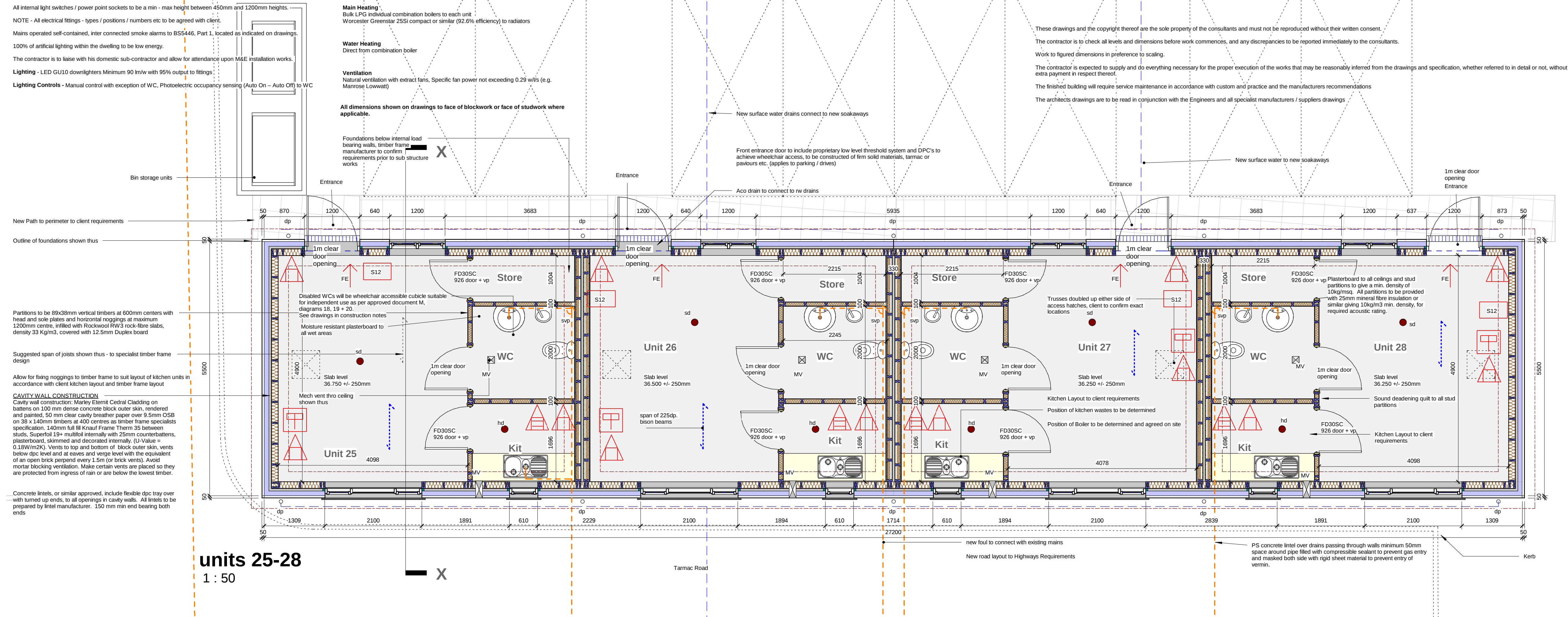




All roof Bracing to be carried out to engineers details.
New roof structure to be Prefabricated manufacturers specification/design - conditional approval.
Supply and lay breather felt, or similar approved over roof structure, lapped at not less than 100mm horizontally and 100mm vertically, carried well into gutters and secured with clout nails. Ensure no troughs are formed.

Provide and lay to loft space.
100mm glassfibre wool quilt between ceiling joists and 300mm over joists overlaid, 12.5mm plasterboard (0.10W/m2K), maintain 50mm min air space over insulation and eaves for permanent ventilation of roof space.

Provide Glidevale FV fascia ventilators to be used in conjunction with RV rafter ventilators to give 25mm clear opening at eaves. Ridge vents to give 5mm clear opening to ensure satisfactory ventilation to all roof spaces. Where it is impractical to fit fascia ventilators the use of slate vents may be appropriate.

Concrete lintels, or similar approved, include flexible dpc tray over with turned up ends, to all openings in cavity walls. 150 mm min end bearing both ends.

New meter box in a position to be agreed on site.

Partitions to be 89x38mm vertical timbers at 600mm centers with head and sole plates and horizontal noggings at maximum 1200mm centre, infilled with Rockwool RW3 rock-fibre slabs, density 33 Kg/m3, covered with 12.5mm Duplex board.

Precast concrete cill on DPC's where applicable to all windows.

S.S. wall ties at 750mm horizontal and 450mm vertical centres and at every course around openings.

Lean mix concrete cavity fill.

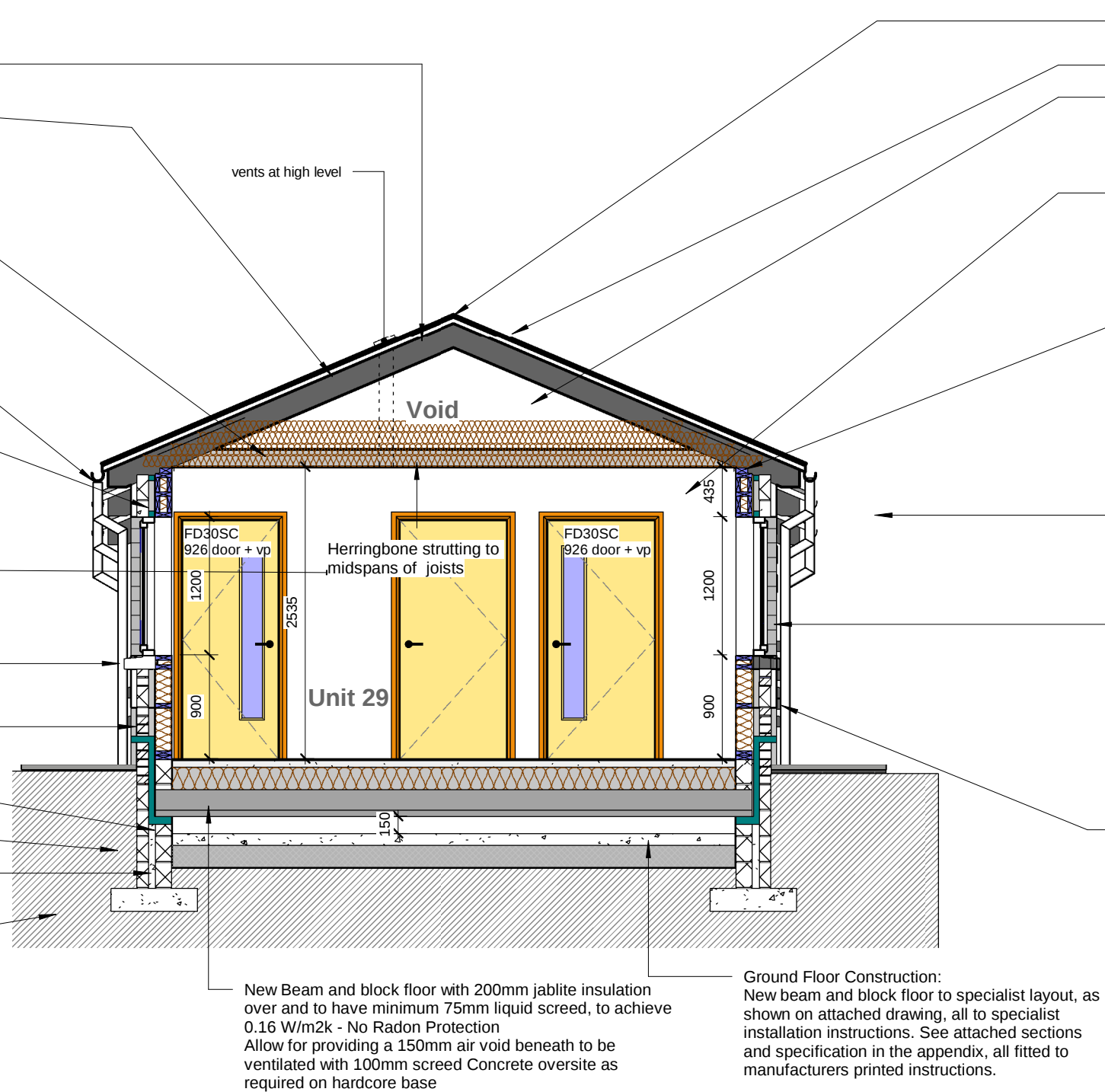
Backfill foundation trenches with compacted hardcore.

New cavity construction below ground to consist of 100mm block inner skin, 50mm cavity and 150mm block outer skin.

Form concrete foundations in GEN1 mix to dimensions shown on drawings and at depths approved by Local Authority. Where bad ground is met with under foundations this is to be excavated and to be filled in with concrete as described above, properly levelled on top to receive structural concrete.

DPC minimum 150mm above external ground level (stepped as necessary) and to lap with DPM barrier etc.

Section X-X 1 : 50



Detection Alarm System- An electrically operated fire alarm system should comply with BS 5839-1:2002 Fire detection and alarm systems for buildings, Code of practice for system design, installation commissioning and maintenance. System to be installed must be L1 - system installed throughout the building to be designed and installed by specialists.

Common areas to be fitted with Fire Exit signage and emergency lighting to comply with BS 5266 Part 1 2005. Fire exit signs to be fitted in accordance with AD B, BS 5588 and BS 5449 Part 1 1990. Positions of luminaires and exit signs to be confirmed on site.

Cavity Barriers will be provided between the units at the separating/external wall intersections using rockwool quilt or similar approved. Where pipe work and other services pass through the walls/floors these will be sealed using an instacoustic sealant and finished with an intumescent collar.

doors on escape routes should only be fitted with simple fastenings that can be readily operated from the side approached by people making an escape. The operation of these fastenings should be readily apparent, without the use of a key and without having to manipulate more than one mechanism. This is not intended to prevent doors being fitted with hardware to allow them to be locked when the rooms are empty. All locking devices to comply with Section 5 of the Building Regulations and the Code of Practice: Hardware for Fire and Escape Doors, guidance is also available in Hardware for fire and escape doors published by the Builders Hardware Industry Federation and Guild of Architectural Ironmongers.

SMOKE ALARMS Smoke alarms to comply with BS5446: Part 1 : 1990. Alarms located in circulation spaces within 7.0m of door. Ceiling mounted alarms positioned min. 300mm from any wall or light fitting, wall mounted alarms to be not less than 150mm and not more than 300mm below the ceiling. All alarms min. to be min. 300mm from and not directly above a heater. Alarms to be mounted on surfaces normally at the ambient temperature of the room. Alarms permanently wired to a circuit which is electrically protected at consumer unit and to which no other equipment is connected other than a regularly used lighting unit. Alarms interconnected so that detection of fire by any one alarm operates the alarm signal in all of them. All alarms fitted with a battery backup.

Emergency lighting designed installed and commissioned to internal and external areas to BS5266-1-2005

All plastering is to be finished level and true.

The contractor is to include for all expament plaster beads to corners.

Tiles to client's requirements. Grout all joints with waterproof grout and seal to sanitary fittings with flexible joint sealant/silicone.

Clean down walls to a height agreed with client to all bathrooms, ready to receive ceramic wall tiling, to client requirements

Carry out all preparation works before commencement of decoration works,

Prepare and paint plastered ceilings with two coats of matt vinyl emulsion paint. Apply one mist coat to newly plastered surfaces.

Prepare and paint plastered walls with two coats of matt vinyl emulsion paint. Apply one mist sealer coat to newly plastered surfaces. Colour to owner's choice.

Prepare, prime and paint all joinery with two undercoats and one finishing coat gloss paint.

It is the Plumbing Contractors responsibility to ensure that the system as installed will give adequate hot water.

15mm and 22mm Hence / copper plastic pipe hot and cold distribution to all fittings to be BS2871, with isolating valves at each terminal.

All pipes in cold zones to be lagged with 25mm polythene foam, properly fitted and secured.

All hot water to be run off solar panel hot water cylinder, to be designed by specialist, Heating to be via electric heaters

Waste sizes - WC - 100mm, Wm - 40mm, sink - 40mm, WHB - 32mm. All fittings to have 75mm deep seal trap.

Hot and cold water risers brought up/down in ducts/cupboards where possible, i.e. to be concealed.

Accessible plasterboard ducting on swd framing to all soil and vent pipes. All wastes to be boxed out. Low level boxing to all wastes or run behind units where possible. All S&VP to terminate at slate/ridge vents, including ducting through roof voids. Incl. mineral wool insulation quilt between stud framing for improved sound reduction.

All new waste pipes to all new fittings internally within the new extension to run behind units/in low level accessible boxing or within floor zone as necessary. Layouts shown on drawings are indicative only (exact layout to be agreed on site).

Soil pipe vented to air at high level via flexible ducting to ridge vents or slate vents.

Overflows to WC cisterns to discharge through walls to outside.

Provide and instal new sanitary fittings as per clients choice. All to include new waste and supply pipework etc.

All pipework to be in accessible ducts to WWA requirements, earthed and bonded in accordance with current IEE regulations.



New Surface water drains to connect to new soakaways to be min 1m3 and to be min 4.5m away from any structure

New foul drains to connect with existing mains, exact location of existing drains to be determined on site

110mm diameter Upvc and soil and vent pipe in accessible duct, (including sound deadening quilt) connected to roof vent via 100mm diameter flexible pipe through roof void, or air admittance valve in vented box at high level.

Trenches for drains not to be excavated deeper than the foundations of the building.
Drains shallower than the above depths to be bridged by concrete paving slabs or RC as appropriate with minimum 75mm pea shingle above top of pipe.

110mm Upvc foul / surface water drains laid in pea shingle to min. 1.40 fall. Min. depth - 900mm under drive, 600mm under garden.

Inspection chambers over 1200mm in depth to be constructed in engineering brick, 450 x 600mm, with concrete benching, haunching and Upvc channels, and single sealed cover and frame.

All gutters to be roddable, Upvc bottle gutters. Roddable back inlet gutters where indicated bedded in concrete.

PS concrete lintel over drains passing through walls minimum 50mm space around pipe filled with compressible sealant to prevent gas entry and masked both side with rigid sheet material to prevent entry of vermin.

Accessible plasterboard ducting on swd framing to all soil and vent pipes. All wastes to be boxed out. Low level boxing to all wastes or run behind units where possible. All S&VP to terminate at slate/ridge vents, including ducting through roof voids. Incl. mineral wool insulation quilt between stud framing for improved sound reduction.

low level boxing to all new wastes on all floors

All windows to be Upvc double glazed, weather-stripped, with trickle vents and friction hinges, ironmongery. Opening lights indicated on elevations.

Opening lights to all rooms to provide total ventilation area of min 5% (refer to elevations for opening lights).

Double glazed argon filled PVC units assumed - minimum C rated, min U value 1.5

Glazing to windows below 800mm measured from the highest adjacent ground/floor level to be toughened or laminated glass in order to ascertain compliance with this part of the regulations. Glazed doors to be double glazed, laminated glass.

precast concrete cill on DPC's where applicable to all windows.

Cavities at door/window openings to be closed by cavity barriers with dpc's

Cavities at doors/windows openings to be closed by 100 mm dense block, with horizontal & vertical dpc's insulation backed or proprietary cavities ins. closers (clients preference). Dpc to project min 25 mm beyond cavity closer.

Windows to habitable rooms to generally achieve minimum requirements for emergency egress through windows in case of fire. Minimum unobstructed opening area of 0.33m sq and at least 450mm wide x 450mm high with cill heights no greater than 1100mm above finished floor levels.

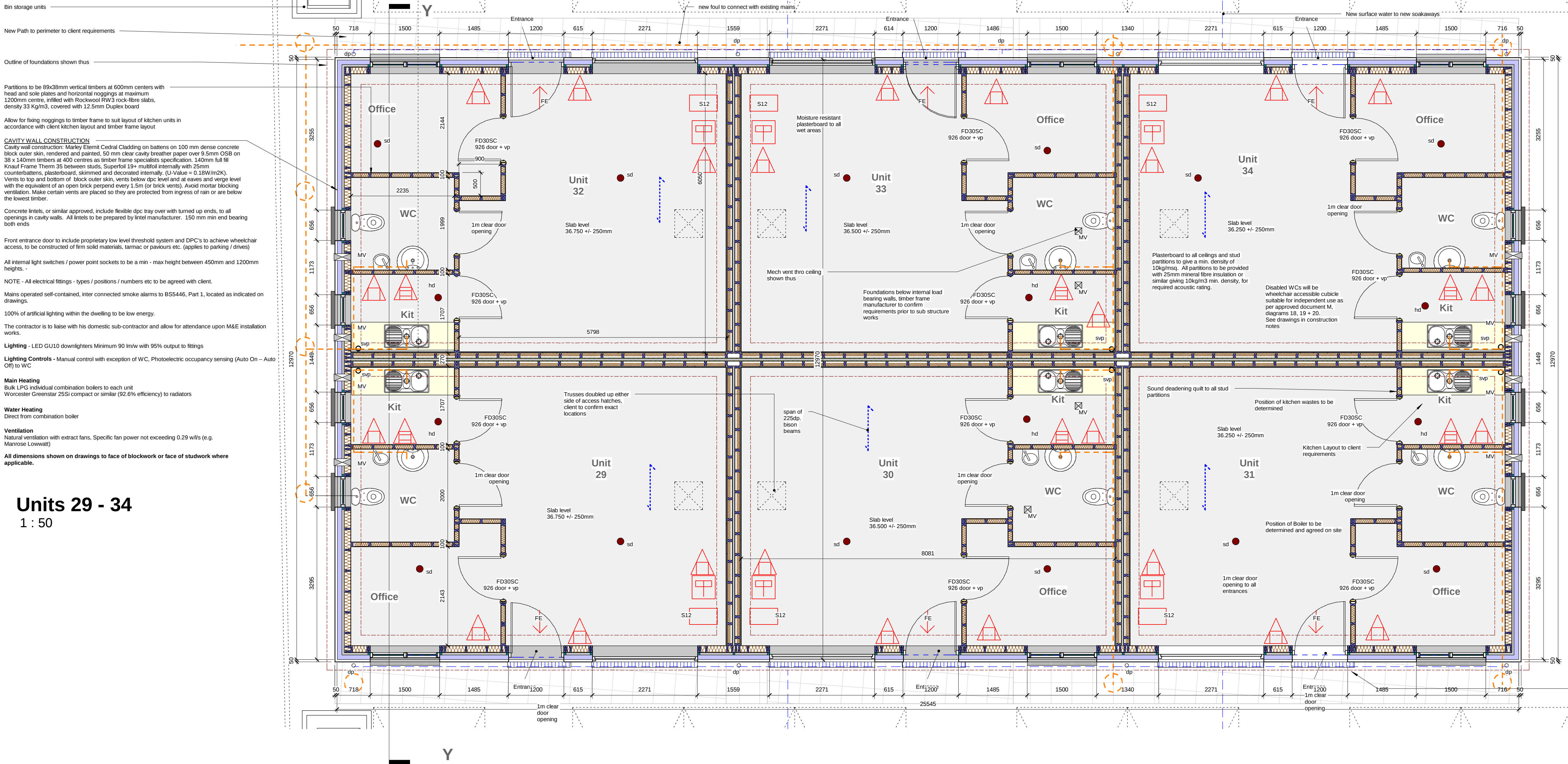
Accredited Details
The appropriate adherence to Accredited Details has been assumed for calculation of thermal bridging. Signed detail sheets to be provided to Building Control confirming compliance. See Appendix in construction notes.

Design Target - 4.0 m3/h.m2 (at 50Pa). Air pressure test to be carried out.

Legend

- Dry Powder Type Extinguisher
- Fire Blanket
- Fire Alarm Call Point
- Smoke Detection
- Heat Detection
- Final Exit
- General Fire Notice

Rev	Description	Date
Drawing		
Proposed Units 25-28		
Client		
Space 2 Storage		
Project		
Proposed Units for Start Up Business (PHASE 2) at Withybush Trading Estate, Haverfordwest		
Pembrokeshire, SA62 4BS		
GMW Design & Architectural Services		
GMW Design 187 St Davids Road Latterston Haverfordwest Pembrokeshire SA62 5SS		
01348 841300 07813 007115 info@gmwdesign.co.uk www.gmwdesign.co.uk		
Code Assessor for Sustainable Homes Licence Number GMWD-GW23		
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Drawing Number	Revision	Scale
1215/004		As Shown
A2	Date	Dec 2017



Units 29 - 34

1 : 50

Legend

- Dry Powder Type Extinguisher
- Fire Blanket
- Fire Alarm Call Point
- Smoke Detection
- Heat Detection
- Final Exit
- General Fire Notice

All roof Bracing to be carried out to engineers details

New roof structure to be Prefabricated manufacturers specification/design - conditional approval
Supply and lay breather felt, or similar approved over roof structure, lapped at not less than 100mm horizontally and 100mm vertically, carried well into gutters and secured with clout nails. Ensure no troughs are formed.

Provide and lay to left space,

100mm glassfibre wool quilt between ceiling joists and 300mm over joists overlaid, 12.5mm plasterboard (0.10W/m2K), maintain 50mm min air space over insulation and eaves for permanent ventilation of roof space.
Provide Glidevale FV fascia ventilators to be used in conjunction with RV rafter ventilators to give 25mm clear opening at eaves. Ridge vents to give 5mm clear opening to ensure satisfactory ventilation to all roof spaces. Where it is impractical to fit fascia ventilators the use of slate vents may be appropriate.

Concrete lintels, or similar approved, include flexible dpc tray over with turned up ends, to all openings in cavity walls. 150 mm min end bearing both ends.
New meter box in a position to be agreed on site

Partitions to be 89x38mm vertical timbers at 600mm centers with head and sole plates and horizontal noggings at maximum 1200mm centre, infilled with Rockwool RW3 rock-fibre slabs, density 33 Kg/m3, covered with 12.5mm Duplex board

Precast concrete cill on DPC's where applicable to all windows.

Lean mix concrete cavity fill

Backfill foundation trenches with compacted hardcore.

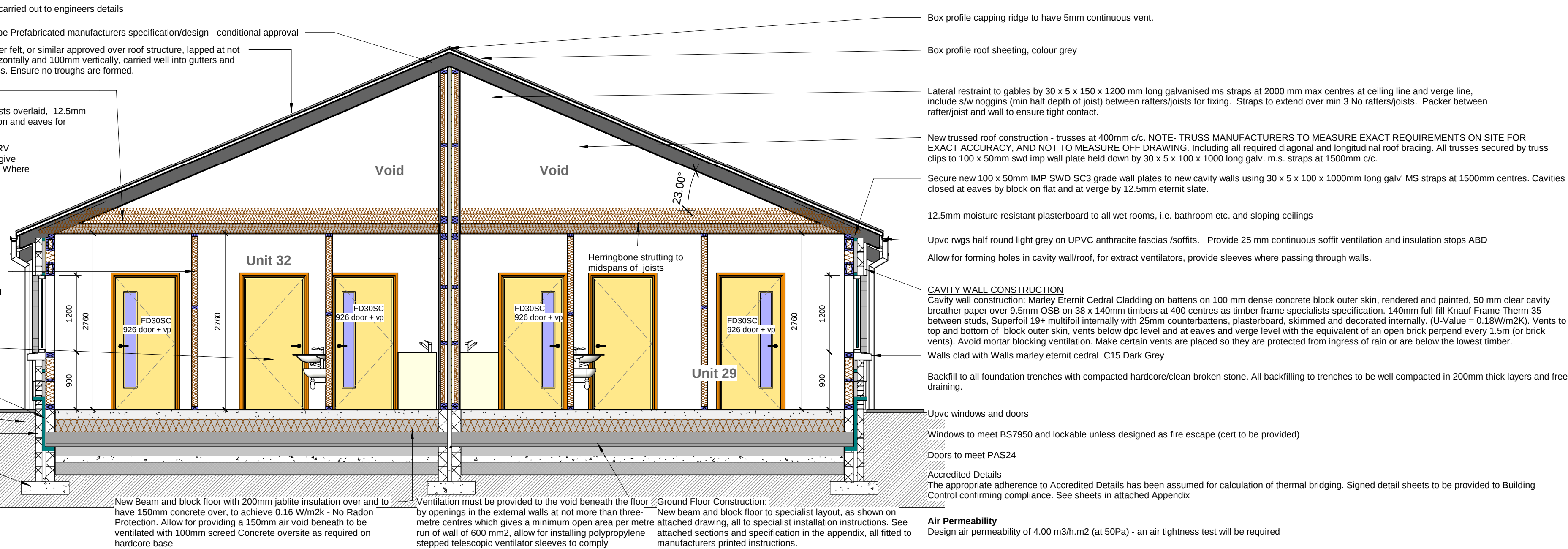
New cavity construction below ground to consist of 100mm block inner skin, 50mm cavity and 150mm block outer skin

Form concrete foundations in GEN1 mix to dimensions shown on drawings and at depths approved by Local Authority. Where bed ground is met with under foundations this is to be excavated and to be filled in with concrete as described above, properly levelled on top to receive structural concrete.

DPC minimum 150mm above external ground level (stepped as necessary) and to lap with DPM barrier etc.

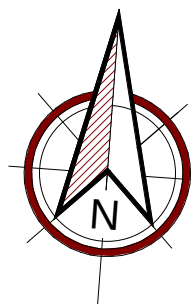
Section Y-Y

1 : 50



Other Finishes
Road - Tarmac with brick pavings to car parking areas
cctv cameras on each corner
Bin compound - Timber fence perimeter

Rev	Description	Date
Drawing		
Proposed Units 29-34		
Client		
Space 2 Storage		
Project		
Proposed Units for Start Up Business (PHASE 2) at Withybus Trading Estate, Haverfordwest Pembrokeshire, SA62 4BS		
GMW  Design & Architectural Services		
GMW Design 187 St Davids Road Latterston Haverfordwest Pembrokeshire SA62 5SS 01348 841300 07813 007115 info@gmwdesign.co.uk www.gmwdesign.co.uk 		
Code Assessor for Sustainable Homes Licence Number GMWD-GW23		
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Drawing Number	Revision	Scale
1215/006	.	As Shown
	Date	Dec 2017



All internal light switches / power point sockets to be a min - max height between 450mm and 1200mm heights. -

NOTE - All electrical fittings - types / positions / numbers etc to be agreed with client.

Mains operated self-contained, inter connected smoke alarms to BS5446, Part 1, located as indicated on drawings.

100% of artificial lighting within the dwelling to be low energy.

The contractor is to liaise with his domestic sub-contractor and allow for attendance upon M&E installation works.

Lighting - LED GU10 downlighters Minimum 90 lmw with 95% output to fittings

Lighting Controls - Manual control with exception of WC, Photoelectric occupancy sensing (Auto On – Auto Off) to WC

Main Heating
Bulk LPG individual combination boilers to each unit
Worcester Greenstar 25Si compact or similar (92.6% efficiency) to radiators

Water Heating
Direct from combination boiler

Ventilation
Natural ventilation with extract fans, Specific fan power not exceeding 0.29 w/l/s (e.g. Marross Lowwatt)

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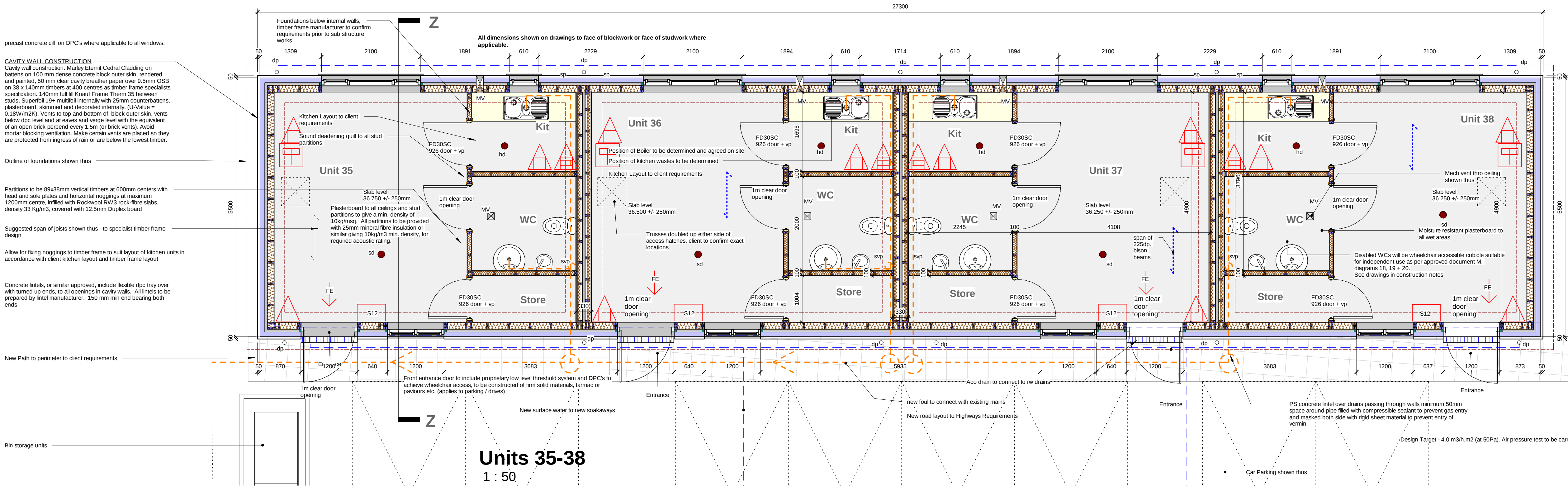
The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

Work to figured dimensions in preference to scaling.

The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations

The architects drawings are to be read in conjunction with the Engineers and all specialist manufacturers / suppliers drawings



New Surface water drains to connect to new soakaways to be min 1m3 and to be min 4.5m away from any structure

New foul drains to connect with existing mains, exact location of existing drains to be determined on site

110mm diameter Upvc and soil and vent pipe in accessible duct, (including sound deadening quilt) connected to roof vent via 100mm diameter flexible pipe through roof void, or air admittance valve in vent box at high level.

Trenches for drains not to be excavated deeper than the foundations of the building. Drains shallower than the above depths to be bridged by concrete paving slabs or RC as appropriate with minimum 75mm pea shingle above top of pipe.

110mm Upvc foul / surface water drains laid in pea shingle to min. 1.40 fall. Min. depth - 900mm under drive, 600mm under garden.

Inspection chambers over 1200mm in depth to be constructed in engineering brick, 450 x 600mm, with concrete benching, haunching and Upvc channels, and single sealed cover and frame.

All gullies to be roddable, Upvc bottle gullies. Roddable back inlet gullies where indicated bedded in concrete.

PS concrete lintel over drains passing through walls minimum 50mm space around pipe filled with compressible sealant to prevent gas entry and masked both side with rigid sheet material to prevent entry of vermin.

Accessible plasterboard ducting on swd framing to all soil and vent pipes. All wastes to be boxed out. Low level boxing to all wastes or run behind units where possible. All S&VP to terminate at slate/ridge vents, including ducting through roof voids. Incl. mineral wool insulation quilt between stud framing for improved sound reduction.

low level boxing to all new wastes on all floors

All windows to be upvc double glazed, weather-stripped, with trickle vents and friction hinges, ironmongery. Opening lights indicated on elevations.

Opening lights to all rooms to provide total ventilation area of min 5% (refer to elevations for opening lights).

Double glazed argon filled PVC units assumed - minimum C rated, min U value 1.5

Glazing to windows below 800mm measured from the highest adjacent ground/floor level to be toughened or laminated glass in order to ascertain compliance with this part of the regulations. Glazed doors to be double glazed, laminated glass.

Cavities at door/window openings to be closed by cavity barriers with dpc's

Cavities at door/window openings to be closed by 100 mm dense block, with horizontal & vertical dpc's insulation backed or proprietary cavities ins. closers (clients preference). Dpc to project min 25 mm beyond cavity closer.

Windows to habitable rooms to generally achieve minimum requirements for emergency egress through windows in case of fire. Minimum unobstructed opening area of 0.33m sq and at least 450mm wide x 450mm high with sill heights no greater than 1100mm above finished floor levels.

Accredited Details
The appropriate adherence to Accredited Details has been assumed for calculation of thermal bridging. Signed detail sheets to be provided to Building Control confirming compliance. See Appendix in construction notes

All roof Bracing to be carried out to engineers details

New roof structure to be Prefabricated manufacturers specification/design - conditional approval

Supply and lay breather felt, or similar approved over roof structure, lapped at not less than 100mm horizontally and 100mm vertically, carried well into gutters and secured with clout nails. Ensure no troughs are formed.

Provide and lay to loft space.

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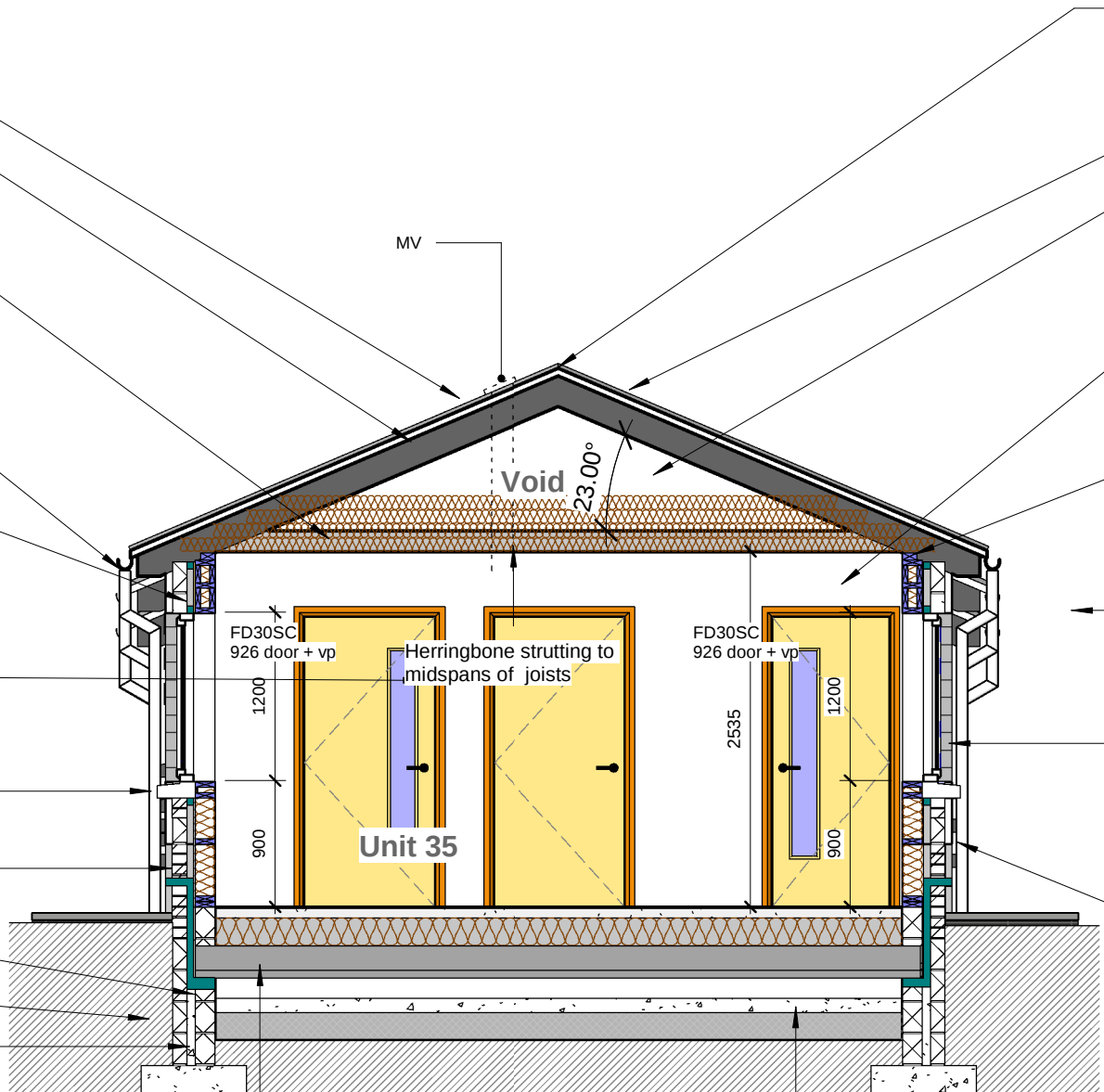
Lean mix concrete cavity fill

Backfill foundation trenches with compacted hardcore.

New cavity construction below ground to consist of 100mm block inner skin, 50mm cavity and 150mm block outer skin

Form concrete foundations in GEN1 mix to dimensions shown on drawings and at depths approved by Local Authority. Where bad ground is met with under foundations this is to be excavated and to be filled with wet concrete as described above, properly levelled on top to receive structural concrete.

DPC minimum 150mm above external ground level (stepped as necessary) and to lap with DPM barrier etc.



Box profile capping ridge to have 5mm continuous vent.

Box profile roof sheeting, colour grey

Lateral restraint to gables by 30 x 5 x 150 x 1200 mm long galvanised ms straps at 2000 mm max centres at ceiling line and verge line, include s/v noggings (min half depth of joist) between rafters/joists for fixing. Straps to extend over min 3 No rafters/joists. Packer between rafter/joist and wall to ensure tight contact.

New trussed roof construction - trusses at 400mm c/c. NOTE: TRUSS MANUFACTURERS TO MEASURE EXACT REQUIREMENTS ON SITE FOR EXACT ACCURACY, AND NOT TO MEASURE OFF DRAWING. Including all required diagonal and longitudinal roof bracing. All trusses secured by truss clips to 100 x 50mm swd imp wall plate held down by 30 x 5 x 100 x 1000 long galv. m.s. straps at 1500mm c/c.

Secure new 100 x 50mm IMP SWD SC3 grade wall plates to new cavity walls using 30 x 5 x 100 x 1000mm long galv' MS straps at 1500mm centres. Cavities closed at eaves by block on flat and at verge by 12.5mm eternit slate.

12.5mm moisture resistant plasterboard to all wet rooms, i.e. bathroom etc. and sloping ceilings

UPVC anthracite fascias /soffits. Provide 25 mm continuous soffit ventilation and insulation stops ABD

Upvc rwgs half round light grey

Allow for forming holes in cavity wall/roof, for extract ventilators, provide sleeves where passing through walls.

CAVITY WALL CONSTRUCTION
Cavity wall construction: Marley Eternit Cedral Cladding on battens on 100 mm dense concrete block outer skin, rendered and painted, 50 mm clear cavity breather paper over 9.5mm OSB on 38 x 140mm timbers at 400 centres as timber frame specialists specification. 140mm full fill Knauf Frame Therm 35 between studs. Superfoil 19+ multifoil internally with 25mm counterbattens, plasterboard, skimmed and decorated internally. (U-Value = 0.18W/m2K). Vents to top and bottom of block outer skin, vents below dpc level and at eaves and verge level with the equivalent of an open brick perpend every 1.5m (or brick vents). Avoid mortar blocking ventilation. Make certain vents are placed so they are protected from ingress of rain or are below the lowest timber.

Walls clad with Walls marley eternit cedral C15 Dark Grey

Backfill to all foundation trenches with compacted hardcore/clean broken stone. All backfilling to trenches to be well compacted in 200mm thick layers and free draining.

Upvc windows and doors

Windows to meet BS7950 and lockable unless designed as fire escape (cert to be provided)

Doors to meet PAS24

Accredited Details
The appropriate adherence to Accredited Details has been assumed for calculation of thermal bridging. Signed detail sheets to be provided to Building Control confirming compliance. See sheets in attached Appendix

Air Permeability
Design air permeability of 4.00 m3/h.m2 (at 50Pa) - an air tightness test will be required

Detection Alarm System- An electrically operated fire alarm system should comply with BS 5839-1:2002 Fire detection and alarm systems for buildings, Code of practice for system design, installation commissioning and maintenance. System to be installed must be L1 - system installed throughout the building to be designed and installed by specialists.

Common areas to be fitted with Fire Exit signage and emergency lighting to comply with BS 5266 Part 1 2005. Fire exit signs to be fitted in accordance with AD B, BS 5588 and BS 5449 Part 1 1990. Positions of luminaries and exit signs to be confirmed on site.

Cavity Barriers will be provided between the units at the separating/external wall intersections using rockwool quilt or similar approved. Where pipe work and other services pass through the walls/floors these will be sealed using an instacoustic sealant and finished with an intumescent collar.

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Emergency lighting designed installed and commissioned to internal and external areas to BS5266-1:2005

All plastering is to be finished level and true.

The contractor is to include for all expament plaster beads to corners.

Tiles to client's requirements. Grout all joints with waterproof grout and seal to sanitary fittings with flexible joint sealant/silicone.

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Carry out all preparation works before commencement of decoration works,

Prepare and paint plastered ceilings with two coats of matt vinyl emulsion paint. Apply one mist coat to newly plastered surfaces.

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It is the Plumbing Contractors responsibility to ensure that the system as installed will give adequate hot water.

15mm and 22mm Hence / copper plastic pipe hot and cold distribution to all fittings to be BS2871, with isolating valves at each terminal.

All pipes in cold zones to be lagged with 25mm polythene foam, properly fitted and secured.

All hot water to be run off solar panel hot water cylinder, to be designed by specialist, Heating to be via electric heaters

Waste sizes - WC - 100mm, Wm - 40mm, sink - 40mm, WHB - 32mm. All fittings to have 75mm deep seal trap.

Hot and cold water risers brought up/down in ducts/cupboards where possible, i.e. to be concealed.

Accessible plasterboard ducting on swd framing to all soil and vent pipes. All wastes to be boxed out. Low level boxing to all wastes or run behind units where possible. All S&VP to terminate at slate/ridge vents, including ducting through roof voids. Incl. mineral wool insulation quilt between stud framing for improved sound reduction.

All new waste pipes to all new fittings internally within the new extension to run behind units/in low level accessible boxing or within floor zone as necessary. Layouts shown on drawings are indicative only (exact layout to be agreed on site).

Soil pipe vented to air at high level via flexible ducting to ridge vents or slate vents.

Overflows to WC cisterns to discharge through walls to outside.

Provide and install new sanitary fittings as per clients choice. All to include new waste and supply pipework etc.

All pipework to be in accessible ducts to WWA requirements, earthed and bonded in accordance with current IEE regulations.

Legend

▲ Dry Powder Type Extinguisher

▲ Fire Blanket

▲ Fire Alarm Cal Point

● Smoke Detection

● Heat Detection

→ Final Exit

□ General Fire Notice

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Project		
Proposed Units for Start Up Business (PHASE 2) at Withybush Trading Estate, Haverfordwest		
Pembrokeshire, SA62 4BS		
GMW Design 187 St Davids Road Latterston Haverfordwest Pembrokeshire SA62 5SS 01348 841300 07813 007115 info@gmwdesign.co.uk www.gmwdesign.co.uk		
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©2023 Copyright GMW Design, all rights reserved		
Drawing Number	Revision	Scale
1215/009		As Shown
A2	Date	Dec 2017