

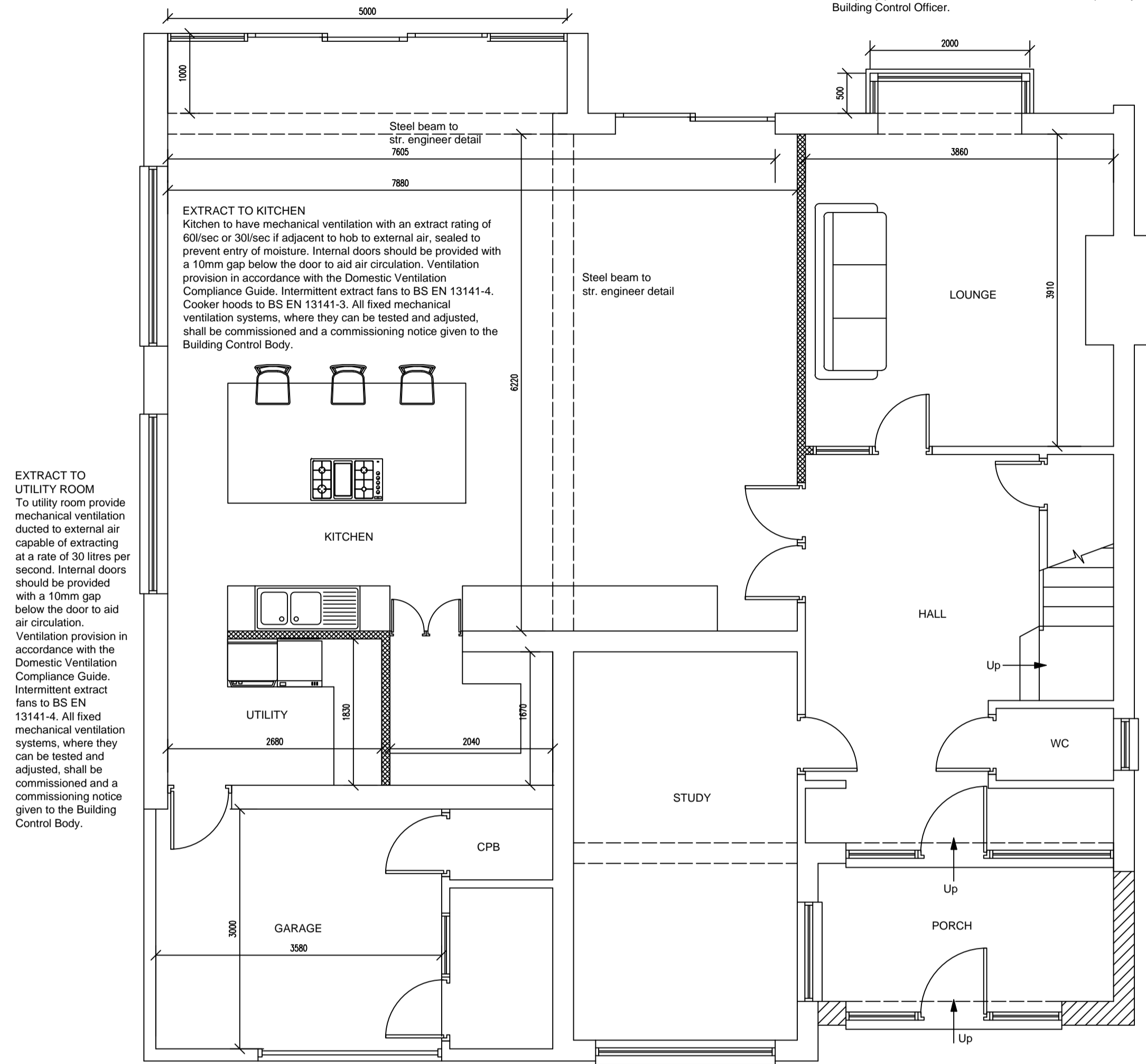
ROOF LIGHTS
Min U-value of 1.6 W/m²K.
Roof lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance.

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

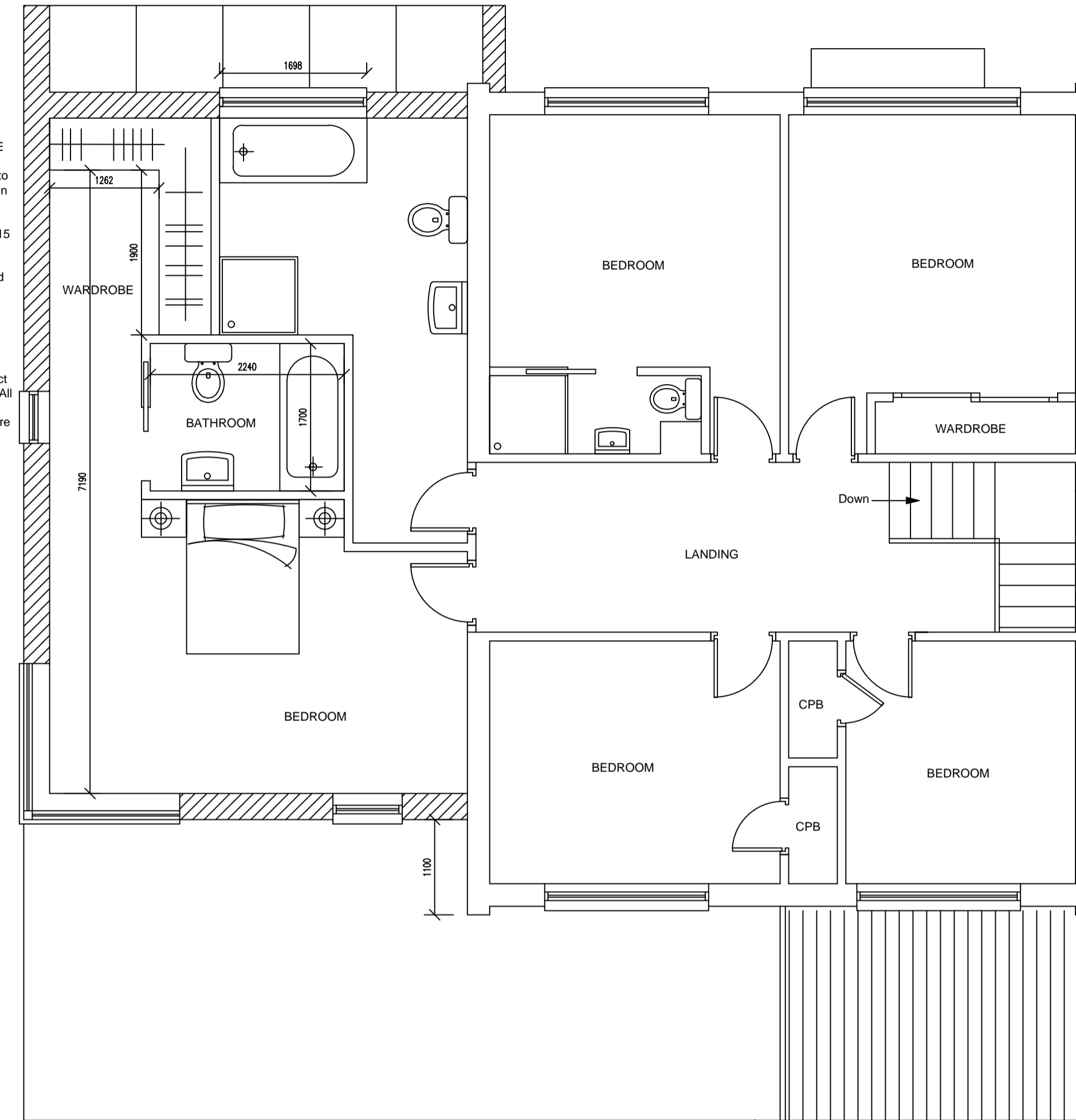
ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed operable area of 450mm high x 450mm wide, minimum 0.33m sq. The bottom of the operable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

Supply and install new structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc fireline board with staggered joints nailed to timber cradles or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance.

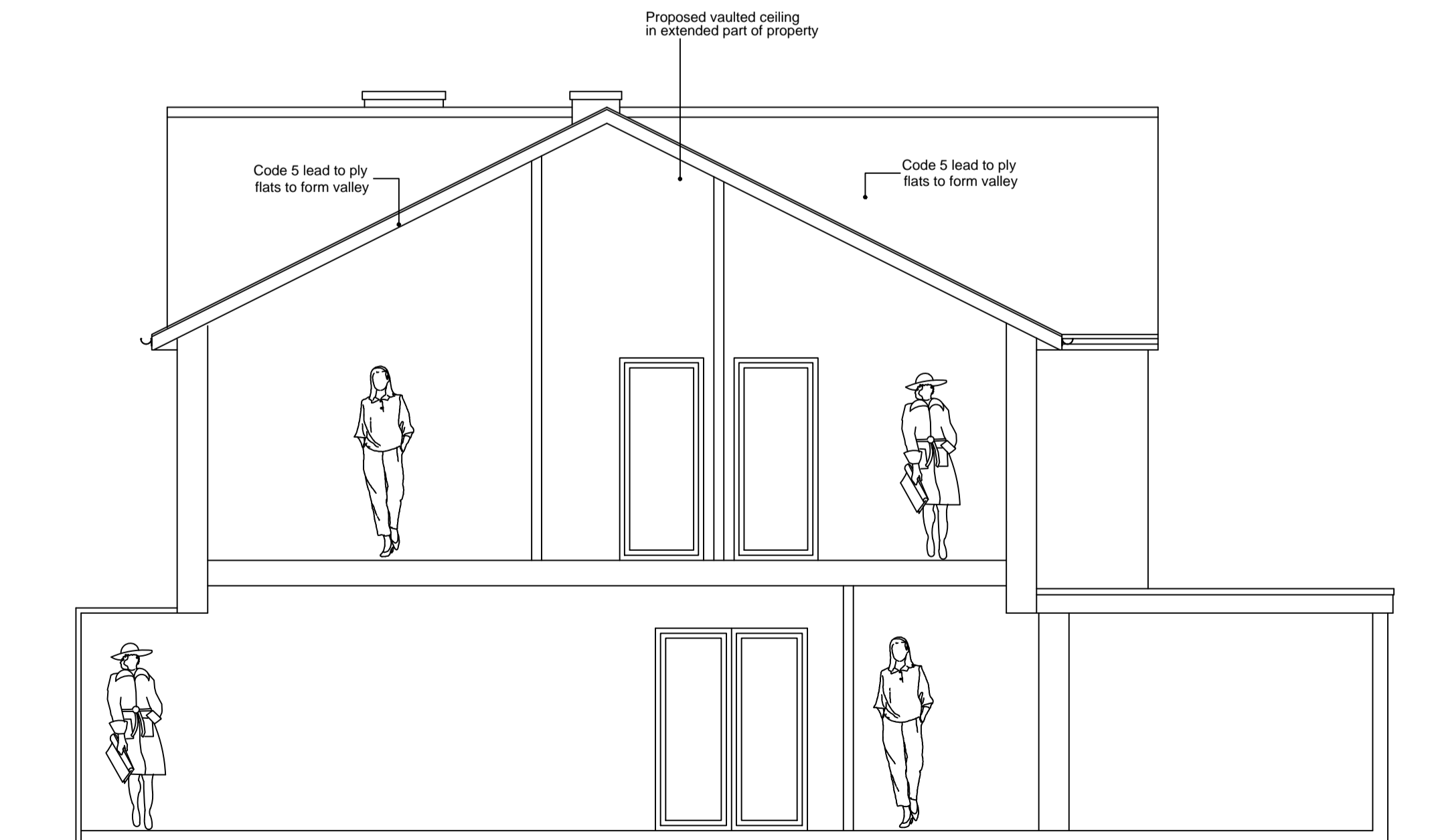


PROPOSED GROUND FLOOR PLAN
(scale 1:50)

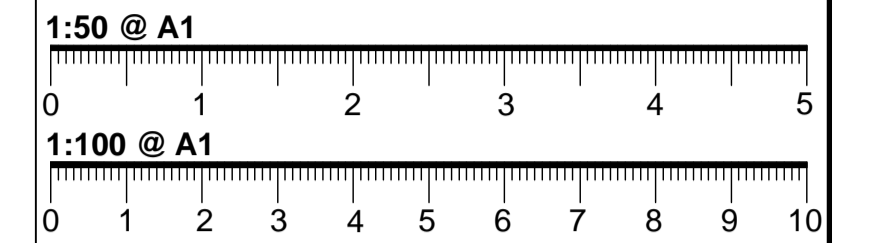
EXTRACT TO EN-SUITE
En-suite to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.



PROPOSED FIRST FLOOR PLAN
(scale 1:50)



TYPICAL SECTION
(scale 1:50)



NOTES:

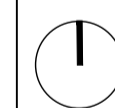
- THESE DRAWINGS ARE FOR BUILDING ILLUSTRATION PURPOSES ONLY (REFER TO BUILDING SPEC FOR FURTHER INFORMATION)
- DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY CONSTRUCTION
- REFER TO STRUCTURAL ENGINEER REPORT FOR STEEL WORKS, THESE DRAWINGS ARE FOR ILLUSTRATION PURPOSES ONLY
- ELECTRICAL LAYOUT TO BE CONFIRMED BY CLIENT ON SITE WITH BUILDER
- PLUMBING TO CONNECT TO EXISTING

KEY:

- SITE BOUNDARY
- - - DEMOLITION
- DRAINAGE
- LIGHT LAYOUT TBC

KEY:

- (DS) MAINS CONNECTED SMOKE DETECTOR
- (HD) MAINS CONNECTED HEAT DETECTOR
- (XX-X) (REFER TO BUILDING SPEC NOTES)
- (FFL+XXX) FINISHED FLOOR LEVEL
- FE/RL FIRE ESCAPE ROPE LOCATION
- FR/ER FIRE ESCAPE ROUTE WINDOW
- FD-30 FIRE RATED DOOR UP TO 30min
- FS-30 FIRE RATED STUD WALL UP TO 30min
- FR-30 FIRE RATED GLASS UP TO 30min



REVISION DATE/DRAWN



PROJECT	1 Coniston Close
	London
DRAWING TITLE	PLANNING
	PROPOSED PLANS & SECTION
DATE	FEB 24 SCALE @ A1
DRAWN	MC CHECK SS
STATUS	
JOB NUMBER	
DRAWING NUMBER	DR-A-03 REV C