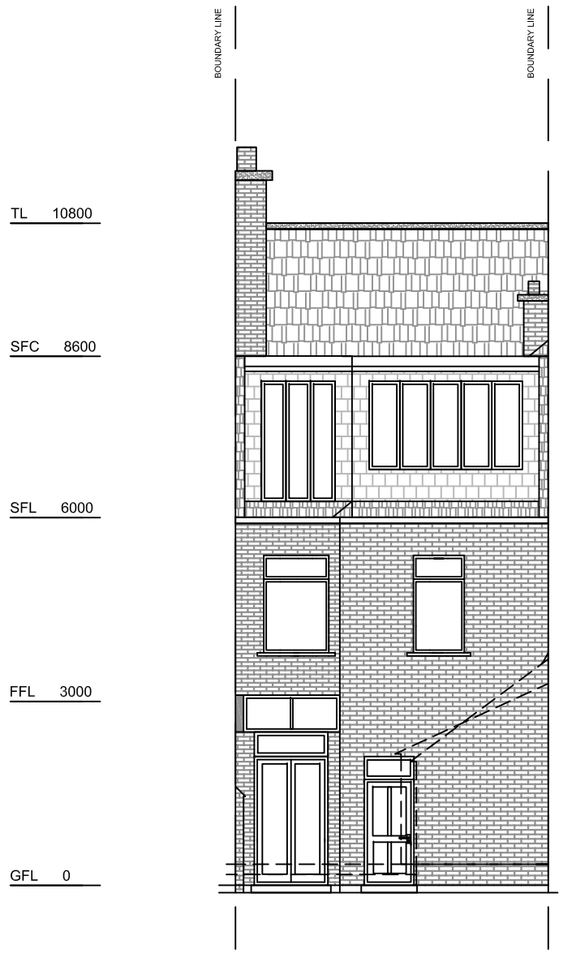
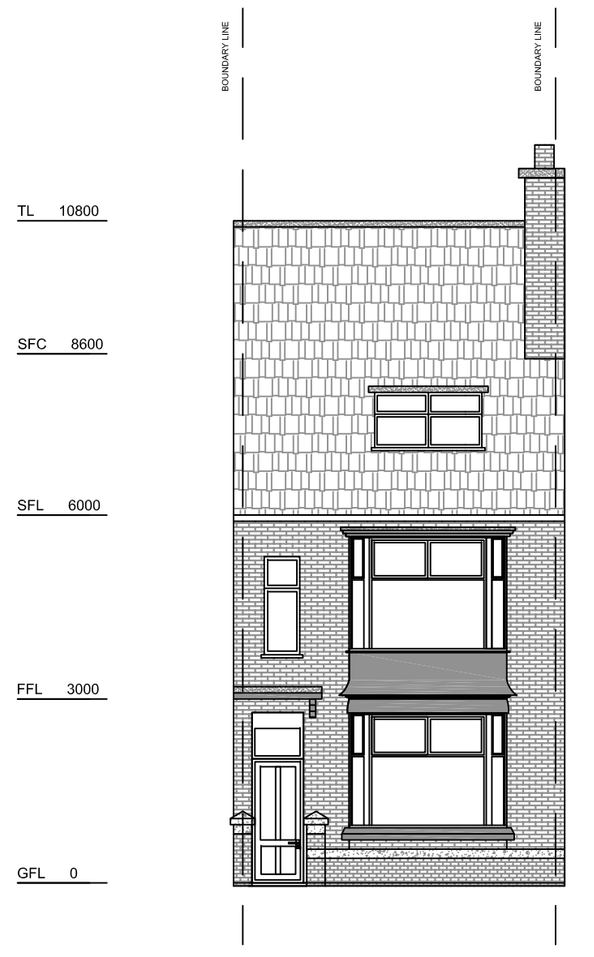


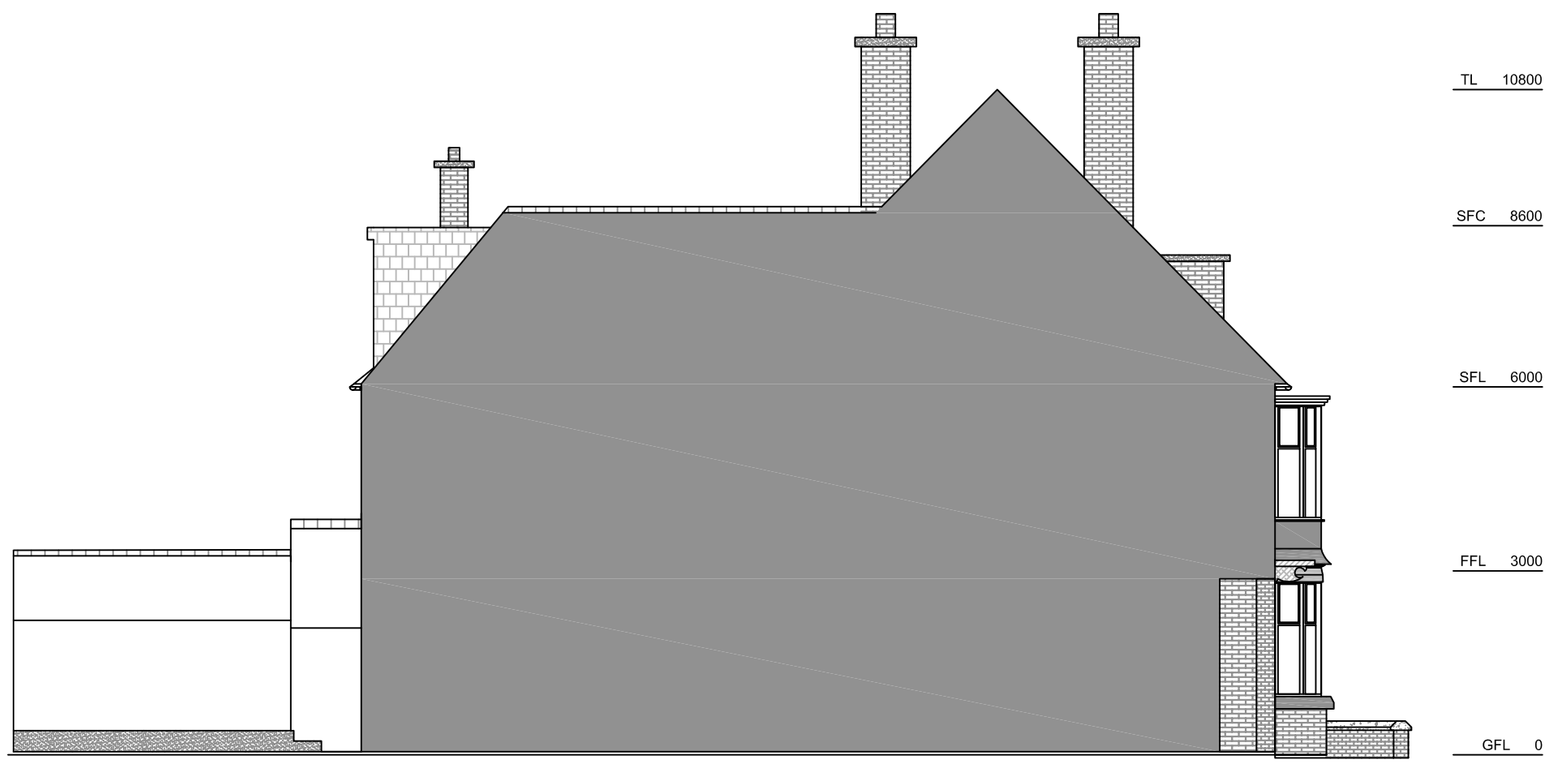
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



EXISTING FRONT ELEVATION



PROPOSED LEFT SIDE ELEVATION

INTERNAL DOORS
New internal door linings and frames to be veneered softwood timber with painted timber architraves.
Internal doors to be solid core 44mm (30 min) or 54mm (60 min fire resistance) with a veneered timber face and solid timber lippings.
FD30 door lippings to be min. 6mm hardwood with a density of 640kg/m3.
FD60 door lippings to be min. 10mm hardwood with a density of 640kg/m3.
All FD30 & 60 doors to have integrated intumescent fire seals to BS 476 .
All internal doors (non fire rated) to be provided with a 10mm air . Gap between the base of the door and the floor covering, to provide cross ventilation between internal rooms.

MECHANICAL VENTILATION
MECHANICAL EXTRACT VENTILATION TO BE PROVIDED AS FOLLOWS:

KITCHEN - COOKER HOOD RATED AT 30L/S OR AN EXTRACT FAN RATED AT 60L/S.
UTILITY - EXTRACT FAN RATED AT 30L/S.
BATHROOM - EXTRACT FAN RATED AT 15L/S.
WC/ SH - EXTRACT FAN RATED AT 15L/S.

EXTRACT FANS TO BE EITHER LINKED TO LIGHT SWITCHES AND TO OPERATE INTERMITTENTLY WITH 15MINUTE OVERRUN OR BE HUMIDISTAT OR MOVEMENT SENSOR TYPE. EXTRACTS TO BE DUCTED TO EXTERNAL AIR USING PVC FLEXIBLE DUCTING.

WINDOWS/EXTERNAL DOORS
WINDOWS/EXTERNAL DOORS TO BE UPVC FRAMES COMPLETE WITH SEALED DOUBLE GLAZED UNITS IN A STYLE TO MATCH EXISTING INCORPORATING LOW-E GLASS (EMISSIVITY=0.05) AND 16MM AIR GAP TO ACHIEVE A 'U' VALUE NOT EXCEEDING 1.6W/M2K. WINDOWS/DOORS TO EXTENSION TO PROVIDE MIN 1/20TH FLOOR AREA NATURAL VENTILATION TO HABITABLE ROOMS AND TO INCORPORATE ADJUSTABLE HEAD VENTILATORS TO PROVIDE MIN. 4,000MM2 BACKGROUND VENTILATION TO SHOWER ROOM AND KITCHEN.
GLAZING
GLAZING IN CRITICAL LOCATIONS I.E. DOORS/SIDE PANELS AND LOW LEVEL WINDOWS WITHIN 800MM OF FFL SHALL BE IN SAFETY GLASS IN ACCORDANCE WITH THE REQUIREMENT OF APPROVED DOCUMENT K OF THE BUILDING REGULATIONS.

Loft Floor:
Loft Floor construction to comprise 22mm t&g chipboard flooring on c24/c16 grade floor joists sizes & directions as indicated on floor plans/sections.
Provide min 100MM KINGSPAN KOOLTHERM K103 flexi in void to provide sound insulation.
Joists to be built into block work leaves or supported on proprietary galv ms hangers.
Joist ends exposed within external wall cavities to be preservative treated. min. 38mm herringbone/full depth solid strutting to be provided between joists at midspan.

No construction or fabrication work to be started until these calculations and drawings have been approved by the Building Control

Only Figured Dimensions to be used.
All dimensions to be checked on site.
All materials and workmanship to comply with current British Standards and Codes of Practice.
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1:50 SCALE BAR 0 0.5 1 1.5 2 2.5m
1:100 SCALE BAR 0 1 2 3 4 5m

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Client:

Job Title:
6 Osborne St
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Drawing Title:
PROPOSED ELEVATIONS

Scale: 1:100 @A2
Date: JUN 2019
Drawn: HD.

Drawing Number: 04
rev: