cross-ventilation.
*	Existing fixtures to be removed and extended or reinstalled after new EWI installation, refer to SD-525
SD	Refer to Standard Detail

C01 2024.12.05 Issued for Construction SB RJ

REV	DATE	DESCRIPTION	BY	CHKD
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CONSTRUCTION

- Please do not scale from this drawing.
- All dimensions must be checked on site by the contractor prior to the commencement of any fabrication or building works.
- Dimensions and details are to be read in conjunction with specialist consultants' drawings and/or other specifications, where applicable, and any disparity is to be brought to the attention of the designer prior to the commencement of any fabrication or building works.
- This drawing is the property and copyright of the designer, and it shall not be copied to any other party without the designer's express written consent.



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CLIENT

JOYNER P.A. (CYMRU) LTD

PROJECT

REFURBISHMENT & ENERGY EFFICIENCY WORKS TO VARIOUS PROPERTIES IN NEWPORT

179 COMMERCIAL ROAD
PILLGWENLLY
NP20 2PN

TITLE:

PROPOSED LOWER GROUND AND GROUND FLOOR PLANS

DRAWN BY:	RJ	DATE:	2024.12.05
CHECKED BY:	SB	SITE AREA:	105m²
SCALE (@ A1):	As indicated	ORIGINAL DRAWING SIZE	841mm x 594mm (A1)
DRAWING NO:	2403-TG-(PRO)-D-A-149	REV.	C01