

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 ALLOW FOR 67.5mm CELOTEX PL4000 DRY LINING PLASTERBOARD ON ALL EXTERNAL WALLS, DOOR AND DAB.

ROOF AREAS TO BE INSULATED WITH 300mm CROSS LAY ROCKWOOL AND 40mm SUPERQUILT BETWEEN AND BELOW RAFTER LINES WHERE RELEVANT.

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, ALL FRONT ELEVATION WINDOWS ARE EXISTING DOUBLE GLAZED UNITS AND ARE TO REMAIN.

PART E CONSTRUCTION:

PARTY WALLS (HALL TO FLAT ETC) – MASONRY WALLS:
SRS RESILIENT BARS ARE TO BE FITTED HORIZONTALLY ACROSS THE WALL WITH BARS TOP AND BOTTOM AND THEN AT 600mm CRS, 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 CRS WITH 25mm MINERAL WOOL.)

PARTY WALLS (HALL TO FLAT ETC) – TIMBER AREA BETWEEN STUDWORK TO BE INSULATED WITH 50mm MINERAL WOOL, RESILIENT BARS THEN FIXED AS ABOVE WITH THE WAXBOARD 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 BE FIXED DIRECT TO THE STUD AND SEALED AGAINST AIR LEAKAGE.

PART E CONSTRUCTION:

PARTY FLOORS:
ALLOW FOR FULL DETAILED SPECIFICATION FROM TRIM ACOUSTICS FOR RELEVANT SITUATIONS TO SHOW COMPLIANCE WITH SOUND TEST TO BE UNDERTAKEN, BUT SUGGEST FOLLOWING SPECIFICATION:

REMOVE EXISTING FLOOR COVERINGS AT FIRST AND SECOND FLOOR TO ALLOW 75mm ACOUSTIC INSULATION TO BE FRICION FITTED BETWEEN EXISTING JOISTS. EITHER RE-FIT EXISTING FLOOR BOARDS OR REPLACE WITH 22mm T&G CHIPBOARD. RETAIN EXISTING CEILING FINISHES BELOW AND ALLOW FOR INDEPENDANT CEILING STRUCTURE BELOW TO MAINTAIN 75mm ACOUSTIC INSULATION BETWEEN NEW AND EXISTING CEILINGS. FIT RESILIENT BARS TO THE UNDERSIDE OF THE NEW CEILING STRUCTURE AND FINISH WITH 2 LAYERS OF 15mm GYPROC SOUNDBLOC BOARD CROSS LAYERED, TAPE AND SEAL ALL JOINTS AND SKIM TO FINISH.

PARTY WALLS TO ADJACENT PROPERTIES - THESE ARE ASSUMED TO BE 9" AND SHOULD SHOW COMPLIANCE AS EXISTING, HOWEVER, ALLOW FOR 15mm GYPROC SOUNDLOC BOARD TO BE DOT AND DAB APPLIED WITH ALL JOINTS TAPED AND SEALED AGAINST AIR LEAKAGE. SKIM FINISH.

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 TRANS 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 - WITHIN APARTMENTS

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 COMBINATION BOILER (SEE PLAN) MIN. 91% 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.


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 TRIM ACOUSTIC FOR A SITE SPECIFIC DETAIL IS SUGGESTED TO AVOID DOUBT.

23 MARKET STREET, BUXTON

NTS	CHECKED:
DATE: FEB'13	DRAWN:

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SPECIFICATION

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