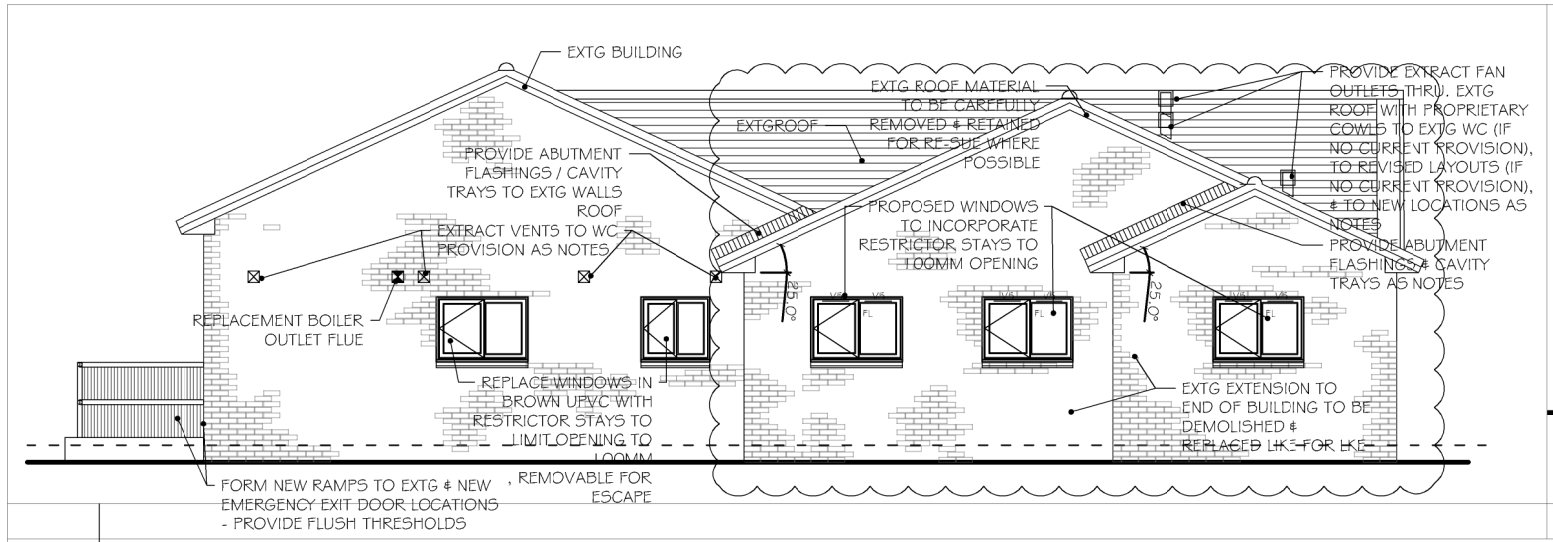
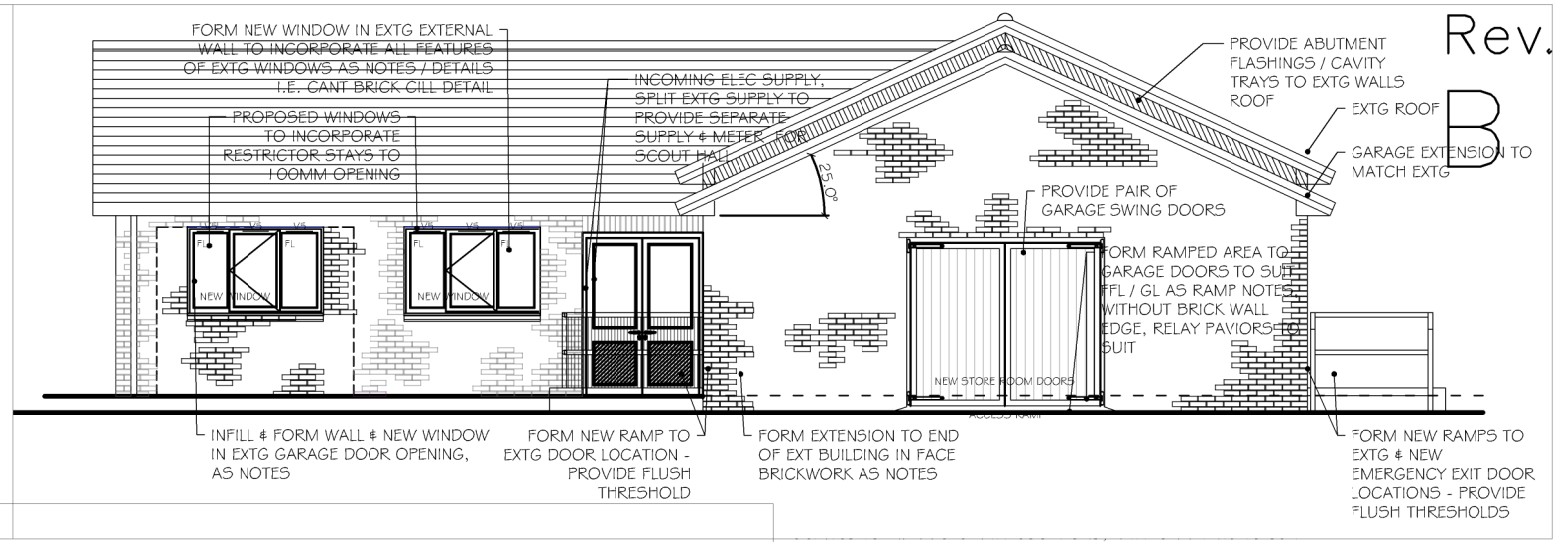
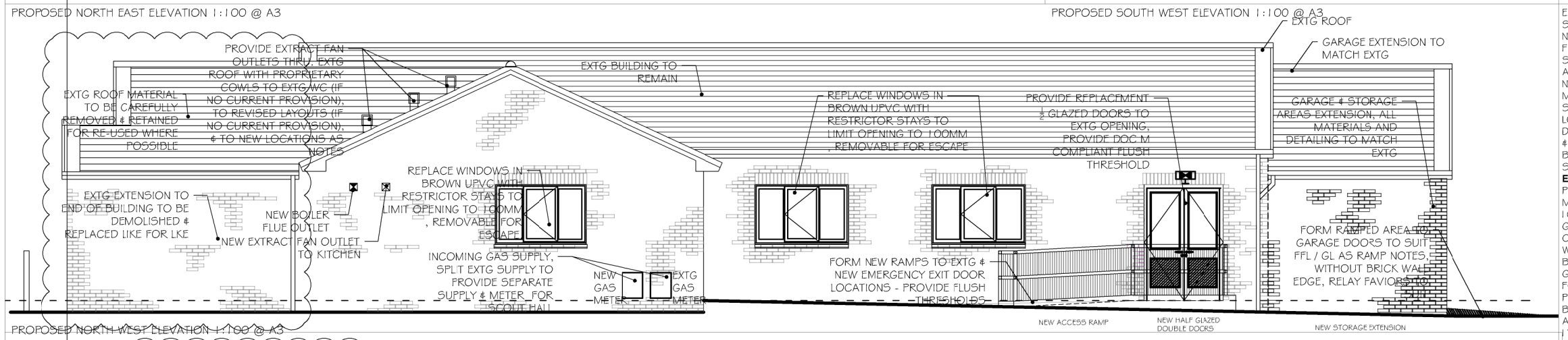
Rev. B



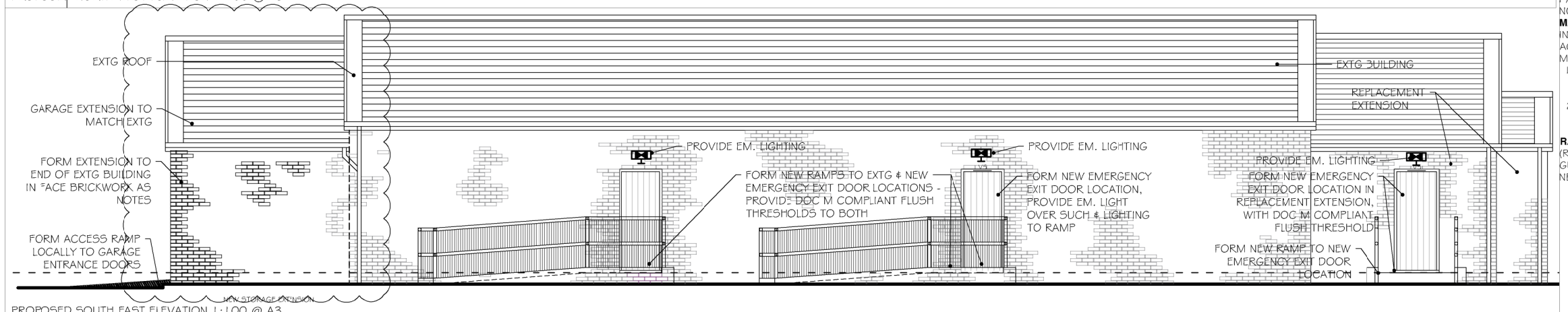
PROPOSED NORTH EAST ELEVATION 1:100 @ A3



PROPOSED SOUTH WEST ELEVATION 1:100 @ A3



PROPOSED NORTH WEST ELEVATION 1:100 @ A3



PROPOSED SOUTH EAST ELEVATION 1:100 @ A3

WINDOWS AND EXTERNAL DOORS :- DOORS & WINDOWS TO BE TIMBER TO MATCH EXTG EXTERNAL COLOUR TO MATCH EXTG, INTERNAL COLOR TO BE CONFIRMED - CLIENT'S REPRESENTATIVE TO CONFIRM BOTH.
ALL SUBJECT TO CONFIRMATION BY CLIENT PRIOR TO ORDERING.
CONTRACTOR TO PROVIDE SAMPLE.
WINDOWS AND EXTERNAL DOORS TO BE FROM SINGLE APPROVED SUB-CONTRATOR (PROVIDE DETAILS), INC FOR SUPPLY AND INSTALLATION, APPRCVAL BY CLIENT. TOGETHER WITH INSURANCE BACKED 10 YEAR GUARANTEE. ALL TO COMPLY WITH REQUREMENTS TO OBTAIN SECURED BY DESIGN STATUS. SUPPLIER TO CONFIRM PROPOSED SPECIFICATION WITH QUOTATION. ALL TO BE DESIGNED TO STANDARDS DETAILED OR THE CURRENT LEGISLATION /ERSION WHICH EVER THE HIGHER STANDARD
ALL WINDOWS AND DOORS TO BE MANUFACTURED TO BS7412 BY A FIRM CURRENTLY REGISTERED UNDER A QUALITY ASSURANCE SCHEME OPERATED BY A CERTIFICATION AND INSPECTION BODY ACCREDITED BY THE NATIONAL ACCREDITATION COUNCIL FOR CERTIFICATION BODIES (NACCB)
VENTILATION : - V5 - TRICKLE VENTILATOR MINIMUM **5000 / 2500 SQ.MM** EQUIVALENT AREA REQUIRED TO ALL DOORS & WINDOWS. WHERE REQUIRED TO BE MANUALLY CONTROLLABLE, AND LOCATED WITHIN JAMB OF WINDOW/DOOR.
GLAZING :- GLAZING TC WINDOWS AND DOORS TO COMPLY WITH APP DOC K:- HERMETICALLY SEALED ARGON FILLED DOUBLE GLAZED UNITS COMPLETE WITH INSULATED SPACERS, WITH MIN 6.4MM LAMINATED GLASS TO BS EN 356 2000 RATING P2A, IN ALL LOCATIONS TO COMPLY WITH BS 6206 (WITHIN 800MM OF FLOOR LEVEL).
WINDOWS :- ALL GLAZING TO BE LAMINATED AS NOTED ABOVE. ALL TO GIVE MINIMUM WHOLE WINDOW 'U' VALUE OF 1.1.
WINDOW STANDARDS :- WINDOWS GENERALLY TO COMPLY WITH BS 7950:1997 OR WCL 4AS REQUIRED BY SECURED BY DESIGN STANDARDS. ALL WINDOWS TO BE CIRTIFIED TO RELEVANT MATERIAL STANDARD AND BE CERTIFIED BY A UKAS ACCREDITED BODY (EG BSI, BM TRADA, BBA, BRE, WCL, STEEL WINDOW ASSOC.) ALL WINDOWS TO BE SECURELY FIXED TO BUILDING FABRIC AS MANUFACTURERS INSTRUCTIONS - FOAM FIXING ONLY IS NOT ACCEPTABLE IN ANY CIRCUMSTANCES.
WINDOW OPENING PATTERN:- DESIGN & OPENING PATTERN TO MATCH WINDOWS BEING REPLACED - CLIENT'S REPRESENTATIVE TO CONFIRM - MANUFACTURER/CONTRACTOR TO CONFIRM ALL OPENING PATTERN CONFIGURATIONS PRIOR TO COMMENCEMENT OF MANUF WITH CLIENT.

MEANS OF ESCAPE:- WINDOWS TO HAVE AN JNOBSTRUCTED OPENABLE AREA OF A" LEAST 0.335Q.M AND BE AT LEAST 450MM HIGH AND 450MM WIDE. BOTTOM OF OPENABLE AREA TO TO NOT MORE THAN 1100MM ABOVE FLOOR LEVEL.
WINDOW IRONMONGERY :- HIGH SECURITY LOCKING AND HINGE SYSTEMS TO COMPLY WITH BS 7950, AND SECURED BY DESIGN - STAINLESS STEEL HARDWARE - MULTIPOINT ESPAGNOLETTE LOCKING AND FRICTION HINGES.
HANDLES :- LOCKABLE SATIN SILVER TRICLE VENTILATORS - TO MATCH BACKGROUND
DOORS :- GLAZING TO DOORS/DOORSETS TO COMPLY WITH APP DOC K.:- HERMETICALLY SEALED ARGON FILLED TRIPLE GLAZED UNITS COMPLETE WITH INSULATED SPACERS TO BS5713, WITH MIN 6.4MM LAMINATED GLASS TO BS EN 356 2000 RATING P2A, IN ALL LOCATIONS TO COMPLY WITH APP DOC K DIA 1 (WITHIN 1500MM OF FLOOR LEVEL, AND TO WITHIN 300MM OF DOOR SIDE SCREENS).
DOORS :- ALL GLAZING TO BE LAMINATED AS NOTED ABOVE. ALL TO GIVE MINIMUM EITHER WHOLE UNIT 'U' VALUE OF 1.1.
DOORSET STANDARDS :- TC BE CERTIFIED TO EITHER PAS 24:2012 OR WCL 1, TOGETHER WITH BS6375/PAS 23-1:1999. PROVIDE PROOF OF CERTIFICATON INC. TECHNICAL SCHEDULE TC CRIME PREVENTION DESIGN ADVISOR (CPDA), OR THE CURRENT LEGISLATION VERSION : CONFIRM SUPPLIER IS MEMBER OF SECURED BY DESIGN LICENSING SCHEME AND DOORSET IS INCLUDED ON SBD WEBSITE.
DOORSET TO BE SECURELY FIXED TO BUILDING FABRIC AS MANUFACTURERS INSTRUCTIONS.
ALL DOORS TO BE FITTED WITH LEVEL ACCESS THRESHOLDS:- MAXIMUM UPSTAND 15MM
EXTERNAL DOORSET IRONMONGERY :- TO BE SUITED TO MATCH WINDOWS - HANDLES AND LETTER PLATE - SATIN SILVER
EXTERNAL DOORSET LOCKING - EITHER I)CYLINDER TO BS EN1303, BSI KITEMARK/BM TRADA Q MARK CERTIFIED, MINMUM GRADE 5 KEY SECURITY & GRADE 0 ATTACK RESISTANCE, INC. GRADE 2 RESISTANCE TO DRILL ATTACK, AND INC. ASSESSMENT AGAINST THE GENERAL VULNERABILITY ASSESSMENT INCLUDED WITHIN BS3621,
OR WHERE NOTED AS FIRE ESCAPE DOOR : LOCKING MECHANISMS / SECURITY TO PROVIDE ESCAPE VIA CRASH PAD / BARS IN ACCORDANCE WITH DOOR & HARDWARE FEDERATION BEST PRACTICE GUIDANCE BS EN 1125: 2003 & BS EN179: 2008 - PANIC AND EMERGENCY EXIT DEVICES

OTHER ITEMS -
1) **EXTENDED CILLS** :- TO SUIT THICKNESS OF EXTERNAL WALL/CILL
2) **THRESHOLDS** :- TO ALL EXTERNAL DOORS, THRESHOLD TO BE COMPLIANT WITH AP. DOC PAFT M, WITH MAX. HEIGHT 15MM
3) **COLOUR & TOUCH:-** ALL OPENING FURNITURE TO CONTRAST WITH BACKGROUND, AND NO BE COID TO THE TOUCH,
4) **DOOR CLOSER:-** FORCE NOT TO EXCEED 30N AT 0-30 DEGREES OPEN / 22.5N AT 30-60 DEGREES OPEN.
5) **GAPS** :- ALL GAPS AROUND WINDOWS AND EXTERNAL DOORS ARE TO BE SEALED TO PREVENT AIR LEAKAGE (EG. EXPANDABLE FOAM AND/OR MASTIC SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER).
6) **FIXING** :- GENERALLY AS RECOMMENDED BY MANUFACTURER BUT MINIMUM 150 - 250MM FROM EACH END OF JAMB, ADJACENT TO EACH HANGING POINT TO OPENING LIGHTS BUT NO CLOSER THAN 150MM TO TRANSOM/MULLION CENTERLIIE AND THEN AT MAXIMUM 600MM C/C..
7) **STRUCTURAL OPENINGS** :- AS INDICATED ALLOW FOR USE OF STANDARD DOOR LEAVES, ALL NEW DOORS ARE STANDARD METRIC DOORS UNLESS NOTED OTHEFWISE / REPLACEMENT DOOR TO SUIT EXTG STRUCTURAL OPENING SIZE.
8) **INTERNAL DOORS** : - ALL TO BE UNDERCUT T0 ALLOW A 10MM GAP ABOVE THE FLOOR WHERE FLOOR FINISH TO ENSURE GOOD TRAINSFER OF AIR THROUGH BUILDING.
9) **LEADING EDGES** :- ALL DOORS TO BE COLOURED TO SUITABLY CONTRAST WITH BACKGROUND
10) **OPENING / USER COLLISION**:- WHERE OPENING WINDOWS PRESENT RISK OF OPEN WINDOW COLLISION PROVIDE ALL OPENING LIGHTS WITH RESTRICTOR STAYS TO LIMIT OPENING TO MAX OF 100MM
11) **MANIFESTATION**:- INCLUDE FOR WARNING MANIFESTATION OF ALL LARGE PANES OF GLASS IN ACCORDANCE WITH AP. DOC. K - DIAGRAM 7.2 - CIRCULAR DOTS.

AIR TIGHTNESS :– ALL GAPS AROUND WINDOWS AND EXTERNAL DOORS ARE TO BE SEALED TO PREVENT AIR LEAKAGE (EG. EXPANDABLE FOAM AND/OR MASTIC SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER).

OB: - OBSCURE GLASS - CLASS 3 OBSCURITY AS A MINIMUM
FL :- FIXED LIGHT

NEW EMERGENCY ESCAPE DOORWAY - NEW RAMP - REAR ELEVATION & FRONT ELEVATION NEW ACCESS RAMP : - FORM NEW RAMPED ACCESS, A) REAR ELEVATION FFL / GL DIFFERENCE C. 225 TBC ON SITE EQUATES TO 3M LONG RAMP, WITH 1:13 GRADIENT, B)FRONT ELEVATION FFL / GL DIFFERENCE C. 150 TBC ON SITE EQUATES TO 2M LONG RAMP, WITH 1:12 GRADIENT. FORM RAMPS AS FLOOR NOTES
EDGING TO RAMPED PATHWAY :- PROVIDE A MIN. 100MMM HIGH KERB TO RAMP AS DETAILS, RAMP BRICKWORK WALL TO EXTEND ABOVE RAMP SURFACE TO FORM UPSTAND, PROVIDE IBSTOCK CAPLOCK SYSTEM IN CONJUNCTION WITH DOUBLE CANT CAPLOCK BRICKS ALL LAID AS MANUF. SPEC & DETAILS. MAX. 100MM GAP FROM KERB TO INFILL PANELS OVER.
BALUSTRADE:- PROVIDE BALUSTRADE TO RESIST HORIZONTAL FORCE OF 0.36KN/M. HANDRAIL HEIGHT TO LANDING 1100MM, TO STAIR FLIGHTS MIN. 900MM, WITH ADDITIONAL LOWER LEVEL HAND RAIL AT 600MM, WITH INFILL MESH PANELS TO BALUSTRADE. GENERALLY PROVIDE MIN 1100MM HIGH AS INDICATED ON SECTIONS, CONTINUE HAND RAIL MIN 300MM BEYOND TOP & BOTTOM OF RAMP. HANDRAIL TO BE INTERCLAMP ASSIST RANGE OR EQUIV IN COMPLIANCE WITH THE PUBLIC ACCESS REQUIREMENTS OF THE EQUALITY ACT 2010 AND BUILDING REGULATIONS PART M 2013. ALL TO BE COLOUR CONTRASTING TO BACKGROUND AND NOT COLD TO THE TOUCH. NO GREATER THAN 100MM DIA. SPHERE TO PASS BETWEEN INDIVIDUAL POST / INFILL PANEL TO POST / BOTTOM OF INFILL PANELS & RAMP SURFACE DESIGN TO BE AGREED BY CLIENT PRIOR TO ORDER.
HAZARD WARNING SURFACE: - PROVIDE AT TOP & BOTTOM OF RAMP & EM. EXIT PLATFORM INTERNALLY & EXTERNALLY 400MM FROM EDGE OF RAMP / STEP EDGE & 800MM WIDE GROUND SURFACE INDICATORS (GSIS) IN STAINLESS STEEL BY VULCAN ARCHITCTURAL OR EQUAL - INDIVIDUAL VTAC STUDS, PROVIDE / INCLUDE FOR PHOTO-LUMINESCENT INSERT, OR CORDUROY TACTILE WARNING SURFACE.
EXTG EMERGENCY EXIT DOOR: - **TBC AS ACCEPTABLE BY B.CONTROL - IF NOT PROVIDE RAMP AS NOTES** - PROVIDE MIN. 1200 X 1200MM LANDING PLATFORM OUTSIDE OF EXTG DOORWAY. PLATFORM OF 100MM MASS CONCRETE ON 150MM TYPE1 HARDCORE, ON 25MM SAND BLINDING. PROVIDE EITHER SIDE OF DOORWAY MIN. 900MM HIGH GUARD RAILING / BARRIERS - SPEC AS RAMP - INTERCLAMP ASSIST RANGE,, WITH INFILL PANELS - AS RAMP - TO PREVENT COLLISION WITH OPEN / OPENING DOOR & EXITING PERSONS.

EACH SPECIFIC LOCATION AS APPROVED DOC. PART K - CONTRACTOR TO SUPPLY DETAIL FOR EXACT CALCULATION - FORM RAMP WALLS AS WALL NOTES, RAMP SURFACE TO BE 150MM INSITU STRUCTURAL CONCRETE FLOOR SLAB AS ENGINEERS SPEC & DETAILS ON 150MM HARDCORE, 25MM SAND BLINDING. HARDCORE TO BE TYPE 1 GRANULAR MATERIAL, LEVELED AND WELL COMPACTED IN LAYERS AS ENGINEERS SPEC & DETAILS. PROVIDE NON SLIP SURFACING TO RAMP IN CONTRASTING COLOUR TO LANDINGS - MARSHALLS BARFACE TACTILE FLAG PAVING OR EQUIV. NON SLIP PAVING SLABS ON 25MM 4:1 MIX MORTAR BED ALL AS MANUF SPEC & DETAILS. TO LOCATIONS WHERE RAMP AEUTS EXTERNAL WALL INSERT ADDITIONAL / NEW DPC AT MIN 150MM ABOVE REVISED GROUND LEVELS THROUGHOUT RAMP & LANDING LENGTH. PROVIDE AT TOP & BOTTOM OF RAMPS 400MM WIDE BLISTER / TACTILE WARNING SURFACES IN CONTRASTING COLOUR TO RAMP SURFACE AS NOTES, HANDRAILS TO ALL SIDES OF RAMP AS NOTES.
EMERGENCY EXIT PATHWAYS:- MARSHALLS STANDARD GREY PIMPLE FLAG PAVING ON MORTAR BED, ON 100MM FLOAT FINISH OVERSITE CONCRETE, MIN. 150MM WELL COMPACTED TYPE 1 HARDCORE, AS REQUIRED IN 100MM LAYERS TO SUIT REVISED LEVELS 25MM SAND BLINDING, GEOTEXTILE MEMBRANE. PATH EDGING 50 X 150MM PC EDGING IN CONCRETE BED SURROUND/IF STEPS REQUIRED FORM IN 215 THK. DWARF WALL IN FACE BRICK WORK WALL TO PATH EDGE, BRICK (TO MATCH MAIN BLDG.) WALL ON FOUNDATION TO ENGINEERS SPEC & DETAILS / AS BRE GOOD BUILDING GUIDE 27 WALL DETAILS APPROPRIATE TO SITE. FOUNDATIONS AS SUB STRLCTURE NOTES/ AS SPECIFIED BY ENGINEER. PROVIDE TACTILE PAVING IN CONTRSTING COLOUR TO PATHWAY BACKGROUND AT CHANGES OF LEVEL & CHANGES OF TRAVEL DIRECTION, ALL AS RAMP NOTES SPEC. F STEPS REQUIRED IN PATH MAX STEP HEIGHT 170MM, HANDRAILS TO BOTH SIDES, TACTILE PAVING, CONTRASTING STEP NOSINGS AS RAMP NOTES
MANHOLE COVERS - READ IN CONJUNCTION WITH DRAINAGE DRAWINGS :- INSET COVERS ARE TO BE PROVIDED IN ALL CASES AND LOCATIONS TO ACCOMMODATE THE PROPOSED SURFACE FINISH SURROUNDING THE MANHOLE COVER, PROVIDE THE FOLLOWING OR EQUIVALENT SPEC.
1) WHERE DRAINAGE LOCATED WITHIN HARD LANDSCAPED AREAS CONTRACTOR TO PROVIDE ECOGRID RECESSED MANHOLE COVER FOR PATIOS, DRIVEWAYS, PAVING & FLAGGING OR EQUIV
2) WHERE DRAINAGE INFRASTRUCTURE LOCATED WITHIN SOFT LANDSCAPED AREAS CONTRACTOR TO PROVIDE ECOGRID 'GRASSTOP' RECESSED MANHOLE COVER & FRAME, OR EQUIV.
RADON :- SUBJECT TO GROUND INVESTIGATION REPORT IF RISK OF GAS (RADON) PRESENT PROVIDE ALL MEASURES AS DESCRIBED IN B.R.E. GUIDANCE DOCUMENT "RADON: GUIDANCE ON PROTECTIVE MEASURES FOR NEW DWELLNGS" .

- NOTE -
All dimensions to be checked on site by contractor prior to commencement of any & all works & manufacture of prefabricated items. Any discrepancy or query to be reported and clarified before any associated ; all work proceeds. All construction to be in accordance with current relevant Trade and Professional Standards and Guidelines, Statutory requirements and product manufacturers specifications and details. Read drawing in conjunction with finishing specification, workmanship specification, all other associated drawings issued and details which may be issued from time to time.

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SCALE 1:100 @ A3
0 0.5 1.0 2.5

Revision
A 20-10-2017 Notes & details amended
B 22-11-2017 Replace all windows

Title
24A GLOUCESTER RD
ALMONDSBURY
BS32 4HA

Description
PROPOSED ELEVATIONS

Drg. No 16/0115/205B

Date MAY 2017 **Scale** NOTED @ A3

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