

**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<sup>2</sup> 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 8,000mm<sup>2</sup> TO HABITABLE ROOMS (LOUNGE/DINING/BEDROOMS) AND 4,000mm<sup>2</sup> TO UTILITY AND SANITARY 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/m<sup>2</sup>K 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 WITH 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.

○ 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.

○ 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/MUNICATION PROVIDER.

○ WALL MOUNTED EXTRACT FAN.

○ CEILING MOUNTED EXTRACT FAN.

○ MAINS OPERATED/CHARGED OPTICAL SMOKE ALARM (INTERLINKED) TO BS.5839:PART6:2013.

○ 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.

○ BATTERY OPERATED OR HARD WIRED CARBON MONOXIDE DETECTOR TO BS.EN.50291:PART1:2010, FITTED IN ACCORDANCE WITH BUILDING STANDARD 3.20.20.

○ 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 - - - - -

DATE	REVISION	INDEX

BROKEN LINES DENOTE LOCATION OF POSSIBLE FUTURE STAIRLIFT INSTALLATION, ALLOWING FOR AN ADDITIONAL 200mm LENGTH OF SUPPORT RAIL, PROJECTING PAST THE NOSING TO THE TOP STEP OF THE STAIRCASE, IF REQUIRED, TO ALLOW SAFE TRANSFER TO THE LANDING AREA.

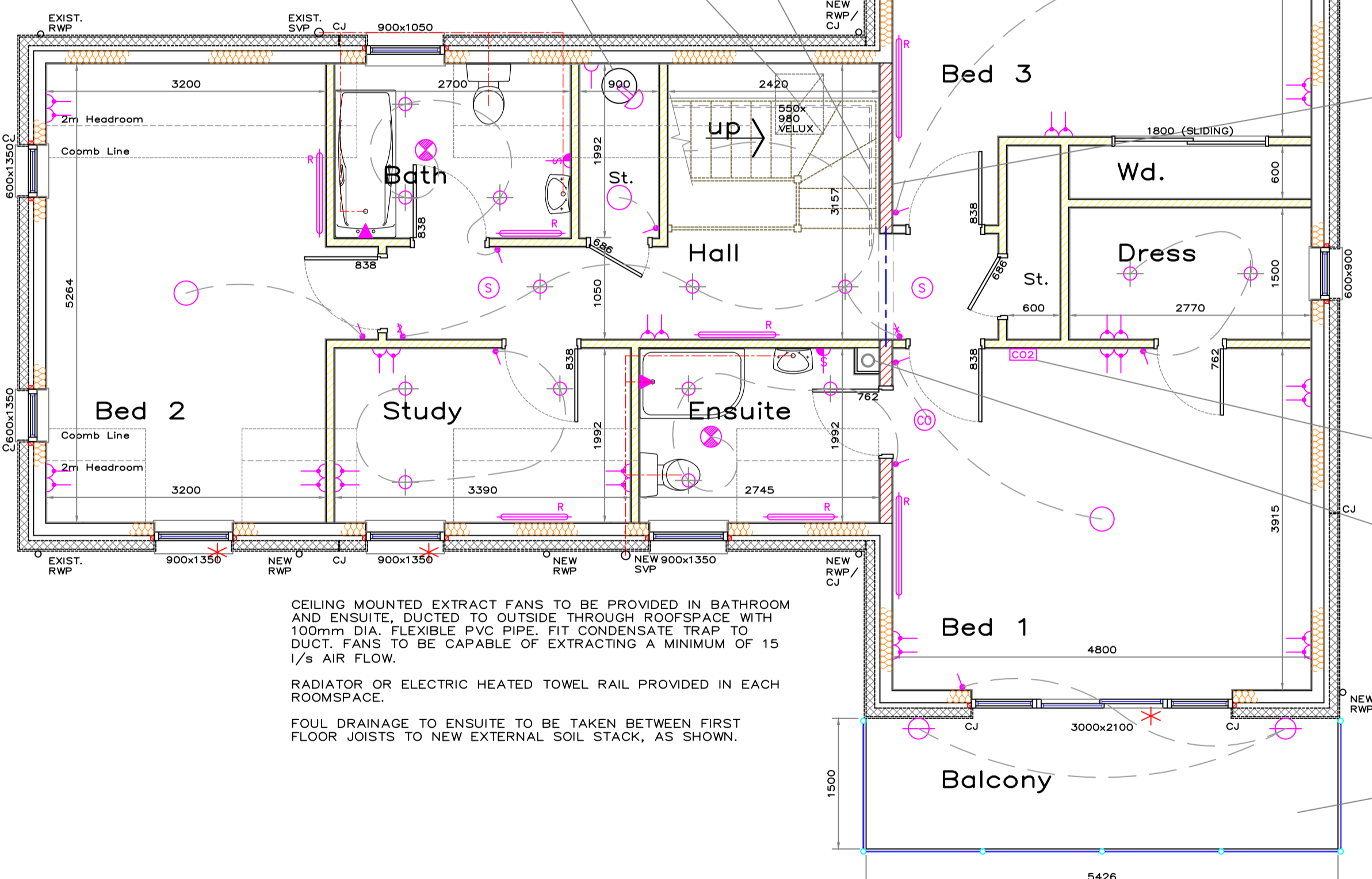
EXPOSED/OPEN AREA OF LANDING/STAIRWELL TO HAVE SUITABLE HANDRAIL OR PROTECTIVE BARRIER FORMED BETWEEN NEWEL POST AT TOP OF NEW STAIRCASE AND ADJACENT WALL. HANDRAIL TO BE POSITIONED 900mm ABOVE FINISHED FLOOR LEVEL, WITH BALUSTRADE BELOW. NO OPENINGS WITHIN BALUSTRADE TO BE GREATER THAN 99mm. THE PROTECTIVE BARRIER SHOULD BE CAPABLE OF WITHSTANDING THE LOADS CALCULATED IN ACCORDANCE WITH BS.6399:PART 1:1998, AND SHALL BE DESIGNED TO PROHIBIT CLIMBING (I.E. VERTICAL SPINDLES OR SOLID PANELS).

550x980mm VELUX ROOFLIGHT OVER STAIRWELL. VELUX TO ACHIEVE MAXIMUM U-VALUE OF 1.40 W/m<sup>2</sup>K OR HAVE AN 'A'-RATED ENERGY PERFORMANCE CERTIFICATE.

VELUX SIZED TO FIT BETWEEN RAFTERS, AT 600mm CENTRES. ROOF TRUSS MANUFACTURER TO DESIGN AND DETAIL ANY STRENGTHENING OR TRIMMING REQUIREMENTS.

MINIMUM 250 LITRE UNVENTED HOT WATER STORAGE/THERMAL STORE LOCATED WITHIN CUPBOARD OFF FIRST FLOOR HALL, AS SHOWN. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

PRESSURE RELIEF FROM UNVENTED CYLINDER TO BE CONNECTED INTO DRAINAGE SERVING BATHROOM, AS SHOWN.



RED HATCHED WALLS REPRESENT INTERNAL LOADBEARING PARTITIONS, SUPPORTING ROOF TRUSSES TO UPPER FLOOR EXTENSION. PARTITIONS FORMED WITH 140mm WIDE TIMBERS TO SUIT TRUSS POSITIONS. CLEAR OPENING ACROSS HALLWAY TO BE SUITABLY UNFILLETTED TO CONTINUE STRUCTURAL SUPPORT ACROSS LENGTH OF WALL. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

CARBON DIOXIDE MONITOR TO BE PROVIDED WITHIN MAIN BEDROOM, TO MONITOR AIR QUALITY, IN ACCORDANCE WITH BUILDING STANDARD 3.14. MONITOR TO BE MAINS OPERATED AND WALL MOUNTED NO NEARER THAN 150mm OF THE CEILING OR JUNCTION OF ANOTHER WALL OR IN ANY LOCATION WHERE IT CAN BE OBSTRUCTED OR NEXT TO ANY OPENING DOOR, WINDOW OR VENT. MONITOR TO BE INSTALLED IN FULL ACCORDANCE WITH THE MANUFACTURERS WRITTEN LITERATURE.

PREFABRICATED TWIN-WALLED STEEL CHIMNEY TO BE TAKEN THROUGH ENSUITE OFF BEDROOM 1 AND ATTIC VOID TO ROOF TERMINAL, AS SHOWN. SEE PROJECT SPECIFICATION FOR FULL DETAIL AND REQUIREMENTS.

WHERE CHIMNEY PASSES THROUGH ENSUITE, THE INNER FACE OF THE WALL SHOULD BE BOXED/FRAMED OUT AS REQUIRED. EXACT EXTENT/LENGTH OF FRAMING SHOULD BE DETERMINED ON SITE WITH APPLICANT, ENSURING REQUIRED CLEARANCE TO CHIMNEY FOR FRAMING.

INTERNAL FRAMING TO BE CREATED WITH SUITABLE REMOVABLE PANEL(S) TO ALLOW ACCESS AND INSPECTION OF FLUE PIPE. PANEL(S) TO ALLOW ACCESS TO FULL LENGTH OF FLUE.

ADDITIONAL CARBON MONOXIDE DETECTOR TO BE PROVIDED WITHIN BEDROOM 1.

VERANDA/BALCONY TO BE TO FRONT OF BEDROOM 1, PROVIDED TO DIMENSIONS SHOWN. BALCONY STRUCTURE FORMED WITH EXTERNAL STEEL CORNER POSTS, WITH STEEL BEAMS RETURNED BACK, AND SECURED TO EXTERNAL MASONRY CLADDING, WITH SUITABLE JOIST INFILL. JOISTS/SUPPORT STRUCTURE TO BE POSITIONED TO PROVIDE A STEP DOWN FROM FINISHED FLOOR LEVEL (MAXIMUM STEP TO BE 150mm), TO ALLOW SUITABLE WATERPROOFING AT PATIO DOOR CILL. SEE PROJECT SPECIFICATION FOR FURTHER DETAILS. PROJECT ENGINEER TO DESIGN AND DETAIL STRUCTURE TO VERANDA/BALCONY, INCLUDING ALL FIXING AND SUPPORT INFORMATION.

PROTECTIVE BARRIER TO BE PROVIDED AROUND EXPOSED PERIMETER OF BALCONY, WITH TOP OF HANDRAIL FINISHED 1100mm ABOVE FINISHED BALCONY/DECK LEVEL. SEE SPECIFICATION FOR FURTHER DETAILS.

**DORMER CONSTRUCTION NOTES**

SIDE WALLS/HAFIT PANELS TO DORMERS TO BE FORMED WITH MINIMUM 38x140mm TIMBERS AT MAXIMUM 600mm CENTRES, WITH 140mm THICK RECTICEL 'EUROTHANE GP' RIGID INSULATION BOARDS FITTED TIGHT BETWEEN STUDS, SHEATHED EXTERNALLY WITH MINIMUM 9mm THICK OSB OR PLYWOOD, WITH GLIDEVALE PROTECT 'TF200' THERMO BREATHER MEMBRANE, OR EQUAL, STAPLED TO OUTER FACE OF SHEATHING. LINE INTERNALLY WITH 12.5mm THICK 'DUPLEX' VAPOUR CHECK PLASTERBOARD, SKIM COAT FINISH.

DORMERS TO BE FINISHED EXTERNALLY WITH RENDER (TO MATCH EXTERNAL WALLS), ON RENDERLATH EXPANDED METAL LATHING, ON 25x45mm HORIZONTAL BATTENS ON MINIMUM 25x45mm VERTICAL BATTENS TO EXTERNAL FRAME FORMING DORMERS.

DORMER SIDE/HAFIT PANELS TO BE SUPPORTED DIRECTLY OFF MULTIPLE RAFTER/SARKING BOARDS EITHER SIDE OF DORMER OPENING.

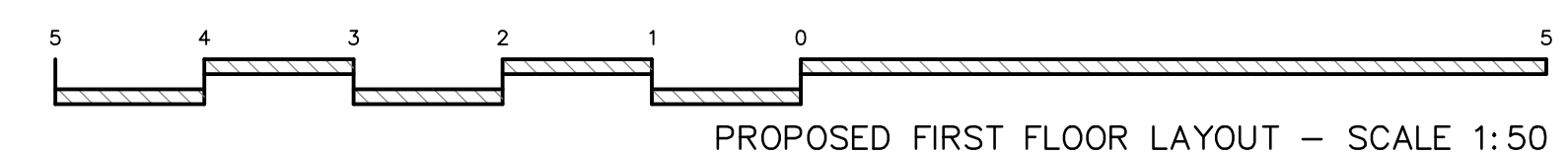
DORMER ROOF TRUSSES TO BE SECURED TO TIMBER FRAME WALLHEAD/WALLPLATE USING SUITABLE GALVANISED M.S. TRUSS CLIPS AT EACH BEARING.

DORMER PANELS TO BE SECURED IN ACCORDANCE WITH THE CERTIFYING ENGINEERS STRUCTURAL DESIGN CERTIFICATE AND APPENDICES.

**Proposed First Floor Layout**

**DAYLIGHTING/VENTILATION CALCULATIONS**

ROOM	FLOOR AREA	DAYLIGHTING	NATURAL VENTILATION	TRICKLE VENTILATION	MECHANICAL VENTILATION
DINING/KITCHEN/LOUNGE	54.64m <sup>2</sup>	8.49m <sup>2</sup>	11.29m <sup>2</sup>	40,000mm <sup>2</sup>	60 l/s
UTILITY	8.64m <sup>2</sup>	1.14m <sup>2</sup>	1.24m <sup>2</sup>	12,000mm <sup>2</sup>	60 l/s
BEDROOM 1	18.79m <sup>2</sup>	4.20m <sup>2</sup>	4.20m <sup>2</sup>	8,000mm <sup>2</sup>	n/a
DRESSING	4.15m <sup>2</sup>	0.36m <sup>2</sup>	0.40m <sup>2</sup>	4,000mm <sup>2</sup>	n/a
ENSUITE	5.39m <sup>2</sup>	0.86m <sup>2</sup>	1.00m <sup>2</sup>	8,000mm <sup>2</sup>	15 l/s
BATHROOM	5.37m <sup>2</sup>	0.71m <sup>2</sup>	0.76m <sup>2</sup>	8,000mm <sup>2</sup>	15 l/s
BEDROOM 2	17.47m <sup>2</sup>	1.90m <sup>2</sup>	2.26m <sup>2</sup>	16,000mm <sup>2</sup>	n/a
BEDROOM 3	18.69m <sup>2</sup>	1.50m <sup>2</sup>	1.62m <sup>2</sup>	12,000mm <sup>2</sup>	n/a
STUDY	6.75m <sup>2</sup>	0.86m <sup>2</sup>	1.00m <sup>2</sup>	8,000mm <sup>2</sup>	n/a



PROPOSED FIRST FLOOR LAYOUT - SCALE 1:50

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

DRAWING TITLE  
**PROPOSED FIRST FLOOR LAYOUT**

SCALES  
1:50..

DATE  
14/1/21

REVISION

DRAWING No.  
**21-714-2002**