DETAIL CONSTRUCTION

PART L CONSTRUCTION:

REFER TO THE CONSTRUCTION NOTE DETAILS TO THE BASEMENT AREA AND THE INSULATED DRY LINING UNDERTAKEN IN ACCORDANCE WITH THOSE WORKS. ELSEWHERE, AT GROUND FLOOR, THIS IS AN EXISTING DOMESTIC PROVISION WITH LESS THAN 25% REPLASTERING WORKS BEING UNDERTAKEN.

ALL WINDOWS THAT ARE REPLACED OR NEW PROVISION ARE TO BE UPVC DOUBLE GLAZED UNITS WITH 'U' VALUE OF 1.2. ALLOW FOR FULL OPENABLE UNITS TO THE BASEMENT ROOMS

PART E CONSTRUCTION:

PARTY WALLS - MASONRY WALLS:
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.
AREA BETWEEN STUDWORK TO BE INSULATED WITH 50mm MINERAL QUILT, RESILIENT BARS THEN FIXED AS ABOVE WITH THE MAXIBOARD FIXED IN THE SAME WAY WITH STAGGERED JOINTS. AGAIN SEAL ALL AREAS AGAINST LEAKAGE.
ON THE OTHER SIDE, TWO LAYERS OF FIRE LINE BOARD ARE TO FIXED DIRECT TO THE STUD AND SEALED AGAINST AIR LEAKAGE.

PART E CONSTRUCTION:

PARTY FLOORS:
MAXIBOARD IS TO BE FITTED ONTO THE CEILING TO ALLOW FOR SOUND ATTENUATION IN ACCORDANCE WITH MANUFACTURERS SPECIFIC FITTING DETAILS:
100mm 45KG/M3 MINERAL WOOL SLABS ARE TO BE FRICTION FITTED BETWEEN THE EXISTING JOISTS ACROSS THE FULL WIDTH OF THE CEILING. SRS MAXI RESILIENT BARS ARE THEN FIXED TO SPAN ACROSS THE FULL WIDTH OF THE CEILING JOISTS USING 70x5mm SELF DRILLING SCREWS (FITTED AT THE EDGES AND EVERY 300 CTRS)
MAXIBOARD IS THEN FIXED INTO THE RESILIENT BARS WITH 30x3.9mm MAXI HP SCREWS - THE BOARD MUST NOT BE FIXED THROUGH THE BAR INTO THE TIMBER.
THE BOARDS ARE FITTED IN A STAGGERED HALF PANEL OVERLAP WITH 100mm WHITE GYPSUM LAYER FACING OUTWARDS, UNLESS OTHERWISE STATED.
ALL SCREW FITTINGS ARE AT MAX 300mm CTRS, POSITIONED 20mm FROM THE EDGES OF BOARD AND AT MIDPOINT.. A BEAD OF SRS GRIPFIX IS TO BE APPLIED TO EACH PANEL SHIPLAP EDGE PRIOR TO INSTALLATION.
WHERE BOARDS ABUT A PERIMETER, BEADS OF SRS ACOUSTIC SEALANT MUST BE APPLIED (AFTER REMOVING THE SHIPLAP EDGE). CARE MUST BE TAKEN TO ENSURE NO GAPS OCCUR BETWEEN MAXIBOARDS.
CEILING IS THEN UNDERDRAWN WITH 15mm FIRELINE BOARD FIXED THROUGH THE MAXIBOARD TO THE RESILIENT BARS USING 50mm DRYWALL SCREWS.

HPK/2012/0719

20 DEC 2012

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 / CAVITY TRAYS TO OPENINGS WHERE APPLICABLE. CAVITIES TO BE CLOSED AROUND EXTERNAL OPENINGS WITH PROPRIETARY CLOSURE WITH MIN. THERMAL RESISTANCE PATH OF 0.45M K/W. WEEPHOLES TO BE PROVIDED AT ALL EXTERNAL OPENINGS.

INTERNAL WALLS - ANY NEW STUD PARTITION WALLS
ALL NEW STUDWORK IS TO BE SW 75x50 (OR 50x50 IN SMALL AREAS) AT 450ctrs, INSULATED WITH MIN 50mm ISOVER APR1200 AND OVERBOARDED WITH 15mm GYPROC WALLBOARD AND SKIM.
TAPE AND SEAL ALL JUNCTIONS AGAINST AIR LEAKAGE

MEANS OF WARNING AND ESCAPE
FULL DETECTION WITHIN EACH FLAT TO BE INTERLINKED TO LOBBY SPACE WITH MAINS BATTERY BACK UP

HEATING TO BS 5449 - ONLY RELATES TO ANY NEW WORKS IF REQUIRED
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) MIN STANDARD FOR PIPEWORK IS PUSH FIT ALTHOUGH COPPER IS ADVISED THROUGHOUT. ALL BOILER WORKS TO BE UNDERTAKEN BY A COMPETENT AND REGISTERED PERSON TO DO SO.

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 8000mm^2 BACKGROUND VENTILATION TO HABITABLE ROOMS.

VENTILATION - MECHANICAL
CONTINUOUS RUNNING FANS TO BE FITTED TO ALL WET ROOMS, (GREENWOOD AIRVAC CV100 OR SIMILAR APPROVED) TO BE FITTED WITH CONSTANT VOLUME CONTROL & BE CAPABLE OF ACHEIVING CONSTANT RATES OF 30L/S IN KITCHENS, 15L/S IN BATHROOMS. ALL FANS VENTED DIRECT TO OUTSIDE
COOKER HOOD IF FITTED TO BE SET TO RE-CIRCULATION AND NOT VENTED TO OUTSIDE AIR.

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 S&VP 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

PLEASE NOTE: SOUND TEST WILL BE REQUIRED BETWEEN THE NEW APARTMENTS, NO GUARANTEE CAN BE GIVEN FOR THE PASS OF SUCH A TEST. THIS IS AN EXISTING BUILDING AND ALL SITUATIONS PERFORM DIFFERENTLY. THE INDICATED SPECIFICATION SHOULD SHOW COMPLIANCE BUT CONSULTATION WITH 'SOUND REDUCTION SYSTEMS' FOR A SITE SPECIFIC DETAIL IS SUGGESTED TO AVOID DOUBT.

FLAT 1/1A: 52 WEST ROAD

NTS	CHECKED:
DATE: SEPT 12	DRAWN:

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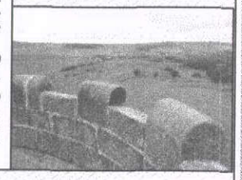
A.J.S ARCHITECTURE
32 carr road.
buxton.
derbyshire.
sk17 6wf.
h: 01298 26062
m: 07794 400237



SPECIFICATION

52 WEST ROAD