

Typical Wall Build Ups

~~Existing, not owned, NO works.~~

New external structure to be infill to match width of wall over with natural stone outer, cavity to suit, inner leaf of 100mm medium density block, inner and outer leafs tied together to struc engineers details and recommendations. Cavity closed at jambs with block and thermal DPC used at abutment with stone - TL2 or similar approved

Stairs to Unit 2 to be formed using pre-manufactured timber stair system incorporating 13 risers, from GF to FF, with individual equal risers of 203.846mm and individual goings of 250mm and 212.154mm. From FF to SF, with individual, equal, rise of 213.333mm and individual goings of 250mm, kite winders to be set as per Part K. The landings are to be at least the same depth as the width of the stairs. Handrails to be set at 900mm above the pitch line of the stair and 900mm above landings. Where there are landings, handrails are to be set at 900mm above the landings. Handrails are to be the open sides of the stairs/ landings the contractor is to incorporate balustrading set at 90mm max centres as set out in Part K of the building regulations

- 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 PVC 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.

Sanitaryware to Ensuites

The Ensuities 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.
- 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.

Sink Fitting to Kitchens and Utility Rooms

- 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 waste pipes are connected to the new 100mm dia PVC soil and vent pipes or soil pipes. Both the SVPs and SP's 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 slate vents. The SP's 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 SP's are to be encased in 15mm thick full backed plasterboard and skim to a minimum of 50mm 3.1/4" treated gyp frame. The topplings to the waste line boxes to be 19mm thick hardwood. Where the boxings are to the SP's the contractor is to allow for providing and fitting chrome vent grille to ensure that be free flow of air to the AAV is maintained.

Note:

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

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

An inner leaf of thermal blockwork with a min Lambda value of 0.14 W/m.K.

The cavity between the two leafs of the wall structure to be 125mm. The cavity is to be insulated with Kingspan Kooltherm K108 partial fill cavity insulation, ensuring 50mm clear cavity. Insulation to be fitted in strict accordance with manufacturers details and recommendations.

The two leafs 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 openings. The insulation is to be held in place against the inner leaf via proprietary restraining 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 wall, and 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 1350kg/m³ min. density blockwork, both blockwork leaves to be separated by a 75mm min cavity 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 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. All in line with the Robust Details E-WM-17 and the structural engineer's design and recommendation

The two leaves of the wall construction are to be tied together using stainless steel cavity wall ties, set at a 750mm horizontal x 450mm vertical staggered centres ,

The wall structure is to have a 'U' value of 0.0 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 to be cleaned down, both sides, of any loose material, rake out the existing pointing, min 25mm, re-point with new lime mortar pointing. Internally the brick walls are to be lined with 52.5mm thick Kingspan Kooltherm K118 Insulated plasterboard with skim coat finish on plaster adhesive pads. The insulated plasterboard is to be fully sealed to the perimeter of each wall, and around all openings, 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 the walls, if so then these are to be filled with earthwool blown insulation, Knauf Supafill 34 is similar 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 are solid then the wall linings will require additional internal linings to match those indicated to the 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. 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 where the studs are to the bathroom/ kitchen areas. The studs are to be packed with 75mm thick acoustic quilt where the studs are used to separate habitable rooms from the bathroom to the kitchen/ 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 bathroom/ kitchen fittings the contractor is to allow for providing and fitting 9mm thick marine quality plywood battens to the full partition. New timber joists to be doubled up under the partition positions.

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Stairs to Unit 3 to be formed using pre manufactured timber stair system incorporating 13 risers, from GF to FF, with individual, equal, rise of 207.692mm and individual goings, on a straight run, of 250mm. The landings are to be at least the same depth as the width of the stairs. Handrails to be set at 900mm above the pitch line of the stair and 900mm above landings. Where the handrails are to the open sides of the stairs/ landings the contractor is to incorporate balustrading set at 90mm max centres as set out in Part K of the building regulations

New external structure to be infill to match width of wall over with natural stone outer, cavity to suit inner leaf of 100mm medium density block, inner and outer leaves tied together to struc engineers details and recommendations. Cavity closed at jams with block and thermal DPC used at abutment with stone - TL2 or similar approved

Stairs to Unit 5 be formed using pre manufactured timber stair system incorporating 14 risers, from GF to FF, with individual equal rise of 212.143mm and individual goings, on a straight run, of 250mm, kite winders to be set as per Part K. The landings are to be at least the same depth as the width of the stairs. Handrails to be set at 900mm above the pitch line of the stair and 900mm above landings. Where the handrails are to the open sides of the stairs/ landings the contractor is to incorporate balustrading set at 90mm max centres as set out in Part K of the building regulations

Elevation

New external structure to be infill to match width of wall over with natural stone outer, cavity to suit inner leaf of 100mm medium density block, inner and outer leaf tied together to struc engineers details and recommendations. Cavity closed at jambs with block and thermal DPC used at abutment with stone - TL2 or similar approved

Note:

- Where steel is to be incorporated into the existing structural , S/E to advise on integration, as walls are rubble filled and will require carefully attention to avoid disturbance or weakening.
- Exact positioning of steelwork to be confirmed on site, in line with the existing structure.
- All waterproofing membranes used within the proposed wall linings to encase the steel to separate it from existing wall & to protect and prevent any water from penetrating internally via the steel, all to be to manufacturers detail and specifications.