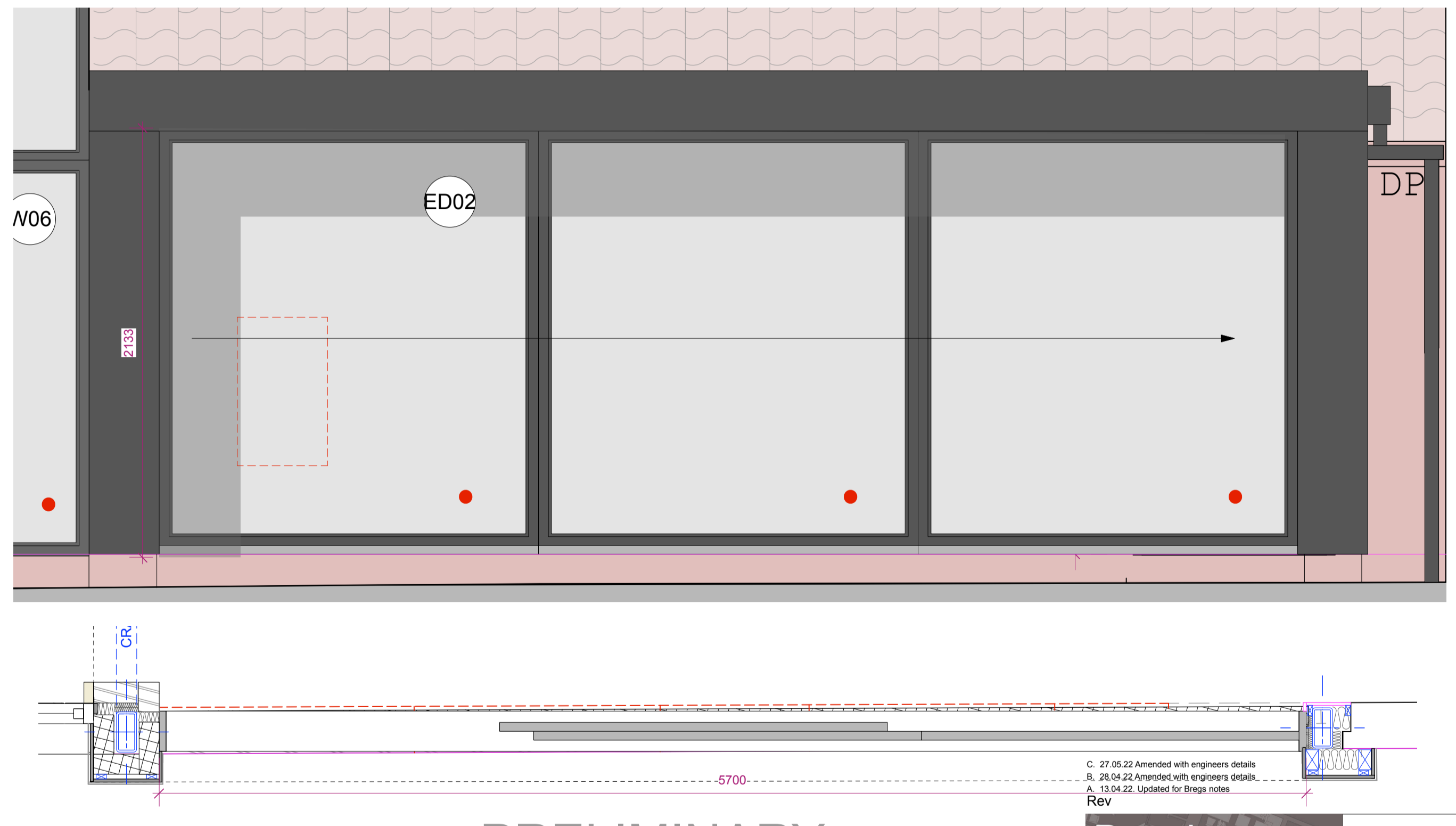
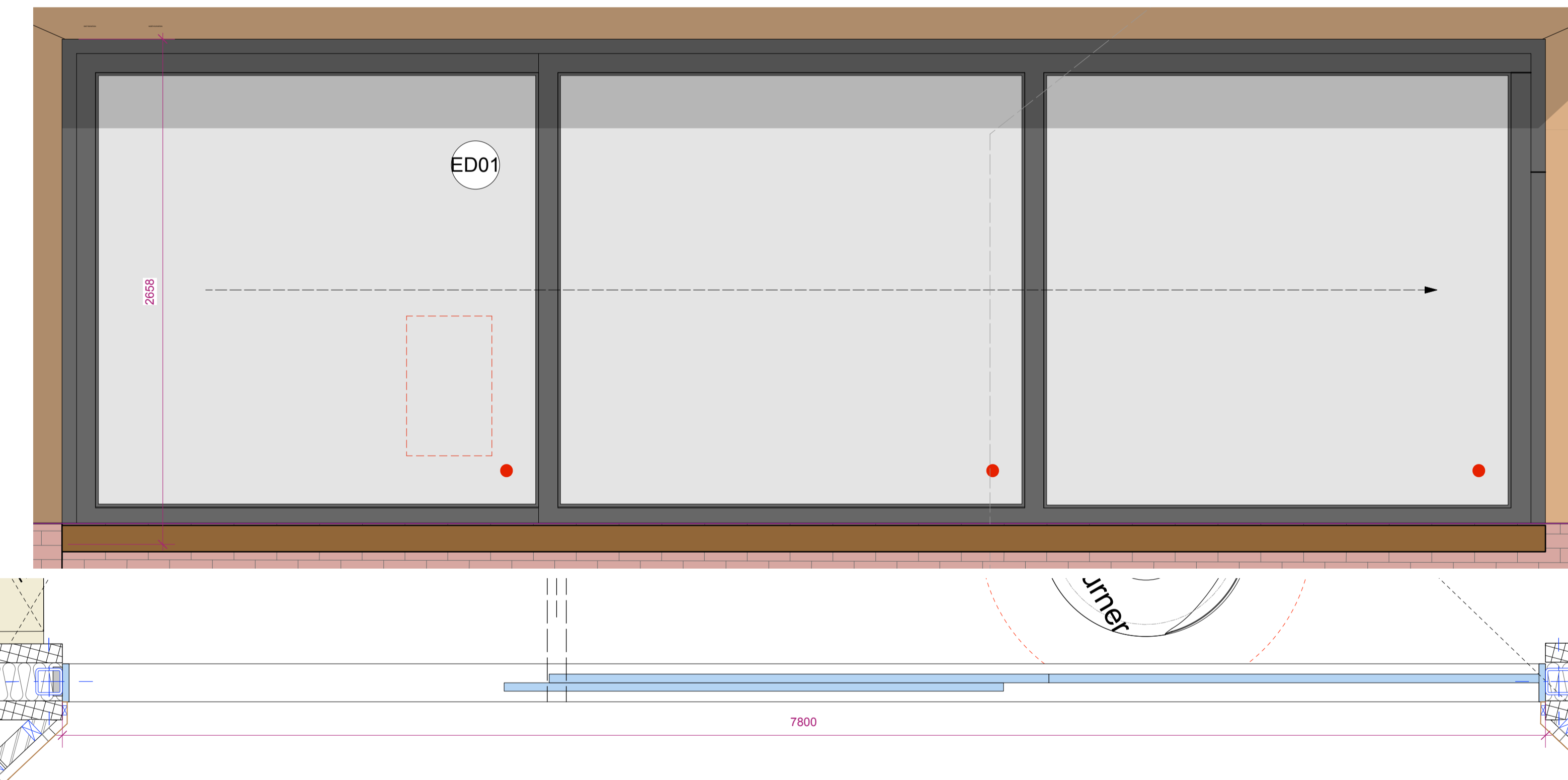
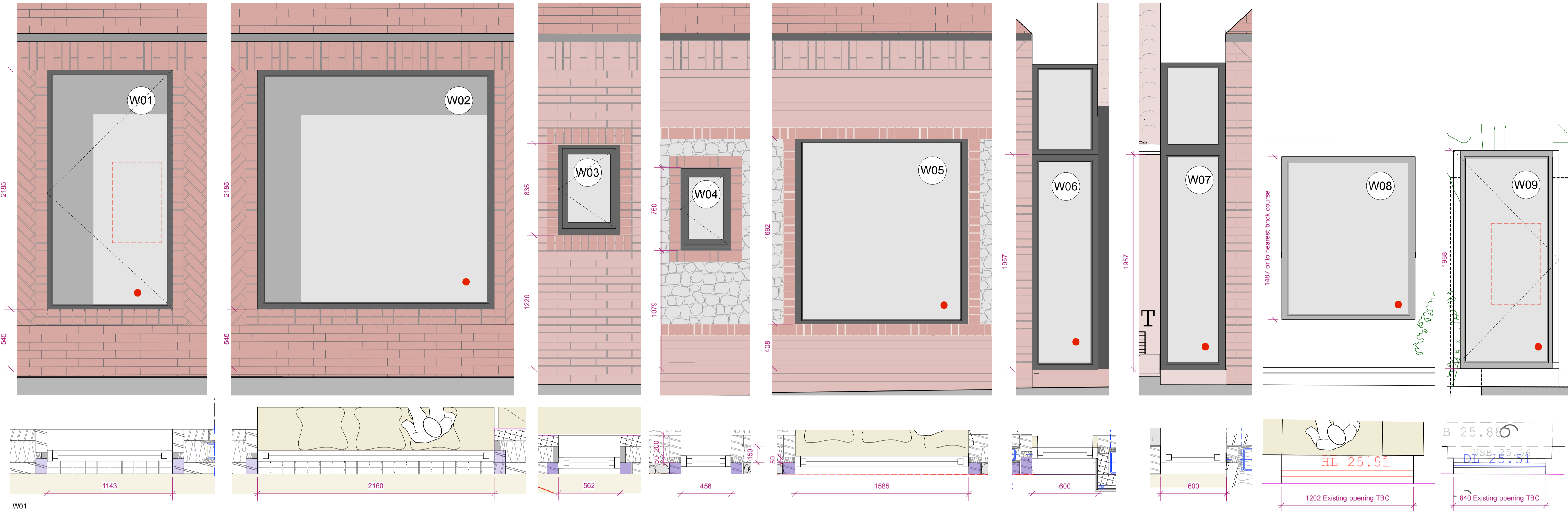


- General Notes**
- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialists drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works.
 - All workmanship and materials are to be carried out in accordance with current British Standards, Codes of Practice and good building practice.
 - All work to be to the satisfaction of the Building Control checking authority.
 - Do not scale this drawing. All dimensions to be as noted. Contractor to check all dimensions on site before carry out works.
 - Where existing elements are exposed or investigated during the building works and are found to be not as assumed then contractor to confirm and notify CA/design team/client as applicable before proceeding with works.
 - The contractor is responsible for site health & safety including taking all necessary precautions to ensure stability of both existing and proposed structures at all times during construction. Contractor to contact structural engineer immediately where any doubts arise on site.
 - All services/utilities are to be located and protected as necessary by the contractor prior to the commencement of the works.
 - This drawing is for the private and confidential use of the client for whom it was undertaken and it should not be reproduced in whole or in part or relied upon by third parties for any use without the express written authority of Beech Architects Limited.

RESIDUAL RISK TO HEALTH & SAFETY

Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated with construction processes and site safety and these risks should be identified within the contractor's Construction Health & Safety Plan all operations carried out in accordance with HSE requirements, Current Code of Practice and compliance with CDM 2015 regulations.

- Numbered triangles further highlight specific locations where residual risks remain:
- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.
 - The risks associated with working at height should be reduced by using appropriate scaffold, platforms, mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate by the contractors review and assessment of the construction methodology & process.
 - The locations of all existing services and utilities must be confirmed prior to commencement of the works.
 - The engineer must be contacted immediately where unsure or concern raised regarding the stability of any structure.
 - Glazed roof to link poses fragile surface (not for foot traffic) and require cleaning maintenance via secure ladder.
 - Works to Well structure - deep structure/water filled - protection from falling required & covering replaced when works not in progress.



New Windows & Doors (max U value = 1.2 W/m²K)
Paint finish: Powder color coated grey, RAL TBC

Aluminium Composite Glazed doors and windows - VELFAC 200 ENERGY
Thermally broken aluminium faced timber core (composite) triple glazed insulated sealed units to provide a whole unit U value not more than 1.2 W/m²K, WER band A or better. Level thresholds to doors.

ED01 & ED02 - SLIDING DOOR SETS - TBC BY CLIENT
Thermally broken aluminium triple glazed insulated sealed units to provide a whole unit U value not more than 1.2 W/m²K, WER band A or better. Door system to come complete with Part M level threshold track.

W10 - ENLARGED WINDOW TO MASTER BED
Replacement window to enlarged opening. Thermally broken aluminium Slimlite glazed insulated sealed units to provide a whole unit U value not more than 1.6 W/m²K, WER band C or better.

Ventilation strategy:
Purge Ventilation:
All habitable rooms have a opening window, door or rooflight with an openable area at least 1/20th of the floor area to conform to Bldg Reg Part F - All opening flush casements to open out 90 degrees. First floor windows restricted by 100mm with override function if sill is below 800mm from FFL.

Background ventilation:
Trickle vents to new windows.

NB:
All window & door sizes are indicative design stage dimensions. Contractor to carry out 'as built' site dimensional survey for all structural openings prior to commencing window/door manufacture. Contractor to provide s/o dimensions to supplier and hence allow for applicable tolerances to finished frame dimensions as required by system manufacturer and fixing detail.

All dimensions indicate overall structural opening size.
Manufacturer/Main Contractor to measure all openings once they are built and prior to commencing manufacture/ final order and installation of the windows and doors.
Manufacturer to allow tolerances for fitting. Contractor to fix.

Standards
Standard: To BS EN 14351 Windows and Doors/ BS6375
Manufacturer: A firm currently registered under a third party quality assurance scheme. Insurance backed guarantee to be provided to the client. Min. 10 years.
PAS 24:2012 - Enhanced security performance for door assemblies Security testing
Moisture content on delivery: 12-19%.
Preservative treatment: BWPDA Commodity Specification C5, Desired service life 60 years.

Colour
Powder colour coated - TBC by client to RAL colour

Ironmongery
Windows - As supplied by window manufacturer

Doors generally: Fixing/Assemble and fix carefully and accurately using fasteners with matching brushed chrome finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
Checking/ adjusting/ lubricating: Carry out at completion and ensure correct functioning.

Fixings
Fixing: Bolted to timber frames or masonry as manufacturers recommended details.
- Fastener spacing: When not predrilled or specified otherwise, position fasteners not more than 150 mm from ends of each jamb, adjacent to each hanging point of opening lights, and at maximum 450 mm centres.

Window boards
As profiles specified by on details - American White oak/White Oak veneered boards with clear OSMO Polyx oil finish

Priming/ sealing:
Wood surfaces inaccessible after installation: Prime or seal as specified before fixing components
Adshed Ratcliffe ARBO MPI10 in colour to match windows for perimeter sealing

Glazing
Glazing to be hermetically sealed triple glazed as indicated units incorporating safety glass in the following areas:
Windows: Any glazing below 800mm of floor level.
Doors and side panels: Any glazing to doors and any glazing to side screens within 300mm of door opening below 1500mm of floor level.
Elsewhere glazing to side panels to be safety glass below 800mm. Windows to incorporate 16mm air gap and Pilkington K glass or low E coated inner pane or similar to achieve required U-value.
Windows sealed to brickwork with suitable sealant. Colour to match brickwork and to approval.

NOTE: All windows to first floor to have 100mm restricted opening with emergency override where sill height less than 800mm from FFL

NOTE: All window & door sizes are indicative design stage dimensions. Contractor to carry out 'as built' site dimensional survey for all structural openings prior to commencing window/door manufacture, including checking dimensions of formed openings. Contractor to provide s/o dimensions to supplier and hence allow for applicable tolerances to finished frame dimensions as required by system manufacturer and fixing detail.

● Indicates laminated glass externally, toughened glass internally to requirements of Building Regulations Part N. Glazing to comply with BS 6399 and BS6180

Escape window - indicates minimum 0.33msq escape area opening requirement with Min 450mmH and Min 450mmW dimensions in either direction to provide above area.
Bottom of openable area located not more than 1100mm above floor level

Escape doors and windows to all Bedrooms rooms should have an unobstructed openable area that is at least 0.33sqm and at least 450mm high by 450mm wide. The bottom of the openable area should be not more than 1100mm above the floor to conform to Bldg Reg Part B.

All Opening first floor windows to be fitted with 100mm opening restrictors to be fitted with emergency egress button.

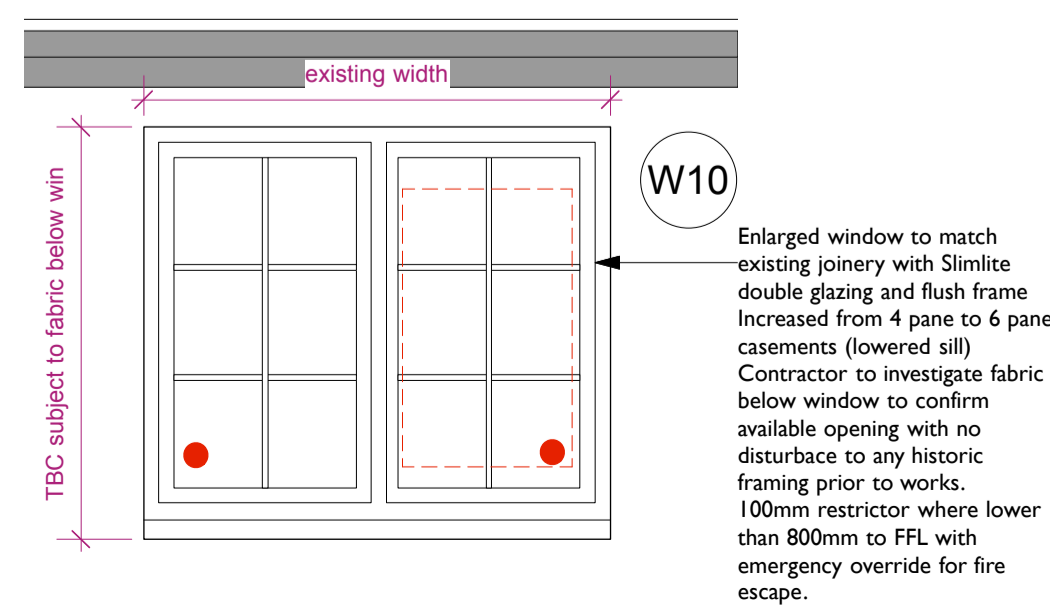
All glazing in the following critical locations to be safety glazing to BS6206, BS 6399 and BS6180 :
1. 800mm of finished floor level,
2. To all glazed doors and glazed side panels to a level of 1500mm above finished floor level to conform to Bldg Reg Part N.

All new windows and doors to meet part Q Security signs: PAS 23-24 - Secure by design accredited

Doors to have part M mobility call thresholds - max 15mm high where noted.

PRELIMINARY
NOT FOR CONSTRUCTION

THE CONTRACTOR IS TO PROVIDE PAS 24:2012 CERTIFICATES FOR ALL ACCESSIBLE WINDOWS AND DOORS TO BUILDING CONTROL UPON COMPLETION OF THE WORKS



Rev
C. 27.05.22 Amended with engineers details
B. 28.04.22 Amended with engineers details
A. 13.04.22 Updated for Bregs notes

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DRAWING			
WINDOWS & DOORS			
SCALE	DATE	DRAWN BY	CHECKED
1:20 @ A1	MAY 2021		
DRAWING NUMBER	JOB NUMBER	STATUS	REV
WD12	571	Not For Construction	C

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