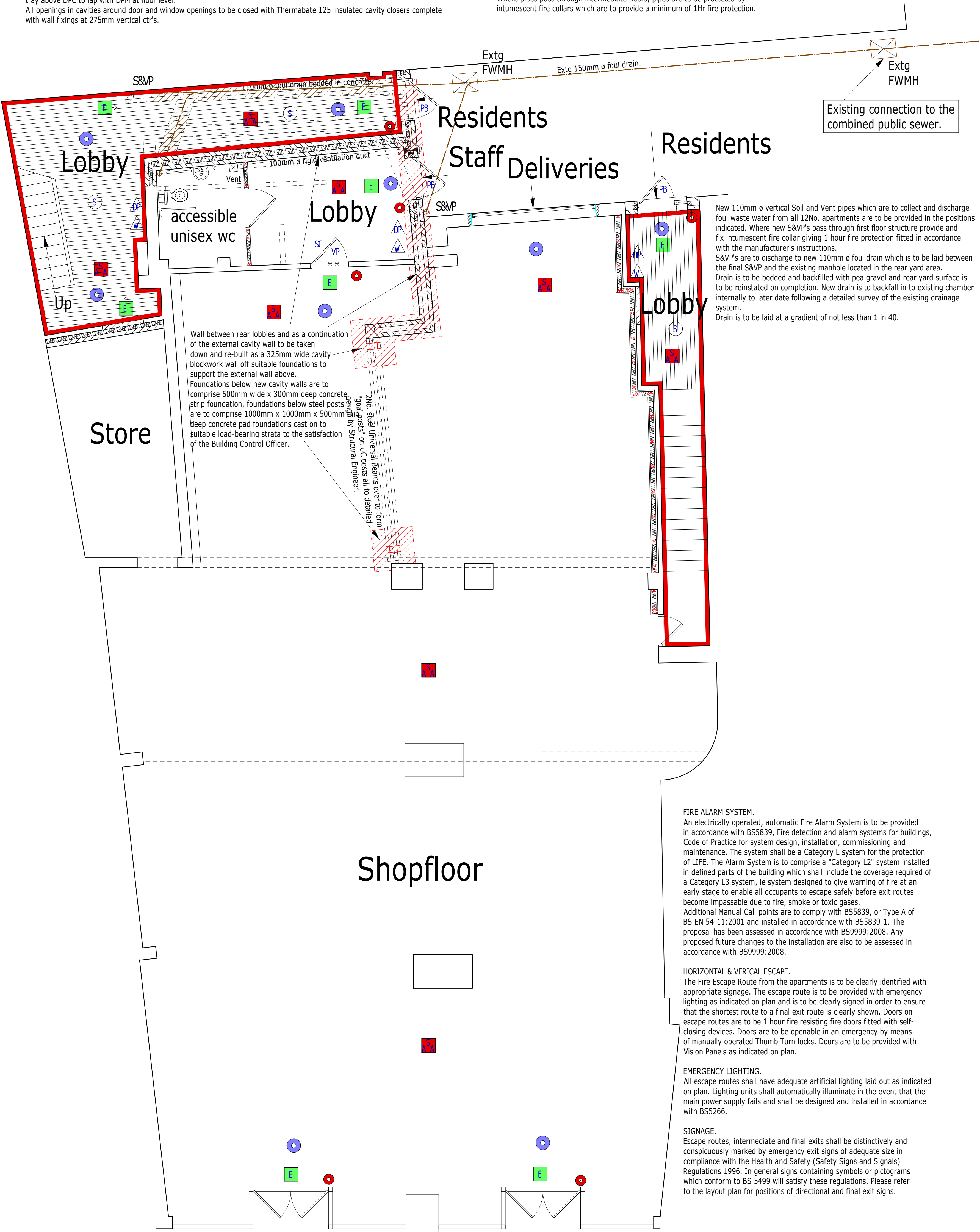


CAVITY WALL CONSTRUCTION.

New external cavity walls exhibiting facing brickwork externally are to comprise :-
100mm thick facing brickwork to match existing, laid in 1:1:6 naturally toned mortar with flush or struck pointed finish in stretcher bond. Cavity to be 125mm wide with 50mm clear cavity behind brickwork and 75mm Celotex rigid cavity insulation fixed tightly against inned leaf, wall U-value of 0.21. Inner leaf to comprise 100mm thick 4N Thermalite concrete block laid in stretcher bond in 1:1:6 mortar mix. Internal and external masonry leaves are to be tied together with Ancon stainless steel wall ties Ref ST1, 275mm long installed at 450mm vertical and 750mm staggered horizontal ctr's with additional ties being provided at reveals. All openings in cavity walls to have Catnic "Cougar" lintols, specific type / part number indicated on plan, over with 150mm minimum end bearings. Provide "Hy-load" cavity tray to each lintol in accordance with BS5268. Cavity tray to extend to front lip of lintol and a minimum 150mm beyond each end bearing. Form weep holes to head of all external door and window openings with Ryton's "Slimvent" plastic perpend units, coloured to match brickwork. Weeps to be built in immediately above cavity tray and a rate of 2No. per opening or at 900mm max ctr's. Lintols in excess of 1200m in length are to be propped at mid-point until masonry over has fully set.
Lead flashings / soakers to all roof / wall abutments to be in Code 4 lead.
DPC's and cavity trays to new external walls and under internal, load-bearing blockwork walls are to be formed using "Hy-load" DPC by Ruberoid Building Products.
DPC to be provided to full width of wall and set minimum 150mm above existing concrete deck at first floor level. Build in cavity tray above DPC to lap with DPM at floor level.
All openings in cavities around door and window openings to be closed with Thermabate 125 insulated cavity closers complete with wall fixings at 275mm vertical ctr's.

INTERNAL DRAINAGE.

Drainage above ground to comply with Building Regulations Approved Document H.
Pipes & fittings to be UPVC to BS 4576 Pt1, 1970 & BS 5254, 1976 100mm diameter waste pipes from WC's & 50mm diameter wastes to all sinks, baths, showers, & WHB's with 75mm deep seal antisiphon traps.
Waste pipe connections to new SVP's to be not less than 200mm from WC connection. New soil vent pipes to be 100mm UPVC and to be taken via flexible ducting (where necessary) to roof tile ventilators.
Vertical soil and vent pipes within the building are to be boxed in with a framework of 50mm x 25mm softwood finished with 12.5mm thick plasterboard and skim finish. Provide access panel in boxing at each floor level which is to correspond with an access panel to the stack itself.
All drainage is to be collected in 110mm ø waste pipe above first floor level and is to be connected to existing cast iron soil and vent pipe at the level for discharge to existing below ground foul drainage system.
Where pipes pass through intermediate floors, pipes are to be protected by intumescent fire collars which are to provide a minimum of 1Hr fire protection.



PROPOSED GROUND FLOOR PLAN.



MDH	Magnetic Door Holder
DP	Dry powder extinguisher (10lb or 20lb)
W	Water extinguisher
CO2	CO2 extinguisher
F	Foam extinguisher
B	Fire blanket
H	Hose reel
B	Sand bucket
FC	Fire alarm call point
AS	Voice Alarm Sounder
E	Exit sign
ED	Exit directional sign
1/2	1/2hr fire resisting self closing door or kept locked shut when not in use
1	1hr fire resisting self closing door or kept locked shut when not in use
PB	Panic bolt
BB	Barrel bolt
S	Area protected by sprinklers
SMV	Sprinkler main valves
HD	Area covered by heat detectors
P	Indicator panel
IEL	Independent emergency lighting point
ES	Evacuation switch
R	Reset switch
FVC	Fireman's ventilation control
RPI	Repeater panel internal
RPE	Repeater panel external
AF	AFFF Multipurpose extinguisher 5.5 litre BS5423
EC	Electrically non-conductive 13A x 113B rating
VP	Vision panel
AD	Area covered by smoke detectors
SC	Self closing device
OD	Area covered by optical beam detection
VSD	Roof void covered by smoke detectors

ACCESSIBLE CONTROLS. BUILDING REGULATIONS PART M.
SWITCHES & SOCKETS. TV & TELEPHONE POINTS. DOORBELLS & ENTRY PHONES.

FIRE ALARM SYSTEM.

An electrically operated, automatic Fire Alarm System is to be provided in accordance with BS5839, Fire detection and alarm systems for buildings, Code of Practice for system design, installation, commissioning and maintenance. The system shall be a Category L system for the protection of LIFE. The Alarm System is to comprise a "Category L2" system installed in defined parts of the building which shall include the coverage required of a Category L3 system, ie system designed to give warning of fire at an early stage to enable all occupants to escape safely before exit routes become impassable due to fire, smoke or toxic gases.
Additional Manual Call points are to comply with BS5839, or Type A of BS EN 54-11:2001 and installed in accordance with BS5839-1. The proposal has been assessed in accordance with BS9999:2008. Any proposed future changes to the installation are also to be assessed in accordance with BS9999:2008.

HORIZONTAL & VERICAL ESCAPE.

The Fire Escape Route from the apartments is to be clearly identified with appropriate signage. The escape route is to be provided with emergency lighting as indicated on plan and is to be clearly signed in order to ensure that the shortest route to a final exit route is clearly shown. Doors on escape routes are to be 1 hour fire resisting fire doors fitted with self-closing devices. Doors are to be openable in an emergency by means of manually operated Thumb Turn locks. Doors are to be provided with Vision Panels as indicated on plan.

EMERGENCY LIGHTING.

All escape routes shall have adequate artificial lighting laid out as indicated on plan. Lighting units shall automatically illuminate in the event that the main power supply fails and shall be designed and installed in accordance with BS5266.

SIGNAGE.

Escape routes, intermediate and final exits shall be distinctively and conspicuously marked by emergency exit signs of adequate size in compliance with the Health and Safety (Safety Signs and Signals) Regulations 1996. In general signs containing symbols or pictograms which conform to BS 5499 will satisfy these regulations. Please refer to the layout plan for positions of directional and final exit signs.

REVISION A. 09/2021. Existing connection to the combined public sewer indicated for clarity.

Project.	PROPOSED CONVERSION OF UPPER FLOORS TO APARTMENTS at 4 - 6, REGENT STREET, WREXHAM, LL11 1SA.		
Client.	HARDING COMMERCIAL.		
Title.	PROPOSED GROUND FLOOR PLAN.		
Drawing No.	10441.07A.dsj		
Date.	May 2021.	Scale.	1:50@A1.
D.S. Jones & Co.			
Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Coedpoeth, Wrexham, LL11 3PE. Tel : 01978 750195 / 07880 874522. E : dsjonesandco@live.co.uk			