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The bathrooms are to be fitted with the following sanitaryware:

- Indicates existing stone external wall structure. Any necessary remedial works / restraint to be carried out in strict accordance with the manufacturer's details and recommendations.
- The existing external wall is 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 stone walls are to be lined with 12.5mm thick Gypsum board. The dry lining is to be fixed to a 25mm thick backboarded plasterboard with skin coat nailing on. 25mm thick Kooltherm K112 continuous insulation board, on 50 x 25mm S.W. treated battens to form service void on, DuPont Airguard Reflective insulation to be installed in accordance with the manufacturer's details and recommendations including 1500mm x 1500mm, taped and sealed in accordance with the manufacturer's details and recommendations. The studs set at 600mm max horizontal centres and horizontal cross braces set at 900mm vertical centres. The studs are to be insulated with 100mm thick Kingspan Kooltherm K112 boards fixed between the studs in accordance with the manufacturer's details and recommendations. The cavity is to be finished with continuous DuPont Tyvek breathable membrane, all joints to the Tyvek membrane is to be taped (150mm min tape), taped and sealed in strict accordance with the manufacturer's details and recommendations. The Tyvek membrane is to be taped and sealed in strict accordance with the manufacturer's details and recommendations. The S.W. treated battens to form continuous strips of Hylod Plywood to the stone external wall - fixings to be stainless steel screws with plugs. The reveals of the windows and doors are to be finished with 32.5mm thick Kingspan Kooltherm K112 continuous insulation board, skin coat finish, mechanically fixed to the stone walls, all in strict accordance with Kingspan's details and recommendations. The contractor is to allow for all necessary mastic seals to the perimeter of the openings.

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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.

- Indicates new external wall construction comprising the following:
 - o An outer leaf of 102.5mm thick facing brickwork to match the areas of existing brickwork to the property.
 - o An inner leaf of thermal brickwork with a min Lambda value of 0.14 W/m.K.
 - o The cavity between the two leafs of the wall structure to be 125mm.
 - o The cavity to be insulated with Kingspan K105 rigid foam insulation, ensuring 25mm clear cavity. Insulation to be fitted in strict accordance with manufacturers details and recommendations.
 - o The two leafs of the structure are to be tied together using proprietary stainless steel cavity wall ties at 750mm centres vertically and 450mm centres horizontally.
 - o The insulation is to be held in place against the inner leaf by proprietary restraining clips to each tie position.
 - o The inner face of brickwork 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.

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

- Indicates Internal party wall to be constructed as follows:
 - 2 layers of 100mm concrete load bearing blockwork wall, formed with 1300g/m² min. density blockwork, both blockwork leaves to be separated by a 75mm min cavity fully filled with 75mm insulator, 150mm Plaster Wallboard on each side with a 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 both sides with skim coat finish. The perimeter of the walls, and ceiling and floor areas to be protected with a 100mm wide ribbon of plastic adhesive to prevent air leakage. All in line with the Robust Details E-WM-17 and the structural engineering design and recommendation
 - The two leads of the wall structure are to be tied together using stainless steel 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 0.0 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 / or recommendations. The existing external wall is to be cleaned down, both sides, of any loose material, rake out the mortar joints to a minimum, re-point with Kingspan Kooltherm K118. Initially the brick walls are to be lined with 52-mm thick Kingspan Kooltherm K118 insulated plasterboard with sdxm coat finish on plaster adhesive dots. The insulated plasterboard is to be fastened to the existing wall with sdxm bolts and washers, 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 the walls, if so then these are to be filled with Kingspan Kooltherm Koolfill K118 in a 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 lining is to be installed in strict accordance with the manufacturers details, 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;
 - 5.0m x 5.0m S.M. 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 back plasterboard being used where the studs are in the bathroom kitchen areas. The studs are to be painted 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 studs. Where the partitions provide support to bathroom kitchen fittings the contractor is to allow for providing and fitting 8mm thick marine quality plywood partition to the full partition. New timber joists to be doubled up under the partition posts.

P	Red Line added to updated proposed development and roof light amended	20/06/2024	DR
P	Previous addition of note 1 included in main report	19/03/2024	DA
X	Internal layouts amended	17/06/23	DQ
V	Additional notes added	18/06/23	DD
V	Unit 2 shares upper as staff manufacturers drawings. Amends to U	26/04/23	RT
S	Amended to include at client request. San pipe added to Unit 1 - see suite at changes	20/03/23	RT
T	Americas to boiler positions, kitchen layout amended	18/03/23	RT
R	Amends to units 2&3 following client comments	08/02/23	RT
Q	Amends to units 2&3 following client comments	27/01/23	RT
P	Including water mains and consumer units highlighted	26/11/22	RT
O	Unit 1 & 2G following client comments	01/11/22	RT
N	Unit 1G following client comments	07/11/22	RT
M	Door CD3, Unit 2, updated following client comments	21/10/22	RT
I	Indicate stairs positions indicated as per structural engineer. To be confirmed by structural engineer.	15/10/22	RT
H	Revised drawing issued as approved	15/10/22	RT
K	Stable book drawn into Issue 1	28/07/22	RT
L	Planning Level Issued	16/07/22	RT
G	Drawings updated following client comments	14/02/22	RT
H	Drawings updated following client comments	13/02/22	DK
F	Updated in the with SHE information, revised CL2, 21, as enclosed	29/06/21	NM
E	Steel Wall Details Added	21/06/21	RT
C	Additional Notes Added	18/03/20	RT
C	Additional Notes Added	18/03/20	RT
B	Additional Notes Added and plans updated	09/03/20	RT
A	Initial design submitted	03/03/20	KD
Rev	Description	Date	By

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manchester: 0161 336 5011 liverpool: 0151 665 0112			
Client:		Oxley Properties	
Project:		East House Farm, Bury	
Project Status:			
C - Construction			
Start: 1:50	@ original use: AD	Date: 28/10/2019	Drawn by: KD
		Checked By: RH	
Project Number 1119		Drawing Number A DR 203	
Description: Proposed Apartment Ground Floor Plan			Rev:

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

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 leafs tied together to strucc engineers details and recommendations. Cavity closed at jambs with block and thermal DPC used at abutment with stone - TL2 or similar approved



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 leafs tied together to strucc 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 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 900mm 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 leafs 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

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

Indicative consumer unit positions
as requested by client/contractor