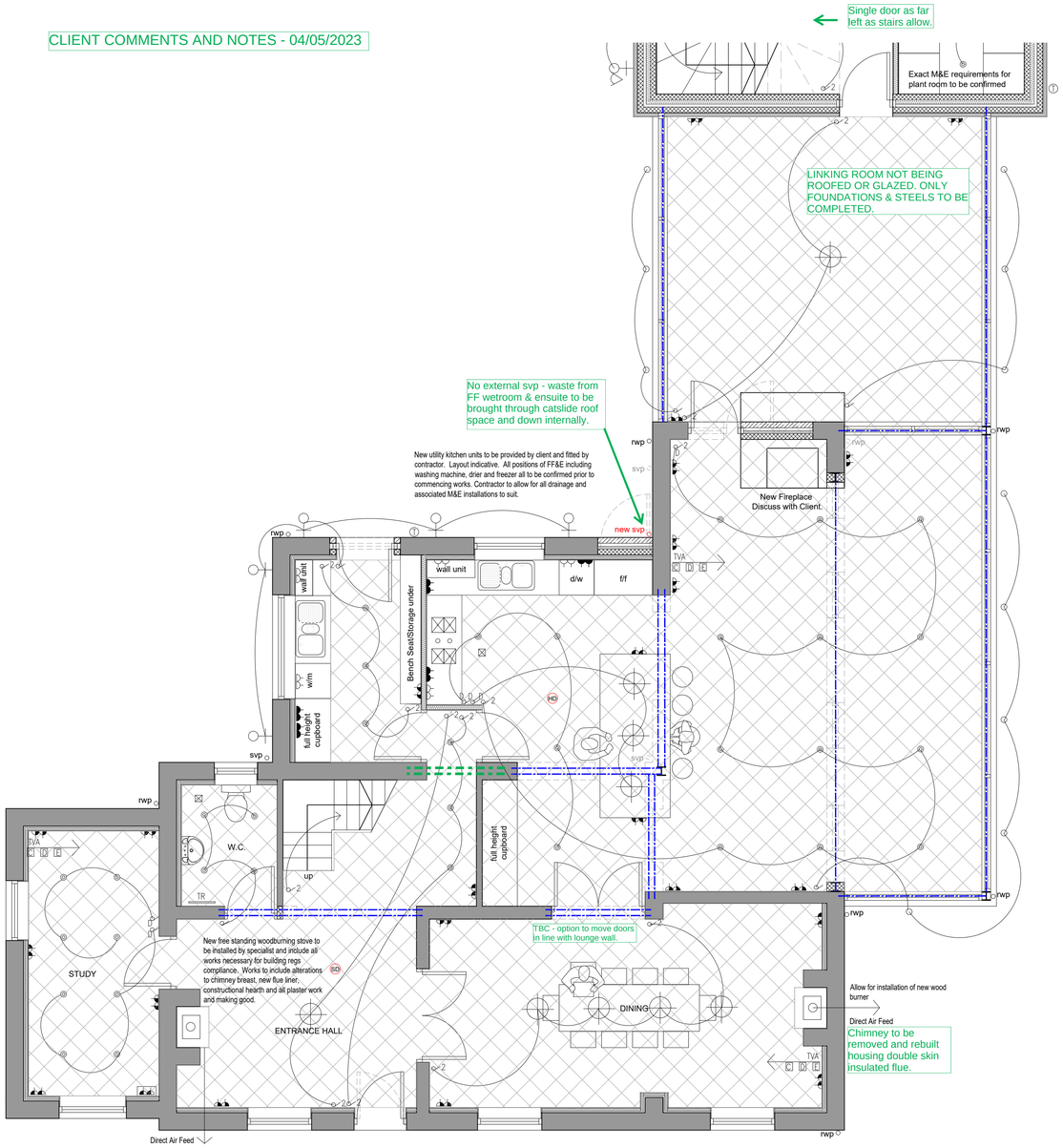
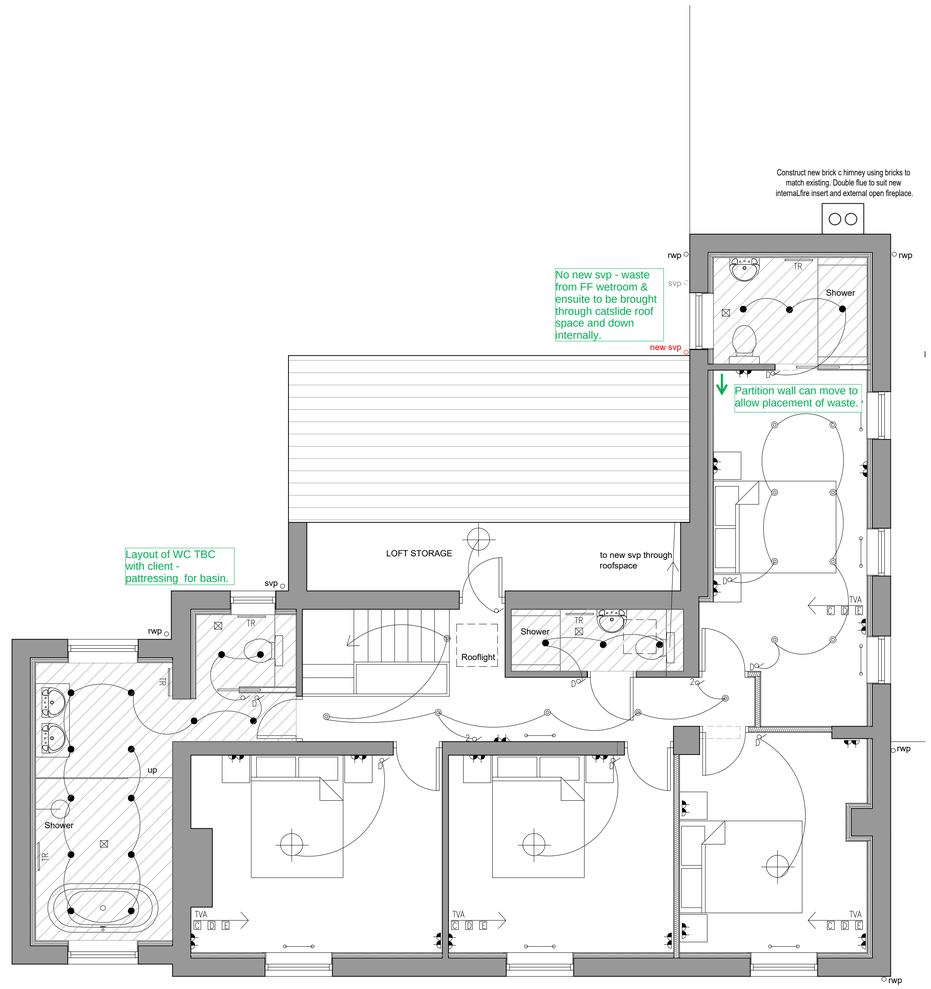
CLIENT COMMENTS AND NOTES - 04/05/2023



GROUND FLOOR PLAN
M & E LAYOUT



FIRST FLOOR PLAN
M & E LAYOUT

scale bar 1:50
0 .5m 1m 1.5m 2m 2.5m 3m 3.5m 4m 4.5m 5m

KEY:

- Solid floor underfloor heating system compatible with flooring type - manifold location and heating zones to be confirmed with client prior to works commencing.
- Electrical NU HEAT or similar underfloor heating system compatible with flooring type for bathrooms and En suites and as an OPTION for the first floor above garage.
- Low Energy External quality spotlights in canopy - type to be confirmed by client prior to installation. (TO BE SWITCHED INTERNALLY - POSITION TO BE AGREED WITH CLIENT)
- Low energy recessed chrome spotlights - type to be confirmed by client prior to installation.
- Low energy recessed moisture resistant chrome spotlights - type to be confirmed by client prior to installation.
- LED External light fittings to be confirmed by client prior to installation allow for suitable switching and PIR if required
- Pendant light fitting
- Fluorescent tube strip light
- Double power sockets Chrome (matt) to be confirmed by client prior to order @450mm above FFL unless indicated otherwise
- Double power sockets behind kitchen units. @ 450mm above FFL unless otherwise indicated White plastic to be confirmed by client prior to order.
- Double power sockets Chrome (matt) to be confirmed by client prior to order @150mm above worktop unless indicated otherwise
- Double power sockets Chrome (matt) with USB charging point
- Fused spur or shaver socket to be confirmed by client prior to order.
- Phone point / Data point for satallite connection (TBC by client)
- Chrome (matt) light switch. Fitting to be confirmed by client prior to installation.
- Chrome (matt) light switch with dimmer switch. Fitting to be confirmed by client prior to installation.
- Chrome (matt) 2 way light switch. Fitting to be confirmed by client prior to installation.
- External quality weather resistant socket
- TVA — TV Aerial point (provide both digital and coax, and Ethernet point)
- SD — Smoke Detection
- TR — Towel Rail
- Radiators (To be provided by client) Allow for installation
- PIR light
- Burglar alarm movement sensor
- Outside Tap
- Ceiling Mounted exract fan
- Wall Mounted extract fan

ALLOW FOR FUSED SPUR TO KITCHEN FOR COOKER & COOKER HOOD & HEATED TOWEL RAILS

GENERAL:

EXISTING MAINS WATER SUPPLY MAY REQUIRE RE ROUTING AS PART OF WORKS. CONTRACTOR TO ALLOW SUMS FOR THIS.

ALLOW FOR COMPLETE NEW MECHANICAL AND ELECTRICAL INSTALLATIONS GENERALLY. LOCATION OF NEW DIST. BOARD TO BE AGREED WITH CLIENT PRIOR TO INSTALLATION.

LOCATIONS OF ALL POWER / DATA / TV POSIITONS AND LIGHT SWITCHES / FITTINGS ARE INDICATIVE ONLY AND LOCATIONS MUST BE CONFIRMED AND AGREED WITH CLIENT PRIOR TO FIRST FIX. DETAILS OF PENDANTS AND SPOTLIGHTS INDICATIVE ONLY. DETAILS AND LOCATIONS AND SPECIFICATIONS TO BE CONFIRMED BY CLIENT PRIOR TO ORDERING OF MATERIALS AND INSTALLATION.

NEW GROUND SOURCE HEAT PUMP TO BE INSTALLED TO REAR OF GARAGE B CLIENT (DETAILS TO BE CONFIRMED BY CLIENT) WITH NEW RADIATORS TRADITIONAL GEORGIAN WROUGHT IRON REPLICA STYLE. MAIN HEATING CIRCUIT IN INSULATED PEX 22mm WITH 15mm SPURS AND NICKEL SLEEVES AND VALVES TO RADIATORS.

ALL HEATING FOR HOUSE AND WATER TO NETWORK ENABLED THERMOSTAT AND ZONED AREA HEATING CONTROLS (DETAILS TBA WITH CLIENT PRIOR TO INSTALLTION)

NEW UNDERFLOOR HEATING TO BE INSTALLED AS INDICATED ON DRAWING.

CLIENT TO CONFIRM RADIATORS TO BE INSTALLED.

HEATING SYSTEM THROUGHOUT TO BE CONFIRMED WITH CLIENT.

CLIENT TO INSTALL GROUND SOURCE HEAT PUMP HEATING SYSTEM.

GENERAL NOTES

- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE BUILDING REGULATIONS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY TOWN / COUNTRY PLANNING, BUILDING CONTROL AND DRAINAGE DEPARTMENTS.
- APPOINTED CONTRACTOR RESPONSIBLE FOR NOTIFYING LOCAL AUTHORITY BUILDING CONTROL DEPARTMENT UPON COMMENCEMENT OF BUILDING WORKS ON SITE.
- DIMENSIONS ALL TO SITE CHECK. DISCREPANCIES (IF ANY) TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER.
- THESE PLANS HAVE BEEN PREPARED FOR SUBMISSION TO THE LOCAL AUTHORITY FOR TOWN & COUNTRY PLANNING AND / OR BUILDING REGULATION PURPOSES ONLY AND DO NOT CONSTITUTE FULL WORKING DRAWINGS. INFORMATION NOTED ON THE PLANS OR ACCOMPANYING DOCUMENTS / DETAILS IS NOT EXHAUSTIVE, AND CONTRACTOR TO CHECK WITH CLIENT AS TO ANY ADDITIONAL WORK NOT SPECIFICALLY NOTED OR IMPLIED.
- ALL MATERIALS ARE TO BE USED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURES.
- ANY WORK COMMENCING ON SITE PRIOR TO BUILDING REGULATIONS APPROVAL IS NOT RECOMMENDED AND IS ENTIRELY THE RESPONSIBILITY OF THE CLIENT.

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client: Mr & Mrs Copnall

project: Westwick Lock House, Harrogate

drawing: Proposed Extension & Alterations M&E Layout

status: BUILDING REGULATIONS

job no:	dwg no:	rev:
1103	113	

scale: 1:50@ A1 drawn: E.J check: L.A

date: Aug 2022

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