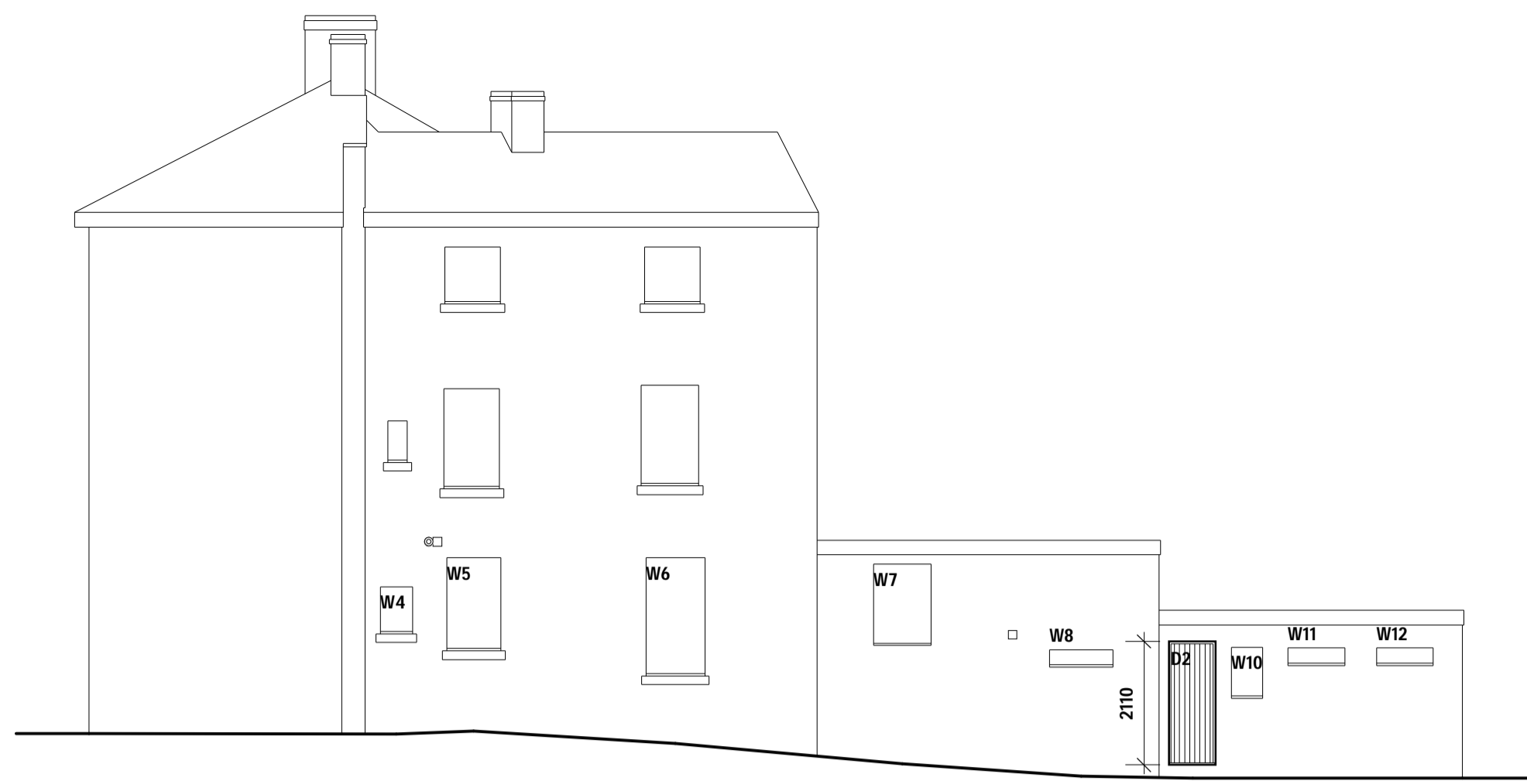


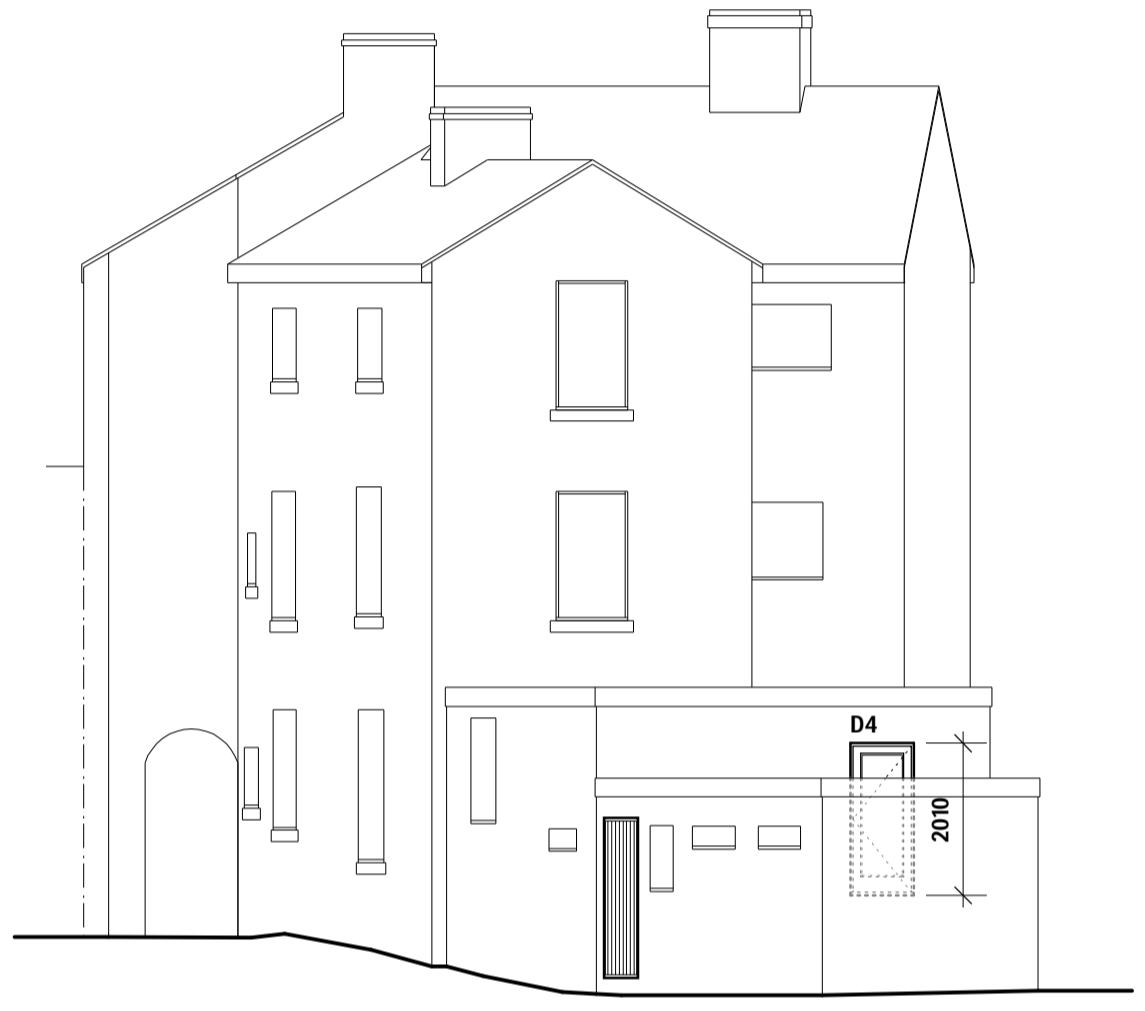
Ground Floor Plan 1:50



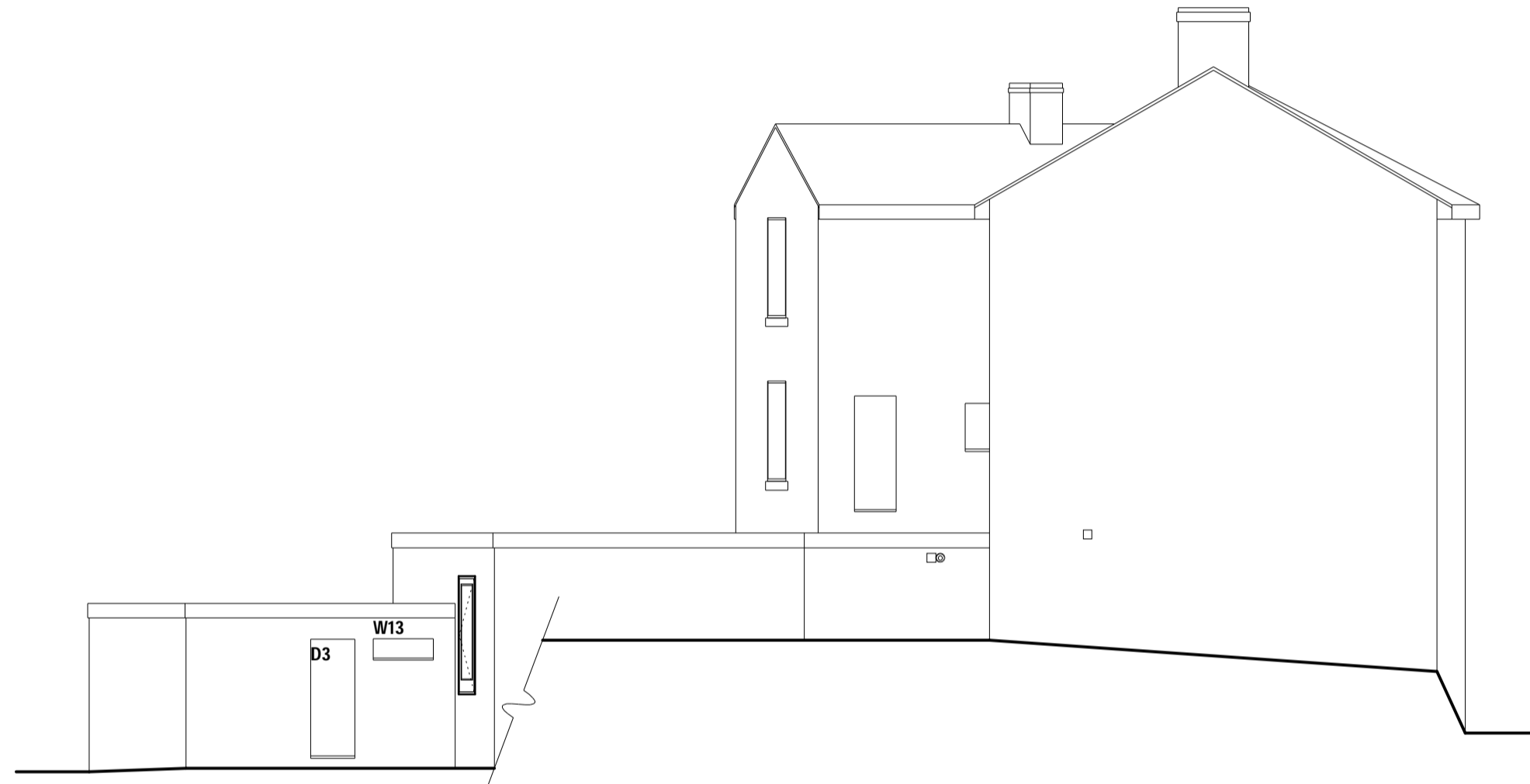
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

**External Facing Materials**  
External walls are to comprise of brickwork to match existing to Local Authority approval. Existing mortar to be raked out where showing signs of decay to a minimum depth of 25mm. All re-pointing to be completed in a lime and sand mix to local authority approval. New pointing to have flush finish.

**Roofing Materials**  
Roof coverings are to remain as existing.

New doors (D2 & D3) are to comprise of good quality softwood/hardwood frames where applicable. Glazing to be installed in bedroom door. Glazing to be sealed double glazed units.

All fascias and soffits are to remain as existing.

Rainwater to remain as existing. Where new rainwater goods are required, use cast iron guttering and downpipes painted black to match existing and to local authority approval. Surface water to discharge to existing drainage system.

**SPRINKLER SYSTEM**  
Ground Floor Apartments and Basement to be fitted with sprinkler system to specialist manufacturers details. Sprinkler systems to be zoned to ensure system targets affected area. *Specialist manufacturer to specify exact positioning of sprinkler heads.* Fire sprinkler system to be in accordance with BS 9251:2014 (fire sprinkler systems for domestic, residential and occupancies - code of practice). All works in relation to sprinkler system to be as per specialist manufacturer's specification. Installer to provide certification for installation of sprinkler system on completion.

**SURFACE WATER DRAINAGE**  
All existing rainwater goods to be assessed for suitability. If possible, refurbish existing to a usable standard. Where new rainwater goods are needed, use cast iron guttering and downpipes painted black. New rainwater goods to match existing and to Local Authority Conservation Officers approval. Surface water run off to connect to existing surface water drainage system.

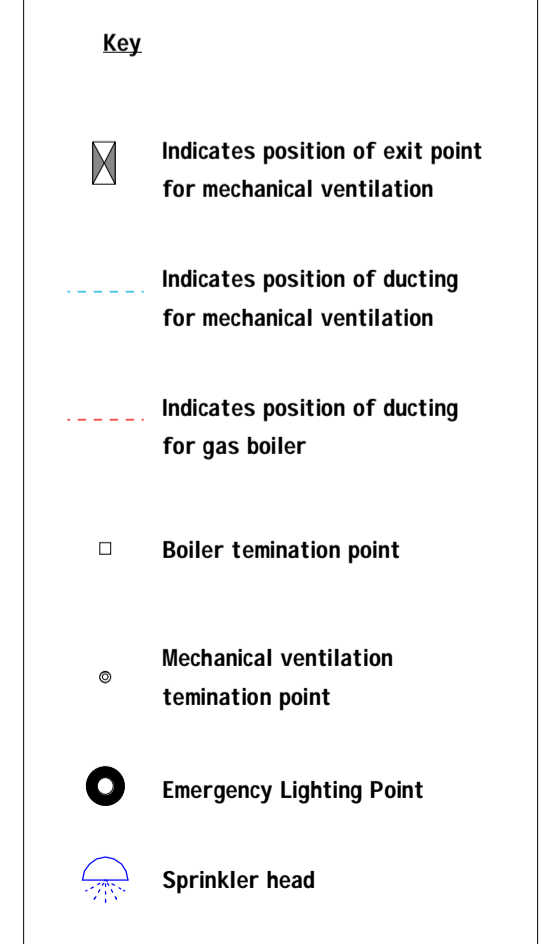
**FOUL DRAINAGE**  
All new drains are to be 110mm diameter uPVC drains laid in granular material at a fall of 1 in 40. New drainage to connect to Soil Vent Pipes (SVP) and Short Stack as indicated. SVP's and Short Stack to have 600mm radius bond at base. Drains passing through masonry walls are to be isolated from structure with 600mm long x 100mm wide x 150mm deep reinforced concrete lintels. Drains passing under structure and within 300mm of finished external ground level are to be encased with 150mm concrete. Where pipes duct through internal walls/floors between flats/basement; Fire collars to be installed around pipes to ensure sufficient fire break is achieved between flats/basement. Wastes to connect into existing foul water drains. New preformed manholes to be fitted in strict accordance to manufacturers instructions. Invert and cover levels of manholes to be confirmed prior to commencement of any drainage works. *All drainage works may be subject to an Agreement from Welsh Water. Contractor to inspect existing drainage system prior to any drainage works.*

**PLUMBING**  
Wastes from wash hand basins, showers and kitchen sinks to be 50mm minimum diameter uPVC pipe fitted with 75mm deep seal traps. WC wastes to be 110mm diameter uPVC PolyPipe. Wastes to connect into 110mm diameter uPVC Soil Vent Pipes (SVP) or Short Stack as indicated. SVP is to terminate 900mm above nearest opening lights if within 3000mm and be fitted with anti pest terminal. Short Stack to terminate above flood level of any sanitary ware and be fitted with Durgro air admittance valve. Waste from Kitchen sink and any further appliances within Kitchen 1 to be reinstated into existing drainage. Drains to connect to anti-siphon traps prior to being reinstated into foul drainage. Any additional appliances in Kitchen 2 to connect to anti-siphon traps prior to connecting into foul drainage. All connections being made on bossed socket adapters.

**SANITATION, HOT WATER SAFETY & WATER EFFICIENCY.** (Approved Document G 2010)  
The supply of water for domestic use and plumbing services shall comply with BS 6700:2009. In accordance with regulation 17k water consumption for the new dwelling shall not exceed 125 litres per person per day when calculated in accordance with 'The Water Efficiency Calculator for New Dwellings'. Thermostatically controlled hot water delivered to baths should not exceed 48°C.

All dimensions are taken from brickwork/blockwork face and plasterboard face and to be checked on site prior to commencing work.

Where lintels and foundations are to be subjected to additional loading, they are to be expored by contractor and checked by the Building Control officer for there adequacy prior to introduction of new loads.



PLEASE READ IN CONJUNCTION WITH LISTED BUILDING JUSTIFICATION STATEMENT (LBJS).

PLANS HAVE NOT YET GAINED LOCAL AUTHORITY APPROVAL AND MAY BE SUBJECT TO CHANGE.

DO NOT SCALE FROM DRAWINGS IF IN DOUBT ASK.

Please read in conjunction with Engineer's Specification and SAP Assessor's Report

Rev	Date	Detail	S.M.E.	Initial
A	01/18	Building Regulation Amends	S.M.E.	

Project: Proposed Alterations at The Commercial Pub, 11 College Street, Wrexham, LL13 8LU.	
Title: Floor Plan & Elevations	Scale: (A1) 1:50 & 1:100
Drawn By: S M Eltham	Date: Oct 2017
Drawing No: T057/008	Sheet: 1 of 2

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