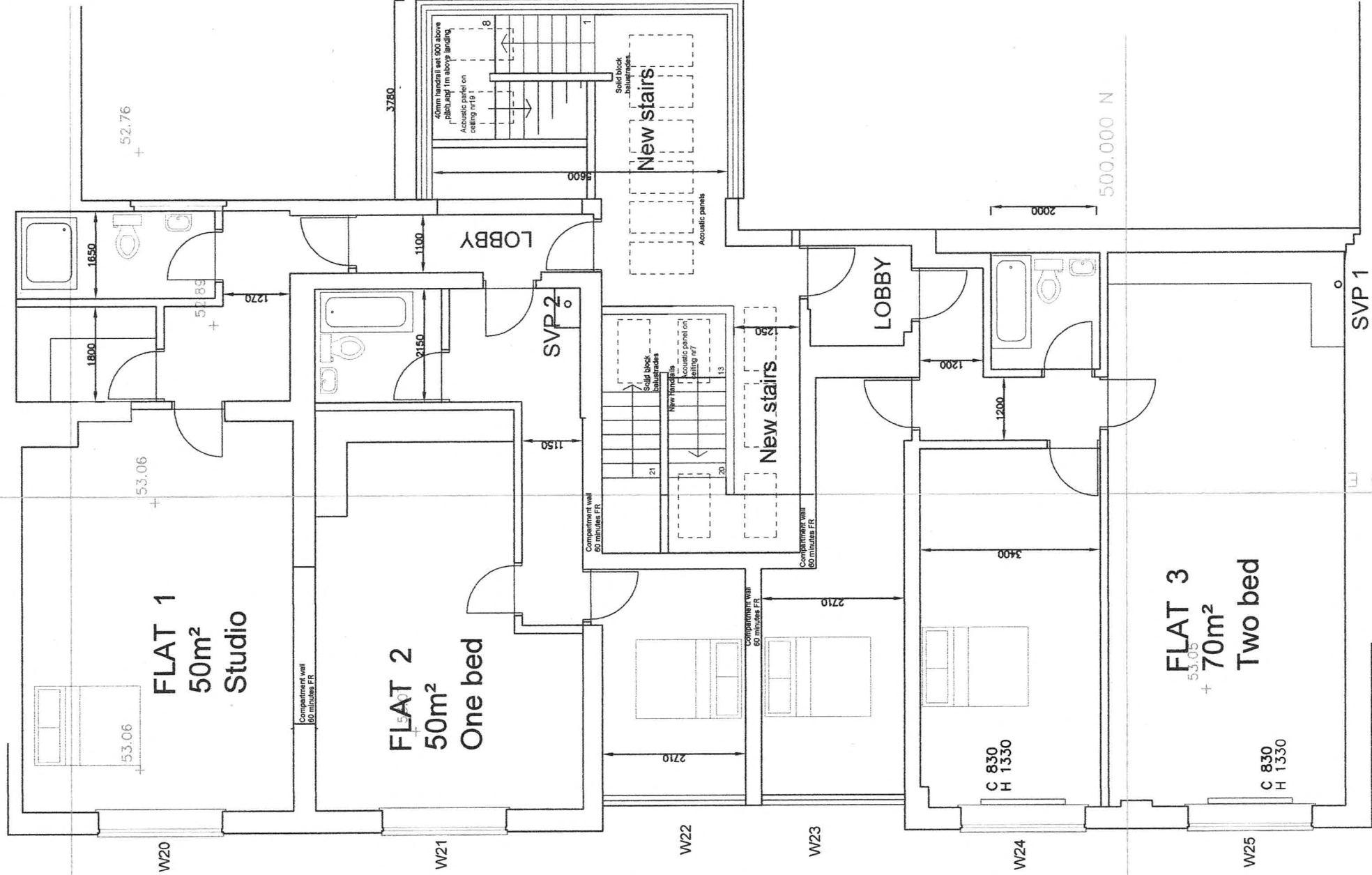




FIRST FLOOR

- 7.0 PARTITIONS
- 7.1 New internal partitions to be built as non-loadbearing Type B partitions set on acoustic isolation strips
- 7.2 75x50mm timber studwork at 600mm centres and noggins at 900mm vertical intervals. 50mm unfaced 20kg/m³ mineral wool batts suspended in the cavity. 12.5mm plasterboard screw fixed and skim coated to each side. Isolation strips and tapes to top and bottom plates and all joints to be well sealed. Laboratory test:- 43 Rw dB sound reduction performance
- Part E requirement:- 40 nw dB
- The framework should be isolated from contact with the perimeter structure with 10mm thick neoprene isolation strips. The plasterboard should be kept 5mm from the surrounding structure and the gap sealed with acoustic sealant. Plasterboard seams to be staggered on each side of partition
- Internal partitions to be used as cable and pipe routes to serve fittings and radiators. Conduit runs formed with 6mm ply boards set into 100x 15mm notches cut into vertical and horizontal members.
- New Party wall linings formed onto existing plastered walls. Manufacturer test B performance quoted as:- Rw 54dB and Rw+Ctr 48 dB.
- Resilient bars fixed horizontally to top and bottom and at 600mm centres along walls. 25mm mineral wool 20kg/m³ insulation hung between strips.
- 17mm Maxiboard panels fixed to bars with 30mm self-tapping screws. Boards fixed with staggered joints and all edges glued with Gripfix. Against end walls, lipped edges to be removed and butted up with acoustic sealant filler.
- Maxiboards fixed with 10mm white gypsum layer outwards and overlaid with 9.5mm plasterboard with skim finish
- Option for face fixed socket boxes and fittings with all wire points sealed with acoustic sealants around cables.
- 7.6 All skirtings and architraves to be edged with acoustic foam isolation strips to avoid direct contact with floors.
- 7.7 External walls to be thermally upgraded with fixings of Gyproc Gyframe metal studs at 400mm centres with 50mm Isover APR 1200 insulation boards set against solid walls.
- Frames covered with 70mm Gyproc Thermaline Super with R-Value 4.06 m²KW to provide min. 0.25 W/m²K U-Value.

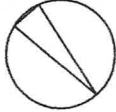
- 7.8 Compartment walls to provide minimum 60 minutes fire resistance:-
- New non-loadbearing first floor partitions formed with 50x100 C16 studwork at 400mm centres and noggins at 900mm intervals. Pack voids with 100mm min 10 kg/m³ mineral fibre quilt and case both sides with 15mm Fireline plasterboard overlaid with 15mm Duraline boards in circulation areas.

- 9.0 SEPARATING FLOORS
- 9.1 Performance requirements
- Minimum 1 hour fire resistance
- Part E acoustic performance
- Airborne sound insulation DnTw+Ctr 43dB or higher
- Impact sound insulation InTw 64dB or lower
- 9.2 First and second floors to be upgraded to form separating floors and formed as Floor Treatment 2 :-
- Existing 18mm MR chipboard retained in place
- Overlaid with Reduc Strata 35mm boards laid with isolation tape to all existing perimeters
- Reduc Strata DnTw+Ctr 45dB
- LnTw 57dB (Manufacturer figures)
- 100mm Soundslab mineral wool slabs set between joists in wire mesh suspension nets.
- Maxiboard Maxi60 ceiling system underdrawn on existing 50 x 200mm joists at 400mm centres
- SRS isolation bars fitted to span across joists at 300mm centres and around perimeters.
- 17mm Maxiboards and 12.5mm fire rated plasterboard fixed through Maxiboard and into isolation bars with 30mm x 3.9mm self-drilling countersunk screws. All panels to be staggered with half panel overlaps
- Flanking strips laid to all perimeters and junctions
- Maxi60 ceiling
- DnTw+Ctr 48dB
- LnTw 57dB (Trim Acoustics figures)

- 10.0 ROOF DRAINAGE
- 10.1 Existing RWP's to be retained unaltered.
- 11.0 FOUL DRAINAGE
- 11.1 Existing SVP's 1 & 2 to be checked for integrity and access for each floor.
- 11.2 Existing drains to be inspected by TV and flushed out.
- 11.3 New branches to be formed as new internal 110mm PVC pipes with collars at low level on each floor.
- 11.4 New PVC collar connections and branches set at minimum 1:80 fall from new connections.
- Branches to serve new fittings with trapped outlets; basin, sinks and baths (40mm diameter trap / 75mm deep seal) and dual flush WC (100mm diameter trap / 50mm min. seal)

- 12.0 FRONT DOORS
- 12.1 6.4mm laminated or 6mm toughened glass to be used in glazed doors; W1 replacement
- 12.2 Door D1 to be new, insulated core door with frame and edge weather seals and strips to provide minimum 1.6 W/m²K U-Value.
- 12.3 Front and other doors and windows to be robust and fitted with appropriate hardware and mechanically fixed to solid structure:-
- Doorsets are to provide a similar or better rating than standards:-
- STS 201 Issue 5:2013
- LPS 1175 Issue 7:2010 security rating 2
- STS 202 Issue 3:2011 burglary rating
- LPS 2081 Issue 1:2015 security rating B
- 12.4 Locks to the main door:-
- Multipoint locking system or single point locking to:-
- PAS 3621 (key locking both sides)
- PAS 8621 (key locking exterior) or PAS 10621
- Hinges to incorporate dog bolts
- 12.5 Bespoke doorsets not to exceed 1m x 2m high
- Manufactured from solid or laminated timber with a minimum density 600kg/m³
- Door rails, stiles and muntins to be minimum 44mm thick with rebates not less than 32mm.
- 12.6 Letterplate, if in door, to have a maximum aperture of 260mm x 40mm and located away from lock or in side wall to a secure, fire proof mailbox.
- Integral viewer in door.
- Any door glazing or adjacent glass to be to include one layer to a minimum of class P1A to BS EN 356 : 2000.

- NOTICE
- 1) This drawing is copyright property of Pegley D'Arcy Limited and may not be copied, transmitted or otherwise used without express, written permission.
- 2) All dimensions and levels are to be checked on site prior to any works.
- 3) Any discrepancies or queries are to be resolved before progressing any works on site.
- 4) All works to conform to approved drawings and specification



- 15.0 INTERNAL DOORS
- 15.1 Solid core 44mm leaf with solid timber edgings and flush ply finish for painting.
- Stainless steel hinges and ironmongery
- Five lever deadlock
- 15.2 Solid hardwood frame and threshold, primed for painting
- 15.3 Internal doors to be flush faced ply for painting
- All doors to be fire door rated for 30 minutes fire resistance and fitted with intumescent strips and brush seals.
- Ironmongery to include door top mounted door closers

- 16.0 WATER SERVICES
- 16.1 The new dwellings are to be served by the existing main water supply to provide wholesome water to all fittings at sufficient rates with drinking water to both new sinks.
- 16.2 New CW & HW supplies to be installed as required. All new service points to be fitted with control valves and flexible connectors to new sanitaryware, sinks etc.
- 16.3 HW services to be extended in copper pipes and all runs insulated with min. 19mm wall polyethylene sheathing
- 16.4 A water efficiency calculation is required for the new dwelling in accordance with "The Water Efficiency Calculator for New Dwellings" and to be delivered to BC within five days of completion of works. Consumption of water rates are not to exceed 125 litres / person / day.

1200-66

23 March 2017
1:100 @ A3

FIRST FLOOR

1:100

VICTORY HOUSE UB10 0PQ

ROYAL INSTITUTE OF BRITISH ARCHITECTS CHARTERED PRACTICE

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