

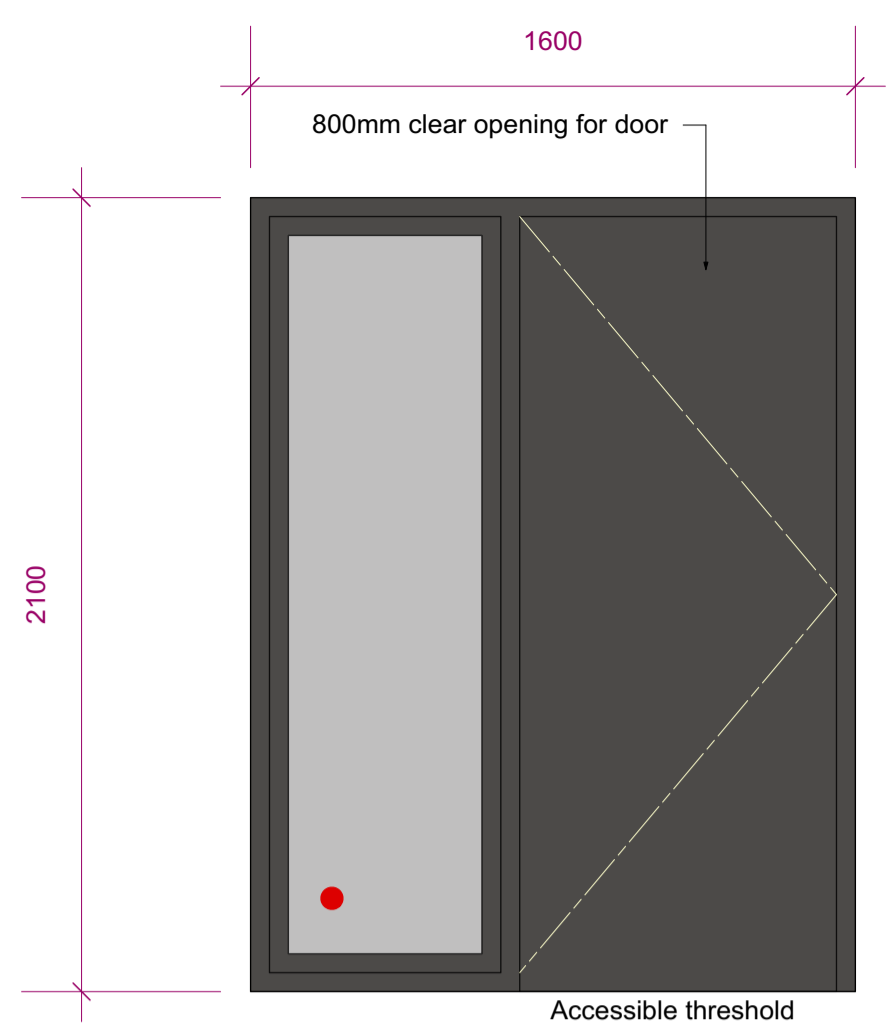
- General Notes**
- This drawing is to be read in conjunction with other engineers, designers, subcontractors and specialists drawings and any associated specifications and details. Any discrepancies are to be reported to the CA/client or relevant project manager before proceeding with the works.
 - 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

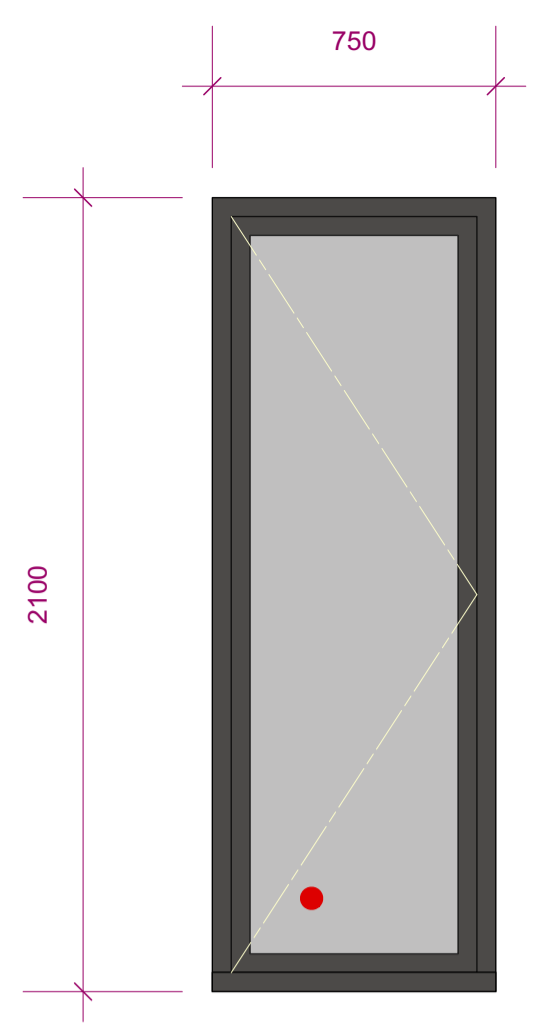
Whilst we have made every attempt to design out risk associated with our design some risks may remain. Significant residual risks relating to our design are detailed below with our assessment of how these may be managed. The contractor remains responsible for identifying and managing risk associated 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:

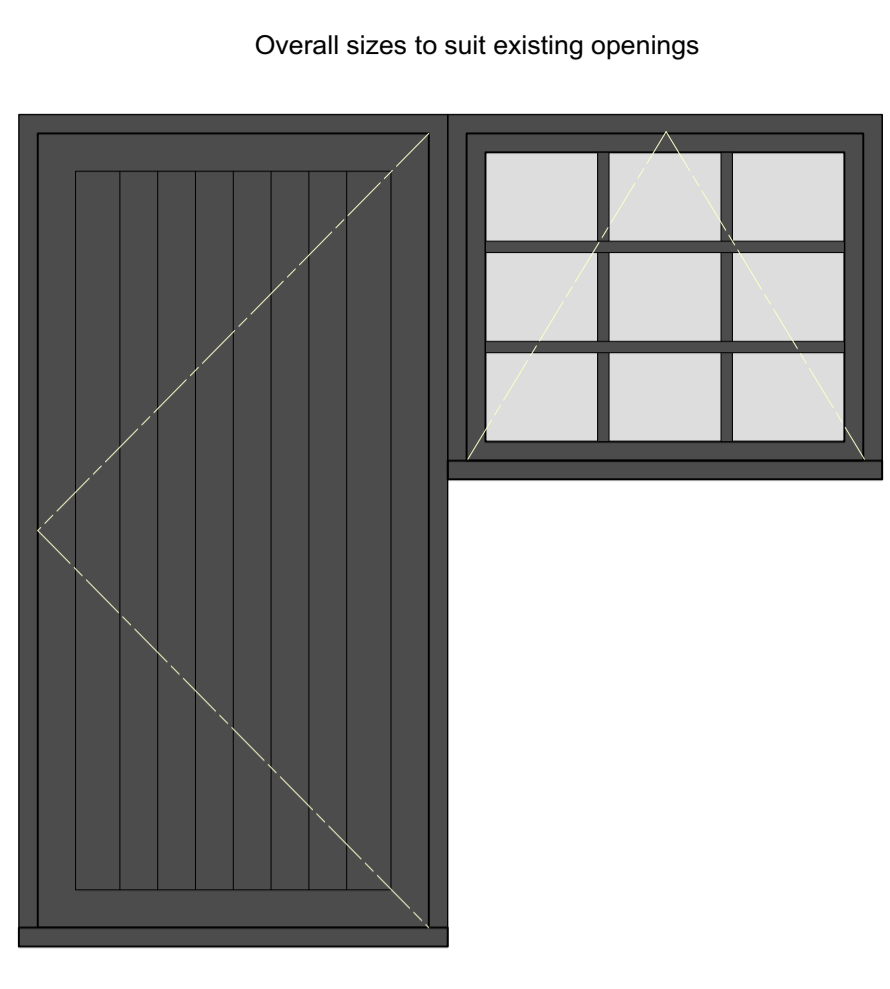
- Access equipment for cleaning and maintenance will be required and works undertaken by qualified and competent person.
- The risks associated with working at height should be reduced by using appropriate scaffold, platforms, mobile elevating equipment, safety nets or fall arrest systems as deemed appropriate 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.



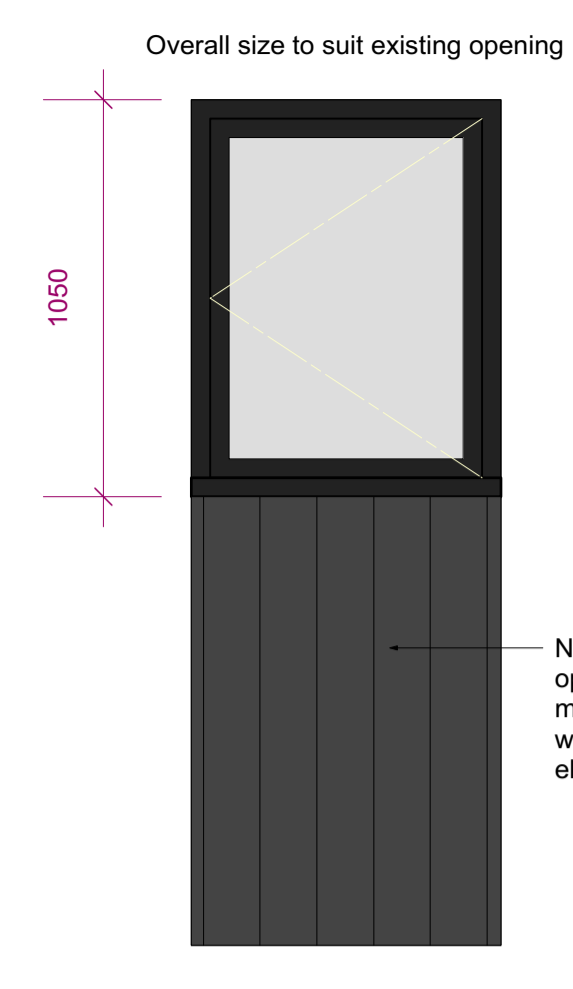
ED01



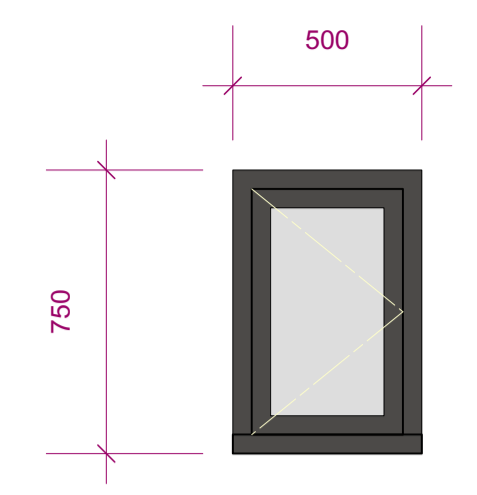
WG01, WG02, WG03



ED02

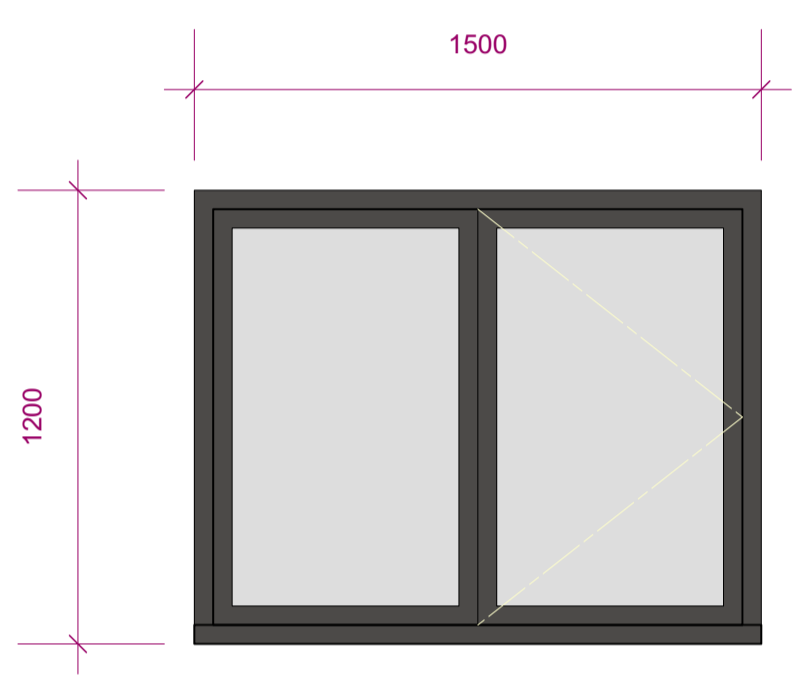


ED03

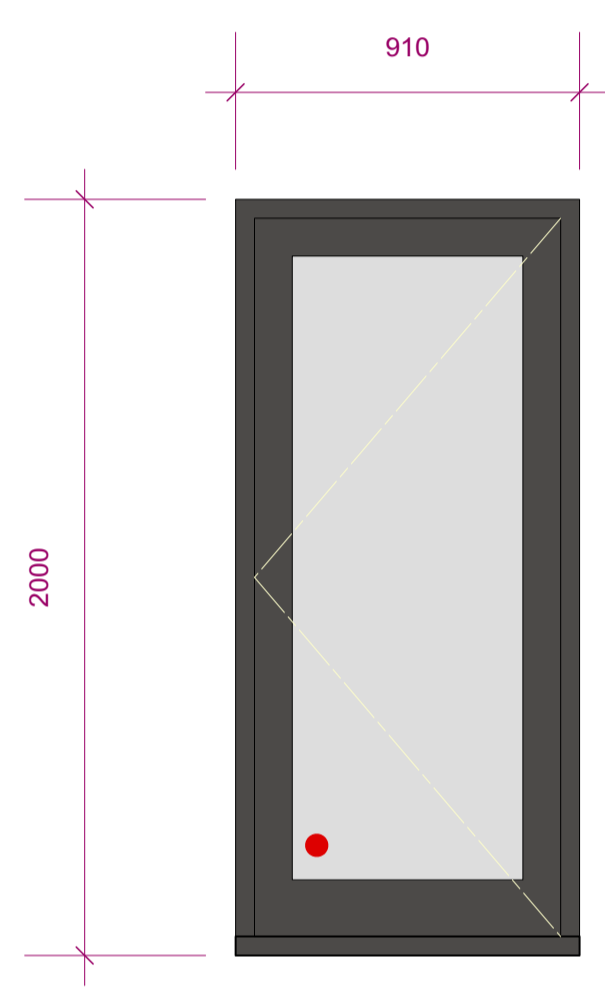


WG04, WG06

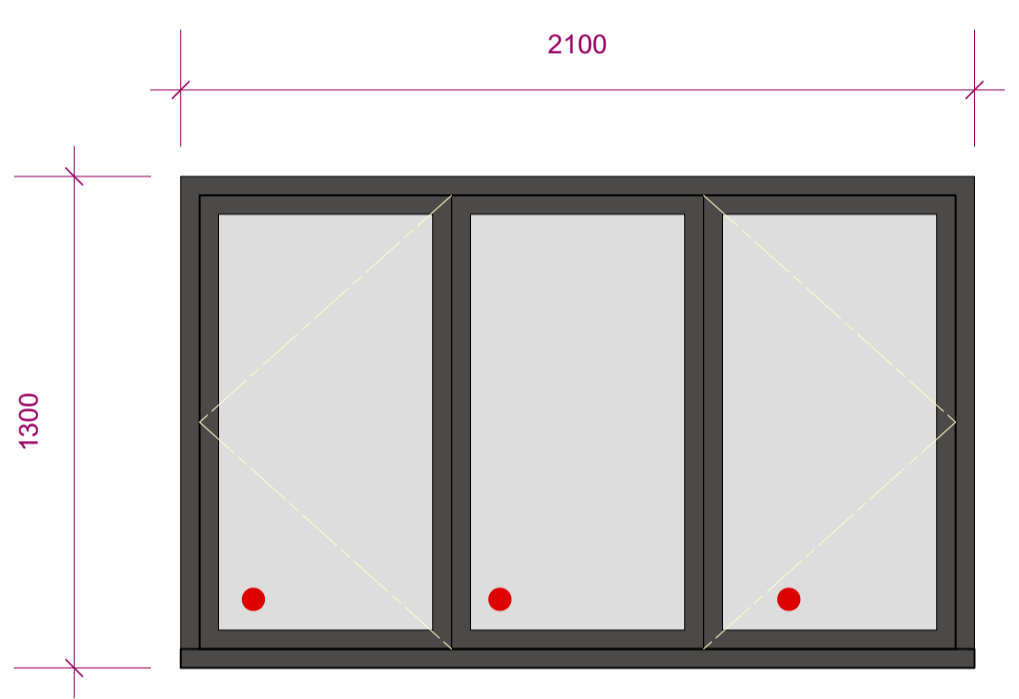
New window to existing opening. Below infilled with masonry and faced with weatherboarding to match elsewhere



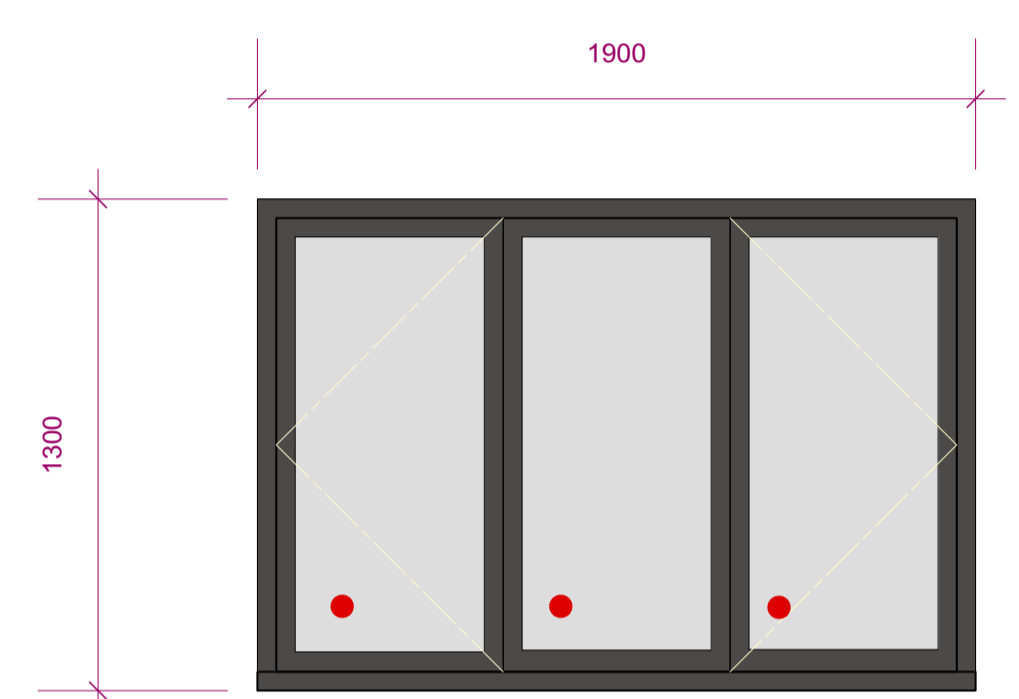
WG05



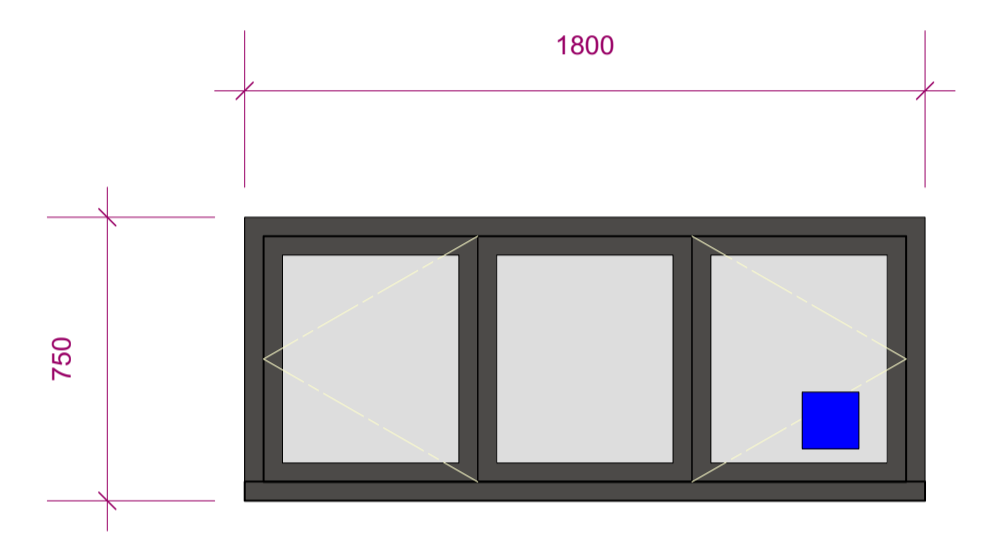
ED04



WG07



WG08



WF01, WF02, WF03, WF04

GENERAL NOTES FOR ALL NEW WINDOWS AND DOORS:

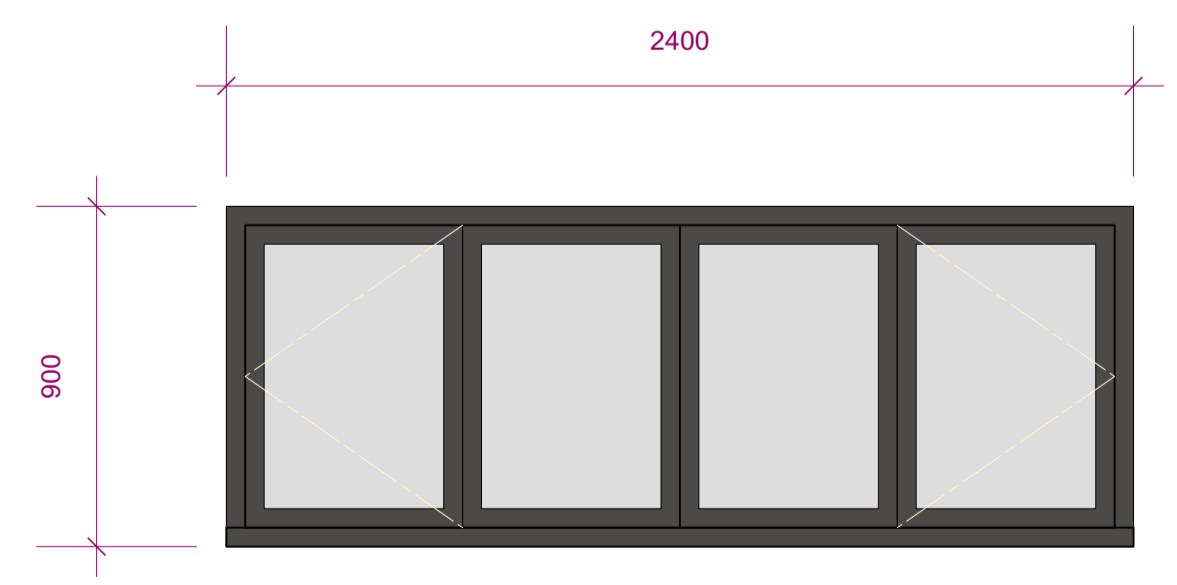
All dimensions indicate overall structural opening size.
 Manufacturer/Main Contractor to measure all openings once they are built and prior to commencing manufacture/ final order and installation of the windows and doors.
 Manufacturer to allow tolerances for fitting. Contractor to fix.

- STANDARDS**
 Standard: To BS EN 14351 Windows and Doors/ BS6375
Windows and doors to be in stained hardwood, providing a whole unit U value (as noted below), WER band A or better. BLACK colour.
- IRONMONGERY**
 Ironmongery/ Accessories: Include for all hinges to windows and doors, window catches, restrictors, bolts and mortice locks to doors, threshold strips, weatherstripping. All SSS ironmongery. Client to confirm choices.
 All windows and doors to comply with Building Regulations Document Q Security: PAS 23-24 - Secure by design accredited
- FIXINGS**
 Fixing: Bolted to masonry reveal/ timber frame all as manufacturer's recommendations.
 - 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.
 Windows sealed to structure with suitable sealant.
- GLAZING**
 Glazing to be **DOUBLE GLAZED** hermetically sealed units to achieve required U-value (**max 1.6 W/sqmK**).
- 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
 - Trickle vents required as specification.

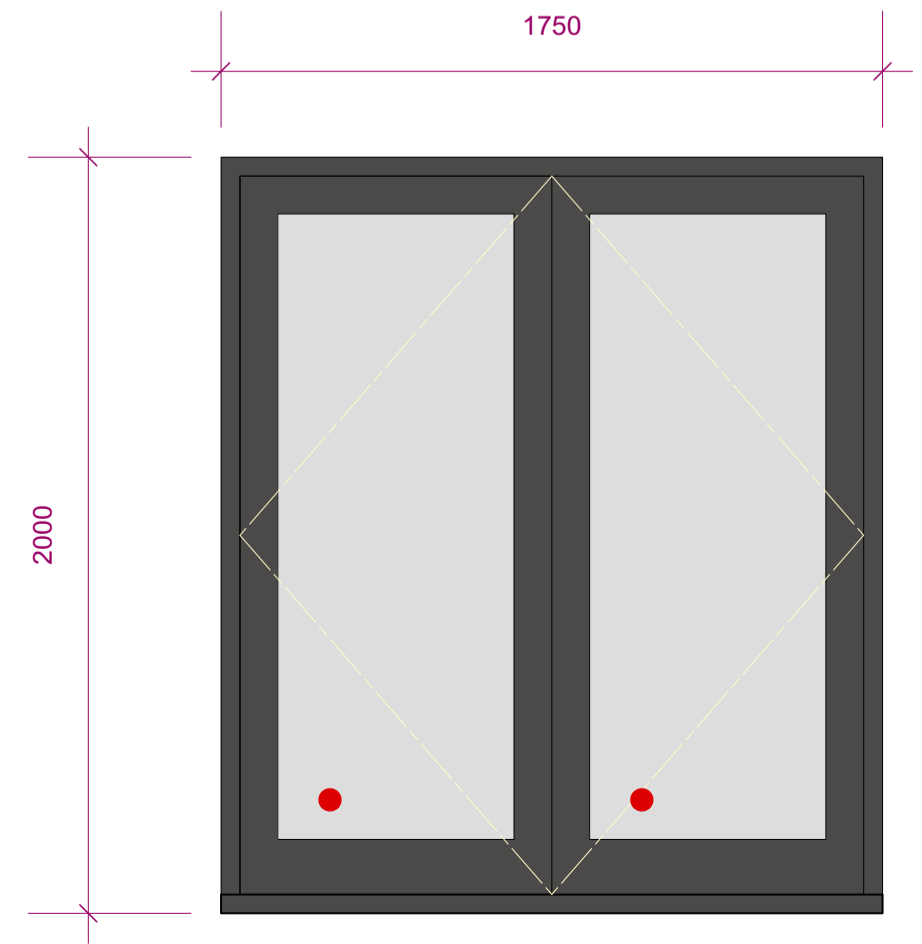
- = **safety glazing** to building regulations, laminated glass externally and toughened internally. Fixed glazing designed to act as barrier to falling and resist loads given in BS EN 1991-1-1 and PD 6688-1-1. Refer to BS 6180 for requirements for impact resistance.
 All glazing in the following critical 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.
- = **Emergency Egress openings** - Escape doors and windows 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.

SEE DRAWING WD09 FOR JOINERY DETAILS

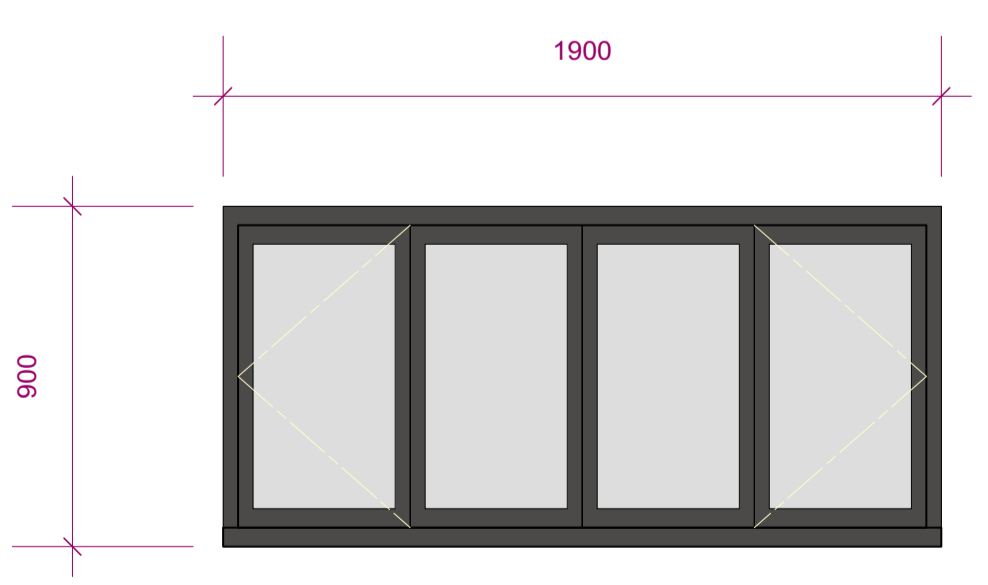
TO BE READ IN CONNECTION WITH SPECIFICATION NOTE 8.0



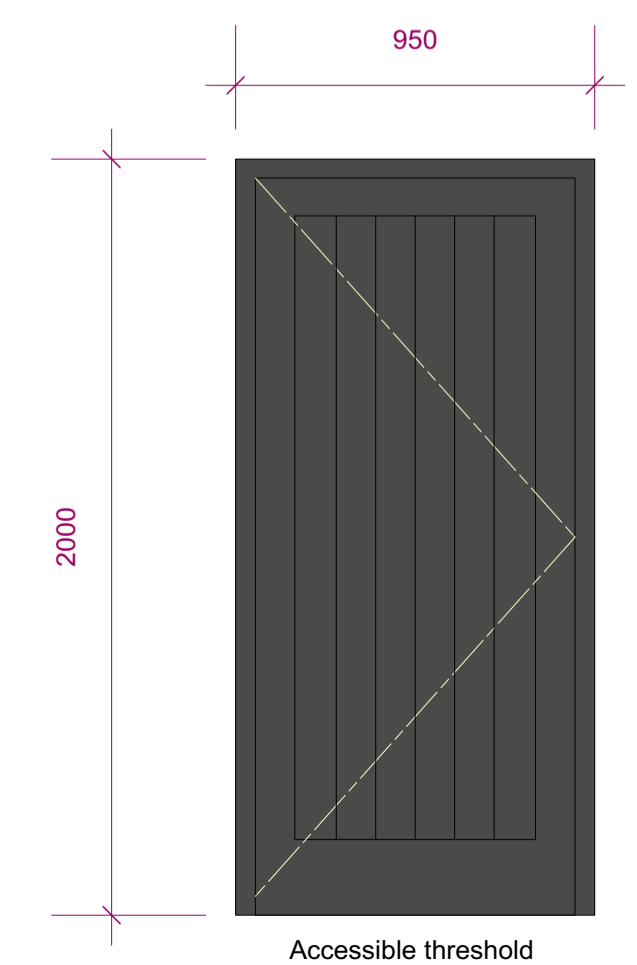
WG09



ED05



WG10



ED06

A	25.05.22	Building control issue	
Rev			
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CLIENT			
Subgero Limited			
PROJECT			
Wilby Manor Wooden Green Wilby Suffolk IP21 5LB			
DRAWING			
Windows and External Doors			
SCALE	DATE	DRAWN BY	CHECKED
1:20 @ A1	Feb 2022	IJT	
DRAWING NUMBER	JOB NUMBER	STATUS	REV
WD08	547	Building Regs	A

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