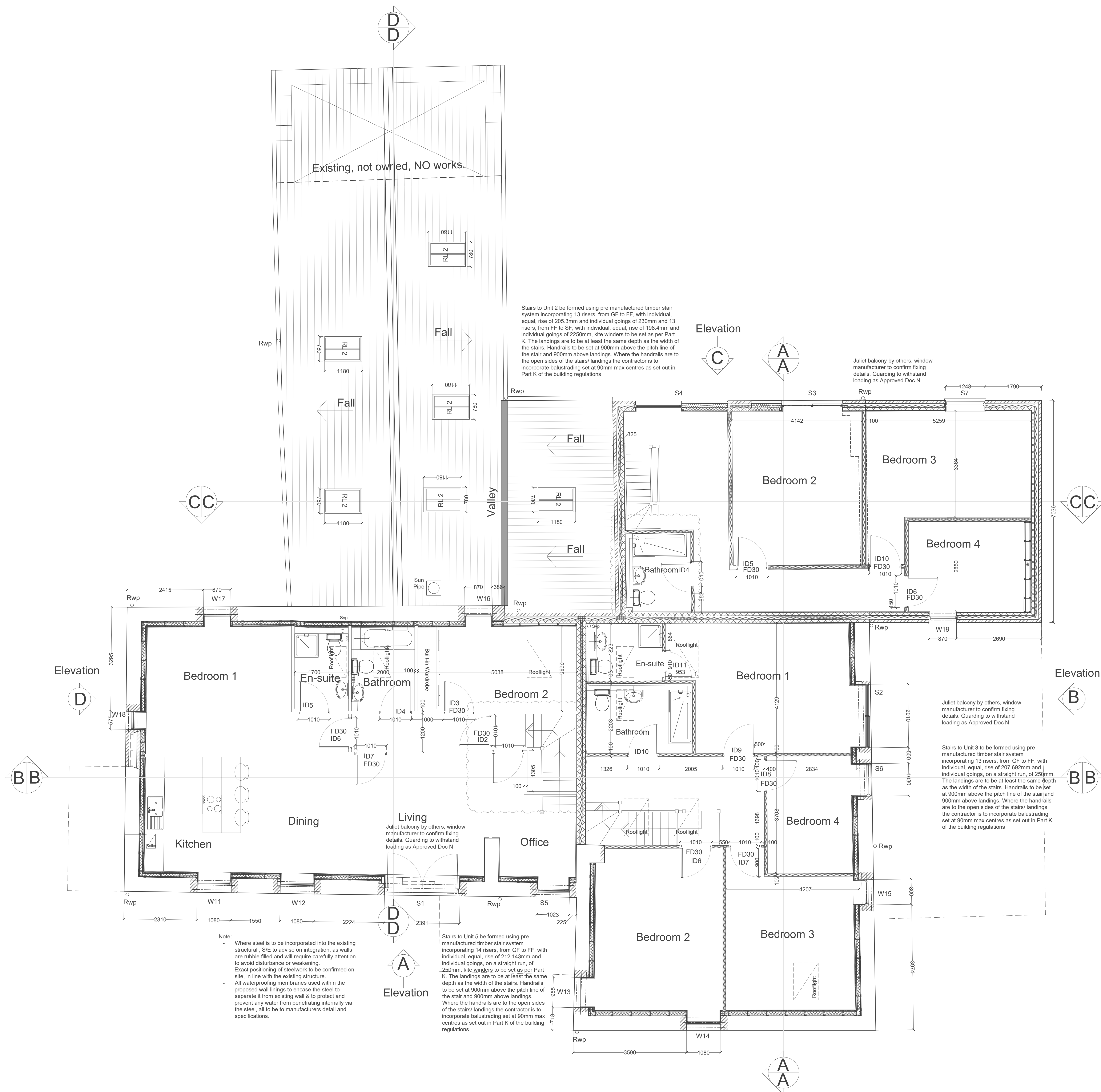


Typical Wall Build Ups



- Indicates approx. position of new structural steel, all to the structural engineers details and recommendations, including padstones and fixings. The exposed steels are to be encased in two layers of 12.5mm thick plasterboard with skim coat finish. The boards are to be laid with staggered, taped and sealed joints. The boards are to be fixed back to timber soldiers wedged into the flange of the steels at 450mm max centres
- Indicates approx. position of new lintels to the openings - all as per structural engineers details and recommendations

Sanitaryware to Bathrooms

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 SVSP/ SP. The waste is to be laid with 20mm fall for every 1m run.
- Wash basin and pedestal. The WHB is to be fitted with bottle trap with 75mm deep seal and 32mm dia PVC waste connected to new SVSP/ 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 SVSP/ SP. The waste is to be laid with 20mm fall for every 1m run.

Sanitaryware to Ensuites

The Ensuites are to be fitted with the following sanitaryware:

- Closed coupled WC with integral S trap with 50mm deep seal trap. The WC is to be fitted 1000mm 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 trap 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 trap 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 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 waste pipes 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 floor structures, ceilings and up to the roof covering level where they are to be vented using proprietary slide 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 runs, SVPs and SPs are to be encased in 15mm thick foil backed plasterboard and skim with 100 x 50mm x 5mm U.S. treated timber batten. The topplings to the waste runs and boxings to be 19mm thick hardwood. Where the boxings are to the SPs the contractor is to allow for providing and fitting chamber vent grille to ensure that the free flow of air to the AAV is maintained.

Note:
All Sanitaryware fittings to be from the Twyford.
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

- Indicate existing stone external wall structure. Any necessary remedial works/restraint to be carried out in strict accordance with the structural engineers details and recommendations. Remove existing render, 25mm minimum, re-point with new lime mortar. Importing the stone from the quarry, 1000 x 500 x 25mm, 1000 x 500 x 25mm, 1000 x 500 x 25mm, 12.5 off backed plasterboard with skim coat on top, 25mm thick Kingspan K112 continuous insulation board on top, 50 x 25mm x 50mm S.W. treated battens to form service void on top, DuPont Tyvek membrane to the exterior, 1000 x 500 x 25mm Kingspan K112 continuous insulation board to the exterior. The stone wall to be constructed in strict accordance with manufacturers details and recommendations including 100mm DuPont taped and sealed joints on top, 100 x 500 x 25mm treated timber stud frame with vertical battens to the exterior, 100 x 500 x 25mm Kingspan Kooltherm K12 boards to the exterior. The studs are to be insulated with 100mm thick Kingspan Kooltherm K12 boards face between the studs. The interior face, the studs, is face towards the external stone wall. The exterior face, the studs, is face towards the Kingspan Kooltherm K12 boards. The Tyvek membrane is to be taped 150mm face joints, taped and sealed in strict accordance with the manufacturer's details. The stone wall to be constructed in strict accordance with the manufacturer's details and recommendations including 100mm DuPont S.W. treated battens forming continuous strips of Hyvel DPC to the stone external wall - fixings to be stainless steel screws with plugs. The reponses of the windows and doors are to be in strict accordance with the manufacturer's details and recommendations. The stone wall to be finished mechanically fixed to the stone walls, all in strict accordance with Kingspan details and recommendations. The contractor is to allow for any necessary mass seals to the stone wall meeting.

- 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/m K.
 - The cavity between the two leaves of the wall structure to be 125mm. The cavity is to be insulated with Kingspan K10ED partial fill cavity insulation, ensuring 50mm clear cavity. Insulation to be fitted in strict accordance with manufacturers details and relevant standards.
 - 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 the perimeter. The insulation is to be held in place against the inner leaf by proprietary restraining clips at each tie position.
 - The inner face of brickwork is to be finished with 12.5mm thick plasterboard and skim coat finish on plaster adhesive pads. The plasterboard is to be fully sealed to the perimeter of external wall, around all openings, with continuous ribbon of plaster adhesive - all to prevent air leakage.

- Indicates Internal party wall to be constructed as follows;
- 2 layers of 100mm concrete load bearing blockwork wall, formed with 1350x600^{mm} min. Reinforced concrete blocks, both sides of the wall to be finished with a 75mm cavity fill fully 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 blockwork to receive 12.5mm thick plasterboard to be finished with a smooth coat finish. The perimeter of the walls, and around all openings are to be sealed using a continuous Robust of 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 perimeters of the wall and openings are to be sealed using a continuous stainless steel cavity wall ties, set at a 750mm horizontal x 450mm vertical staggered centres, doubled up around all openings all to the Structural Engineer's design and recommendations.
- The wall structure is to have a "U" value of 0.10 W/M2K

- Indicates existing brickwork external wall structure. Any necessary remedial works / restraint to be carried out in strict accordance with the structural engineers details and recommendations. The existing external wall is to be cleaned down, both sides, of any loose mortar or peeling plaster and repaired with new mortar and plaster as required. Internally the brick walls are to be lined with 52.5mm thick Kingspan Kooltherm A1 insulated plasterboard with skim coat finish on plaster adhesive grade. The insulated plasterboard is to be fully covered with 100gsm glass fibre reinforced mesh around all joints, with continuous ribbon of plaster adhesive applied to all prevent air leakage.
- Within the remedial inspections it is to be ascertained if there are any reasonable cavities to be filled then they are to be filled with mineral wool insulation up to 100mm depth. If no cavity approved. The insulation is to be installed in strict accordance with the manufacturers details and recommendations. If the remedial inspections indicate that the brickwork walls have some internal wall voids, then the contractor is to install a full cavity wall system, stone walls - 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 Internal partition constructed as follows;
 - 75 x 50mm S.W.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 on the studs are to be the bathroom/kitchen areas. The studs are to be packed with 75mm thick acoustic quilt 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 plasterboard fittings the contractor is to allow for providing and fitting 200mm thick marine quality plywood partitions to the full partition. New timber joists to be doubled up under the partition positions.

Initial issue			
Rev	Description	Date	By
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mobile: 0161 336 5011			
mobile: 0151 665 0112			
Client:	Exclusion Properties		
Best House Farm, Bury			
C - Construction			
Project Status:			
Start Date: 1/50	B original issue A0	Date: 20.10.2023	Issued by: DD
Checked By: DD			
Original Number: 1119	Issuing Number: A	DR	219
Proposed Apartment First Floor Plan			
			Site: