

GA 350- Third Floor Plan as Proposed
SCALE 1:50 @ A1, 1:100 @ A3

Notes:

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

Notes

- Nom 100 x 150mm terracotta stringcourse supported on proprietary stainless steel anchor system with thermal breaks. F30.767.
- 215mm blockwork wall. F10.355, Plaster and skim finish, K10.186
- Code 6 lead covering fitted to all cornices, parapet walls and projections in accordance with the LSA manual. H71.250.
- Terracotta copings, F30.760.
- Natural slate roof on 25 x 50mm treated battens, on breather membrane over 38mm counterbattens. Counterbattens fixed using proprietary screws through 80mm Pavatherm sarking insulation. H62.105A.
- PPC aluminium windows, H11.110.

- Terracotta cill. F30.767
- Box section PPC aluminium gutter, R10.312. Depth to match depth of terracotta cladding below.
- Alignment of flues to suit ventilation to be agreed on site with Architect and M & E Engineer.
- Single ply roof lining to extend through opening in masonry wall, and incorporating lead details/ flashings/ trays to accord with the LDA requirements/ details. J42.112.
- Timber stair and handrails (specialist joinery company)L30.271, L30.580. Going 250mm, risers nominally 152mm Pitch nominally 32 degrees.
- Terracotta Sunscreen cladding on proprietary support system fixed back to curtain wall system, H11.130A.

- Proprietary aluminium curtain walling system, H11.110
- Remains of existing chimneys to be carefully taken down and existing brickwork cleaned off and set aside for reuse. Rebuild to same style as original C41.310A. C41.320A with new lead flashings and trays. H71.472.
- Zinc cladding on 18mm plywood on 50 x 50mm vertical battens fixed back to plywood board through sheathing insulation, at vertical stud locations. H74.151
- External wall insulation system. M21.212.
- Stainless steel flue from boiler room to be connected to new flue liner in existing chimney. Flue to be lined to be agreed on Site with Architect. Flue to be inserted at Second Floor and Mezzanine Level.
- Rebuild gable end ridge using new/ salvaged terracotta to match original. As specification section C41. New timber frame window and all appropriate lead work to be fitted in accordance with LSA manual.

- Studwork wall with plasterboard lining to both sides infilled with semi-rigid insulation. K10.127.
- Single ply warm deck roof covering. J42.112.
- PPC aluminium windows, L10.340 with frosted glazing.
- Nom.100x100 PPC aluminium downpipes, R10.370.
- Bat roost structure as part of the ecology mitigation strategy. See drawing GA 700.

ROOFS

- LEAD FLASHINGS & WEATHERINGS: To be incorporated within all roofs as follows:
 - Valley Gutters: Code 4 lead flashings of 1.5m maximum length at all junctions of pitched roof slopes;
 - Horizontal Abutments: Code 4 lead cover flashings of 1.5m maximum length below continuous pitch polymer cavity trays at all junctions of roof finishes and external walls. Flashings are to have a minimum cover of 100mm and 150mm to upstands and pitched roof finishes respectively, the flashing being dressed and clipped to seal the junction.
 - Sloping Abutments: Preformed cavity trays with integral code 4 lead apron flashing at all junctions of pitched roof finishes and external cavity walls. Code 3 lead soakers are to be integrated with each tile, their length being equal to the gauge + lap + 25mm and not less than 75mm upstand and more than 100mm underlap.
 - Cornices, parapet walls and projections: Code 6 lead, fixings comprise copper or stainless-steel clips incorporated into welts in exposed locations. Cover flashings lengths must not exceed 1.5m. Refer 'The Lead Sheet Association (LSA) - Complete Manual' for workmanship.
- Above ground surface water drainage to be via polyester powder coated aluminium gutters and downpipes, the latter discharging to the underground drainage system via back-inlet gulleys, with rodding-eyes (RE) where indicated.

KEY:

- Nom 125mm wall using 92mm C studs. K10.127.
- Nom 100mm wall using 72mm C studs. K10.126
- Dense concrete blockworkwall, F10.350
- Dense concrete blockwork wall with plasterboard and skim, F10.350 & K10.186
- Salvaged/new matching brickwork, to be agreed with Architect, F10.235
- Existing walls - shown with EWI system. M21.212
- Nom 330mm cavity construction, comprising 105mm facing brickwork F10.111, 75mm partial fill insulation, F30.155, tied vertically at 450 and horizontally and 900 centres. 100mm blockwork internally, F10.345, plaster board on dabs K10.186 with skimmed finish, M20.310A.

E	19/03/2020	Updated in accordance with ecology mitigation strategy. Title block altered.
D	22/09/2016	Rear chimneys and tea station omitted. Notes updated.
C	05/09/2016	Ramp to lift added, glazing dimensions increased and dormer cheek wall construction altered. Columns brought back from glazing. Guarding added to windows.
B	25/07/2016	Appearance and scale of rear dormers altered. Stairwell position moved towards rear wall. Conservation rooflights added in lieu of front dormers. Notes updated accordingly.
A	20/06/2016	Rear dormer window width increased. Rooflight location altered.
NO.	DATE	REVISION

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