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.

CEILING MOUNTED EXTRACT FAN TO BE PROVIDED IN ENSUITE, DUCTED TO OUTSIDE THROUGH ROOFSPACE WITH 100mm DIA. FLEXIBLE PVC PIPE TO SOFFIT OUTLET. FIT CONDENSATE TRAP TO DUCT. FAN TO BE CAPABLE OF EXTRACTING A MINIMUM OF 15 l/s AIR FLOW.

ADDITIONAL TRICKLE VENT TAKEN THROUGH REAR WALL OF ENSUITE TO PROVIDE MINIMUM 10,000mm² OPENING AREA WHEN COMBINED WITH THE VENT TO THE HEAD OF THE WINDOW OPENING. TRICKLE VENT SHOULD BE POSITIONED A MINIMUM OF 1750mm ABOVE FLOOR LEVEL.

RADIATOR OR ELECTRIC HEATED TOWEL RAIL PROVIDED IN ENSUITE, AS SHOWN.

HANDHOLE ACCESS POINT TO BE PROVIDED TO ALL EXTERNAL 90° BENDS FOR RODDING AND INSPECTION PURPOSES.

EXISTING WINDOW TO SIDE ELEVATION TO BE REMOVED, COMPLETE WITH ANY INGOES/SURROUND TO ALLOW FORMATION OF NEW DOOR OPENING. MASONRY CAVITY WALL BELOW WINDOW OPENING TO BE SAW CUT ACROSS DOOR WIDTH, WITH REMAINDER OF OPENING FRAMED OUT AND BOARDED TO BOTH SIDES, AS SHOWN. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

ANY EXPOSED CAVITIES TO BE CLOSED BY INSERTING BRICK/BLOCK RETURNS AS PER EXISTING CAVITY CLOSERS. ALTERNATIVELY EXPOSED CAVITIES TO BE CLOSED BY INSTALLING KINGSPAN 'KOOLTHERM', OR EQUAL AND APPROVED, INSULATED CAVITY BARRIER. CAVITY CLOSERS TO BE INSTALLED AS PER MANUFACTURERS WRITTEN INSTRUCTIONS. CLOSERS TO PROVIDE A MINIMUM HALF–HOUR FIRE RESISTANCE.

ANY EXPOSED FACE OF FORMER EXTERNAL WALL, ADJACENT TO NEW HABITABLE ROOMSPACE (NO REQUIREMENT ADJACENT TO GARAGE) TO BE FINISHED INTERNALLY WITH 12.5mm THICK PLASTERBOARD ON MINIMUM 25mm TIMBER BATTENS PLUGGED & SCREWED TO BLOCKWORK AT 600mm MAXIMUM VERTICAL CENTRES. 25mm POLYSTYRENE INSULATION FITTED TIGHT BETWEEN TIMBER BATTENS TO REDUCE COLD–BRIDGING BETWEEN HOUSE AND PROPOSED EXTENSION. WALL TO BE SKIM COAT FINISH.

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.

NEW INWARD OPENING FRENCH DOORS TO BEDROOM 4, ACCESSING VERANDA/BALCONY AREA. MAXIMUM 170mm STEP DOWN FROM INTERNAL FLOOR TO EXTERNAL VERANDA LEVEL.

WHERE APPLICABLE, CAVITY TRAY AND WEEPHOLES TO BE PROVIDED WHERE VERANDA/BALCONY INTERSECTS FRONT WALL TO EXTENSION AT FIRST FLOOR LEVEL. SEE SECTION AND ELEVATION FOR FURTHER DETAILS.

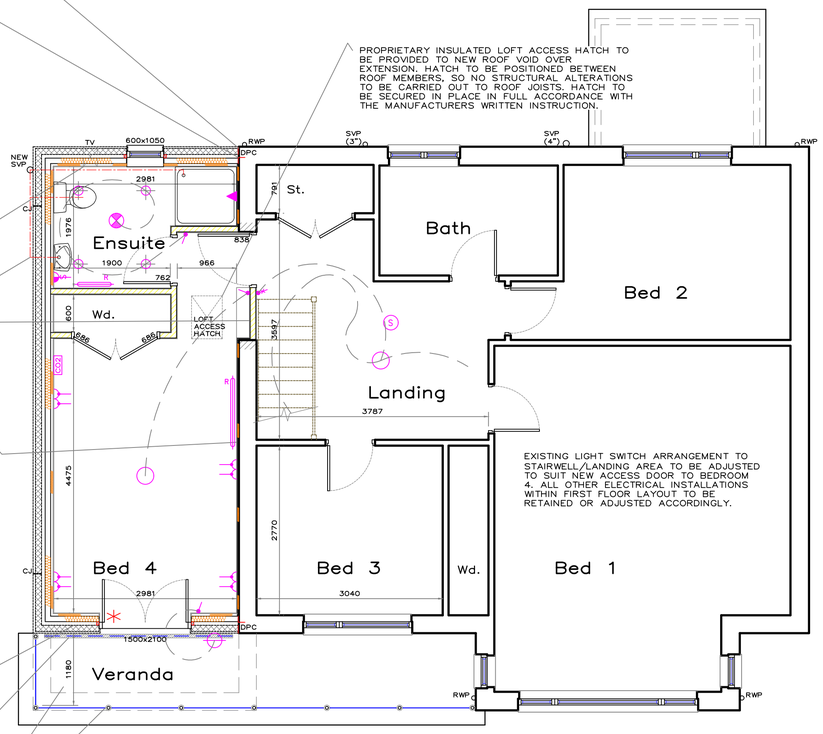
PROPRIETARY THRESHOLD CHANNEL DRAIN (ACO TRHESHOLD DRAIN, OR EQUAL) TO BE PROVIDED ALONG FRONT OF NEW FRENCH DOORS TO DISPERSE EXCESS SURFACE WATER. DRAIN FORMED WITHIN DEPTH OF EXISTING FLOOR JOISTS, WITH OUTLET TAKEN THROUGH SIDE WALL AND CONNECTED DIRECT TO EXISTING RWP. SHOULD DRAIN OUTLET PASS INTO GARAGE IT SHOULD BE FITTED WITH AN INTUMESCENT SLEEVE TO MAINTAIN THE FIRE PROTECTION OF THE GARAGE CEILING.

VERANDA/BALCONY FORMED OVER REMAINDER OF EXISTING FLAT ROOF AREA. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

ALL EXPOSED/OPEN AREAS OF NEW VERANDA/BALCONY TO HAVE SUITABLE HANDRAIL OR PROTECTIVE BARRIER FORMED, AS SHOWN. TOP OF HANDRAIL TO BE POSITIONED 1100mm ABOVE FINISHED DECK LEVEL. HANDRAIL AND SUPPORT FRAMING TO BE FORMED WITH SUITABLE STAINLESS STEEL POSTS AND HORIZONTAL RAIL, WITH TOUGHENED GLASS BALUSTRADING FITTED BETWEEN EACH POST. 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 1:1996. DESIGN, DETAIL AND FIXING INFORMATION TO BE PROVIDED BY SPECIALIST SUPPLIER.

PROPRIETARY INSULATED LOFT ACCESS HATCH TO BE PROVIDED TO NEW ROOF VOID OVER EXTENSION. HATCH TO BE POSITIONED BETWEEN ROOF MEMBERS, SO NO STRUCTURAL ALTERATIONS TO BE CARRIED OUT TO ROOF JOISTS. HATCH TO BE SECURED IN PLACE IN FULL ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTION.



Proposed First Floor Layout

EXISTING LIGHT SWITCH ARRANGEMENT TO STAIRWELL/LANDING AREA TO BE ADJUSTED TO SUIT NEW ACCESS DOOR TO BEDROOM 4. ALL OTHER ELECTRICAL INSTALLATIONS WITHIN FIRST FLOOR LAYOUT TO BE RETAINED OR ADJUSTED ACCORDINGLY.

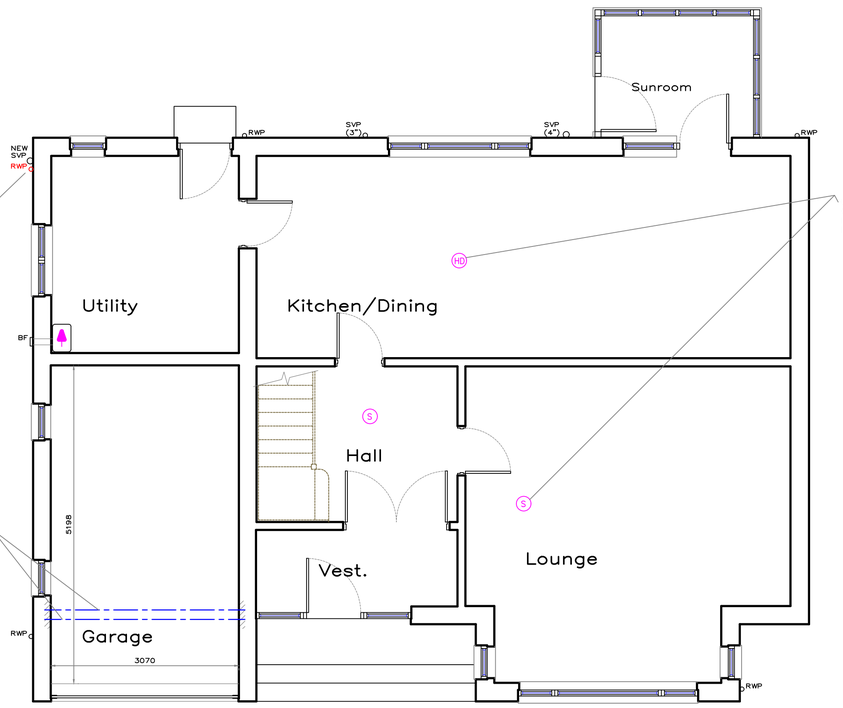
EXISTING RAINWATER DOWNPIPE TO REAR OF GARAGE/UTILITY TO BE DISCONNECTED AND CAPPED BELOW GROUND LEVEL,WITH REMAINDER OF DRAIN ABANDONED.

GARAGE CEILING TO BE LINED WITH WITH 1No. LAYER 12.5mm THICK GYPROC 'FIRELINE' PLASTERBOARD ON 1No. LAYER 12.5mm THICK 'DUPLEX' VAPOUR CHECK PLASTERBOARD, WITH STAGGERED JOINTS. SKIM COAT FINISH TO PROVIDE MINIMUM ONE HOUR FIRE RESISTANCE.

ADDITIONAL LAYER OF 12.5mm THICK PLASTERBOARD TO BE PROVIDED TO UTILITY CEILING FOR ADDITIONAL SOUND DEADENING. SEE PROJECT SPECIFICATION FOR FULL DETAILS OF SEPARATING FLOOR.

NO OTHER GROUND FLOOR ALTERATIONS REQUIRED.

BEAMS INSTALLED ACROSS GARAGE, AS SHOWN, SUPPORTING NEW CAVITY WALL AND ROOF OVER NEW FIRST FLOOR EXTENSION. BEAMS TO BE SUPPORTED OFF CONCRETE PADSTONES INSERTED TO INNER LEAF OF CAVITY MASONRY WALL. SEE PROJECT SPECIFICATION AND STRUCTURAL DESIGN CERTIFICATE FOR FULL DETAILS.



Proposed Ground Floor Layout

UNLESS ALREADY FITTED, SMOKE DETECTION TO BE FITTED WITHIN GROUND FLOOR HALLWAY, UPPER FLOOR LANDING AND LOUNGE, WITH HEAT DETECTOR PROVIDED IN KITCHEN AREA, AS SHOWN. ALL DETECTORS WITHIN PROPERTY TO BE INTERLINKED.

GENERAL NOTES

EXISTING WALLS TO HOUSE CONSTRUCTED IN MASONRY CAVITY FORM.

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.

EMERGENCY ESCAPE DOOR/WINDOWS DENOTED WITH – ✳

ALL NEW WINDOWS AND EXTERNAL/FRENCH DOORS TO BE DOUBLE GLAZED, WITH A MAXIMUM U–VALUE OF 1.40 W/m²K.

TRICKLE VENTILATION PROVIDED THROUGH VENTILATED HEAD OF WINDOWS AND EXTERNAL DOORS TO EACH ROOM, WHERE INDICATED. SHOULD STANDARD TRICKLE VENTS NOT PROVIDE SUITABLE OPENING AREA, ADDITIONAL VENTS TO BE DUCTED THROUGH EXTERNAL WALL, PROVIDING MINIMUM COMBINED 12,000/10,000mm² TRICKLE VENTILATION TO ROOMSPACE. ALL TRICKLE VENTS TO BE FITTED AT A HEIGHT NO LESS THAN 1.75m FROM FINISHED FLOOR LEVEL.

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: 2016 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).

NEW INTERNAL PASS DOORS FROM A CORRIDOR TO HAVE MINIMUM CLEAR OPENING WIDTH OF 800mm. CLEAR OPENING WIDTH MAY BE REDUCED TO 775mm WHERE THE DOOR IS APPROACHED HEAD–ON. PASS DOORS DIRECT BETWEEN ROOMS TO HAVE MINIMUM CLEAR OPENING WIDTH OF 775mm, WITH PASS DOORS TO ENSUITE FACILITIES TO HAVE MINIMUM CLEAR OPENING WIDTH OF 670mm. ALL DOOR OPENING WIDTHS TO BE IN ACCORDANCE WITH 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 BLOCKWORK WALLS AT 6m MAXIMUM CENTRES FOR UNREINFORCED WALLS. CONSTRUCTION/EXPANSION JOINTS TO BE FORMED IN EXTERNAL RECONSTITUTED STONE WALLS AT 12–15m 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.

SMOKE/HEAT 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.

DAYLIGHTING/VENTILATION CALCULATIONS

ROOM	FLOOR AREA	DAYLIGHTING	NATURAL VENTILATION	TRICKLE VENTILATION	MECHANICAL VENTILATION
BEDROOM 4	15.01m²	1.77m²	2.75m²	12,000mm²	n/a
ENSUITE	4.79m²	0.43m²	0.57m²	10,000mm²(min)	15 l/s

5 4 3 2 1 0 5

PROPOSED FLOOR LAYOUTS – SCALE 1:50

NOTE

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

ELECTRICAL LEGEND

- SINGLE 13AMP S.S. OUTLET.
- DOUBLE 13AMP S.S. OUTLET.
- 5A 5 AMP SWITCHED SOCKET.
- 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.

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.

- 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 140–8:1998 FOR SOUND INSULATION/ACOUSTICS WITHIN SEPARATING FLOOR.

- EXTERNAL WALL LIGHT.

MINIMUM 75% OF ALL NEW LIGHT FITTINGS AND LAMPS INSTALLED TO BE LOW ENERGY TYPE.

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.

- 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.
- WALL MOUNTED EXTRACT FAN.
- CEILING MOUNTED EXTRACT FAN.
- (S) MAINS OPERATED/CHARGED SMOKE ALARM 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 – - - - - - - - - -

HEATING LEGEND

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

EXACT RADIATOR POSITIONS TO BE AGREED ON SITE WITH CLIENT.

EXISTING CENTRAL HEATING BOILER TO BE INSPECTED BY SPECIALIST HEATING CONTRACTOR FOR CONDITION AND CAPACITY. BOILER TO BE RENEWED IF INCAPABLE OF SERVING EXISTING HOUSE AND NEW EXTENSION. 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.

DATE	REVISION	INDEX
22/3/24	DRAWINGS UPDATED TO CURRENT BUILDING STANDARDS. CHANNEL DRAIN ADDED TO VERANDA.	A

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CLIENT
Mr & Mrs S. McDonnell

PROJECT
PROPOSED EXTENSION & ALTERATION AT RANFORDE, 84 ORCHARD TERRACE, HAWICK.

DRAWING TITLE
PROPOSED FLOOR LAYOUTS

SCALES 1:50.. | DATE 14/4/22
REVISION / A

DRAWING No.
22–754–2001