

PLEASE NOTE:
THESE DRAWINGS HAVE NOT YET BEEN SIGNED OFF BY LA BUILDING CONTROL AND THE SAP ASSESSOR AND ARE THEREFORE SUBJECT TO CHANGE

To be read in conjunction with Engineer's details.
IMPORTANT NOTE: Accredited Construction Details to be adopted throughout.
ACD checklists are to be signed and returned to the SAP Assessor once complete.
Plese consult the Architect for further information if required.
Please do not scale from this drawing.

Dimensions are taken from either block face or stud face.
Stud partition comprises;
50 x 75mm c16 studs @400mm c/c with 75mm of 10 kg/m3 dense mineral wool between studs, 12.5mm of plasterboard with 3 mm of skim finish either side.

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.
Drainage

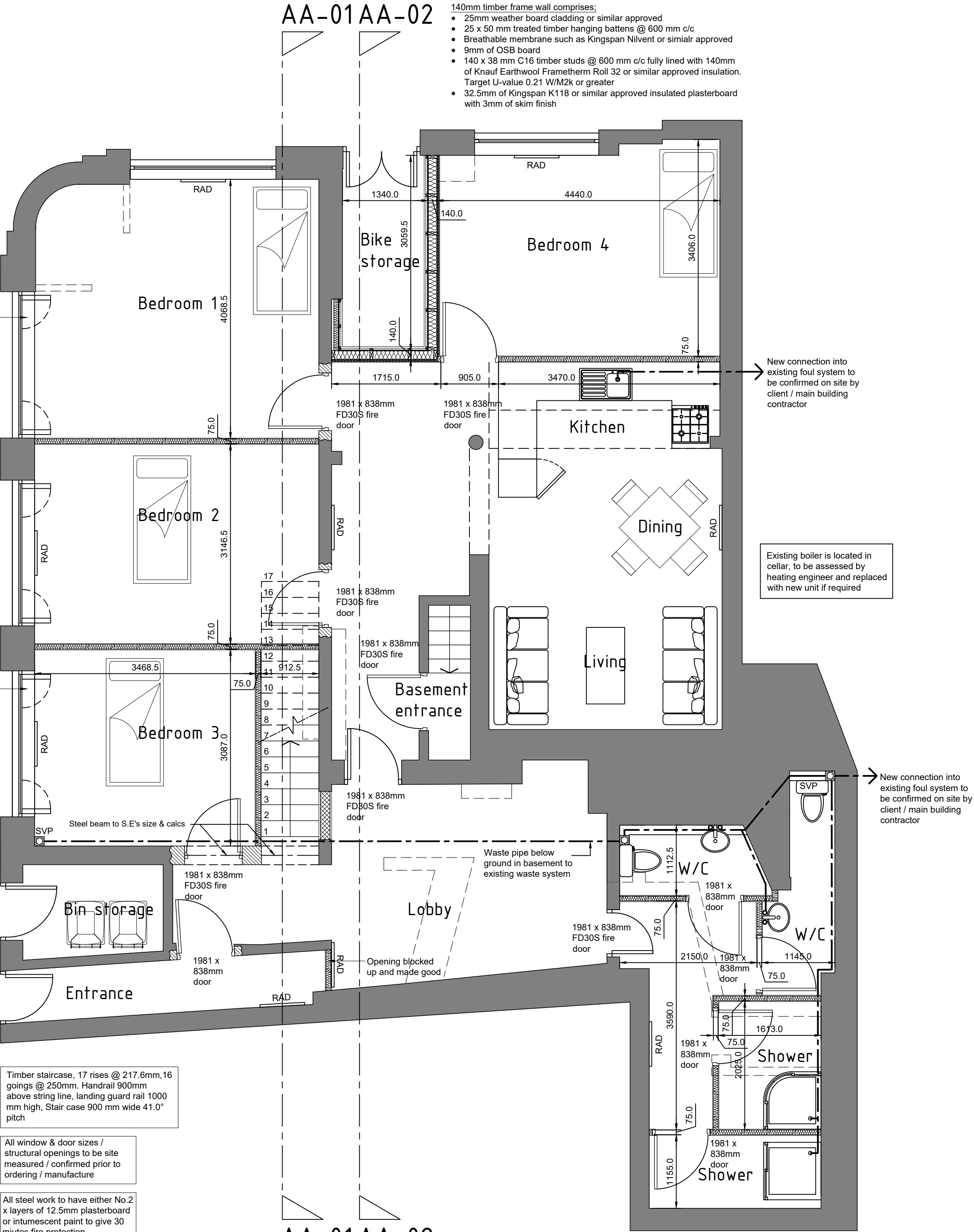
All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40.
Any drain or sewer passing through walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels.

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.

To be read in conjunctions with Engineer's details.

Please refer to separate drainage plan for further information.
Any drains passing under structure and within 300mm of ground level are to be encased in 150mm of concrete. Any drains passing through structure are to be protected by a reinforced concrete lintel.
New drainage to connect to existing foul system.



Ground floor plan 1:50

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Project; Former Soul Suite, 1 Pen y Bryn, Wrexham, LL13 7HU	
Title; 03- Joiners Groundfloor plan	Scale (A2); 1:50
Dwg No; SS/BR/03	Date; 19.10.2020
Revision; Rev-A Existing cellar stairs and support post re-added, floor layout amended 18.01.21 Rev-B fire separation note added 25.01.21 Rev-C window leafs added 08.02.21	