

GENERAL

USE WRITTEN DIMENSIONS ONLY DO NOT SCALE FROM THIS DRAWING - ANY DISCREPANCIES MUST BE NOTIFIED TO THE DESIGNER.

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND DETAILS AND TIMBER FRAME MAUFACTURERS DETAILS CALCUALTIONS AND DRAWINGS AND IN ACCORDANCE WITH THEIR STANDARD DETAILS.

OPENING SIZES ARE GIVEN AT DESIGN STAGE - SITE DIMENSIONS TO BE TAKEN OF ACTUAL OPENINGS PRIOR TO MANUFACTURE OF WINDOWS AND DOORS AND ANY DIFFERENCES BETWEEN DESIGN STAGE AND SITE DIMENSIONS TO BE TAKEN INTO ACCOUNT.

All workmanship and materials to comply with Building Regulations, British Standards and Codes of Practice. All materials to be fixed, applied, or mixed in accordance with manufacturer's instructions and specifications.

DOORS AND WINDOWS, GENERAL.

All external doors and windows to be SECURE door and window sets fulfilling the security requirements of Building Regulations Approved Document Q and complying with the requirements of BS PAS24:2012. Generally, all glazing within 2m of ground level to be laminated glass (outer pane only where double glazed) to BR AD Q.

Trickle Ventilators.

All habitable rooms, including kitchens, to be provided with trickle ventilators fitted to window/door frames to give min of 8000mm2 each ventilator and any bathrooms to be provided with 4000mm2 trickle ventilation all in accordance with Approved Document F table 1.7 and BS EN 13141-1.

Note: the provision for natural ventilation with background ventilators and intermittent extract fans is only suitable for less air tight dwellings i.e. design air permeability higher than 5 m3/(h.m2) at 50Pa, or 'As built' (measured) air permeability higher than 3 m3/(h.m) at 50 Pa. If natural ventilation intended, but 'as built' tested air permeability is found to be less than 3 m3/(h.m) at 50 Pa, seek specialist consultant advice or continuous mechanical extract ventilation will be required.

External windows.

Windows to be aluminum framed with proprietary insulated cavity closers, suitable for cavity width and horizontal and vertical dpc's to perimeter of openings. Glazing to comprise double glazed units comprising approved system to provide 1.4 w/m2K U-Value. Opening lights to all rooms to be min. 1/20th floor area. Incorporate trickle ventilators to frames to current building regulations. Glazing to windows less than 800 mm above floor level and to any side lights within 300 mm of door and less than 800 mm above floor level to be laminated or toughened glass to current Building Regulation app. doc. K. Provide draft stripping to all openable windows.

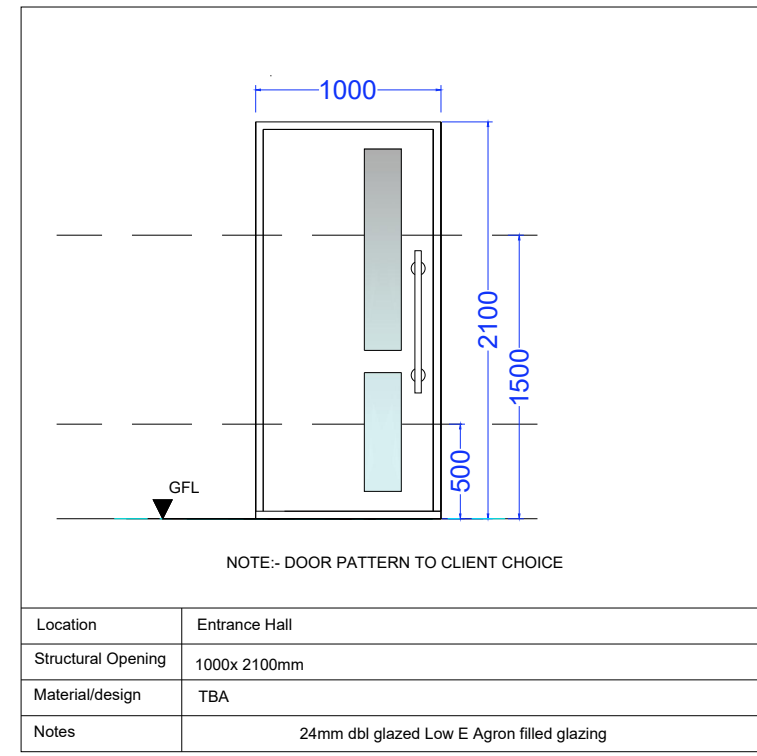
External doors.

Glazing to doors less than 1.5m above floor level and to any side lights within 300 mm of door and less than 800 mm above floor level to be toughened or laminated glass to current Building Regulation app. doc. K. External doors to achieve min 1.4 w/m2K U-Value.

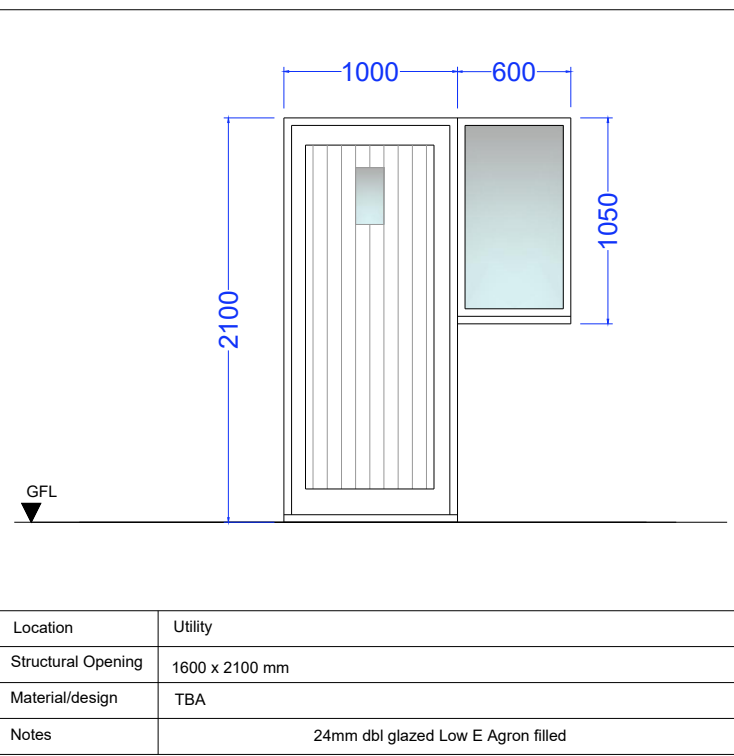
Internal doors

All internal doors at ground floor level to have a door leaf of minimum 838mm in width to provide a minimum clear opening width of 775mm when the door is open.

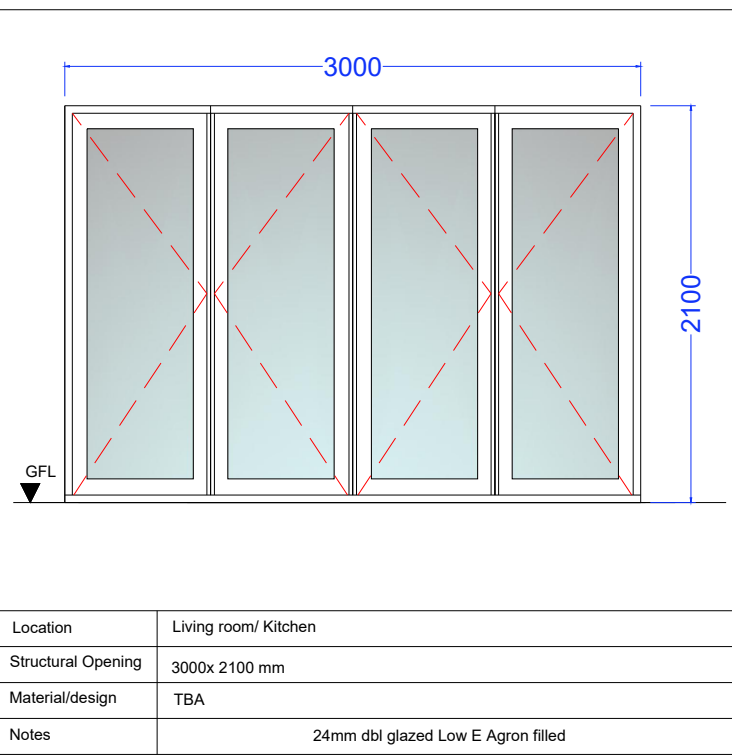
pt1D1



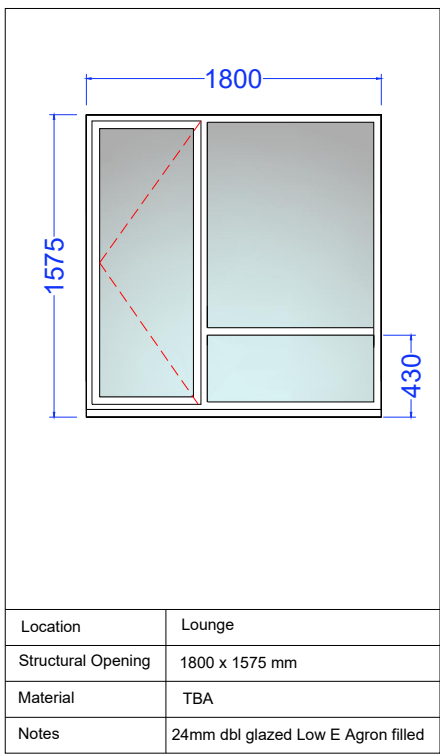
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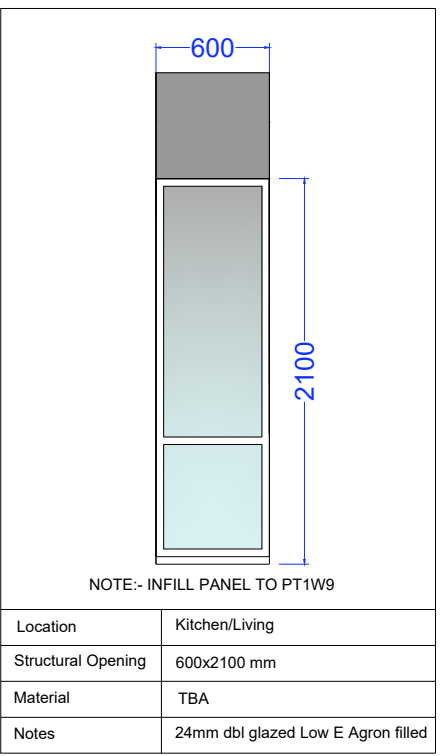
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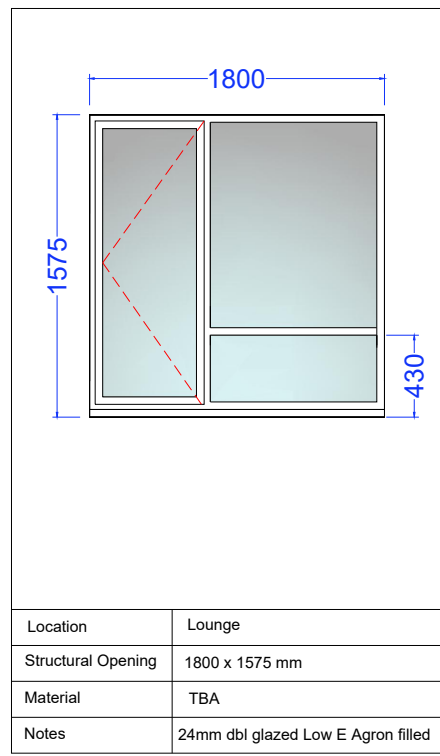
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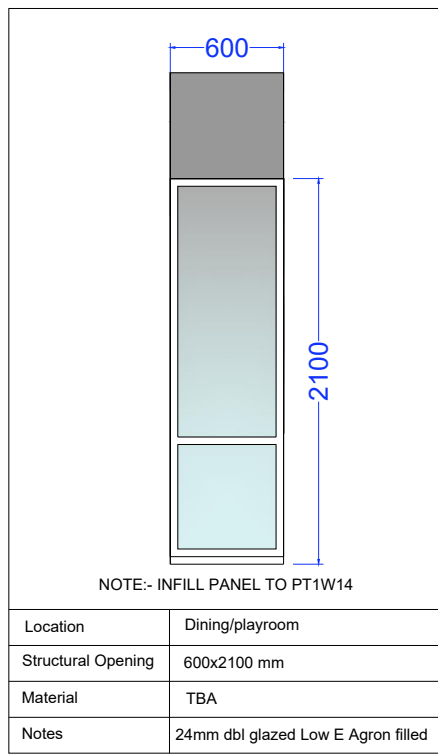
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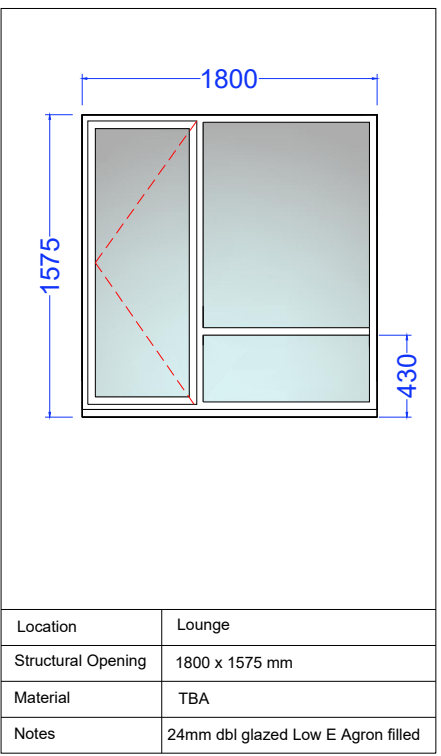
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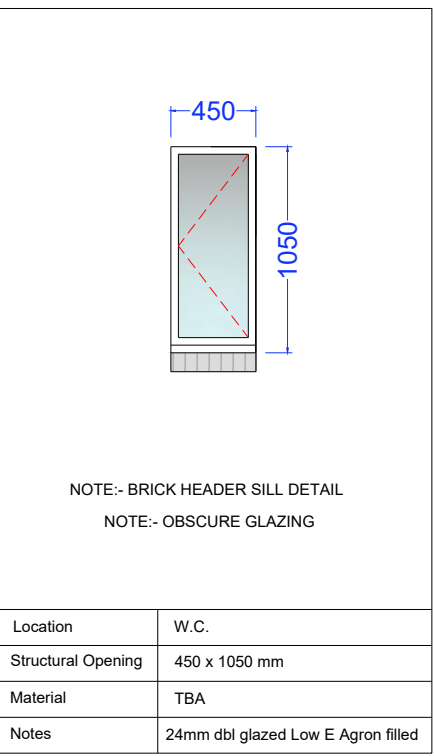
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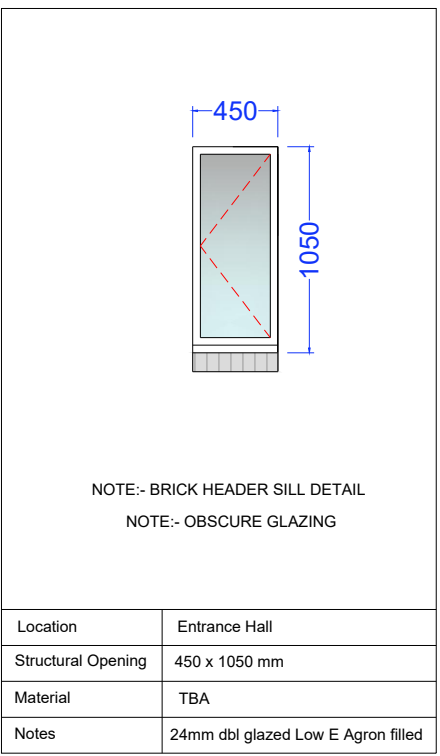
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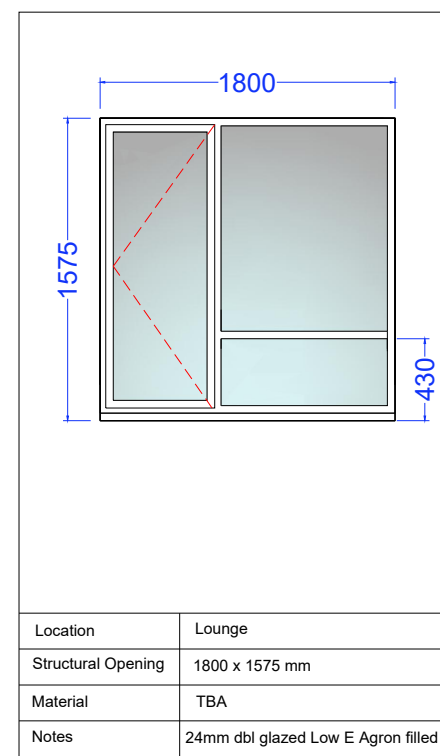
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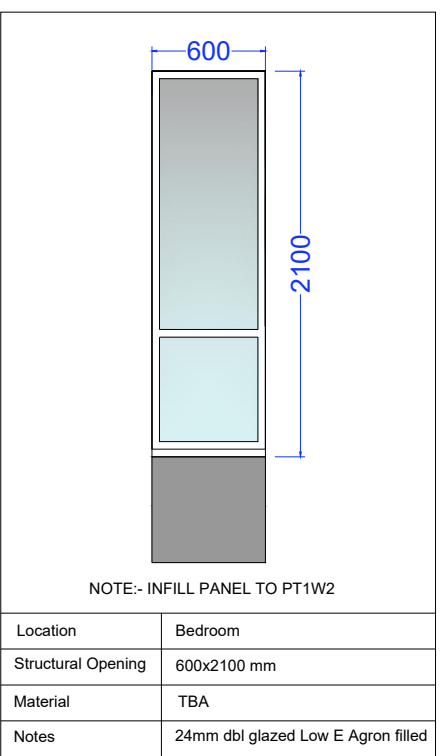
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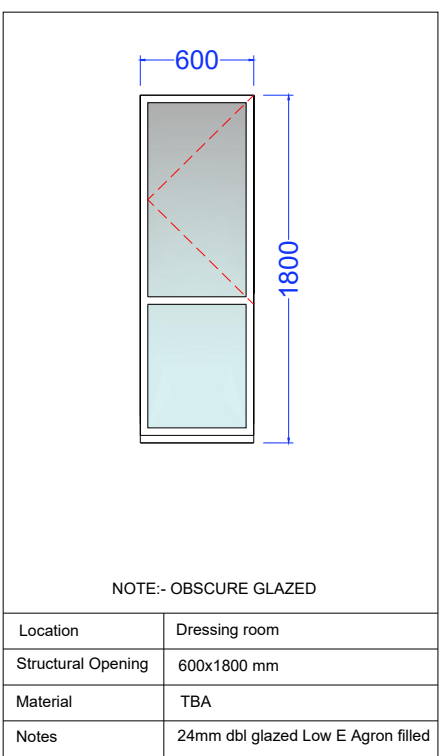
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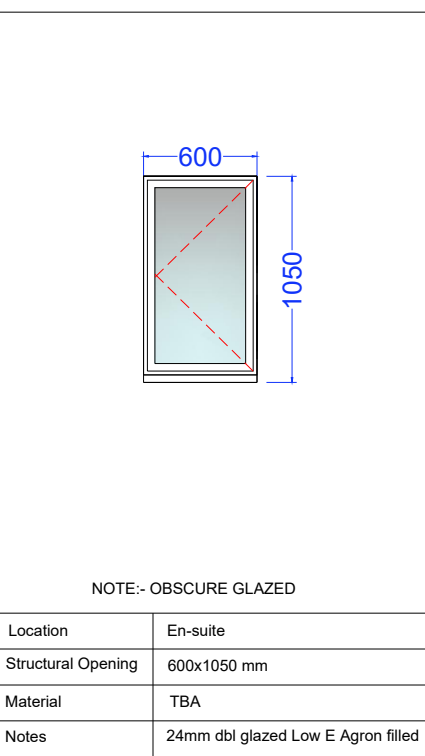
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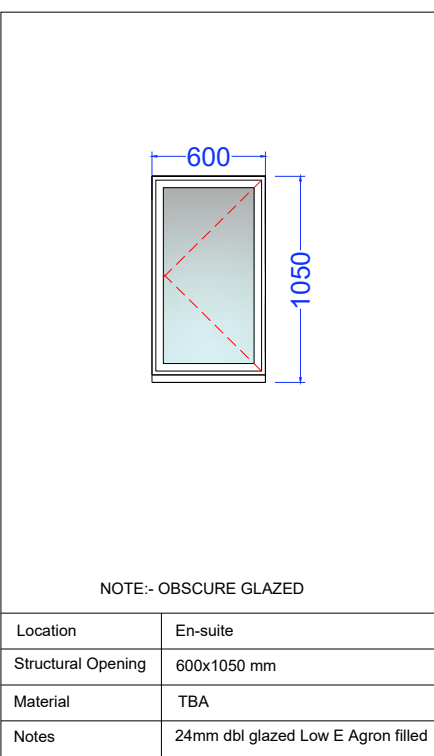
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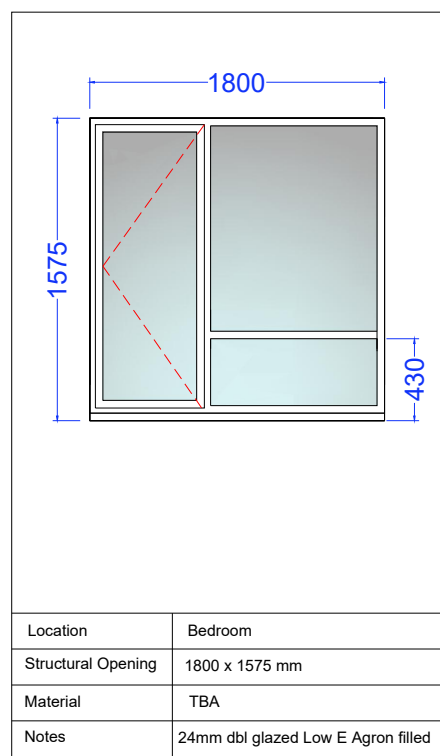
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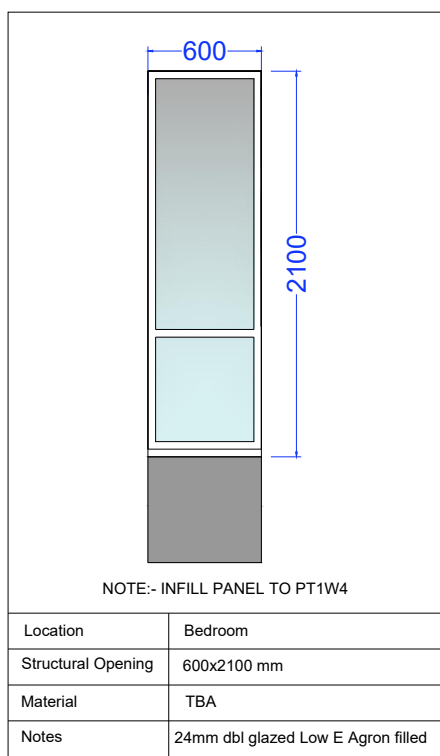
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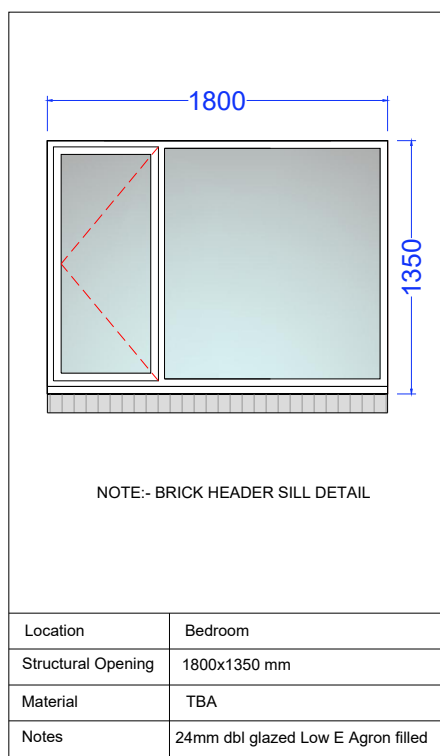
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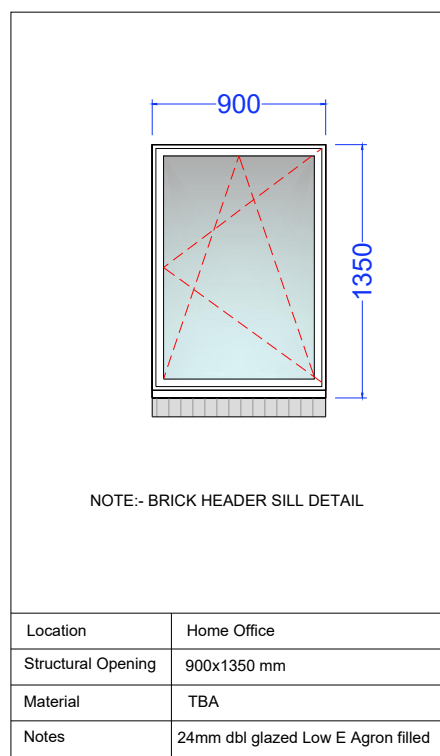
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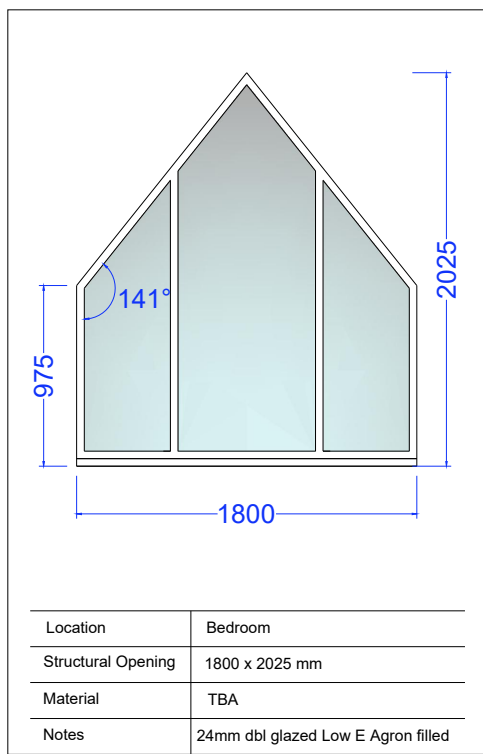
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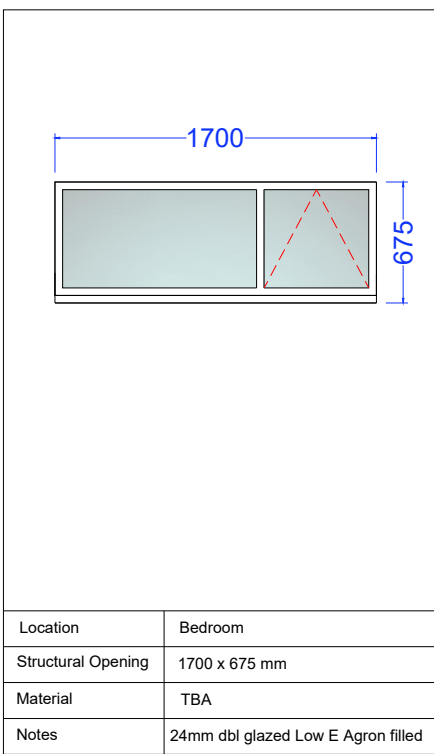
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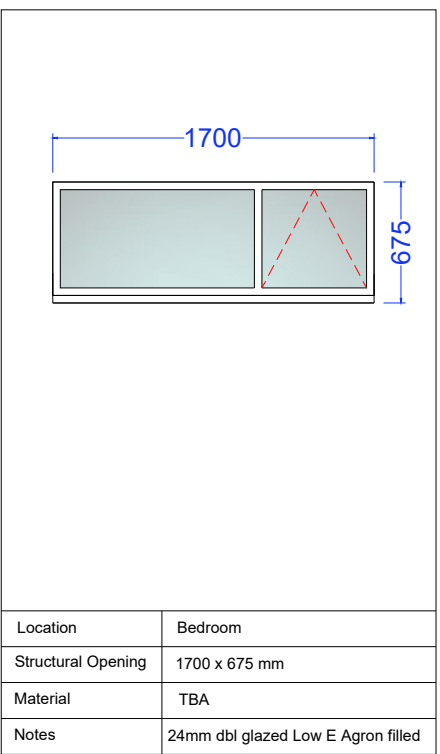
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pt1W18



pt1W19



pt1W20 & W23



pt1W21 & W22

