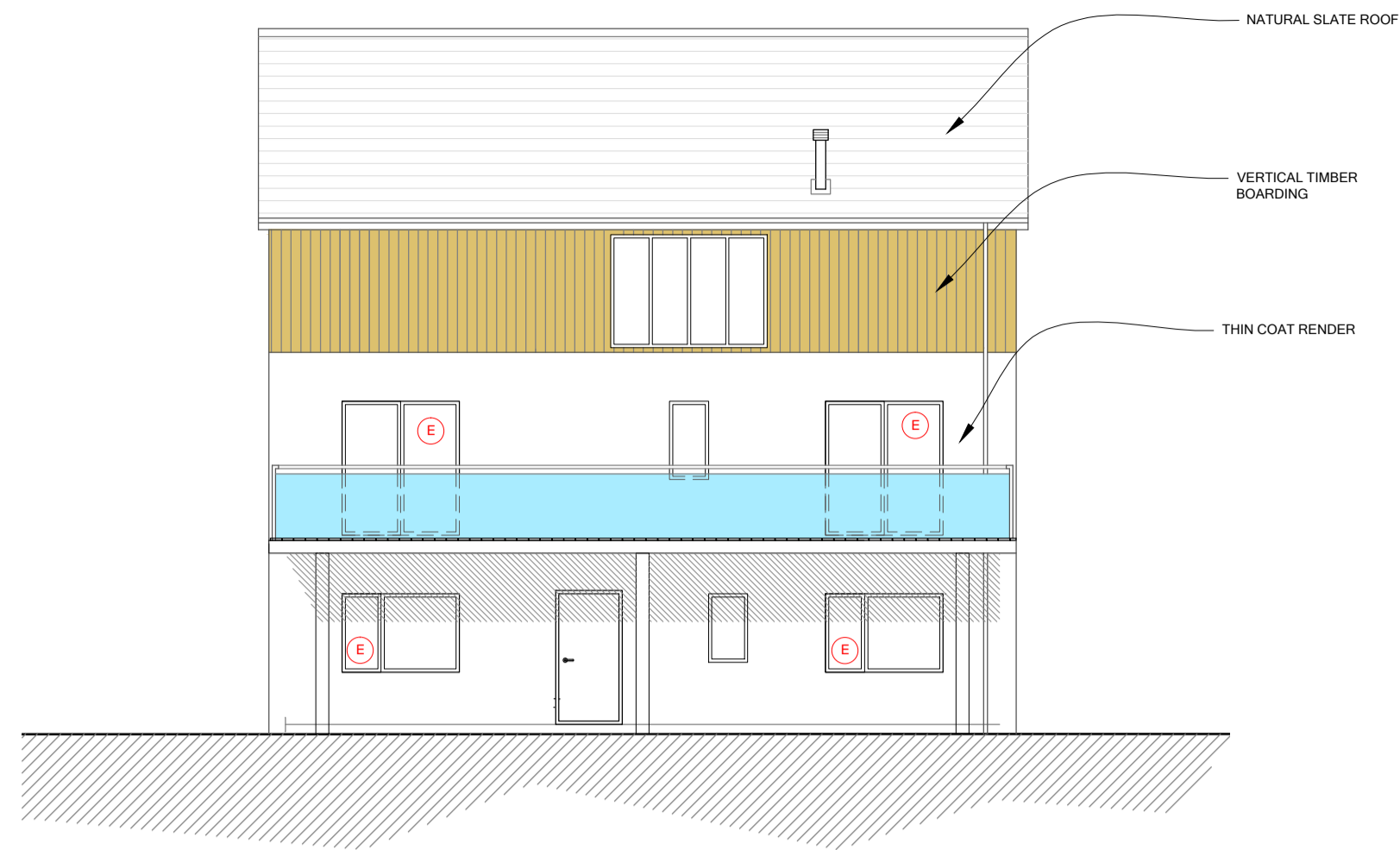


notes

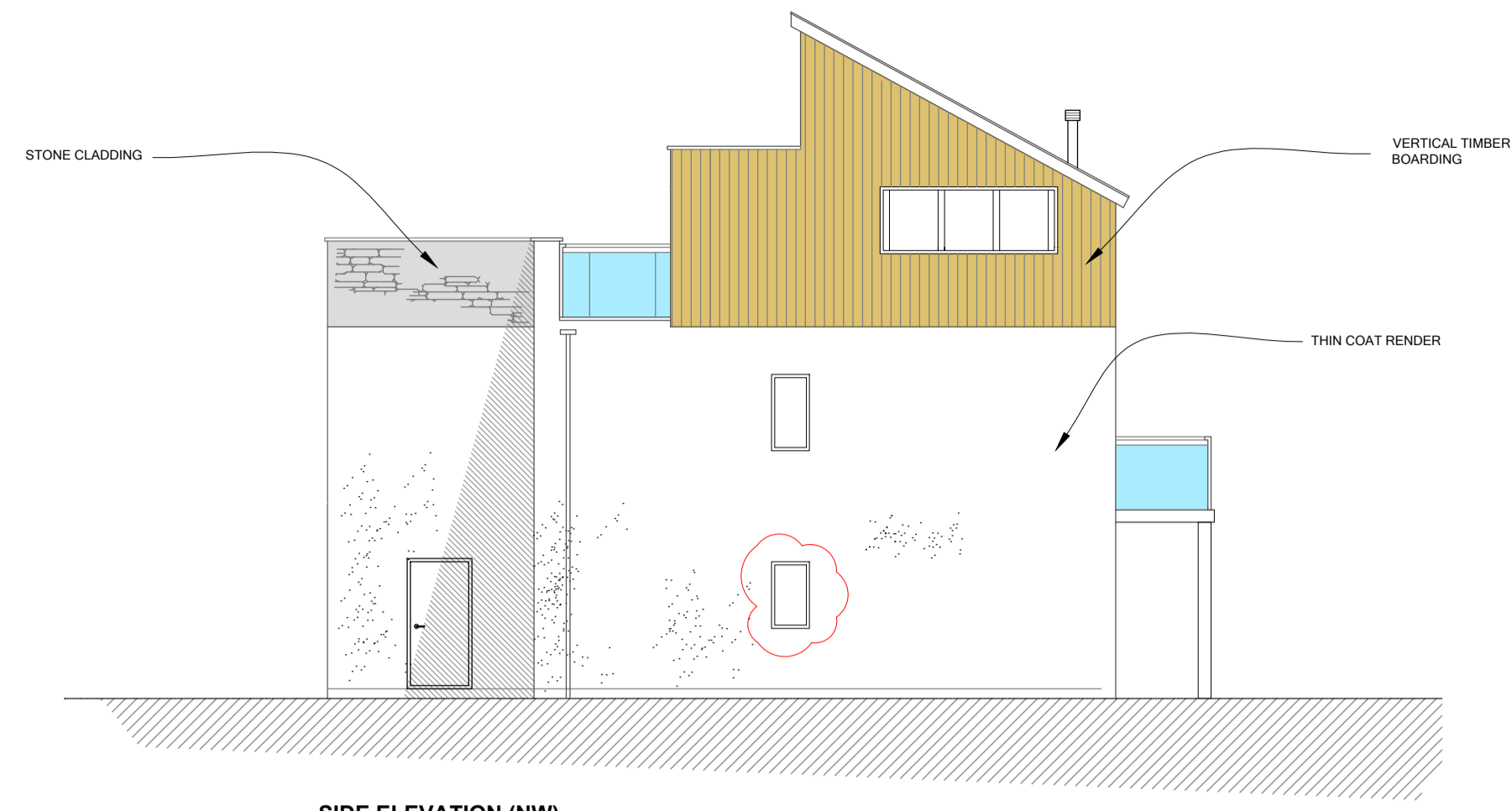
- The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the Architect before proceeding with the works.
 - Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
 - Do not scale for construction purposes. Figured dimensions to be worked to in all cases.
- CDM Regulations 2007
- All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environmental Assessment Record.

THE INFORMATION ON THESE DRAWING'S ARE FOR BUILDING REGULATIONS APPROVAL ONLY. NOT ALL CONSTRUCTION RESPONSIBILITY IS SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH GOOD WORKING PRACTICES & MANUFACTURES INSTRUCTIONS. SHOULD ANY PROBLEMS ARISE 11 DESIGN ARE TO BE CONTACTED IMMEDIATELY

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWINGS AND DETAILS PREPARED BY THE STRUCTURAL ENGINEER STRUCTURE INDICATED IS INDICATIVE



REAR ELEVATION (SW)



SIDE ELEVATION (NW)

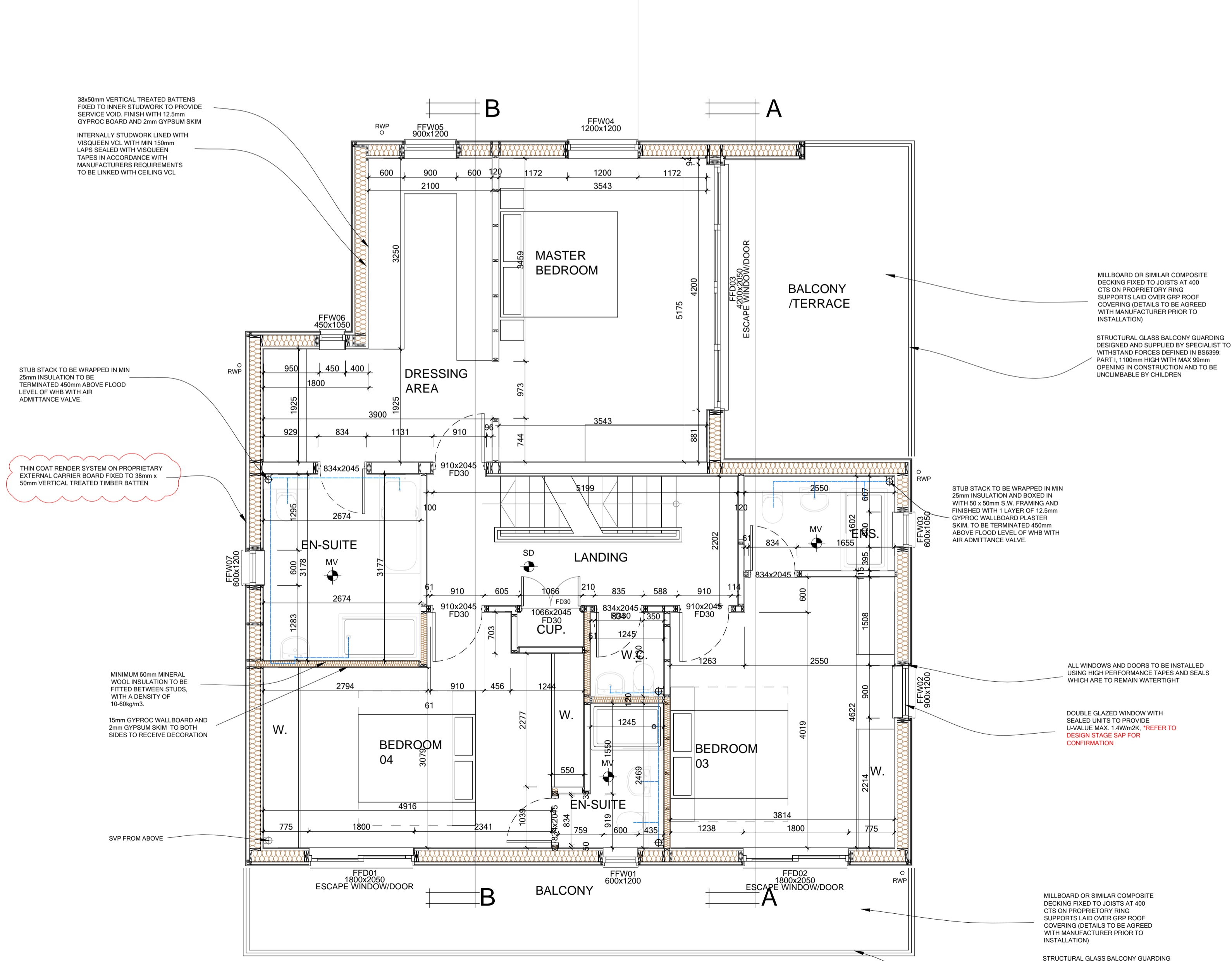
MECHANICAL VENTILATION
 MECHANICAL EXTRACTION TO KITCHEN TO GIVE EXTRACT RATE OF 50 LITRES PER SECOND (ASU TO HOBI) OR 60 LITRES PER SECOND (LOCATED ELSEWHERE). THE FAN TO BE OPERATED MANUALLY. THE EXTRACT FANS ARE TO BE FITTED IN ACCORDANCE WITH THE FOLLOWING:
 COOKER HOODS: 600-750mm ABOVE HOBI
 MECH EXTRACT FANS & TERMINALS - 400mm BELOW CEILING & MIN 500mm FROM ANY BACKGROUND VENTILATOR.

MECHANICAL EXTRACTION TO BATHROOM and EN SUITE TO GIVE EXTRACT RATE OF 15 LITRES PER SECOND. THE FAN TO BE OPERATED IN CONJUNCTION WITH LIGHT SWITCH.

TO ENSURE GOOD AIR TRANSFER BETWEEN ROOMS DOORS ARE TO BE UNDERCUT BY 10mm ABOVE FINISHED FLOOR LEVEL.

WINDOWS & DOORS
 WINDOWS & DOORS TO BE CONSTRUCTED TO HAVE A WEATHER PERFORMANCE RATING OF 2000 PA & 1200 PA RESPECTIVELY WHEN TESTED IN ACCORDANCE WITH BS6375 PART 1.
 DOUBLE GLAZED WINDOWS WITH SEALED UNITS TO PROVIDE WHOLE WINDOW U-VALUE MAX. 1.4W/m²K *TBC BY SAP ASSESSOR. ALL FITTED WITH TRICKLE VENTS TO PROVIDE BACKGROUND VENTILATION AREAS. TO ACHIEVE 5000mm² FOR ALL HABITABLE ROOMS WITH AN EXTERNAL WALL.
 BACKGROUND VENTILATION IS TO BE ACHIEVED BY FITTING TRICKLE VENTS EITHER WITHIN OR ABOVE WINDOW FRAMES. OPENING WINDOWS TO PROVIDE RAPO VENT AREAS OF 1000 IN OF FLOOR AREA TO BEDROOMS.
 ALL WINDOW CILLS TO BE FITTED WITH HYLOAD OR SIMILAR CAVITY TRAY AND CODE 4 LEAD APRON FLASHING WHERE APPROPRIATE.
 ALL WINDOWS WITH GLAZING BETWEEN FINISHED FLOOR LEVEL AND 800mm ABOVE THAT LEVEL IN INTERNAL AND EXTERNAL WALLS AND PARTITIONS, & GLAZING BETWEEN FINISHED FLOOR LEVEL AND 1500mm ABOVE THAT LEVEL IN A DOOR OR IN A SIDE PANEL WITHIN 300mm OF THE DOOR TO BE FITTED WITH TOUGHENED GLASS TO CLASS C OF BS6206, OR WHERE THE PANEL EXCEEDS 900mm IN A DOOR OR DOOR SIDE PANEL CLASS B OF BS6206.

TIMBER STAIRS TO BE DESIGNED BY SPECIALIST SUPPLIER TO COMPLY WITH BS5839 PART 1. PRIOR TO CONSTRUCTION OF STAIR DIMENSIONS TO BE CHECKED ON SITE.
 RISE: MAXIMUM 220mm
 GONG: MINIMUM 220mm
 MAXIMUM PITCH 42 DEGREES
 WIDTH - 955mm OUTSIDE STRINGS
 HANDRAIL - 800mm ABOVE PITCH LINE OF FLIGHT
 HEADROOM - MIN 2.0m VERTICALLY ABOVE PITCH LINE OF FLIGHT
 NO SPACE TO EXCEED 90mm IN STAIR CONSTRUCTION
 HANDRAIL TO BE UNCLIMBABLE BY CHILDREN.
 HANDRAIL TO LANDING TO BE MINIMUM 900mm ABOVE FLOOR LEVEL.



FIRST FLOOR PLAN 1:50

13.01.20	I	AMENDS AS HIGHLIGHTED
16.12.19	H	WINDOW ADDED
11.12.19	G	KITCHEN WINDOW REDUCED.
14.10.19	F	WINDOW AND DOOR CODES ADDED.
12.09.19	E	WALL THICKENED. NOTES ADDED
06.09.19	D	BALCONY ADDED - BEDROOM WINDOW MOVED AND CHANGED TO DOORS
02.09.19	C	BUILDING RE-DESIGNED
21.07.19	B	NOTES ADDED

date	rev	revision/author/checker
purpose of issue		
BUILDING REGULATIONS		
project		
DAKOTA 6 5 NO. UNITS		
drawing		
PLOT 5 FIRST FLOOR PLAN THE OLD COAL YARD GRAMPOUND		
drawing no		rev
A102.52		I
drawn	SK	checked
scale @ A1 1:50	date JAN 2019	

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