

DOORS AND WINDOWS

All new windows to be white UPVC. Windows to be fully weather sealed, glazed with EPDM gaskets, locked with Espagnolette locking system and key dead locks.

Maintain 750mm high x 450mm wide escape windows - equalling o/a clear opening of 0.33m² and sill height between 800- 1100mm from finished floor level.

All new internal timber doors to ground floor & first floor to have minimum 750mm clear openings.

All replacement windows must have trickle vents regardless of if the previous windows did not.

GLAZING

Windows to be Pilkington 'K' glass double glazed in accordance with BS 6262-4:2005, with 16mm argon filled air gap and soft low E coating, manufactured to BS 952-1:1995, factory fitted with double-sided security tape.

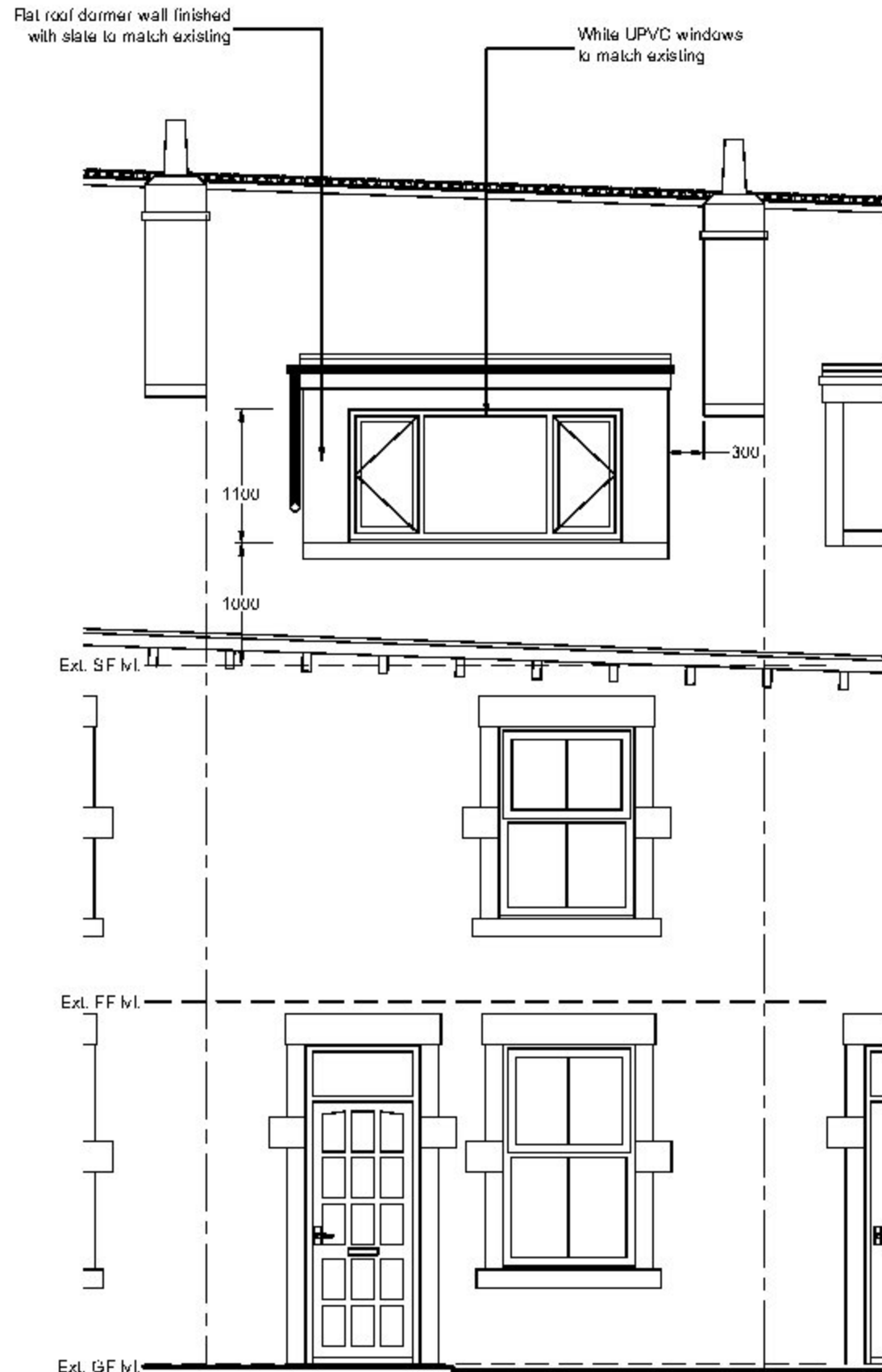
All glazing between FFL and 800mm in critical glazing locations to be toughened / laminated safety glass in accordance with Part K4 of the Building Regulations, BS EN 12600 and BS 6206.

All glazing between FFL and 1500mm in doors, in critical glazing locations to be toughened safety glass in accordance with Part K4 of the Building Regulations, BS EN 12600 and BS 6206.

All glazing to achieve minimum U-value of 1.4 W/m² K.

Provide window restrictors where necessary.

Barrier / guarding / containment glazing where required in accordance with building regulations and British standards.



PROPOSED FRONT ELEVATION

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT
PLEASE DO NOT SCALE FROM THIS DRAWING

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Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact Cam Wharf Consultancy Ltd
2 Boroughgate Off Bay Horse Court Otley LS21 1SB
M07739 575181
ow@camwharf.com
For further information on the Party Wall etc Act 1996
http://www.communities.gov.uk/documents/planningandbuilding/pdf/32214.pdf

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact
Cam Wharf Consultancy Ltd
2 Boroughgate Off Bay Horse Court Otley LS21 1SB
M07739 575181
ow@camwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact
Cam Wharf Consultancy Ltd
2 Boroughgate Off Bay Horse Court Otley LS21 1SB
M07739 575181
ow@camwharf.com

GENERAL NOTES
Materials to match existing

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements

All materials must comply with current British Standards in situations used

REV

MAS DESIGN
CONSULTANTS LTD 01943878398

www.masdesignconsultants.com
1 Oxford Street Garsley Leeds LS20 9AX

PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED FLAT ROOF DORMER WINDOW TO EXISTING SECOND FLOOR BEDROOM.

CLIENT DETAILS:
**MS A HARTLEY,
47 NORTH PARADE,
ILKLEY,
LS29 8JN.**

DRAWING TITLE:
PROPOSED FRONT ELEVATION.

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A3	1:50	11/23	M4207/04/201	.