Notes

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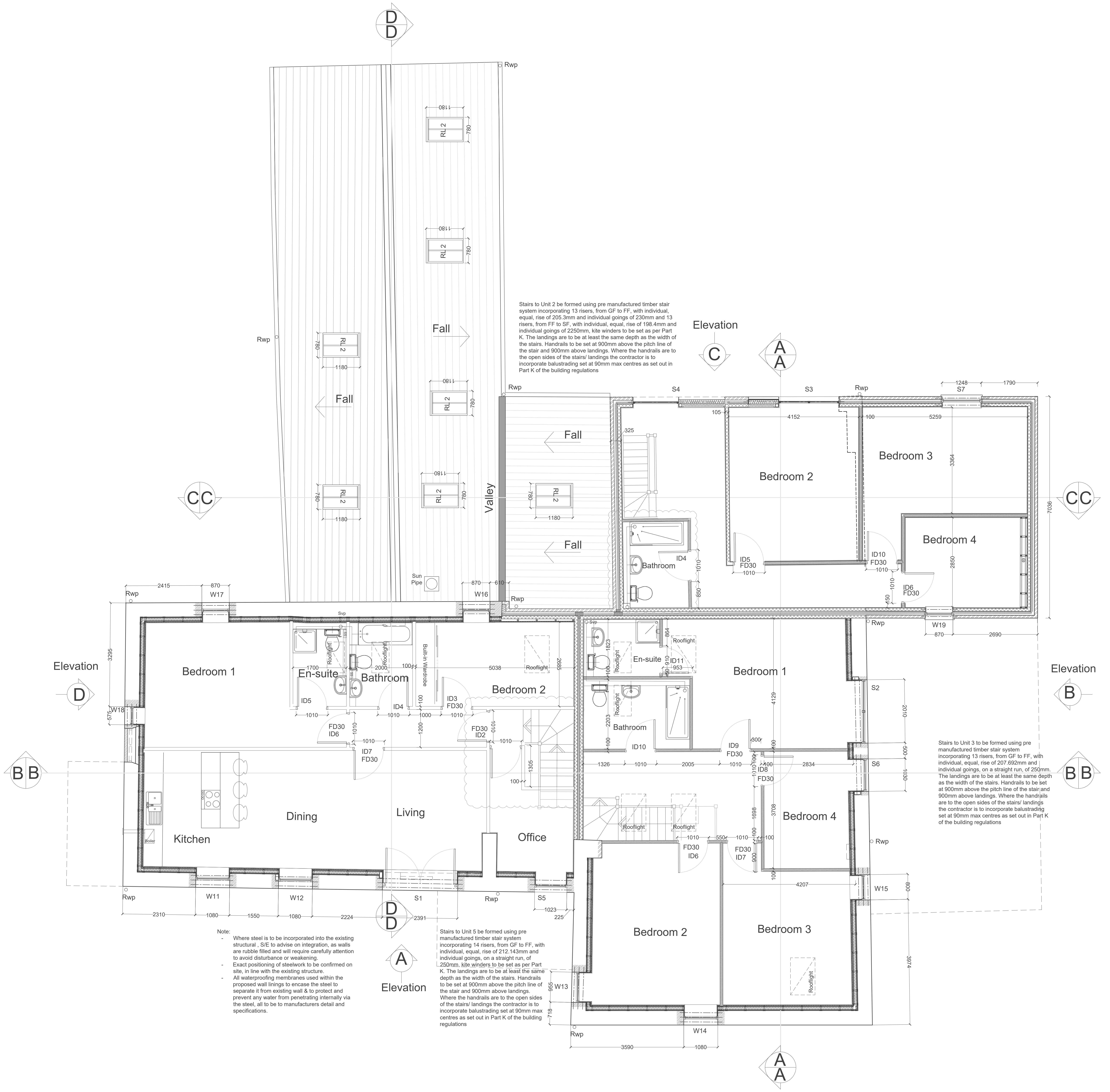

Stairs to Unit 2 be formed using pre manufactured timber stair system incorporating 13 risers, from GF to FF, with individual, equal, rise of 205.3mm and individual goings of 230mm and 13 risers, from FF to SF, with individual, equal, rise of 198.4mm and individual goings of 2250mm, kite winders to be 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 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 90mm max centres as set out in Part K of the building regulations

Note:
- Where steel is to be incorporated into the existing structural , S/E to advise on integration, as walls are rubble filled and will require carefully attention to avoid disturbance or weakening.
- Exact positioning of steelwork to be confirmed on site, in line with the existing structure.
- All waterproofing membranes used within the proposed wall linings to encase the steel to separate it from existing wall & to protect and prevent any water from penetrating internally via the steel, all to be to manufacturers detail and specifications.

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

- 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

Sanitaryware to Bathrooms
The bathrooms are to be fitted with the following sanitaryware:
- Close coupled WC with integral S trap with 50mm deep seal trap. 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 and pedestal. 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.
- Acrylic Bath and panel. 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.

Sanitaryware to Ensuites
The Ensuites are to be fitted with the following sanitaryware:
- Close coupled WC with integral S trap with 50mm deep seal trap. 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 and pedestal. 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.
- Stone resin shower base. The shower is to be fitted with shallow shower 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.

Sink Fitting to Kitchens
- The kitchens 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.

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 15mm thick foil backed plasterboard and skim coat finish on EX 50 x 50mm S.W. treated timber framework. The cappings to the waste run boxings to be 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 he free flow of air to the AAV is maintained.

Note:
All Sanitaryware fittings to be from the Twyfords.
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

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 Airguard 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 Hyload DPC 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 Kingspans 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 Isover RD Party Wall Roll, where cavity width is greater then 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 Supafill 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 fittngs the contractor is to allow for providing and fitting 9mm thick marine quality plywood pattress to the full partition. New timber joists to be doubled up under the partition positions.

Rev	Description	Date	By
W	Internal layouts amended	12.05.23	DD
V	Unit 2 stairs updtd as stair manufacturers drawings. Amends to Unit 5.	26.04.23	RT
U	Sun pipe added to Unit 1 en-suite at client request. S2 updated to floor plan.	20.03.23	RT
T	Amends to boiler positions, kitchen layouts following client comments.	13.03.23	RT
S	Amends to Units 3 & 5 following client comments	28.02.23	RT
R	Amends to Units 2&3 following client comments	01.02.23	RT
Q	Door references ID4, ID5, ID6, ID10, Unit 2, updated	07.11.22	RT
P	Indicative truss positions indicated as per Hardwoods Group info. To be confirmed by structural engineer. Rooflight dimensions provided.	21.10.22	RT
O	Position of King Post Trusses added.	14.09.22	KD
N	Position W19 amended at client request.	08.09.22	RT
M	W19 amended at client request.	06.09.22	RT
L	W19 added & ID6 position altered. Indicative king post truss positions indicated at Contractor's request.	01.09.22	KD
K	Contract Drawing Issue	18.05.22	RT
J	Planning Issue	25.03.22	RT
H	Drawings updated following client comments	14.02.22	RT
G	Drawings updated following client comments	13.01.22	DK
F	Updated in line with S/E information issued 02.06.21, as clouded	29.06.21	NM
E	Struc Walls Altered to Unit 2	21.04.20	RB
D	Additional Notes Added	31.03.20	RB
C	Additional Notes Added	18.03.20	RB
B	Additional SEng details added and plans updated to suit	09.03.20	RB
A	Engineer details added	03.02.20	KD

j d a 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:
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Project Number	Drawing Number		
1119	A	DR	204

Description	Rev
Proposed Apartment First Floor Plan	W

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Scale 1:50

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