

GENERAL NOTES

WARNING TO PROPERTY PURCHASERS - Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as a descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any order made under the above act. The contents of this drawing may be subject to change at any time and alterations and variations can occur during the process of the works without revision of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract or a warranty.

This drawing is to be read in conjunction with the clients standard specification, Structural Engineers and Mechanical & Electrical engineers design and details. Do not scale off this drawing. Use figured dimensions only. All dimensions discrepancies to be brought to the immediate attention of Design Team.

The contractor is to ensure that proposed Works will be executed in accordance with any relevant Conditions appended to the Local Planning Authority's Decision Notice; the current Building Regulations and N.H.B.C. Standards; the requirements of the Fire Officer; the Institute of Electrical Engineers handbook (current edition); the requirements of the local Water Authority.

Materials and workmanship should, where applicable, comply with the current British Standards Institute specifications and Codes of Practice. Where such guidance does not exist, materials and workmanship should conform to established good practice.

The location of existing services should be established prior to the commencement of any works - if discovered to be at variance with that shown on the Engineering drawings, the Architect and Engineer must be notified immediately.

The contractor is to check all dimensions, both internal and external, prior to the commencement of any works, including the ordering of materials - and any errors must be reported to the Architect or Engineer.

Where proprietary materials, fixtures or fittings are used, they must be placed / fitted strictly in accordance with the manufacturers written instructions and published details pertaining to circumstance in which they are to be used.

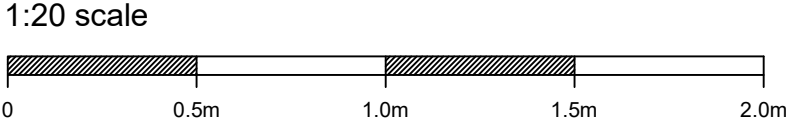
This specification must be read in conjunction with all the other drawings, schedules and documents which form part of this Building Regulations submission.

The setting - out of the unit is to be checked prior to any work commencing.

Ensure all blockwork is tooth and bonded together at corners where different densities of blocks meet.

Ensure All joints are taped / sealed in walls, floors and ceilings.

Any variations carried out on site should be brought to the attention of the Design Team for verification of compliance with statutory requirements and regulations.



WINDOW & DOOR SCHEDULE

House's 1,2 & 3 Jessie Road (The Swan Inn)

GENERAL WINDOW NOTES

All windows / doors to be fixed back to the inner structural frame with straps at centres to suit spans etc.

All windows with cills below 800mm to be fitted with toughened glass. All glazing to conform to the Building Regulations Part K and BS6206:1991.

The manufacturer and installer must be FENSA certified and have membership of either the GGF or BWF. All windows shall be of all welded construction with continuous reinforcement to a minimum of 85% of the length of the frame. All windows shall meet the requirements of PAS 24:2012.

Windows must be cleanable from the inside. All windows should be double glazed using low emissivity type glass. All windows to be internally beaded unless an alternative means of achieving good security can be demonstrated by an externally beaded system. All window perimeters to be sealed internally and externally with suitably coloured polysulphide mastic.

Opening windows should be fastened by means of a suitable espagnolette locking system, which allows the windows to be locked in the partially open position. Window operating levers to be finished in SAA. All opening windows should be capable of being locked in two positions preferably with a key lock in the handle, all locks should be suited in each dwelling and operable by the same key. A key is required for each lock.

Windows 2.00m above adjoining ground level to be fitted with child restrictors.

All windows without stone cills should be provided with an external cill which projects a minimum 38 mm from the face of the wall finish.

Where roof windows are to be provided they shall be of the 'Velux' type completed with integral roller blinds, and opening mechanism appropriate for the location and operable from a safe location.

All windows (except bathroom, kitchen and WC) to be provided with minimum 25 mm softwood window board rebated around reveals complete with rounded leading edges, with screwed and pelleted fixings. Leading edges to extend 50 mm past reveals and 25 mm from faces of walls.

TG - TOUGHENED GLAZING
O - OBSCURED

All Dimensions to be checked on site prior to manufacturing.

Windows to ensure that the following acoustic criteria will be achieved in all habitable rooms Daytime: LAeq(16hr) (7:00 to 23:00) 35 dB, Night-time: LAeq(8hr) (23:00 to 07:00) 30 dB and LAmax 45dB.

Glazing specification to offer a sound reduction of 30dBA to be installed in the lounge and bedroom LAeq and Bedroom LAmax

Window Type 1 - 1500 x 1200 S.O - 4No.	Window Type 2 - 1200 x 1200 S.O - 2No.	Window Type 3 - 1770 x 1200 S.O - 3 No.	Window Type 4 - 1200 x 1200 S.O - 9 No.	Window Type 5 - 1200 x 1200 S.O - 2 No.
Locations:- W1-01, W3-04, W2-01, W3-03	Locations:- W3-01, W3-02,	Locations:- W3-05, W2-02, W1-02	Locations:- W1-04, W2-03, W3-06, W3-08, W3-10, W3-11, W3-12, W2-05, W1-07,	Locations:- W1-06, W2-06
Double glazed white UPVC U-Value - 1.2W/m²K Acoustic Trickle Vents - 8000mm² equivalent area	Double glazed white UPVC U-Value - 1.2W/m²K Acoustic Trickle Vents - 8000mm² equivalent area	Double glazed white UPVC U-Value - 1.2W/m²K Acoustic Trickle Vents - 8000mm² Equivalent area	Double glazed white UPVC U-Value - 1.2W/m²K Acoustic Trickle Vents - 8000mm² equivalent area	Double glazed white UPVC Obscured to Pilkington Texture Glass 3 or equivalent U-Value - 1.2W/m²K Acoustic Trickle Vents - 4000mm² equivalent area
Window Type 6 -1000 x 1200 S.O - 2 No.	Window Type 7 - 600 x 1200 S.O - 1 No.	Window Type 8 - 600 x 1200 S.O - 1 No.	Door Type 1 - 996 x 2100 S.O - 3 No.	Door Type 2 - 1200 x 2100 S.O - 3 No.
Locations:- W1-03, W2-04	Locations:- W1-05	Locations:- W3-09	Right hand - D1-01 Left hand - D2-01	Locations:- D1-02, D2-02, D3-02 Right hand - Left hand -
Double glazed white UPVC U-Value - 1.2W/m²K Acoustic Trickle Vents - 8000mm² equivalent area	Double glazed white UPVC U-value - 1.2W/m²K	Double glazed white UPVC Obscured to Pilkington Texture Glass 3 or equivalent. Acoustic Trickle Vents - 4000mm² equivalent area U-value - 1.2W/m²K	Solidor Ludlow 2 Composite Door Colour TBC U-value - 1W/m²K	Double glazed white UPVC Double Door U-value - 1W/m²K

C2	Jan 2024	Minor amendments	JB	
	Revision	Date	Description	
			Dwn	Chkd

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Client :

Project :

Swan
Jessie Road
Havant

Drawing Title :

Window and Door Schedule

Drawn By JB	Date Sep '24	Checked By	Date	Approved By	Date
Drawing No. 24.3502.400	Revision C2	Scale 1:20 @ A1	PLC ARCHITECTS © COPYRIGHT RESERVED 2024 NOT TO BE SCALED. DIMENSIONS TO BE CHECKED ON SITE SCALING ONLY FOR LOCAL AUTHORITY PURPOSES		