

Notes

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Typical Wall Build Ups

- Indicates existing stone 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 material, rake out the existing pointing, min 25mm, re-point with new lime mortar pointing. Internally the stone walls are to be lined with new dry lining system. The dry lining system is to comprise 12.5 foil backed plasterboard with skim coat finish on, 25mm thick Kooltherm K112 continuous insulation board on, 50 x 25mm S.W. treated battens to form service void on, DuPont Arguard Reflective internal air and vapour control layer. The AVCL layer is to be installed in strict accordance with manufacturers details and recommendations including 150mm min lapped, taped and sealed joints on, 100 x 50mm S.W. treated timber stud frame with vertical 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. The inner face of the studs, ie face towards the external stone wall, is to be finished with continuous DuPont Tyvek breathable membrane, all joints to the Tyvek membrane is to be lapped (150mm min laps), taped and sealed in strict accordance with the manufacturers details and recommendations. The Tyvek membrane is to be on 50 x 25mm S.W. treated battens fixed through continuous strips of Hylopad DPO 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 K118 Insulated plasterboard with skim 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.
- 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 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 leafs to be separated by a 75mm min cavity fully filled with 75mm lower 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 leafs 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, 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 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 brick walls are to be lined with 52.5mm thick Kingspan Kooltherm K118 Insulated plasterboard with skim coat finish on plaster adhesive dabs. 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 Supafil 34 or 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 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 bathroom/ kitchen fittings the contractor is to allow for providing and fitting 50mm thick marine quality plywood pattress to the full partition. New timber joists to be doubled up under the partition positions.

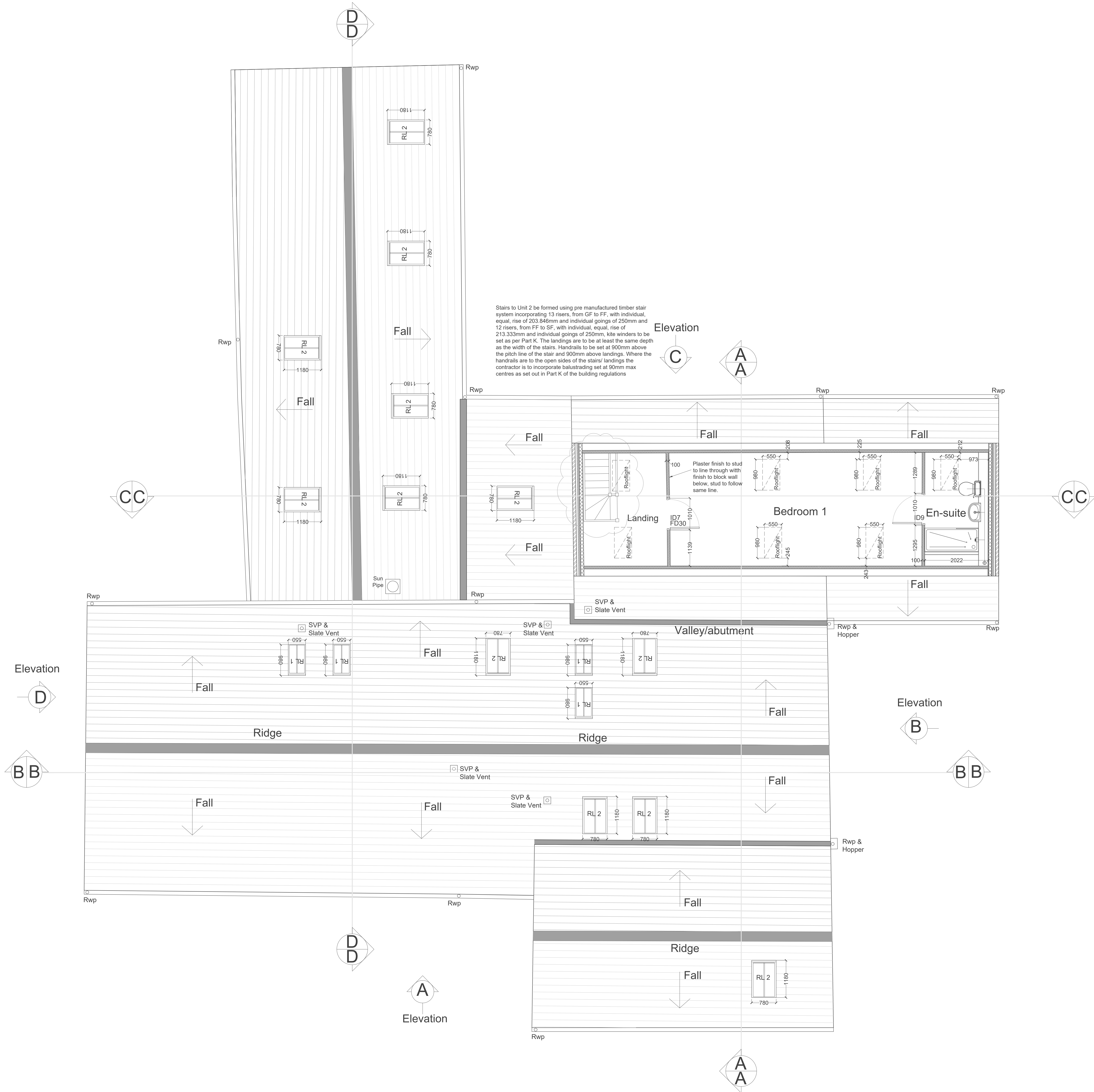
R	Unit 2 stairs updated in accordance with stair manufacturers drawings.	26.04.23	RT
Q	Sun pipe added to Unit 1 en-suite at client request.	20.03.23	RT
P	Amends to roof plan / rooflight positions	13.03.23	RT
O	Amends to Unit 5 rooflight positions	28.02.23	RT
N	Amends following client comments	07.02.23	RT
M	Structural wall to dressing room amended to stud as contractor comments.	07.11.22	RT
L	Rooflight dimensions provided.	21.10.22	RT
K	ED7 centralized	23.08.22	KD
J	Contract Drawing Issue	18.05.22	RT
H	Planning Issue	25.03.22	RT
G	Drawings updated following client comments	14.02.22	RT
F	Drawings updated following client comments	13.01.22	DK
E	Struc Walls Added to Unit 2	31.04.20	RB
D	Additional Notes Added	31.03.20	RB
C	Additional Notes Added	18.03.20	RB
B	Additional Sizing details added and plans updated to suit.	09.03.20	RB
A	S Engineer detail added.	03.02.20	KD
Rev	Description	Date	By

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Client:	Excelsior Properties
Project:	Bast House Farm, Bury
Project Status:	C - Construction
Scale:	1:50
Drawn by:	AO
Check by:	KD
Date:	9/10/2019
Number:	1119
Revision:	A
OR	205
Description:	Proposed Apartment Second Floor Plan
Rev:	R

20191019 - Bast House Farm, Bury - Proposed Apartment Second Floor Plan



- 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