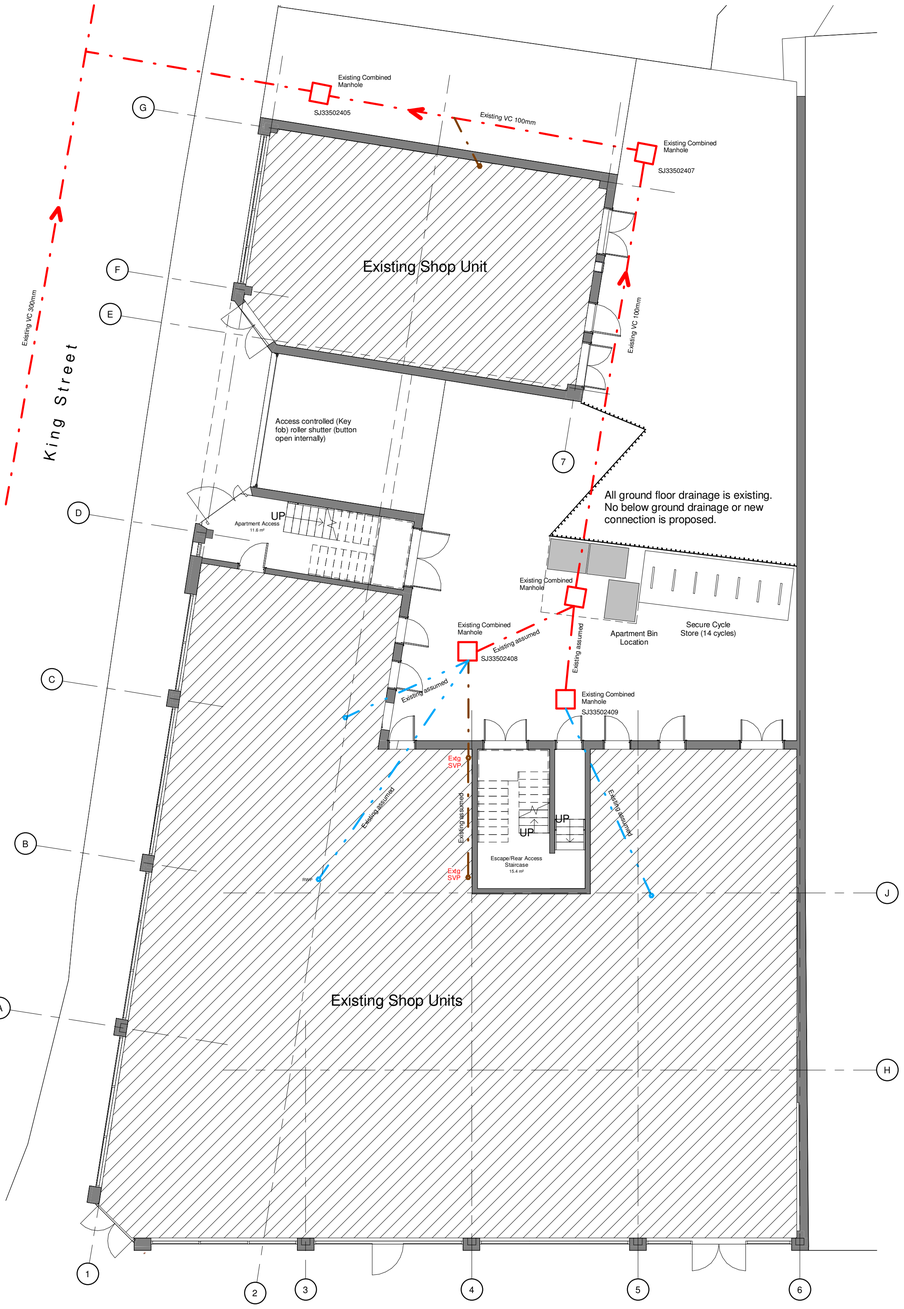
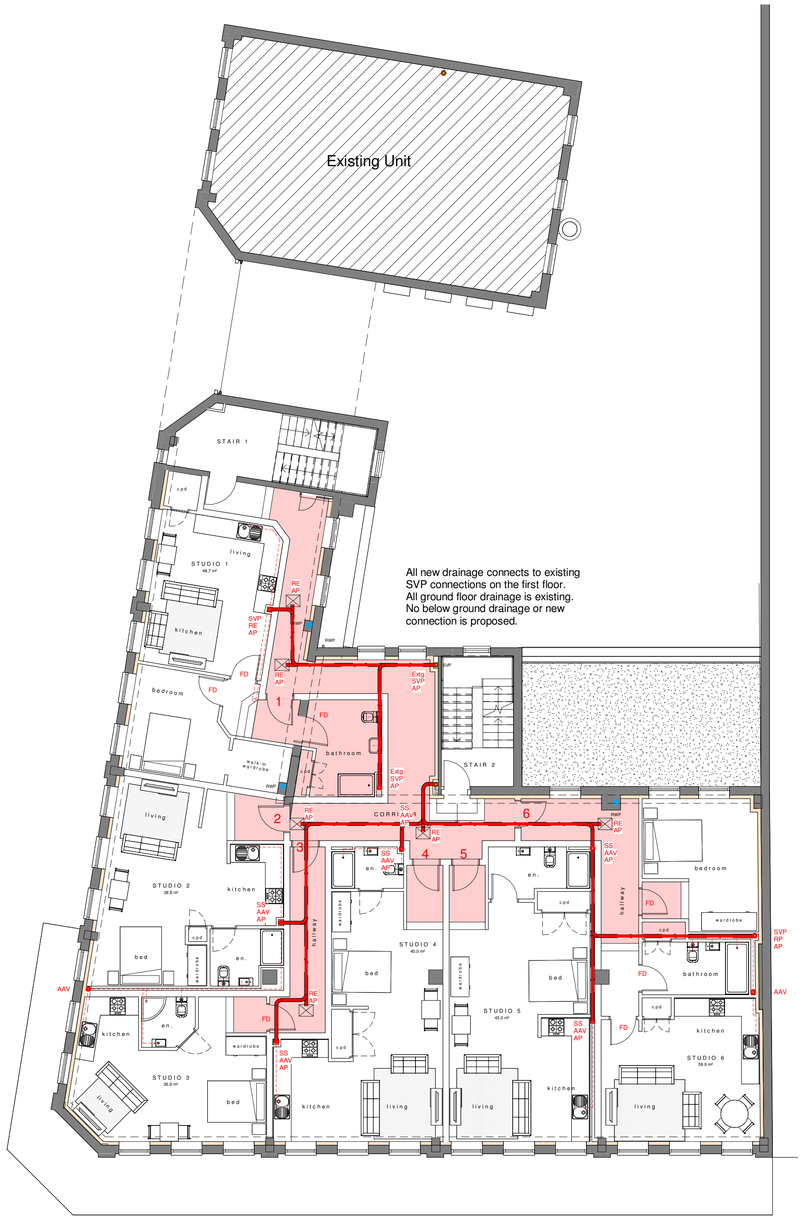
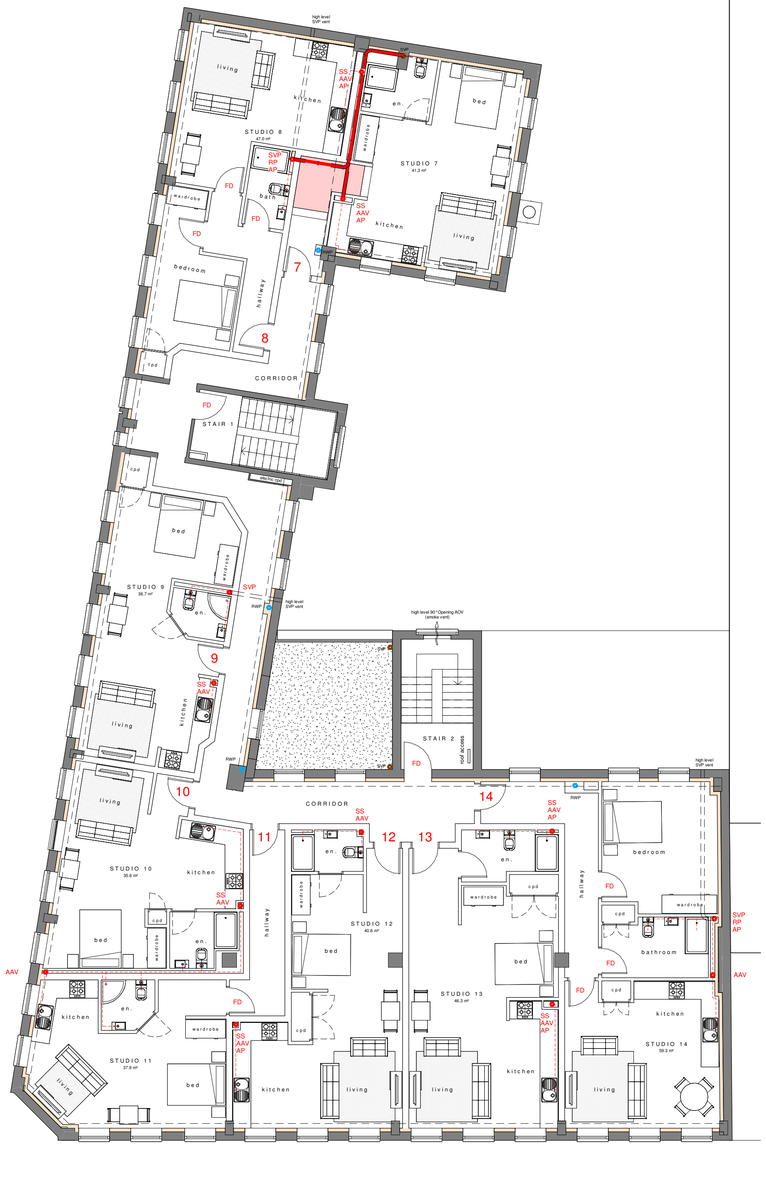






first floor 'as proposed'
1 : 100

second floor 'as proposed'
1 : 100

Drainage Legend

	Existing Combined below ground drainage - based on Welsh Water records and assumed existing drainage connections from the building		Existing storm drainage below ground drainage - assumed existing drainage connections from the building
	Existing foul Drainage below ground drainage - assumed existing drainage connections from the building		
	New Drainage Runs in Access Floor	RP	Rodding Point
SVP	Soil & Vent Pipe	RE	Rodding Eye
SS	Stub Stack	AP	Access Panel - fire rating to match wall/floor fire rating
AAV	Air Admittance Valve (Durgo)		Raised Floor Level

ABOVE GROUND DRAINAGE:

New foul water drainage pipes are to run within new suspended access floor/void at falls as indicated and discharging into existing drainage system as indicated. Pipes are to be supported using a proprietary support/stool system fixed to existing floor.
Drain pipes are to be Hepworth or similar plastic pipe 100mmØ and fittings to BS EN 1401-1:2009. All pipes and fittings to have solvent welded joints. Soil stack bases to be fitted with slow bend into drain.
Traps; Bath, shower and WC pans to be fitted with minimum 50mm deep seal traps. All other fittings to be fitted with minimum 75 mm deep seal traps.
Waste pipes to be provided between all attached appliances, sanitary fitments soil pipes, roddable back inlet gullies as shown on drawings.
Minimum waste pipe size and lengths to be WC - 110mm diameter, branch pipe maximum 6m long,gradient between 18 & 90mm per metre.
Basins - 32mm diameter, branch pipe maximum 1.7m long, gradient between 18 & 22mm per metre.
Sinks - 40mm diameter, branch pipe maximum 3m long, gradient between 18 & 44mm per metre.
Sinks - 50 mm diameter, branch pipe maximum 4m long, gradient between 18 & 44mm per metre.
Basins, Bath, Washing machine, Dishwasher - 40mm diameter, branch pipe maximum 3m long, gradient between 18 & 44mm per metre.
Baths, Washing machine, Dishwasher - 50mm diameter, branch pipe maximum 4m long, gradient between 18 & 44 mm per metre.
All showers to have provision for access to traps.
Soil pipe: 110mm diameter soil and vent pipes where indicated. Soil and vent pipes to terminate a minimum 900mm vertically above any opening within 3 m horizontally or taken up through roof space and terminated approx. 300mm roof plain and fixed with a stainless steel cage.
Any access points should be fitted above the spill over level of all the appliances. All soil stacks passing through compartment floors and ceilings to have proprietary fire collar fitted to maintain the fire integrity and acoustic movement joints fitted at all floors.
Stub stacks: air admittance valves are to be fitted to all stub stacks and are to be positioned above the spill over point of attached appliances. If terminated within a boxing, ventilation shall be provided with an area not less than 2500mm2.
All bathroom taps to be fitted with a water mixer valve to ensure the temperature of the water output does not exceed 48degC.
Valve to be installed as close to the final outlet as possible to prevent the colonisation of waterborne pathogens.
Soil pipes to be 100mm dia. UPVC and 'boxed in' using 38mm x 38mm softwood frame and lined with 2 layers of British Gypsum SoundBloc Plasterboard. Void to be fully filled using high performance acoustic mineral quilt insulation. Soil vent pipes passing through ceilings to have inclusive fire collar to maintain the fire integrity where appropriate. See M&E Engineer's drawings for details.
Soil stacks in first floor void to be fitted with rodding points. Include for addition rodding points within corridors where connections occur, allowing for access for maintenance etc.
Rodding points to be installed in soil stacks above spill over level of lowest appliance.

All drainage to comply Building Regs approved document H, and subject to Building Inspector's on-site approval prior to covering up

0m 5m 10m

Rev	Date	Drawn	Description
B	11/09/24	AC	Ground Floor and assumed below ground drainage added
A	08/08/24	AC	Amended for Building Regulation Issue

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- This drawing is copyright.
- All dimensions to be checked on site before proceeding.
- Contractor must notify the architect of any discrepancies before proceeding.
- Contractor to check/adjust dimensions of new work to suit existing conditions. Do not assume existing structure or details are plumb, square or level.
- All drawings to be read in conjunction with all other consultants drawings and specs.

Client: M1 Investments Ltd.

Project: Imperial Buildings
Kings Street, Wrexham, LL11 1HF

Status: BUILDING REGULATIONS

Title: Drainage Plan

Scale	Size	Drawn	Chk'd	Date
1:100	A1	AC	KL	30/07/24

Job No	Drawing No	Rev.
2217	AL64	B