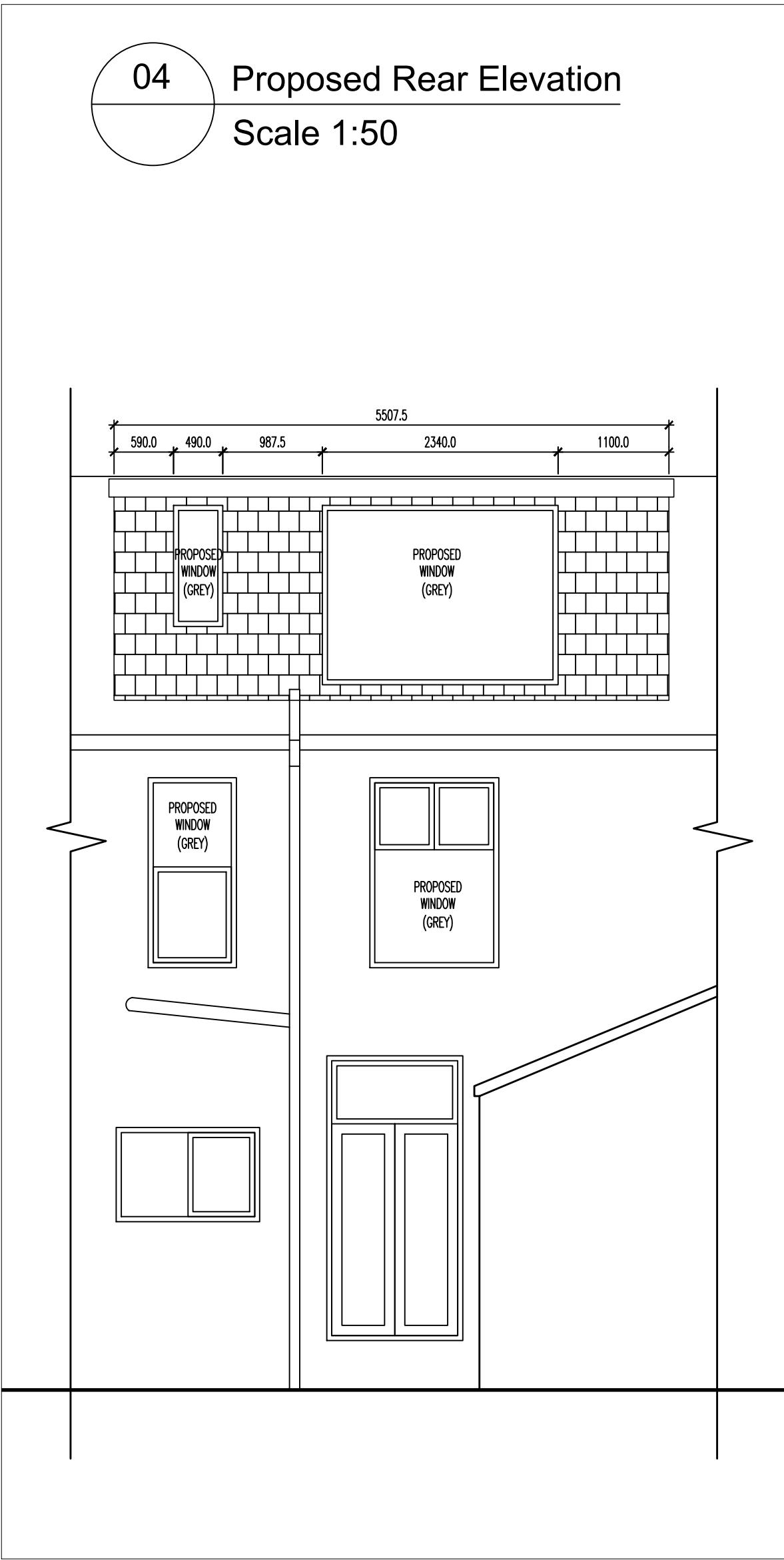
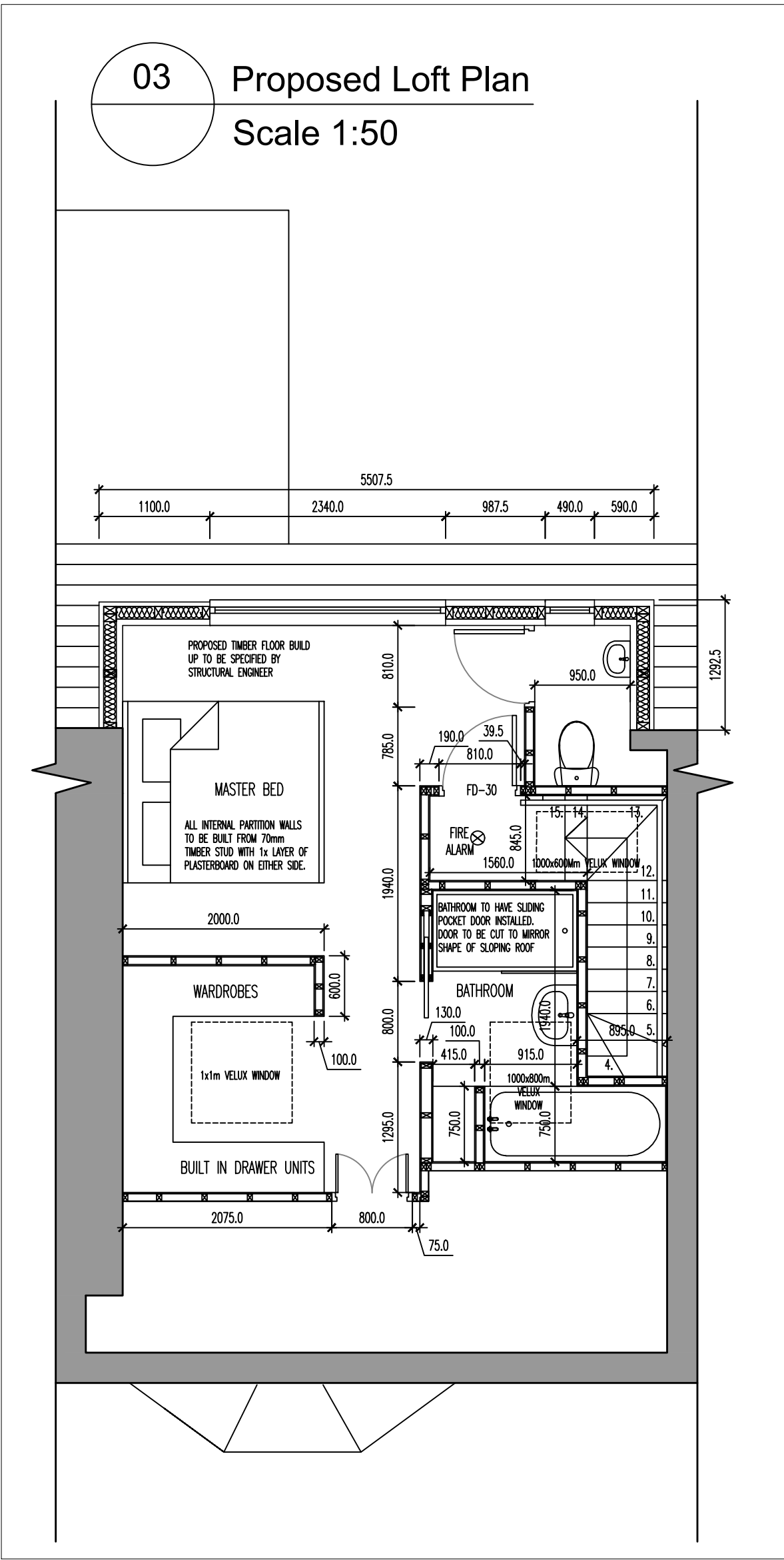
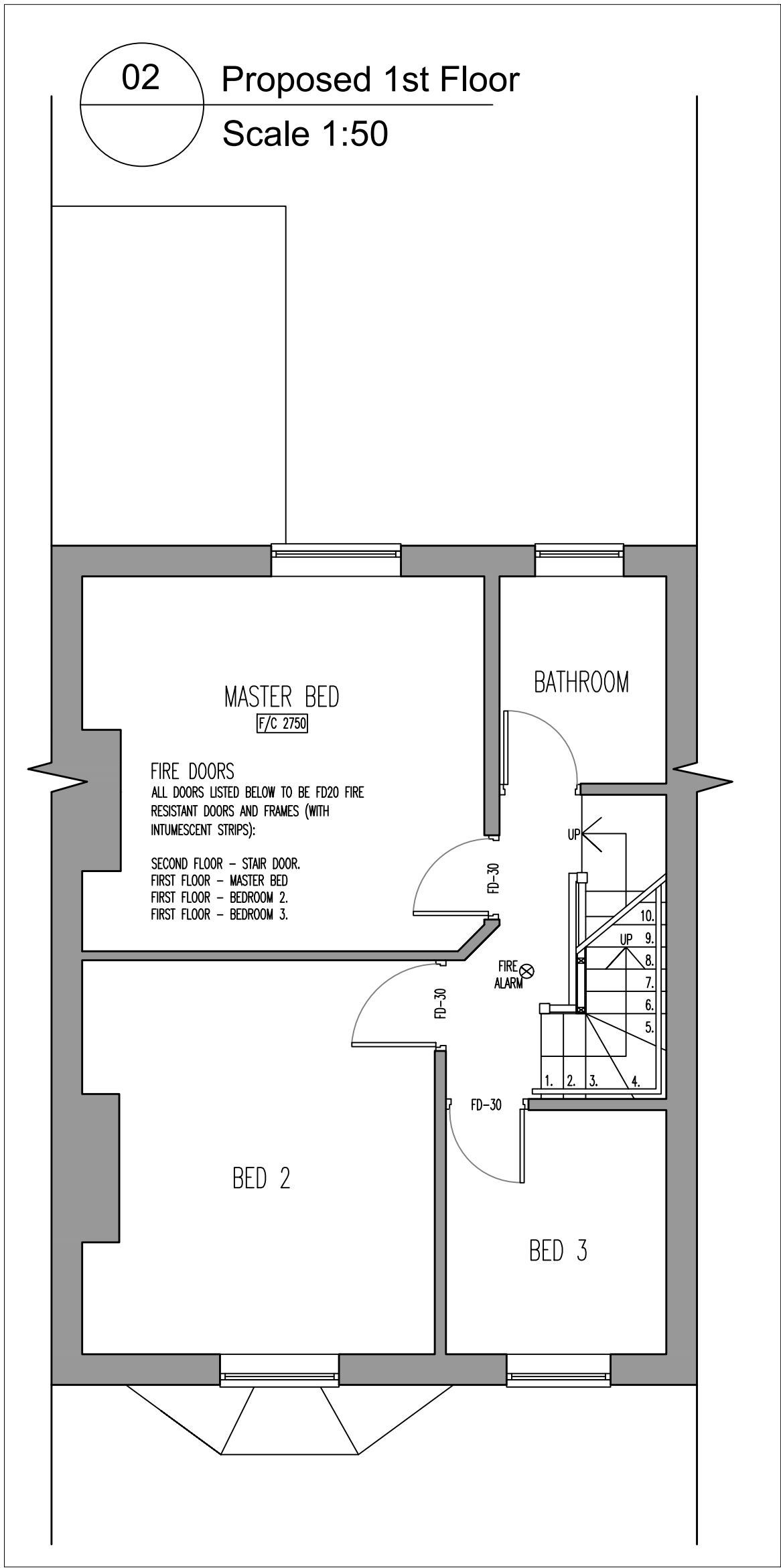
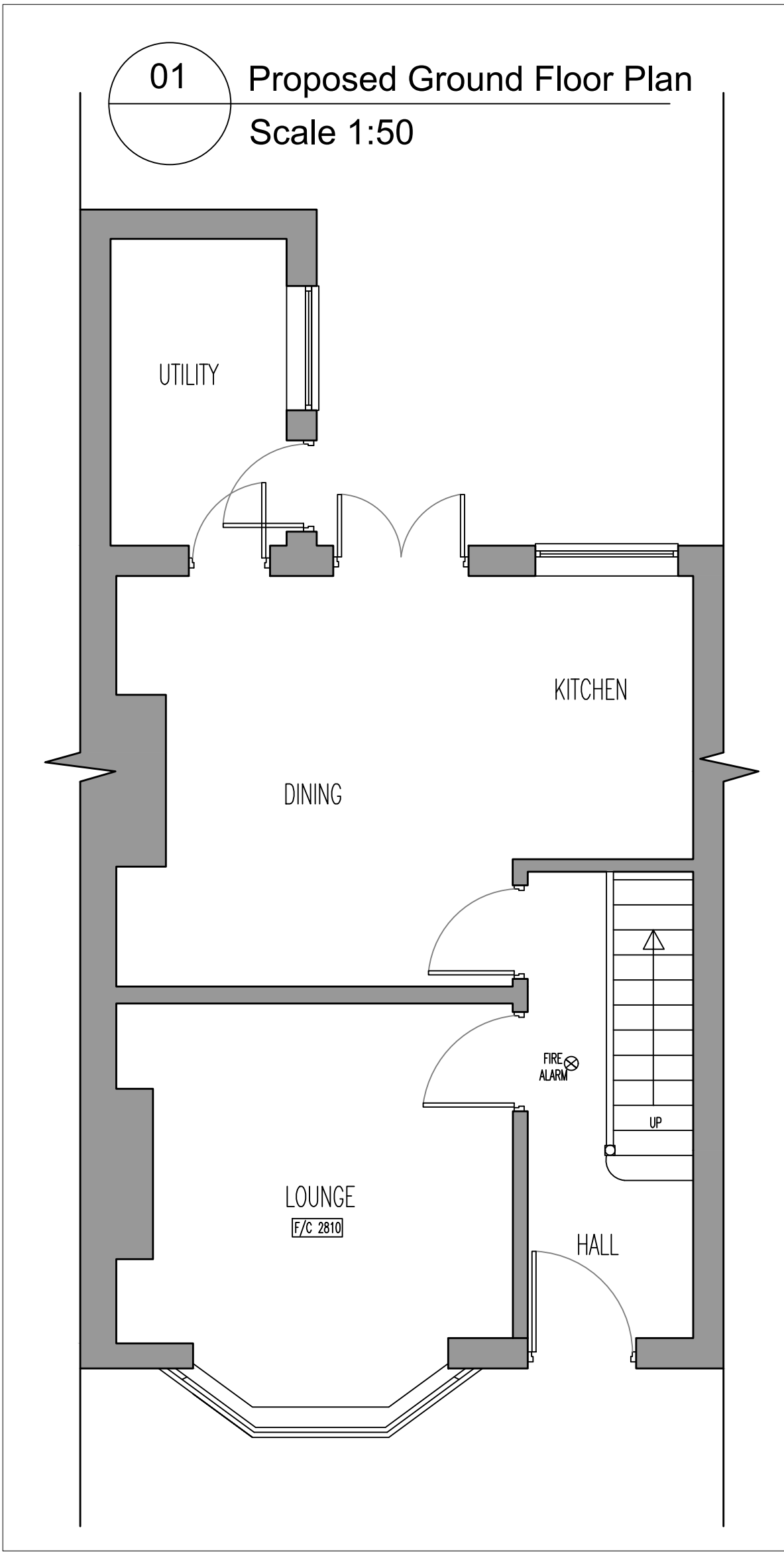




Notes

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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 Zach Thorp 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 architect 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

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.

PART-P ELECTRICIAN

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

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.

FIRE DETECTION

SMOKE DETECTION TO BE FITTED IN CIRCULATION SPACES ON EACH FLOOR AND. ALL TO BE MAINS WIRED AND BATTERY BACK UP INTERLINKED.

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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.

VELUX WINDOWS

VELUX WINDOWS TO BE 1000x1000mm. CONTRACTOR TO FOLLOW ALL MANUFACTURERS INSTALLATION INSTRUCTIONS. DOORS TO ACHIEVE U-VALUE OF AT LEAST 1.6W/m2K.

ELECTRICAL INSTALLATION

ALL ELECTRICAL INSTALLATION TO BE IN FULL ACCORDANCE WITH BS 7671 AND WITH THE LATEST EDITION OF THE IEE WIRING REGULATIONS AND SHOULD BE CARRIED OUT IN ACCORDANCE WITH CURRENT INSTALLATION TECHNIQUES APPLICABLE TO THE MATERIAL AND EQUIPMENT BEING USED.

NOTE THAT ALL CABLES WHICH ARE COVERED OR SURROUNDED WITH THERMAL INSULATION TO BE DE-RATED IN ACCORDANCE WITH APPENDIX 'A' OF BRE 'THERMAL INSULATION: AVOIDING RISKS' 2002 EDITION.

ALL DOWN-LIGHTERS IN CEILING VOIDS TO BE EITHER BOXED IN WITH 12.5MM PLASTERBOARD OR FITTED WITH AN INTUMESCENT COVER TO MAINTAIN HALF HOUR FIRE RESISTANCE.

FIXED INTERNAL LIGHTING IS TO BE IN ACCORDANCE WITH APPROVED DOCUMENT L18. FIXED ENERGY EFFICIENT LIGHT FITTINGS, THAT ONLY TAKE LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT-WATT, ARE TO BE PROVIDED IN NUMBERS NOT LESS THAN THE GREATER OF 1 PER 25M2 DWELLING FLOOR AREA (EXCLUDING GARAGES) OR PART THEREOF, OR 1 PER FOUR FIXED LIGHT FITTINGS. A LIGHT FITTING MAY CONTAIN ONE OR MORE LAMPS.

SWITCHES AND SOCKET OUTLETS TO BE PROVIDED FOR LIGHTING AND OTHER EQUIPMENT IN HABITABLE ROOMS AT APPROPRIATE HEIGHTS BETWEEN 450MM AND 1200MM FROM FINISHED FLOOR LEVEL.

ALL ELECTRICAL WORK COVERED BY PART P (ELECTRICAL SAFETY) MUST BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO. THIS PERSON MUST BE REGISTERED WITH AN AUTHORISED SELF-CERTIFICATION SCHEME (EG BRE CERTIFICATION, ELECSA, NICEIC, OR NAPIT CERTIFICATION) OR THE INSTALLATION SUPERVISED BY AN ELECTRICIAN QUALIFIED TO AT LEAST CITY & GUILDS 2391 (17TH EDITION). PRIOR TO COMPLETION AN APPROPRIATE BS 7671 ELECTRICAL CERTIFICATE MUST BE PROVIDED BY THE COMPETENT PERSON AND FORWARDED TO THE LOCAL AUTHORITY WITHIN 30 DAYS OF INSTALLATION.

CAVITY CLOSERS

PROVIDE INSULATED VERTICAL DPC OR PROPRIETARY CAVITY CLOSER INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. ALL CAVITIES TO BE CLOSED AT WALL PLATE LEVEL AND ALONG VERGES WITH ROCKWOOL CAVITY CLOSERS. NEW CAVITY TRAYS TO BE INSTALLED IN EXISTING EXTERNAL WALL WHERE PROPOSED EXTENSION ABUTS.

VENTILATION SYSTEMS

EXTRACTION SYSTEM IN THE PROPOSED BATHROOM TO BE 6 l/s.

GENERAL NOTE

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

PLUMBING INSTALLATION

COMPLETE INSTALLATION TO BE SUBJECT TO AND CAPABLE OF WITHSTANDING TESTING IN ACCORDANCE WITH BS 5572 : 1978. ABOVE GROUND FOUL DRAINAGE PIPEWORK SHALL BE PVCU TO BS 4514.

PIPEWORK MUST BE DESIGNED IN ACCORDANCE WITH BS 5572 AND INSTALLED TO ENSURE THAT APPLIANCES DRAIN EFFICIENTLY WITHOUT CAUSING CROSSEFLOW, BACKFALL, LEAKAGE OR BLOCKAGE. NO AIR FROM THE DRAINAGE SYSTEM SHALL ENTER THE BUILDING. PROVIDE ADEQUATE SUPPORT TO LENGTHS OF PIPEWORK AND AT JUNCTIONS AND CHANGE IN DIRECTION. NO BRANCH CONNECTION TO BE WITHIN 450MM ABOVE FOOT OF SOIL PIPE. MINIMUM PIPE SIZES FOR SANITARY PLUMBING TO BE:

WC'S, SOIL PIPES: 100MM DIA NOM.
SIZE COMMON PIPE WASTES: 50MM DIA NOM.
SIZE BATH, SINK: 50MM DIA NOM.
SIZE HAND BASIN: 32MM DIA NOM.
SIZE SHOWER: 32MM DIA NOM.
SIZE OVERFLOW: 19MM DIA NOM.

SIZE ALL FITTINGS TO HAVE 75MM DEEP SEAL TRAPS. PROVIDE WASTE PIPES FOR WASHING MACHINE AND DISHWASHER WHERE APPLICABLE. ALL WASTE PIPES SHALL BE LAID TO FALLS (25MM PER METRE RUN). ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

THE MAXIMUM LENGTH OF WASTE PIPES SHALL BE AS FOLLOWS:

32MM PIPE 1.7M MAXIMUM LENGTH
40MM PIPE 3M MAXIMUM LENGTH
50MM PIPE 4M MAXIMUM LENGTH
100MM PIPE 6M MAXIMUM LENGTH

SOIL AND VENTILATING STACKS TO TERMINATE MINIMUM 900MM ABOVE ANY WINDOW HEAD WITHIN 3M HORIZONTALLY. SOIL PIPES PASSING THROUGH HABITABLE ROOMS (INCLUDING KITCHENS) TO BE LAGGED WITH MINIMUM 50MM SOUND DEADENING QUIET AND WITH TWO LAYERS OF 12.5MM PLASTERBOARD ON 38 X 38MM SOFTWOOD FRAMING FINISHED WITH 3MM THICK PLASTER SKIM. ACCESS AND ROOFING EYE FITTINGS TO BE PROVIDED TO ENSURE ALL PIPEWORK IS ACCESSIBLE AS REQUIRED. PIPEWORK LAID BETWEEN JOISTS TO BE ADEQUATELY SUPPORTED.

LINTELS

PROVIDE SUITABLE CONCRETE LINTELS TO OPENINGS IN EXTERNAL WALLS AND INCLUDE DPC OVER IN ACCORDANCE WITH MANUFACTURES DETAIL. ALL LINTELS TO HAVE MINIMUM END BEARINGS AS SPECIFIED BY MANUFACTURER OR 150MM MINIMUM. ALL LINTELS TO BE ENCASED TO GIVE HALF HOUR FIRE RESISTANCE.

WINDOWS

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 BS2656.

ROOFLIGHTS TO BE IN ACCORDANCE WITH PARAGRAPHS 2.2 AND 2.3.

FIRE DETECTION

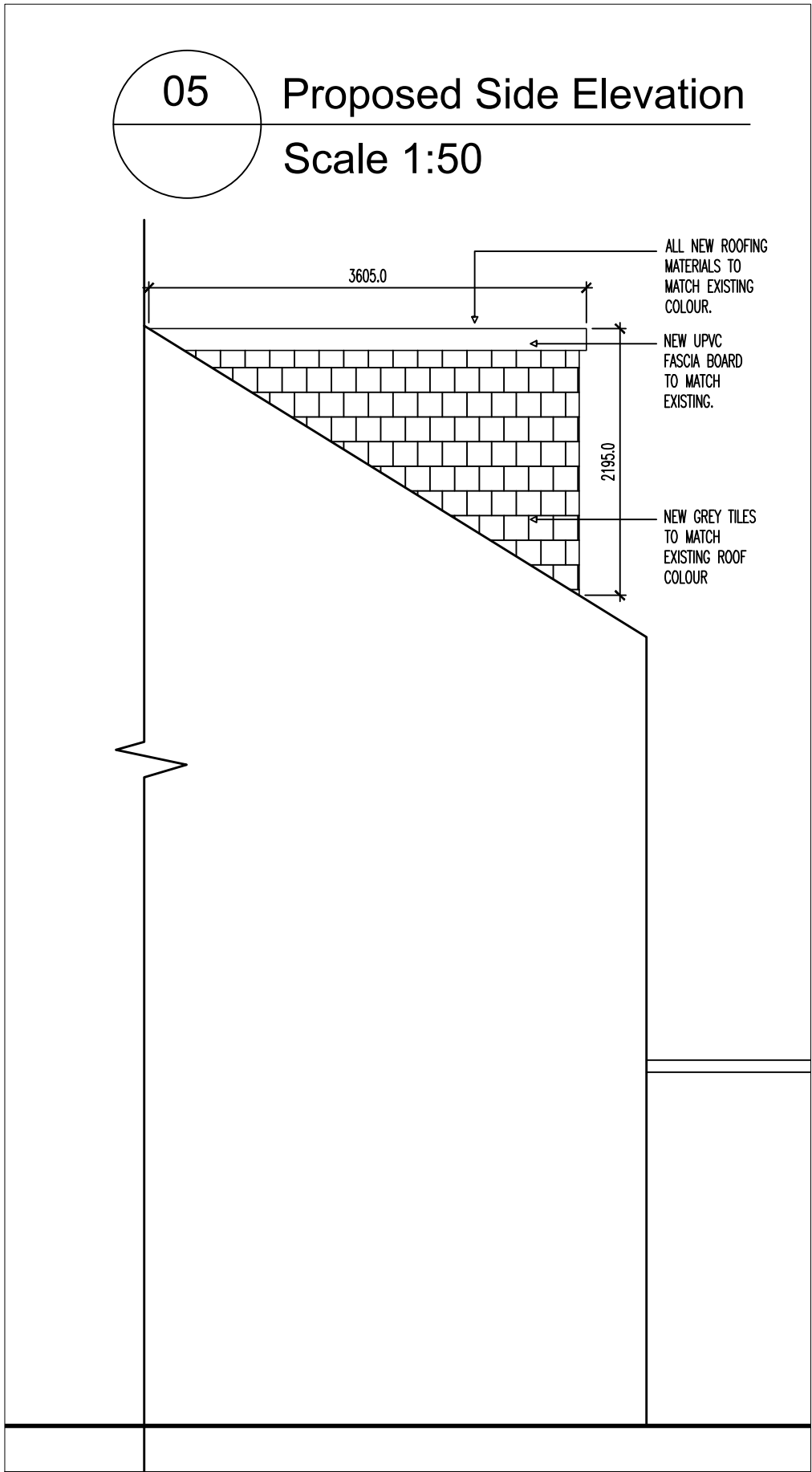
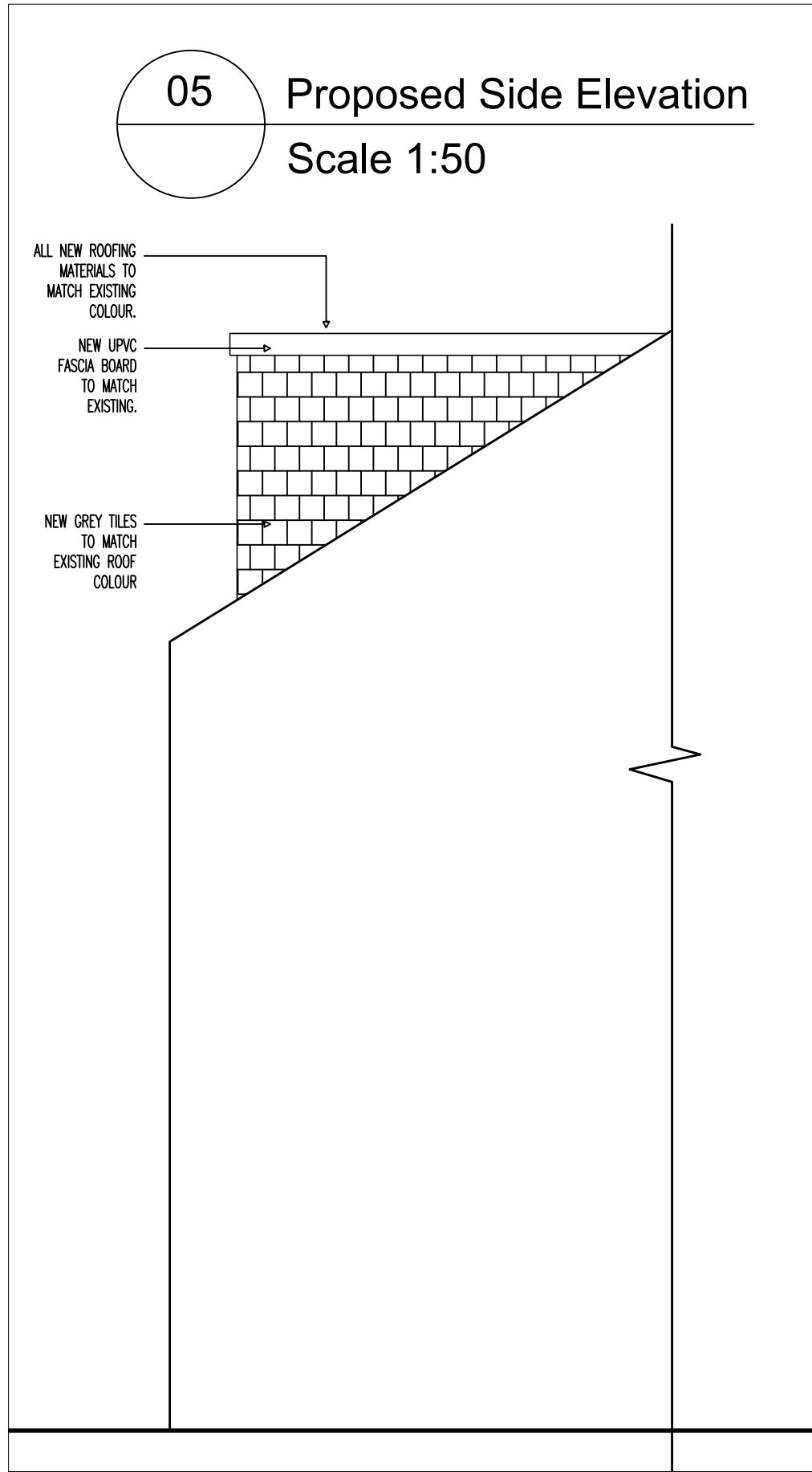
SMOKE DETECTION TO BE FITTED IN CIRCULATION SPACES ON EACH FLOOR AND A HEAT DETECTOR TO BE INSTALLED IN THE KITCHEN. ALL TO BE MAINS WIRED AND BATTERY BACK UP INTERLINKED.

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.

MORTAR MIXES

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



Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey		Tender		
Construction		As Built		
Client				
Mr & Mrs Taylor				
6 Randlesham Street				
Contract				
Proposed Loft Conversion with Rear Dormer				
Drawing				
Proposed Floor plans and Elevations				
Drawing No. ZT20-196-04		Revision /		
Scales 1:50		Date Sept '20		
Drawn ZTT		Checked		