GENERAL NOTES

EXISTING WALLS RETAINED TO COTTAGE CONSTRUCTED IN SOLID STONE AND PLASTERED INTERNALLY.

WHERE WINDOWS ARE DIRECTLY ADJACENT/COUPLED TO A DOOR OR WHERE THE CILL HEIGHT TO THE WINDOW IS LESS THAN 800mm FROM FINISHED FLOOR LEVEL, THE WINDOWS ARE TO BE GLAZED WITH TOUGHENED SAFETY GLASS.
ANY GLAZING WITHIN DOORSETS (INTERNAL OR EXTERNAL) ARE ALSO TO BE GLAZED WITH TOUGHENED SAFETY GLASS. TOUGHENED SAFETY GLASS TO COMPLY WITH BS.6262:PART4:2005.

CONTROLS/HANDLE TO EACH WINDOW TO BE POSITIONED AT LEAST 350mm FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND AT A HEIGHT NO GREATER THAN 1.7m ABOVE FINISHED FLOOR LEVEL, IN COMPLIANCE WITH BUILDING STANDARD 4.8.5.

CILL HEIGHT TO NEW FIRST FLOOR BEDROOM WINDOWS TO BE BETWEEN 800 AND 1100mm FROM FINISHED FLOOR LEVEL, WITH A MINIMUM OPENING AREA OF 0.33m NEITHER HEIGHT OR WIDTH OF OPENING TO BE LESS THAN 450mm TO ALLOW EMERGENCY ESCAPE. ALL ESCAPE WINDOWS TO COMPLY WITH BUILDING STANDARD 2.9.4.

EMERGENCY ESCAPE WINDOWS DENOTED WITH – *

TRICKLE VENTILATION PROVIDED THROUGH VENTILATED HEAD OF WINDOWS AND VELUX ROOFLIGHTS TO EACH ROOM, WHERE INDICATED. TRICKLE VENTS TO PROVIDE MINIMUM OPENING AREA OF 8,000mm² TO HABITABLE ROOMS (LOUNGE/DINING/BEDROOMS) AND 4,000mm² TO UTILITY AND SANITITARY ROOMS. ALL TRICKLE VENTS TO BE FITTED AT A HEIGHT NO LESS THAN 1.75m FROM FINISHED FLOOR LEVEL.

ALL NEW WINDOWS AND EXTERNAL DOORS TO BE DOUBLE GLAZED, WITH A MAXIMUM U–VALUE OF 1.40 W/m²K OR HAVE AN 'A–RATED' ENERGY PERFORMANCE CERTIFICATE.

ALL NEW INTERNAL PASS DOORS TO HAVE MINIMUM CLEAR OPENING WIDTH OF 800mm, TO ALLOW WHEELCHAIR ACCESS THROUGHOUT THE DWELLING. CLEAR OPENING WIDTH MAY BE REDUCED TO 775mm WHERE THE DOOR IS APPROACHED HEAD–ON. PASS DOORS TO ANY ENSUITE TO HAVE MINIMUM CLEAR OPENING WIDTH OF 670mm.

ALL DOOR OPENING WIDTHS AS DESIGNATED WITHIN BUILDING STANDARD 4.2.6.

NEW RADIATORS TO BE CONNECTED TO EXISTING SYSTEM, AND FITTED WITH THERMOSTATIC CONTROL VALVES, AS REQUIRED.

CONSTRUCTION/EXPANSION JOINTS TO BE FORMED IN EXTERNAL MASONRY CLADDING AT 6m MAXIMUM CENTRES. JOINT POSITIONS INDICATED ON FLOOR LAYOUT AND ELEVATIONS BY 'CJ'.

CAVITY BARRIERS TO BE FORMED AT ALL NEW STRUCTURAL OPENINGS, INCLUDING NEW DOOR AND WINDOWS WITHIN EXTENSION. SEE PROJECT SPECIFICATION FOR FULL DETAIL OF CAVITY BARRIER INSTALLATION AT EACH LOCATION.

ALL NEW DOORS AND WINDOWS TO PROPERTY TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BS.7412:2007, AND PROVIDED WITH LOCKS AND HINGES AS LAID OUT IN BUILDING STANDARD 4.13.4, AND CERTIFIED TO BS.PAS 24:2007 FOR DOORS AND BS.7950:1997 FOR WINDOWS FOR SECURITY STANDARDS. ALL DOORS AND WINDOWS TO BE SECURED WITHIN THEIR RESPECTIVE OPENINGS TO THE RECOMMENDATIONS GIVEN IN SECTION 8 OF BS.8213–4:2007, OR TO THE MANUFACTURERS WRITTEN INSTRUCTION, WHERE THESE EXCEED THE RECOMMENDATION WITHIN THE BRITISH STANDARDS.

ALL NEW EXTERNAL DOORS SHOULD MEET THE RECOMMENDATIONS FOR PHYSICAL SECURITY IN 'SECTION 2:SECURITY OF DWELLING' OF THE SECURED BY DESIGN PUBLICATION FOR 'NEW HOMES 2014' (ALL RELEVANT INFORMATION CAN BE FOUND AT WWW.SECUREDBYDESIGN.COM).

ANY NEW EXTERNAL ENTRANCE STEPS TO BE FORMED WITH PRECAST CONCRETE SLIP–STEPS OR SLABS BUILT OFF SUITABLE FOUNDATION AND MASONRY UNDERBUILDING, WITH 170mm MAXIMUM RISE AND MINIMUM 250mm GOING. OVERALL RISE OF ACCESS STEPS TO BE NO GREATER THAN 600mm, MEASURED FROM FINISHED FLOOR LEVEL TO EXTERNAL GROUND LEVEL.

SMOKE ALARMS

SMOKE DETECTION SYSTEM TO BE DESIGNED AND INSTALLED TO BS.5839:PART 6:2013.

IT IS RECOMMENDED TO FIT OPTICAL SMOKE DETECTORS IN EACH LOUNGE, AND WHERE THERE IS AN OPEN FLUED APPLIANCE, WITH IONISATION DETECTORS PROVIDED IN HALLWAYS AND BEDROOMS, WHERE INDICATED. ALL NEW SMOKE DETECTORS SHOULD CONFORM TO BS.EN.14604:2005.

NO POINT IN THE KITCHEN SHOULD BE MORE THAN 5.3m FROM THE HEAT DETECTOR, AS SHOWN, IN ACCORDANCE WITH BUILDING STANDARD 2.11.7.

NOTE
SITE TO HAVE SUITABLE PROTECTIVE SECURITY FENCING TO PROTECT THE PUBLIC FROM THE WORKS INVOLVED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PROTECTIVE WORKS TO COMPLY WITH REGULATION 13 OF THE BUILDING STANDARDS.

ALL UNFINISHED OR PARTIALLY COMPLETE PARTS OF THE BUILDING TO BE KEPT SECURE DURING THE FULL PERIOD OF WORKS, TO COMPLY WITH REGULATION 15 OF THE BUILDING STANDARDS.

NOTE

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DESIGN CERTIFICATE.

HEATING LEGEND

- OIL FIRED BOILER (SURFACE TEMP. N.E. 100° C).
- PROPOSED RADIATOR POSITION.

EXACT RADIATOR POSITIONS TO BE AGREED ON SITE WITH CLIENT.

ALL RADIATORS TO BE CONNECTED TO CENTRAL HEATING SYSTEM, AND FITTED WITH THERMOSTATIC CONTROL VALVES, AS REQUIRED. BATHROOM/ENSUITE RADIATOR MAY BE PROVIDED AS BYPASS, WHERE TRV IS NOT REQUIRED.

BOILER/HEATING SYSTEM TO BE CAPABLE OF ACHIEVING A TEMPERATURE OF 21° IN AT LEAST ONE APARTMENT, AND 18° IN ALL OTHER AREAS (EXCLUDING STORAGE AREAS) WHEN THE OUTSIDE TEMPERATURE IS –1°, TO COMPLY WITH BUILDING REGULATION 3.13.1.

ALL NEW HOT WATER AND CENTRAL HEATING PIPES TO BE SUITABLY INSULATED/LAGGED IN ACCORDANCE WITH BS.5422 : 2009.

ELECTRICAL LEGEND

- SINGLE 13AMP S.S. OUTLET.
- DOUBLE 13AMP S.S. OUTLET.
- EXT — EXTERNAL WEATHERPROOF 13AMP OUTLET.

SOCKET OUTLETS TO BE LOCATED A MINIMUM OF 350mm FROM ANY INTERNAL CORNER, AND POSITIONED BETWEEN 400–1200mm ABOVE FINISHED FLOOR LEVEL. ANY SOCKETS LOCATED ABOVE AN OBSTRUCTION (KITCHEN WORKTOP) SHOULD BE LOCATED A MINIMUM OF 150mm ABOVE PROJECTING SURFACE.

- UNSWITCHED SHAVER POINT.
- FUSED SPUR OUTLET.
- 13AMP SUPPLY BELOW WORKTOP SWITCHED ABOVE.
- 15AMP SUPPLY BELOW WORKTOP SWITCHED ABOVE.
- COOKER CONTROL UNIT.

ANY CONCEALED SOCKET OUTLETS (TO REAR OF KITCHEN WHITE GOODS) TO BE PROVIDED WITH SEPARATE ISOLATION SWITCH IN ACCESSIBLE LOCATION.

- ONE–WAY SWITCH POINT.
- TWO–WAY SWITCH POINT.
- INTERMEDIATE SWITCH POINT.

LIGHT SWITCHES TO BE POSITIONED BETWEEN 900–1100mm ABOVE FINISHED FLOOR LEVEL.

- PULL–CORD SWITCH POINT.
- INDICATOR SWITCH POINT FOR ELECTRIC SHOWER.
- DIMMER SWITCH POINT.
- INDICATOR SWITCH FOR EXTRACT FAN.
- FLUORESCENT STRIP LIGHT.
- PENDANT LIGHT FITTING.
- INTERNAL WALL LIGHT.
- FEATURE SPOT LIGHT.

ALL RECESSED SPOT LIGHTS/DOWNLIGHTERS TO BE FITTED WITH HALF–HOUR FIRE RESISTANT SHROUDS, AND SHOULD BE CERTIFIED COMPLIANT WITH BS EN ISO 140–3:1995 AND BS EN ISO 140–6:1998 FOR SOUND INSULATION/ACOUSTICS WITHIN SEPARATING FLOOR.

- EXTERNAL WALL LIGHT.

ALL NEW LIGHT FITTINGS AND LAMPS INSTALLED SHOULD BE LOW ENERGY TYPE, OR FITTED WITH LOW ENERGY BULBS.

ALL NEW EXTERNAL LIGHTING SHOULD HAVE A MAXIMUM OUTPUT OF 100 LAMP–WATTS OR AN EFFICACY OF AT LEAST 45 LUMENS PER CIRCUIT–WATT, AND SHOULD BE FITTED WITH AUTOMATIC CONTROL AND PHOTOCELL TO ENSURE OPERATION ONLY WHEN NEEDED.

- (E) ELECTRICAL CONSUMER UNIT.
- IMMERSION HEATER.
- TELEVISION POINT.
- ELECTRIC SHOWER (TO BS 3456) WITH ANTI–SCALD VALVE. ALTERNATIVELY, THERMOSTATIC MIXER VALVE CONNECTED TO MAINS SUPPLY TO BE FITTED, COMPLETE WITH ANTI–SCALD VALVE.
- DOOR BELL.
- TELEPHONE/ELECTRONIC COMMUNICATION ACCESS POINT.

IN–BUILDING HIGH SPEED ELECTRONIC COMMUNICATION NETWORK (FIBRE BROADBAND) PROVIDED TO PROPERTY, WITH NETWORK TERMINATION POINT LOCATED WITHIN THE HOUSE, AS SHOWN. ALL CONNECTION WORKS CARRIED OUT IN ACCORDANCE WITH BUILDING STANDARD 4.14, AND TO THE REQUIREMENTS OF THE TELECOM/COMMUNICATION PROVIDER.

- WALL MOUNTED EXTRACT FAN.
- CEILING MOUNTED EXTRACT FAN.
- (S) MAINS OPERATED/CHARGED OPTICAL SMOKE ALARM (INTERLINKED) TO BS.5839:PART6:2013.
- (HD) MAINS OPERATED/CHARGED HEAT DETECTOR IN KITCHEN (INTERLINKED) TO BS.5446:PART2:2003.

ALL SMOKE DETECTION SYSTEMS TO COMPLY WITH THE DETAILS PROVIDED WITHIN BUILDING STANDARD 2.11.

- (CO) BATTERY OPERATED OR HARD WIRED CARBON MONOXIDE DETECTOR TO BS.EN.50291:PART1:2010, FITTED IN ACCORDANCE WITH BUILDING STANDARD 3.20.20.
- (CO2) MAINS OPERATED CARBON DIOXIDE MONITOR TO MAIN BEDROOM, FITTED IN ACCORDANCE WITH BUILDING STANDARD 3.14.2.

SHROUDED BATTEN HOLDER TO BE FITTED IN BATH/SHOWER/ENSUITE.

ALL ELECTRICS TO COMPLY WITH BS. 7671 2018, AND TO BE CERTIFIED BY A SELECT REGISTERED ELECTRICIAN. CERTIFICATE OF COMPLIANCE/INSTALLATION TO BE PROVIDED TO BUILDING CONTROL PRIOR TO ISSUE OF COMPLETION CERTIFICATE FOR WORKS.

EXACT ELECTRICAL LAYOUT TO BE AGREED ON SITE WITH CLIENT.

INTERNAL DRAINAGE LAYOUT SHOWN THUS – –·–·–·–·–

NEW OIL FIRED BOILER TO BE LOCATED WITHIN UTILITY, WITH BALANCED FLUE OUTLET TAKEN THROUGH ADJACENT WALL, AS SHOWN. SEE PROJECT SPECIFICATION FOR FULL INSTALLATION DETAILS.

CONDENSATE DISCHARGE FROM BOILER TO BE TAKEN TO PROPRIETARY LIME–BASED SOAKAWAY SYSTEM. SEE FOUNDATION/DRAINAGE LAYOUT FOR FULL DETAILS.

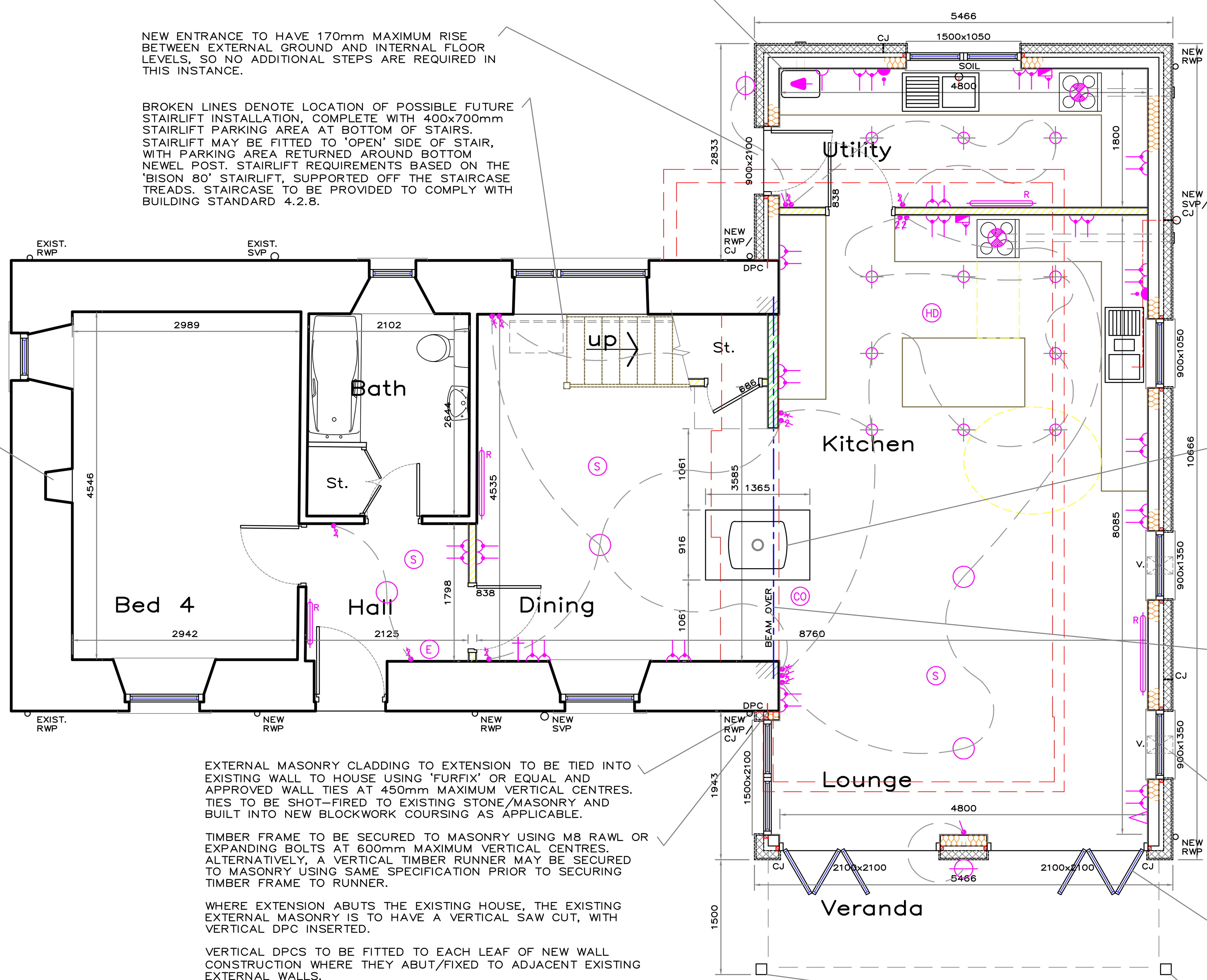
NEW ENTRANCE TO HAVE 170mm MAXIMUM RISE BETWEEN EXTERNAL GROUND AND INTERNAL FLOOR LEVELS, SO NO ADDITIONAL STEPS ARE REQUIRED IN THIS INSTANCE.

BROKEN LINES DENOTE LOCATION OF POSSIBLE FUTURE STAIRLIFT INSTALLATION, COMPLETE WITH 400x700mm STAIRLIFT PARKING AREA AT BOTTOM OF STAIRS. STAIRLIFT MAY BE FITTED TO 'OPEN' SIDE OF STAIR, WITH PARKING AREA RETURNED AROUND BOTTOM NEWEL POST. STAIRLIFT REQUIREMENTS BASED ON THE 'BISON 80' STAIRLIFT, SUPPORTED OFF THE STAIRCASE TREADS. STAIRCASE TO BE PROVIDED TO COMPLY WITH BUILDING STANDARD 4.2.8.

EXISTING FIREPLACE/CHIMNEY TO BEDROOM 4 (UNUSED) TO BE CAPPED WHERE WALLHEAD IS REMOVED/REDUCED TO ACCOMMODATE NEW UPPER FLOOR.

EXISTING ELECTRICAL AND HEATING INSTALLATIONS WITHIN BEDROOM 4 AND BATHROOM TO BE RETAINED IN CURRENT FORM.

LIGHT PENDANT AND SWITCH ARRANGEMENT TO REVISED ENTRANCE HALL TO BE ADJUSTED, AS INDICATED.



EXTERNAL MASONRY CLADDING TO EXTENSION TO BE TIED INTO EXISTING WALL TO HOUSE USING 'FURFIX' OR EQUAL AND APPROVED WALL TIES AT 450mm MAXIMUM VERTICAL CENTRES. TIES TO BE SHOT–FIRED TO EXISTING STONE/MASONRY AND BUILT INTO NEW BLOCKWORK COURSING AS APPLICABLE.

TIMBER FRAME TO BE SECURED TO MASONRY USING M8 RAWL OR EXPANDING BOLTS AT 600mm MAXIMUM VERTICAL CENTRES. ALTERNATIVELY, A VERTICAL TIMBER RUNNER MAY BE SECURED TO MASONRY USING SAME SPECIFICATION PRIOR TO SECURING TIMBER FRAME TO RUNNER.

WHERE EXTENSION ABUTS THE EXISTING HOUSE, THE EXISTING EXTERNAL MASONRY IS TO HAVE A VERTICAL SAW CUT, WITH VERTICAL DPC INSERTED.

VERTICAL DPCS TO BE FITTED TO EACH LEAF OF NEW WALL CONSTRUCTION WHERE THEY ABUT/FIXED TO ADJACENT EXISTING EXTERNAL WALLS.

ADDITIONAL HOB/COOKER PROVIDED IN UTILITY AREA, COMPLETE WITH EXTRACT FAN OR COOKER HOOD TO SAME STANDARDS AS KITCHEN LAYOUT, NOTED BELOW.

EXTRACT FAN OR COOKER HOOD TO BE PROVIDED IN KITCHEN, DUCTED BETWEEN FIRST FLOOR JOISTS TO EXTERNAL WALL VENT OUTLET, WITH 100mm DIA. FLEXIBLE PVC PIPE. FAN TO BE CAPABLE OF EXTRACTING A MINIMUM OF 60 l/s AIR FLOW.

KITCHEN TO HAVE A MINIMUM UNOBSTRUCTED ACTIVITY/MANOEUVRING SPACE OF 1500x1500mm SQUARE OR 1400x1800mm ELLIPSE, AND THE OVEN SHOULD BE POSITIONED TO ALLOW A MINIMUM CLEAR SPACE OF 1000mm IN FRONT OF OVEN, OVER THE FULL WIDTH OF THE OVEN DOOR. REQUIRED ACTIVITY SPACES INDICATED WITH BROKEN LINES.

EXACT KITCHEN LAYOUT TO BE DETERMINED BY APPLICANT.

FREE–STANDING, DOUBLE SIDED WOOD BURNING STOVE INSTALLED BETWEEN DINING AND LOUNGE/KITCHEN AREAS, AS SHOWN, WITH FLUE/CHIMNEY TAKEN UP THROUGH CEILING, FIRST FLOOR AND ROOF VOID TO TERMINAL LOCATED ABOVE RIDGE OF MAIN ROOF SEE INSTALLATION NOTES WITHIN PROJECT SPECIFICATION FOR FURTHER DETAILS. ALL DIMENSIONS SHOWN SHOULD BE TAKEN AS MINIMUM REQUIREMENTS AND CLEARANCES.

A CARBON MONOXIDE DETECTOR SHOULD BE PROVIDED WITHIN THE LOUNGE AREA. DETECTOR TO BE BATTERY OR HARD WIRED MAINS OPERATED TO BS EN 50291–1:2010 AND FITTED IN ACCORDANCE WITH BUILDING STANDARD 3.20.20.

BROKEN RED LINES DENOTE OUTLINE/POSITION OF EXISTING WALLS TO BE REMOVED.

WHERE FORMER INTERNAL/GABLE WALL BETWEEN KITCHEN AND LOUNGE IS TO BE REMOVED, A NEW STEEL SUPPORT BEAM IS TO BE INSTALLED ACROSS CLEAR OPENING, SUPPORTED OFF SUITABLE CONCRETE PADSTONES BUILT INTO RETAINED STONE WALLS AT EACH SUPPORT. BEAM DESIGNED TO SUPPORT NEW FIRST FLOOR JOISTS AND ROOF STRUCTURE OVER EXTENSION. PARTITION BETWEEN STAIRWELL AND KITCHEN AREA NOT DEEMED STRUCTURAL, WITH BEAM SPANNING FULL WIDTH OF COTTAGE.

ALL STRUCTURAL STEELWORK AND SUPPORT REQUIREMENTS TO BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SEE PROJECT SPECIFICATION AND PROJECT ENGINEERS STRUCTURAL DESIGN FOR FURTHER DETAILS OF BEAM SUPPORT.

2No. 225x150mm WALL VENTS PROVIDED TO SIDE/EAST ELEVATION OF PROPERTY, PROVIDING COMBINED MINIMUM 9,900mm² OPENING AREA FOR COMBUSTION AIR TO SOLID FUEL STOVE IN DINING/KITCHEN/LOUNGE AREA.

2No. 2100x2100mm BI–FOLD DOORSETS TO LOUNGE. SINGLE STEP DOWN FROM FINISHED FLOOR TO EXTERNAL GROUND LEVELS SHOULD NOT EXCEED 170mm, SO NO LANDING IS REQUIRED AT DOORS.

SUPPORT POSTS FOR FIRST FLOOR BALCONY. SEE PROJECT SPECIFICATION AND PROJECT ENGINEERS DESIGN FOR FULL DETAILS.

Proposed Ground Floor Layout

5 4 3 2 1 0 5

PROPOSED GROUND FLOOR LAYOUT – SCALE 1:50

DATE	REVISION	INDEX

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PROJECT
PROPOSED EXTENSION & ALTERATION AT WHINFIELD COTTAGE, CHESTERS, HAWICK.

DRAWING TITLE
PROPOSED GROUND FLOOR LAYOUT

SCALES 1:50..
DATE 14/1/21
REVISION /

DRAWING No. 21–714–2001