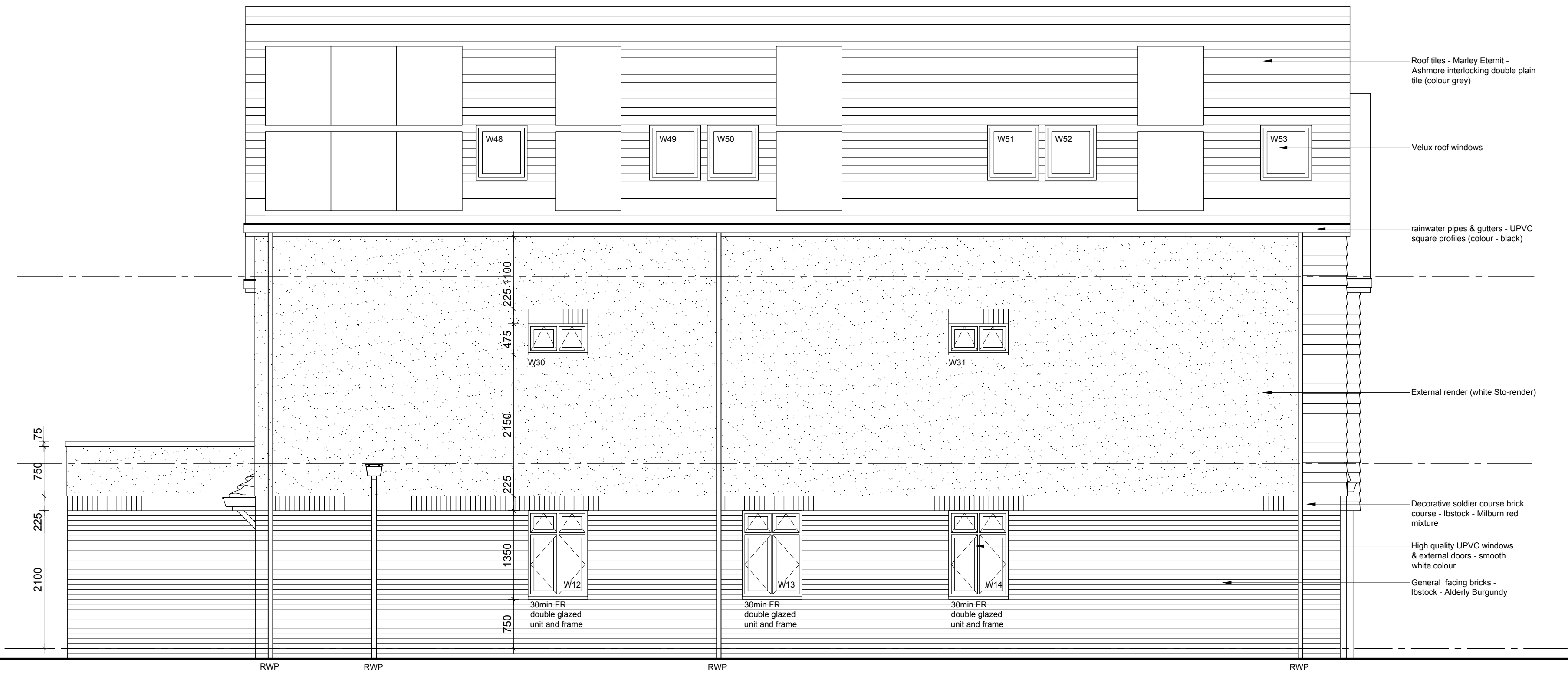


GENERAL NOTES:
This drawing has been produced for our client and is submitted as part of a planning application / building regulations submission and is not intended for use by any other person or for any other purpose. Use of this drawing is subject to copyright.
The contractor is to check all site dims and levels before work starts and notify Architect of any discrepancies. This drawing must be read and checked against all structural and other specialist drawings and specifications etc. The contractor is to comply with all current British Standards and Building Regulations whether or not specifically stated on these drawings. Do not scale from this drawing.



Front (East) Elevation



Side (South) Elevation



LEAD WORK AND FLASHINGS
All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations.

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.

ESCAPE WINDOWS
Emergency egress windows to have an unobstructed openable area that complies with:
- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable 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.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

WINDOWS AND DOORS
Windows to be double glazed with argon filled gap and with a soft coat low-E glass. Window Energy Rating to be Band A or better and to achieve U-value of 1.4 W/m²K.
Opaque doors to achieve U-value of 1.0 W/m²K.
Semi glazed doors to achieve U-value of 1.2 W/m²K. Glazed areas to be double glazed with argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

ACCESSIBLE ENTRANCE
Accessible threshold with drainage channel.
Level landing minimum 1500x1500mm directly outside entrance door.
Landing covered to a minimum width of 1200mm x 900mm.
Front entrance door minimum clear opening 850mm.
Min 300mm rib is provided to leading edge of door and extra width extended for a min of 1200mm.
Reveal on inside of door has a maximum depth of 200mm.
The ground surface or entrance flooring does not impede wheelchair movement.
Door entry controls, where provided, are mounted 900-1000mm above finished ground level, and at least 300mm away from any projecting corner.
Fully diffused luminaires activated automatically by a dusk to dawn timer or motion detector.

Marley Eternit Ashmore interlocking double plain tile (grey)

25x38mm tiling batten on breather membrane

47x47mm counter battens with 25mm Celotex insulation between counter battens and remaining air gap over.

110mm XR4000 Celotex insulation laid over rafters (sized by Engineer) with 12.5mm foil backed Knauf plasterboard, joint taped to form VCL.

50x150 (c16) timber ceiling joists @ 400 c/c.
Min 300mm quilt laid btwn and crosslaid over joists

BEAM REQUIRED AT SECOND FLOOR TO SUPPORT ASHLAR WALL AND EDGE OF SLAB - STRUCTURAL ENGINEER TO CONFIRM?

Stepped Lead flashing at abutment between wall and roof

Outline of dormer shown hatched

50x150 (c16) timber ceiling joists @ 400 c/c.
Min 300mm quilt laid btwn and crosslaid over joists

FB22

50mm Isover Acoustic Partition Roll (APR 1200) in clg cavity

Level landing minimum 1500x1500mm directly outside entrance door

Detail 5-5

