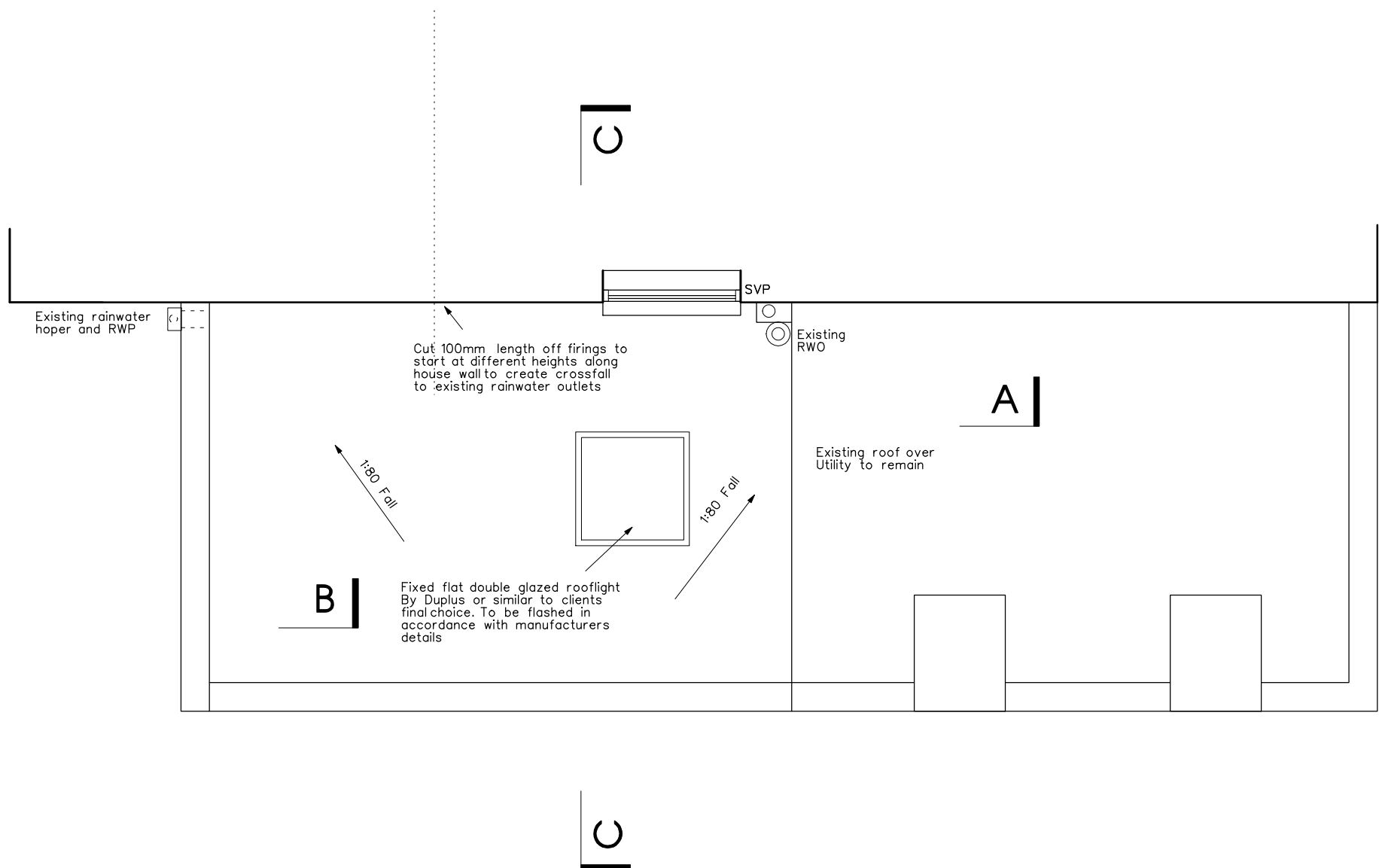
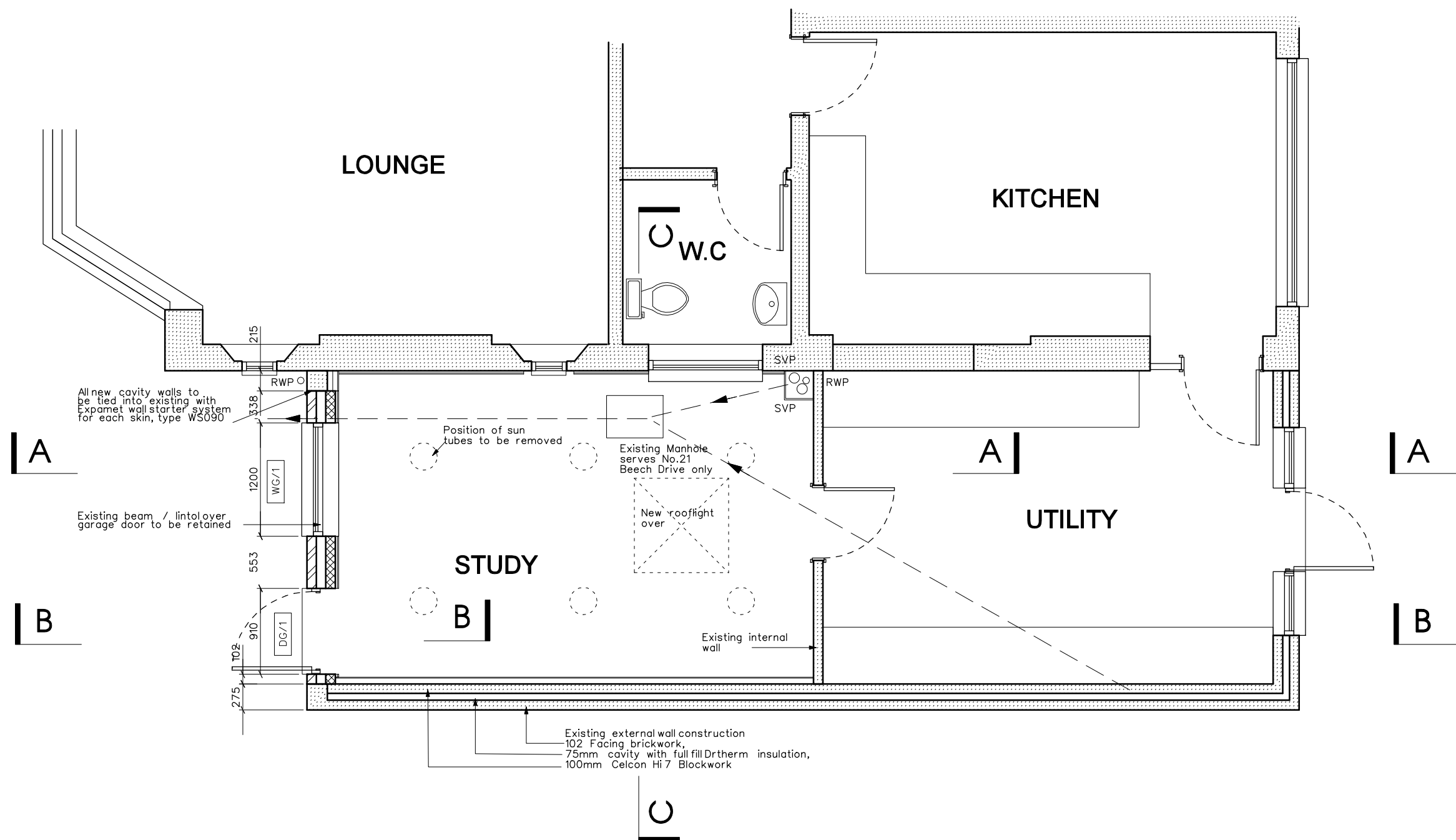


STANDARD NOTES (The notes in this column are a standard form therefore some notes may not be applicable to specific jobs)

- (2.2) All internal pipework to be boxed in using 15mm WBP plywood on tansilised S.W framing
- (4.0) WINDOWS AND DOORS
New doors and windows to have a U-Value of 1.4w/m2K. Glazed doors to have toughened safety glass, Pilkington type K, minimum 6mm inner pane, window manufacturer to check product against building regulations for horizontal loading etc. or equivalent. To overlap insulated cavity by 30mm min. For sizes and type see plans and elevations
Ground floor Doorsets & windows to be designed in accordance with Part Q and meet standard PAS 24:2002
- (5.0) VENTILATION (All ventilation to be ducted to external air)
Background ventilation to be a minimum of 50,000mm2 for whole property.
Habitable rooms 8000mm, all other rooms 4000mm provided through trickle vents in all new window heads.
Internal rooms to have trickle vents in head of both doors to provide 8000mm2.
- (6.0) HOT AND COLD WATER PIPED SERVICES
(6.2) Builder to design & allow for new radiator to new rooms to be agreed with client and to connect into existing system. Radiators to be fitted with TRV's
(6.3) Builder to notify client at tender stage of intended design for extending heating and cold water system
- (7.0) ELECTRICAL WORK
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so.
Mains operated interlinked smoke and heat detection system is to be installed, to BS5839 Part 6:2004 to Minimum L3 standard. Commissioning certificate to be supplied to B.C. by the contractor / client at end of works
Positions, type and quantity of light fittings, sockets, switches, phone points, aeriols etc are to be agreed between client and contractor/builder
All fixed building services, including lighting, are to fully comply with the requirements of the Domestic services compliance guide (2013)
- (8.0) All works carried out or purchases acquired prior to Building regulations Approval in writing being obtained, are done so at the risk of the Contractor and client.
All dimensions are to be checked on site, and it is the responsibility of all manufacturers and suppliers to take check dimensions prior to manufacture or fabrication takes place



A 22/02/2023 Centre drain removed and standard notes amended N.R.

METRES @ SCALE OF 1/50 @ A1 LANDSCAPE
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GWA



CLIENT Ms L Redmond

ADDRESS
21 Beech Drive,
London. N2

PROJECT Garage conversion to
habitable room

DRAWING TITLE

Proposed plans
and elevations

DATE
14/02/23

SCALE
1:50

JOB No.

Drawing No.

REV

21/BD/ALD/003

A