

## RESIDENTIAL BUILDING 2

## Wall Construction Key

2 no. 70 x 50mm 'C' studs at 600 centres with 50mm isover 1200 APR insulation between. Finished both sides with 18mm plywood sheathing, 2 layers of 12.5mm plasterboard and nominal 3mm skim finish. All in accordance with Robust Detail E-WS-1.

75 x 75mm studs at 600 centres finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

75 x 75mm studs at 600 centres with 50mm isover 1200APR insulation between. Finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

75 x 75mm studs at 600 centres with 50mm isover 1200APR insulation between. 22mm plywood sheathing fixed to one side. Finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

75 x 75mm studs at 600 centres with 50mm isover 1200APR insulation between. 22mm plywood sheathing fixed to both sides. Finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

Existing external walls lined with 72.5mm Celotex PL4060 insulation board and finished with nominal 3mm skim finish. To achieve maximum U-value of 0.30W/m<sup>2</sup>K.

Make good all disturbances on existing wall.

## Floor Construction Key

**Ground to First Floor Construction**  
Compartment floor to be Gyphor Silent system by British Gypsum. Ensuring Sound proofing and 60min Fire rating. Installed in strict accordance with manufacturer's details. 200 x 50mm x 200mm at 600mm centres

**Ground Floor Upgrade Construction**  
New dpm to existing slab. Install 50mm Celotex GA4000 insulation and allow for 20mm Floor finishes - exact spec tbc

## FLOOR FINISH

CEILING FINISH  
WALL FINISH  
OTHER FINISH

## FLOOR FINISHES SCHEDULE

- ENTRANCE AREAS TO BE CARPETED WITH HEAVY DUTY GRADE BROADLOOM CARPET ON UNDERLAY. SPECIFICATION OF CARPET AND UNDERLAY TO BE CONFIRMED
- BATHROOMS TO BE SEAMLESS VINYL HEAVY DUTY FLOOR WITH SEAMLESS VINYL SKIRTINGS. VINYL SPECIFICATION TO BE ALLURA STONE EFFECT S82403 LIGHT SLATE COLOUR BY FORBO FLOORING OR SIMILAR APPROVED. CONTRACTOR TO ALLOW FOR SEALANT AROUND SANITARYWARE AND ANY PENETRATIONS.
- BEDROOMS AND LIVING ROOM FLOORS TO BE FINISHED WITH CARPET. SPECIFICATION TO BE CONFIRMED. CONTRACTOR TO ALLOW FOR SUPPLY AND FIT OF CARPETS AT £25.00 PER SQ METRE INCLUDING UNDERLAY.
- KITCHEN ROOM FLOORS TO BE VINYL SPECIFICATION TO BE ALLURA STONE EFFECT S82416 CONCRETE NATURAL COLOUR BY FORBO FLOORING OR SIMILAR APPROVED. CARPET TO VINYL TRANSITION STRIP SPECIFICATION TO BE CONFIRMED.

## CEILING FINISHES SCHEDULE

- EXISTING CEILINGS AREAS - PREPARE WALLS, APPLY MIST COAT, AND TWO FULL COATS OF DULUX TRADE EMULSION, COLOUR TO BE WHITE.
- BATHROOM & KITCHEN CEILINGS TO BE PAINTED WHITE. SPECIFICATION TBC.

NOTE: AREAS WHERE ACOUSTIC ATTENTION IS REQUIRED TO BE ABSORBENT CEILINGS TO REDUCE REVERBERATION

## WALL FINISHES SCHEDULE

- BEDROOM AND LOUNGE WALLS - PREPARE WALLS, APPLY MIST COAT, AND TWO FULL COATS OF DULUX TRADE EMULSION, COLOUR TO BE CONFIRMED.
- KITCHEN - TO HAVE TILED OR LAMINATE FACED SPLASH BACK. WHERE TILES ARE NOT PRESENT - PREPARE WALLS, APPLY MIST COAT, AND TWO FULL COATS OF DULUX TRADE EMULSION, COLOUR TO BE CONFIRMED.
- BATHROOM WALLS TO BE FULLY TILED AROUND BATH OR SHOWER. WHERE TILES ARE NOT REQUIRED WALLS SHALL BE PAINTED - PREPARE WALLS, APPLY MIST COAT AND TWO FULL COATS OF DULUX TRADE EMULSION, COLOUR TO BE CONFIRMED.
- ALTERNATIVE ROOM WALLS - PREPARE WALLS, APPLY MIST COAT, AND TWO FULL COATS OF DULUX TRADE EMULSION, COLOUR TO BE OFF WHITE WITH ONE CONTRAST COLOUR WALL
- COMMUNAL AREAS AND HALLWAYS - PREPARE WALLS, APPLY MIST COAT, AND TWO FULL COATS OF DULUX TRADE EMULSION, COLOUR TO BE CONFIRMED.

## OTHER FINISHES SCHEDULE

- SKIRTING, ARCHITRAVE, CURTAIN BATTEN AND WINDOW BOARDS IN COMMON AREAS & ROOMS - GENERAL JOINERY ITEMS - PREPARE, KNOT, PRIME, STOP IN AND RUB DOWN THEN APPLY ONE COAT OF UNDERCOAT AND ONE DULUX TRADE GLOSS FINISH COLOUR TO BE EGGSHELL FINISH WHITE.
- SKIRTING IN BATHROOM TO BE 100MM HIGH CERAMIC TILE TO MATCH FLOOR OR SEAMLESS VINYL SKIRTING. SPECIFICATION TO BE CONFIRMED BY CLIENT.

All existing external walls to be thermally upgraded. 52.5mm Celotex PL4040 insulated plasterboard installed with dot and dab method. Improved wall to achieve U-value of min. 0.30 W/m<sup>2</sup>K

75 x 75mm studs at 600 centres with 50mm isover 1200APR insulation between. Finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

75 x 75mm studs at 600 centres with 50mm isover 1200APR insulation between. 22mm plywood sheathing fixed to one side. Finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

75 x 75mm studs at 600 centres with 50mm isover 1200APR insulation between. 22mm plywood sheathing fixed to both sides. Finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

75 x 75mm studs at 600 centres with 50mm isover 1200APR insulation between. 22mm plywood sheathing fixed to Bathroom side. Finished both sides with 12.5mm plasterboard and nominal 3mm skim finish.

See Structural Engineers Details and Calcs for ceiling joists at First Floor - C24 Timber 50mm x 150mm at 600mm centres

See Structural Engineers Details and Calcs for short ceiling joists at First Floor - C24 Timber 50mm x 150mm at 600mm centres

## FIRST FLOOR PLAN SCALE 1:50

Structural Engineers additional Note for GFC1 & 2. Provide 2 Courses of engineering brick as padstones under each end.

All existing external walls to be thermally upgraded. 52.5mm Celotex PL4040 insulated plasterboard installed with dot and dab method. Improved wall to achieve U-value of min. 0.30 W/m<sup>2</sup>K

Existing Partitions, doors ED06 & 08 and existing staircase stripped out and removed.

New partition to match that of existing wall adjacent

Existing window opening modified with cill lowered to 1050mm above FFL as per EW04 adjacent

New kitchen layout indicative only at this stage with the placement of sink, cooker and white goods TBC. Localised electric water heater to kitchen

Existing Partition and door ED04 stripped out and removed.

Existing incoming power replaced with single phase supply

Incoming gas supply decommissioned and cut off

Existing Partition and door ED07 stripped out and removed.

New steel beam over to Structural Engineer's Details. Detail GFC2 - Use 203x133x25 KG/M UB

New steel beam over to Structural Engineer's Details. Detail GFC1 - Use 203x133x25 KG/M UB

New steel beam over to Structural Engineer's Details. Detail GFC3 - Use 203x133x25 KG/M UB

New steel beam over to Structural Engineer's Details. Detail GFC4 - Use 203x133x25 KG/M UB

New steel beam over to Structural Engineer's Details. Detail GFC5 - Use 203x133x25 KG/M UB

## GROUND FLOOR PLAN SCALE 1:50

Unit 4 75.0m<sup>2</sup>

Unit 5 72.7m<sup>2</sup>

Unit 6 40.0m<sup>2</sup>

Unit 7 35.0m<sup>2</sup>

Unit 8 30.0m<sup>2</sup>

Unit 9 25.0m<sup>2</sup>

Unit 10 20.0m<sup>2</sup>

Unit 11 15.0m<sup>2</sup>

Unit 12 10.0m<sup>2</sup>

Unit 13 5.0m<sup>2</sup>

Unit 14 5.0m<sup>2</sup>

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