

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

DESIGN OF FOUNDATIONS AND FLOOR SLAB INDICATED ON DRAWINGS IS PROVISIONAL. SUBJECT TO CONFIRMATION UPON EXCAVATION AND AGREEMENT WITH LOCAL AUTHORITY BUILDING CONTROL.

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

FOUNDATIONS

DESIGN OF FOUNDATIONS AND GROUND FLOOR SLAB INDICATED ON DRAWINGS IS PROVISIONAL. SUBJECT TO CONFIRMATION UPON EXCAVATION AND AGREEMENT WITH LOCAL AUTHORITY BUILDING CONTROL.

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

FOUNDATIONS TO BE 600 X 200mm CONCRETE STRIP TO BS 12 1989 & BS 882 1983 MIXED TO GRADE ST1 CONCRETE TO BS 5228 PART 2.

FOUNDATIONS STEPPED ON ELEVATION SHOULD OVERLAP BY TWICE THE HEIGHT OF THE STEP. BY THE THICKNESS OF THE FOUNDATION OR 300mm WHICHEVER IS GREATER

150mm FOUNDATION PROJECTION TO BE MAINTAINED AROUND PIER PROJECTIONS.

FOUNDATIONS TO HAVE 900mm (MAX) COVER AND TO BE TAKEN OFF SUITABLE BEARING STRATA.

EXTERNAL WALLS

GROUND FLOOR ELEVATIONS TO BE 302.5 mm CAVITY CONSTRUCTION:

102.5mm FACING BRICKWORK TO MATCH EXISTING
100mm O.A. CLEAR CAVITY
50mm KINGSPAN K108 CAVITY INSULATION BOARD
100mm CELCON STANDARD 3.6 mm² BLOCK

ALL EXTERNAL WALLS TO BE FINISHED INTERNALLY WITH 12.5mm PLASTERBOARD ON DABS, FINISHED WITH PLASTER SCIM COAT.

CAVITY WALL INSULATION TO BE CARRIED BELOW D.P.C. LEVEL. FINISHING AT THE UNDERSIDE OF THE GROUND FLOOR INSULATION

ALL FOOTINGS BELOW EXTERNAL GROUND LEVEL TO BE CONSTRUCTED IN DUROX SUPATRENCH BLOCKWORK OR SIMILAR APPROVED.

NEW WALL LEAVES TO BE TIED USING ANCON STAFIX RT2 GENERAL PURPOSE WALL TIES OR SIMILAR APPROVED, INSTALLED AT 900mm HORIZONTAL CENTRES AND 450mm VERTICAL CENTRES. STAGGERED REDUCED TO MAX 225mm AROUND CORNERS AND REVEALS TO COMPLY WITH BS5262.

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

ANY CAVITIES TO BELOW D.P.C. LEVEL TO HAVE PRE-CAST CONCRETE LINTOLS OVER WITH 150mm (MIN) BEARING.

ALL PIPEWORK TO HAVE 50mm CLEAR SPACE ALL AROUND. ALL DOWNINGS TO BE BLANKED OFF USING INERT RIGID BODIES.

EXTERNAL WALLS TO HAVE CONTINUOUS HORIZONTAL H/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 CEMENTLINE/SAND MORTAR TO 1:1.6 RATIO.

ALL BRICKWOR. JUNCTIONS BETWEEN OLD AND NEW EXTERNAL WALLS TO BE FULLY BONDED. ALL CAVITIES TO BE MADE CONTINUOUS

OPENINGS

EXISTING OPENING TO BE RETAINED. EXISTING LINTOL TO BE CONFIRM FOR ADEQUACY.

REPLACEMENT WINDOW FRAME TO BAY WINDOW TO INCLUDE STRUCTURAL FRAME TO SUPPORT ROOF STRUCTURE AS INDICATED.

REPLACEMENT PVCu WINDOW FRAMES TO HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE MINIMUM BACKGROUND VENTILATION OF 1/300th OF FLOOR AREA. ALL WINDOWS TO HAVE MINIMUM OPENING LIGHTS EQUIVALENT TO A MINIMUM OF 1/20th OF FLOOR AREA OF ROOM SERVED.

ALL WINDOW FRAMES TO BE DOUBLE GLAZED UNITS ABOVE P.L. TO BE FITTED WITH SAFETY GLASS TO BE CONFIRMED WITH PART L1 SECTION 1 OF THE BUILDING REGULATIONS.

ALL GLAZING IN DOORS AND WINDOWS TO 1500mm ABOVE P.L. TO BE FITTED WITH SAFETY GLASS TO BE CONFIRMED WITH PART L1 SECTION 1 OF THE BUILDING REGULATIONS.

GROUND FLOOR CONSTRUCTION

NEW GROUND FLOORS SLAB TO BE 150mm IN SITU. SLAB TO BE 100mm TO 150mm SEPARATING MEMBRANE OVER 75mm TIGHTLY BUTTED KINGSPAN KOOL THERM K103 FLOORBOARD RIGID INSULATION INCORPORATING 25mm INSULATION BOARD UPSTAND TO BE FORMED TO SLAB PERIMETER.

SLAB TO INCLUDE 142 ANTI-CRACK MESH WITH 65mm (MIN) COVER. SLAB TO BE INSTALLED OVER 1200 GUAGE VISQUEEN D.P.M. ALL JOINTS TO HAVE 150mm LAPPED AND TAPED. VISQUEEN TO BE LAID OVER 25mm SAND BLINDING TO 150mm WELL COMPACTED CLEAN hardcore

PLEASE NOTE, UNDERFLOOR HEATING SYSTEM TO BE TO LIVING ROOM TO BE DESIGNED AND INSTALLED BY SPECIALIST SUPPLIER/CONTRACTOR.

PITCHED ROOF CONSTRUCTION

MAIN AND DORMER PITCHED ROOF AREA TO BE CONSTRUCTED AT 37.5° PITCH TO MATCH EXISTING. TO BE FINISHED WITH CLAY PAN TILES TO MATCH EXISTING MAIN ROOF. FIXED TO 50 X 38mm TANALISED SW BATTENS AT CENTRES TO SLATE SIZE.

BATTENS TO BE FIXED OVER TYVEK OR SIMILAR VAPOR BARRIER. ROOFING FELT TO BE SUPPORTED AT EAVES ON TILTING FILLETS.

ROOF TO BE FORMED GENERALLY IN 50X150mm RAFTERS @ 400mm CENTRES

PROVIDE ALL LATERAL BRACING AS REQUIRED.

RAFTERS TO BE FIXED AT FEET TO 50 X 100mm SW WALL PLATES USING CATNAC TRUSS CLIPS ALL TO MANUFACTURERS INSTRUCTIONS.

RAFTERS TO BE STRAPPED TO STRUCTURAL FRAME USING I.G. VERTICAL RESTRAINT STRAPS 30 X 2.5mm PRE-GALVANISED M.S. FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

WALL PLATE TO BE STRAPPED TO INNER LEAF USING CATNAC GALV. M.S. 30 X 5mm WALL PLATE ANCHORS AT 900mm (MAX) CENTRES

RAFTERS TO HAVE LATERAL RESTRAINT STRAPS AT ROOF LEVEL OVER FIRST 3 RAFTERS AT 1200mm CENTRES. STRAPS TO HAVE 50 X 100mm SW NOGGINS TO UNDERSIDE.

ROOF TO BE INSULATED WITH RAFTERS INFILLED WITH 100mm POLYSTYRENE INSULATION BOARD AND UNDERDRAWN WITH 37.5mm K 118 INSULATED PLASTER BOARD AND SCIM FINISH. INSTALL 25X25mm TREATED S.W.

RAFTERS TO BE FITTED WITH 25 X 38mm TREATED SW BATTENS TO LOW CONTINUOUS SLOPED VOID ABOVE INSULATION. VENTILATION TO BE PROVIDED AT EAVES USING CAVITY TRAY TYPE OF V 10.

VENTILATORS TO ALLOW CONTINUOUS 50mm (MIN) AIR FLOW THROUGHOUT THE ENTIRE LENGTH OF THE ROOF RIDGE USING CAVITY TRAY ROOF TILE VENTILATORS TO PROVIDE THE EQUIVALENT OF CONTINUOUS 5mm VENT GAP. TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

ALL TIMBER TO TIMBER JUNCTIONS TO BE FORMED USING EXPANMET SPEED MAXI JOIST HANGERS FITTED TO MANUFACTURERS INSTRUCTIONS.

FASCIAS TO PITCHED ROOFED AREAS TO BE 25x200mm PVCu ITEMS TO MATCH EXISTING.

INTERNAL TIMBER

CONTRACTOR TO ALLOW FOR AMENDING LIVING ROOM DOOR FRAME AND DOOR TO ACCOMMODATE UNDERFLOOR HEATING.

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

ELECTRICAL INSTALLATION

THE ELECTRICAL AND MECHANICAL WORKS SHOWN ON THIS DRAWING IS AN INDICATION OF CLIENTS REQUIREMENTS AND IT IS THE RESPONSIBILITY OF SPECIALIST(S) 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, INSTALLED, 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 REFINED 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 THE RELEVANT 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.

NOTES

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- 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

ELECTRICAL LEGEND

⬮ ELEC. SOCKET OUTLET

⬮ TELEVISION POINT

HEATING

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

ALLOW FOR CAREFULLY REMOVING EXISTING RADIATOR AND ALL ASSOCIATED PIPEWORK. CAPPING ALL RETAINED PIPEWORK AND CARTING ALL WASTE MATERIALS FROM SITE.

INCLUDE FOR SUPPLY AND INSTALLATION OF WET UNDERFLOOR HEATING SYSTEM TO LIVING ROOM. DESIGN AND INSTALLATION TO BE UNDERTAKEN BY SPECIALIST HEATING ENGINEER.

PROPOSED BAY WINDOW ALTERATION:
18 KINGSTON CLOSE, BURY

PROPOSED FLOOR PLAN & ELEVATION

MR & MRS JAITKEN

WJH

1: 50 @ A2

22/624 02

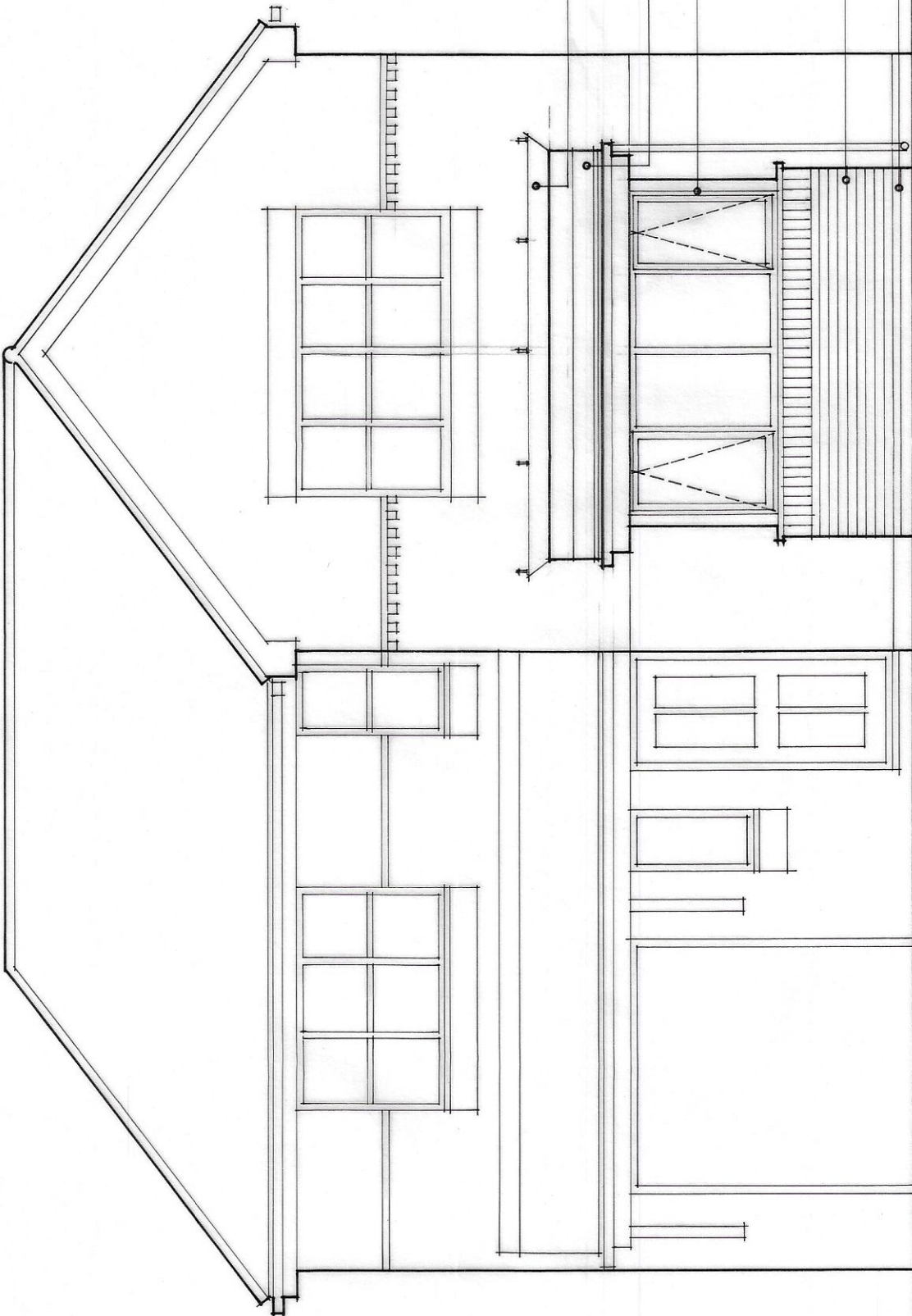
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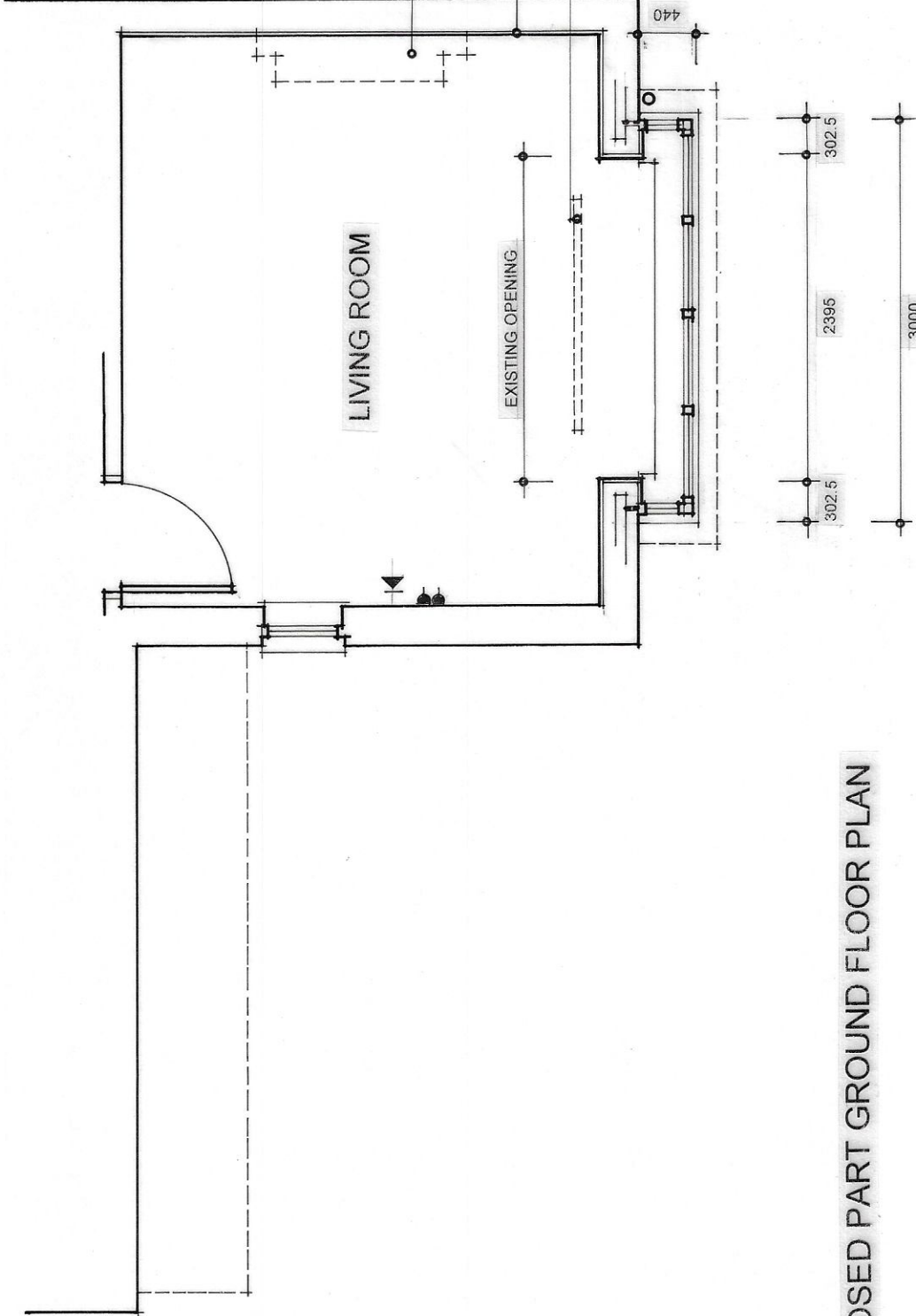
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DO NOT SCALE DRAWING



PROPOSED FRONT ELEVATION



PROPOSED PART GROUND FLOOR PLAN