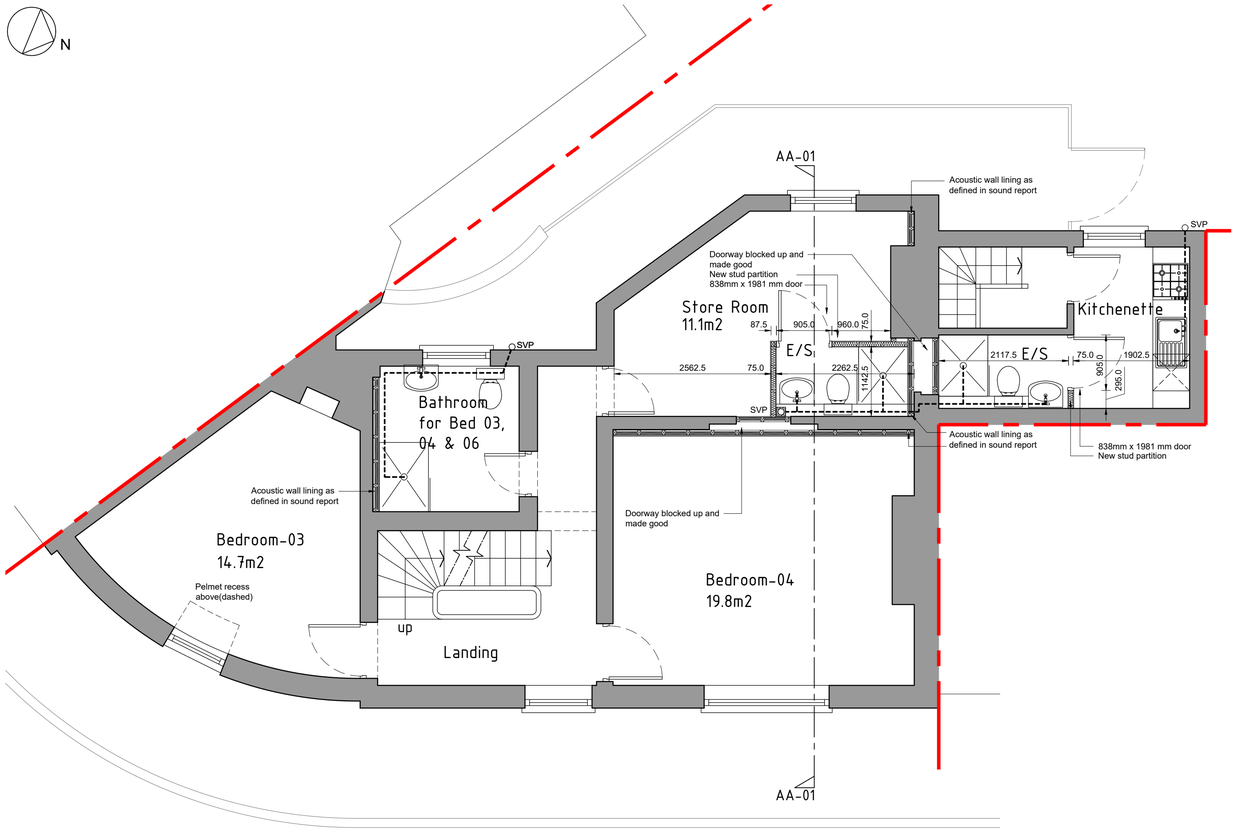
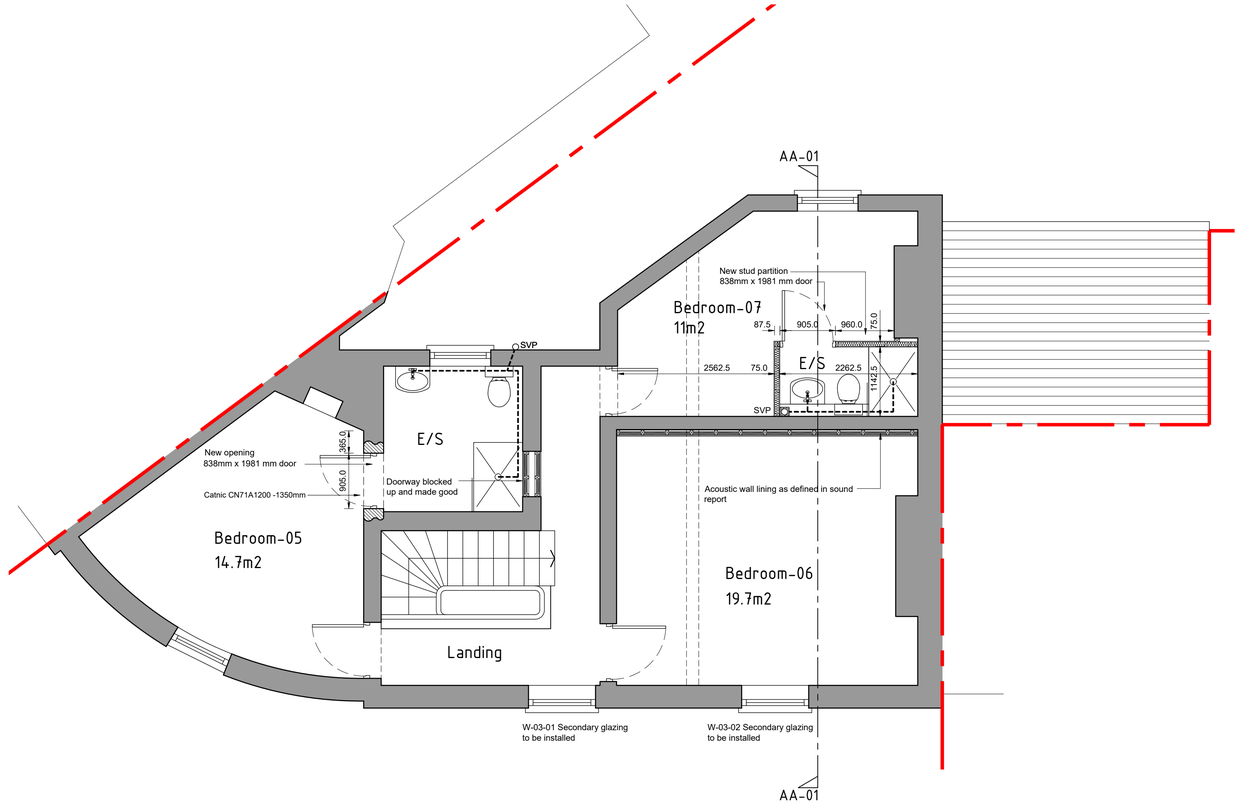
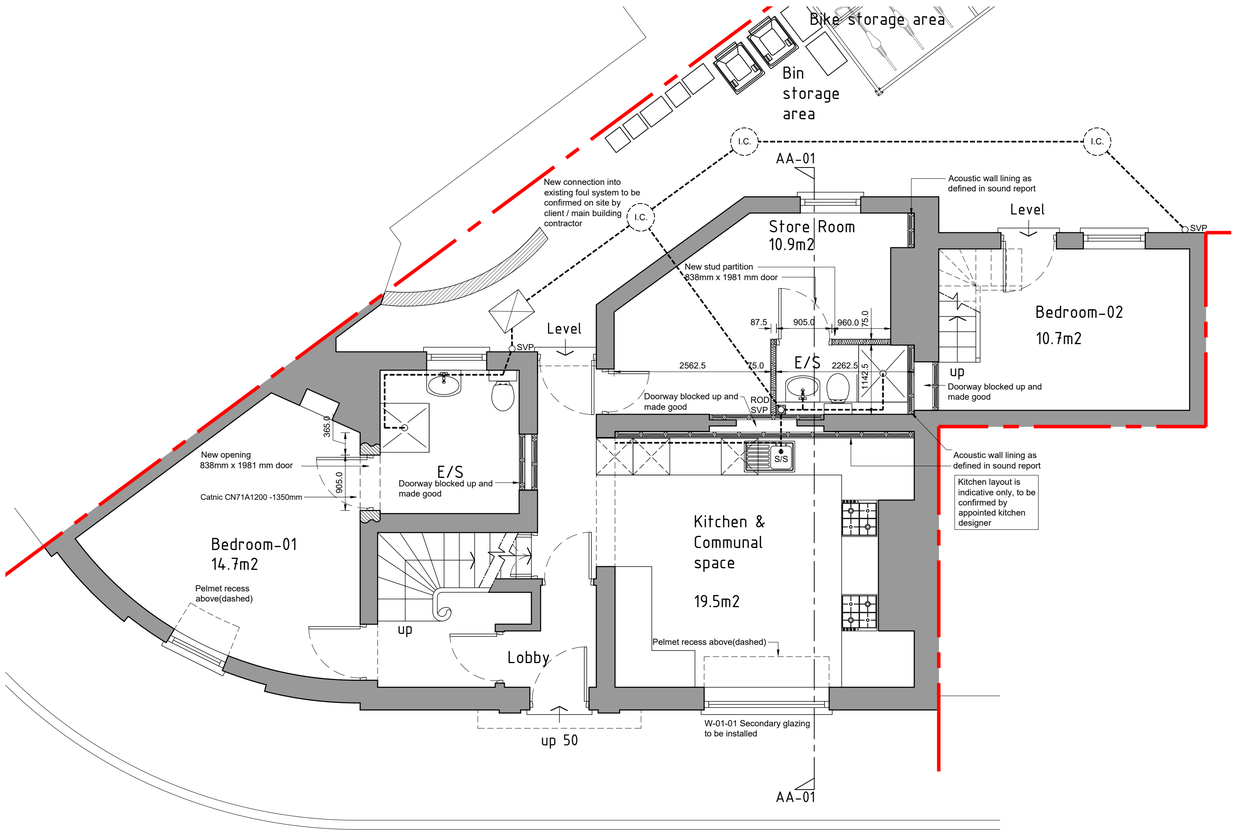


First floor plan 1:50

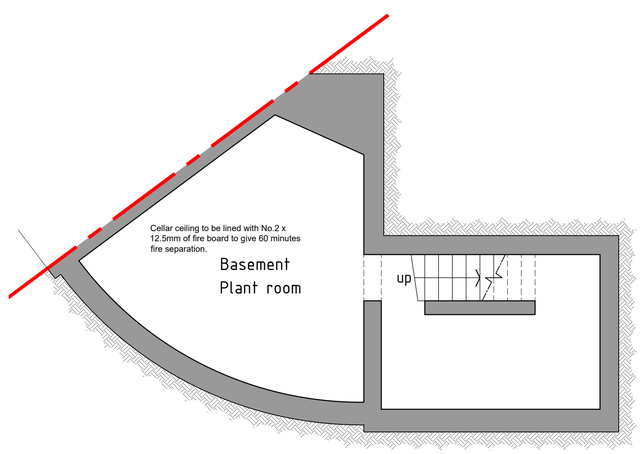


Second floor plan 1:50



Ground floor plan 1:50

Rhosddu Road



Basement floor plan 1:50

Notes

Please do not scale from this drawing.
Dimensions are taken from block face to block face.
To be read in conjunction with Engineer's details.
Please consult the Architect for further information if required.
Catnic lintels / pre-cast lintels as specified to have a minimum of 150mm bearing on each side.
All lintel types are to be confirmed with Lintel Manufacturer.
All brickwork below ground level to be class B engineering brick

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.

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.

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.

Sprinkler and smoke control system to be fitted to comply with Wrexham County Borough Council Prescribed Standards for Licensed Houses in Multiple Occupation

All window & door sizes / structural openings to be site measured / confirmed prior to ordering / manufacture
Fire & smoke dampers to be installed where ducts pass through fire rated compartment walls. Where ducts passes through cavity barrier, ducts are to be installed in a separate 71mm steel stud wall with No.2 x layers of 15mm thick gypsum boards either side. All cavity barriers and fire & smoke dampers to be fully installed to manufacturers specification & installation

Completion certificates

Pre completion sound testing will be required under test and declare

An Energy performance certificate will be required for completion

Completion certificate for boiler

Thermal upgrade to roof comprises;

- Loft to insulated with 350mm of Knauf loft roll 44 or similar (150mm between ceiling joists and 200mm over) to give a U value of 0.13 W/m2 k or greater

Separating floor comprises;

- Finished floor allowance
- Acoustically resilient layer (Regupol 3912 Acoustic Underlay)
- Existing floor
- Gyproc Gasoline MF ceiling system
- 150mm minimum gap to underside of plaster board
- 100mm of 10 KG/M3 dense mineral wool sound insulation (Knauf acoustic partition roll or similar approved)
- No.2 x 12.5mm Gyproc Soundbloc plasterboard with 3mm of skim

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

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 50mm 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

Approved document Part L exemption

- An exemption to meet Part L under section 0.8 a is being sought for external wall performance. Applying internal wall insulation to the listed building would be impractical as it would decrease the internal room areas to smaller size than would be allowed under the Wrexham Council prescribed standards and would effect the existing windows cill and architrave.

Building regs

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Project;
67 King Street, Wrexham, LL11 1HR

Title; 01-Trades-Floor Plans

Scale (A1); 1:50

Dwg No; KS/BR/01

Date; 09.02.25

Revision;