

WALL TIES

TO BE STAINLESS STEEL TIES OR SIMILAR FIXED AT 300mm CENTERS VERTICALLY AND 750MM HORIZONTALLY STAGGERED WITHIN A DISTANCE OF 225mm FROM VERTICAL EDGES OF ALL OPENINGS, MOVEMENT JOINTS AND ROOF VERGES. WALL TIES TO BE ANCON ST1 300mm OR SIMILAR APPROVED.

ALL LEVELS TO BE CHECKED ON SITE

ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THE INFORMATION IN THE SPECIFICATION TO BE REFERRED TO THE ARCHITECT PRIOR TO PROCEEDING.

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MATERIALS

CONTRACTOR / SUB-CONTRACTOR / STRUCTURAL ENGINEER TO CHECK DIMENSIONS PRIOR TO ORDERING OF MATERIALS. ANY DISCREPANCIES TO BE REPORTED TO PROJECT DESIGNER. ALL COMPONENT SIZES AND REFERENCES TO BE CHECKED PRIOR TO ORDERING OF MATERIALS. ALL MATERIALS SHALL BE FIXED, APPLIED OR MIXED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS AND SPECIFICATION. ALL MATERIALS SHALL BE SUITABLE FOR THE PURPOSE THEY ARE USED. SUBJECT TO CONFIRMATION OF THE PROJECT DESIGNER – ‘SIMILAR APPROVED’ MATERIALS OF EQUAL PERFORMANCE MAY BE SUBSTITUTED WHERE THOSE SPECIFIED ARE NOT AVAILABLE.

MORTAR MIXES

MORTAR FOR STONE AND BLOCK WORK SHALL BE AS SPECIFIED BY THE MANUFACTURER OR SUPPLIER.

GENERAL NOTE

WORKMANSHIP AND MATERIALS COMPLY WITH: BUILDING REGULATIONS N.H.B.C REQUIREMENTS, BRITISH STANDARDS OR CODES OF PRACTICE OTHER AUTHORITATIVE DOCUMENTS.

BOUNDARIES

ALL RELEVANT BOUNDARY POSITIONS TO BE CHECKED PRIOR TO PROCEEDING AND ARE SUBJECT TO CONFIRMATION BY HM LAND REGISTRY.

DESIGN AND LEGISLATION

THE FOLLOWING NOTES ARE INTENDED TO BE USED FOR BUILDING REGULATIONS APPROVAL AND CONSTRUCTION PURPOSES. ANY DISCREPANCIES IN DIMENSIONS OR CONSTRUCTION INFORMATION SHOULD BE REPORTED TO THE ARCHITECT BEFORE ANY FURTHER WORK IS CARRIED OUT. DO NOT SCALE FROM DRAWINGS, WORK TO FIGURED DIMENSIONS ONLY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS DETAILS AND SPECIFICATIONS.

WINDOWS AND EXTERNAL DOORS

WINDOWS ARE TO PROVIDE MINIMUM OPENING LIGHTS EQUAL TO 1/20 (5%) OF THE FLOOR AREA OF THE ROOM SERVED AND PROVIDE, MINIMUM BACKGROUND VENTILATION VIA CONTROLLED TRICKLE VENTILATORS TO ACHIEVE 4000 SQ MM IN THE KITCHEN AND BATHROOM WINDOWS AND 8000 SQ MM TO ALL OTHER HABITABLE ROOMS. PART OF THE VENTILATION OPENING MUST BE 1.75M ABOVE FLOOR LEVEL. THE WINDOWS ARE TO BE GLAZED WITH 24MM (4:16:4) SEALED DOUBLE GLAZED (LOW-E: EMISSIVITY OF 0.05) UNITS (ARGON FILLED) WITH A MAXIMUM 'U' VALUE OF 1.6 W/M2K, OR A WINDOW ENERGY RATING OF BAND D OR BETTER. ALL GLASS SHALL BE IN ACCORDANCE WITH BS 6262:1978. OBSCURE GLAZING IS TO BE PROVIDED TO ALL BATHROOMS AND CLOAKROOMS. ALL WINDOWS AND DOORS ARE TO BE WEATHER STRIPPED. SAFETY GLAZING IN ACCORDANCE WITH BS 6206:1981 SHALL BE FITTED IN THE FOLLOWING CRITICAL LOCATIONS:

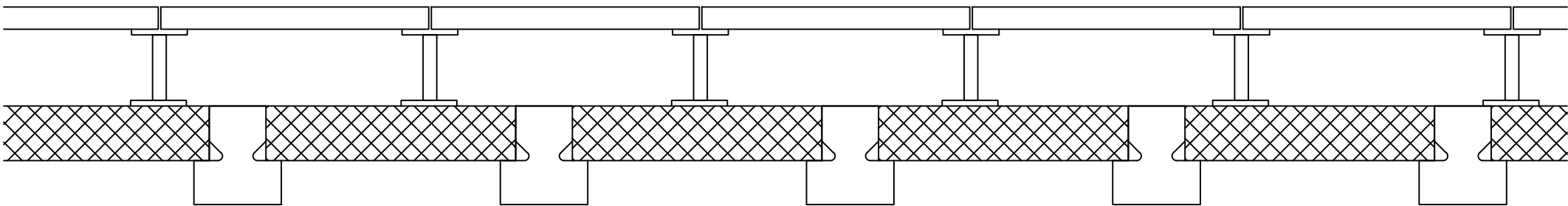
- (1) ALL GLAZED DOORS
- (2) ALL FULL HEIGHT SIDELIGHTS
- (3) ANY WINDOW WITHIN 300MM FROM A DOOR OPENING UP TO A HEIGHT OF 1500MM
- (4) ANY WINDOW BETWEEN FINISHED FLOOR LEVEL AND 800MM ABOVE THAT LEVEL.

ALL WINDOW AND DOORS MUST COMPLY WITH DOCUMENT Q OF THE BUILDING REGULATIONS (SECURITY) WINDOWS AND DOORS TO MEET BS PUBLICATION PAS 24:2012 AND BE FITTED WITH SECURE DOOR SETS FRAMES TO BE MECHANICALLY FIXED TO THE STRUCTURE.MULTI POINT LOCKING SYSTEMS TO PAS3621 WITH KITEMARKS. GLAZING TO BSEN356. ROOFLIGHTS TO BE IN ACCORDANCE WITH PARAGRAPHS 2.2 AND 2.3.

PART-P ELECTRICIAN

ALL ELECTRICAL WORK WILL BE UNDERTAKEN BY A 'PART P' REGISTERED ELECTRICIAN.

PROPOSED PAVING TO BE PLACED ON PAVING PEDESTALS ON BLOCK AND BEAM FLOOR. INSTALLER TO FOLLOW MANUFACTURES INSTRUCTIONS



SUSPENDED BLOCK AND BEAM FLOOR

01

Proposed Raised Patio Detail

Scale 1:10

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Do not scale off this drawing

All dimensions are to be checked on site and any discrepancies to be referred to the designer before proceeding. All levels to be checked on site All discrepancies between information shown on the drawings and the information in the specification to be referred to the designer prior to proceeding. All component sizes and references to be checked before ordering

Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

All relevant boundary positions are to be checked prior to proceeding

Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.

Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey	☐ Tender	☐		
Construction	☒ As Built	☐		
Client				
Kashif Naqshbandi				
1 Downfield Close, Bury				
Contract				
Proposed Patio and Garden Plans				
Drawing				
Proposed Detailed Section and Specifications				
Drawing No. ZT22-196-05		Revision /		
Scales	1:50	Date	Nov '22	
Drawn	ZTT	Checked		