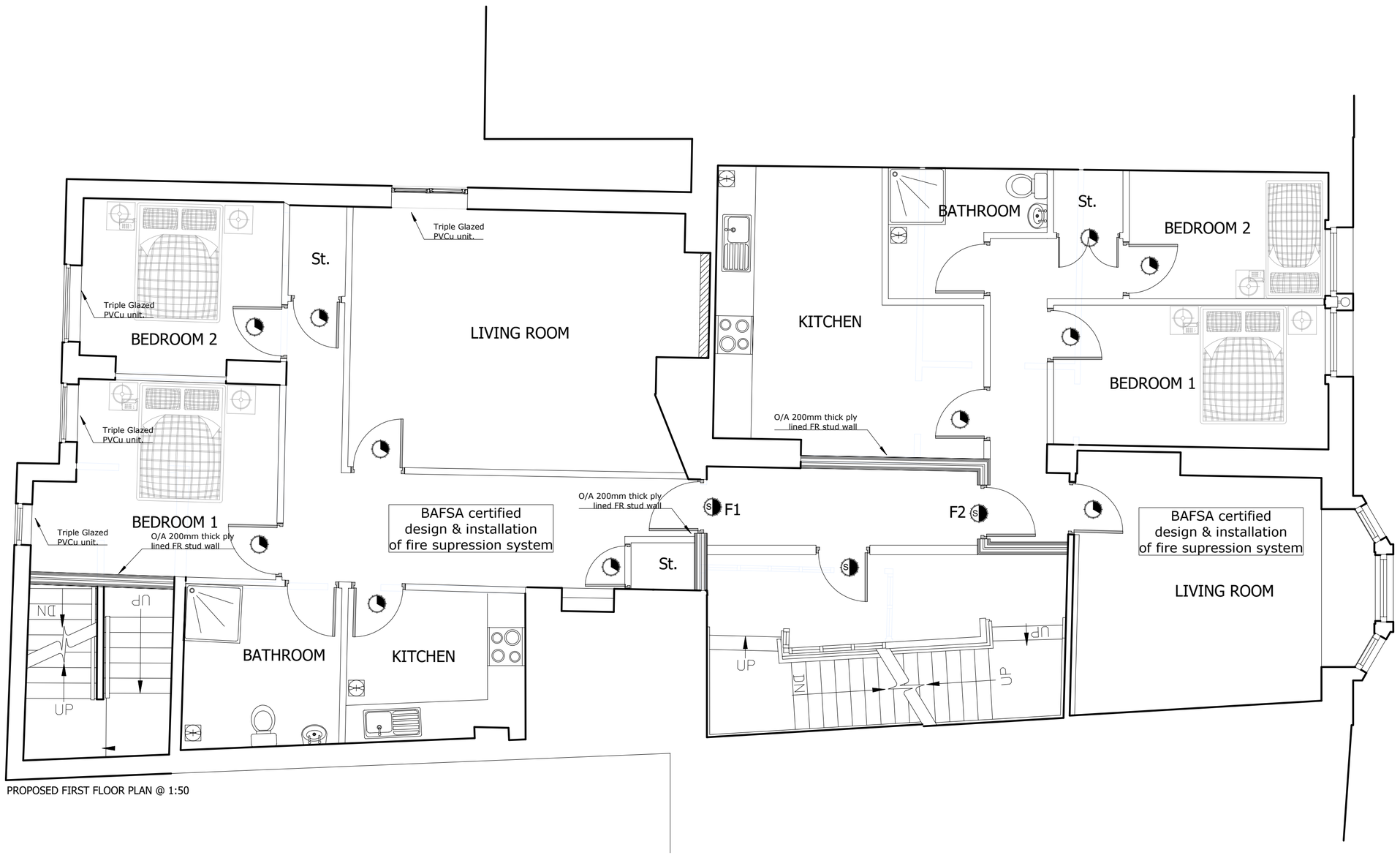
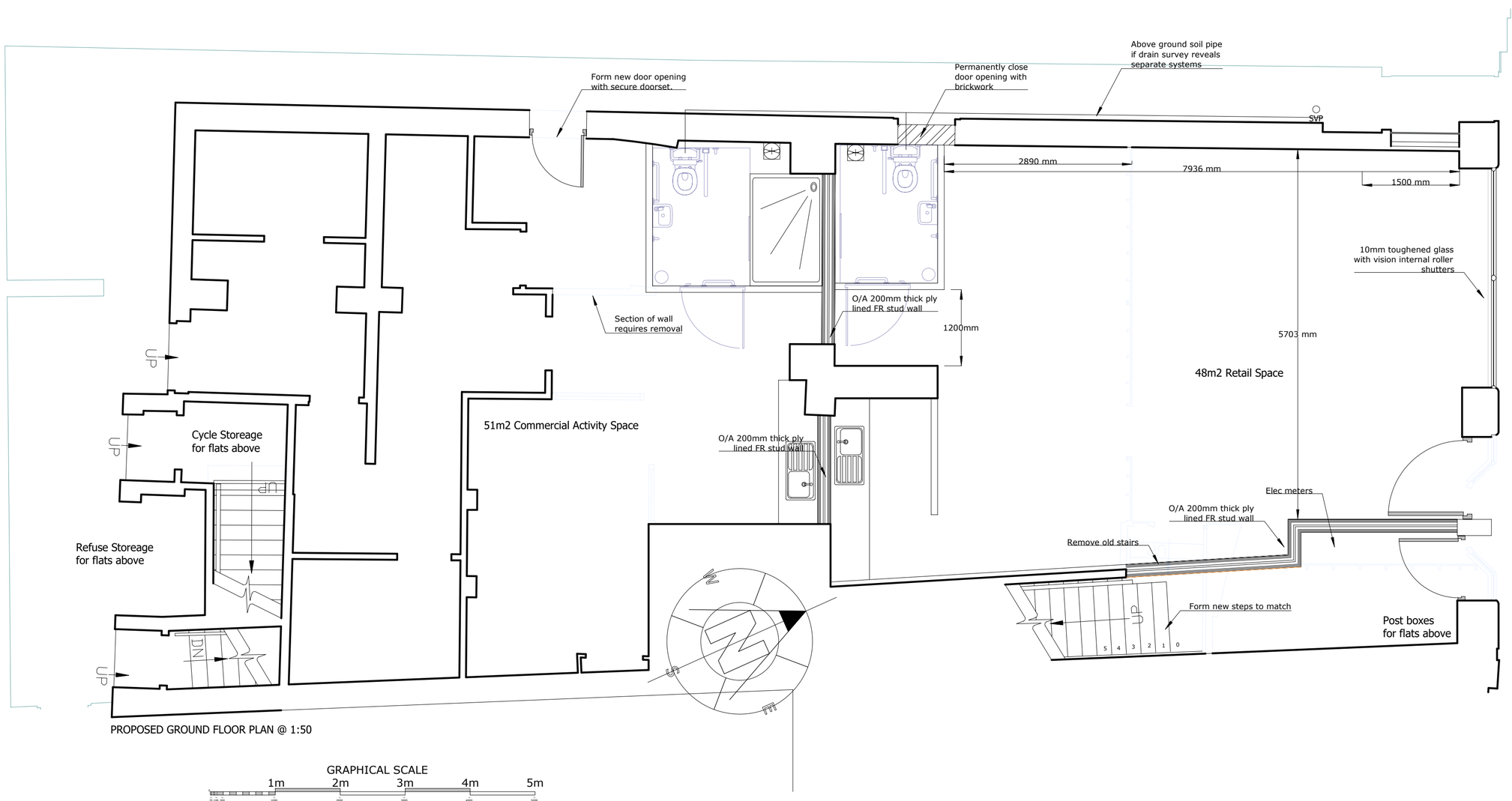
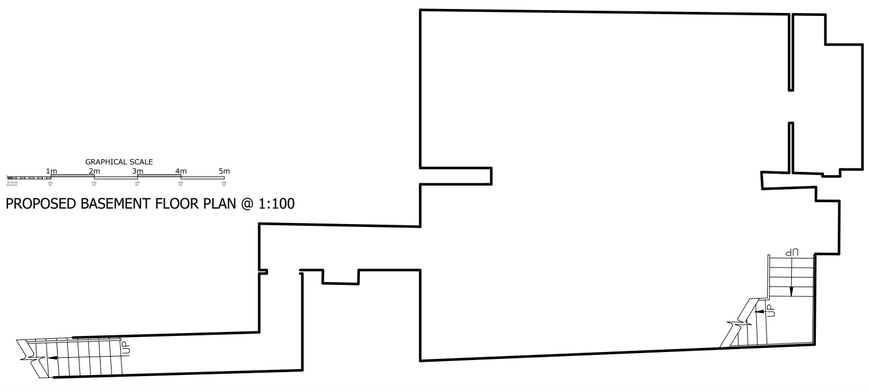


PROPOSED FIRST FLOOR PLAN @ 1:50



PROPOSED GROUND FLOOR PLAN @ 1:50

GRAPHICAL SCALE
1m 2m 3m 4m 5m



PROPOSED BASEMENT FLOOR PLAN @ 1:100

NOTES & KEY TO SYMBOLS

SD Smoke detector OPTICAL (Ei3016 or EQUAL approved)
All detectors to be interlinked

HD Heat detector (Ei3014 or EQUAL approved)
All detectors to be interlinked

Extractor fan position (type as spec)

~Existing external walls in new habitable spaces are to be lined with 25x38 timber batten fixing framework, 100mm PIR insulation board, with all joints taped with aluminium foil tape and any electrical outlet box cutouts lined with Instaabox Airtight Housing or equal void sealer. 9.5mm plasterboard finish and 3mm skim coat. Ensure all floor, ceiling and wall abutmetn permiters are fully taped or sealed to ensure air tight continuity.
ACHIEVES 0.18W/m2K

~Existing sloping roof to top floor to be Insulated with 170mm PIR between and below rafters (120mm between, rafter cavity depth filled then 70mm below rafters with all joints taped with aluminium foil tape underdrawn with 9.5mm plasterboard and 3mm skim coat)
Allow 25mm airflow gap over top of insualtion between back of tile battens.
ACHIEVES 0.13W/m2K

~Existing flat roof areas to be recovered as Warm Deck roofs
Overall 180mm PIR insualtion over structural deck.

~Roof finish to be single ply EDPM, Firestone or equal laid strictly in accordance with manufacturers requirements.

~Warmroof build up as per detail shown with 180mm PIR insulation Board and 15mm WBP ply sheeting deck.

~Code 5 lead flashing to be used.

~Guttering to extension to be laid to fall to down pipes and discharge into gullys.

~Compartmentation stud walls are to be 2 layers 15mm Gyproc FireLine board laid with staggered joints.
Studwork to be 63x38 CLS at 600mm CC with 25mm Isover Acoustic Partition Roll (APR1200) in centre of cavity.
3mm skim finish either side.
Where shown as overall thickness 200mm walls are to be formed from 100x38mm studwork with the addition of a 15mm ply face either side before Gyp boards for security purposes.
ACHIEVES 120 mins fire integrity and insulation
ACHIEVES 43 dB Rw airbourne

~Ceiling/Floor structure between commercial ground floor and new residentail space over and between new residentail sapces to be 2 layer 15mm Gyproc SoundBloc on Gypframe suspended metal ceiling fixing grid sucured to existing timber floor joists above.
100mm Isover sapcesaver or equal laid over new ceiling boards.
ACHIEVES 60 minutes fire integrity and insulation
ACHIEVES 54dB Rw airbourne, 65dB Lnw impact.

~Stud partition walls within flats to be 75x50mm timber studs with 12.5mm plasterboard either side with skim coat finish.
Plasterboard lining to bathrooms to be Gyproc MR boards. add 75mm mineral batts between stud for walls forming bathroom spaces

~New window/doors to be PAS24 certified and as indicated on drawing (final style & material to be agreed with Client). Double glazed units to be laminated glass outer leaf and toughened K glass to inner leaf. Window/door to have combined U Value of 1.1 W/m2K, trickle vents equivalent to 10,000mm2 ELSE WINDOWS WHERE SHOWN to have combined U Value of 0.8 W/m2K, trickle vents equivalent to 10,000mm2
in habitable rooms and kitchens in heads, 4000mm2 in bathrooms.
Roof windows to be Velux or equal approved with combined U Value of 2.2 W/m2K or less.
Roof Lanterns to have U Value of 1.6 W/m2K. FLAT 1 any Roof glazing to acheive 1.1W/m2K

~ALL ELECTRICAL WORKS TO BE CARRIED OUT BY NICEIC / PERSON REGISTERED UNDER COMPETANT PERSONS SCHEME FOR PART P OF BUILDING REGULATION COMPLIANCE. All socket outlets and light fittings to be agreed with client.

~Extractor fan to Kitchen to have minimum extract rate of 60 L/s
Bathroom 30 L/s Commercial WC 15 L/s
fan to vent to external air & have overrun time of 15 minutes.
MV commissioning certificate to be provided on all ventialtion installations.

~New mains wired heat detector in kitchen to a minimum as shown on plan to be interlinked to mains wired smoke detector as shown on plan.

~Domestic fire suppression system to be designed and installed to each flat by BAFSA certified compnay or equal.

~Space heating within flats to be electric panel heaters with integrated programmer and thermostat such as Dimplex PLXE Panel Heaters sized accordingly

~Hot water provision to be Heatrae Sadia Supreme point of use water heaters to kitchen sink and wash hand basin and a 9kW electric shower

~Upon completion of works builder to arrange for sound tests to be carried out on each flat

~Upon completion of works builder to arrange for air pressure tests to be carried out on each flat. TARGET 3.0m3/mr.hr

REVISIONS
A. 11/03/25
Sheet 5 added showing proposed details to allow descreet external roller shutter installation and shop frontage alterations at request of Conservation Officer.
B. 26/03/25
Further detail added for Building Regualtions and Working Drawigns purposes
C. 21/04/25
Revert to internal roller shutter system to shop front.

Client	JR MARGO
Address	Ty Newydd Acton Gardens Wrexham, LL12 8DE
Project Address	20 21 Hope Street Wrexham LL11 1BG
Project	Conversion of vacant upper floor space into 5no. 2 bedroom flats. Alteration to shop front to from high street access.

Title	Proposed Ground Floor and First Floor Plans		
DWG No.	2021HOPE/	Date	28/01/25
Scale	As Shown	Revision	C. 21/04/25
Sheet	A1 Sheet 2 of 5		

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