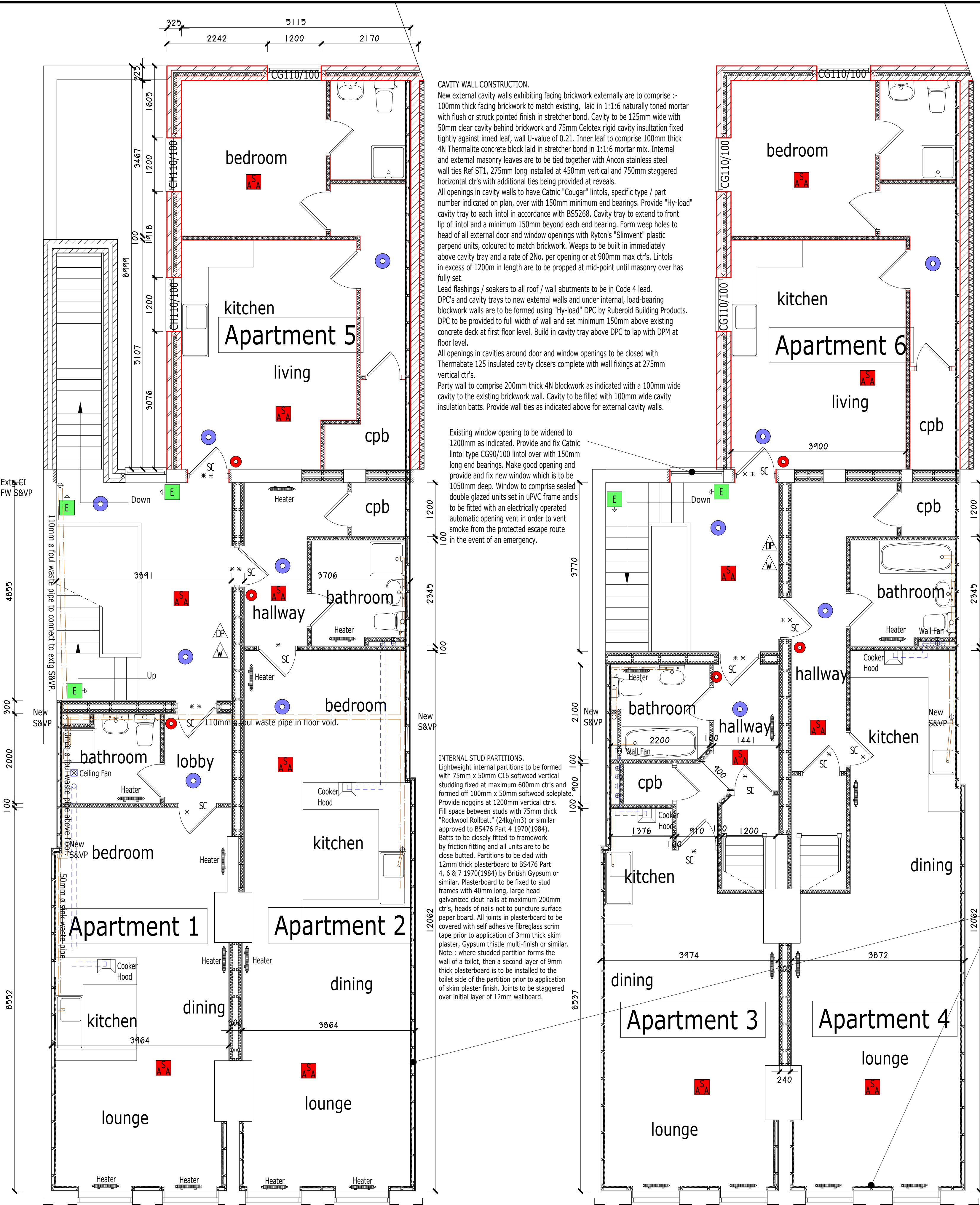




PROPOSED FIRST FLOOR PLAN.

PROPOSED SECOND FLOOR PLAN.

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 & VERTICAL 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 operable 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.

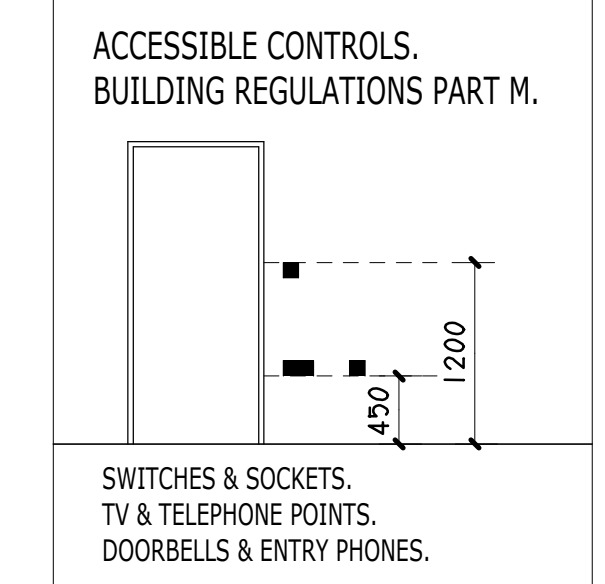
HEATING.
Apartments are to be heated by means of electrically operated storage heaters which are to be designed by specialists in order to ensure sufficient heat is provided to each heated space. Storage heaters are to be positioned as indicated.

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 x 50mm 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.

External walls and party walls to both sides of the building are to be lined with 2No. layers of 12.5mm thick Gyproc Wallboard and 3m skim plaster finish fixed to a frame of 90mm x 50mm swd studs set at 600mm vertical ctr's. Studs are to be at least 10mm clear of the adjacent masonry. Provide and fix 35mm mineral wool between struts in accordance with the details supplied by JPM Acoustics.

ELECTRICAL.
The installation is to be installed in accordance with the relevant statutory requirements and regulations as listed below :-
IEE Regulations 16th Edition;
British Standards Codes of Practise;
CP321, CP1013, BS7671 (IEE);
Building Regulations Part P 2005;
Fire Precautions Act 1971;
Health & Safety at Work Act;
CDM Regulations 2007.

All electrical works are to be carried out by a competent Electrical Contractor who is accredited by an approved body. A certificate will need to be produced on completion of the installation to indicate compliance with the relevant requirements and for submission to the Local Authority.
Provide energy efficient lighting to all light fittings, each having a luminous efficiency of more than 40 lumens per circuit. All socket outlets, switches and other equipment are to be fitted at an appropriate height between 450mm and 1200mm above floor level. Details of all electrical outlets including the positions of proposed switches and sockets for use by disabled persons are to be in accordance with current building regulations. All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. The individual carrying out the work is to be registered by the Electrical Contractors Association Ltd and must provide the Local Authority with an appropriate notice confirming that the works have been commissioned in accordance with a procedure approved by the Secretary of State.



MECHANICAL VENTILATION.
To kitchens and bathroom and en-suite provide mechanically operated extract fans to achieve the following capacities and fitted with overrun facilities as appropriate :-
Kitchen - 60 litres/second or 30 l/s if by means of Cooker hood fitted over the hob.
Bathroom - 15 l/s.
Positions of extract fans to be as indicated on plan and extracted air is to be connected to ventilation outlets fitted within the roof coverings by means of 100mm rigid ducting as indicated. Ducts are to be brought up in service routes at second floor level as indicated. Service routes to be formed with 100mm x 50mm swd stud framing and finished with 2No. layers of 15mm Gyproc Wallboard with 3mm nominal skim plaster finish. Pack between studs with 100mm thk mineral wool as indicated.

PRIVATE STAIRCASES TO THIRD FLOOR BEDROOMS.
Standard softwood staircases to general arrangement indicated. Floor to floor height: 2800mm nominal subject to checking on site prior to manufacture of staircases. 14no. risers. @ 200mm, individual goings at 225mm minimum long. Suitable handrails to be provided to one side to be between 900mm and 1000mm above stair pitch line. Handrails fixed 1100mm high above floor level to all landings. Minimum headroom to stairs to be 2000mm measured vertically from pitch line of flight. Minimum 25mm x 25mm balusters to stairs and landing at a maximum 100mm centres.
Underside of staircase to receive 2no. layers of 12.5mm Gypsum Wallboard (or equal and approved) screw-fixed to timber frame with suitable fixings. Trimming of floor construction to be in accordance with details indicated on First Floor Joist Layout.



PROPOSED THIRD 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
CA	Fire alarm call point
AS	Voice Alarm Sounder
E	Exit sign
ED	Exit directional sign
*	1/2hr fire resisting self closing door or kept locked shut when not in use
**	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
SV	Sprinkler main valves
HA	Area covered by heat detectors
IP	Indicator panel
EL	Independent emergency lighting point
ES	Evacuation switch
R	Reset switch
FVC	Fireman's ventilation control
RPI	Repeater panel internal
RPE	Repeater panel external
A3F	FFF Multipurpose extinguisher 5.5 litre BS5423 Electrically non-conductive 13A + 113B rating
VP	Vision panel
SA	Area covered by smoke detectors
SD	Area covered by optical beam detection
SV	Roof void covered by smoke detectors

REVISION A. 06/2020. Apartments 1, 2 and 4 returned to "open plan living".

Project.
PROPOSED CONVERSION
of part of APARTMENTS
2 & 4 to FORM TWO
ADDITIONAL APARTMENTS
at 14 - 16, REGENT STREET,
WREXHAM, LL11 1SA.

Client.
HARDING COMMERCIAL.

Title. PROPOSED FIRST &
SECOND FLOOR PLANS.

Drawing No. 10313.15A.dsj

Date. March 2020. **Scale.** 1:50@A1.

D.S. Jones & Co.

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