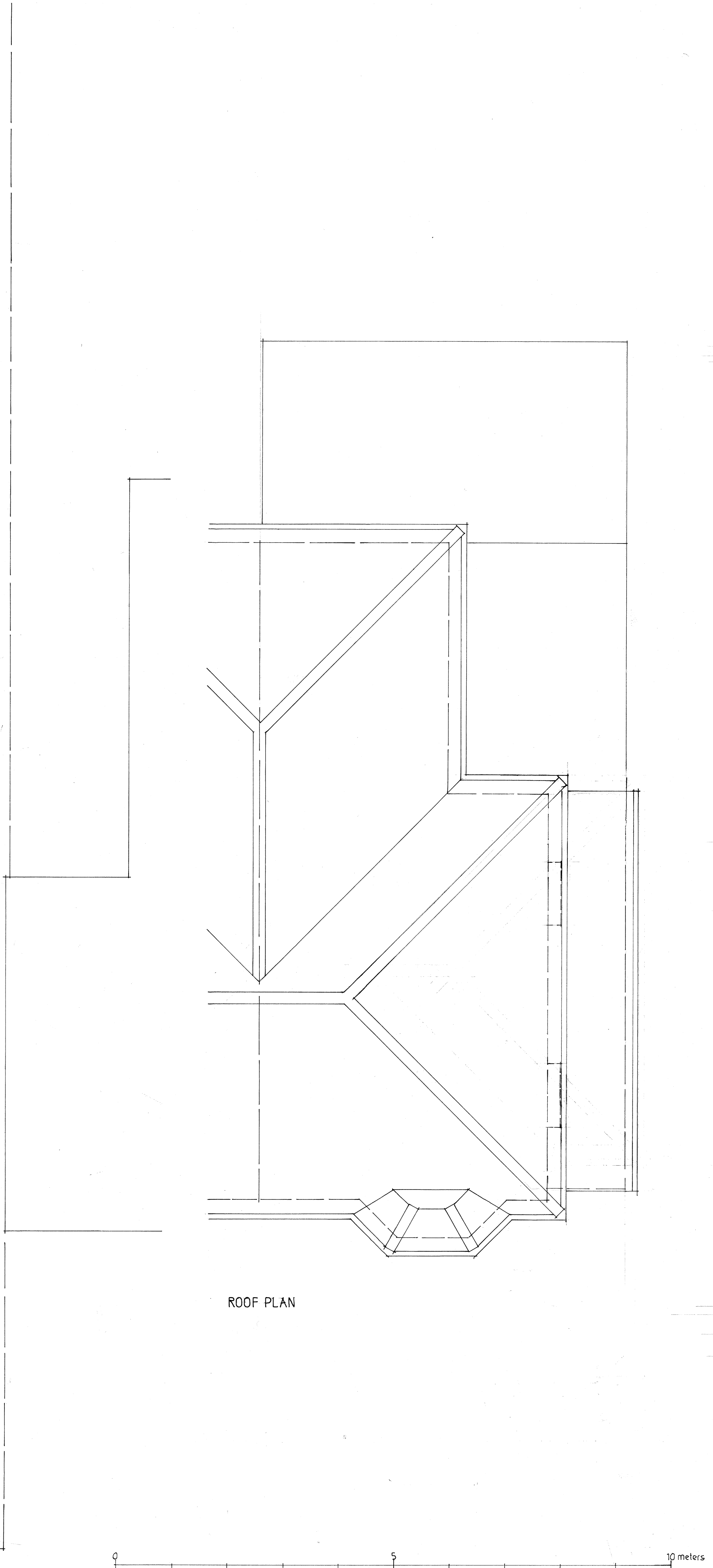
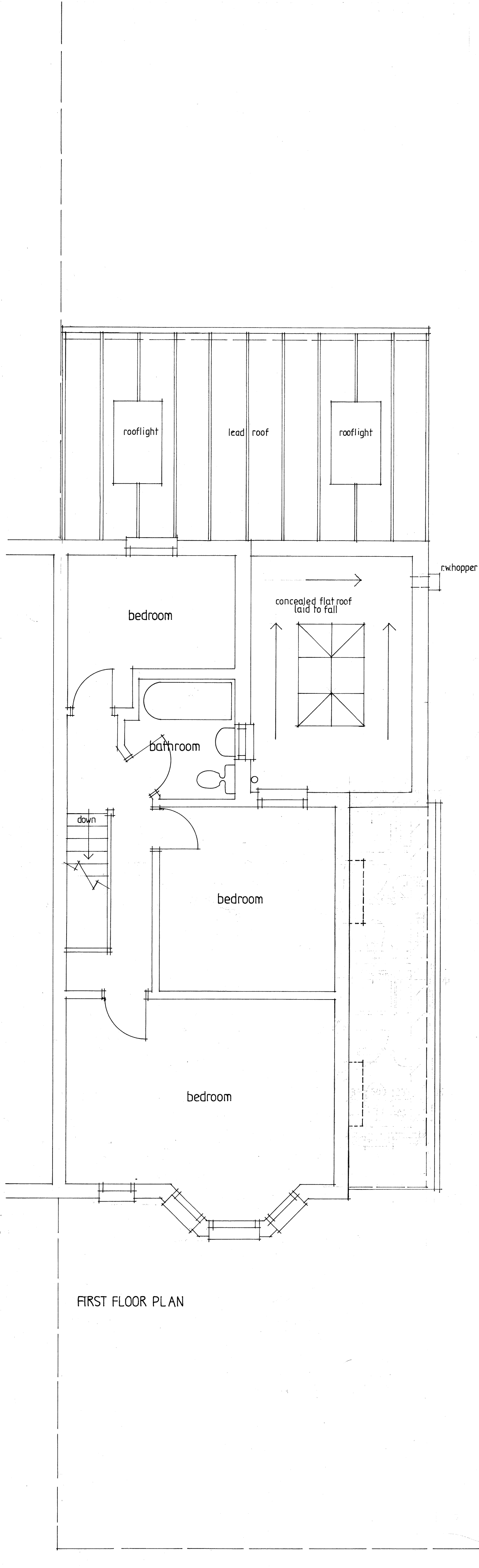
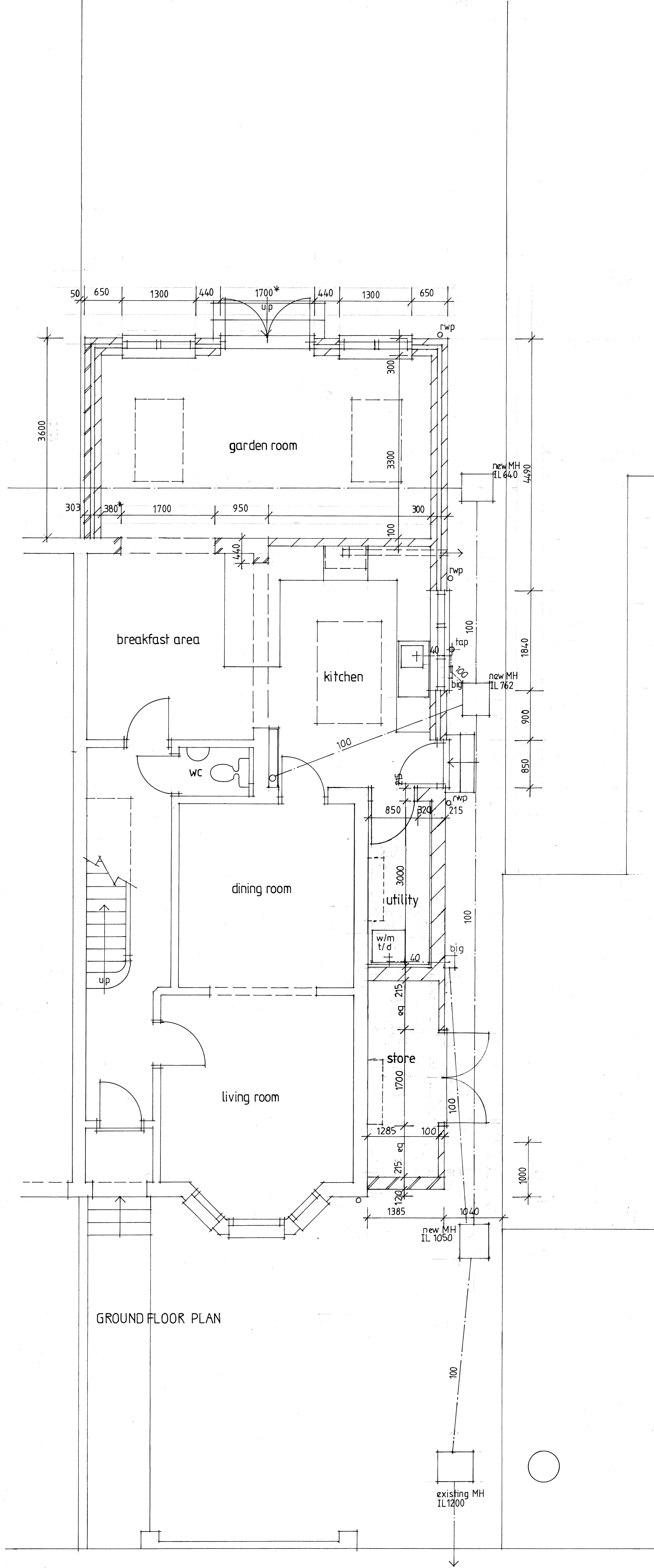




- NOTES
- All dimensions and levels to be confirmed on site.
 - Do not scale the drawings.
 - All works to be carried out to the approval of the Building Control Officer.
 - All sanitary fittings to have minimum 75 mm deep seal anti-siphonic traps (sections for waste pipe sizes 75 to 150 mm) (rate 2/3000).
 - New foul water drains to be 100 mm diameter with flexible joints and minimum 150 mm pea shingle surround and connected to existing system.
 - New surface water drains to be 100 mm diameter with flexible joints and minimum 150 mm pea shingle surround and connected to existing system.
 - New manholes to have minimum internal dimensions of 1000 x 500 mm for ease of access in accordance with Part H1 of the Building Regulations.
 - If satisfactory are required to the surface water drainage system then they are to be sited at 10.5 m² roof area per m² and located at least 5 meters from buildings.
 - New manholes to comprise cast iron covers and frames on 215 mm engineering brick walls on 150 mm thick concrete base slab with steel trowel smooth cement bedding.
 - Background ventilation to kitchen, breakfast area and garden room to be provided by trickle ventilators in window and door heads giving 8000 mm² ventilation.
 - Kitchen hood extract fan to provide 30 litres per second ventilation rate.
 - Glazing to doors, windows adjacent to doors and windows with sill below 800 mm above finished floor level to be toughened safety glass. Panels glazed under windows and doors to be 4-10-4 mm construction, argon gas filled cavities and low emissivity glass to inner sheet panes at least 1.6 W/m² K U-value.
 - Areas affected by the building works to have a 3 in 4 pitch. Fittings to be fixed energy efficient half fittings with a luminous efficacy greater than 45 lumens per watt.
 - Any external lighting to be controlled by photo-electric cells to automatically switch on when there is adequate day-light.
 - A new smoke and heat detector system is to be installed at existing system extended separately fixed at the distribution board to BS 5839-1 with a battery back-up pack supplied from a regularly used lighting circuit.
 - All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, the 18th Edition Wiring Guidance and Building Regulations Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the local authority a self-certification certificate within 30 days of the electrical works completion. The client must receive both a copy of the self-certification certificate and a BS 7671 electrical installation test certificate.
 - New windows and lantern/rooflights to be double glazed with low emissivity glass, argon gas filled cavities to achieve at least 1.6 W/m² K U-value.
 - New damp proof membranes and damp proof courses to be lapped and sealed with existing damp-proof courses.
 - Cavity ties to be stainless steel built into masonry walling at 900 mm horizontal centres, 450 mm vertical centres and 150 mm centres around all new openings.
 - Structural steelwork to be fire protected to minimum 30 minutes fire resistance for fire breaking details (see Structural Engineers drawings).
 - Water supplies to new shower and basin to be wholesome in accordance with Part G of the Building Regulations.
 - External walls to achieve a U-value of 0.18 W/m² K. Pitched roofs to achieve a U-value of 0.18 W/m² K. Flat roof construction to achieve a U-value of 0.18 W/m² K.

C	8.9.2020	Revised plans
B	24.8.2012	Revised for tender
A	12.3.2012	Revised for Bldg. Regulations

ORCHARD ASSOCIATES
29 WEST STREET
HARROW ON THE HILL
MIDDLESEX

client
CLAIRE CLARKE

22 REGINALD ROAD
NORTHWOOD
MIDDLESEX

PROPOSED PLANS

1:50	491	3	c
July 2011			

