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- Indicates approx. position of new lintels to the openings - all as per structural engineers details and recommendations

The bathrooms are to be fitted with the following sanitaryware:

- The bathrooms are to be fitted with the following sanitaryware.
 - Close coupled WC with Integral S trap with 50mm deep seal trap. The WC is to be fitted 100mm Dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.
 - Wash hand basin and pedestal. The WHB is to be fitted with bottle trap with 75mm deep seal and 32mm dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.
 - Acrylic Bath and panel. The bath is to be fitted with shallow bath trap with 50mm deep seal and 40mm dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.

The Ensuites are to be fitted with the following sanitaryware

- Close coupled WVC with integral S trap with 50mm deep seal trap. The WC is to be fitted 100mm Dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.
- Wash hand basin and pedestal. The WHB is to be fitted with bottle trap with 75mm deep seal and 32mm dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.
- Stone resin shower base. The shower is to be fitted with shallow shower trap with 50mm deep seal and 40mm dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.

- The kitchens/ Utilities are to be fitted with new stainless steel bowl and a half sink. The sink is to be fitted with bottle trap with 75mm deep seal and 40mm dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.

The vapors are connected to the new 100mm dia PVC soil and vent pipes or soil pipes. Both the SVPs and SPs are to be taken and connected to the existing drainage system, all to the structural engineers details and recommendations. The SVPs are to be taken up through the roof structures, ceilings and up to the roof covering level where they are to be vented using proprietary style vents. The SPs are to be taken up to a height above the line of the highest trap in the adjacent runs and be fitted with a proprietary air admittance valve. The waste trap, this SVPs and SPs are to be encased in 15mm thick fire backed plasterboard and skim coated with 15mm thick 50mm U.W treated timber battenwork. The clippings to the waste run boxings to be 15mm thick hardwood. Where the boxings are to the SPs the contractor is to allow for providing and fitting chrome vent grille to ensure that he free flow of air to the AAV is maintained.

The W.C.'s and wash hand basins to be from the E100 square range, or similar approved.
The Baths are to be from the Aspect range, or similar approved.
The taps to the wash hand basins to be chrome mono block mixer taps

- [illegible]

- Indicates new external wall construction comprising the following:
- An outer leaf of 102.5mm thick facing brickwork to match the areas of existing brickwork to the property.
 - An inner leaf of thermal brickwork with a min Lambda value of 0.14 W/mK.
 - The cavity between the two leaves of the wall structure to be 125mm. The cavity is to be insulated with Kingspan Kooltherm K108 partial fill cavity insulation, ensuring 50mm clear space. Insulation is to be fitted in strict accordance with manufacturers details and recommendations.
 - The two leaves of the structure are to be tied together using proprietary stainless steel cavity wall ties set at 750mm horizontal x 450mm vertical staggered centres, doubled up around each corner. Insulation is to be held in place against the inner leaf via proprietary stainless clips to each tie position.
 - The inner face of blockwork is to be finished with 12.5mm thick plasterboard and skim coat finish on plaster adhesive dabs. The plasterboard is to be fully sealed to the perimeter of each opening, as well as around all openings, with continuous ribbon of plaster adhesive – all to prove air leakage.

- Indicates Internal party wall to be constructed as follows;
- 2 layers of 100mm concrete load bearing blockwork wall, formed with 1350x600x min. 75mm thick concrete top and bottom courses. The cavity will be filled with 75mm Isover RD Party Wall Roll, where cavity width is greater than additional insulation, of the same type, to be used to ensure full fill. Both outer faces of the blockwork to receive 12.5mm thick plasterboard on both sides with skim coat finish. The internal face of the blockwork to be finished with 12.5mm thick cementitious aggregate ribbon or plaster adhesive to prevent air leakage. All in line with the Robust Details E-WM-17 and the structural engineer's design and recommendation.
- The roof consists of the following details; 1) A 100mm thick reinforced concrete slab supported by steel beams, 2) A 750mm horizontal x 450mm vertical staggered crenellations doubled up around all openings all to the Structural Engineer's design and recommendations.
- The wall structure is to have a UJ value of 0.0 W/MKZ

- Indicates existing brickwork external wall structure. Any necessary remedial works or repairs to be carried out in strict accordance with the structural engineers details and in accordance with the manufacturer's instructions. The removal of any loose or damaged material, rake out the existing pointing, min 25mm, re-point with new lime mortar pointing. Internally the brick walls are to be lined with 12.5mm thick Kingspan Kooltherm K118 insulation board with skin to be attached to plaster adhesive dots. The insulation board/plasterboard to be fully attached to the perimeter wall around the opening, with continuous ribbon of plaster adhesive - all to prevent air leakage.
- Within the remedial inspections it is to be ascertained if there are any reasonable cavities to be filled with mineral wool insulation. The insulation to be installed in strict accordance with the manufacturers details and recommendations. If the remedial inspections indicate that the brickwork walls are sound and that there are no internal structural issues, the contractor is to install the stone veneer - contractor to confirm exact wall build up before commencement of these works.

- Indicates Internal wall constructed as follows:
Concrete load bearing blockwork wall, see plan for block thickness, density blockwork to be confirmed by structural engineer. Both faces of blockwork to receive 12.5mm thick plasterboard on dabs with skim coat finish. The perimeter of the walls, and around all openings are to be sealed using a continuous ribbon of plaster adhesive to prevent air leakage.

- Indicates Interior partition constructed as follows:
- 75 x 50mm S.P. treated studs set at 450mm horizontal centres, with vertical braces set at 900mm max vertical centres. The studs are to be finished both sides with 12.5mm thick plasterboard and skim coat finish, with foil backed plasterboard being used in the bathroom and the bathroom/kitchen areas. The studs are to be packed with 75mm thick acoustic putty where the studs are used to separate habitable rooms and bathrooms to habitable/ corridor areas. Where the studs incorporate structural steel posts the contractor is to allow for doubling up the plasterboard to the full length of the partition to provide cover to the steels. Where the partitions provide support to the ceiling then the contractor is to allow for providing and fitting 9mm thick marine quality plywood partition to the full partition. New timber joints to be doubled up under the partition positions.

④ Indicative incoming water mains positions
as requested by client/contractor

Indicative consumer unit positions
as requested by client/contractor

Rev	Description	Date	By

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Client:	Excelsior Properties
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Project:	Bast House Farm, Bu
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Project Status:	C - Construction
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Project Number	Drawing Number	
1119	A	DR

Proposed Apartment Ground Floor Plan

Figure 1.20

