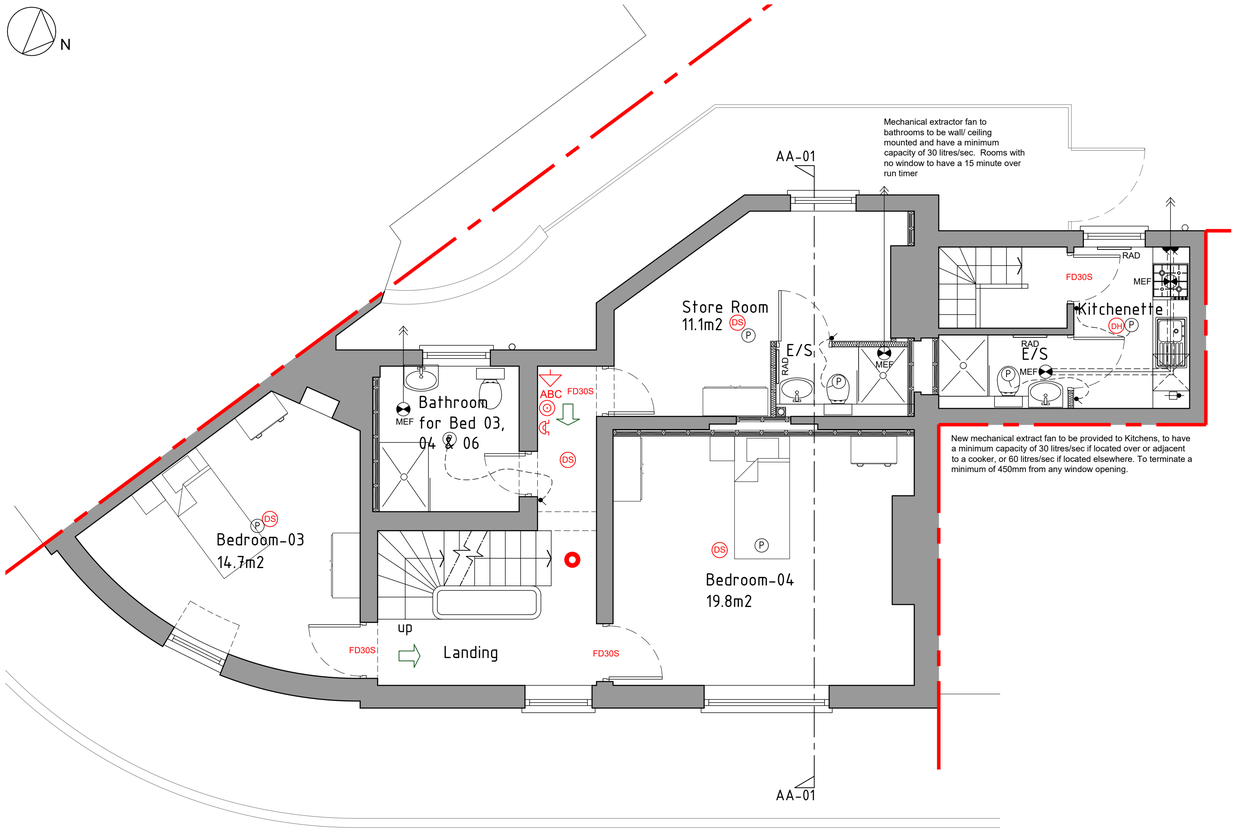
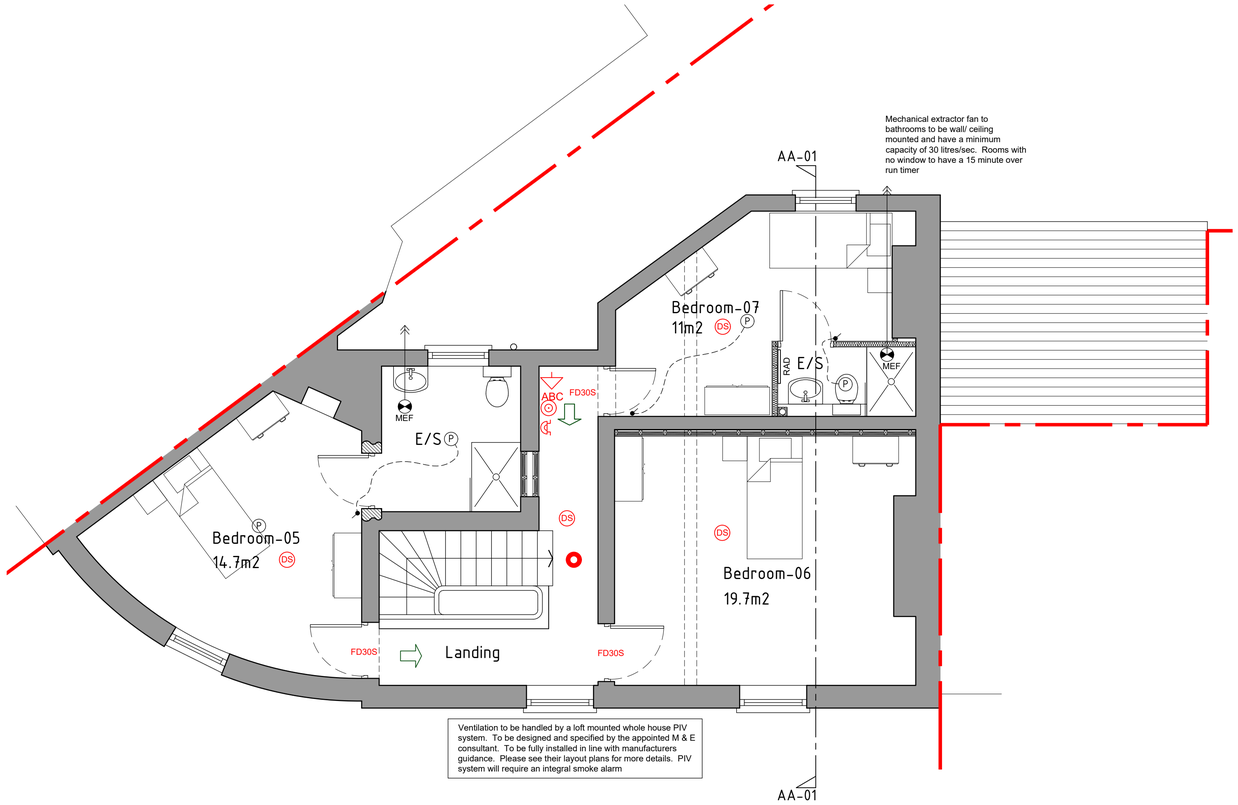
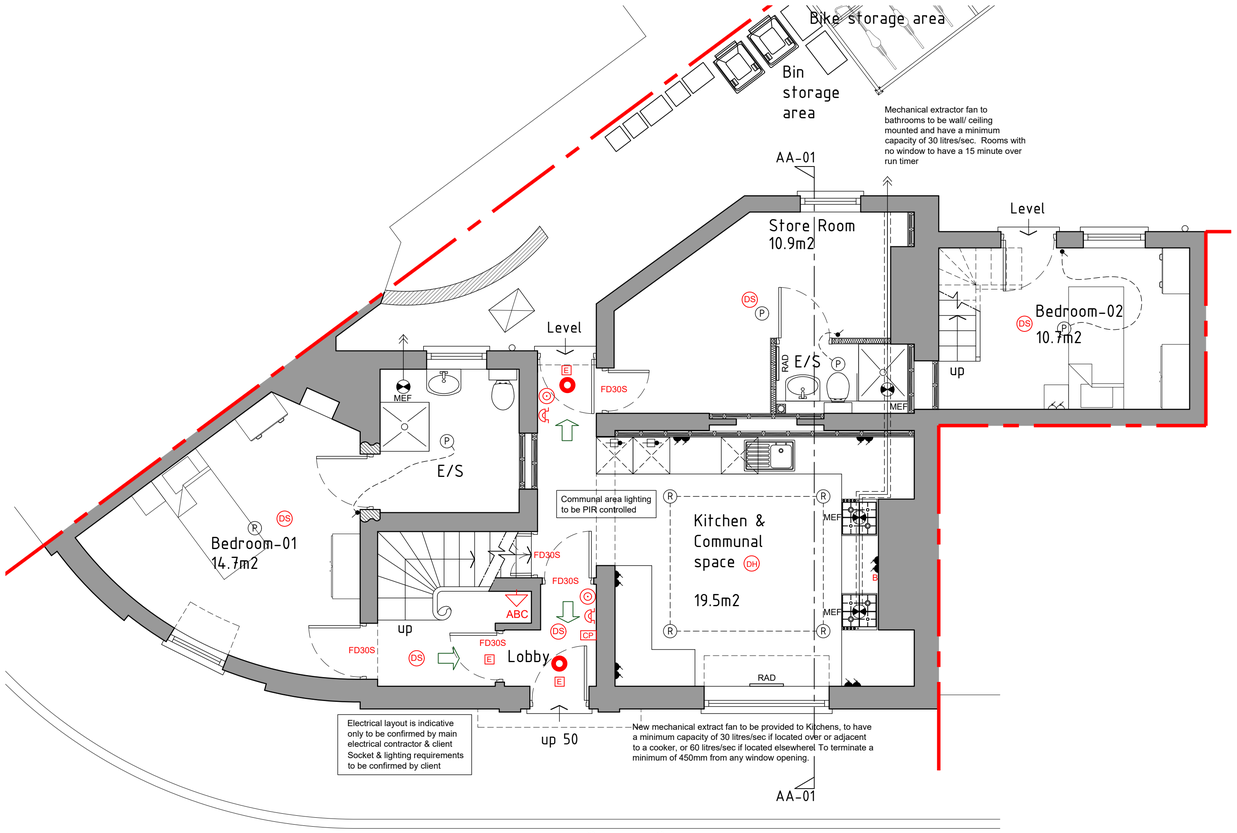



First floor plan 1:50

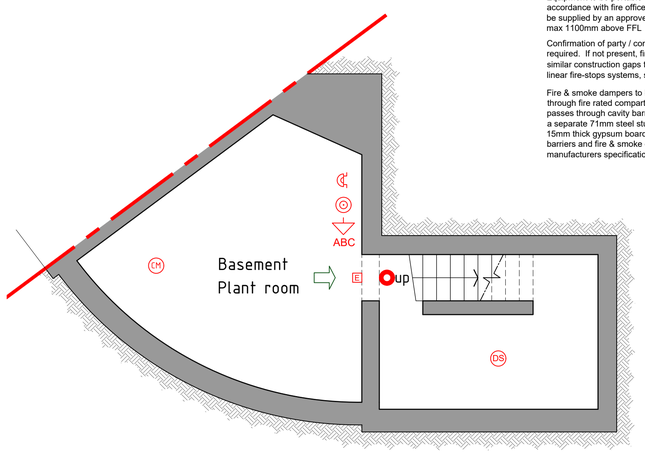



Second floor plan 1:50




Ground floor plan 1:50

Rhosddu Road




Basement floor plan 1:50

Electrical Legend

- (P) = Pendant fitting
- (R) = Recessed fitting
- = Wall Light
- = Double Socket
- = Double Socket above worktop level
- = Single Socket
- = TV outlet
- = pull cord
- =mechanical extractor fan
- = flex outlet below worktop height
- [N] = High speed Internet network point
- = Ceiling mounted light panel
- = Light switch
- = 2 way light switch
- = Exterior light
- [C] = cooker point
- [CU] = Consumer Unit
- = switched fuse
- CM = Carbon monoxide detector
- CO2= Wall mounted CO2 detector

FIRE SAFTEY

Means of escape safety signs to conform to BS 5499:Part 1:1990, means of escape signing requires the use of appropriate supplementary text(EXIT or FIRE EXIT) and directional arrows. The only time a means of escape sign does not require a direction arrow is at the final exit or fire exit door. Escape lighting which illuminates the route of travel if the mains lighting fails, to comply with BS 5266:Part1:1988. Provide a manually operated electrical fire alarm system with operating points at each of the positions indicated and suitable sounders of the type different to other sounds to be audiable throughout building. Power for the system should be from a secondary battery trickle charge from the AC mains. System to be installed in accordance with the relevant sections of the British Standard Code of Practice 5839:Part 1:1988. Escape route doors to be fitted with simple fastenings such as thumb turn fastenings which do not require the use of a key.

Fire exit signs

Fire signs and directional exit signs to comply with b.s5499:part 1. Signs to be written in block capitals min height 125mm. Letters / motifs to be colored white on green background. other signs to include 'Fire door keep closed', 'Push bar open'. Signs to be located as advised by the BCO/ fire officer.

Fire fighting equipment

Fire fighting equipment (supplied and fixed by employer) to be installed in accordance with b.s.5306:part3:1985. Equipment to be portable extinguishers / fire blankets in accordance with fire officers requirements. Equipment to be supplied by an approved supplier. Extinguishers fixed max 1100mm above FFL

Confirmation of party / compartment walls in roof space required. If not present, fire stopping at top of walls and similar construction gaps to be made using Rockwool® linear fire-stops systems, supplied by Rockwool®ltd.

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

Fire stopping

All fire-stopping over compartment walls and similla. Construction gaps to be made using Rockwool® linear and /or trapezoidal firestop systems, supplied by Rockwool® ltd, Pencoed, Bridgend, CF35 6NY, to meet the requirements of b.s. 476:part 20:1987 for the evaluation criteria of stability, integrity and insulation performance in accordance with building research establishment assessment no.Cc82633.

All joints of linear and trapezoidal fire-stopping materials to be closely butted and the installation to be carried out in accordance with the manufacturers recommendations to provide a minimum one hour fire protection.

Small voids and gaps between floors, walls and roof structure to be fully filled and sealed with approved one hour fire resistant canister applied filler.

All SVP / mechanical ventilation pipes passing through compartment walls and floors to be fitted with nullifire system b150 fire collars fixed and installed in strict accordance with manufacturers instructions.

New ductwork passing through compartment walls or floors to incorporate approved accessible fire dampers.

Floor ducts, services voids, or compartment penetrations to be in-filled with nullifire b220 high strength fire stop compound. Fire stop compound to be fixed and installed in accordance with manufacturers recommendations above worktop level are to be a maximum of 1200mm from FFL. Pipework routes are to be confirmed by main building contractor. All low level waste pipework to be boxed in unless otherwise stated.

**Sprinkler and smoke control** system to be fitted to comply with Wrexham County Borough Council Prescribed Standards for Licensed Houses in Multiple Occupation. Sprinkler design plans to be provided. A commissioning certificate will be required for completion

Commissioning documents to be supplied including;

Full details relating to the automatic fire detection and alarm system and emergency lighting installations. Suitable reports will also be required at completion for the design, installation and testing / commissioning of the systems.

Commissioning certificates to be supplied by the appropriate installer for any heating system installed

All electrical work must satisfy the requirements of approved document P. Any electrical works should be carried out by a competent electrician, who will certify the work and should provide details of his/her competence to the authority upon completion of the works

FIRE PLAN LEGEND

- CP Control and indicating equipment panel
- DH Automatic Heat Detector
- DS Automatic Smoke Detector
- E Fire Exit Sign
- Emergency spot Lighting Point
- Emergency Lighting Point
- ABC 6kg ABC Dry Powder Extinguisher
- B Fire Blanket to BS6575
- Fire Alarm Call Point
- Fire Alarm Sounder
- FD30S 30 minute fire door fitted with self closing device and smoke seal
- FD60S 60 minute fire door fitted with self closing device and smoke seal
- Direction of escape

Fire alarm / detection system - LD2 standard to BS 5839-Part 6

Fire alarm / detection system to be installed by approved specialist contractor to comply with the requirements of the BCO / fire authority. Detailed design drawings and specification to be prepared by the installer and approved by the BCO/ Fire authority. Certificate of installation and commissioning to be provided by the installer. See mechanical / electrical engineers drawings / specification for details. Design to note that any access rooms to inner rooms are to have smoke detection linked to the proposed fire alarm system.

Emergency lighting

All escape routes to have adequate artificial lighting to comply with the requirements of the building regulations. Lighting installation standards to be stated in b.s. 5266 emergency lighting part1:2005. See electrical engineers specification for information.

All light fittings to incorporate low energy lamps to obtain benefits of efficient lighting system and to be switched and controlled with approved timed activations sensors

FITTINGS

All new light fittings are to be energy efficient type. Pendants and battens are to be fitted with 11w low energy bulbs with an efficacy of no greater than 40 lumens per circuit watt.

All light switches on ground floor are to be maximum of 1200mm from FFL. All sockets on ground floor are to be a minimum of 450mm from FFL. All sockets in kitchen above worktop level are to be a maximum of 1200mm from FFL. Pipework routes are to be confirmed by main building contractor. All low level waste pipework to be boxed in unless otherwise stated.

# Building regs

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**Title;**
02-Electrics and Fire Floor Plans

**Scale (A1);**
1:50

**Dwg No;**
KS/BR/03

**Date;**
09.02.25

**Revision;**