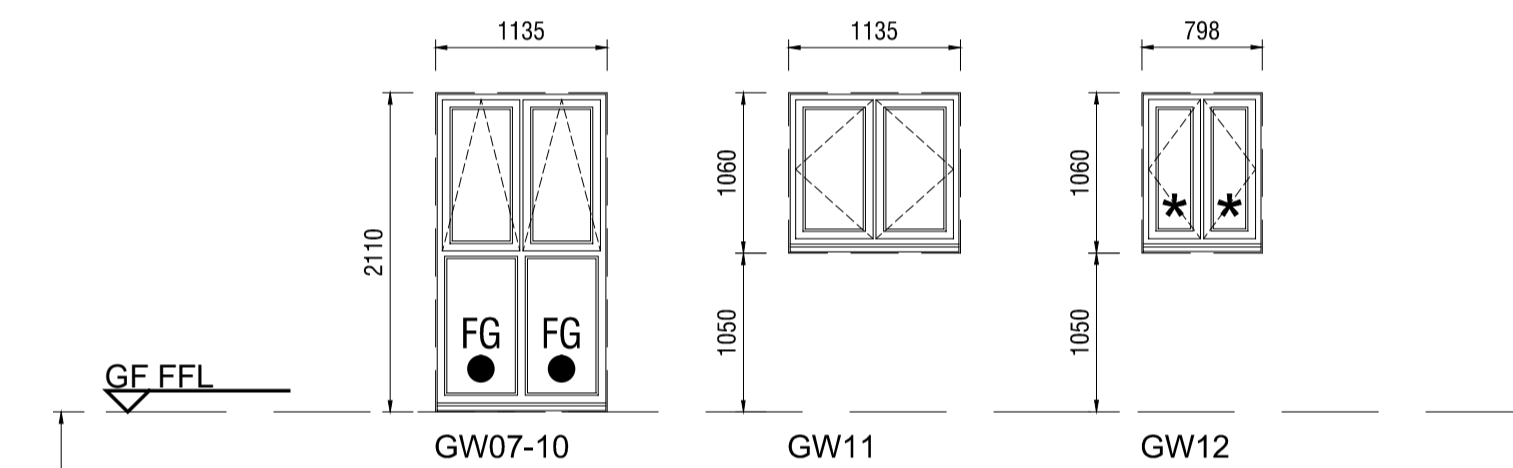
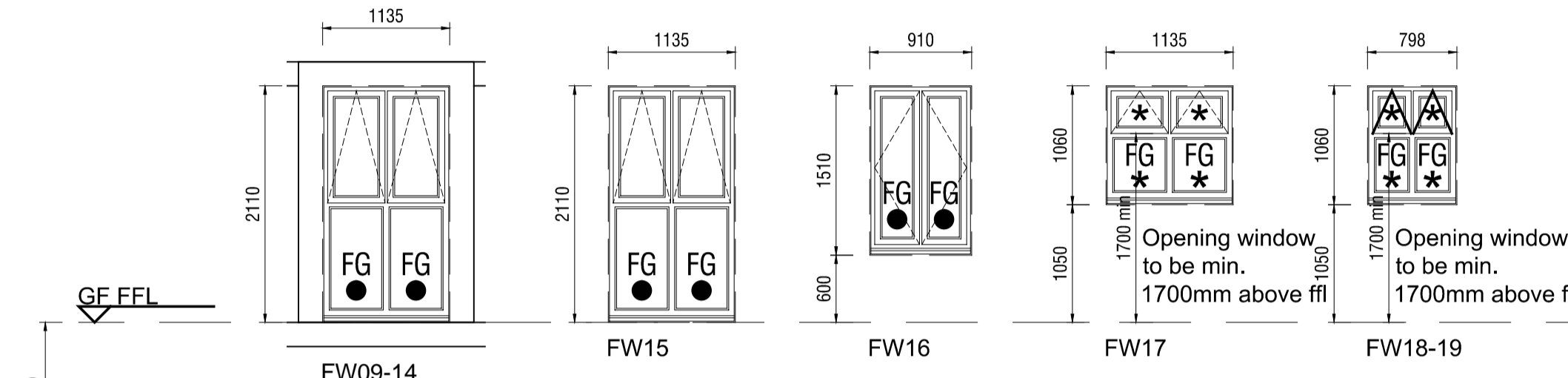
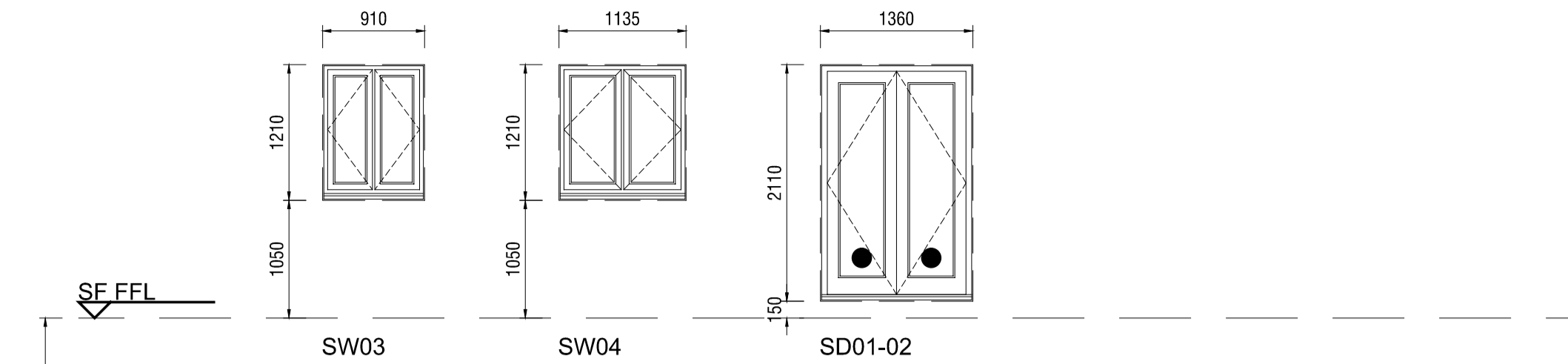


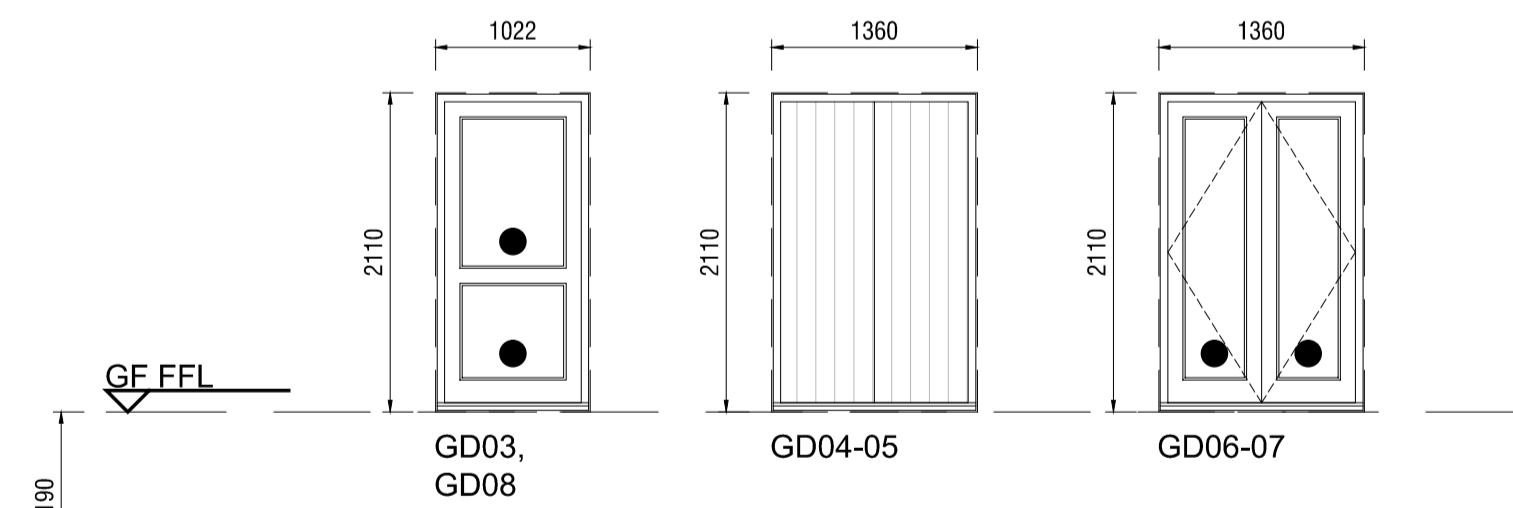
WINDOW ELEVATIONS  
(UNITS 1,2,7)



DOOR ELEVATIONS  
(UNITS 1,2,7)



WINDOW ELEVATIONS  
(UNITS 2-6,8)



DOOR ELEVATIONS  
(UNITS 2-6,8)

**WINDOW KEY**

- ★ Denotes obscure glazing to whole window
- Denotes cill/glazing less than 800mm above FFL or 1500mm for doors
- FG Denotes glazing fixed shut
- ▲ Denotes escape window
- LT Denotes level threshold

**FIRE DOORS:**

30mins fire rating doorsets notd as FD30.  
60mins fire rating doorsets noted as FD60.  
All doors to be fitted with smoke seals indicated as (s).  
All doors to be fitted with vision panels indicated as (vp).  
All flat entrance doors to be FD30s and self-closing.

All glazing to fire rated doors and side panels to achieve 30mins fire rating as part of the doorset, including fire rated glazing with intumescent material seal or channel.  
Beading to be finished with clear intumescent coating.

**EXTERNAL WINDOWS AND DOORS:**

**General Glazing Notes:**

Following the SAP 2012 calculations all new glazed screens, glazed doors and windows etc are to have a U-Value of 1.4W/m2K or better. Rooflights are to have a U-Value of 1.4W/m2K or better.

Glazing to comprise min. 6-16-6.8 double glazed units, with argon filled cavity and all to achieve 0.72 Energy g factor. All in accordance with the Noise Mitigation Measures as outlined in the Acoustic Design Assessment Report by Anglia Consultants.

Glazing to first and second floor windows to the rear to be fitted with obscure glazing with a minimum level of obscurity to conform with Pilkington Glass level 4 and/or be non-opening up to a height of 1.7m above ffl.

All glazing below 800mm above FFL in windows and below 1500mm above FFL in doors and side-lights, and glazed areas to windows and sidelights which are within 300mm of a door should be fitted with toughened safety glass to BS 6206 Class B impact performance.

'Egress Windows' are in relationship to Approved Document B Windows for Means of Escape. Clear opening to be min 0.33m2. and at least 450mm high and 450mm wide (the route through the window may be at an angle rather than straight thro'). The bottom of the openable area should not be more than 1100mm above floor level.

**WINDOW CILL HEIGHTS:**

- Where window cill height is less than 600mm above FFL the glazing is to be fixed up to a min. height of 700mm above cill level (and also min. 800mm above FFL) and must function as guarding.
- Where window cill height is between 600mm and 800mm above FFL the glazing is to be fixed up to a min. height of 800mm above FFL and must function as guarding.
- In all cases the base of any opening window to be min. 800mm above FFL (where more than 600mm above GL). Any glazing below this level to be fixed and function as guarding.
- Fixed glazing functioning as guarding should be designed to act as a barrier to falling and resist loads given in BS EN 1991-1-1 and PD 6688-1-1 ; refer also to BS 6180 for requirements for impact resistance.
- Alternatively suitable guarding that resists the forces noted above and complies with Part K of the Building Regulations with respect to height and non-climbability must be provided.

REFER TO BCA TECHNICAL GUIDANCE NOTE 16 - GUARDING TO OPENABLE WINDOWS WITH LOW CILL HEIGHTS.

All external glazing to be in accordance with Approved Document L of the Building Regulations.

**BACKGROUND VENTILATION:**

Ventilators giving a minimum sound attenuation of Dn,e,w 42dB required to all Living Rooms and Bedrooms, comprising Greenwood 2500/5000EAW.AC1 (or similar approved) window or wall trickle vents.  
All in accordance with Noise Mitigation Measures as outlined in the Acoustic Design Assessment Report by Anglia Consultants.

Proprietary background trickle ventilators are to be provided to external doors and windows (or walls) that provide ventilation as per the rate below:  
Each habitable room and Kitchen to have a minimum of 8000mm2 (10000mm2 for single floor dwellings) and each Bathroom 4000mm2 equivalent area of background ventilation.  
Where Kitchen and Living Areas are combined, then a minimum 3no. ventilators of the same equivalent area as for other habitable rooms (= 30000mm2 total) should be provided.

If there are insufficient doors/windows to achieve the required ventilation targets, then a combination of door/window trickle vents along with Acoustic wall ventilators, such as Greenwood AWW39 (or similar approved) can be used.

**DRAWINGS SUBJECT TO FULL PLANS AND BUILDING REGULATIONS APPROVAL**

No dimensions are to be scaled from this drawing

Rev.	Date	Description	Name

**PRELIMINARY**

Eastport Motors  
314 Margate Road, RAMSGATE, Kent,  
CT12 6AN

DOOR AND WINDOW ELEVATIONS  
**FOR COMMENT**

**Kirby . Cove . Architects**

Studio 10 Dimsdale House Hertford SG14 1BY 01992 538088

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