

BRIEF SPECIFICATION

Floor Build Up - see sketch drawings SK 03 for further details; All existing floor deck and floor finishes are of non original standing. All floors proposed to consist of - Existing timber joists, with Rockwool or similar hung between, GypFloor Silent system comprising Gyproc Plank on Gyp SIF Floor Channel located over existing timber joists, New Floor Deck 12 - 18mm Ply, Nu Heat Acoustipanel 14 Underfloor Heating system 31mm, Floor Finish varies; see Floor Finishes Plan AP 02 for further information.

Internal Walls
New Internal Partitions to be studwork, faced with 12.5mm Plasterboard on both sides and 100mm Rockwool wall batts between studs unless noted otherwise (stud positions shown diagrammatically only).

Windows - see sketch drawings SK 05 for further details.
 Type 1 - Existing glazing to be replaced with Histoglass d11, Secondary Glazing with annealed glass to be fitted. Refer to SK 06 for further details.
 Type 2 - Existing sash window to be overhauled and redecorated, Secondary Glazing with annealed glass to be fitted within extended sill and new architrave. Refer to SK 06 for further details.
 Type 3 - 'Make good' timber casements, replace crittall casements with new timber to match existing. Refer to SK 07 for further details.
 Type 4 - 'Make good' timber casements, replace crittall casements with new timber to match existing. Existing glazing lights to be replaced with Histoglass d11. Refer to SK 07 for further details.
 Type 5 - To be overhauled and redecorated.
 Type 6 - To be overhauled and redecorated.
 Type 7 - Window to be investigated further as currently covered by joinery.

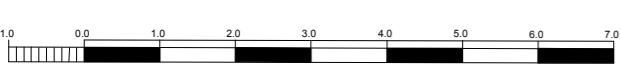
Doors - see sketch drawings SK 08.
 Front Door - To make good. New ironmongery, acoustic seals etc.
 Type 1 - Existing doors to be retained, overhauled and redecorated, with new iron mongery and acoustic treatment applied.
 Type 2 - New doors to match existing, new iron mongery and acoustic treatment applied.
 Type 3 - New pocket door with acoutic treatment. Door to be within joinery of Tv Room.
 Type 4 - New pocket door with acoutic treatment. Door to be within joinery of Utility Room.
 Type 5 - Existing external doors to be retained and overhauled with new decoration, ironmongery and acoustic treatment applied. Secondary internal swing glazed doors are to be fitted within existing frame.
 Type 6 - New Door to match Door Type 1 Internal Doors.
 Type 7 - New door within new glazed partition. Refer to SK 09 for further details.
 Access Hatch to Storage in Loft above Bedroom 2, 3 and TV room to be widened.

Ceilings - see sketch drawings SK 04 for further details. All existing ceilings to be removed and replaced with the exception of Master Bedroom.
 Type 1 - Existing Joists retained, GypLynr Universal ceiling suspended with Gyproframe GL1 Lining Channels, 100mm Rockwool in the cavity, Ceiling linings to be specified.
 Type 2 - Existing Joists retained, StoSilent Top A-Tec System with Galvanised steel suspension system, StoSilent Top A-Tec Panel, StoSilent Top Basic + Top Finish.
 Type 3 - Existing Ceiling to be retained, GypLynr Universal ceiling suspended with Gyproframe GL1 Lining Channels to give a minimum cavity of 50mm to a maximum of 145mm, 50mm Rockwool in the cavity, Ceiling Linings to be specified.

General Notes - 1. All habitable rooms to be provided with airconditioning, replacing any existing with new. Continuous feed of ventilation to be provided to all habitable rooms at the front of the flat.
 2. Garage loft to be floored for storage.
 3. All cornice + skirting to be removed and replaced with exception to Master Bedroom.
 4. All radiators to be removed with exception to Master Ensuite bathroom.
 5. Master Bedroom wall panels to remain.
 6. Ceiling's to be raised as marked.

LEGEND.

	EXISTING WALLS.
	NEW INTERNAL PARTITIONS.
	FF1. HERRINGBONE TIMBER FLOORING 'WELDON'.
	FF2. TILED FLOORING TO BE SPECIFIED.
	FF3. CARPET FLOORING TO BE SPECIFIED.
	SEE WINDOW SKETCH DRAWINGS.
	SEE DOOR SKETCH DRAWINGS.
	ACOUSTICALLY LINED.
	SECONDARY GLAZING.



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Proposed Floor Finishes Plan

1316 / AP 02

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Scale: 1:100@A3
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