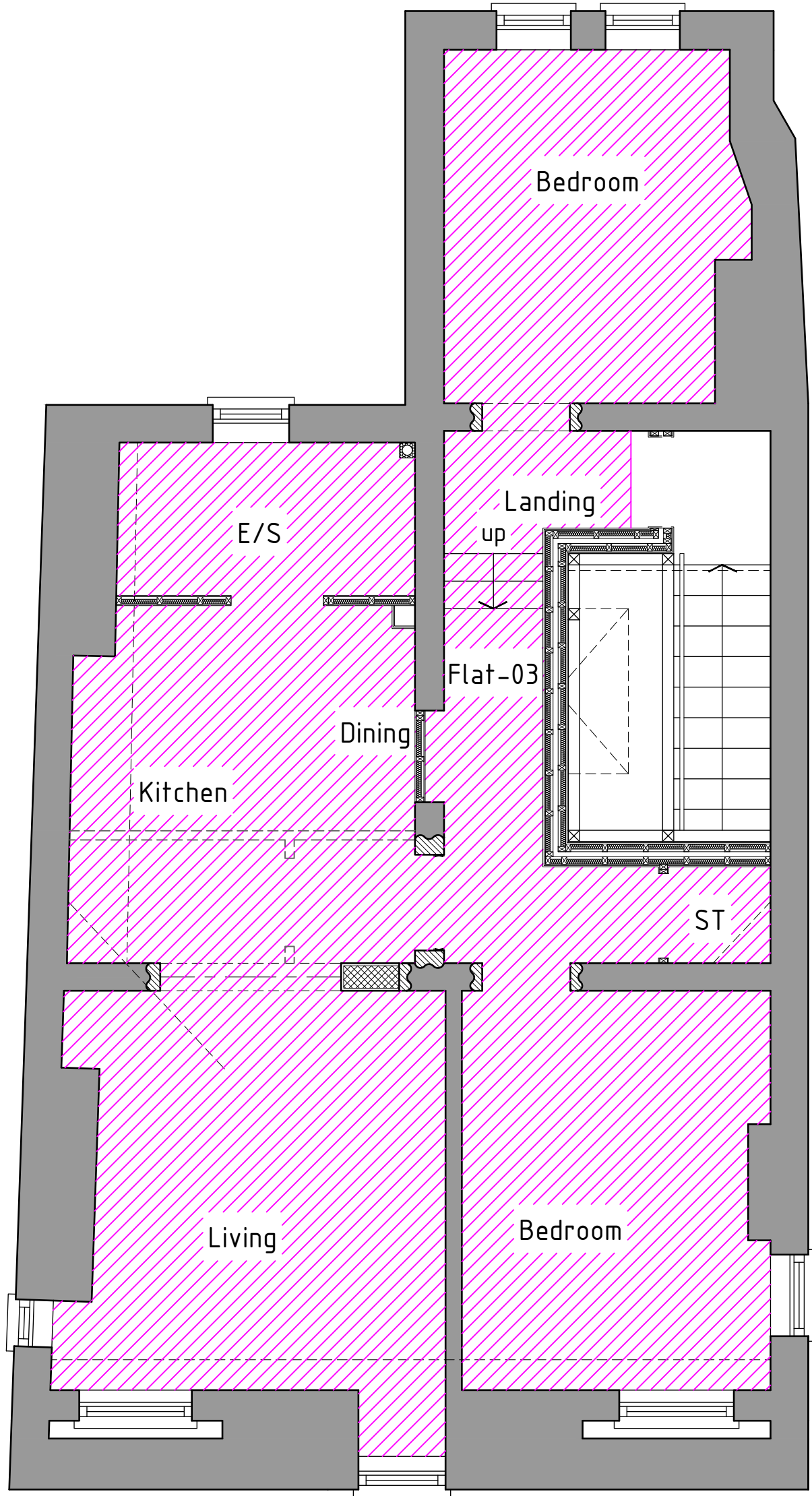
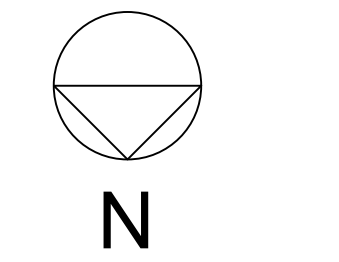
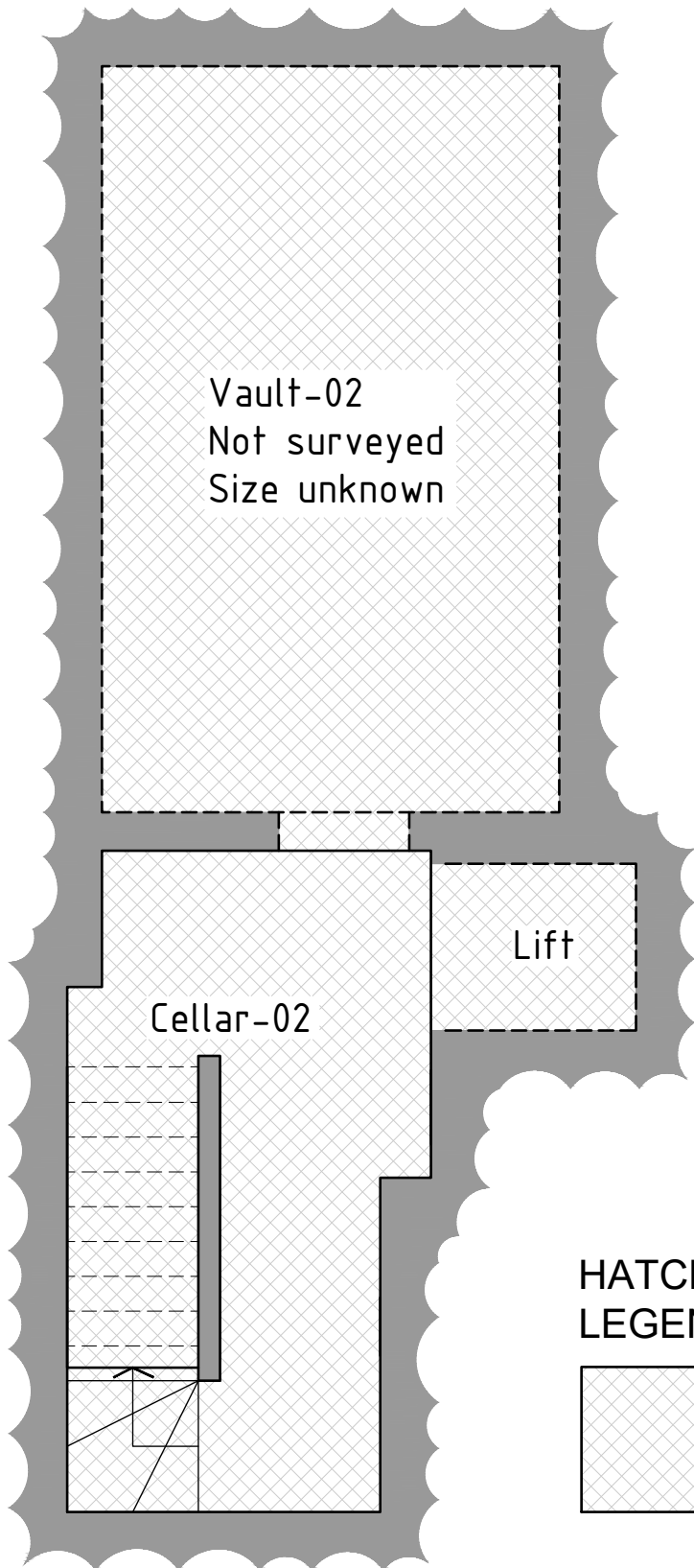
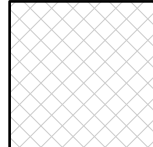




Third floor plan 1:50



**HATCH
LEGEND**

 Area not used as part of proposals (cross hatched)

All internal boarded areas to be installed to manufacturers specification & Installation.

External doors
External door design and thresholds to be confirmed by client. All ironmongery to be secure by design approved and color to contrast door finish color. Ironmongery to be selected from range to be Approved by employer. All glazing to windows in critical locations to be toughened quality safety glass to b.s.6206:1981.

Internal doors
New doors to suit existing door width openings with door finish, architraves and ironmongery to be confirmed by client.

Fire doors
All rooms onto the protected stairs (except bathrooms or toilets providing the enclosing walls have 30 minutes fire resistance) are to be provided with FD30 fire doors to BS 476-22:1987 fitted with intumescent strips rebated around sides & top of door or frame with intumescent strips. Any glazing within the fire door or stairway enclosure is to have 30 minutes fire resistance including the beading as detailed in above options.

Ceilings
All existing ceilings and coving's to be retained. New ceiling over landing to be constructed as per the separating wall specification. Finish is to be confirmed by the client. All walls and ceilings finishes to be installed in accordance with the manufacturers recommendations / instructions as described in their current literature and with products supplied by them.

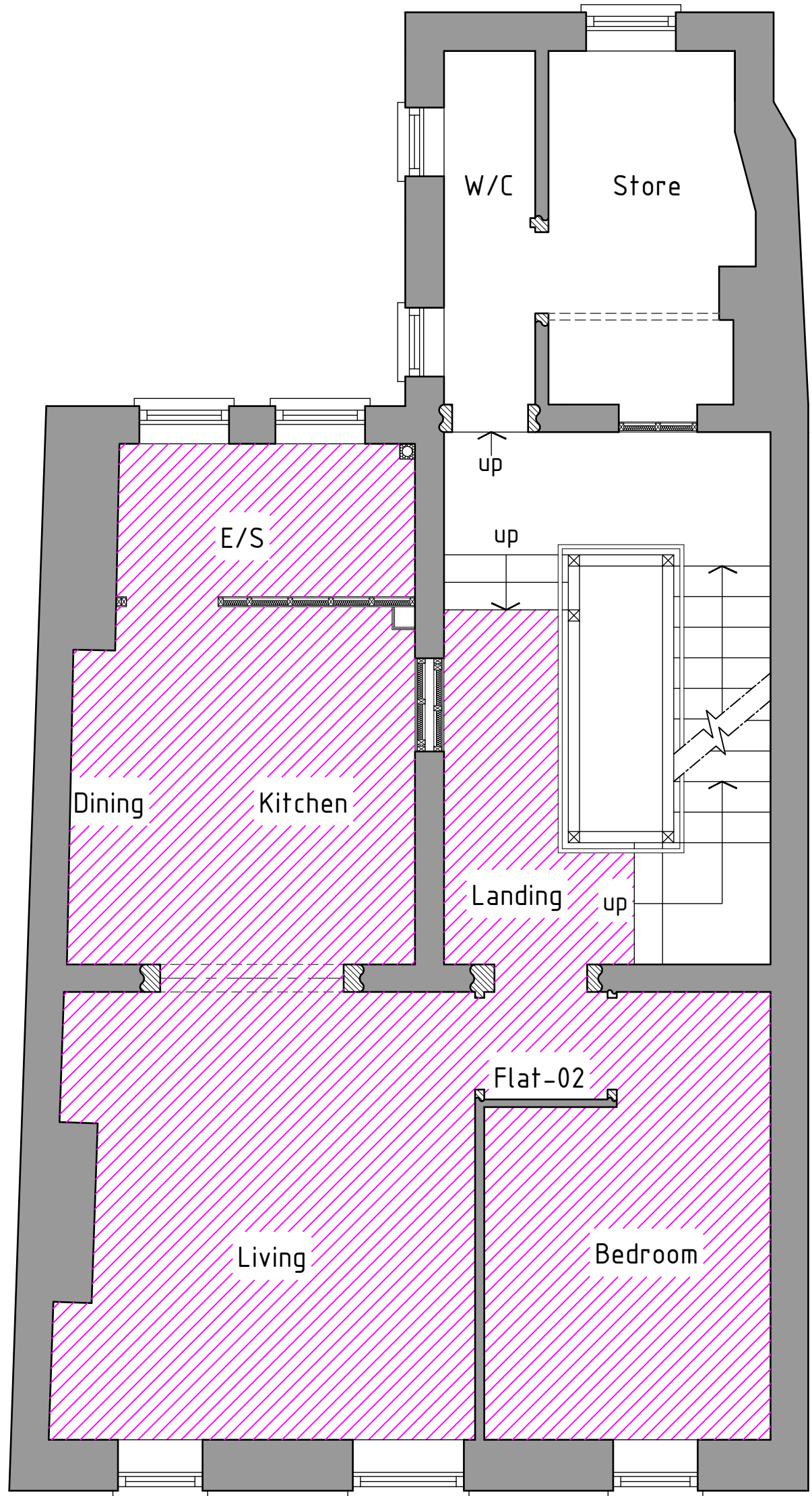
SANITARY / PLUMBING / DRAINAGE
The dwelling must comply with the approved document PART G 2010. Installation to BS 8000: Part 13, clause 3.2. 100mm dia waste to WC's and 38mm dia wastes to all other fittings

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 500 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.

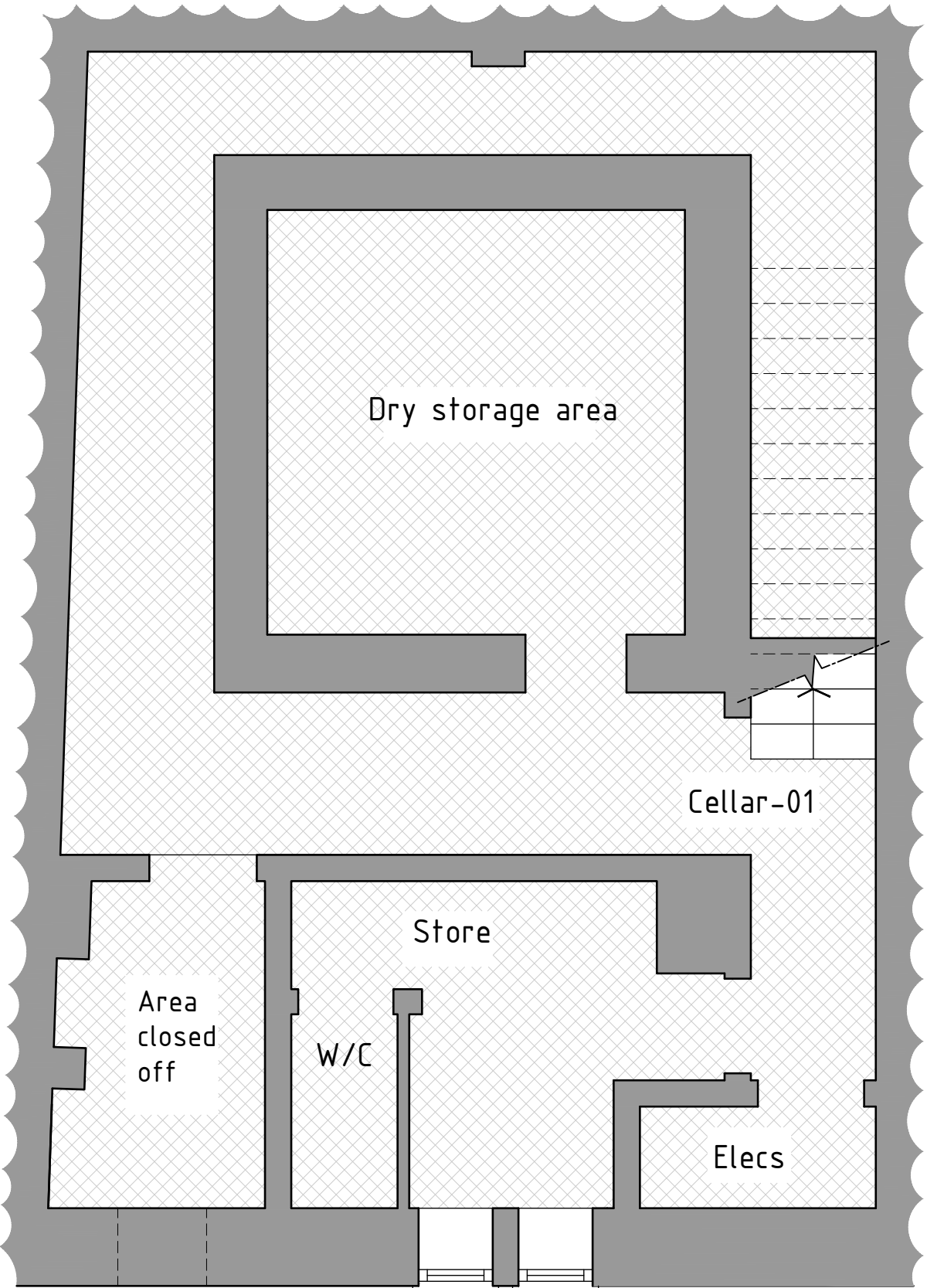
If the discharge pipe exceeds 3m allow for a 50mm dia waste into B.I.G. Resealing traps to be fitted to any waste length exceeding 3m

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.

External walls



Second floor plan 1:50



Cellar plan 1:50

Building regs



Project; 33 High Street, Wrexham, LL13 8HY	
Title; 02-Second, Third and Cellar Floor Plans	Scale (A1); 1:50
Dwg No; HSF/BR/02	Date; 05.04.24
Revision;	