Note; The Contractor is directed to visit the site and to satisfy himself as to the local conditions and in particular the accessibility of the site, the full extent and character of the work to be undertaken and of the conditions affecting the execution of the works, as no claim on the ground of want of knowledge in such respects shall be entertained

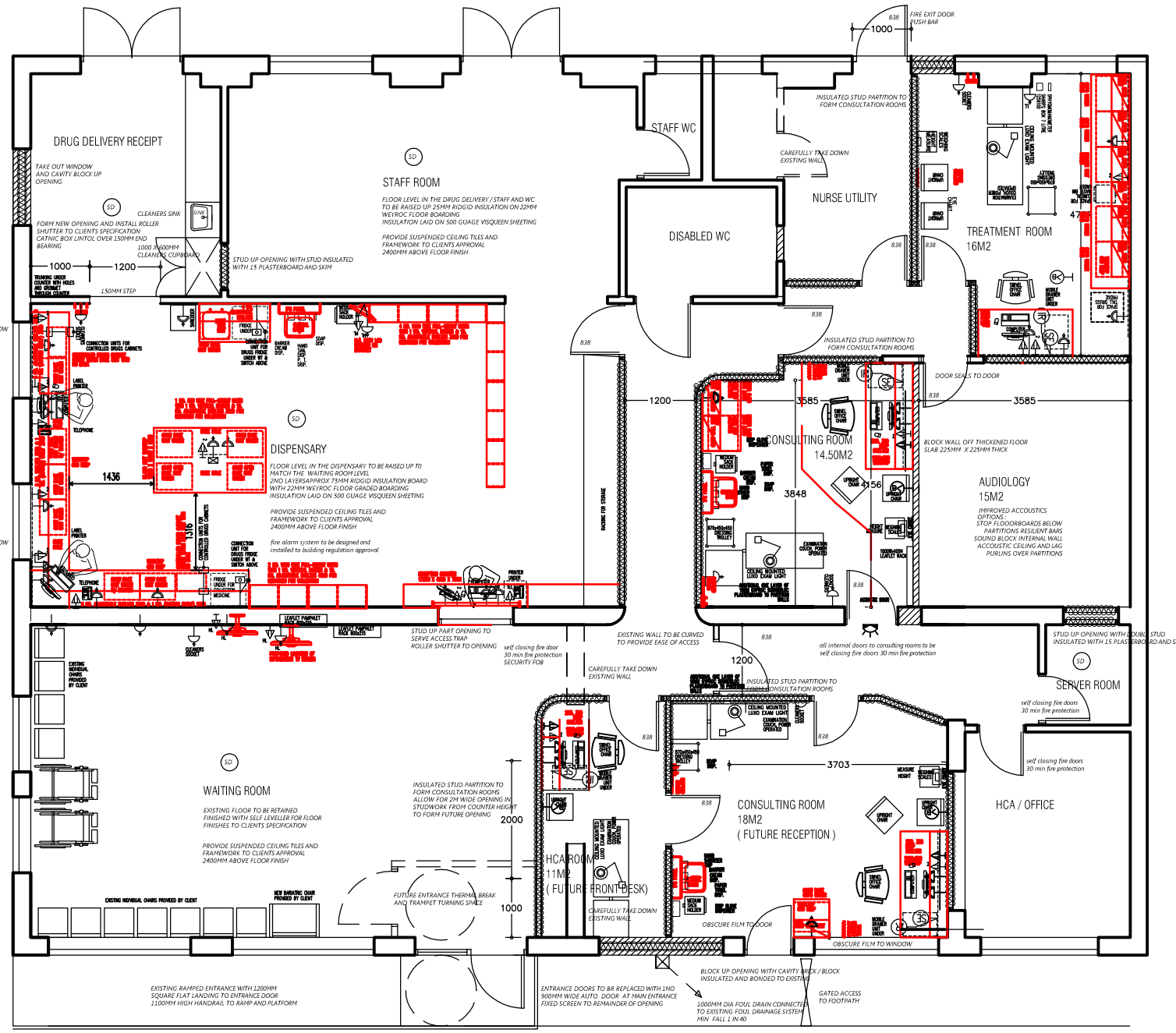
Windows and Doors
Windows and external doors to be upvc as per details approved by Local Authority Planning Department
Internal softwood doors, to sizes as indicated on plan, to client's specification.
All windows to be glazed with 22mm sealed double glazing units (4/14/4).
Glazing to be low-E glass with emissivity = 0.05.
All glazing throughout below 800mm to screens/windows, and below 1500mm to doors and within 300mm to both sides of doors, to be glazed in laminated or toughened safety glass to BS6206:1981. All windows to be fitted with trickle night ventilators with areas not less than 5000mm2 to all habitable rooms and 2500mm2 to all other rooms.
All new windows to be as shown on elevations. Windows to be fitted with trickle night ventilators with areas as above, and manually operated purge ventilation to be calculated. Ensure window that opens 30deg or more, h x w of the opening part should be min 1/20th of floor area, for windows opening less than 30 deg, h x w of opening to be min 1/10th of floor area. Window manufacturer to calculate size of windows, confirm extent of angle for opening lights and ensure compliance with regulations for 1/10th or 1/20th of floor area. U value of new windows to be 1.6 W/m2k or below. Window energy rating Band D OR Centre pane U Value of be 1.20 W/m2. All existing windows and doors re used to meet the current u - values.

Mechanical Extract Ventilation:
Ventilation system to be System 1: Background ventilators and Intermittent extract fans.
To maximize air flow through the dwelling, locate similar equivalent areas of background ventilation on opposite sides of dwelling.
Disabled wc 15 l/s extract fan
All fans to include for wall ducting kit and external louvred grille to approval.

Ensure min 10mm gap under doors of Internal en suite to provide air Inlet. Ventilators to be situated 1700mm above floor level to avoid draughts, preferably less than 400mm below ceiling line. All automatic controls to have manual over-ride to allow occupant to turn extract on. Background ventilators and individual fans within same room to be min 500mm apart.

Electrical:
All electrical work, will be required to meet the requirements of Part P (Electrical safety) and must be designed, Installed, inspected and tested by a person competent to do so. Prior to completion the Local Authority should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical Installation certificate to be issued for the work by a person competent to do so. Electrical switches and socket outlets for lighting to be sited at appropriate heights between 450mm and 1200mm above finished floor level.
Provide light fittings (including lamp, control gear and an appropriate housing, reflector, shade or diffuser or any other device for controlling the output light) that only take lamp having a luminous efficacy greater than 40 lumens per circuit-watt. (Fluorescent and compact fluorescent lighting fittings would meet this standard. One energy efficient light fitting to be provided 1 fitting per three light fittings.
Fixed external lighting to the building to either automatically extinguish when there is enough daylight and when not required at night OR to have sockets that can only be used with lamps having an efficacy greater than 40 lumens per circuit (i.e fluorescent or compact fluorescent lamps and not bayonet cap or Edison screw bases)
THE ELECTRICAL CONTRACTOR WILL BE A MEMBER OF A SELF CERTIFYING SCHEME
Heating: to be designed by specialists.
Drainage
Existing drainage system to be investigated on site on commencement of works to ascertain exact line of drain runs and acceptable methods of connection to SW and FW drainage systems.
100mm dia. supersleve flexible jointed drain pipes (or 150mm dia. Hepseal flexible jointed sewer pipes as noted on plan) encased in a minimum 100mm granular bedding material placed and compacted until there is at least 100mm over the crown of the pipe so as to form a complete surround. Pipes laid to falls as indicated. Min. fall to 100mm dia. pipes 1 in 40. Drains under buildings and within 1000mm of and below foundation level to be encased in a min. 150mm concrete and concreted up to foundation level. (Flexible jointed at pipe joints). Drains passing through walls to have reinforced concrete lintols over with 50mm min. gap around pipe masked at wall faces. Drains with less than 1200mm cover in road or driveways to be encased in a min. 150mm concrete with flexible joints at pipe joints. Any land drain encountered during works to be diverted as required. Inspection chambers to be constructed from min. 225mm thick class B engineering brick off 1: 3:6 mix concrete base. Ic's deeper than 600mm to have walls Increased In thickness by 112.5mm every 450mm In depth over 600mm. Step Irons to Ic's greater than 450mm deep as required to C.P.301. 450mm dia. premade polypropylene Inspection chambers (IC) by 'Hepworths ' or similar approved may be used to pedestrian areas only. Premade Ic's to be Installed to manufacturers Instructions and recommendations.
Inspection chamber sizes - internal dimensions and cover sizes.
Depth 1000mm or less - Min. 450mm x 450mm or 450mm dia. Cover size - min. 450mm x 450mm or 450mm dia.
Depth 1000mm to 1500mm - min. 1200mm x 750mm or 1050mm dia. Cover size - min. 600 x 600mm or 600mm dia.
Depth 1500mm to 2700mm - min. 1200 x 750mm or 1200mm dia. Cover size - min. 600 x 600mm or 600mm dia.
Roads and Driveways to have heavy duty covers and frames. Pedestrian/Garden areas to have light duty cover and frames.
Rainwater to gullies as existing

General
All elements of structure giving support to give 1hr fire resistance to approval I.e. lintels encased in min. 30mm thickness of plaster.
All timbers to be tanalised treated prior to Installation.
Lateral restraint straps to roof ceiling level to be secured to timber noggins min. 38mm wide x 0.75 respective joist depth Including packing pieces as appropriate.Limits of notching and holes In simply supported timber as follows:-Notches to be no deeper than 0.125 times the depth of a joist and should not be cut closer to the support than 0.07 of the span, nor further away than 0.25 times the span.Holes should be no greater diameter than 0.25 times the depth of the joist, should be drilled at the neutral axis, should not be less than 3 diameters (centre to centre) apart, and should be located between 0.25 and 0.4 times the span from the support.No notches or holes should be cut In roof rafters, other than at supports where the rafter may be birdsmouthed to a depth not exceeding 0.33 times the rafter depth.Weep holes to be included above external wall openings every fourth perpend directly above cavity tray d.p.c. Including stop ends to cavity tray.Window/ Door frame to overlap the blockwork Inner leaf by at least 30mm to reduce thermal bridging around openings.



FLOOR LAYOUT PLAN

NOTE:
Any discrepancies or errors are to be reported to EDGE Architects NW Ltd. Any dimensions that are not noted on the drawings are to be requested from EDGE Architects NW Ltd.

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PROJECT:
Proposed conversion of existing building
PROPOSED FLOOR PLAN -BUILDING B

DRAWING No: 22-CON-037-7 REV a
DATE: MAY 2022
SCALE: 1:100 @ A3