



Notes

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Note:
In line with Planning Permission Notice, App No. 66016, Part 2 - Paragraph 16, domestic sprinkler system to be installed in line with BS 9251:2014, or similar approved.

All water fittings within the dwelling to comply with Approved Document G paragraphs 2.5 - 2.7 in line with 'Fittings approach' & Table 2.1 unless otherwise stated.

Soil Vent Pipe to be boxed around, using a minimum 15kg/m² board material and wrapping the pipe with a minimum 25mm of unfaced mineral fibre (the insulation should be continued through the thickness of each sound-insulating floor). This applies to all SVP's.

Fireplace/ Chimney design subject to review, further detail to follow. Current arrangement shown, based on log burner with Dunbrik 200mm ID flue.

Hearth should be made of non-combustible material and constructional hearth size in line with Part J (shown hatched on plan, see Part J, diagrams 24 & 26). All combustible elements related to this area are to be in line with Part J.

Fireplace/ Chimney design subject to review, further detail to follow. Current arrangement shown, based on log burner with Dunbrik 200mm ID flue.

Hearth should be made of non-combustible material and constructional hearth size in line with Part J (shown hatched on plan, see Part J, diagrams 24 & 26). All combustible elements related to this area are to be in line with Part J.

Contractor to make allowances for drainage & water feeds for utility sink & washing machine.

Contractor to make allowances for drainage & water feeds for kitchen sink, dishwasher & refrigerator. To be as per specification notes, where applicable.

Cavity Fire Barrier (FB), to have a min. 30 minute fire integrity rating between dwelling and integral garage.

Kitchen Note:
Kitchen layout indicative only. Layout is to be confirmed by kitchen supplier and approved by the client.

Contractor to make allowance for Stub stack (SS) with an air admittance valve fitted (AAV). To be as per specification notes, where applicable.

Detached House Proposed Ground Floor GA Plan

Scale 1:50

TYPICAL WALL SPECIFICATIONS

EXTERNAL WALLS

- External wall indicated thus to be constructed as follows:
- An outer leaf of 150mm thick facing stone, Natural facing stone.
 - A 125mm wide cavity with 75mm thick Kingspan Kooltherm K108 (or similar approved) partial fill cavity wall insulation, all joints to be taped with foil backed tape to manufacturer's details and recommendations. The insulation is to be held in place against the inner leaf of the external wall via proprietary insulation clips to each and every wall tie. 50mm clear cavity to be maintained between the face of the insulation and the inner face of the stone outer leaf.
 - An inner leaf of 100mm thick thermal blockwork to structural engineer's design and recommendations. Blockwork to have a minimum Lambda value of 0.15
 - The wall is to be finished internally using 12.5mm thick Gyproc 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. Moisture resistant plasterboard to be used in any rooms which are likely to experience moisture, such as kitchens & bathrooms).

The inner and outer 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, doubled up around all openings all to the Structural Engineer's design and recommendations.

Wall construction to provide a minimum 'U' value of 0.18 W/m²K

- External wall indicated thus to be constructed as follows:
- An outer leaf of 140mm thick blockwork, exact specification t.b.c.
 - A 125mm wide cavity with 75mm thick Kingspan Kooltherm K108 (or similar approved) partial fill cavity wall insulation, all joints to be taped with foil backed tape to manufacturer's details and recommendations. The insulation is to be held in place against the inner leaf of the external wall via proprietary insulation clips to each and every wall tie. 50mm clear cavity to be maintained between the face of the insulation and the inner face of the stone outer leaf.
 - An inner leaf of 100mm thick thermal blockwork to structural engineer's design and recommendations. Blockwork to have a minimum Lambda value of 0.15
 - The wall is to be finished internally using 12.5mm thick Gyproc 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.
 - The wall (garage side) is to be fairfaced finished, paint grade coat, unless otherwise specified.

The inner and outer 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, doubled up around all openings all to the Structural Engineer's design and recommendations.

Wall construction to provide a minimum 'U' value of 0.18 W/m²K

- External wall indicated thus to be constructed as follows:
- An outer leaf of 100mm thick facing stone, Natural facing stone.
 - A 100mm wide clear cavity, to be maintained between the outer face of the blockwork leaf and the inner face of the stone outer leaf.
 - An inner leaf of 100mm thick thermal blockwork to structural engineer's design and recommendations. Blockwork to have a minimum Lambda value of 0.15
 - The wall is to be fairfaced finished, paint grade coat, unless otherwise specified.

The inner and outer 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, doubled up around all openings all to the Structural Engineer's design and recommendations.

Note:
All wall types to be reviewed and approved by Structural Engineer, with structural specification to S/E information, prior to construction or any associated manufacture.

TYPICAL WALL SPECIFICATIONS

PARTITION WALLS

- Internal wall indicated thus to be constructed as follows:
- T.B.C mm blockwork wall, block density to be confirmed by structural engineer. Both faces of the blockwork wall to receive 12.5mm thick Gyproc plasterboard (t.b.c.) 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

- Internal wall indicated thus to be constructed as follows:
- 75x50mm s.w. treated timber stud wall, stud to set at a max 400mm centres.
 - The studs are to be fully insulated using 75mm thick Isover Acoustic Partition Roll (APR 1200), and fixed in accordance with the manufacturer's details and recommendations.
 - Both sides of the stud wall to be finished with one layer of 12.5mm Gyproc plasterboard with plaster skim finish. The boards are to have taped and sealed joints. Where the partitions provide support to bathroom/ kitchen fittings the contractor is to allow for providing and fitting 12mm thick plywood pattress to the full partition (Marine quality plywood to be used in any rooms which are likely to experience moisture, such as kitchens & bathrooms).

Note:
All wall types to be reviewed and approved by Structural Engineer, with structural specification to S/E information, prior to construction or any associated manufacture.

SANITARYWARE TO BATHROOMS

- The bathrooms are to be fitted with the following sanitaryware:
- Wall hung W/C with integral P trap with a concealed cistern. 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 (exact specification t.b.c.). 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.
 - Bath (exact specification t.b.c.). 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.
 - Shower Tray, exact specification to be confirmed by client. Exact waste connection dependant on shower tray type. 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 Ensuites are to be fitted with the following sanitaryware:
- Wall hung W/C with integral P trap with a concealed cistern. 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 (exact specification t.b.c.). 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.
 - Bath (exact specification t.b.c.). 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.
 - Shower Tray, exact specification to be confirmed by client. Exact waste connection dependant on shower tray type. 40mm dia PVC waste connected to new SVP/ SP. The waste is to be laid with 20mm fall for every 1m run.

Sanitaryware to W/C

- The Ensuites are to be fitted with the following sanitaryware:
- Wall hung W/C with integral P trap with a concealed cistern. 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 (exact specification t.b.c.). 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.

Sink Fitting to Kitchens and Utility Rooms:

- The kitchens/ Utilities specifications to be confirmed. 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 wastes are connected to the new 100mm dia PVC soil and vent pipes or soil pipes. Both the SVP's and SP's are to be taken and connected to the existing drainage system, all to the structural engineers details and recommendations. The SVP's 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, SVP's and SP's are to be encased in 12.5mm thick foil backed plasterboard and skim coat finish on EX 50 x 50mm S.W. treated timber framework. The capping's to the waste run boxing's 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 the free flow of air to the AAV is maintained.

Note:
All Sanitaryware fittings to be agreed and confirmed with client, once agreed specification to be updated prior to construction.

H	Amends to kitchen chimney / flue position	08.04.22	RT
G	Planning Issue	25.03.22	RT
F	Layout amendments following client comments	11.02.22	RT
E	Drawings updated following client comments - Void to entrance omitted	13.01.22	DK
D	Sprinkler system note added.	02.06.21	NM
C	Updated in line with S/E information dated 21.04.21, as clouded.	11.05.21	NM
B	ID06 reduced in size.	20.04.21	NM
A	Minor drawing/annotation revisions, levels added, issued for Tender.	09.04.21	NM
Rev	Description	Date	By

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Client: Excelsior Properties					
Project: Bast House Farm, Bury					
Project Status: T - Tender					
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Description Detached House Proposed Ground Floor GA Plan					Rev H

Scale 1:50