GENERAL NOTES

ALL DIMENSIONS ON DRAWINGS AND SIZES OF MATERIALS ARE STATED IN MILLIMETRES

SIZES AND STRENGTHS OF ALL MATERIALS, AND WORKMANSHIP TO COMPLY WITH ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND BUILDING REGULATIONS.

ALL CONSTRUCTION TIMBER TO BE PRESERVATIVE TREATED

STRUCTURAL CALCULATIONS TO BE SUBMITTED FOR APPROVAL WHERE REQUIRED BY THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF THAT SECTION OF THE WORKS

ALL CORRIDORS, PASSAGES AND INTERNAL DOORS TO BE DIMENSIONED TO ALLOW ACCESS BY WHEELCHAIR BOUND OCCUPANTS IN ACCORDANCE WITH SECTION 7 PART M2 OF THE APPROVED DOCUMENTS.

EXTENSION EXTERNAL WALLS

NEW MASONRY PANEL TO GARAGE DOOR OPENINGG GROUND FLOOR ELEVATIONS TO BE 300mm o.a. CAVITY CONSTRUCTION:

100mm STONE TO MATCH EXISTING
100mm O.A. CLEAR CAVITY WITH 10mm RESIDUAL CAVITY
90mm KINGSPAN K108 CAVITY INSULATION BOARD
100mm CELCON STANDARD 3.6 n/mm² BLOCK

ALL EXTERNAL WALLS TO BE FINISHED INTERNALLY WITH 37.5mm K118 INSULATED PLASTERBOARD ON DABS, FINISHED WITH 3mm PLASTER SCIM COAT.

NEW WALL LEAVES TO BE TIED USING ANCON STAIFIX RT2 GENERAL PURPOSE WALL TIES OR SIMILAR APPROVED, INSTALLED AT 750mm HORIZONTAL CENTRES AND 450mm VERTICAL CENTRES, STAGGERED REDUCED TO MAX 225mm AROUND OPENINGS AND REVEALS TO COMPLY WITH BS5628.

DUE CARE TO BE TAKEN BY CONTRACTOR TO AVOID MORTAR BRIDGING CAVITIES.

PANEL TO HAVE CONTINUOUS HORIZONTAL HI-LOAD OR SIMILAR APPROVED D.P.C. 150mm (MIN) ABOVE FINISHED EXTERNAL GROUND LEVEL. ALL JOINTS TO HAVE 150mm (MIN) OVERLAP.

EXTERNAL WALLS TO ABOVE D.P.C LEVEL TO HAVE CEMENT/LIME/SAND MORTAR TO 1:1:6 RATIO.

PANEL TO BE FIXED BACK TO INTERNAL PARTITION USING CATNIC 'STRONGHOLD' WALL CONNECTORS WITH VERTICAL DPC BETWEEN STUD AND CONNECTOR. ALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS AND INSTRUCTIONS.

EXISTING EXTERNAL WALLS

EXISTING EXTERNAL WALLS TO HALL TO BE FINISHED WITH 37.5mm KINGSPAN K118 INSULATED PLASTERBOARD WITH 3mm SCIM FINISH.

LOBBY PARTITIONS:

LOBBY PARTION TO BE TAKEN OFF 150mm HIGH BLOCKWORK BUND PLINTH TAKEN OFF EXISTING SLAB OVER CONTINUOUS DPC. PARTITION TO BE FORMED IN 50 X 100mm SW STUDWORK AT 600mm CENTRES INFILLED WITH 100mm KINGSPAN K112 INSULATION BOARDS WITH ALL JOINTS FINISHED WITH MASTIC. PARTITION TO BE FINISHED TO GARAGE FACE WITH 12.5mm PLASTERBOARD AND 3mm SCIM AND TO LOBBY SIDE WITH 37.5mm KINGSPAN K118 INSULATED PLASTERBOARD.

INTERNAL PARTIITONS

NON-LOADBEARING PARTITIONS TO BE FORMED IN 50 X 100mm SW STUDWORK AT 600mm CENTRES INFILLED WITH 100mm INSULATION QUILT. FINISHED BOTH SIDES WITH 12.5mm PLASTERBOARD AND SCIM.

OPENINGS

ALL HABITABLE ROOMS TO HAVE WINDOW OPENINGS, WITH TIMBER FRAMES TO MATCH EXISTING, ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE MINIMUM BACKGOUND VENTILATION OF 8000mm², (NON-HABITABLE ROOMS TO HAVE MINIMUM BACKGROUND VENTILATION OF 4000mm²) AND OPENING LIGHTS EQUIVALENT TO A MINIMUM OF 1/20TH OF FLOOR AREA OF ROOM SERVED.

ALL GLAZING IN DOORS AND WINDOWS TO 1500mm ABOVE F.F.L. TO BE FITTED WITH SAFETY GLASS TO BS6206/BS82 IN ACCORDANCE WITH PART N SECTION 1 OF THE BUILDING REGULATIONS.

LOBBY GROUND FLOOR CONSTRUCTION

EXISTING GARAGE FLOOR SLAB TO LOBBY AREA TO BE OVERLAID WITH 1000 GURAGE VISQUEEN DPM.

LOBBY FLOOR TO BE FORMED IN 150X50mm TREATED S.W. FLOOR JOISTS AT 400mm CENTRES FINISHED WITH 22mm FLOOR GRADE T&G CHIPBOARD LAID PERPENDICULAR TO JOIST RUNS.

JOIST VOIDS TO BE INFILLED WITH 100mm KINGSPAN K103 RIGID INSULATION BOARD. INSULATION TO BE SUPPORTED OFF 20X20mm TREATED S.W. BATTENS.

EXISTING FIRST FLOOR CONSTRUCTION

EXISTING FINISHES TO GARAGE CEILING TO BE REMOVED AND CARTED FROM SITE.

ALL JOIST VOIDS TO BE INFILLED WITH 100mm KINGSPAN K103 RIGID INSULATION BOARD. INSULATION TO BE SUPPORTED OFF 20X20mm TREATED S.W. BATTENS RETAINING A 25mm VOID TO UNDERSIDE OF FLOOR FINISH.

CEILING TO BE UNDERDRAWN WITH 15mm GYPROC FIRELINE PLASTERBOARD AND3mm SCIM FINISH.

VENTILATION

KITCHENETTE/BREW FACILITY TO BE FITTED WITH MECHANICAL EXTRACT FAN TO HAVE TO PROVIDE VENTILATION RATE OF 60 LT/SEC.

PLEASE NOTE ANY EXTRACT FAN TO A WINDOWLESS ROOM TO BE FITTED WITH A 15 MINUTE OVERRUN TIMER.

INTERNAL TIMBER

CONTRACTOR TO SUPPLY AND FIX ALL DOOR FRAMES AND DOORS, ARCHITRAVES, CILLS, SKIRTINGS AS NECESSARY. ALL TO BE PRIMED PRIOR TO FIXING WITH WATER BASED PRIMER.

FIRE COMPLIANCE

ALL STRUCTURAL STEEL BEAMS TO BE ENCASED IN 12.5mm PLASTERBOARD WITH 3mm SCIM TO PROVIDE HALF-HOUR FIRE RESISTANCE MINIMUM.

SMOKE AND RISING HEAT DETECTORS TO BE PROVIDED IN POSITIONS AS INDICATED ON FLOOR PLANS. UNITS TO BE INTERCONNECTED AND LINKED TO ELEC. MAINS.

ALL HABITABLE ROOMS TO HAVE WINDOW OPENINGS TO HAVE AN OPENABLE AREA WITH NO OBSTRUCTION OF 0.33m WITH AT LEAST 450mm HIGH AND 450mm IN WIDTH.

ALL DOORS NOTED FD30 DENOTES FIRE DOOR WITH INTEGRITY OF 30 MINUTES WHEN TESTED TO BS.476 PART 22, FRAME TO INCLUDE INTUMESCENT SEALS AS NECESSARY IN ACCORDANCE WITH TEST CRITERIA. DOOR TO BE FITTED WITH AUTOMATIC SELF-CLOSING DEVICE. HINGES TO BE STEEL OR BRASS. ANY GLAZING IN DOOR TO BE 6mm GEORGIAN WIRED GLASS (EITHER CAST OR POLISHED PLATE) AND LIMITED TO 0.4 SQUARE METRE AREA.

FD30'S TO BE AS ABOVE BUT ALSO HAVING SMOKE SEALS.

EXTERNAL DRAINAGE

CONTRACTOR TO OBTAIN ALL NECESSARY INFORMATION AND CARRY OUT ALL NECESSARY INVESTIGATIONS REGARDING POSITION OF UNDERGROUND SERVICES IN VICINITY OF WORKS PRIOR TO EXCAVATIONS.

CONTRACTOR TO TAKE DUE CARE TO AVOID DAMAGE TO EXISTING MANHOLE DURING FORMATION OF NEW CONNECTIONS AND CONSTRUCTION OF FOOTINGS FOR NEW EXTERNAL WALLS.

FOR GENERAL LAYOUT REFER TO GROUND FLOOR LAYOUT ABOVE. CONTRACTOR TO ASSUME A SEPARATE SURFACE AND FOUL WATER SYSTEM.

FOUL WATER DRAINAGE IS TO BE CONNECTED TO EXISTING FOUL WATER DRAINAGE

ALL EXTERNAL DRAINAGE RUNS TO BE FORMED IN HEPWORTH PVCu 100mm PIPES LAID TO 1:60 MIN FALL, REFER TO LAYOUT.

ALL FLEXIBLE DRAINAGE RUNS TO BE BEDDDED AND BACKFILLED IN ACCORDANCE WITH PARAGRAPH 2.43 & DIAGRAM 10 OF THE APPROVED DOC H.

ANY DRAINAGE RUNS PASSING UNDER OR WITHIN 1m OF STRUCUTRE TO BE ENCASED IN 150mm CONCRETE. ANY DISUSED/REDUNDANT SERVICES TO BE CAPPED OFF.

INTERNAL DRAINAGE

ALL INTERNAL SANITARY FITTINGS TO BE FITTED WITH 'P'-TRAPS. WASH HAND BASINS-32mm TRAPS WITH 75mm SEALS. WCs - 75mm TRAPS WITH 50mm SEALS. ALL DIMENSIONS ARE MINIMUM REQUIREMENTS. PIPEWORK TO BE 40-50mm DIA PVCu ITEMS AS REQUIRED.

SOIL AND VENT PIPES FORMED INTERNALLY TO BE TERMINATED AT ROOF LEVEL 450mm ABOVE ANY OPENING LIGHTS.

STAIRCASE

NEW STAIRCASE TO HAVE MAXIMUM PITCH OF 42° AND TO HAVE NUMBER OF RISERS AS INDICATED. STAIRCASE TO HAVE 200mm (MAX.) RISERS AND 250mm (MIN.) TREAD.

ALL STAIRCASES TO HAVE A HANDRAIL 900mm ABOVE PITCH LINE, 100mm ABOVE LANDING LEVEL. HANDRAIL TO BE INFILLED WITH BALLUSTRADES AT 100mm (MAX.) CENTRES.

ANY BULKHEADS ABOVE STAIRCASE TO BE FORMED TO ALLOW 2000mm (MIN.) CLEARANCE ABOVE PITCH LINE OF STAIRS.

ELECTRICAL INSTALLATION

THE ELECTRICAL AND MECHANICAL WORKS SHOWN ON THIS DRAWING IS AN INITIAL INDICATION OF CLIENTS REQUIREMENTS AND IT IS THE RESPONSIBILITY OF SPECIALISTS EMPLOYED BY THE CLIENT/BUILDER TO DESIGN, SUPPLY, INSTALL THE WORKS AND PROVIDE OPERATING AND MAINTENANCE INSTRUCTIONS FOR THE WORKS.

ALL ELECTRICAL SWITCHES AND SOCKET OUTLETS FOR LIGHTING AND OTHER ELECTRICAL EQUIPMENT TO HABITABLE ROOMS TO BE SITED AT APPROPRIATE HEIGHTS BETWEEN 450mm AND 1200mm ABOVE FINISHED FLOOR LEVEL.

FOR ELECTRICAL LAYOUT PLEASE REFER TO FLOOR PLANS. ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH BS 7671: 1992 A2 97 AND WITH I.E.E. WIRING REGULATIONS 16TH EDITION.

WORKS IN CONNECTION WITH THE ELECTRICAL INSTALLATION SHALL ONLY BE UNDERTAKEN BY NICEIC APPROVED SPECIALIST.

ALL ELECTRICAL WORKS ARE REQUIRED TO COMPLY WITH PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTLLED, INSPECTED AND TESTED BY A NICEIC APPROVED CONTRACTOR. PRIOR TO COMPLETION THE LOCAL COUNCIL ARE TO BE NOTIFIED AND SATISFIED THAT EITHER:

A. AN ELECTRICAL INSTALLATION CERTIFICATE ISSUED UNDER THE COMPETENT PERSON SELF CERTIFICATION SCHEME HAS BEEN ISSUED,

B. APPROPRIATE CERTIFICATES AND FORMS DEFINED IN BS7671 HAVE BEEN SUBMITTED THAT CONFIRM THAT THE WORK HAS BEEN INSPECTED AND TESTED BY A COMPETENT PERSON. A COMPETENT PERSON WILL HAVE SOUND KNOWLEDGE AND EXPERIENCE RELEVANT TO THE NATURE OF THE WORK UNDERTAKEN AND TO THE TECHNICAL STANDARDS SET DOWN IN BS7671, BE FULLY VERSED IN THE INSPECTION AND TESTING PROCEDURES CONTAINED IN THE REGULATIONS AND EMPLOY ADEQUATE TESTING EQUIPMENT.

IN THE CASE OF OPTION **B.** ONLY, THE COMPETENT PERSON MUST BE A MEMBER OF NICEIC OR ECA. IN ADDITION, IN THE CASE OF MINOR WORKS (SEE PART P FOR DEFINITION) AN ELECTRICIAN QUALIFIED TO AT LEAST CITY & GUILDS 2391 IS CONSIDERED TO BE A COMPETENT PERSON. THE PERSON CARRYING OUT THE WORK MUST ARRANGE FOR A COMPETENT PERSON TO INSPECT THE ELECTRICAL INSTALLATION AT FIRST FIX STAGE AND INSPECT AND TEST PRIOR TO THE INSTALLATION BEING LIVE.

ELECTRICAL LEGEND

⊠ LOW VOLTAGE DOWNLIGHTER

LIGHT SWITCH

ELEC. SOCKET OUTLET

(RH) RISING HEAT DETECTOR

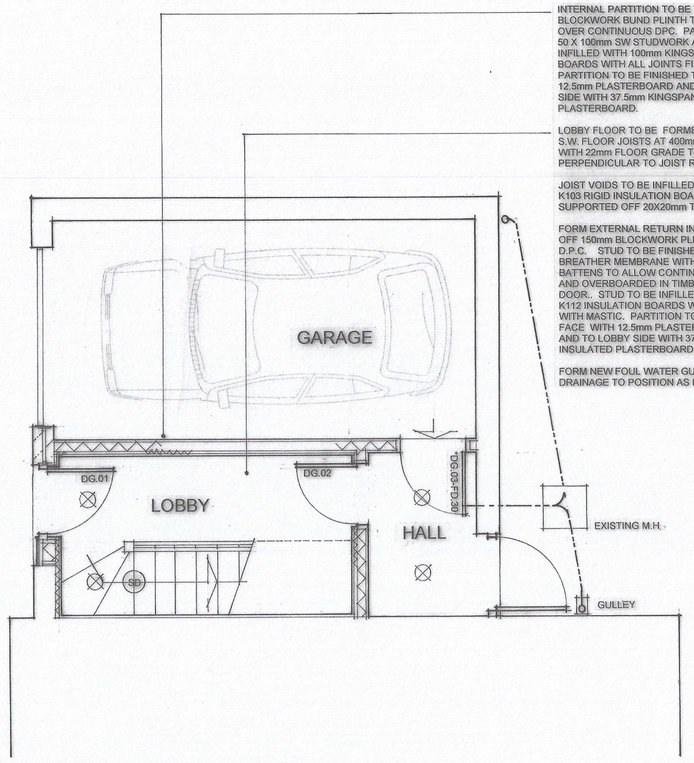
HEATING

HEATING INSTALLATION TO BE CARRIED OUT BY A CORGI REGISTERED PLUMBER.

AREAS WITH DIFFERING HEATING NEEDS TO HAVE INDIVIDUAL TEMPERATURE CONTROLS, EITHER BY ROOM THERMOSTATS OR INDIVIDUAL RADIATOR VALVES

SEPARATE TIMING CONTROLS TO BE PROVIDED FOR SPACE HEATING AND HOT WATER (EXCEPT FOR COMBINATION BOILERS AND SOLID FUEL APPLIANCES) THE SYSTEM DESIGN MUST ALLOW FOR THE PROVISION OF ONLY SPACE HEATING, ONLY WATER HEATING, OR BOTH WHEN REQUIRED

BOILER CONTROLS MUST INCLUDE PROVISION TO PREVENT THE BOILER OPERATION WHEN NEITHER THE SPACE HEATING SYSTEM NOR THE HOT WATER SYSTEM REQUIRES HEAT.



INTERNAL PARTITION TO BE TAKEN OFF 150mm HIGH BLOCKWORK BUND PLINTH TAKEN OFF EXISTING SLAB OVER CONTINUOUS DPC. PARTITION TO BE FORMED IN 50 X 100mm SW STUDWORK AT 600mm CENTRES INFILLED WITH 100mm KINGSPAN K112 INSULATION BOARDS WITH ALL JOINTS FINISHED WITH MASTIC. PARTITION TO BE FINISHED TO GARAGE FACE WITH 12.5mm PLASTERBOARD AND 3mm SCIM AND TO LOBBY SIDE WITH 37.5mm KINGSPAN K118 INSULATED PLASTERBOARD.

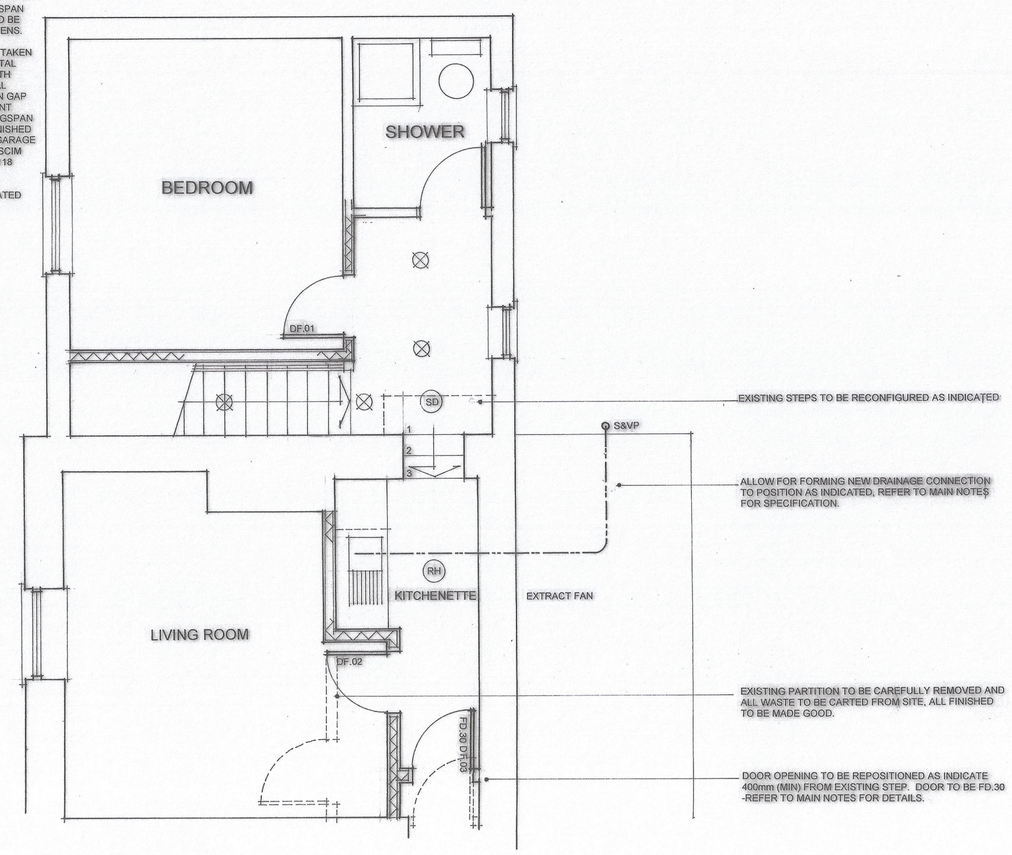
LOBBY FLOOR TO BE FORMED IN 150X50mm TREATED S.W. FLOOR JOISTS AT 400mm CENTRES FINISHED WITH 22mm FLOOR GRADE T&G CHIPBOARD LAID PERPENDICULAR TO JOIST RUNS.

JOIST VOIDS TO BE INFILLED WITH 100mm KINGSPAN K103 RIGID INSULATION BOARD. INSULATION TO BE SUPPORTED OFF 20X20mm TREATED S.W. BATTENS.

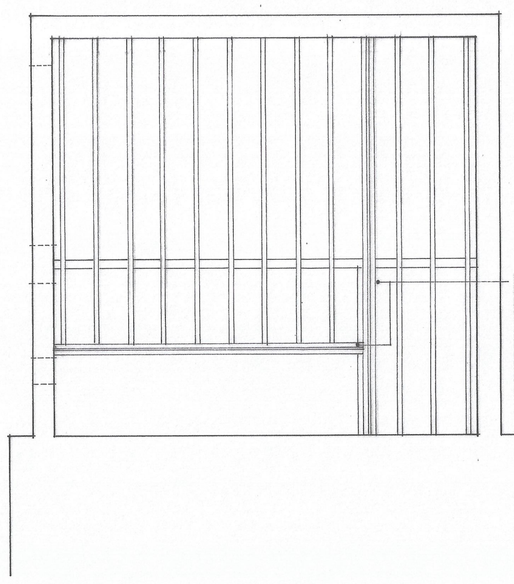
FORM EXTERNAL RETURN IN 150mm S.W. STUD TAKEN OFF 150mm BLOCKWORK PLINTH OFF HORIZONTAL D.P.C. STUD TO BE FINISHED EXTERNALLY WITH BREATHER MEMBRANE WITH 25x38mm VERTICAL BATTENS TO ALLOW CONTINUOUS VENTILATION GAP AND OVERBOARDED IN TIMBER TO MATCH FRONT DOOR. STUD TO BE INFILLED WITH 150mm KINGSPAN K112 INSULATION BOARDS WITH ALL JOINTS FINISHED WITH MASTIC. PARTITION TO BE FINISHED TO GARAGE FACE WITH 12.5mm PLASTERBOARD AND 3mm SCIM AND TO LOBBY SIDE WITH 37.5mm KINGSPAN K118 INSULATED PLASTERBOARD.

FORM NEW FOUL WATER GULLEY AND ASSOCIATED DRAINAGE TO POSITION AS INDICATED.

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



FORM STAIRWELL OPENING WITH JOISTS DOUBLED UP TO PERIMETER OF OPENING, JOISTS TO BE BOLTED TOGETHER AT 900mm (MAX) CENTRES USING M12 BOLTS.

ALL JOIST VOIDS TO BE INFILLED WITH 100mm KINGSPAN K103 RIGID INSULATION BOARD. INSULATION TO BE SUPPORTED OFF 20X20mm TREATED S.W. BATTENS RETAINING A 25mm VOID TO UNDERSIDE OF FLOOR FINISH.

CEILING TO BE UNDERDRAWN WITH 15mm GYPROC FIRELINE PLASTERBOARD AND3mm SCIM FINISH.

CHAMBER JOIST PLAN



PROPOSED PART FRONT ELEVATION

NOTES

- This drawing is copyright. No unauthorised copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory Health and Safety Regulations.
- This drawing is to be read in conjunction with all relevant consultants' and / or specialists' drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
A.	PLANNING NOTE ADDED	28.11.24
B.	GARAGE/LOBBY DOOR SWING AMENDED	08.01.25

PLEASE NOTE: THERE ARE NO FURTHER ALTERATIONS TO BE UNDERTAKEN TO EITHER THE REMAINING FLOOR PLANS OR THE SIDE AND REAR ELEVATIONS OTHER THAN THOSE INDICATED ON THIS DRAWING.

Project	ANNEX: GOSHEN COTTAGE, SUMMERSEAT
Drawing	PROPOSED FLOOR PLANS & ELEVATIONS
Client	MR & MRS A HOWARTH
Dwn. By	WJH
Scale	1: 50 @ A1
Drg. No.	24/659.02 (B)
Drg. Size	A1
Date	OCTOBER 2024

JOHN **HOLT ARCHITECTS** LTD.

3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR
TELEPHONE 0161 764 8314 FACSIMILE 0161 764 6995
E-MAIL mail@holtarchitects.co.uk

DO NOT SCALE DRAWING