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 (400 X 200mm TO INTERNAL LOAD BEARING WALLS) TO BS 12 1989 & BS.882 1983 MIXED TO GRADE ST1 CONCRETE TO BS.5328 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.

FOR RETAINING WALL FOUNDATIONS SPECIFICATION PLEASE REFER TO STRUCTURAL ENGINEERS DETAILS

EXTERNAL WALLS

GROUND FLOOR ELEVATIONS TO BE 327.5 mm CAVITY CONSTRUCTION:

102.5mm	FACING BRICKWORK TO MATCH EXISTING	
125mm	O.A. CLEAR CAVITY	
75mm	KINGSPAN K108 CAVITY INSULATION BOARD	
100mm	CELCON STANDARD 3.6 n/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 STAIFIX RT2 GENERAL PURPOSE WALL TIES OR SIMILAR APPROVED, INSTALLED AT 900mm 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.

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 ROUND. OPENING TO BE BLANKED OFF USING INERT RIGID BOARDS.

EXTERNAL WALLS 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.

ALL CAVITIES TO BE CLOSED AT ROOF LEVEL WITH BLOCKWORK RETURNS WITH DAMCOR INSULATING D.P.C. AT THE JUNCTION

CAVITY WALL AND ROOF INSULATION TO MEET AT THE TOP OF WALL. CAVITY WALL INSULATION TO BE CARRIED TO ROOF LEVEL ON ANY GABLE WALL

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

ALL JUNCTIONS BETWEEN OLD AND NEW EXTERNAL WALLS TO BE FINISHED WITH CONTINUOUS 25mm VERTICAL JOINT WITH VERTICAL DPC INSTALLED.

ALL SUCH JUNCTIONS TO BE FORMED USING CATNIC 'STRONGHOLD' WALL CONNECTORS. ALL TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS DETAILS AND INSTRUCTIONS.

OPENINGS

ALL OPENINGS TO EXTERNAL WALLS TO HAVE BOTH HORIZONTAL AND VERTICAL D.P.C'S WITH 25mm (MIN) LAP INTO CAVITY. HORIZONTAL CAVITY CLOSING TO BE FORMED USING POLYCOR INSULATING CAVITY CLOSERS. VERTICAL D.P.C'S TO BE DAMCOR INSULATING ITEMS ALL BY T.D.I. (UK) LTD (016929 733177)

ALL OPENINGS TO HAVE CATNIC CAVITY TRAYS OVER WITH 150mm (MIN) OVERLAP AND FINISHED WITH STOP ENDS. WEEPHOLES TO BE FORMED BY THE OMISSION OF MORTAR TO PERPENDS AT 450mm (MAX) CENTRES.

OPENINGS TO HAVE CATNIC CG 110/100 LINTOLS OVER, OR AS OTHERWISE SPECIFIED BY STRUCTURAL ENGINEER, AND TO HAVE 150mm (MIN) BEARING. LINTOLS TO BE CONTINOUS OVER MULTIPLE OPENINGS.

ALL HABITABLE ROOMS TO HAVE WINDOW OPENINGS, WITH PVCu FRAMES. ALL WINDOWS TO BE FITTED WITH TRICKLE VENTS TO PROVIDE MINIMUM BACKGOUND VENTILATION OF 4000mm². (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.

WINDOW FRAMES TO BE DOUBLE GLAZED UNITS AND HAVE U-VALUE THERMAL PERFORMCE OF 1.6 W/m²K IN ACCORDANCE WITH PART L1 SECTION 1 OF THE BUILDING REGULATIONS

ALL GLAZING IN DOORS AND WINDOWS TO 1500mm ABOVE F.F.L. TO BE FITTED WITH SAFETY GLASS TO BS6206/6262 IN ACCORDANCE WITH PART N SECTION 1 OF THE BUILDING REGULATIONS.

GROUND FLOOR CONSTRUCTION

GROUND FLOOR SLAB TO BE 150mm CONCRETE SLAB WITH A 142 ANTI-CRACK MESH INSTALLED WITH 65mm (MIN) COVER. SALB TO BE LAID TO 500 GAUGE SEPARATING MEMBRANE OVER 75mm TIGHTLY BUTTED KINGSPAN KOOLTHERM K103 FLOORBOARD RIGID INSULATION.

INSULATION TO BE LAID OVER1200 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.

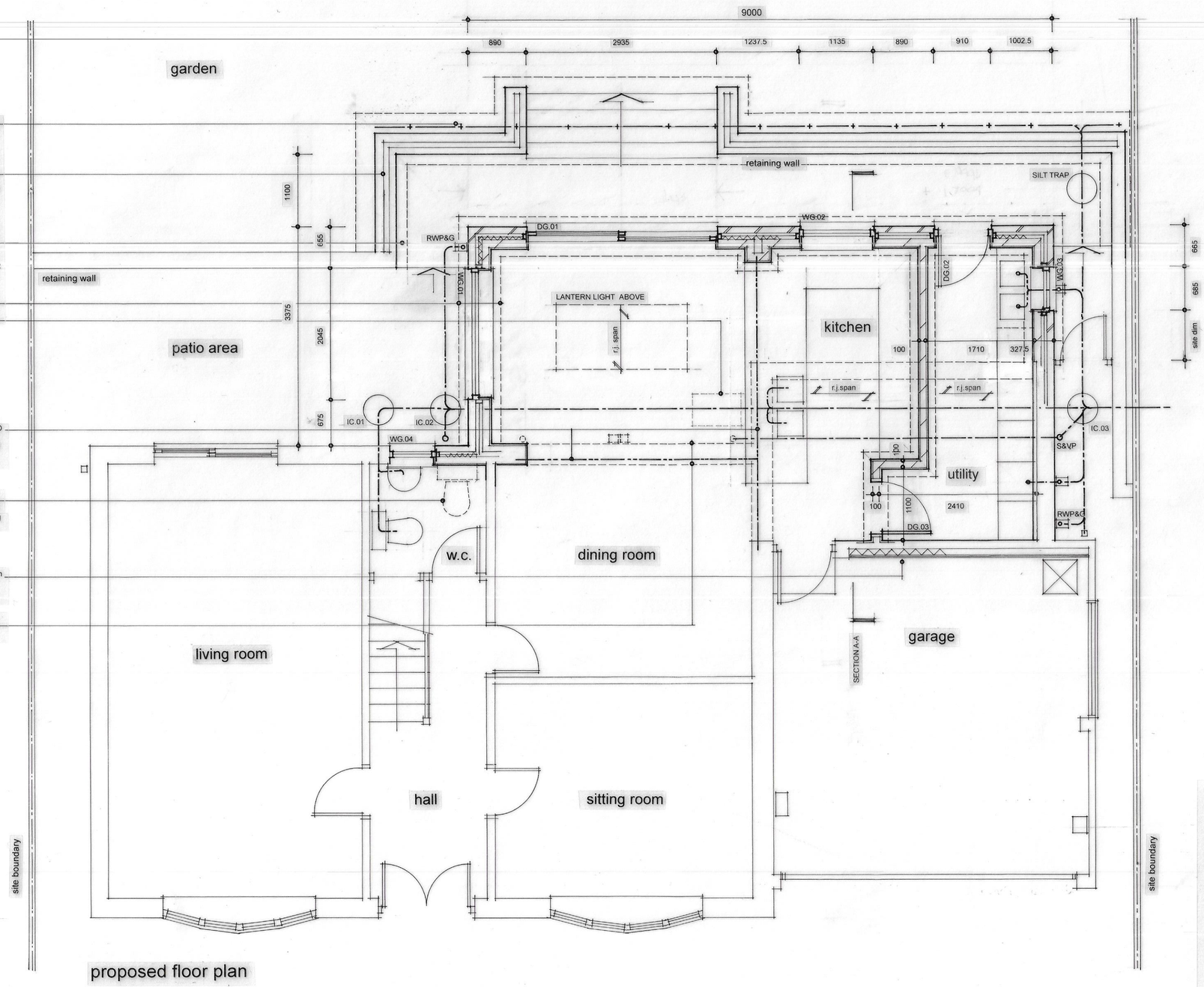
INCLUDE 25mm INSULATION BOARD UPSTAND TO BE FORMED TO SLAB PERIMETER

VENTILATION

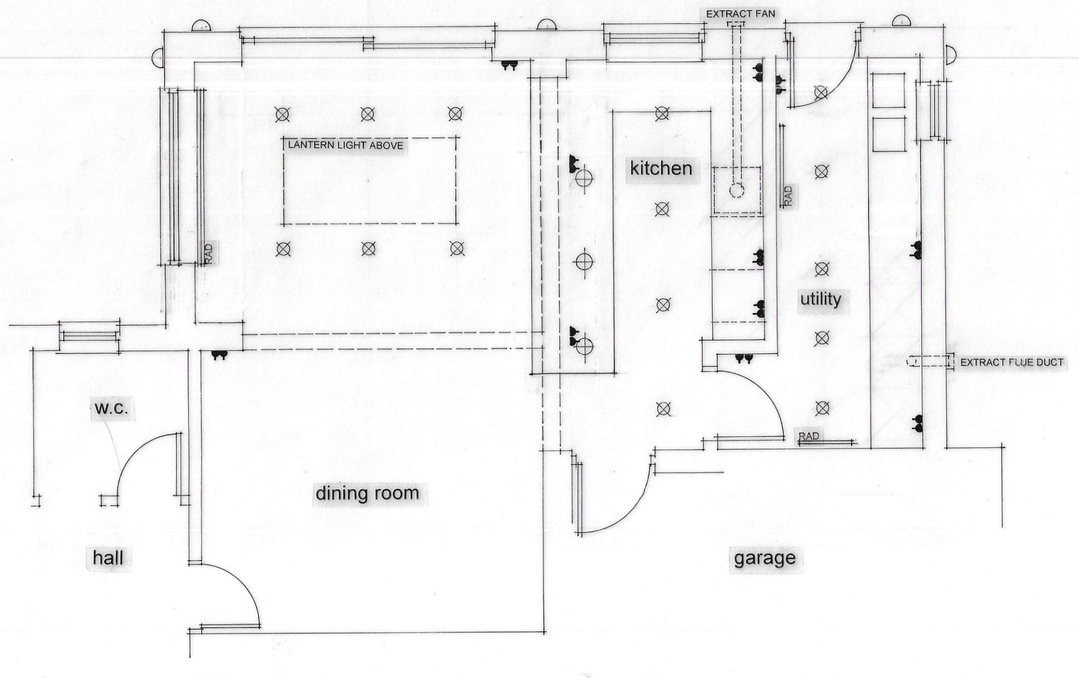
UTILITY TO BE FITTED WITH VENT AXIA 'CENTRIF' 250 UNIT, OR SIMILAR APPROVED, TO PROVIDE VENTILATION RATE OF 30 LT/SEC. KITCHEN TO BE FITTED WITH A MECHANICAL EXTRACT FAN TO PROVIDE VENTILATION RATE OF 30 LT/SEC.

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.



proposed floor plan



proposed services plan

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	BUILDING REGULATION DETAILS ADDED	16.05.22

ELECTRICAL INSTALLATION

THE ELECTRICAL AND MECHANICAL WORKS SHOWN ON THIS DRAWING IS AN INITIAL 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, 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

- PENDANT LIGHT FITTING
- LOW VOLTAGE DOWNLIGHTER
- LIGHT SWITCH
- ELEC. SOCKET OUTLET
- P.I.R. EXTERNAL LIGHT

HEATING

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

EXISTING C.H. BOILER TO BE INSPECTED FOR SUITABILITY TO PROVIDE ADDITIONAL HEATING/HOT WATER LOADING.

ALL EXISTING REDUNDANT PIPEWORK TO BE REMOVED OR CAPPED AS REQUIRED.

ALL RADIATORS TO BE IN POSITIONS AS INDICATED, TO BE SIZED BY SPECIALIST HEATING ENGINEER.

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

HOT WATER STORAGE VESSELS TO HAVE 35mm FACTORY APPLIED COATING OF PU-FOAM OR THE EQUIVALENT. PIPES AND DUCTS SHOULD ALSO BE INSULATED, WHERE THEY RUN THROUGH UNHEATED AREAS OR OUTSIDE. HOT PIPEWORK CONNECTING TO BOILERS AND HOT WATER STORAGE VESSELS (INCLUDING THE VENT PIPE) TO BE INSULATED FOR 1.0m FROM THE POINT WHERE THEY CONNECT.

ALL HEATING AND HOT WATER SYSTEMS NEED TO BE FULLY COMMISIONED TO ENSURE THEY ARE OPERATING AT MAXIMUM EFFIENCY AND THAT ALL CONTORLS WORK AS INTENDED. THE PERSON COMMISIONING MUST PROVIDE DOCUMENTATION CERTIFYING THE WORKS HAVE BEEN CARRIED OUT SATIFACTORILY FOR THE CLIENT AND BUILDING INSPECTOR

ALL HEATING PIPEWORK TO BE LAID IN VOID BY REMOVAL OF FLOOR INSULATION OR CONCRETE SCREED PLEASE REFER TO DETAIL FOR FURTHER DETAILS. CHIPBOARD TO BE SUPPORTED AT EDGES WITH EX. 50 X 50mm TREATED SW BATTENS. ALL PIPEWORK LAID TO VOID TO BE SUITABLY LAGGED.

EXTERNAL WORKS

SITE TO BE CLEARED OF ALL WASTE MATERIAL PRIOR TO ANY CONSTRUCTION WORK. TRIAL HOLES TO BE CONSTRUCTED FOR INSPECTION FOR CONFIRMATION OF EXISTING FOUNDATION AND GROUND FLOOR CONSTRUCTION DETAILS.

CONTRACTOR TO ALLOW FOR TAKING UP ALL EXISTING CONCRETE PAVIORS TO PATIO AREAS AFFECTED BY THE PROPOSED WORKS, STACKING ON SITE FOR RE-LAYING ON COMPLETION OF MAIN WORKS.

CONTRACTOR TO ALLOW FOR RAISING REAR PATH BETWEEN EXTENSION AND NEW RETAINING WALL BY 150MM (APPROX).

Project	EXTENSION: 28 GISBURN DRIVE, LOWERCROFT
Drawing	PROPOSED FLOOR & SERVICES PLANS
Client	MR & MRS B JONES
Dwn. By	WJH
Scale	1: 50 @ A1
Drg. No.	21/604.10 (A)
Drg. Size	A1
Date	MAY 2022

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