

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

HEATING

Each Flat to be heated by means of wall mounted gas fired condensing combi-boiler with SEDBUK rating of at least 91.2% to power conventional radiators fitted with thermostatic control valves. Boiler located in kitchen area with balanced flue. No radiators to be fitted in positions which would reduce landings / walkways to less than 900mm wide. Ensure boiler will not discharge opposite boundaries where within 2.5m.

STUD FRAMED PARTITIONS

Stud framed partitions are to comprise 12.5mm thick plasterboard with 3mm skim finish, fixed to both sides of 75mm x 50mm softwood stud framing set at 400mm centre's. Framework is to be formed on 75mm x 50mm softwood soleplate. Additional framing to be installed where required i.e, around openings. All joints in boards are to be filled and scrimmed prior to application of skim plaster. Allow for absorbent layer of 25mm thick wire reinforced mineral wool quilt to be suspended in cavity of stud framing to walls as indicated on floor plans to resist the passage of sound.

FIRE DETECTION

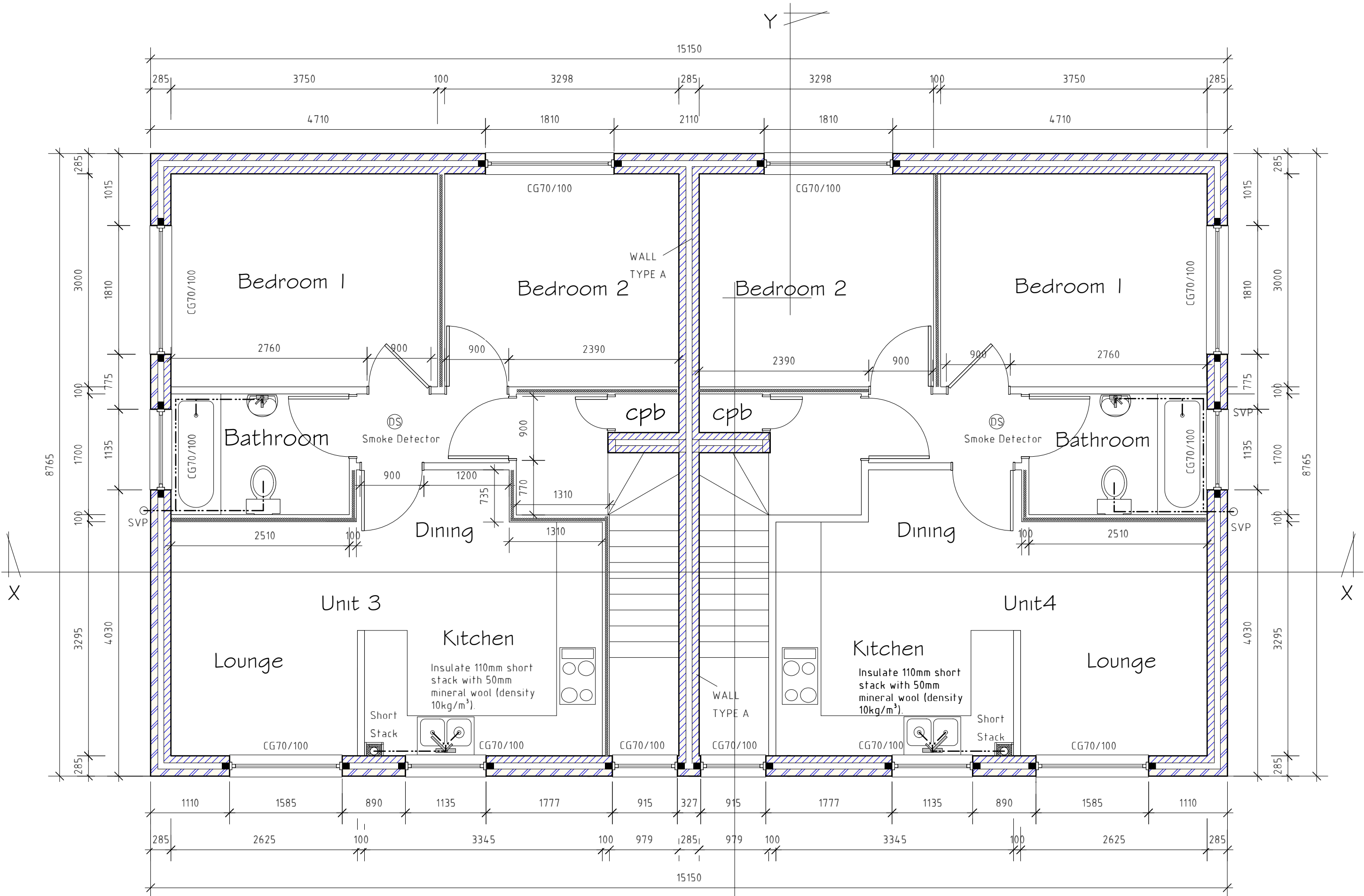
Provide mains operated interacting smoke detectors at the position indicated on floor plan. Detection units are to be provided with battery back up with the ability to be trickle charged to ensure continuity in the event of mains power failure. Detection and warning of fire from one detector must be audible throughout entire unit. Heat detector to be positioned 300mm minimum away from walls and lights.

EFFICIENT LIGHTING

Bathroom, hallway and bedroom 2 are to be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that dwelling has efficient light fittings of more than one per 25m² or 25% of fixed lighting units.

WINDOWS / GLAZING

All new windows are to comprise sealed double glazed units set in white uPVC frames to local authority approval. Sealed double glazed units are to have 16mm minimum air gap and Low-E (soft-coated) glass to styles generally as indicated. Windows are to achieve a minimum U-value of 1.1 W/m² K. Opening areas of windows are to be equal to at least 5% of enclosed floor area with part of the opening set at 1750mm above floor level. Provide background ventilation to habitable rooms by means of 8000mm² controllable trickle ventilators set in head frame member of windows. Glazing in critical locations, such as within 800mm of floor level to windows, within 1500mm of floor level to doors, and windows adjacent to doors are to consist of laminated toughened safety glass in accordance with BS 6206 and permanently marked. Ensure Lounge and Bedroom window is to have opening of 0.33m² for fire escape purposes with a minimum opening of 750mm high by 450mm wide.



First Floor Plan

Rev	Date	Detail	Initial

Project: Proposed apartments at Gwalia Road, Pentre Broughton, Wrexham	
Title: Ground Floor Plan	Scale: (A2) 1:50

Drawn By: S Hatherall	Date: Dec 09
Drawing No: H032/08	Sheet: 2 of 5

blueprint
architectural services

Soar Chapel, Aberderfyn Road,
Ponciau, Wrexham. LL14 1SL
Web: www.blueprintarchitectural.com
E-mail: enquiries@blueprintdesignuk.com
Tel: 01978 356500