Notes

Please do not scale from this drawing.

Dimensions are taken from either block face or stud face. To be finished with a 12.5mm plasterboard with a plaster skim finish, galvanised beads to be provided to all external angles.
Stud partitions to be constructed off doubled up trimmer joists, when running parallel with the joists and off solid strutting when running across the joists.
All plasterboard to stud partitioning and ground and first floor ceilings will have a minimum mass per unit area of 10kg/m2.
Kitchen layout to be confirmed with manufacturer.

SANITARY / PLUMBING / DRAINAGE

The dwelling must comply with the approved document PART G 2010. Installation to BS 8000: Part 13, clause 3.2. 100mm dia waste to WC's and 38mm dia wastes to all other fittings

All fittings to have 75 mm deep seal traps. Wastes to discharge into a 110 mm dia. Upvc S&VP or Stub Stack. Soil vent pipe to terminate externally, with bird proof cage, a min of 900 mm above any opening light within a window, in a tile vent. Sealed roddable access points to be provided at base. Rodding eyes to be provided at all changes in direction of above ground drainage.

If the discharge pipe exceeds 3m allow for a 50mm dia waste into B.I.G. Resealing traps to be fitted to any waste length exceeding 3m

Where SVP's run internally pipe to be wrapped full height in insulation quilt and encased using plywood or 12.5mm plasterboard on 38x38mm sw framing. Removable panels to be provided where necessary to facilitate rodding.

All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. Any drain or sewer passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels.

Any new rainwater downpipes are to be taken to a soakaway located a minimum of 5m from the building.

All surface water drainage to be taken to a soak-away, a minimum of 5m away from any building to BRE 365. Details to be agreed with building control officer.

Completion certificates

Pre completion sound testing will be required under test and declare. A sound test will be required for completion

An Energy performance certificate will be required for completion

Commissioning certificate required for boilers

Thermal upgrade to roof comprises;
- Loft to insulated with 270mm of Knauf loft roll 44 or similar (150mm between ceiling joists and 200mm over) to give a U value of 0.16 W/m2 k or lower.
- Flat roof to be insulated with 80 mm of EcoTherm Eco-Versal PIR Board between flat roof joists with 50mm clear ventilated space above. Underside of Joists to insulated with 82.5mm of EcoTherm EcoLiner or similar approved insulated plasterboard.

Thermal upgrade to exterior walls comprises;
- Traget U value of 0.30 W/m2 k or lower.
- Existing wall
- DPC strips if required
- 25 x 50mm traited timber hanging battens @ 600 mm c/c
- 82.5mm of EcoTherm EcoLiner or similar approved insulated plasterboard with 3 mm of nominal skim.

Gypliner Single wall lining system comprises;
- Gypframe GL1 lining channel to create 35mm cavity
- Cavity lined with 25mm of Acoustic partition roll
- No.2 x 12.5mm of Soundbloc plasterboard with 3mm of skim finish

Independent Acoustic timber Stud wall lining comprises;
- 10mm gap between wall and stud
- 47 x 75mm C16 timber studs @ 400 mm c/c
- studs lined with 60mm minimum of 10 KG/M3 dense mineral wool sound insulation (Knauf acoustic partition roll or similar)
- No.2 x 12.5mm of Soundbloc plasterboard with 3mm of skim finish

Separating Acoustic timber Stud wall comprises;
- No.2 skins of 47 x 75mm C16 timber studs @ 400 mm c/c (240mm minimum between wall linings)
- studs lined with 60mm minimum of 10 KG/M3 dense mineral wool sound insulation (Knauf acoustic partition roll or similar)
- No.2 x 12.5mm of Soundbloc plasterboard with 3mm of skim finish to each side

Separating floor comprises;
- Floor finish allowance
- Acoustically resilient layer (Instacoustic 208 Overlay system (28mm)
- Existing floor
- Proprietary ceiling frame system such as GypCeiling MF suspended ceiling system
- 100mm of 10 KG/M3 dense mineral wool sound insulation laid at ceiling level (Knauf acoustic partition roll or similar approved)
- No.1 x 15mm of Soundbloc plasterboard + No1 x 12.5mm of fire line plasterboard with 3mm of skim finish to underside of resilient bars

Stud partition wall comprises;
- 47 x 75mm C16 timber studs @ 400 mm c/c
- studs lined with 50mm of 10 KG/M3 dense mineral wool sound insulation
- 12.5mm of plasterboard with 3mm of skim finish either side of studs

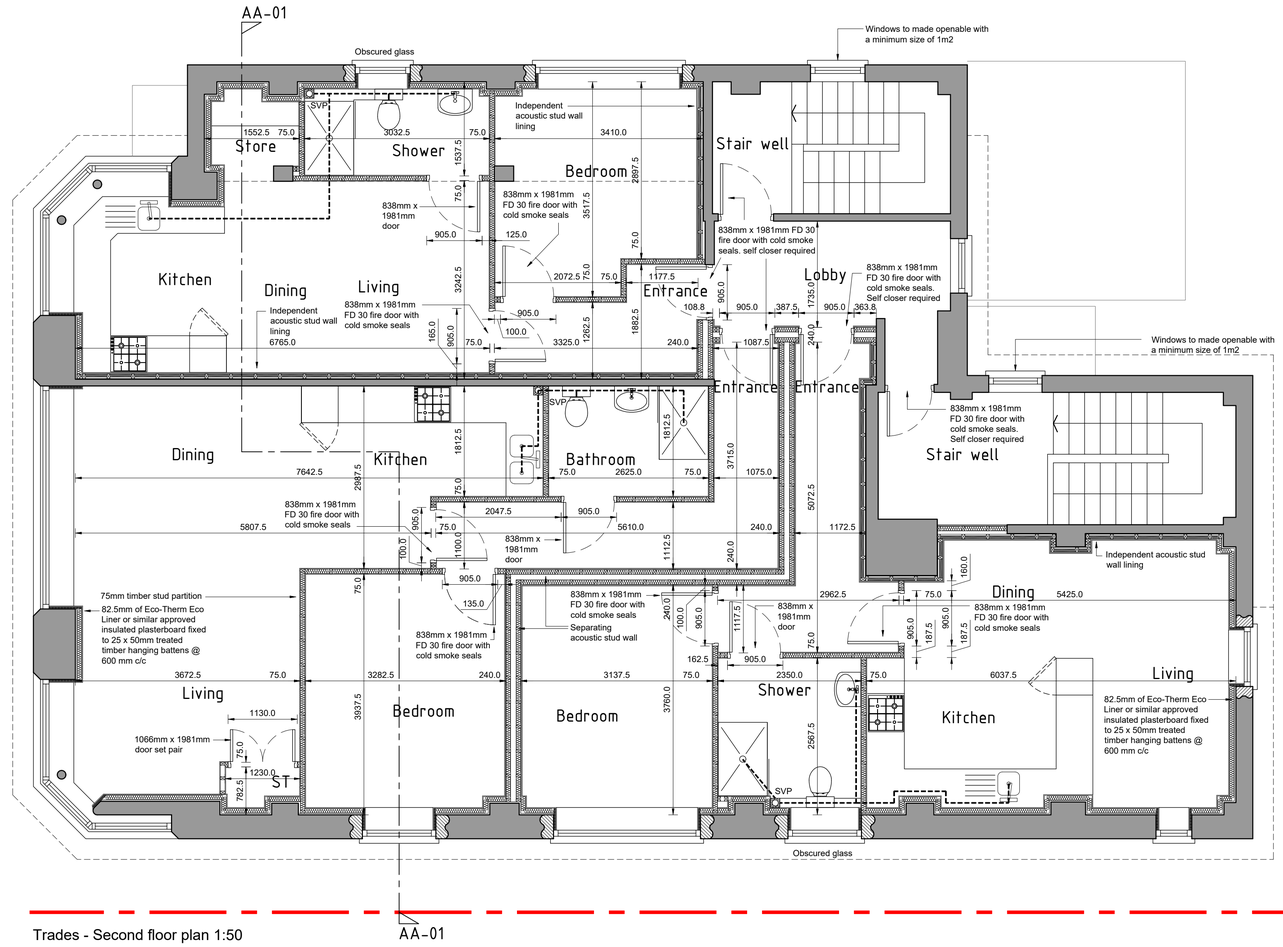
All window & door sizes / structural openings to be site measured / confirmed prior to ordering / manufacture

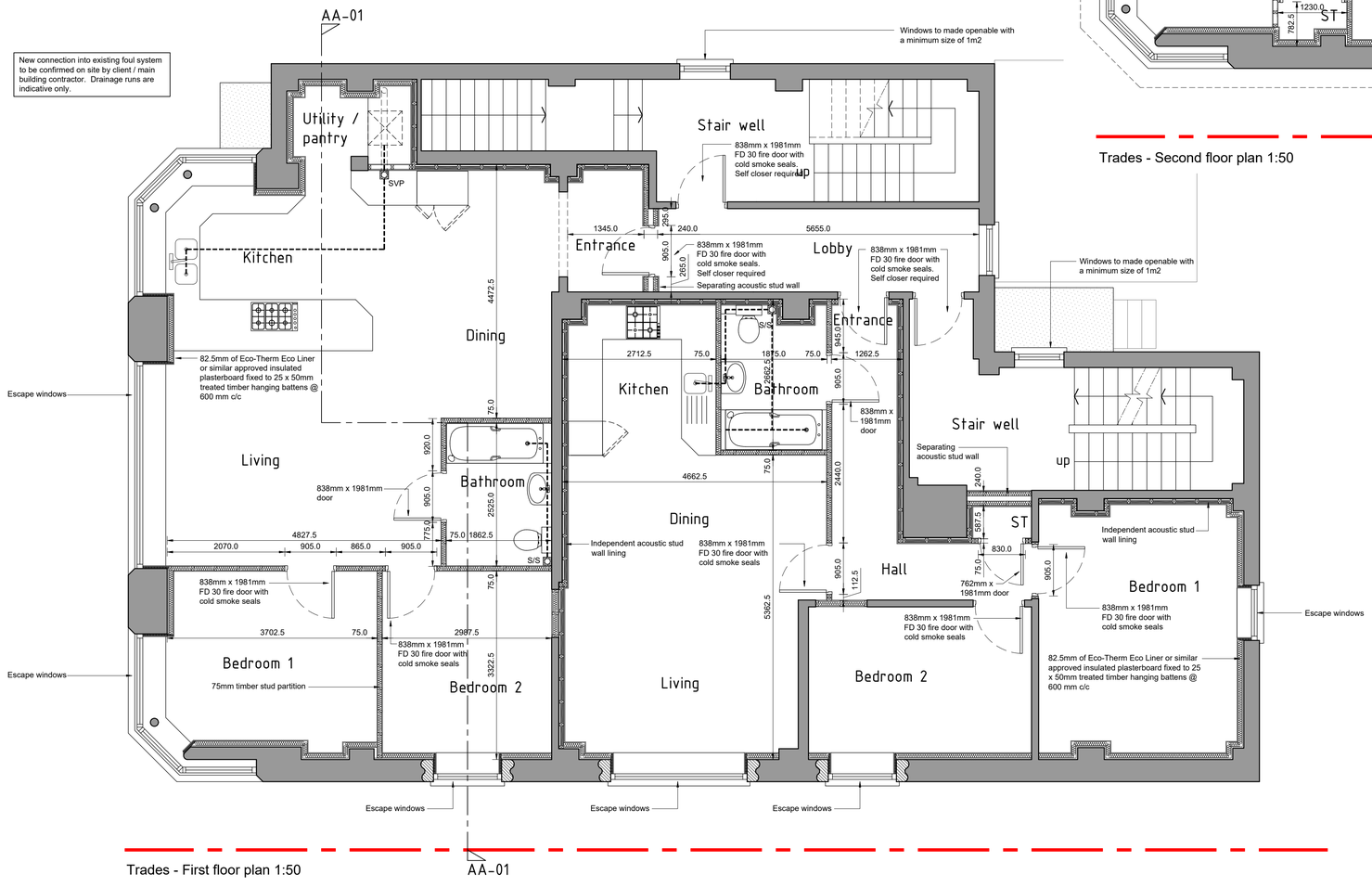
Residential sprinkler system to BS 9251:2021 to be installed, details and proposed layout to be supplied to building control for approval. A commissioning certificate will be required for completion

Kitchen layouts are indicative only, to be confirmed by appointed kitchen designer

New connection into existing foul system to be confirmed on site by client / main building contractor. Drainage runs are indicative only.

N





Building regs

HDS Architectural Services, The Foundry,
15 Yorke Street, Wrexham
LL13 8LW
Tel (01978) 345250
www.hdsarchitectural.co.uk

Project;
Wrexham Fish Bar, 6 Egerton Street, Wrexham, LL11 1LW

Title; 03-Trades First and Second floor plans

Scale (A1); 1:50

Dwg No; WF/BR/03

Date; 05.11.24

Revision;
Rev-A Self closer note added, sprinkler note updated, Stairwell window note added, Sound test note amended, Boiler commissioning certificate added 19.03.25