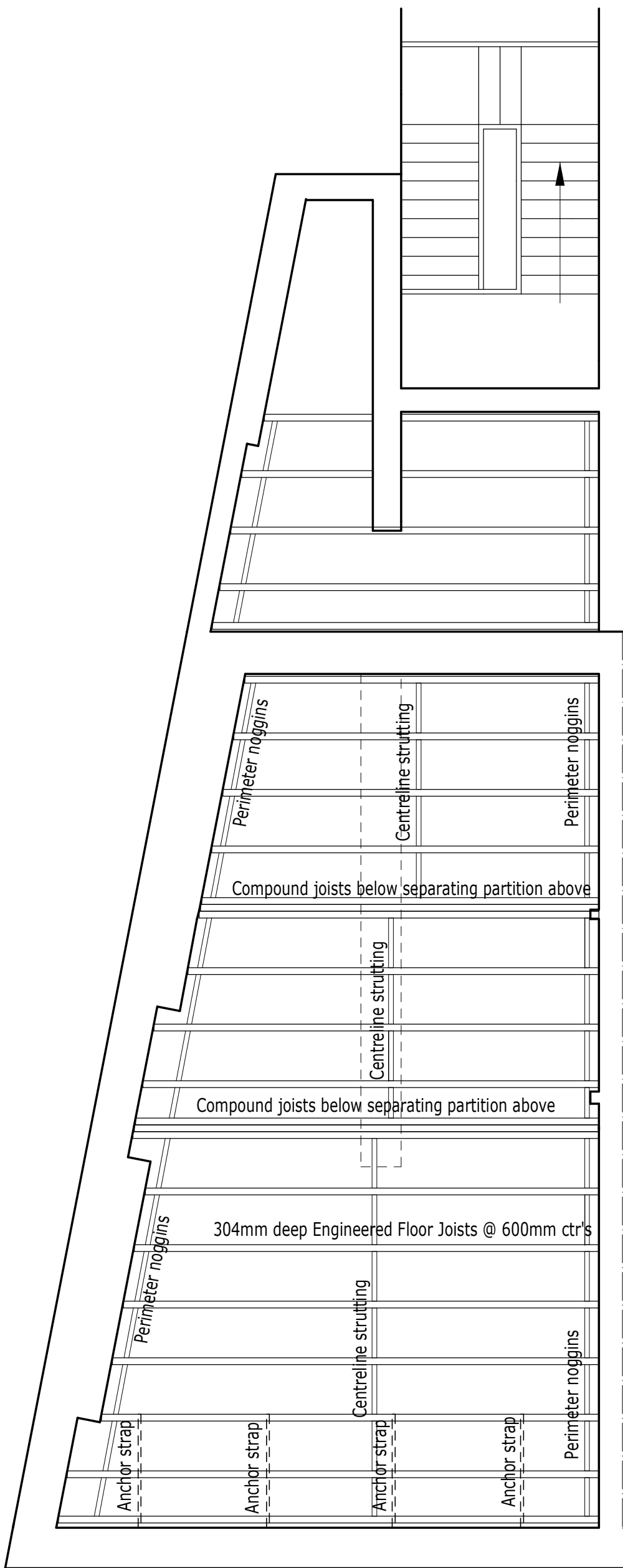
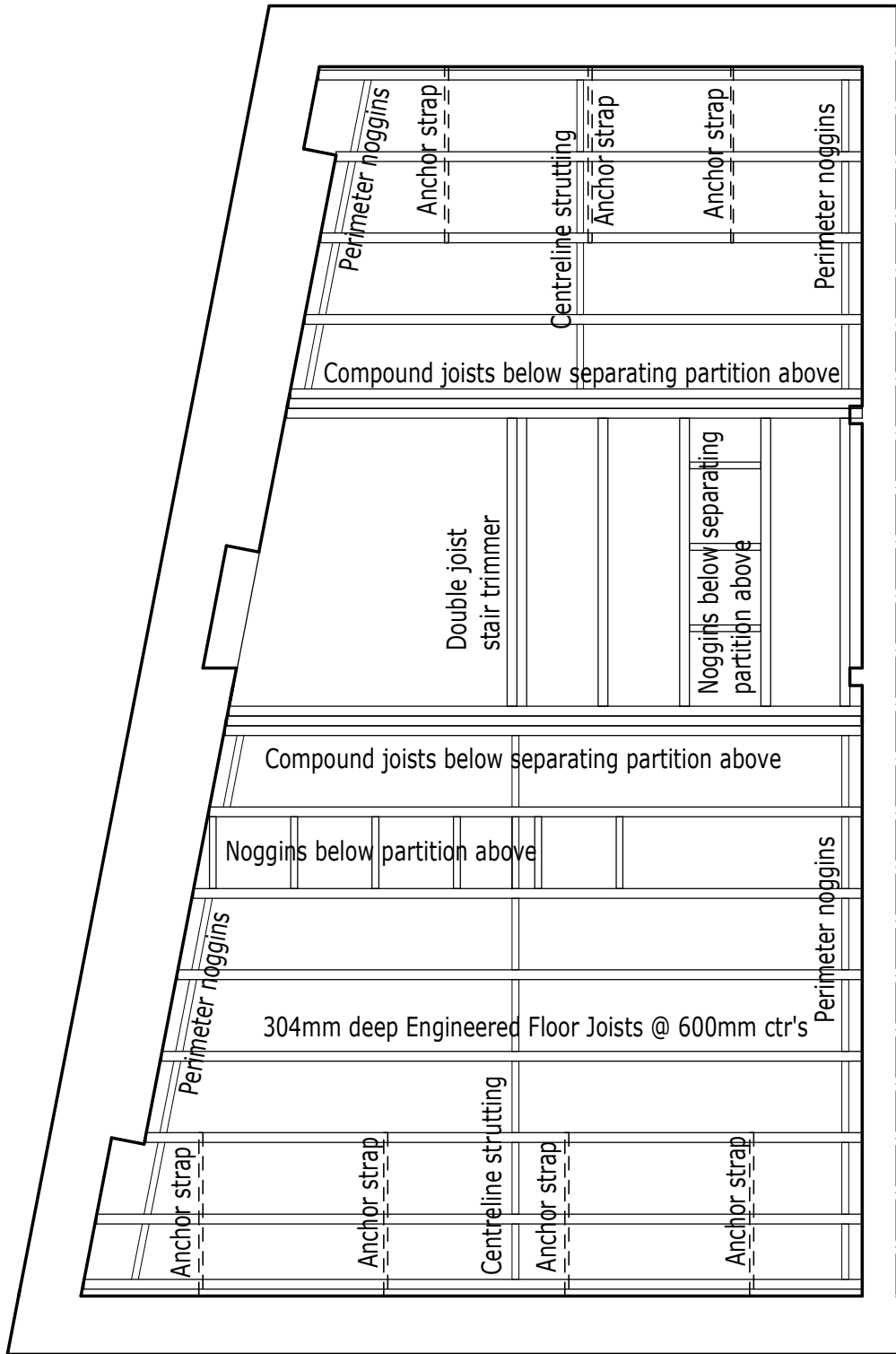
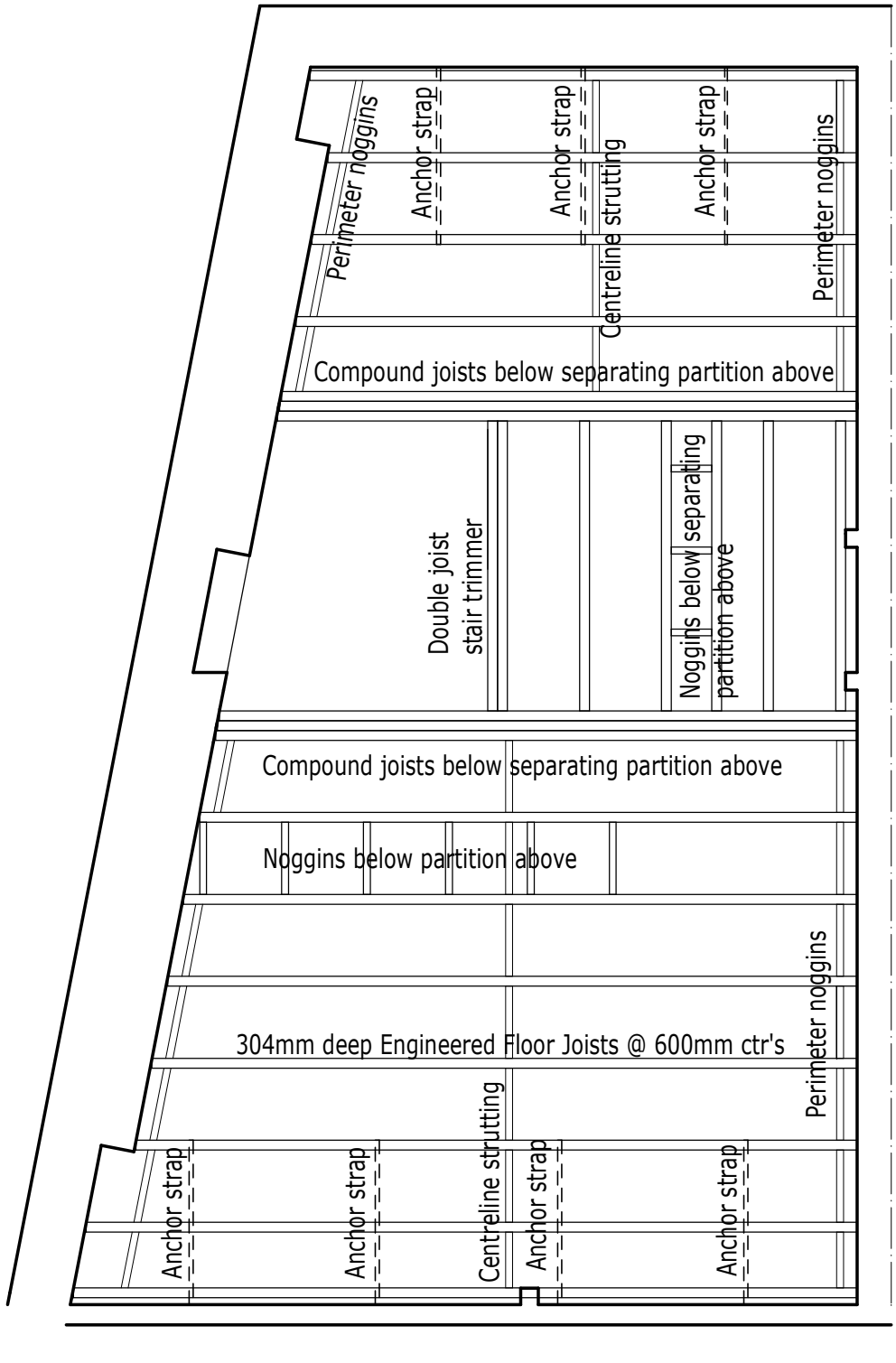




PROPOSED FIRST FLOOR
JOIST LAYOUT PLAN.



PROPOSED SECOND FLOOR
JOIST LAYOUT PLAN.



PROPOSED THIRD FLOOR
JOIST LAYOUT PLAN.

FIRST, SECOND & THIRD FLOOR CONSTRUCTION.

All existing floor joists are to be removed and disposed of / recycled. New floor is to be in accordance with recommendations by JPM Acoustics supplied.

Floor construction is relevant to existing parts of the building as indicated.

New floor joists throughout are to comprise Open Metal Web Floor Joists such as "Posi Joist" by Minera Roof Trusses Ltd, minimum 304mm depth with 72mm wide x 47mm swd members toip and bottom. Joists are to be supported on heavy duty, galvanised M/S joist hangers which are to be supported by locating the flanges within the mortar bed joints of the existing party walls.

Joists are to be fitted and braced / strutted in accordance with the manufacturer's instructions. Provide 22mm thick Weyroc board deck over floor joists on completion of installation to accept floating floor as specified below. All joints are to be fully glued and boards are to be glued (no nails) to engineered floor joists, joists set at 600mm ctr's and all to detailed design by supplier / manufacturer. Joist layout plan indicates general arrangement of floor joists. Joist ends at party walls to be supported on joist hangers 90mm minimum long bearing.

Masonry around joist jangers is to be tightly pointed with sand / cement mortar.

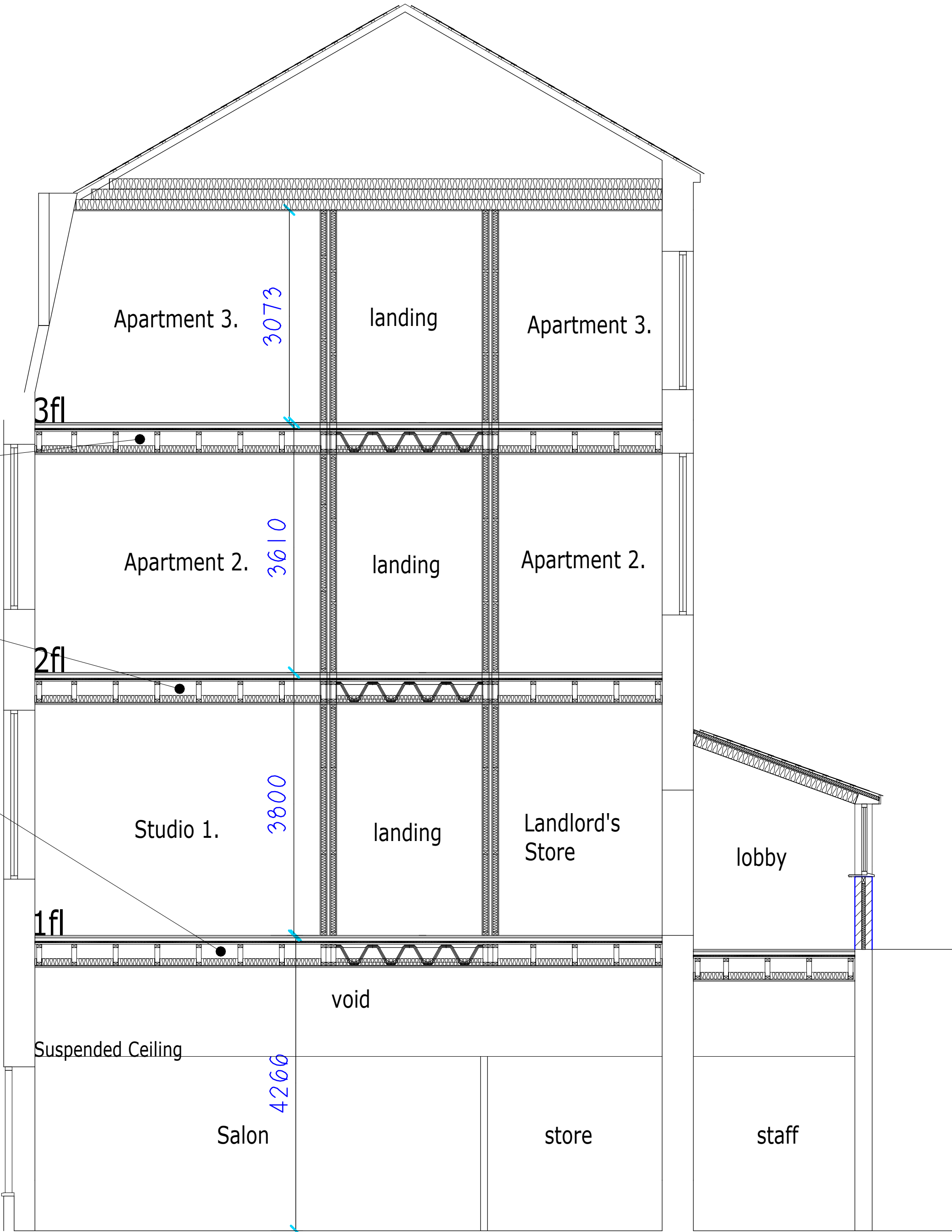
Floating floor to comprise 18mm min tongued and grooved Weyroc flooring board laid on 15mm thick Gyproc Wallboard, minimum density of 13.5kg/m² all laid on FFT1 resilient composite 70mm deep battens , resilient layer laid face down on to 18mm thick Weyroc floor deck laid on to floor joists as described above. Lay 25mm thick mineral wool quilt between resilient battens to a minimum density of 10kg/m³ ensuring that no services bridge the resilient layer.

Ceiling below floor construction to comprise 2No. layers of 15mm Gyproc Wallboard, minimum overall density 23.4kg/m² fixed with 32mm long screws to 16mm min metal resilient ceiling bars which are to be screwed and fixed at right angles to the underside of the floor joists @ 400mm ctr's all in accordance with the manufacture's instructions.

All joints in ceiling boards are to be overlapped and all joints are to be filled and covered with self adhesive scrim tape prior to application of a 3mm nominal thick skim plaster finish. Overall thickness of Gypsum based ceiling boards in excess of 30mm ensures that a fire protection rating of 1 hour is achieved.

Floor construction is to be subject to pre-completion sound testing by JPM Acoustics prior to occupation.

IMPORTANT NOTE.
SEPARATING FLOORS ARE TO ACHIEVE AIRBORNE SOUND INSULATION OF 43dB AND IMPACT SOUND INSULATION OF 64dB WHICH IS TO BE CONFIRMED BY PRE-COMPLETION SOUND TESTING BY JPM ACOUSTICS.



PROPOSED SECTION THRO BUILDING.

Project.
PROPOSED CONVERSION
OF UPPER FLOORS TO
APARTMENTS at
50, HOPE STREET,
WREXHAM, LL11 1BE.

Client.
HARDING COMMERCIAL.

Title.
PROPOSED FLOOR
JOISTS LAYOUTS.

Drawing No.
10500.08.dsj

Date.
June 2022.

Scale.
1:50@A1.

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