

DETAIL CONSTRUCTION-REFER TO MAXIBOARD DETAILS

PART L CONSTRUCTION: AS REQUIRED BY BUILDING CONTROL:

ALL EXISTING EXTERNAL WALLS ARE TO HAVE THE EXISTING PLASTERBOARD FINISH REMOVED AND THE INTERNAL FACE MADE GOOD AS REQUIRED. THE INTERNAL IS THEN TO BE DRY LINED WITH 67.5mm KINGSPAN KOOLTHERM K18 INSULATED BOARD ON DABS WITH 5mm SKIM COAT, TAPE AND SEAL ALL JOINTS AGAINST AIR LEAKAGE. - WORK TO BE UNDERTAKEN AS REQUIRED BY THE RELEVANT INSPECTOR.

CEILING LEVEL INSULATION - THE CEILING OVER THE APARTMENT IS TO BE INSULATED WITH 300mm OF CROSS LAYED INSULATION AND UNDERDRAWN WITH 12.5mm FIRELINE BOARD AND SKIM.

NB: THE PARTY WALL CONSTRUCTION BETWEEN THIS APARTMENT AND THE ADJACENT SPACE MUST BE TAKEN UP TO THE UNDERSIDE OF THE ROOF SLOPE AND FIRE STOPPED THERETO. TAPE AND SEAL ALL JUNCTIONS IN PLASTERBOARD AGAINST AIR LEAKAGE FOR SOUND AND SURFACE SPREAD OF FLAME.

CERTAIN WINDOWS HAVE BEEN REPLACED BY DOUBLE GLAZED TOP OPENING CASEMENTS WINDOWS - PERMISSION IS BEING SOUGHT FOR THE INSTALLATION OF THE WINDOWS IN QUESTION. THE BAY WINDOWS ARE TO BE RETAINED IN TIMBER IN ACCORDANCE WITH CONSERVATION AND PLANNING REQUIREMENTS - SECONDARY GLAZING WILL BE REQUIRED TO THE BAY WINDOW !

PART E CONSTRUCTION: SOUND TEST REQUIREMENT: AS DEEMED A FULL REQUIREMENT BY BUILDING CONTROL:

PARTY WALLS - MASONRY WALLS: REFER TO DETAILS
SRS RESILIENT BARS ARE TO BE FITTED HORIZONTALLY ACROSS THE WALL WITH BARS TOP AND BOTTOM AND THEN AT 600mm CTRS, WHERE BARS ARE FIXED DIRECT TO THE WALL, 25mm MINERAL WOOL INSULATION IS TO BE FIXED BETWEEN THEM. 17mm 'MAXIBOARD' IS THEN TO BE FIXED TO THE WALL USING 3.9x30mm SRS MAXI SCREWS. (WALL MUST BE FREE OF MOISTURE BEFORE BOARD FITTED). MAXIBOARD MUST BE FITTED IN A BRICK PATTERN AND CARE TAKEN TO ENSURE NO GAPS. WHERE MAXIBOARD ABUTS WALLS FLOORS AND CEILINGS ACOUSTIC SEALANT MUST BE ADDED.
(IF INCREASED SOUND ATTENUATION IS REQUIRED, 25x50 BATTENS SHOULD BE FITTED AT 600 CTRS WITH 25mm MINERAL QUILT.)

PARTY WALLS - TIMBER:
PLEASE REFER TO THE ATTACHED DETAIL SHEETS FROM 'SOUND REDUCTION SYSTEMS' FOR THE USE OF MAXIBOARD - THIS IS IN COMPLIANCE WITH PART 'E' OF THE BUILDING REGULATIONS FOR USE AS A PARTY WALL, WHETHER USED ON EXISTING TIMBER WORK OR AS A NEW BUILD SPECIFICATION

NB: ALL PARTY WALL / FLOOR / CEILING CONSTRUCTION MUST BE UNDERTAKEN IN ACCORDANCE WITH MANUFACTURERS DETAIL INSTRUCTION AND SPECIFICATIONS, NO RESPONSIBILITY CAN BE TAKEN FOR FAILURE OF SOUND TEST.
ANY EITHER OR SPECIFICATION MUST BE THE EQUIVALENT OFF THE ABOVE AND APPROVED PRIOR TO CONSTRUCTION.

PART E CONSTRUCTION: SOUND TEST REQUIREMENT

PARTY CEILING:
PLEASE REFER TO MANUFACTURERS DETAIL SPECIFICATION FOR THE USE OF 'MAXI 60 CEILING' AS A NEW CEILING SYSTEM APPLIED TO THE EXISTING CONSTRUCTION ABOVE WITH THE EXISTING FLOORING RETAINED TO THE FLAT OVER - NOTE THIS MAKEUP ONLY APPLIES WHERE THERE IS HABITABLE ACCOMMODATION ABOVE AND NOT TO THE AREAS WHERE THERE IS JUST ROOF AREA OVER.

PARTY FLOOR:
PLEASE REFER TO THE MANUFACTURERS DETAIL SPECIFICATION FOR THE USE OF 'MAXIDECK' AS THE MAKEUP FOR THE NEW FLOOR TO SHOW COMPLIANCE WITH PART 'E' OF BUILDING REGULATIONS FOR SOUND SEAPARATION WITH THE APARTMENT BELOW. THIS SPECIFICATION WILL ALLOW FOR THE RETENTION OF THE CEILING BELOW - NO RESPONSIBILITY CAN BE TAKEN FOR SOUND TEST FAILURE AS ALL TESTS ARE RELIANT ON DETAIL SITE WORK AND AS THIS IS AN EXISTING PROPERTY THE RESULTS OF SOUND TEST CAN VARY IN ANY GIVEN SITUATION

NB: PLEASE REFER TO MAXIBOARD LITERATURE FOR DETAIL PRODUCT INFORMATION RELATING TO COMPLIANCE WITH APPROVED DOCUMENT 'E' AND 'B' - SOUND AND FIRE PROTECTION REQUIREMENTS

NB: THE MAXIBOARD DETAIL DOES NOT REQUIRE UPGRADE WORKS TO THE FLOOR FINISH TO COMPLY WITH APPROVED DOCUMENT 'E' THEREFORE FLAT ABOVE WILL NOT BE DISTURBED

PLEASE NOTE: THE SPECIFICATION RELATES TO THE USE OF MAXIBOARD 60 - THIS WILL EASILY ALLOW FOR THE COMPLIANCE FIRE PROTECTION

NB: THE PARTY WALL THAT SITS BELOW THE ROOF AREA MUST BE TAKEN UP TO THE THE UNDERSIDE OF THE ROOF CONSTRUCTION AND FIRE STOPPED THERETO WITH COMPRESSIBLE FIRE QUILT

NB: PRE COMPLETION SOUND TESTING AND AN EPC CERTIFICATE WILL BE REQUIRED TO THE LARGER OF THE TWO FLATS.
PLEASE NOTE - THIS IS AN EXISTING STRUCTURE AND NO RESPONSIBILITY CAN BE TAKEN FOR THE FAILURE OF SUCH TESTS - CAREFULL WORMANSHIP AND DETAILING IS KEY AND ENSURING ALL MANUFACTURERS DETAILS ARE ADHERED TO.

SPECIFICATION:

EXTERNAL WALLS

SEE ABOVE SPECIFICATION TO EXISTING WALLS

DRY LINING TO BE SEALED WITH CONTINUOUS RIBBONS OF ADHESIVE AT PERIMETERS OF EXTERNAL WALLS, OPENINGS AND AT JUNCTION WITH SKIRTING AND CEILING. POLYTHENE DPC /

INTERNAL WALLS - ALL DIVIDING WALLS OTHER THAN PARTY WALL CONSTRUCTION

STUOWORK TO INTERNAL PARTITION TO BE 75mm O/A 'GYPSUM WALLBOARD PLUS' SYSTEM OR SIMILAR APPROVED, WITH 15mm GYPROC SOUNDBLOC RAPID (15mm GYPROC SOUNDBLOC RAPID MR TO WET ROOMS, INTERNAL SIDE) EITHER SIDE OF GYFRAME 43mm AS 50 ACOUSTICS AT 900ctrs WITH GYFRAME GWR2 MID-HEIGHT NOGGING (MAX HEIGHT 2400mm) OR 450ctrs & NO NOGGINGS (MAX HEIGHT 2700mm). TO ACHIEVE 40dB IN COMPLIANCE WITH APPROVED DOCUMENT 'E' 2003.

MEANS OF WARNING AND ESCAPE

INTEGRATED SMOKE ALARMS AND SOUNDERS ARE TO BE FITTED TO EACH LOBBY AREA TO THE PROPOSED FLATS AND ARE TO BE INTERLINKED TO THE EXISTING DETECTION WITHIN THE COMMUNAL AREA FIRE ALARM SYSTEM. ALL FIRE DETECTION IS TO BE ON ITS OWN FUSED CIRCUIT WITH MAINS BATTERY BACKUP.

HEATING TO BS:5449

GAS FIRED CONDENSING BOILER (SEE PLAN) MIN. 90.4% EFFICIENCY SEDBUK 'A' RATING, TO FAN ASSISTED FLUE WITH GUARD MIN. 300mm BELOW OPENING. INDICATIVE RADIATOR POSITIONING SHOWN THUS: - TO BE FITTED WITH THERMOSTATIC VALVES (EXCEPT WHERE ROOM HAS THERMOSTAT CONTROLLING BOILER INTERLOCK) ALL PRIMARY PIPEWORK WITHIN 1m OF CYLINDER & UNHEATED SPACES TO BE INSULATED WITH MATERIAL WITH THERMAL CONDUCTIVITY NOT EXCEEDING 0.045 W/M²K & THICKNESS TO OUTSIDE DIA OF PIPE UP TO MAX 40mm. 160 LITRE HOT WATER CYLINDER TO HAVE 50mm FACTORY APPLIED INSULATING JACKET TO BS:3198 & CYLINDER STAFF FITTED. SYSTEM TO HAVE SINGLE PUMP IN HEATED SPACE. SECONDARY HEATING SYSTEM - GLASS ENCLOSED DECORATIVE ELECTRIC OR GAS FIRE WITH NO THERMOSTATIC CONTROLS. COMBUSTION AIR PROVIDED BY 215 x 140 PLASTIC AIRBRICK IN LOUNGE (19677mm FREE AIR). HEATING ENGINEER TO PROVIDE COMMISSIONING CERTIFICATE FOR ALL GAS APPLIANCES IN ACCORDANCE WITH APPROVED DOCUMENT J 2002. NOTICE PLATE REFERRING TO ALL HEATING APPLIANCES AS DESCRIBED IN APPROVED DOCUMENT J 2002 PARAGRAPH 1.56-1.58 TO BE LOCATED ADJACENT TO WATER SUPPLY STOP COCK INDICATED THUS ON PLANS: - NP

VENTILATION-NATURAL

HABITABLE ROOMS-OPENING WINDOWS MIN 1/20TH FLOOR AREA OF ROOM WITH PART AT LEAST 1.75m ABOVE FLOOR LEVEL. TRICKLE VENTS TO BE FITTED TO WINDOWS WITH 8000mm² BACKGROUND VENTILATION TO HABITABLE ROOMS.

VENTILATION-MECHANICAL

EXTRACT VENTILATION IS TO BE IN ACCORDANCE WITH APPROVED DOCUMENT 'F' TABLE 1.1A KITCHEN TO HAVE 30L/S ADJACENT TO HOB, 60L/S ELSEWHERE (13L/S MIN RATE) BATHROOMS SHOULD HAVE 15L/S WITH A MIN RATE OF 8L/S AND 15 MIN OVERUN COOKER HOOD IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.

BACKGROUND VENTILATION OF 25,000 mm² IS TO BE PROVIDED TO THE APARTMENT - THIS IS TO BE ACHIEVED IN THE FORM OF A PASSIVE STACK VENTILATION SYSTEM TO BE AGREED WITH THE BUILDING INSPECTOR

ABOVE GROUND DRAINAGE

WASTE PIPES TO BS 5572:1978: SIZES: WASH HAND BASIN 32mm UPTO 1.7m RUN. SINK, BATH, SHOWER - 40mm UPTO 3m RUN 50mm UPTO 4m RUN. WC'S - 100mm. WASTE PIPES TO HAVE SEPARATE & 75mm SEAL TRAPS TO 100 SAMP TERMINATED INTERNALLY WITH NON RETURN VALVE (EXTERNAL STACKS & EVERY 5 STACKS & EVERY 5 ON SINGLE DRAIN RUN VENTED TRADITIONALLY TERMINATING 900mm ABOVE OPENINGS WITH SUITABLE CAGE). SHOWER TRAYS TO HAVE ACCESS PANEL TO TRAP. ALL JOINTS TO BE PUSH FITTED & ACCESS PANELS PROVIDED AT ALL CHANGES IN DIRECTION. RAINWATER GOODS IN UPVC TO BS 4576

FLOORS

SEE ABOVE SPECIFICATION IN ACCORDANCE WITH PART E AND PART B

ROOF

SEE ABOVE SPECIFICATION FOR INSULATION TO EXISTING ROOF COVERINGS

13 TERRACE RD, BUXTON

DWG: PROPOSED

13 TERRACE ROAD

TERRACE ROAD, BUXTON

06 DEC 2010

1:50

DATE: SEPT 10

CHECKED:

DRAWN:

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PROPOSED 04A

13 TERRACE ROAD

NEW APARTMENTS-1st FLOOR