

Notes

Drawings are to be checked prior to commencement of building work and any problems are to be brought up at this time.

Architectural Design Services accepts no responsibility after work commences. Both approval notices for planning and building regulations are to be checked prior to building for any conditions. Any existing structure that is going to be checked by this development is to be checked for suitability prior to work commencing. All drawings to be used in conjunction with SE calculations and drawings.

Doors and Windows area does not exceed 25% of new floor area in addition to the area of any windows or doors which, as a result of the extension works, no longer exist or are no longer exposed. Combined method U value of 1.8 W/m²K.

All windows to be glazed with safety glazing and fitted in accordance with manufacturers instructions.

All new used inlets measured and installed with 150mm minimum over each end of opening.

Existing Lintels and foundations subject to additional loading shall be exposed to determine their adequacy.

Cavity trays and closures to be fitted to all appropriate vertical and horizontal breaks and openings.

No area of significant water 30m of proposal.

Background Ventilator and Interim Extractor provided by Manually controlled scale vents to all new windows and checked on existing windows 1.7m above floor level to provide suitable background ventilator. Operable window area of 1/10 of internal floor area for rapid purge ventilation of min. 1.75 l/s/m². Extract ventilation above cooker hood with an extract rate of 30l/s.

All below ground drainage to be measured and assessed in accordance with site conditions.

Heating and Electrical

All electrical work is required to meet the requirements of Part P. Council may require appropriate BS 7671 Electrical Installation certificate to be issued for the work for a competent person. New light fittings to have lumens per fixture greater than 40 lumens per circuit watt. 100% energy efficient light bulbs to be installed.

Central heating to be completed by Registered Gas Safe Engineer and thermostatic valves fitted to all new radiators except 1 room thermostat is fitted.

Structural Calculations

These drawings are to be used in conjunction with the structural engineer's calculations.

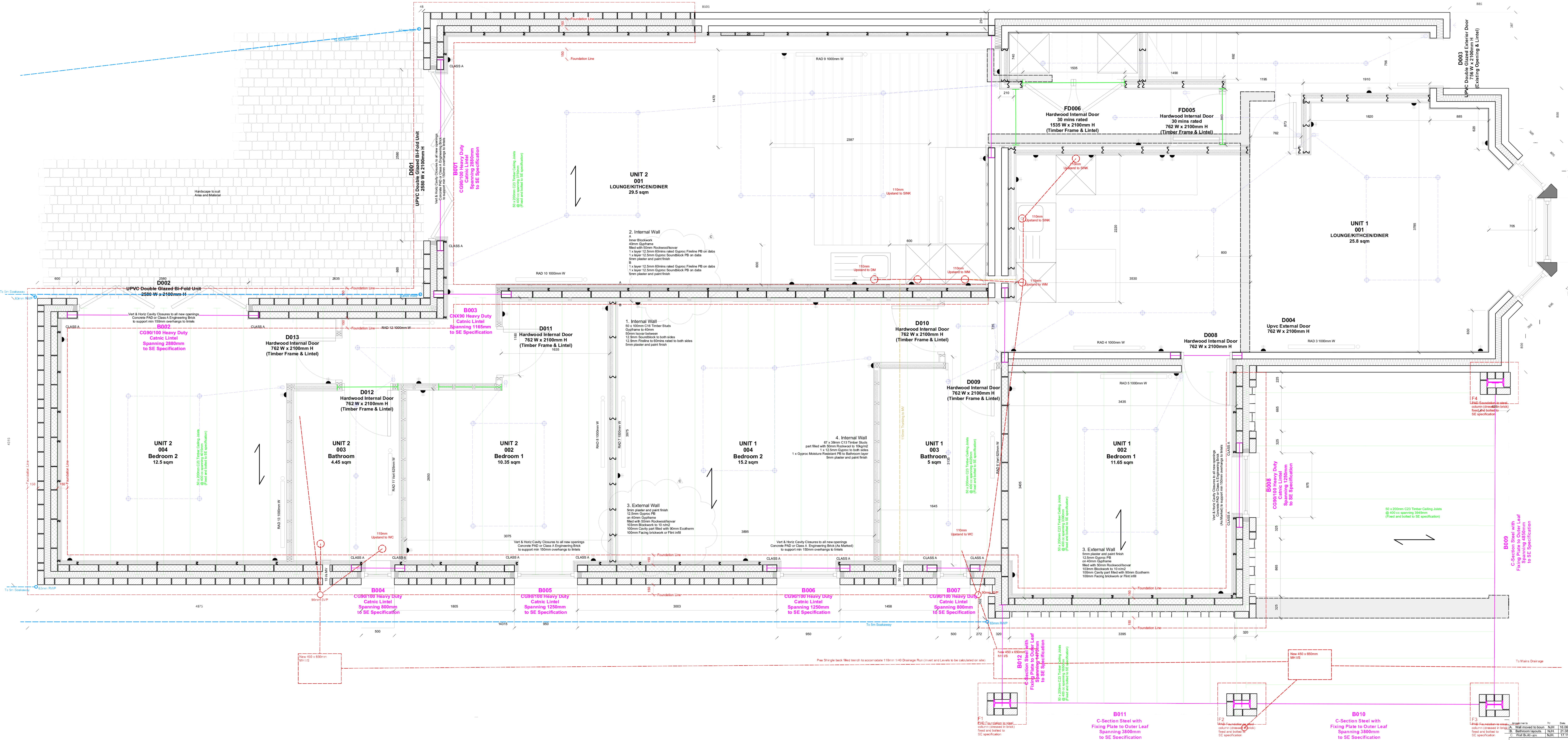
All measurements and dimensions to be checked on site by contractors before work commences.

Additional notes

All means of escape windows to have 0.33sqm unobstructed operable area and be 450H x 450W min. the bottom of the operable area to be no more than 1100mm above the floor.

Connect Fails to be fitted to GF Utility and Cooker/extract rate of 30l/s.

KEY	
	Double door symbol to external lights
	Carbon Monoxide Detector
	Combined Heat and Smoke Detector
	13A Double socket
	Released LED light fixture
	Pendant light fixture
	Exterior Motion Sensitive Light
	Below Ground Surface Water Drainage
	Below Ground Soil Flows Drainage
	100mm Rain Water Pipe
	100mm Soil Vent Pipe
	Lighting Circuit



Job Title	003 Highfield Rd
Drawing	Building Regulations GF
Scale	1:20 & Various @ A0
Proj. No.	HOP-006-BC-C
Drawn by	NJH
Issued to	Client/Building Control
Status	Building Regulations
Date	17.11.20
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