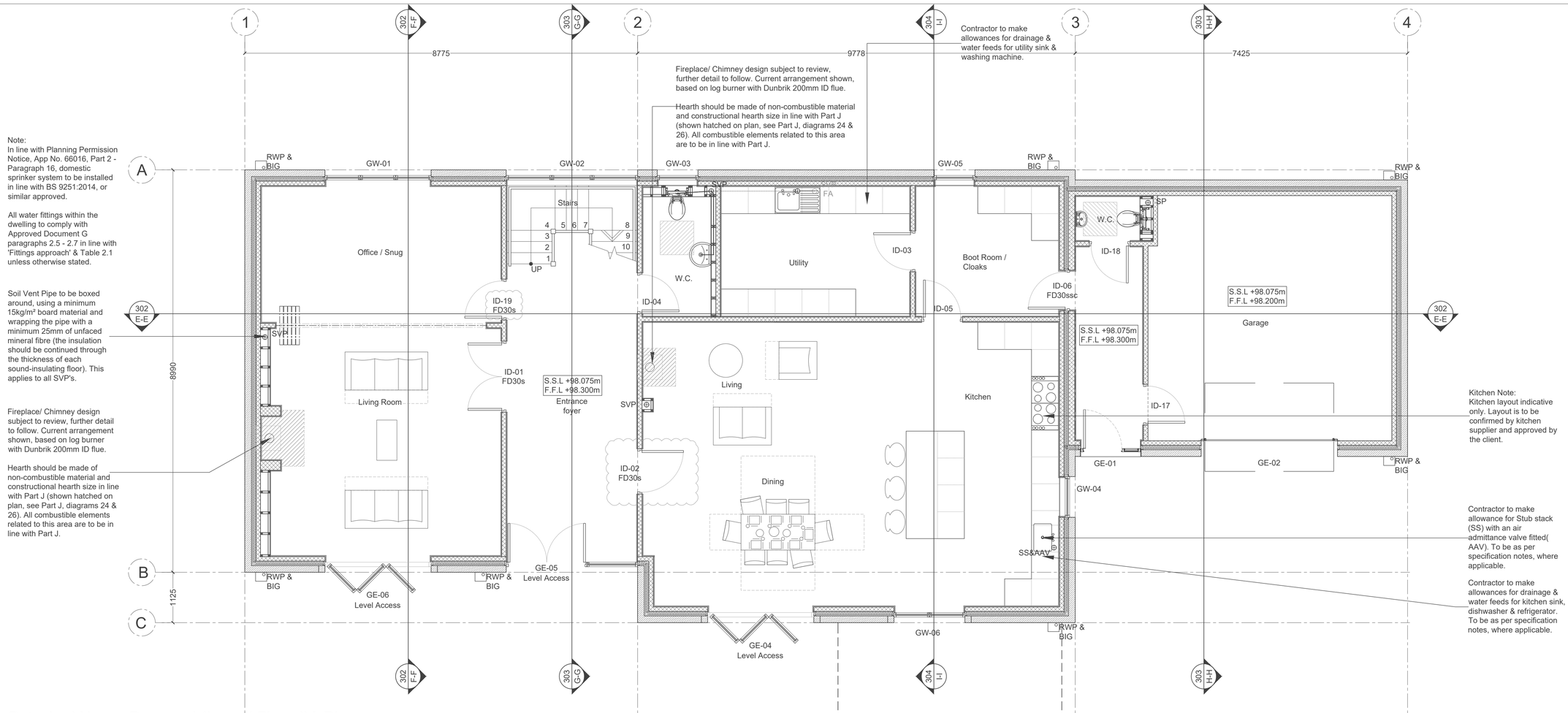


Notes

Jennings Design Associates take no responsibility for any dimensions obtained by scaling from this drawing. If no dimension is shown the recipient must ascertain the dimension specifically from the Architect or by site measurement. Supplying this drawing in digital form is solely for convenience and no reliance may be placed on digital data. All data must be checked against hard copy. Dimensions must be checked on site. Any discrepancies must be reported to the Architect immediately. This drawing is copyright of Jennings Design Associates

Detached House Proposed Ground Floor GA Plan

Scale 1:50

TYPICAL WALL SPECIFICATIONS

EXTERNAL WALLS

GROUND FLOOR

External wall indicated thus to be constructed as follows;

- An outer leaf of 150mm thick facing stone, Natural facing stone.
- A 100mm 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. 25mm 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 Lamda 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 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.

Wall construction to provide a minimum 'U' value of 0.19 W/m2K

External wall indicated thus to be constructed as follows;

- An outer leaf of 140mm thick blockwork, exact specification t.b.c.
- A 100mm 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. 25mm 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 Lamda 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 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.

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

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.

Rev	Description	Date	By
O	Amends to doors ID-02 & ID-19	30.11.22	RT
N	Section line I-I added.	15.09.22	KD
M	Plans coloured at Planners request	25.08.22	RT
L	Planning Issue	16.06.22	RT
K	Cavity wall construction updated at contractor request. Bifold doors to Lounge / Snug. Position of wall to boot room amended.	19.05.22	RT
J	Contract Drawing Issue	18.05.22	RT
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

jda architects
info@jda-architects.com
www.jda-architects.com
manchester: 0161 336 5011
liverpool: 0151 665 0112

Client: Excelsior Properties

Project: Bast House Farm, Bury

Project Status: C - Construction

Scale:	@ original size	Date:	Drawn by:	Checked By:
1:50	A1	24.03.2021	NM	RB

Project Number	Drawing Number		
1119	A	DR	220

Description: Detached House Proposed Ground Floor GA Plan — Rev: O

0 500mm 1m Scale 1:50

2:1119 - Bast House Farm, Bury\Drawings\Layouts\1117_A_DR_220_DetachedHouseProposedGroundFloorGAPlan.dwg