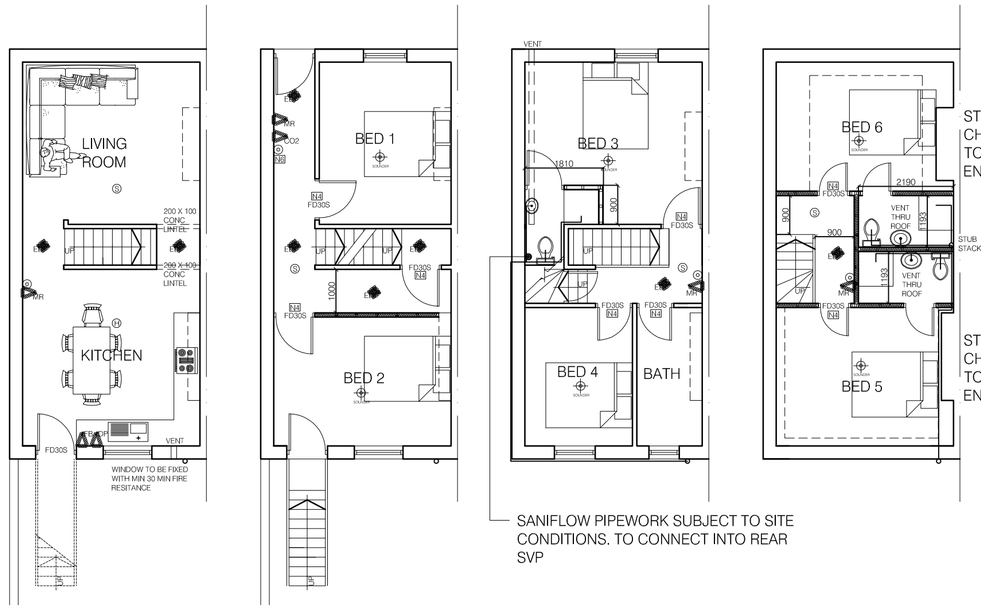
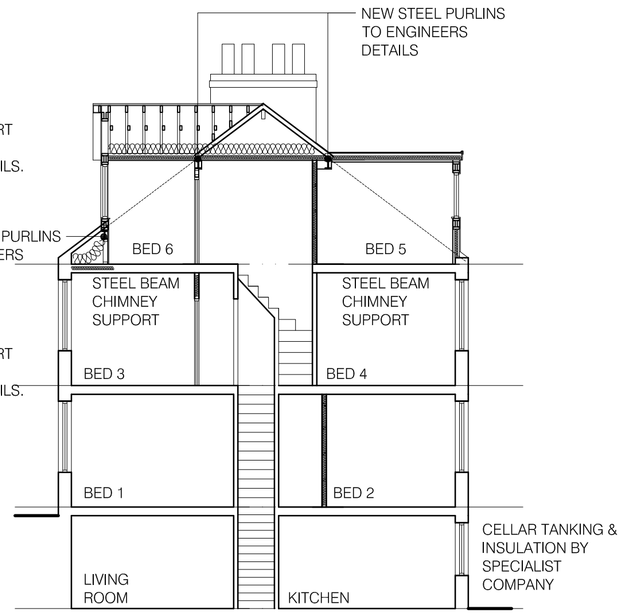


CELLAR
AS PROPOSED

GROUND
AS PROPOSED

FIRST
AS PROPOSED

SECOND
AS PROPOSED



TYPICAL SECTION
AS PROPOSED

FRONT ELEVATION
AS PROPOSED

SIDE ELEVATION
AS PROPOSED

REAR ELEVATION
AS PROPOSED

SIDE ELEVATION
AS PROPOSED

NOTE ALL SWITCHES.PLUGS TO BE BETWEEN 450MM AND 1200MM FROM FFL

ALL ELECTRICAL INSTALLATIONS SHOWN ARE INDICATIVE ONLY. FINAL POSITIONS TO BE AGREED WITH CLIENT PRIOR TO COMMENCEMENT OF WORKS.

CARPETS/FLOOR COVERINGS

CARPETS TO HAVE LOW RADIUS OF FIRE SPREAD (UPTO 35MM) WHEN TESTED IN ACCORDANCE WITH BS4790. NEW COVERINGS THAT CONFORM TO THIS WILL BE LABELLED IN ACCORDANCE WITH BS 5287.

INTERNAL STUDWORK

ALUMINIUM/TIMBER STUDWORK AT 600 AND 400 CENTRES HORIZONTALLY AND VERTICALLY. INFILL WITH QUILT INSULATION TO PROVIDE SOUND INSULATION. 12.5MM PLASTERBOARD AND SKIM FINISH TO BOTH SIDES SCRIM TAPE ALL JOINTS.

NOTE FIRE ESCAPE/STAIRWELL TO BE LINED WITH 2NO LAYERS 12.5MM BOARDING TO PROVIDE ½ HOUR FIRE RESISTANCE.

WALLS AROUND AND BETWEEN BEDROOMS TO BE SHEATHED WITH 12.5MM STERLING BOARD.

WALL AND CEILING COVERINGS

REMOVE ANY UNSUITABLE/NON CONFORMING CEILING/WALL FINISHES AND REPLACE WITH MIN 2 NO COATS MAGNOLIA OR SIMILAR EGG SHELL FINISH EMULSION.

WALL AND CEILING COVERINGS MUST BE TO CLASS 1 STANDARD AS DEFINED IN BS476 PART 7, 1987

FIRE DOORS

NEW HALF HOUR FIRE DOORS TO BE HUNG ON MIN 3NO 100MM STEEL HINGES WIT STEEL SCREWS, COLD SMOKE SEALS AND A HYDRAULICALLY OPERATED CLOSING DEVICE.

INTUMESCENT SEALS TO BE FITTED EITHER INTO DOOR BY MANUFACTURER OR INTO FRAME ON SITE.

GLAZING

SAFETY GLAZING TO INCLUDE: ALL GLAZING WITHIN 800MM OF FINISHED FLOOR LEVEL IN WALLS AND WITHIN 1500MM OF FINISHED FLOOR LEVEL IN DOORS AND SIDE PANELS WITHIN 300MM.

ALL SAFETY GLAZING SHOULD BE PERMANENTLY MARKED TO INDICATE COMPLIANCE WITH BS 6206.

ALL NEW WINDOWS TO HAVE U-VALUE OF 0.2W/M2K.

ROOF

STRUCTURAL ENGINEER TO PROVIDE DETAILS OF AMENDMENTS TO ROOF PRIOR TO WORKS COMMENCING ON SITE

STEEL PURLINS FITTED IN STRICT ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS.

TILES TO MATCH EXISTING

LATERAL SUPPORT AT ROOF LEVEL TO BE 30X 5 MM GALVANISED STRAPS AT NOT MORE THAN 2M CENTRES.

WALL PLATE TO RECEIVE LATERAL SUPPORT STRAPS AS ABOVE.

ALL TRUSSES/FREE TIMBERS TO BE TO ENGINEERS/SUPPLIERS DETAILS, TO BE PROVIDED TO BUILDING CONTROL/NHBC PRIOR TO COMMENCEMENT OF WORKS ON SITE

QUILT INSULATION TO FLAT SECTION OF ROOF TO ACHIEVE 0.16 U VALUE OR LESS TO SATISFACTION OF LABC. N.B THIS IS TYPICALLY 10KG/M3 QUILT INSULATION LAID AS 100MM THICK BETWEEN CEILING JOISTS WITH 2000MM THICK LAID OVER IN OPPOSITE DIRECTION.

ROOFING FELT WHERE REQUIRED TO BE TYVEK BREATHABLE FELT OR SIMILAR BREATHABLE MEMBRANE. EAVES TO HAVE PROPRIETARY FELT/FLASHING IN ACCORDANCE WITH MANUFACTURERS DETAILS.

ROOF INSULATION TO SLOPING SECTIONS OF ROOF TO BE KINGSPAN 100MM TP10 BETWEEN RAFTERS AND 37.5MM K18 TO U/SIDE OF RAFTERS OR SIMILAR APPROVED PLASTERBOARD AND SKIM FINISH

QUILT INSULATION TO FLAT SECTION OF ROOF TO ACHIEVE 0.16 U VALUE OR LESS TO SATISFACTION OF LABC. NOTE THIS IS 100MM QUILT LAID BETWEEN JOISTS WITH 150MM QUILT OVER.

DORMER WINDOWS

150 X 50 SC3 CEILING JOISTS AT 400 CENTRES WITH TIMBER FILLETS PLACED AT RIGHT ANGLES TO PROVIDE MIN SLOPE OF 1 IN 80. KINGSPAN TR31 96MM THICK TO BE USED ON TOP OF RAFTERS TO ACHIEVE 0.25U-VALUE. N.B THIS INSULATION HAS A 6MM PLYWOOD BACKING ADHERED SO ADDITIONAL DECKING WILL NOT BE REQUIRED.

150 X 50 RAFTERS AT 400 C/C. USE 200 X 50 RIDGE BOARD.

CROSS TIES AT MIN 2/3RD HEIGHT OF SLOPE.

BATTENS FITTED IN STRICT ACCORDANCE WITH TILE MANUFACTURES DETAILS.

BLOCKING OUT OF RAFTER FEET TO CEILING JOISTS WILL BE REQUIRED.

GRP ROOFING TO FLAT ROOF FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS DEATILS. INCLUDE ALL TRIMS AND UPSTANDS AS REQUIRED.

ROOF COATING TO EXTEND MIN 300MM UNDER TILES ON 18MM MARINE QUALITY PLYWOOD. FITH FILLET TIMBER UNDER GRP & FIRST BATTEN.

CODE 4 LEAD FLASHING TO ALL UPSTANDS MIN 150MM UPSTANDS LAPPED BEHIND SURFACE FINISH

CHEEKS AND FRONTAGE TO BE150 X 50MM TIMBER STUDWORK AT 600 AND 400 CENTRES HORIZONTALLY AND VERTICALLY. INFILL WITH 140MM ROCKWOOL FLEXI INSULATION CUT TO SUIT. 12.5MM PLYWOOD SHEATHING BOARD FITTED EXTERNALLY. BREATHER MEMBRANE OVER SHEATHING BOARD, HUNG TILES FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS DETAILS.

12.5MM PLYWOOD BOARD TO INNER FACE WITH 9.5MM PLASTERBOARD AND SKIM FINISH TO INTERNAL SIDE SCRIM TAPE ALL JOINTS.

VENTILATION

NOTE: BACKGROUND VENTILATION (TRICKLE VENTS) AND MINIMUM OPENING SIZES TO BE TO WINDOW MANUFACTURERS DETAILS

HABITABLE ROOMS - OPENING WINDOW TO BE MIN 1/20TH FLOOR AREA OF ROOM WITH BACKGROUND VENTILATION OF 8000MM2

KITCHEN - 4000MM2 BACKGROUND VENTILATION WITH MECHANICAL VENTILATION OF MIN 30LITRES/SECOND ADJACENT TO A HOB OR 60 LITRES/SECOND ELSEWHERE

BATHROOMS/WC - 4000MM2 BACKGROUND VENTILATION, MECHANICAL VENTILATION OF 15 LITRES/SECOND WITH A 15 MINUTE OVERRUN SWITCH CONNECTED TO LIGHT.

HEATING

HEATING ENGINEER TO BE RESPONSIBLE FOR ENSURING HEATING SYSTEM MEETS REQUIREMENTS OF BRITISH STANDARDS AND BUILDING CONTROL

THE BUILDING IS TO BE GAS CENTRALLY HEATED, THERMOSTATICALLY CONTROLLED WITH SYSTEM TO BS 5258 TO BE DESIGNED AND INSTALLED BY QUALIFIED ENGINEER. SYSTEM TO HAVE CENTRAL PROGRAMMER ALL RADIATORS TO HAVE TRV'S GAS FIRED CONVENTIONAL BOILER SYSTEMS WITH FAN ASSISTED FLUE AND VENT TERMINAL. ASSUME BOILER OF APPROX 80,000BTU'S HOT WATER CYLINDER TO BS 1566

DRAINAGE

ABOVE GROUND

TO BE WASTES/TRAPS AS FOLLOWS:
W.C.-100MM, SINKS-40MM, BASINS-32MM.
ALL WASTES TO HAVE MINIMUM 1:40 FALLS WITH ACCESS TO ALL CHANGES IN DIRECTION AND CONNECTION TO BELOW GROUND DRAINAGE OR 100MM SVP.
SVPS/STUB STACKS TO BE FINISHED WITH SUITABLE CAGES OR AIR INLET VALVES AS REQUIRED

FIRE EXTINGUISHERS/BLANKETS

FIRE EXTINGUISHERS TO BE POSITIONED APPROX 1.5M FROM FINISHED FLOOR LEVEL, ON SECURE BRACKETS. TO BE TO BS 6575 1985.

MULTI RISK FIRE EXTINGUISHERS TO PLACED BY FRONT DOOR AND AT EACH FLOOR LANDING. ENSURE THEY ARE SECURED PROPERLY 1M ABOVE FLOOR LEVEL ON RIGID BRACKETS

2.0 KG DRY POWDER EXTINGUISHER TO BE FITTED IN KITCHEN AREA ENSURE THEY ARE SECURED PROPERLY 1 M ABOVE FLOOR LEVEL ON RIGID BRACKETS

FIRE BLANKET TO BE FITTED IN KITCHEN AREA TO BE APPROX 1.5M FROM THE FLOOR AND SECURELY FIXED ON MOUTING BRACKETS.

REFER TO DRAWING FOR FIRE SIGNAGE

EMERGENCY LIGHTING SYSTEMS

EMGENCY LIGHTING SYSTEMS MUST COMPLY WITH BS 5266, PART 1, 1998. ALL STAIRWAYS, LANDINGS AND PASSAGES FORMING THE EMERGENCY ESCAPE ROUTE MUST BE COVERED. A LUMINAIRE MUST BE POSITIONED AT EACH LANDING .

MATERIALS

ALL MATERIALS USED WITHIN ESCAPE ROUTES MUST BE OF CLASS 1 AS DEFINED IN BS 476,PART 7, 1987.FLOOR COVERINGS TO ESCAPE ROUTES TO BE TESTED IN ACCORDANCE WITH BS 4790, NEW COVERINGS THAT CONFORM TO THIS STANDARD ARE LABELLED BS 5387.

HEAT/SMOKE DETECTORS PLACEMENT ETC

HEAT DETECTORS TO COMMON ROOM AND KITCHEN.

SMOKE DETECTORS TO ALL HABITABLE ROOMS AND STAIRWELL AT EACH LEVEL

ALARM SOUNDERS TO BE FITTED IN EACH BEDROOM
EMERGENCY BREAK GLASS CALL POINTS TO BE FITTED TO FIRST FLOOR LANDING, KITCHEN AREA AND BY FRONT DOOR IN CORRIDOR

CONTROL EQUIPMENT

FIRE CONTROL PANEL AND INDICATING EQUIPMENT MUST COMPLY WITH BS 5839, PART 4, 1998. THE CONTROL PANEL SHOULD BE READILY VISIBLE UPON ENTERING THE PREMISES

EMERGENCY LIGHTING SYSTEMS

EMGENCY LIGHTING SYSTEMS MUST COMPLY WITH BS 5266, PART 1, 1998. ALL STAIRWAYS, LANDINGS AND PASSAGES FORMING THE EMERGENCY ESCAPE ROUTE MUST BE COVERED. A LUMINAIRE MUST BE POSITIONED AT EACH LANDING.

MATERIALS

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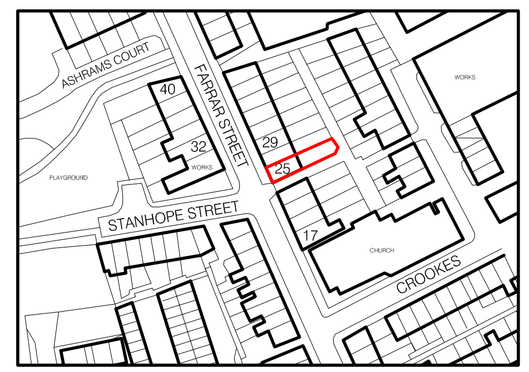
ELECTRICAL SAFETY

THE EXISTING SYSTEM (INCLUDING ELECTRICAL APPLIANCES) SHOULD BE CHECKED BY AN **NICEIC** REGISTERED CONTRACTOR AND A **NICEIC** PERIODIC INSPECTION CERTIFICATE SUPPLIED CONFIRMING THAT THE ENTIRE INSTALLATION HAS BEEN INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671, INSTITUTE OF ELECTRICAL ENGINEERS (IEE) WIRING REGULATIONS 16TH EDITION.

FIRE EQUIPMENT KEY

N1	'FIRE DOOR, KEEP LOCKED SHUT' NOTICE
N4	'FIRE DOOR, KEEP CLOSED' NOTICE TO BOTH SIDES OF DOOR
N6	FIRE PROCEDURE NOTICE
FD30S	HALF HOUR FIRE DOOR WITH SMOKE SEAL
EL	EMERGENCY LUMINAIRE
H	HEAT DETECTOR
S	SMOKE DETECTOR
G	BREAK GLASS ALARM POINT
MR	MULTI RISK EXTINGUISHER (FOAM)
DP	2.0 KG DRY POWDER EXTINGUISHER (KITCHEN)
CO2	CARBON DIOXIDE EXTINGUISHER (ELECTRICAL)
B	FIRE BLANKET
	FIRE ALARM SOUNDER (LINKED TO GENERAL SYSTEM)

REAR ELEVATION
AS EXISTING

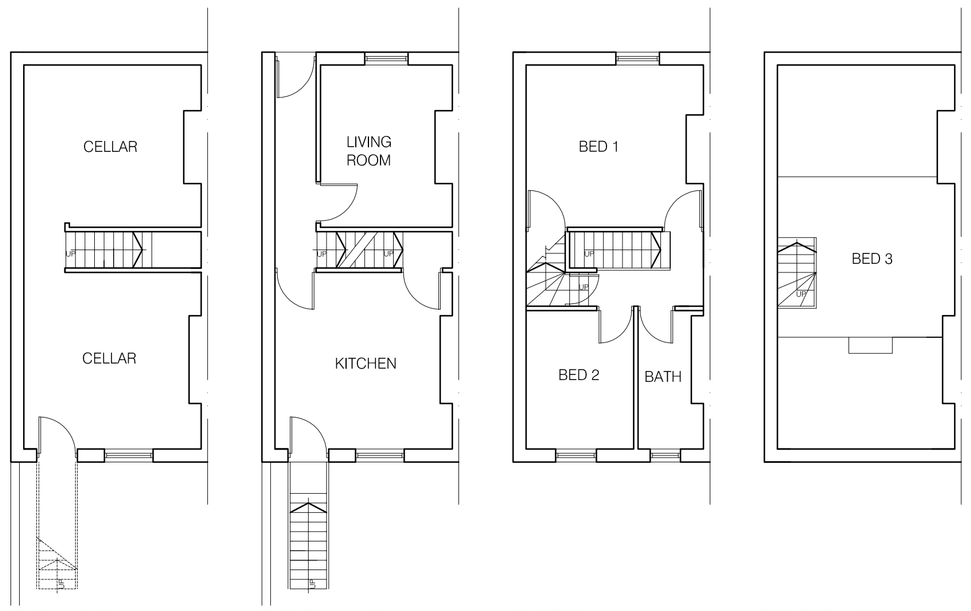


SITE LOCATION PLAN 1:1250

EXISTING FRONT DORMER IN STREET SCENE

FRONT ELEVATION
AS EXISTING

LAYOUT AS PROPOSED



CELLAR
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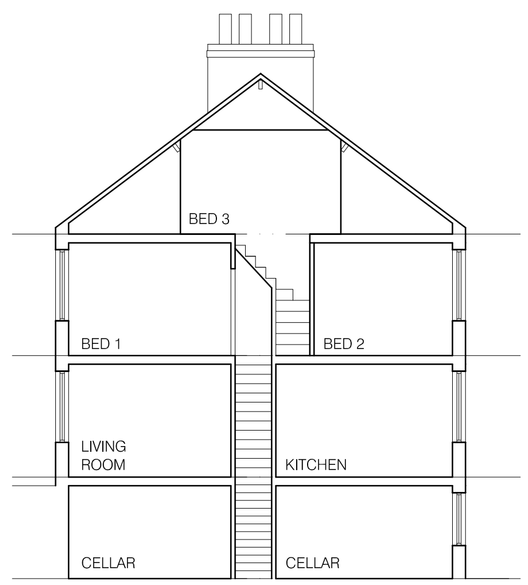
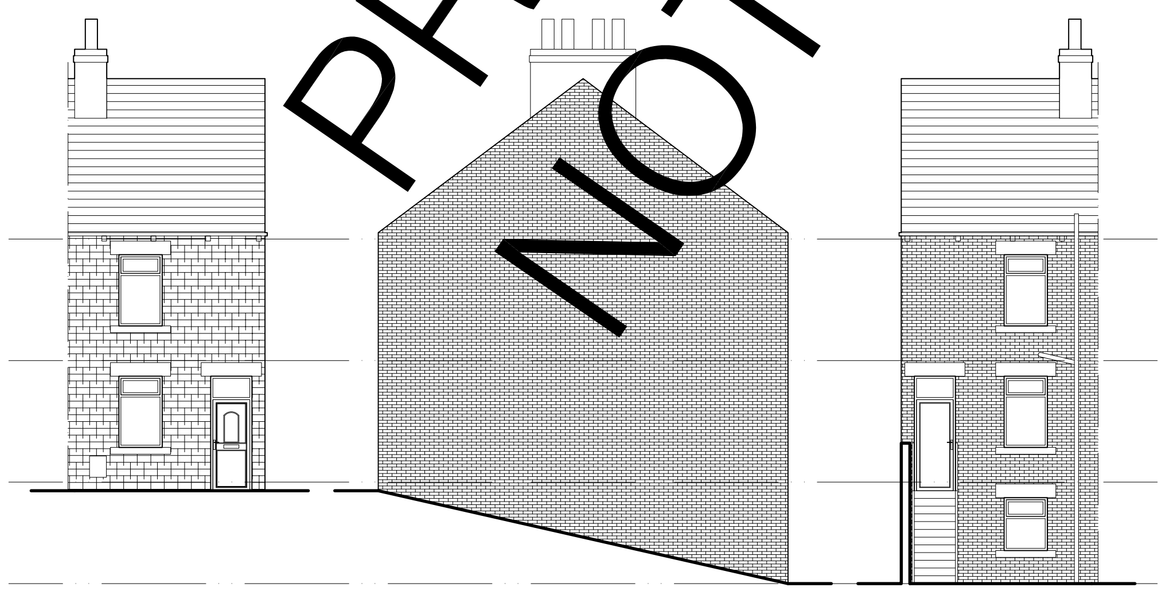


TYPICAL SECTION
AS EXISTING



FRONT ELEVATION
AS EXISTING

SIDE ELEVATION
AS EXISTING

REAR ELEVATION
AS EXISTING

LAYOUT AS EXISTING

PRELIMINARY DO NOT BUILD

Do not scale from this drawing. Architectural Drawings Ltd to be notified of any discrepancies in figures dimensions and between site conditions and drawings.

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This drawing must be read in conjunction with and checked against all structural, specialist and detail , layout and engineering drawings.

Discrepancies must be reported to Architectural Drawings Ltd.

The contractor must satisfy himself with the adequacy of the site investigation information and should ensure that adequate foundations appropriate to the ground conditions are used for any part of the works.

This drawing should not be relied upon to give information on ground conditions and foundations.

The Contractor is to carry out the work in compliance with the Building Regulations, relevant current British Standards

revisions

architecturaldrawingsLtd
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REVISIONS

No.	Date

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TITLE

PROPOSED DORMER WINDOWS
EXISTING & PROPOSED

DRAWING STATUS

GENERAL ARANGMENT

SCALE	1:100 @ A1
DATE	MAY 2015

JOB NO.	DRAWING NUMBER	REV
687	01	-