

New Foundation to be trench fill founded at existing levels -top to be smooth and level at depth shown

General Notes

- 1) This drawing is to be read in conjunction with all relevant Architect's and specialists' drawings.
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- 3) All dimensions to be checked on site prior to construction or fabrication.

Temporary Works

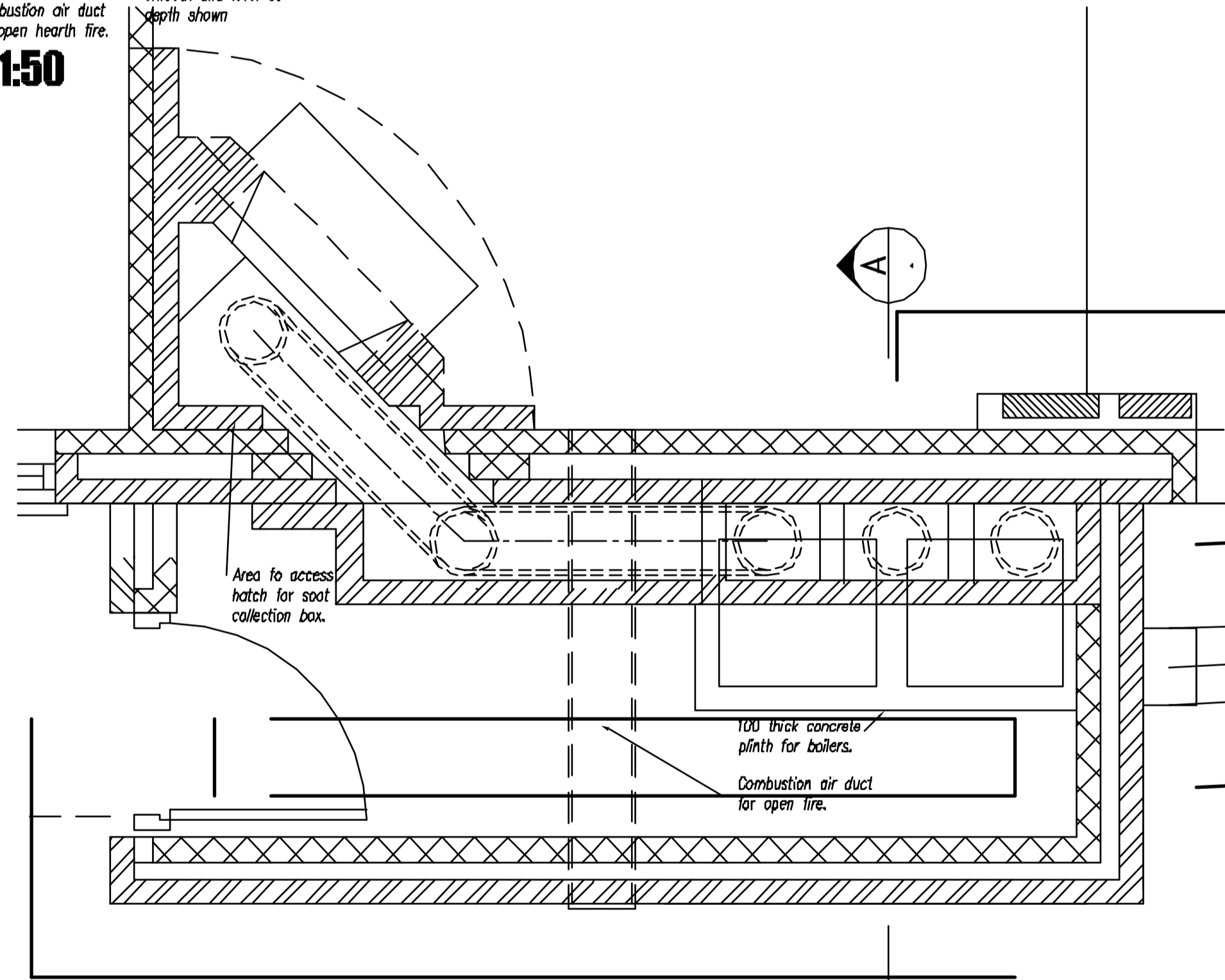
- 1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
- 2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

Excavations and Filling

- 1) All trenches and pits excavated for the construction of drainage and foundations must be adequately supported at all times to safeguard the stability of adjacent structures and plant and the safety and welfare of site operatives.
- 2) All work in open excavations and confined spaces shall be carried out in accordance with current health & safety regulations.
- 3) All stone fill shall be clean, well graded, crushed stone, 50mm down and shall be laid and compacted in layers not exceeding 150mm in thickness.

Concrete Works

- 1) All reinforced concrete shall be grade FND2 with a minimum OPC content of 330 kg/m³, max free water cement ratio of 0.50 and maximum nominal aggregate size of 20 mm.
- 2) All concrete shall be placed and compacted in accordance with BS 8110:1985.
- 3) All bar reinforcement shall be to BS 4449:1985. All fabric reinforcement shall be to BS 4483:1985 and minimum lap length shall be 450 mm.
- 4) All reinforcement shall be sufficiently supported, positioned and restrained using proprietary chairs and spacers to achieve the required cover.
- 5) The concrete cover requirements shall be minimum 40 mm to all reinforcement (U.N.O.), if cast within formwork. Cover shall be min. 75mm if cast against ground.



Enlarged Detail Of Boiler House 1:50

Foundations

Lay 21 N concrete strip foundations to ground floor walls as shown on the drawings.

Masonry

- 1) All block work below ground floor level shall be 7N/mm² block work in class 3 mortar (no lime).
- 2) All facing brickwork shall match existing and shall be broken up into panels using expansion joints every 12m for brickwork & 9m for blockwork.
- 3) All block work above ground floor level shall be 3.5N/mm².
- 4) Mortar for above ground works shall be class 3.
- 5) Wall ties shall be installed strictly in accordance with manufacturers recommendations. -See specification for external walls.

External walls below DPC

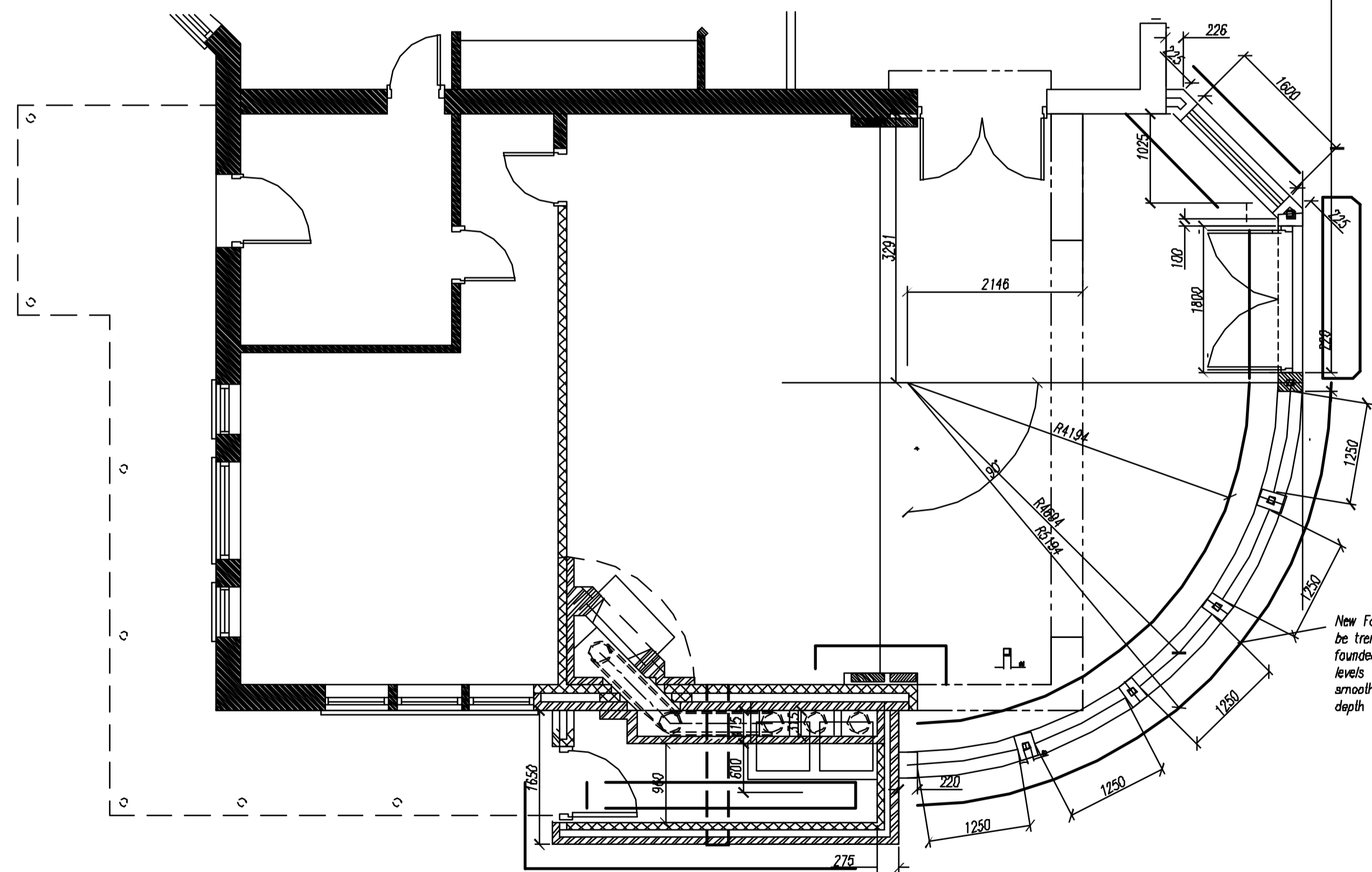
100mm solid concrete block internal skin with 100mm cavity with lean mix concrete slanting to outer face at ground level. Blockwork used below ground level to be Class 'X' (approved below-ground quality) 102mm external facing brick of special quality as to resist frost (semi-engineering bricks or similar) to be laid to 3 No courses at ground level.

Ground floor slabs

Lay 75mm sand/cement screed (1:3), reinforced with mesh on; 75mm thickness Owens Corning Polyfoam Plus or similar approved thermal insulation turned up at edges on; 150mm thickness concrete slab to BS 5328 Part 2 on; 300 micron polythene DPM taken up and lapped into DPC on; 25mm sand bedding on; 150mm clean stone consolidated and compacted hardcore. U value of above floor construction achieves 0.23W/m²K

Combustion Air

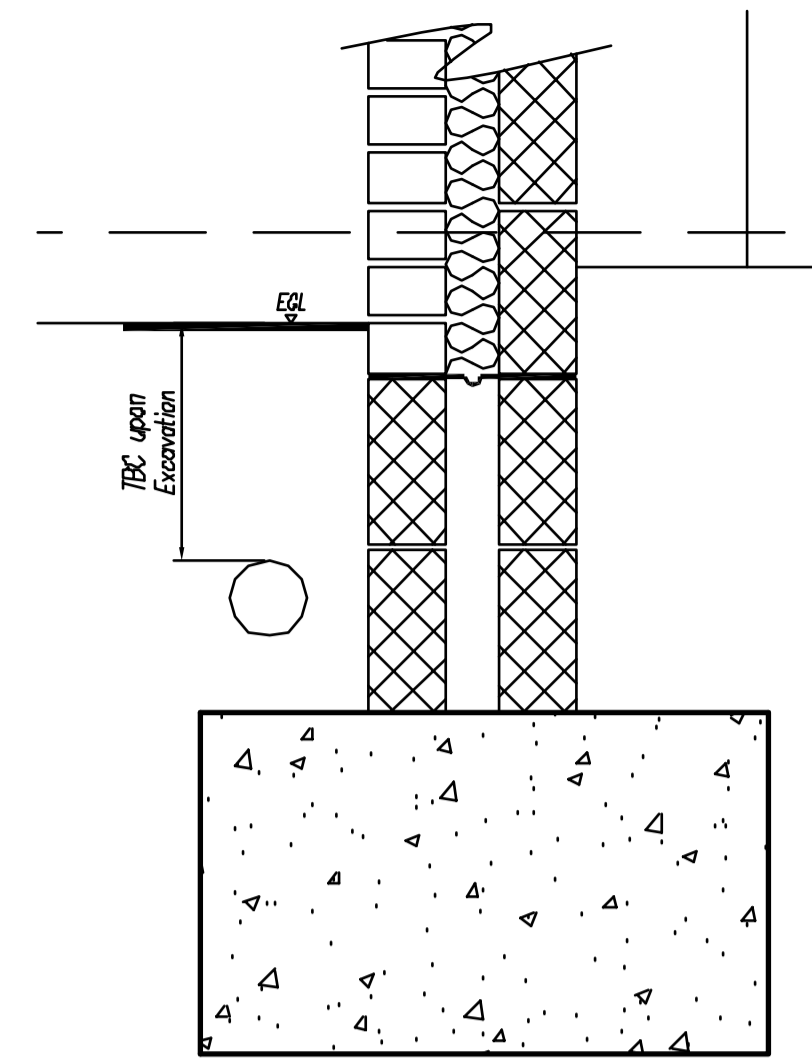
Combustion air for the open hearth fire place to be facilitated via duct shown with min cross section area equal to 50% of the cross section area of the flue. The air vent should have permanently open covers equal in open cross section area to the cross section area of the duct. Combustion air for free standing boilers to be provided by air bricks in the external wall with a total free area of at least 550mm² per kW of the boiler rated output.



New Foundation to be trench fill founded at existing levels -top to be smooth and level at depth shown

Note: FFL@ Junction of new/existing slab arrangement to be flush and level- Final spec to be determined upon choice of floor finish.

Substructure Plan to Dwelling 1:50



Section-C-C/20 1:10

Note: Precise Locations of Foundation pads for Canopy Porch & Balcony along rear elevation to be determined by location of existing drainage arrangement. TBC on site.

Location of Existing surface water drainage arrangement to be confirmed upon excavation of foundation/trench.

Excavations

Carry out excavations to receive foundations to a depth of 1m below finished ground levels to a width of 1000mm, 775mm for external walls. Depths of excavation specified are provisional and will vary according to ground conditions. At all times a firm foundation base must be established to the satisfaction of the Local Authority Building Control Officer.

Foundations

Lay 21 N concrete strip foundations to ground floor walls as shown on the drawings.

Masonry

- 1) All block work below ground floor level shall be 7N/mm² block work in class 3 mortar (no lime).
- 2) All facing brickwork shall match existing and shall be broken up into panels using expansion joints every 12m for brickwork & 9m for blockwork.
- 3) All block work above ground floor level shall be 3.5N/mm².
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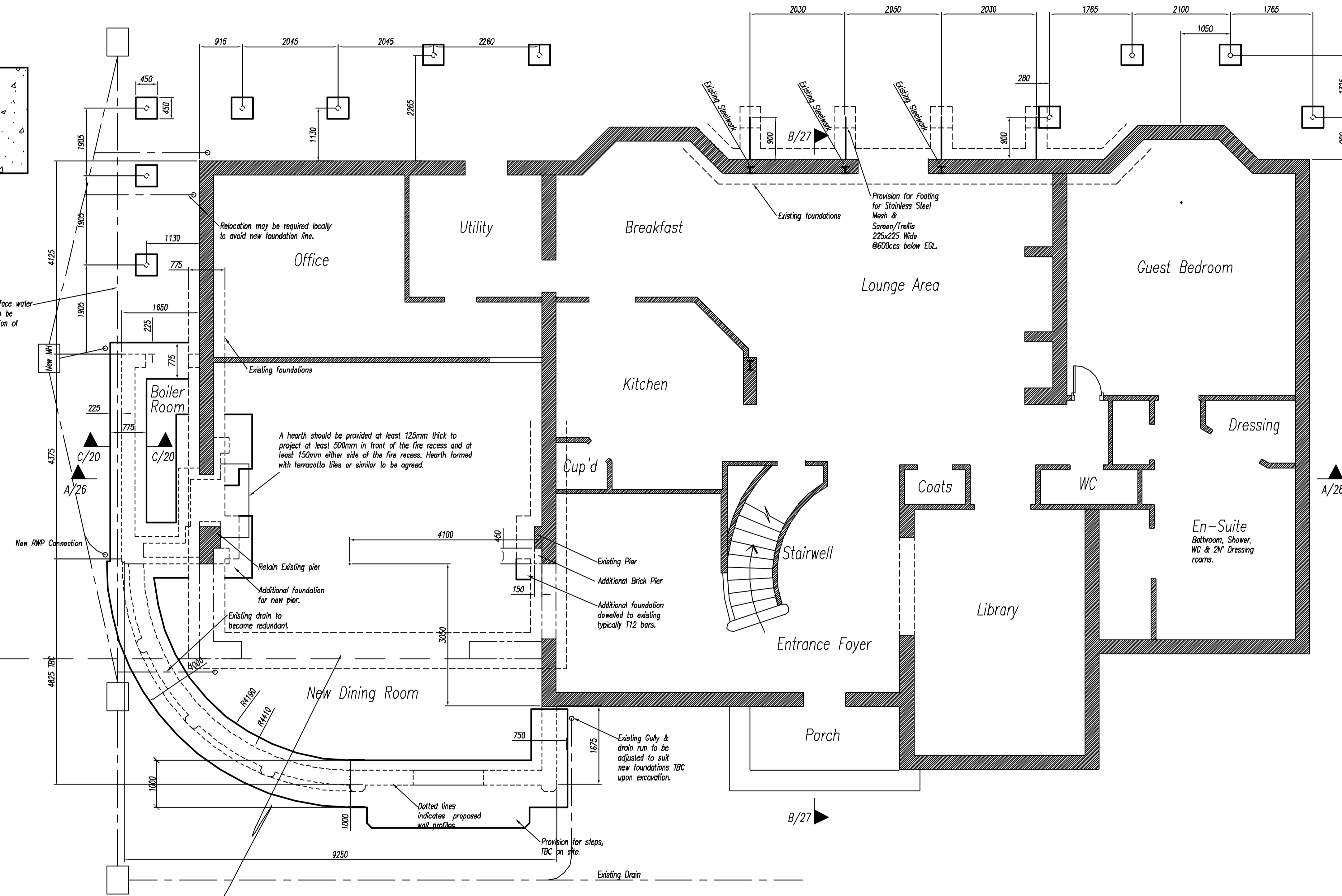
External walls below DPC

100mm solid concrete block internal skin with 100mm cavity with lean mix concrete starting to outer face of ground level. Blockwork used below ground level to be Class 'A' (approved below-ground quality) 102mm external facing brick of special quality as to resist frost (semi-engineering bricks or similar) to be laid to 3 No courses at ground level.

Ground floor slabs

Lay 75mm sand/cement screed (1:3), reinforced with mesh on, 75mm thickness Owens Corning 'Polyfoam Plus' or similar approved thermal insulation turned up at edges on, 150mm thickness concrete slab to BS 5328 Part 2 on, 300 micron polythene DPM taken up and lapped into DPC on, 25mm sand bedding on, 150mm clean stone consolidated and compacted hardcore. 'U' value of above floor construction achieves 0.23W/m²K

Note: FFL@ Junction of new/existing slab arrangement to be flush and level- Final spec to be determined upon choice of floor finish.



General Notes

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Temporary Works

- 1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
- 2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

Excavations and Filling

- 1) All trenches and pits excavated for the construction of drainage and foundations must be adequately supported at all times to safeguard the stability of adjacent structures and plant and the safety and welfare of site operatives.
- 2) All work in open excavations and confined spaces shall be carried out in accordance with current health & safety regulations.
- 3) All stone fill shall be clean, well graded, crushed stone, 50mm down and shall be laid and compacted in layers not exceeding 150mm in thickness.

Concrete Works

- 1) All reinforced concrete shall be grade FND2 with a minimum OPC content of 330 kg/m³, max free water cement ratio of 0.50 and maximum nominal aggregate size of 20 mm.
- 2) All concrete shall be placed and compacted in accordance with BS 8110:1985.
- 3) All bar reinforcement shall be to BS 4449:1985. All fabric reinforcement shall be to BS 4483:1985 and minimum lap length shall be 450 mm.
- 4) All reinforcement shall be sufficiently supported, positioned and restrained using proprietary chairs and spacers to achieve the required cover.
- 5) The concrete cover requirements shall be minimum 40 mm to all reinforcement (U.N.O), if cast within formwork. Cover shall be min. 75mm if cast against ground.

Testing of drains

Upon completion of the building works the new drainage arrangement together with the existing should be fully tested to the satisfaction of the LBA & the clients.

Substructure Plan to Dwelling 1:50

Ventilation

Kitchen to have mechanical extract, capacity 60 l/s intermittent. Bathroom and en-suite to have all mechanical ventilation, minimum capacity 15 l/s intermittent. All other habitable rooms to have minimum 1/20th of floor area and minimum 8000mm² ventilation to night vents. Mechanical extract to utility room to achieve 30 l/s. Extracts to have a minimum 15 minutes overrun.

Boiler

Thermal insulation for hot water vessel: cylinder fitted with insulated jacket to BS 56 limiting heat loss to 90w/m² °C; thickness equal to pipe diameter up to a maximum of 50mm.

To be installed by specialists with heat loss calculations to be approved before commencement. It should be designed to BS 5449, 5410 and 8303 Code of Practice for Central Heating for Domestic Premises and based generally on the following as minimum:

Space heating
External temperature -10°C
Room
Design Temperature (°C)
Air changes per hour
Living Rooms
21
1.5
Dining Room
21
1.5
Bedrooms
18
1
Kitchen
18
2
Bathroom & En-suites
22
2
Toilet
18
2

Chimney

Flue flaunching in 1:3 mortar. Flue liners to be Redbank or similar approved, laid socket up with a minimum internal diameter of 225mm. A hearth should be provided at least 125mm thick to project at least 500mm in front of the fire recess and at least 150mm either side of the fire recess. Hearth formed with terracotta tiles or similar to be agreed. Fireplace opening to house oil fire or similar. Any surrounding void between flue and chimney to be filled with lightweight insulating concrete. All joints chimney to be constructed in accordance with BS 8303 : 1986.

External walls above DPC

Generally
102mm facing brickwork, 75mm cavity filled with Drithern or similar approved cavity insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External wall 'U' value to achieve 0.35W/m²K. Wall to include wire cavity ties at 900mm centres horizontally and 450mm vertically staggered. Wire cavity ties to BS 1243 at 225mm centres vertically at jambs of openings. Cavities closed at openings by Thermabate or similar approved cavity closer. Damp proof course to be minimum of 150mm above ground level, brickwork bedded in 1:1:6 mortar. Feature corbelling to eaves to corbel maximum 25mm each course (i.e. 2N courses maximum 50mm) and bedded on brick reinforcement in mortar joint to last 4 bed joints at eaves and gable.

External windows and doors

UPVC or timber (client to confirm type), double-glazed sealed units min 20mm to incorporate:
a) Security glazing
b) Lockable fasteners
c) 10-year guarantee
d) To comply with BS 6375 Pt 1 1989 severe whether rate on window and installation
e) Opening vents to be min 1/20th of the floor area

Internal doors

Existing openings which require infill are to be blocked up using a lightweight calcin block, dry lined or plastered to each face flush with existing wall face

British Standards Building Regulations and Codes of practice, including adhesives, fixings, sealants, roggins, wiring and pipework for plumbing, water tanks, heating, flashings etc which relate to the

The contractor is deemed to have included all materials necessary to complete the dwelling to relevant

works but are not individually specified in the documents.

Glazing

all glazing located in critical zones (approved Doc 'N' 1992) to conform to BS 6206 1981. Performance Requirement for Flat and Safety Glass for the Use in Buildings. Windows to have night vents equivalents to 8000mm².

Electrical

All electrical installations to comply with IEE Regulations for electrical equipment. Electrical Switches and sockets to be positioned in a zone 450mm above FFL and 1200mm above FFL.

Mechanical & Electrical

All new lighting is to be in accordance with CIBSE publication CODE FOR INTERIOR LIGHTING 1994
All new switching to be in accordance with CIBSE publication CODE FOR INTERIOR LIGHTING 1994
All electrical work must comply with BS 7671:1992.

Steel Work

1) All structural steel work is to be grade S275 to BS EN 10025, unless noted otherwise, fabricated and erected in accordance with BS 5950:2000.
2) Bolts to all structural connections to be Grade 8.8 unless noted otherwise.
3) All fire protection to steel work etc. to Architect's specification and details.
4) Steel work contractor/fabricator is to provide two copies of fabrication drawings for approval by xxx, include any connection details and calculations prior to fabrication.
5) Steel work fabricator shall check the detailed arrangement of all structural members to ensure potential clashes are eliminated prior to fabrication. Any anomalies shall be brought to the attention of the Engineer.
6) Any exposed steelwork shall be galvanised to BS ISO 1461:1998.

General Notes

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Temporary Works

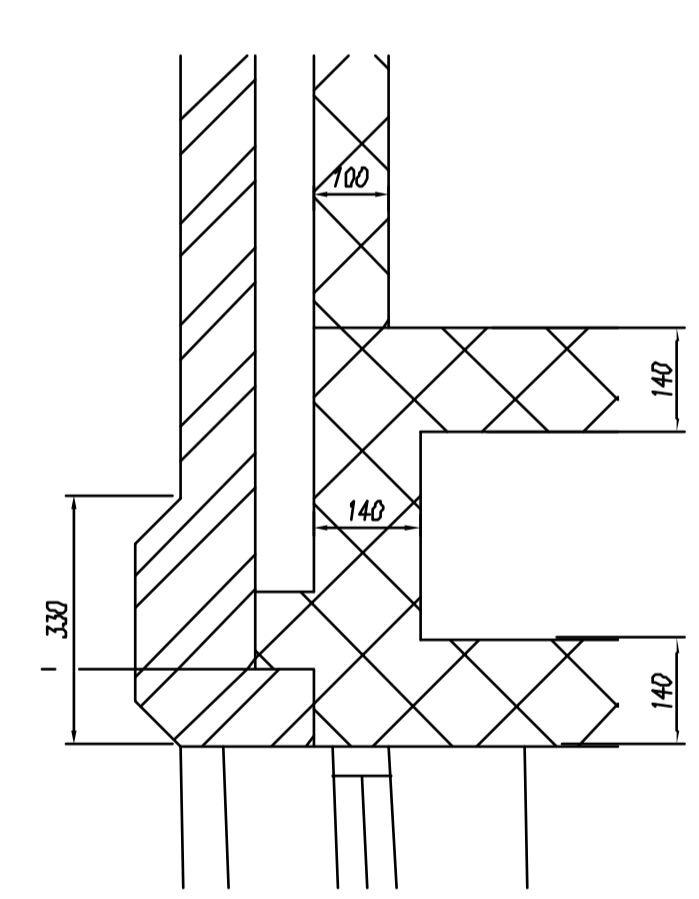
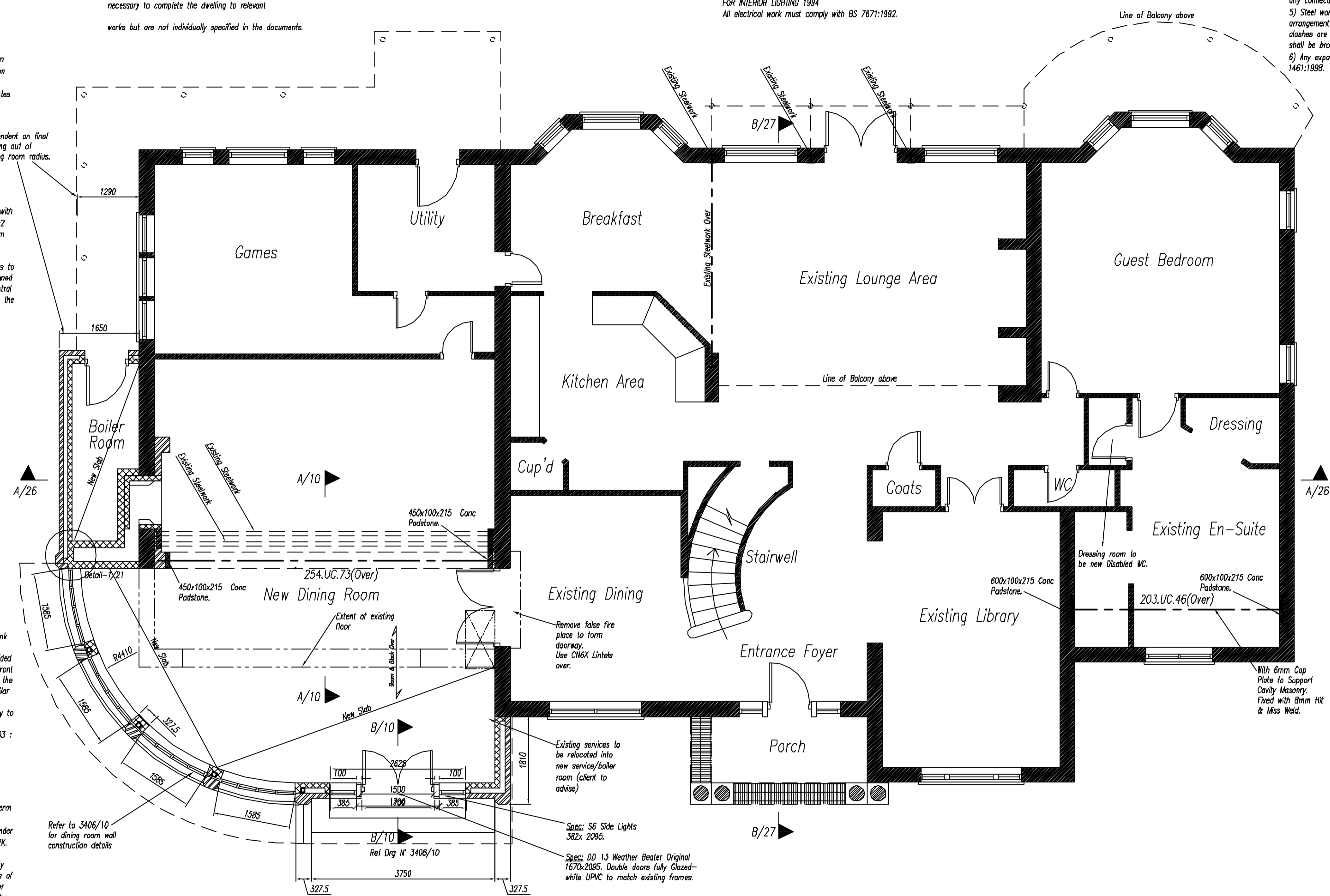
1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

Ground floor (incl garages)

Lay 75mm sand/cement screed (1:3), reinforced with mesh on; 75mm thickness Owens Corning 'Polyfoam Plus' or similar approved thermal insulation turned up at edges on; 100mm thickness concrete slab to BS 5328 Part 2 Tables 5&6 on; 300 micron polythene DPM taken up and lapped into DPC on; 25mm sand blinding on; 150mm clean stone consolidated and compacted hardcore. 'U' value of above floor construction achieves 0.23W/m²K

Masonry

1) All block work below ground floor level shall be 7N/mm² block work in class 3 mortar (no lime).
2) All facing brickwork shall match existing and shall be broken up into panels using expansion joints every 12m for brickwork & 9m for blockwork.
3) All block work above ground floor level shall be 3.5N/mm².
4) Mortar for above ground works shall be class 3.
5) Wall ties shall be installed strictly in accordance with manufacturers recommendations. -See specification for external walls.



Ceilings

1 No layer 12.5mm thick 'V' jointed plasterboard with staggered and scrimmed joints and finished with neat 2mm thick scrim coat. Foil-backed plasterboard to kitchen/utility and shower/bathroom, en-suite areas. Plasterboard ends to be fixed to noggin. All sloping ceilings to be TW56 - Thermo wall 56 by Kingspan see roof spec.

Wall finishes

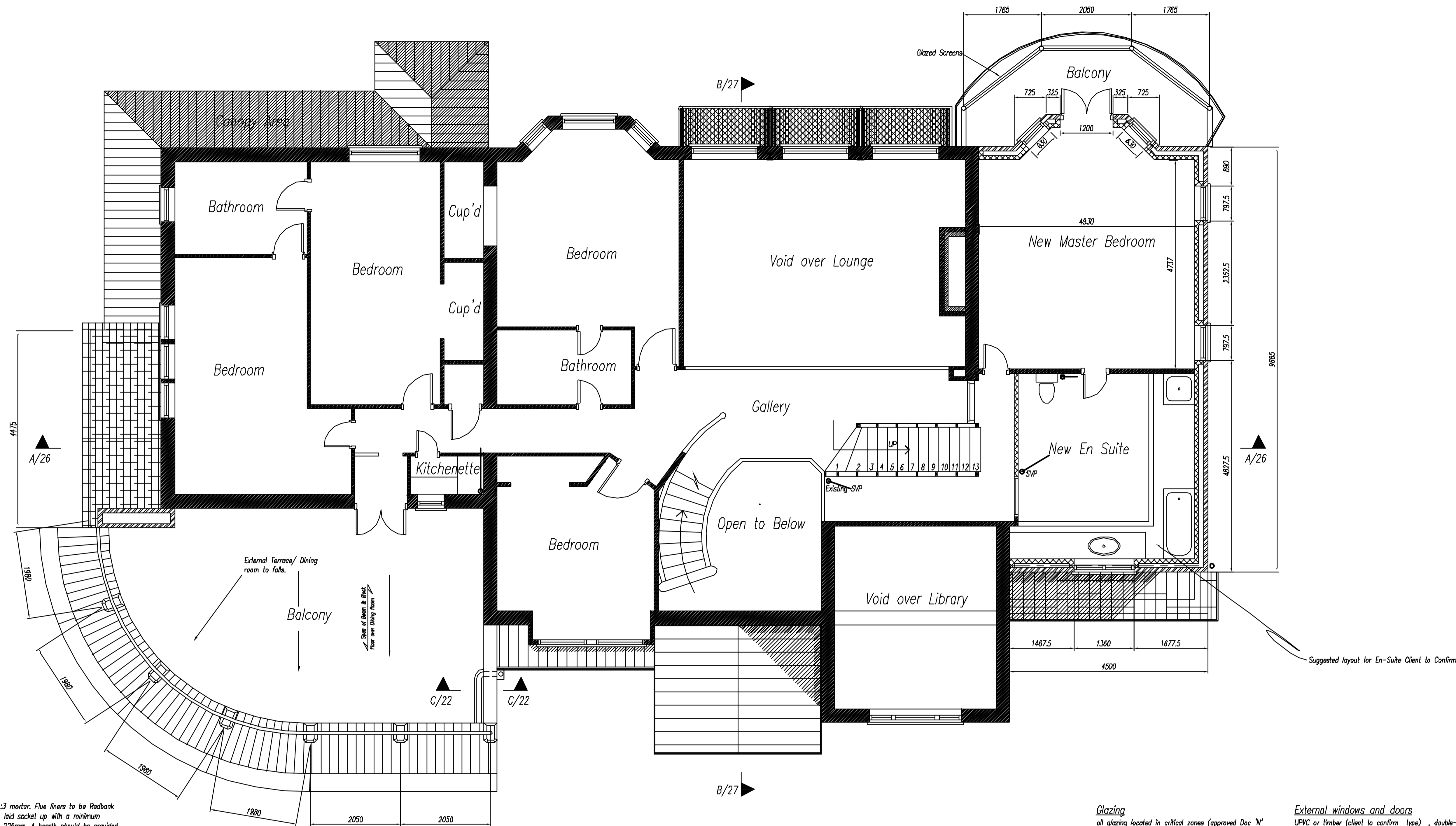
Provide 13mm thick 2 No coat lightweight gypsum skim finish plaster, complete with Expanet angle beads to all external angles. Provide all necessary galvanised slop beads to form junctions and abutments

Lintels

Lintels to be Catnic or similar approved, incorporating tray DPC where applicable, insulated. All lintels to extend 50mm beyond closer block. Lintels to external walls: Catnic CN3C & CN4C extra heavy duty lintels

	Existing masonry walls to remain
	New blockwork wall
	New brickwork wall
	Existing masonry walls to be removed
	New Studwork Wall

Ground Floor Plan to Dwelling 1:50



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External walls above DPC
 102mm facing brickwork see drgs 100mm cavity filled with Ditherm or similar approved cavity insulation, 100mm thick blackwork inner leaf and 13mm thick sand/cement render and skim. External wall 'U' value to achieve 0.35W/m²K. Wall to include wire cavity ties at 900mm centres horizontally and 450mm vertically staggered. Wire cavity ties to BS 1243 at 225mm centres vertically at joints of openings. Cavities closed at openings by Thermabate or similar approved cavity closer. Damp proof course to be minimum of 150mm above ground level, brickwork bedded in 1:1:6 mortar. Feature corbeling to eaves to corbel maximum 25mm each course (i.e. 2ND courses maximum 50mm) and bedded on brick reinforcement in mortar joint to last 4 bed joints at eaves and gable.

Lintels
 Lintels to be Catnic or similar approved, incorporating tray DPC where applicable, insulated. All lintels to extend 50mm beyond closer block. Lintels to external walls: Catnic CN3C & CN4C extra heavy duty lintels

Wall finishes
 Provide 13mm thick 2 No coat lightweight gypsum skim finish plaster, complete with Expanet angle beads to all external angles. Provide all necessary galvanised stop beads to form junctions and abutments

Ceilings
 1 No layer 12.5mm thick V jointed plasterboard with staggered and scrimmed joints and finished with neat 2mm thick scrim coat. Foil-backed plasterboard to kitchen/utility and shower/bathroom, en-suite areas. Plasterboard ends to be fixed to noggins. All sloping ceilings to be TW08 - Therma wall 08 by Kingspan see roof spec.

External windows and doors
 UPVC or timber (client to confirm type), double-glazed sealed units min 20mm to incorporate:
 a) Security glazing
 b) Lockable fasteners
 c) 10-year guarantee
 d) To comply with BS 6375 Pt 1 1989 severe whether rate on window and installation
 e) Opening vents to be min 1/20th of the floor area

Internal doors
 Existing openings which require infill are to be blocked up using a lightweight celcon block, dry lined or plastered to each face flush with existing wall face

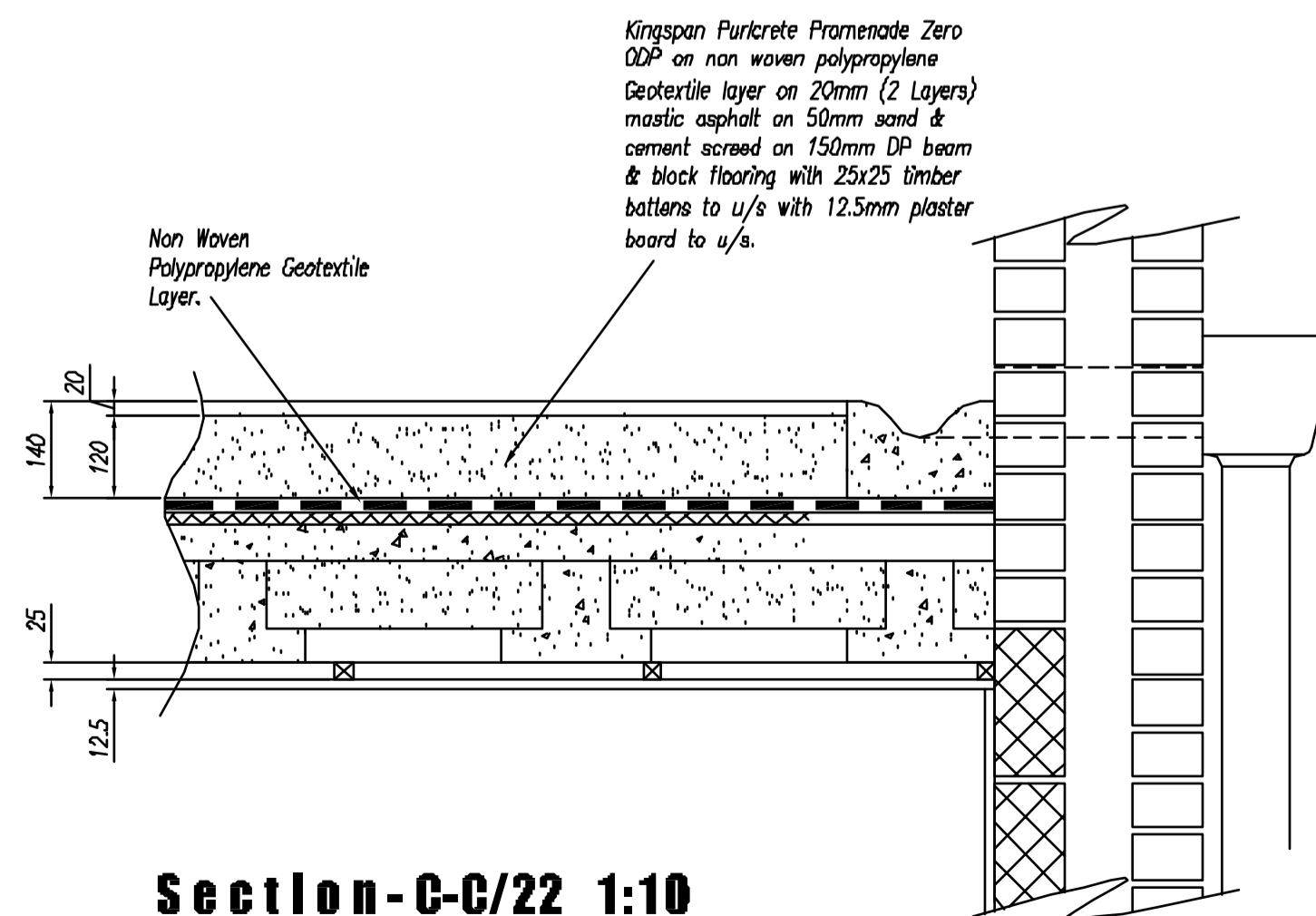
British Standards Building Regulations and Codes of practice, including adhesives, fixings, sealants, noggins, wiring and pipework for plumbing, water tanks, heating, flashings etc which relate to the

The contractor is deemed to have included all materials necessary to complete the dwelling to relevant works but are not individually specified in the documents.

Chimney
 Flat flashing in 1:3 mortar. Flue liners to be Redbank or similar approved, laid socket up with a minimum internal diameter of 225mm. A hearth should be provided at least 125mm thick to project at least 500mm in front of the fire recess and at least 150mm either side of the fire recess. Hearth formed with terracotta tiles or similar to be agreed. Fireplace opening to house oil fire or similar. Any surrounding void between flue and chimney to be filled with lightweight insulating concrete. All joints chimney to be constructed in accordance with BS 8303 : 1986.

Electrical
 All electrical installations to comply with IEE Regulations for electrical equipment. Electrical switches and sockets to be positioned in a zone 450mm above FFL and 1200mm above FFL.

Mechanical & Electrical
 All new lighting is to be in accordance with CIBSE publication CODE FOR INTERIOR LIGHTING 1994
 All new switching to be in accordance with CIBSE publication CODE FOR INTERIOR LIGHTING 1994
 All electrical work must comply with BS 7671:1992.

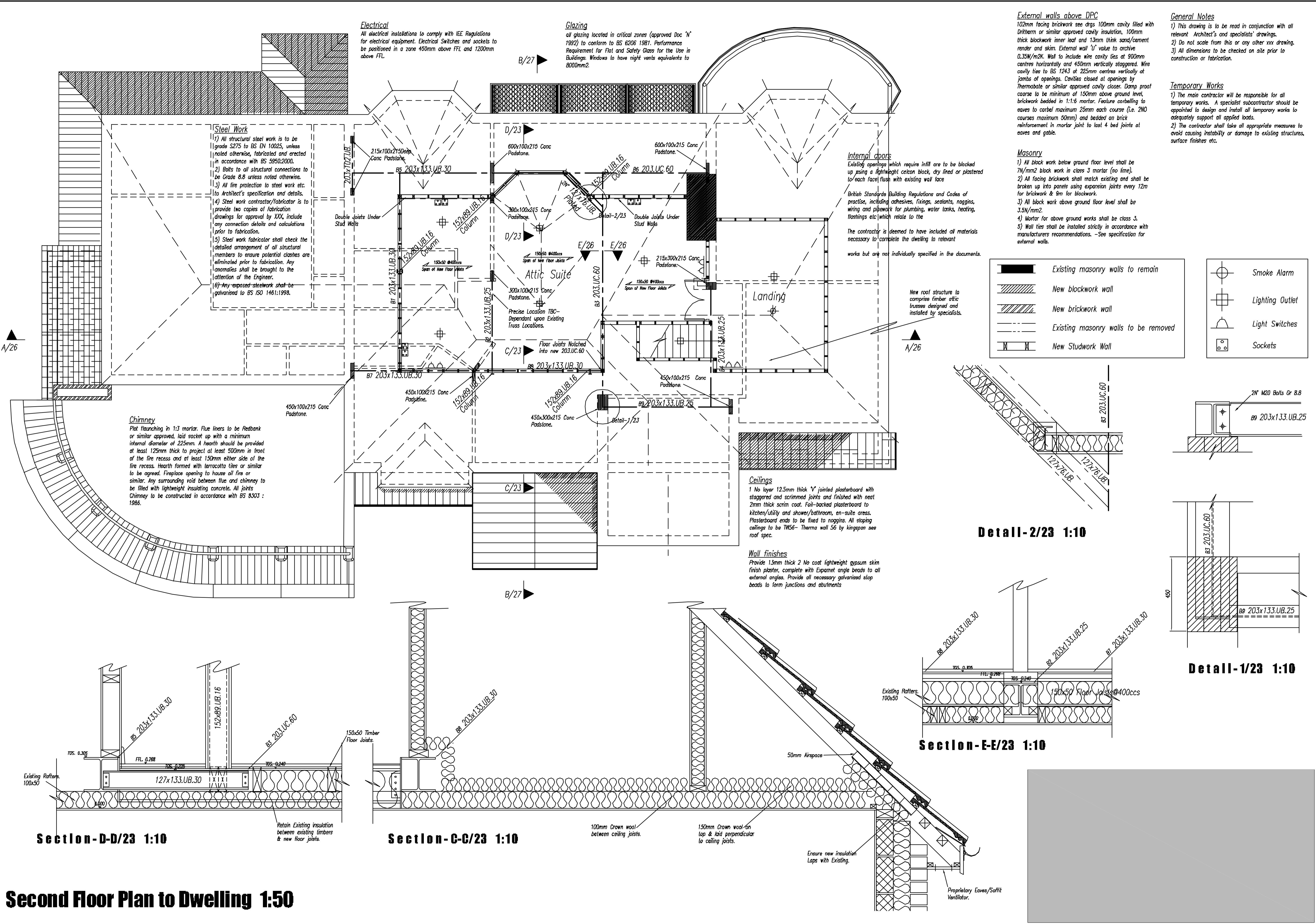


Section-C-C/22 1:10

Glazing
 all glazing located in critical zones (approved Doc 'N' 1992) to conform to BS 6206 1981. Performance Requirement for Flat and Safety Glass for the Use in Buildings. Windows to have night vents equivalents to 8000mm².

	Existing masonry walls to remain
	New blackwork wall
	New brickwork wall
	Existing masonry walls to be removed
	New Studwork Wall

First Floor Plan to Dwelling 1:50



Second Floor Plan to Dwelling 1:50

Electrical
All electrical installations to comply with IEE Regulations for electrical equipment. Electrical Switches and sockets to be positioned in a zone 450mm above FFL and 1200mm above FFL.

Glazing
All glazing located in critical zones (approved Doc 'N' 1992) to conform to BS 6206:1981, Performance Requirement for Flat and Safety Glass for the Use in Buildings. Windows to have night vents equivalents to 8000mm².

Steel Work
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5) Steel work fabricator shall check the detailed arrangement of all structural members to ensure potential clashes are eliminated prior to fabrication. Any anomalies shall be brought to the attention of the Engineer.
6) Any exposed steelwork shall be galvanised to BS ISO 1461:1998.

Internal doors
Existing openings which require infill are to be blocked up using a lightweight calcium block, dry lined or plastered to each face flush with existing wall face.

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External walls above DPC
100mm facing brickwork see drgs 100mm cavity filled with Dritherm or similar approved cavity insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External wall 'U' value to achieve 0.35W/m²K. Wall to include wire cavity ties at 900mm centres horizontally and 450mm vertically staggered. Wire cavity ties to BS 1243 at 225mm centres vertically at jambs of openings. Cavities closed at openings by Thermabate or similar approved cavity closer. Damp proof course to be minimum of 150mm above ground level, brickwork bedded in 1:1:6 mortar. Feature corbelling to eaves to corbel maximum 25mm each course (i.e. 2NO courses maximum 50mm) and bedded on brick reinforcement in mortar joint to last 4 bed joints at eaves and gable.

Masonry
1) All block work below ground floor level shall be 7N/mm² block work in class J mortar (no lime).
2) All facing brickwork shall match existing and shall be broken up into panels using expansion joints every 12m for brickwork & 9m for blockwork.
3) All block work above ground floor level shall be 3.5N/mm².
4) Mortar for above ground works shall be class 3.
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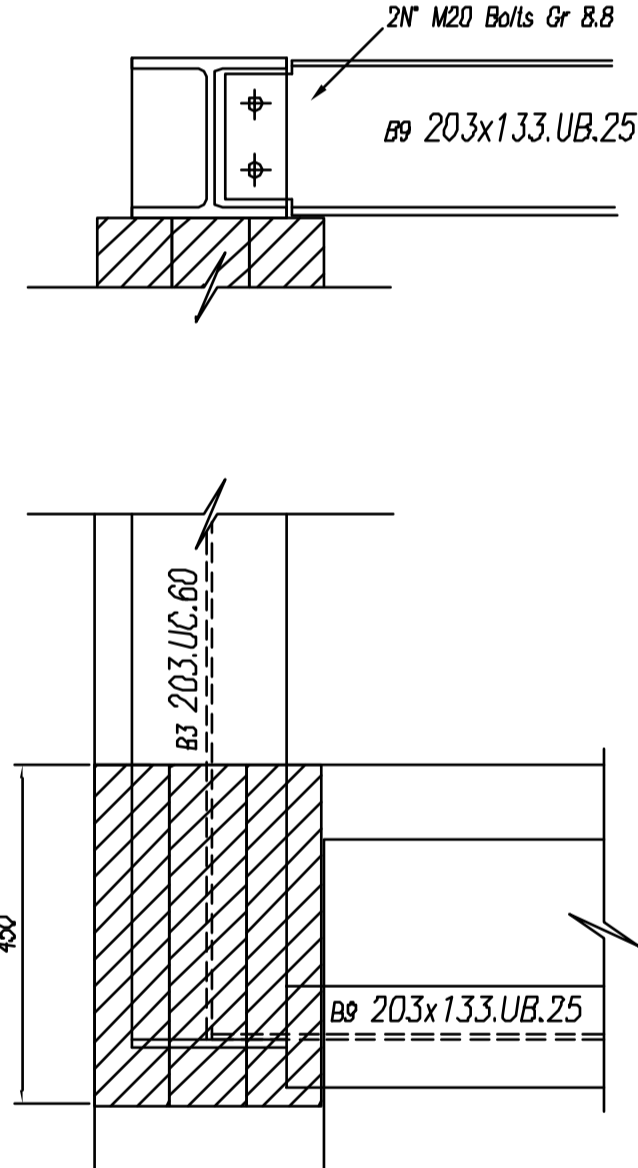
	Existing masonry walls to remain		Smoke Alarm
	New blockwork wall		Lighting Outlet
	New brickwork wall		Light Switches
	Existing masonry walls to be removed		Sockets
	New Studwork Wall		

Chimney
Flue launching in 1:3 mortar. Flue liners to be Redbank or similar approved, laid socket up with a minimum internal diameter of 225mm. A hearth should be provided at least 125mm thick to project at least 500mm in front of the fire recess and at least 150mm either side of the fire recess. Hearth formed with terracotta tiles or similar to be agreed. Fireplace opening to house all fire or similar. Any surrounding void between flue and chimney to be filled with lightweight insulating concrete. All joints Chimney to be constructed in accordance with BS 8303:1986.

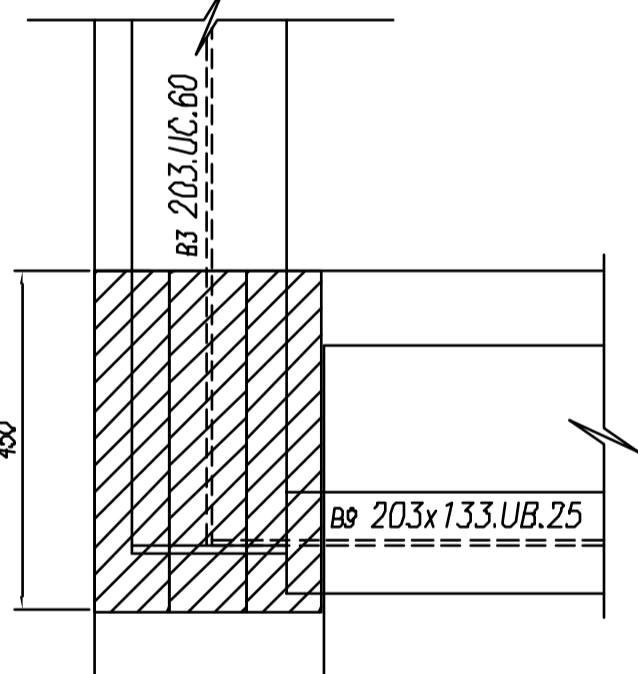
Ceilings
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Wall finishes
Provide 13mm thick 2 No coat lightweight gypsum skim finish plaster, complete with Expanet angle beads to all external angles. Provide all necessary galvanised stop beads to form junctions and abutments

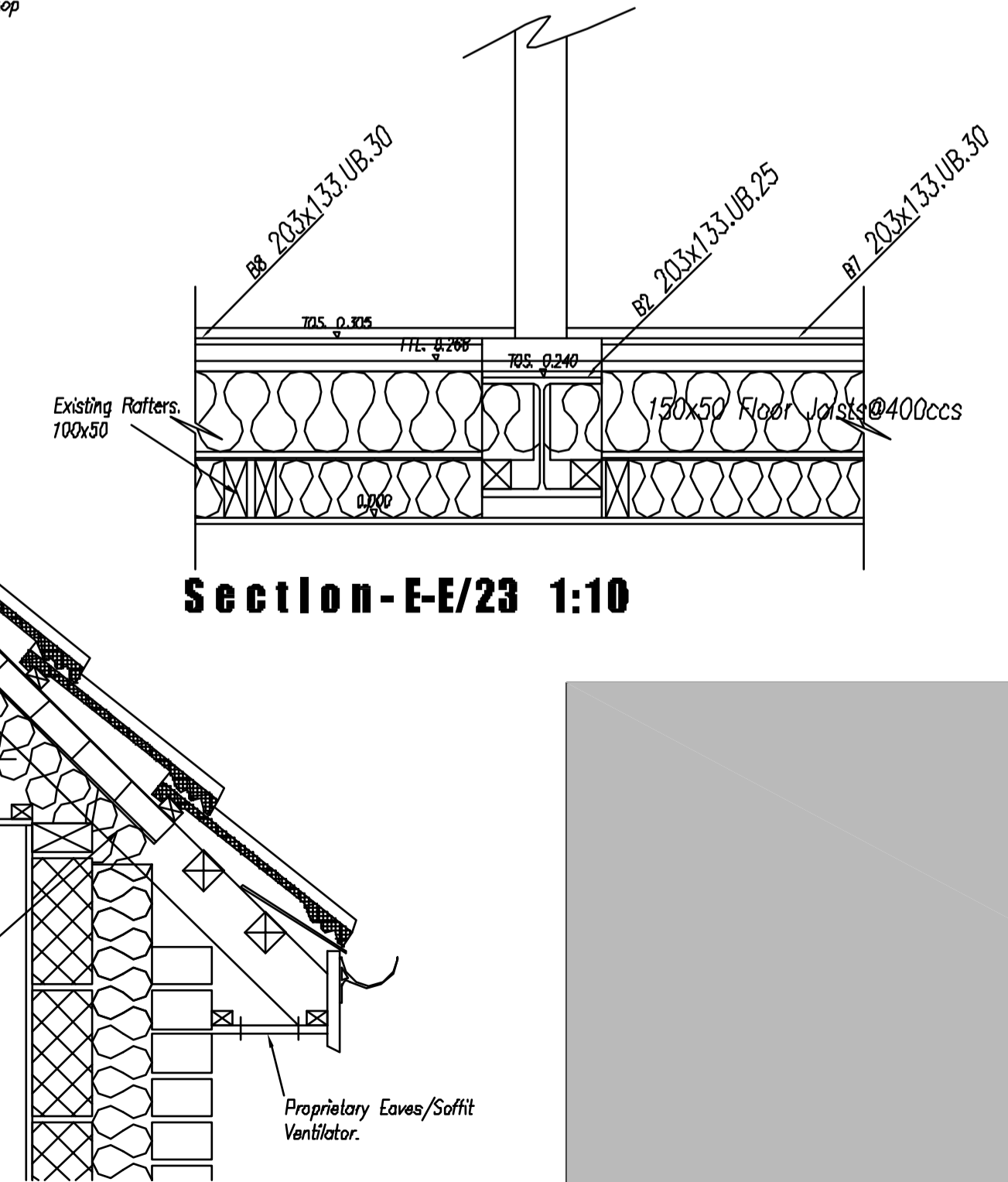
Detail-2/23 1:10



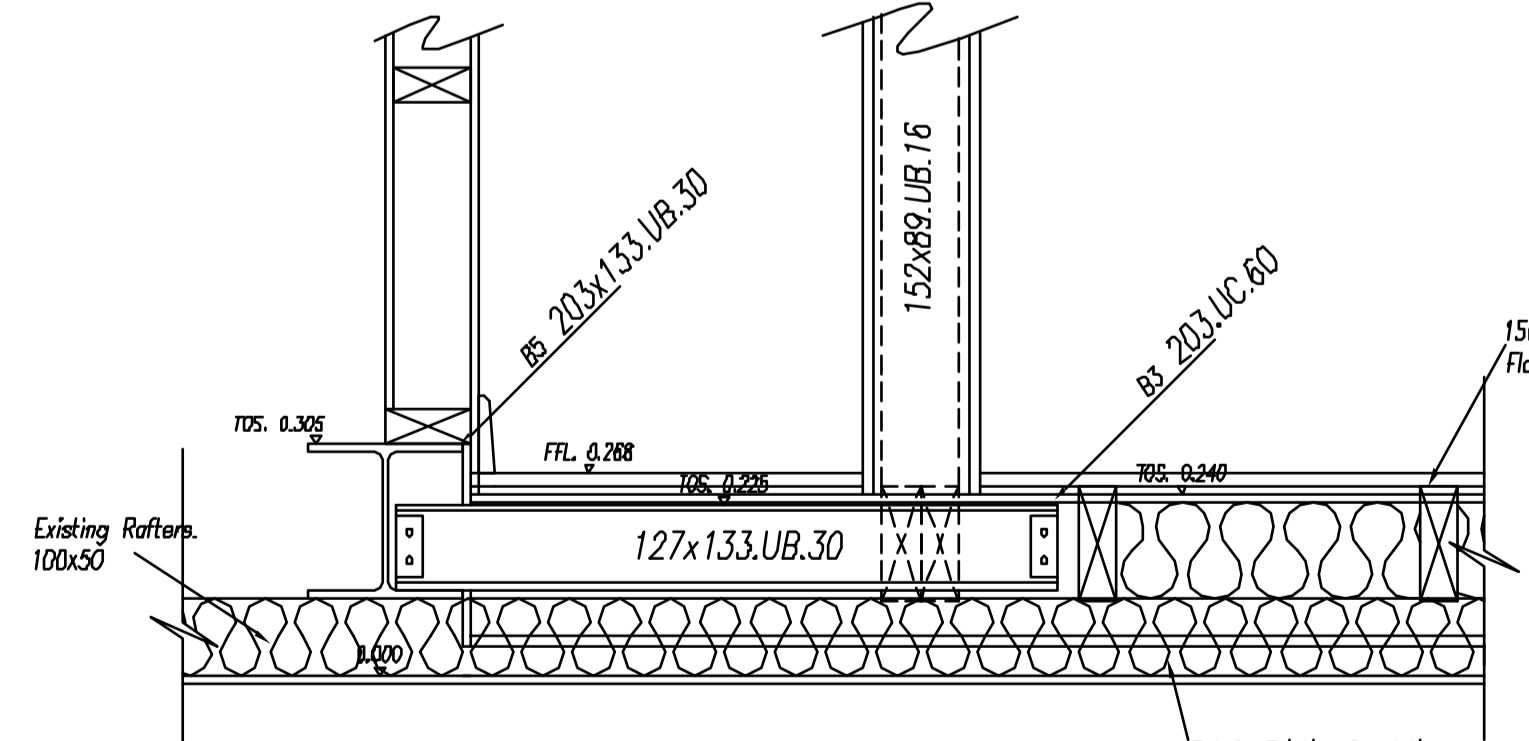
Detail-1/23 1:10



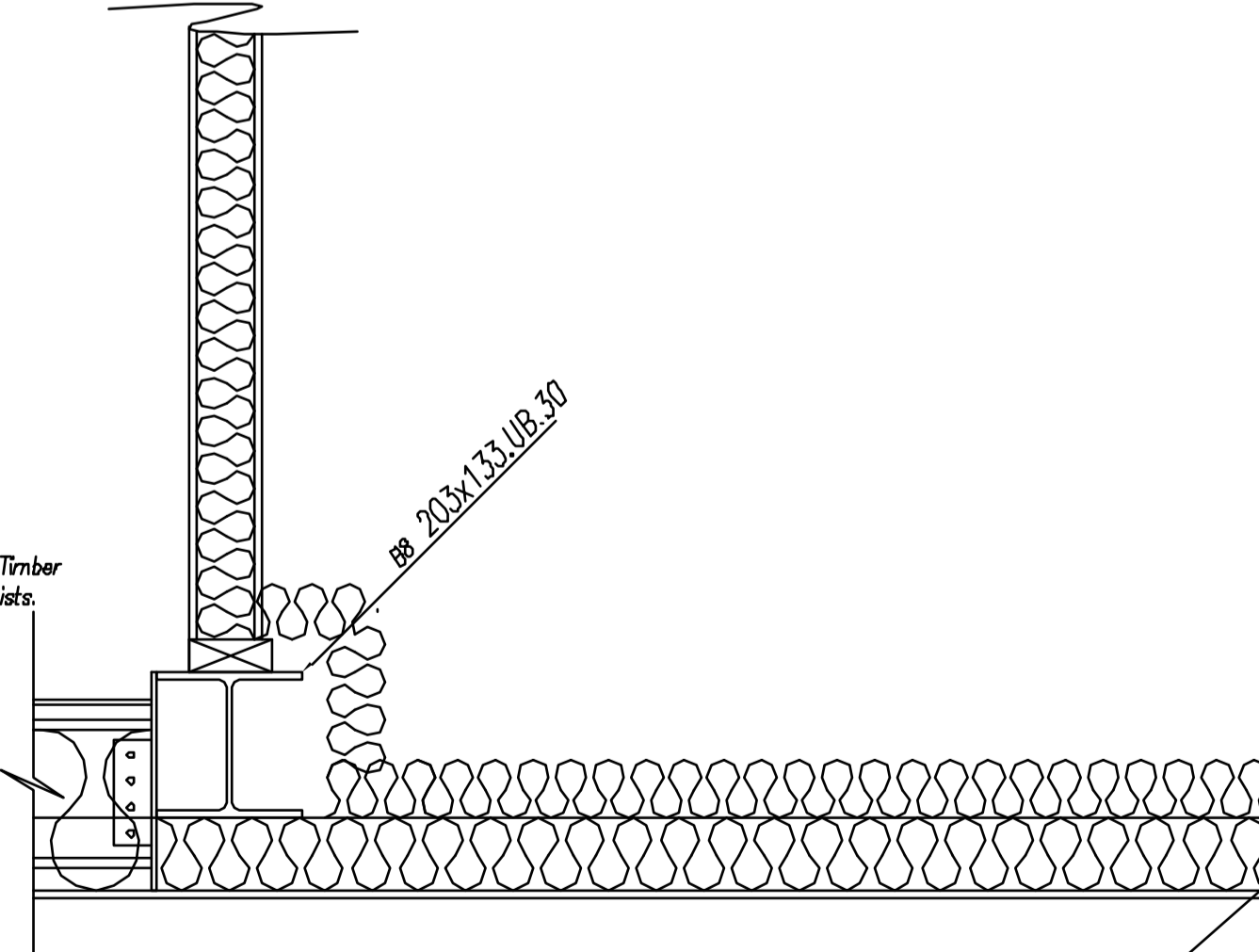
Section-E-E/23 1:10



Section-D-D/23 1:10

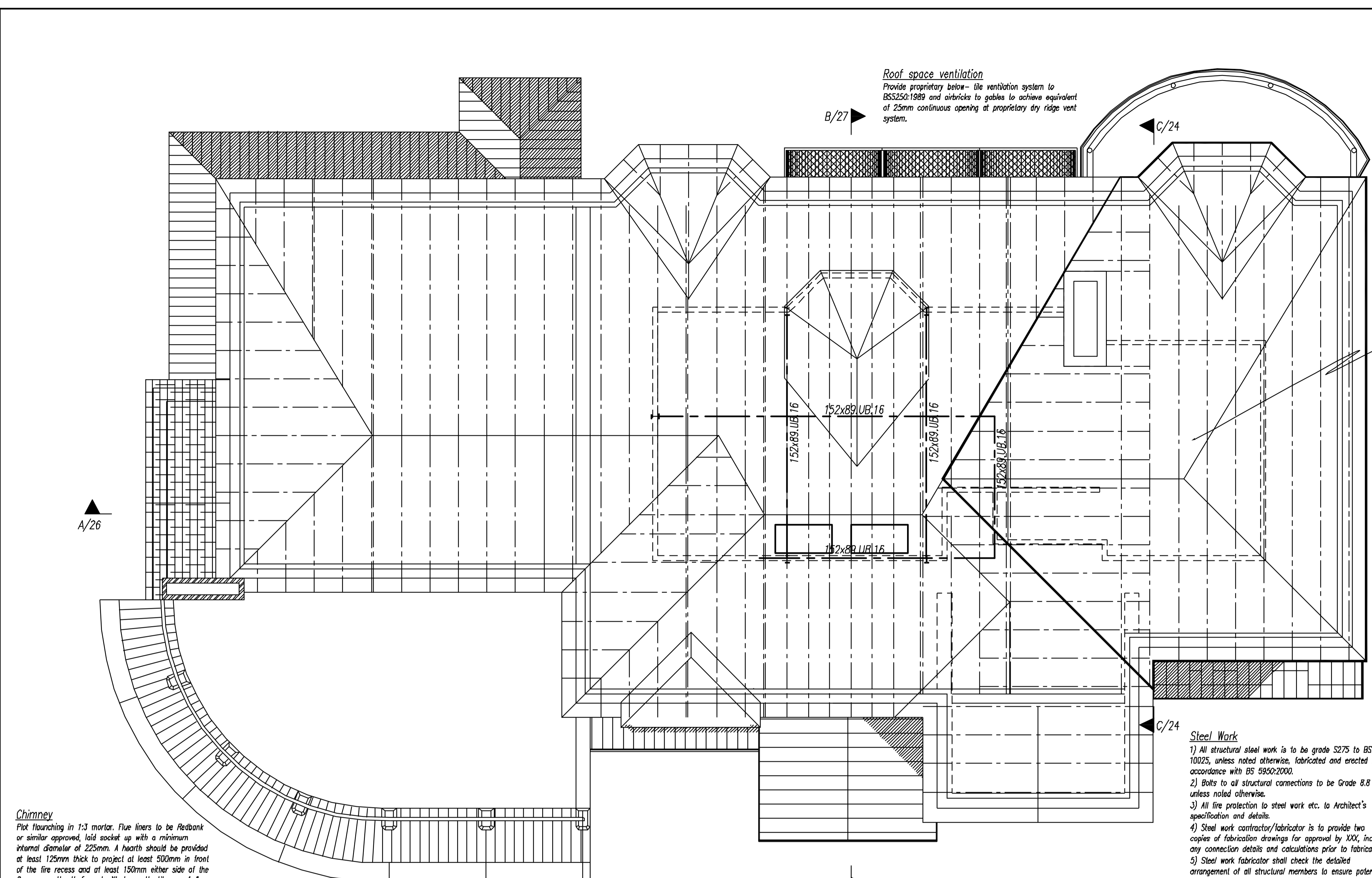


Section-C-C/23 1:10



100mm Crown wool between ceiling joists.
150mm Crown wool on top & laid perpendicular to ceiling joists.

Ensure new insulation Laps with Existing.
Proprietary Eaves/Soffit Ventilator.



Roof space ventilation
Provide proprietary below-tille ventilation system to BS5250:1989 and airbricks to gables to achieve equivalent of 25mm continuous opening at proprietary dry ridge vent system.

Joinery

General Notes
All softwood to be structural grade C16 and C24 and treated in copper naphenate or similar approved. Provide all joinery items as previously described and softwood torus skirtings and torus softwood architraves. Provide Sealmaster or similar proprietary threshold to front entrance with concrete/stone sill (1:40 gradient on sill). Approach to door to be 1:20 gradient.

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General roof construction

Concrete tiles to match existing, fitted in accordance with manufactures written instructions 25x50mm (to conform to BS 5534 part 1 1997) tanalised soft wood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed & loose rafters at maximum 600mm centres, wind braced and constructed in accordance with BS 5268 Part 3 1985, 100x75mm softwood wallplate secured with 30x5mm mild steel straps at maximum 2000mm centres turned down wall 1m thick and tucked in 75mm. At gables, fix 75x50mm softwood noggin in between 100x25mm softwood bracing from ridge to eaves at 450 cns. spiked to trusses. 100x25mm softwood longitudinal binders at maximum 2000mm centres.

Timber

1) All structural timber shall be stress graded to BS 5268 and shall be either C16 or C24 timber as noted on the drawings.
2) All fixings i.e. truss clips, framing anchors, etc. shall be galvanised/theradized.
3) All timbers shall be preservative treated.

Concrete tiles on sarking felt with 50mm ventilated air space with Kingspan Thermopitch TP10 Zero ODP between rafters@400cns 50mm thick with Kingspan Thermawall TW56 Zero ODP (55/12.5mm) to u/s Rafters to achieve 0.20W/m²K.

Access hatches to be polypipe loft hatch fully insulated & draught proof model LH2 or similar.

At all roof/external wall abutment junctions, provide proprietary cavity tray DPC units in stepped format complete with No.4 code lead stepped flashing dressed onto roof tile surface for 100mm minimum

New roof structure to comprise timber attic trusses designed and installed by specialists.

New Roof construction

Provide tiles and battens on 'Tyvek' breather felt on Attic trusses by others. Thermal insulation to raked parts of roof provide rigid thermal insulation with integral vapour control barrier. The above construction achieves a 'U' value of 0.18 W/m²K. 150thick Crown Framatherm batt between rafters with polyfoam plus liner board to underside of raked ceiling area.

Steel Work

1) All structural steel work is to be grade S275 to BS EN 10025, unless noted otherwise, fabricated and erected in accordance with BS 5950:2000.
2) Bolts to all structural connections to be Grade 8.8 unless noted otherwise.
3) All fire protection to steel work etc. to Architect's specification and details.
4) Steel work contractor/fabricator is to provide two copies of fabrication drawings for approval by XXX, include any connection details and calculations prior to fabrication.
5) Steel work fabricator shall check the detailed arrangement of all structural members to ensure potential clashes are eliminated prior to fabrication. Any anomalies shall be brought to the attention of the Engineer.
6) Any exposed steelwork shall be galvanised to BS ISO 1461:1998.

Chimney

Flue flaunching in 1:3 mortar. Flue liners to be Redbank or similar approved, laid socket up with a minimum internal diameter of 225mm. A hearth should be provided at least 125mm thick to project at least 500mm in front of the fire recess and at least 150mm either side of the fire recess. Hearth formed with terracotta tiles or similar to be agreed. Fireplace opening to house all fire or similar. Any surrounding void between flue and chimney to be filled with lightweight insulating concrete. All joints Chimney to be constructed in accordance with BS 8303 : 1986.

Roof construction

Provide tiles and battens as before described on 'Tyvek' breather felt on; Steel beams above ceiling ties to structural engineers design/calculations. Thermal insulation to raked parts of roof provide 150mm thickness Rockwool RMA45 thermal insulation quilt in between rafters incorporating British Gypsum 'Thermal Board Super' of 30mm total plasterboard/bonded rigid thermal insulation with integral vapour control barrier. The above construction achieves a 'U' value of 0.18 W/m²K. 50x150mm C24 rafters at 450mm centres, supported on wall plate, purlin and ridge (see drawing). Or alternatively Concrete tiles on sarking felt with 50mm ventilated air space with Kingspan Thermopitch TP10 Zero ODP between rafters@400cns 50mm thick with Kingspan Thermawall TW56 Zero ODP (55/12.5mm) to u/s Rafters to achieve 0.20W/m²K.

Strutting

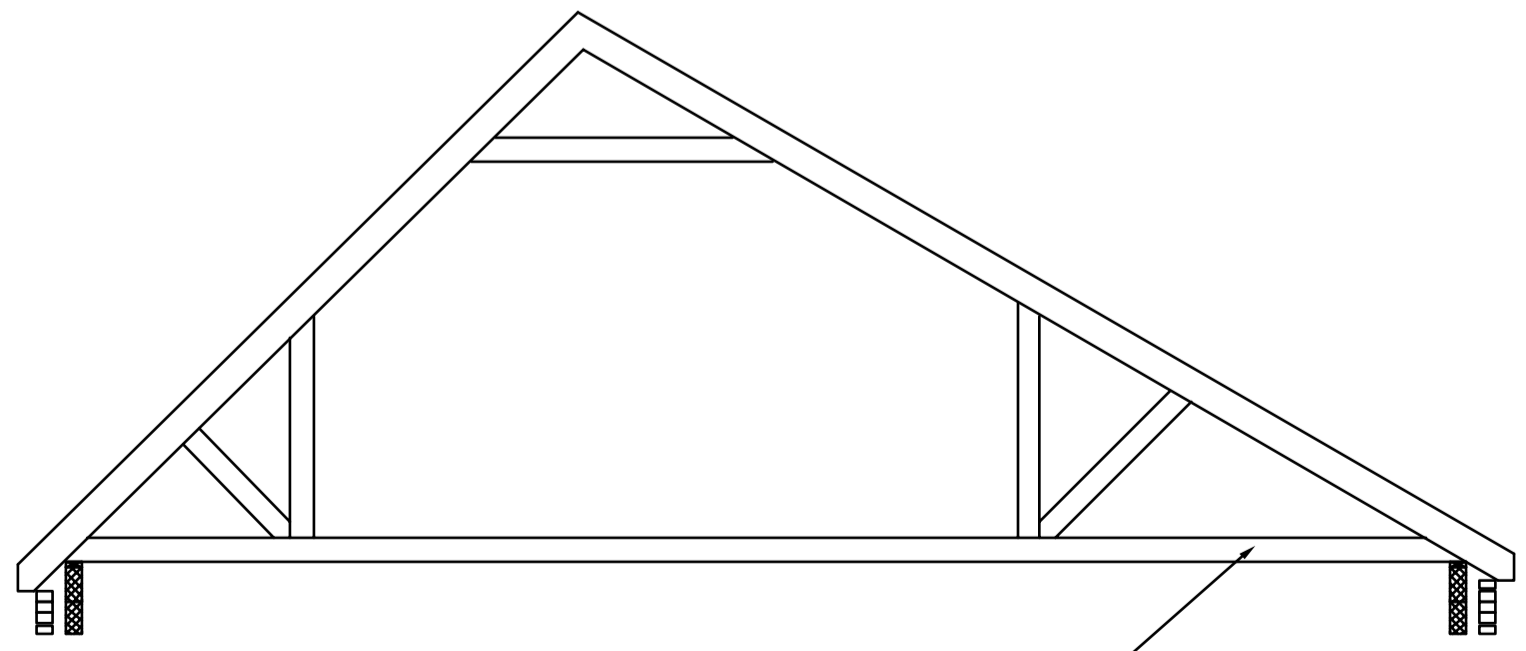
Strutting should be one of the following: herringbone type (timber 38mm x 38mm) solid blocking (38mm thick timber x depth of joist) proprietary steel strutting. 2.5 to 4.5 l (at centre of span) Strutting should be located as follows: Joint span [m] Rows of strutting Over 4.5 maximum 2.5m centres, spaced equally along the span Up to 2.5 none needed

Holding down metal strapping

holding down straps to prevent the roof being lifted off the supporting structure, they should be at a maximum of 1.2m centres. Where straps are fixed to masonry, hardened nails 8SWG x 75mm long or wood screws into plugs No 12 x 50mm long should be used. The number of fixings should be in accordance with design requirements and the lowest fixing within 150mm of the bottom of the vertical strap.

Flashings

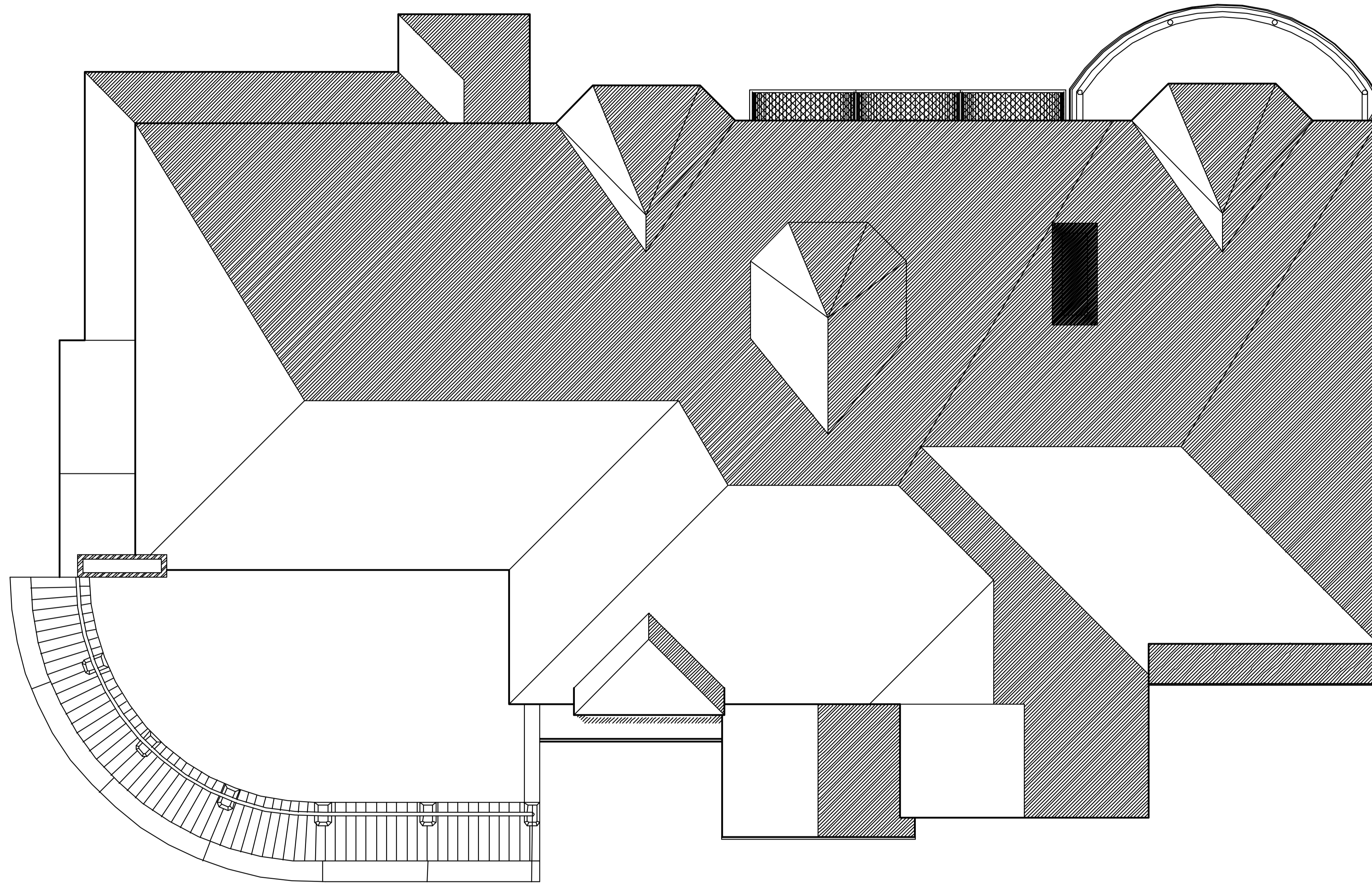
All flashings to be code 4 lead or code 5 in accordance with the LDA recommendations. Valleys to be fibreglass troughs.



Section-C-C/24 1:10

Designed & installed by Specialists.

General Notes
1) This drawing is to be read in conjunction with all relevant Architect's and specialists' drawings.
2) Do not scale from this or any other XXX drawing.
3) All dimensions to be checked on site prior to construction or fabrication.



Roof Plan to Dwelling 1:50



General roof construction

Concrete tiles to match existing, fitted in accordance with manufacturers written instructions 25x50mm (to conform to BS 5534 part 1 1997) tanalised soft wood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed & loose rafters at maximum 600mm centres, wind braced and constructed in accordance with BS 5268 Part 3 1985, 100x75mm softwood wallplate secured with 30x5mm mild steel straps at maximum 2000mm centres lapped down wall 1m thick and tucked in 75mm. At gables, fix 75x50mm softwood noggins in between 100x25mm softwood bracing from ridge to eaves at 450 c/s. spiked to trusses. 100x25mm softwood longitudinal binders at maximum 2000mm centres.

Concrete tiles on sarking felt with 50mm ventilated air space with Kingspan ThermaPitc TP10 Zero ODP between rafters @ 400c/s 50mm thick with Kingspan ThermaWall TW56 Zero ODP (55/12.5mm) to u/s Rafters to achieve 0.20W/m²K.

Access hatches to be polypipe loft hatch fully insulated & draught proof model LH2 or similar.

At all roof/external wall abutment junctions, provide proprietary cavity tray DPC units in stepped format complete with No.4 code lead stepped flashing dressed onto roof tile surface for 100mm minimum

Steel Work

- 1) All structural steel work is to be grade S275 to BS EN 10025, unless noted otherwise, fabricated and erected in accordance with BS 5950:2000.
- 2) Bolts to all structural connections to be Grade 8.8 unless noted otherwise.
- 3) All fire protection to steel work etc. to Architect's specification and details.
- 4) Steel work contractor/fabricator is to provide two copies of fabrication drawings for approval by XXX, include any connection details and calculations prior to fabrication.
- 5) Steel work fabricator shall check the detailed arrangement of all structural members to ensure potential clashes are eliminated prior to fabrication. Any anomalies shall be brought to the attention of the Engineer.
- 6) Any exposed steelwork shall be galvanised to BS ISO 1461:1998.

Roof space ventilation

Provide proprietary below-tille ventilation system to BS5250:1989 and airbricks to gables to achieve equivalent of 25mm continuous opening at proprietary dry ridge vent system.

Timber

- 1) All structural timber shall be stress graded to BS 5268 and shall be either C16 or C24 timber as noted on the drawings.
- 2) All fixings i.e. truss clips, framing anchors, etc. shall be galvanised/theradized.
- 3) All timbers shall be preservative treated.

New Roof construction

Provide tiles and battens on; Tyvek breather felt on Attic trusses by others. Thermal insulation to raked parts of roof provide rigid thermal insulation with integral vapour control barrier. The above construction achieves a 'U' value of 0.18 W/m²K. 150thick Crown Frametherm batt between rafters with polyfoam plus liner board to underside of raked ceiling area.

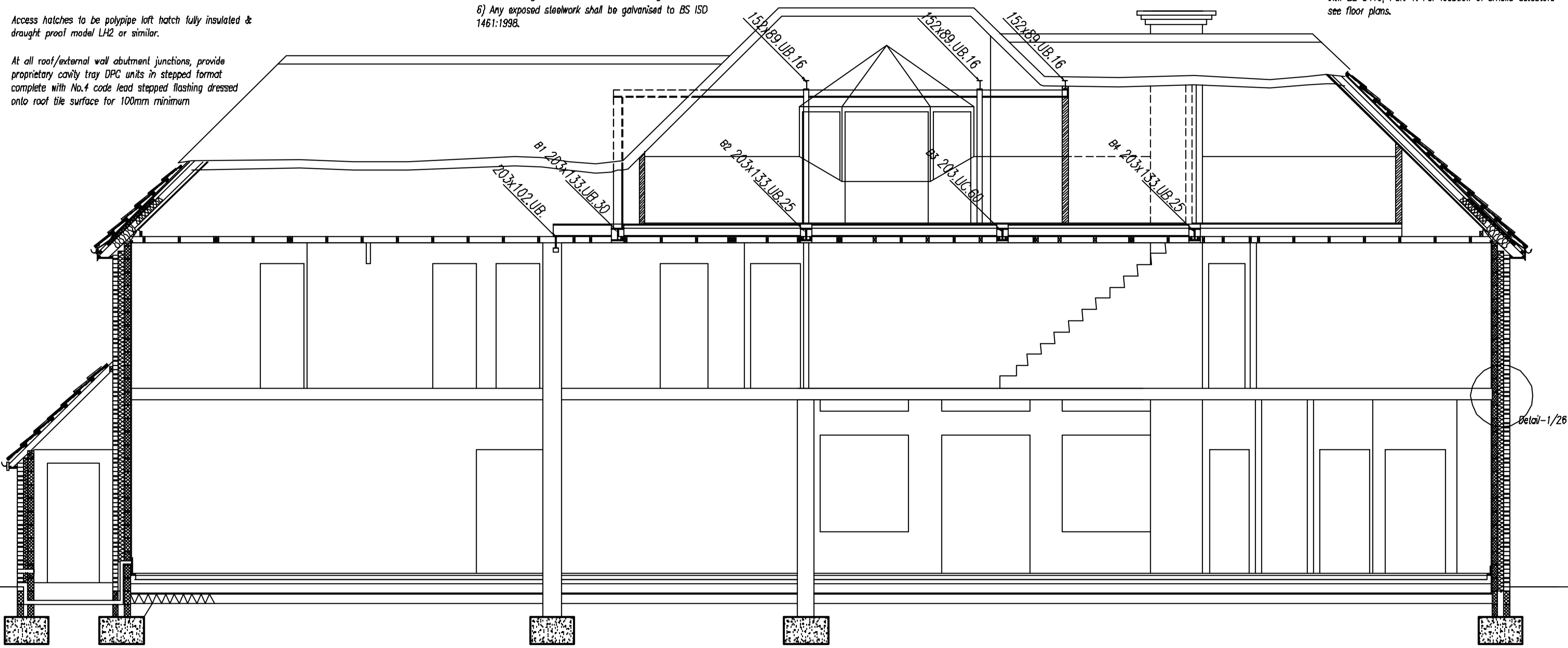
Joinery

All softwood to be structural grade C16 and C24 and treated in copper naphenate or similar approved. Provide all joinery items as previously described and softwood torus skirtings and torus softwood architraves. Provide Sealmaster or similar proprietary threshold to front entrance with concrete/stone sill (1:40 gradient on sill). Approach to door to be 1:20 gradient.

All pipes passing through roof-space to be insulated with approved fibreglass insulation.

Roof access hatch to be draft-proofed and have rigid insulation bonded on top.

Install approved smoke detectors to ground-floor entrance hall, detectors to be wired back to mains fuse box with back-up batteries in the event of power failure. Alarm signal to be emitted from all units in the event of detection of any unit. All to be installed in accordance with BS 5446, Part 1. For location of smoke detectors see floor plans.



Section A-A 1:50

Boiler (relocated into new boiler room)

Thermal insulation for hot water vessel: cylinder fitted with insulated jacket to BS 56 limiting heat loss to 90w/m² c/s, thickness equal to pipe diameter up to a maximum of 50mm.

Balanced flue from boiler in external wall to be a maximum 600mm away from opening.

Space heating
External temperature -10C
Room

Design Temperature (oC)
Air changes per hour

- Living Rooms 21
- 1.5
- Dinning Room 21
- 1.5
- Bedrooms 18
- 1
- Hall & Landing 18
- 1.5
- Kitchen 18
- 2
- Bathroom & En-suites 22
- 2
- Toilet 18
- 2

To be designed and installed by specialists with heat loss calculations to be approved before commencement. It should be designed to BS 5449, 5410 and 8303 Code of Practice for Central Heating for Domestic Premises and based generally on the following as minimum:

Ventilation

Kitchen to have mechanical extract, capacity 60 l/s intermittent. Bathroom and en-suite to have all mechanical ventilation, minimum capacity 15 l/s intermittent. All other habitable rooms to have minimum 1/20th of floor area and minimum 8000mm² ventilation to night vents. Mechanical extract to utility room to achieve 30 l/s. Extracts to have a minimum 15 minutes overrun.

Strutting

Strutting should be one of the following: herringbone type (timber 38mm x 38mm) solid blocking (38mm thick timber x depth of joist) proprietary steel strutting. 2.5 to 4.5 l (at centre of span) Strutting should be located as follows: Joint span [m] Rows of strutting Over 4.5 maximum 2.5m centres, spaced equally along the span Up to 2.5 none needed

Holding down metal strapping

holding down straps to prevent the roof being lifted off the supporting structure, they should be at a maximum of 1.2m centres. Where straps are fixed to masonry, hardened nails 85W6 x 75mm long or wood screws into plugs No 12 x 50mm long should be used. The number of fixings should be in accordance with design requirements and the lowest fixing within 150mm of the bottom of the vertical strap.

External walls above DPC

102mm facing brickwork see drgs 100mm cavity filled with Dritherm or similar approved cavity insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External wall 'U' value to archive 0.35W/m²K. Wall to include wire cavity ties at 900mm centres horizontally and 450mm vertically staggered. Wire cavity ties to BS 1243 at 225mm centres vertically at jambs of openings. Cavities closed at openings by Thermabate or similar approved cavity closer. Damp proof course to be minimum of 150mm above ground level, brickwork bedded in 1:1:6 mortar. Feature corbelling to eaves to corbel maximum 25mm each course (i.e. 2N0 courses maximum 50mm) and bedded on brick reinforcement in mortar joint to last 4 bed joints at eaves and gable.

Masonry

- 1) All block work below ground floor level shall be 7N/mm² block work in class 3 mortar (no lime).
- 2) All facing brickwork shall match existing and shall be broken up into panels using expansion joints every 12m for brickwork & 9m for blockwork.
- 3) All block work above ground floor level shall be 3.5N/mm².
- 4) Mortar for above ground works shall be class 3.
- 5) Wall ties shall be installed strictly in accordance with manufacturers recommendations. -See specification for external walls.

General Notes

- 1) This drawing is to be read in conjunction with all relevant Architect's and specialists' drawings.
- 2) Do not scale from this or any other XXX drawing.
- 3) All dimensions to be checked on site prior to construction or fabrication.

Temporary Works

- 1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
- 2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

Excavations and Filling

- 1) All trenches and pits excavated for the construction of drainage and foundations must be adequately supported at all times to safeguard the stability of adjacent structures and plant and the safety and welfare of site operatives.
- 2) All work in open excavations and confined spaces shall be carried out in accordance with current health & safety regulations.
- 3) All stone fill shall be clean, well graded, crushed stone, 50mm down and shall be laid and compacted in layers not exceeding 150mm in thickness.

Excavations

Carry out excavations to receive foundations to a depth of 900mm below finished ground levels to a width of 700mm for external walls and 600mm for internal loadbearing walls. Depths of excavation specified are provisional and will vary according to ground conditions. At all times a firm foundation base must be established to the satisfaction of the Local Authority Building Control Officer.

Foundations

Lay 21 N concrete strip foundations to ground floor walls as shown on the drawings.

Concrete Works

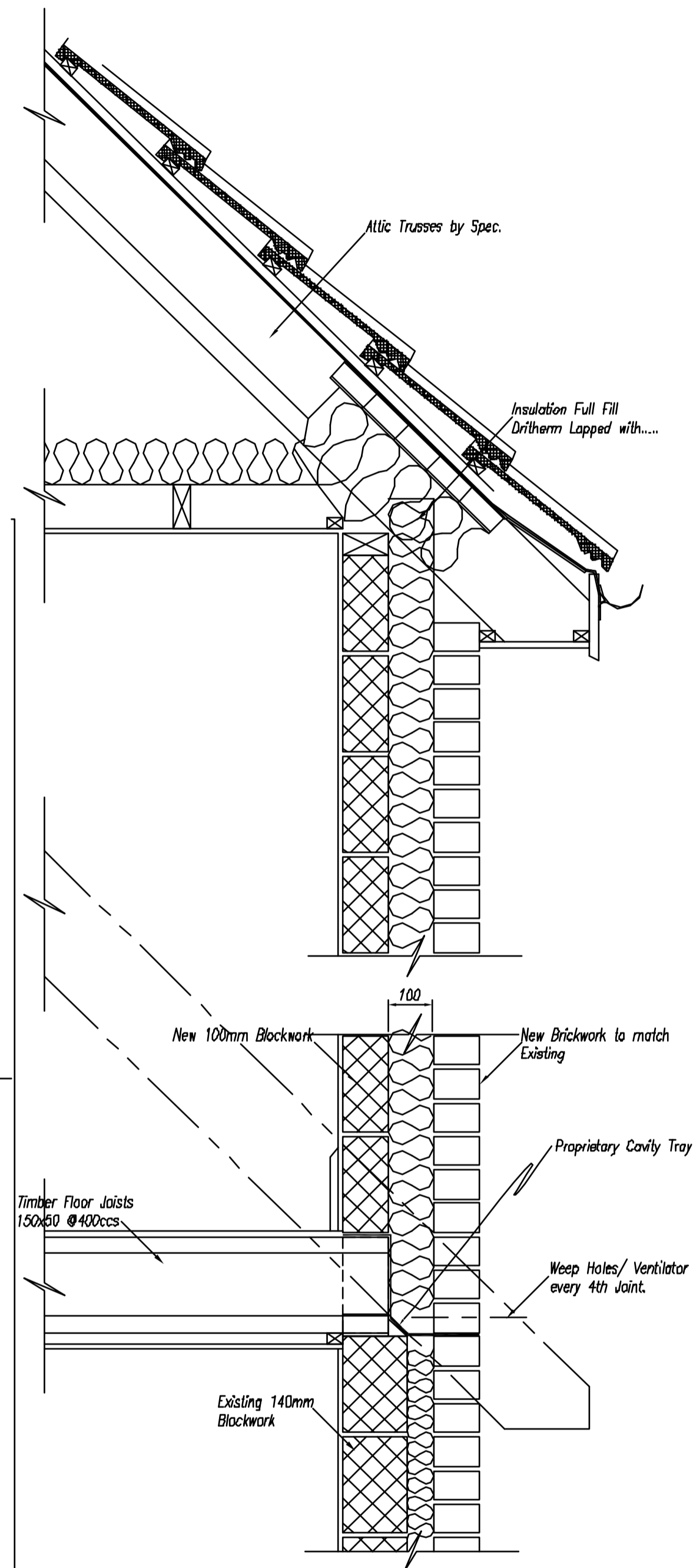
- 1) All reinforced concrete shall be grade FND2 with a minimum OPC content of 330 kg/m³, max free water cement ratio of 0.50 and maximum nominal aggregate size of 20 mm.
- 2) All concrete shall be placed and compacted in accordance with BS 8110:1985.
- 3) All bar reinforcement shall be to BS 4449:1985. All fabric reinforcement shall be to BS 4483:1985 and minimum lap length shall be 450 mm.
- 4) All reinforcement shall be sufficiently supported, positioned and restrained using proprietary chairs and spacers to achieve the required cover.
- 5) The concrete cover requirements shall be minimum 40 mm to all reinforcement (U.N.D), if cast within formwork. Cover shall be min. 75mm if cast against ground.

External walls below DPC 100mm Cavity

lean mix concrete starting to outer face at ground level. 100mm solid concrete block internal skin. All blockwork used below ground level to be Class 'A' (approved below-ground quality) 102mm external facing brick of special quality as to resist frost (semi-engineering bricks or similar) to be laid to 3 No courses at ground level.

Ground floor (incl garages)

Lay 75mm sand/cement screed (1:3), reinforced with mesh on; 75mm thickness Owens Corning 'Polyfoam Plus' or similar approved thermal insulation turned up at edges on; 100mm thickness concrete slab to BS 5328 Part 2 Tables 5&6 on; 300 micron polythene DPM taken up and lapped into DPC on; 25mm sand blinding on; 150mm clean stone consolidated and compacted hardcore. 'U' value of above floor construction achieves 0.23W/m²K



Detail-1/26 1:10

General roof construction

Concrete tiles to match existing, fitted in accordance with manufacturers written instructions 25x50mm (to conform to BS 5534 part 1 1997) tanalised soft wood battens on approved reinforced roofing underlay, lapped minimum 150mm horizontally and vertically on trussed & loose rafters at maximum 800mm centres, wind braced and constructed in accordance with BS 5268 Part 3 1985, 100x75mm softwood wallplate secured with 30x5mm mild steel straps at maximum 2000mm centres turned down wall 1m thick and tucked in 75mm. At gables, fix 75x50mm softwood noggin in between 190x25mm softwood bracing from ridge to eaves at 450 c/s, spiked to trusses. 100x25mm softwood longitudinal binders at maximum 2000mm centres.

Concrete tiles on sarking felt with 50mm ventilated air space with Kingspan Thermapitch TP10 Zero ODP between rafters 400c/s 50mm thick with Kingspan ThermaWall TW56 Zero ODP (55/12.5mm) to u/s rafters to achieve 0.20W/m²K.

Access hatches to be polypipe loft hatch fully insulated & draught proof model LH2 or similar.

At all roof/external wall abutment junctions, provide proprietary cavity tray DPC units in stepped format complete with No.4 code lead stepped flashing dressed onto roof tile surface for 100mm minimum

Joinery

General Notes
All softwood to be structural grade C16 and C24 and treated in copper naphthalene or similar approved. Provide all joinery items as previously described and softwood torus skirtings and torus softwood architraves. Provide Sealmaster or similar proprietary threshold to front entrance with concrete/stone cill (1:40 gradient on cill). Approach to door to be 1:20 gradient.

All pipes passing through roof-space to be insulated with approved fibreglass insulation.
Roof access hatch to be draft-proofed and have rigid insulation bonded on top.

Install approved smoke detectors to ground-floor entrance hall, detectors to be wired back to mains fuse box with back-up batteries in the event of power failure. Alarm signal to be emitted from all units in the event of detection of any unit. All to be installed in accordance with BS 5446, Part 1. For location of smoke detectors see floor plans.

Timber

1) All structural timber shall be stress graded to BS 5268 and shall be either C16 or C24 timber as noted on the drawings.
2) All fixings i.e. truss clips, framing anchors, etc. shall be galvanised/theradized.
3) All timbers shall be preservative treated.

Strutting

Strutting should be one of the following:
herringbone type (timber 38mm x 38mm) solid blocking (38mm thick timber x depth of joist) proprietary steel strutting. 2.5 to 4.5 l (at centre of span) Strutting should be located as follows: Joint span [m] Rows of strutting Over 4.5 maximum 2.5m centres, spaced equally along the span Up to 2.5 none needed

Holding down metal strapping

holding down straps to prevent the roof being lifted off the supporting structure, they should be at a maximum of 1.2m centres. Where straps are fixed to masonry, hardened nails 8SWG x 75mm long or wood screws into plugs No 12 x 50mm long should be used. The number of fixings should be in accordance with design requirements and the lowest fixing within 150mm of the bottom of the vertical strap.

Roof space ventilation

Provide proprietary below-tile ventilation system to BS250:1989 and airbricks to gables to achieve equivalent of 25mm continuous opening at proprietary dry ridge vent system.

Ceilings

1 No layer 12.5mm thick V' jointed plasterboard with staggered and scrimmed joints and finished with neat 2mm thick scrim coat. Foil-backed plasterboard to kitchen/utility and shower/bathroom, en-suite areas. Plasterboard ends to be fixed to noggin. All sloping ceilings to be TW56- Thema wall 56 by kingspan see roof spec.

Steel Work

1) All structural steel work is to be grade S275 to BS EN 10025, unless noted otherwise, fabricated and erected in accordance with BS 5950:2000.
2) Bolts to all structural connections to be Grade 8.8 unless noted otherwise.
3) All fire protection to steel work etc. to Architect's specification and details.
4) Steel work contractor/fabricator is to provide two copies of fabrication drawings for approval by XXX, include any connection details and calculations prior to fabrication.
5) Steel work fabricator shall check the detailed arrangement of all structural members to ensure potential clashes are eliminated prior to fabrication. Any anomalies shall be brought to the attention of the Engineer.
6) Any exposed steelwork shall be galvanised to BS ISO 1461:1998.

General Notes

1) This drawing is to be read in conjunction with all relevant Architect's and specialists' drawings.
2) Do not scale from this or any other XXX drawing.
3) All dimensions to be checked on site prior to construction or fabrication.

Temporary Works

1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

Excavations and Filling

1) All trenches and pits excavated for the construction of drainage and foundations must be adequately supported at all times to safeguard the stability of adjacent structures and plant and the safety and welfare of site operatives.
2) All work in open excavations and confined spaces shall be carried out in accordance with current health & safety regulations.
3) All stone fill shall be clean, well graded, crushed stone, 50mm down and shall be laid and compacted in layers not exceeding 150mm in thickness.

Excavations

Carry out excavations to receive foundations to a depth of 900mm below finished ground levels to a width of 700mm for external walls and 500mm for internal loadbearing walls. Depths of excavation specified are provisional and will vary according to ground conditions. At all times a firm foundation base must be established to the satisfaction of the Local Authority Building Control Officer.

Foundations

Lay 21 N concrete strip foundations to ground floor walls as shown on the drawings.

Concrete Works

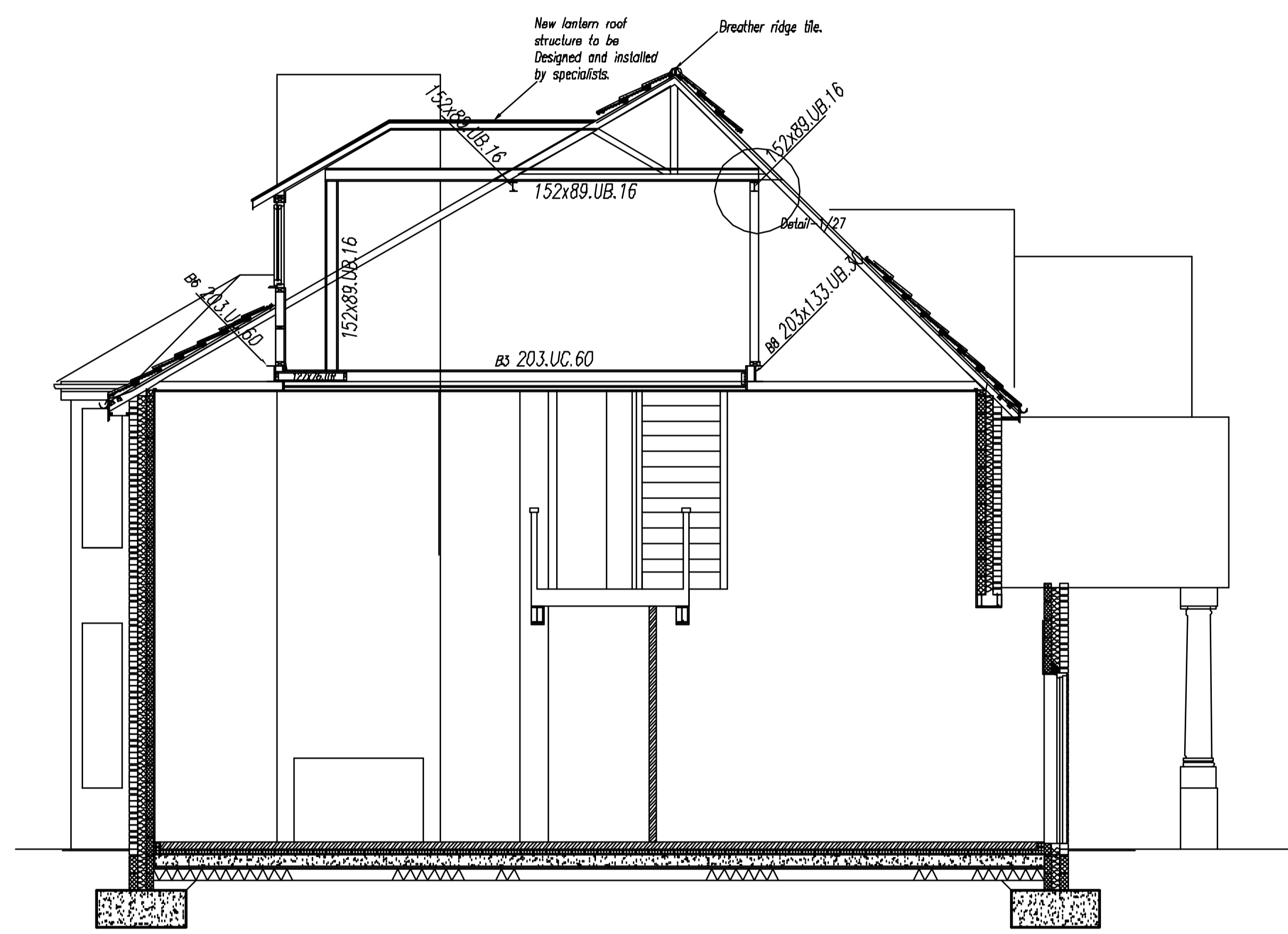
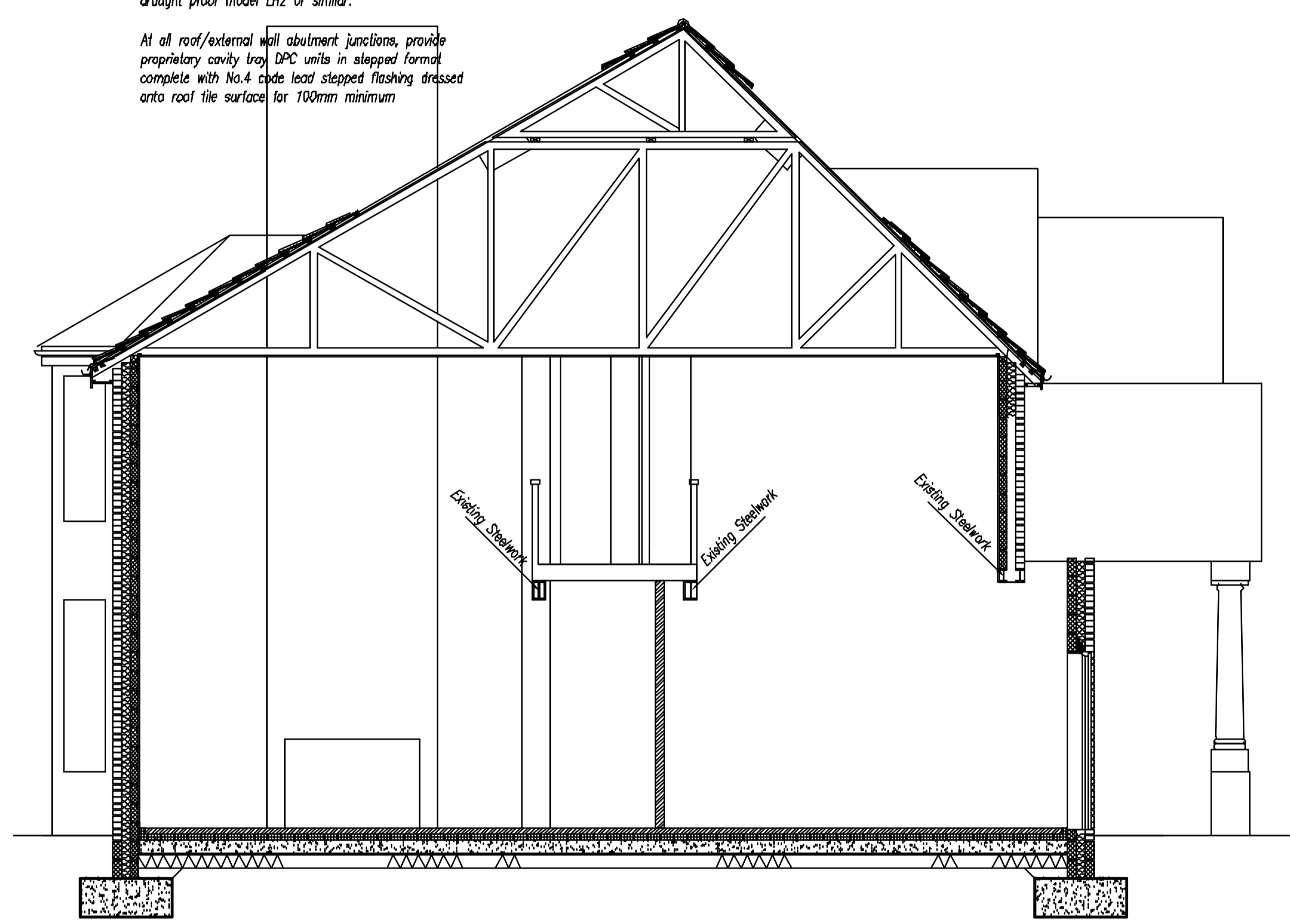
1) All reinforced concrete shall be grade FND2 with a minimum OPC content of 330 kg/m³, max free water cement ratio of 0.50 and maximum nominal aggregate size of 20 mm.
2) All concrete shall be placed and compacted in accordance with BS 8110:1985.
3) All bar reinforcement shall be to BS 4449:1985. All fabric reinforcement shall be to BS 4483:1985 and minimum lap length shall be 450 mm.
4) All reinforcement shall be sufficiently supported, positioned and restrained using proprietary chairs and spacers to achieve the required cover.
5) The concrete cover requirements shall be minimum 40 mm to all reinforcement (U.N.D), if cast within formwork. Cover shall be min. 75mm if cast against ground.

External walls below DPC 100mm Cavity

lean mix concrete starting to outer face at ground level. 100mm solid concrete block internal skin. All blockwork used below ground level to be Class 'A' (approved below-ground quality) 102mm external facing brick of special quality as to resist frost (semi-engineering bricks or similar) to be laid to 3 No courses at ground level.

Ground floor (incl garages)

Lay 75mm sand/cement screed (1:3), reinforced with mesh or; 75mm thickness Owens Corning 'Polyfoam Plus' or similar approved thermal insulation turned up at edges on; 100mm thickness concrete slab to BS 5328 Part 2 Tables 5&6 on; 300 micron polythene DPM taken up and lapped into DPC on; 25mm sand blinding on; 150mm clean stone consolidated and compacted hardcore. 'U' value of above floor construction achieves 0.23W/m²K



Section B-B Existing 1:50

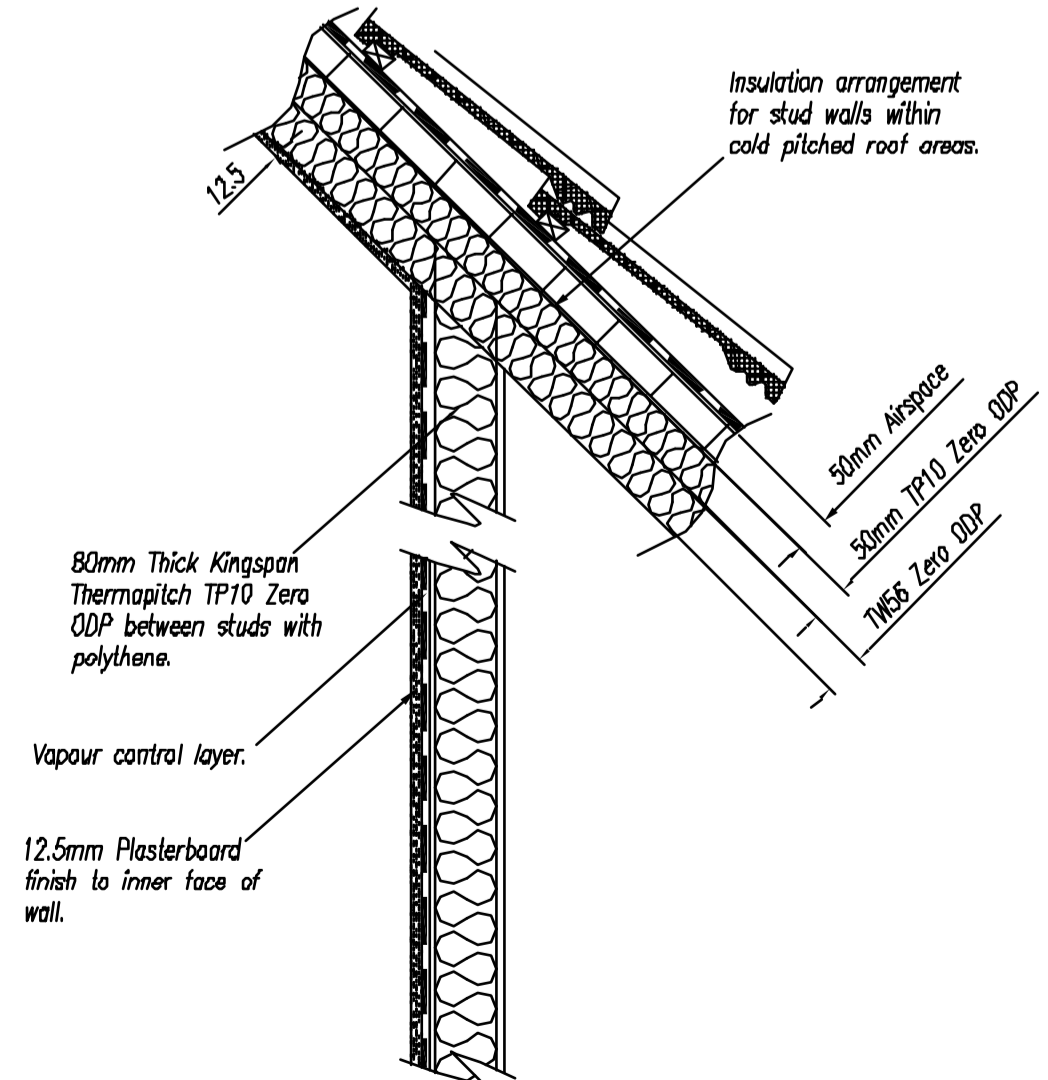
Section B-B Proposed 1:50

Masonry

1) All block work below ground floor level shall be 7N/mm² block work in class 3 mortar (no lime).
2) All facing brickwork shall match existing and shall be broken up into panels using expansion joints every 1.2m for brickwork & 9m for blockwork.
3) All block work above ground floor level shall be 3.5N/mm².
4) Mortar for above ground works shall be class 3.
5) Wall ties shall be installed strictly in accordance with manufacturers recommendations. -See specification for external walls.

External walls above DPC

102mm facing brickwork see drgs 100mm cavity filled with Dntherm or similar approved cavity insulation, 100mm thick blockwork inner leaf and 13mm thick sand/cement render and skim. External wall 'U' value to achieve 0.35W/m²K. Wall to include wire cavity ties at 900mm centres horizontally and 450mm vertically staggered. Wire cavity ties to BS 1243 at 225mm centres vertically at jambs of openings. Cavities closed at openings by ThermaBata or similar approved cavity closer. Damp proof course to be minimum of 150mm above ground level, brickwork bedded in 1:1:6 mortar. Feature corbelling to eaves to corbel maximum 25mm each course (i.e. 2ND courses maximum 50mm) and bedded on brick reinforcement in mortar joint to last 4 bed joints at eaves and gable.



Section C-C/23 1:10

General Notes

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- 2) Do not scale from this or any other XXX drawing.
- 3) All dimensions to be checked on site prior to construction or fabrication.

Temporary Works

- 1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
- 2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

External windows and doors

UPVC or timber (client to confirm type), double-glazed sealed units min 20mm to incorporate:

- a) Security glazing
- b) Lockable fasteners
- c) 10-year guarantee
- d) To comply with BS 6375 Pt 1 1989 severe weather rate on window and installation
- e) Opening vents to be min 1/20th of the floor area

Glazing

all glazing located in critical zones (approved Doc 'N' 1992) to conform to BS 6206 1981, Performance Requirement for Flat and Safety Class for the Use in Buildings. Windows to have night vents equivalent to 8000mm².



Left Elevation 1:50



Front Elevation 1:50



Right Elevation 1:50

General Notes
 1) This drawing is to be read in conjunction with all relevant Architect's and specialists' drawings.
 2) Do not scale from this or any other XXX drawing.
 3) All dimensions to be checked on site prior to construction or fabrication.

Temporary Works
 1) The main contractor will be responsible for all temporary works. A specialist subcontractor should be appointed to design and install all temporary works to adequately support all applied loads.
 2) The contractor shall take all appropriate measures to avoid causing instability or damage to existing structures, surface finishes etc.

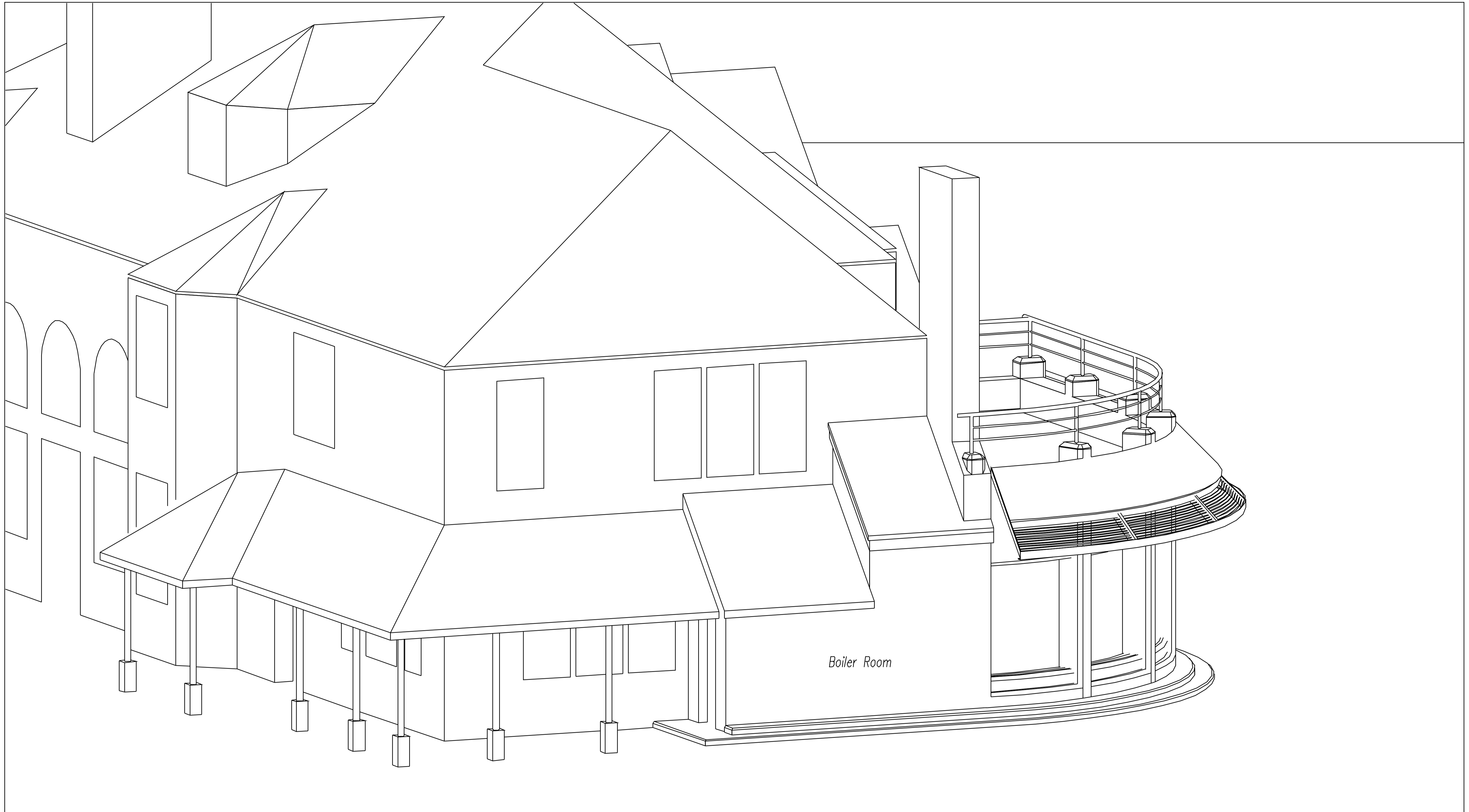
External windows and doors
 UPVC or timber (client to confirm type), double-glazed sealed units min 20mm to incorporate:
 a) Security glazing
 b) Lockable fasteners
 c) 10-year guarantee
 d) To comply with BS 6375 Pt 1 1989 severe weather rate on window and installation
 e) Opening vents to be min 1/20th of the floor area

Glazing
 all glazing located in critical zones (approved Doc 'N' 1992) to conform to BS 6206 1981, Performance Requirement for Flat and Safety Glass for the Use in Buildings. Windows to have night vents equivalent to 8000mm².



Rear Elevation 1:50





Boiler Room

General Notes

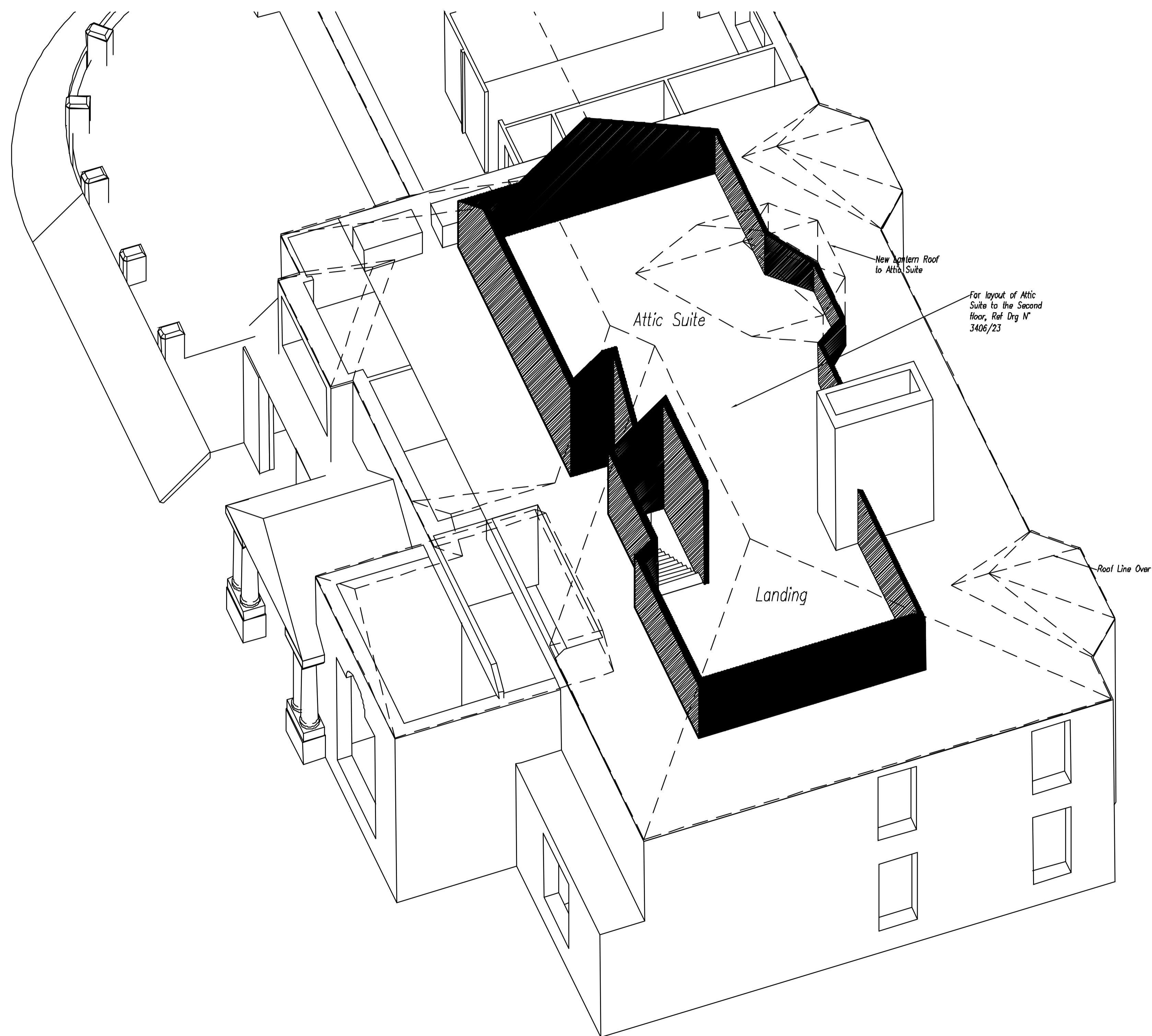
- 1) This drawing is to be read in conjunction with all relevant Architect's and specialists' drawings.
- 2) Do not scale from this or any other XXX drawing.
- 3) All dimensions to be checked on site prior to construction or fabrication.

Isometric of Canopy Arrangement



General Notes

- 1) This drawing is to be read in conjunction with all relevant Architect's and specialists' drawings.
- 2) Do not scale from this or any other XXX drawing.
- 3) All dimensions to be checked on site prior to construction or fabrication.



Axonometric of new Loft Conversion

