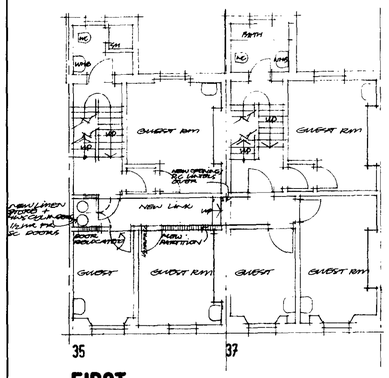

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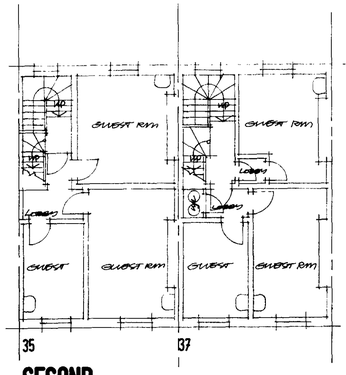

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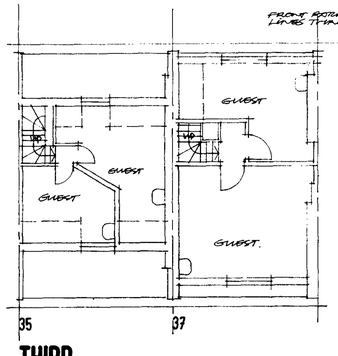

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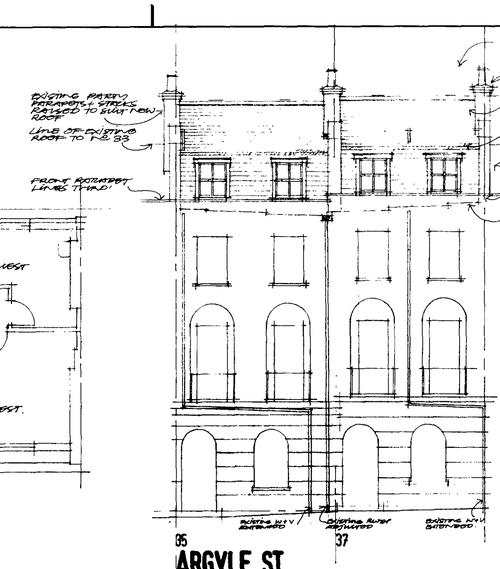

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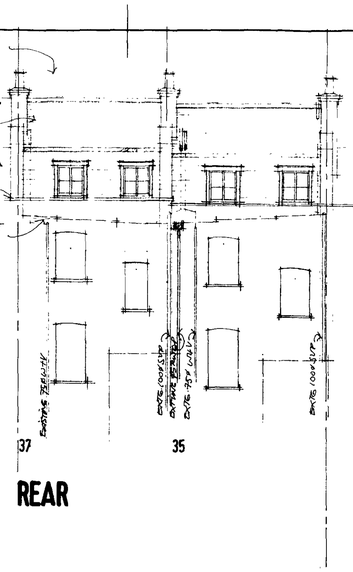
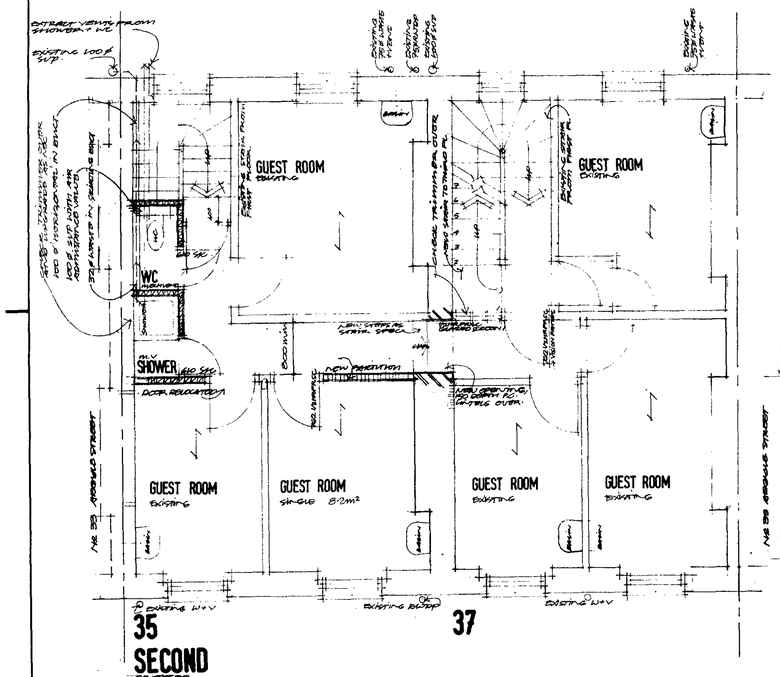


REAR



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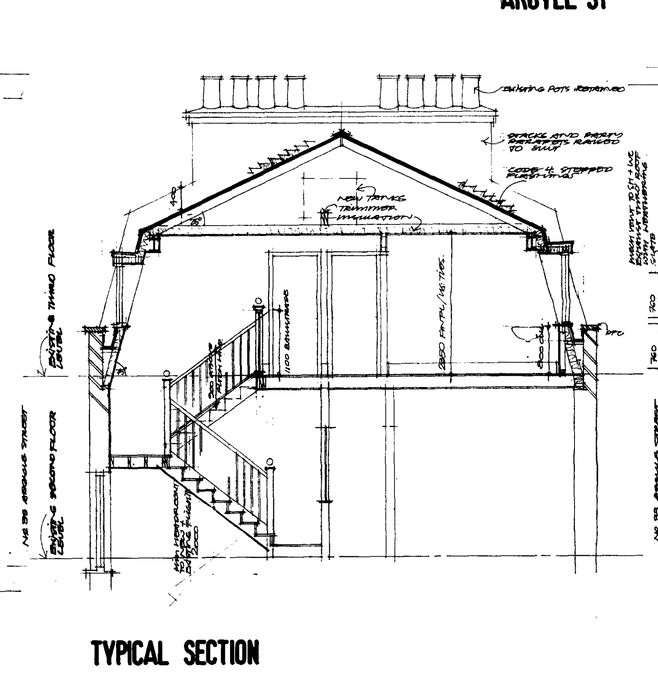
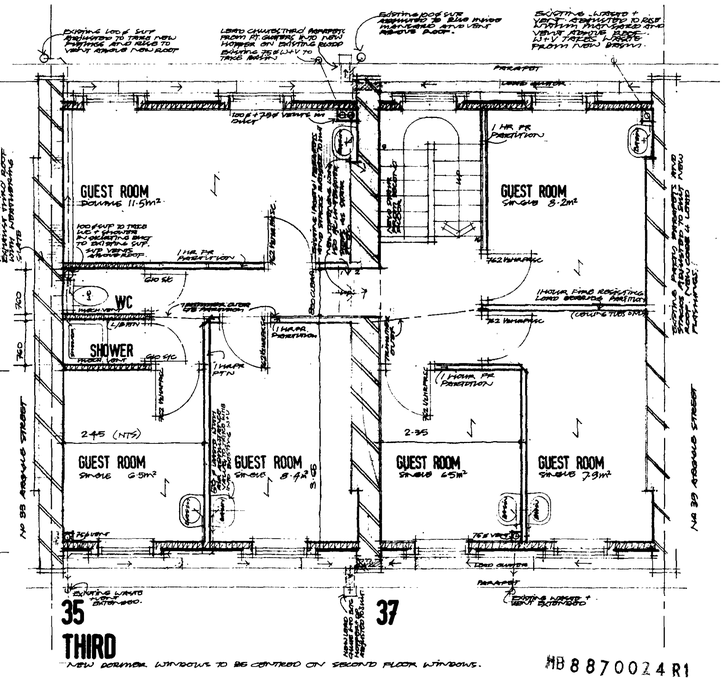


TYPICAL SECTION



THIRD
NEW DORMER WINDOWS TO BE CENTRED ON SECOND FLOOR WINDOWS.

MB 8870024 R1

NOTES

DEMOLITIONS + ALTERATIONS
REMOVE EXISTING ROOF AND REMOVE EXISTING ROOFS AND PARTITIONS TO THIRD FLOOR. TAKE DOWN CHIMNEY POTS AND STACKS AND PROTECT FOR FUTURE REUSE.
TAKE OUT EXISTING STAIRS TO THIRD FLOOR AND CUPBOARD TO UNDERSIL NO 37. FORM NEW OPENINGS IN THIRD PARTY WALL BETWEEN NO 35 + 37. AT THIRD, SECOND AND FIRST FLOOR LEVELS WITH MIN 50 DEPTH RC LINTELS AND MAKE GOOD FINISHES. FORM NEW LINKS BETWEEN STAIRS TO 35 AND 37 AT FIRST AND SECOND FLOOR, INCLUDING ALL NEW PARTITIONS, DOORS, FRAMES AND ASSOCIATED EXISTING DOOR POSITIONS.
FORM 1 NEW WC AND SHOWER AT SECOND FLOOR AND CUPBOARD AT THIRD.
FORM NEW ARRANGEMENT TO THIRD FLOOR INCLUDING NEW STAIR, PARTITIONS, WC, SHOWER, MANSARD ROOF AND ALTERATIONS TO PARTY AND INTERMEDIATE PARAPETS AT 4 STOREYS.

NEW THIRD FLOOR
STRIP EXISTING THIRD FLOOR JOISTS, IF SMALLER THAN 200 x 50 @ 400 CTRS. PACKED NEW JOISTS TO THIS STAIR WITH INCLINING ADDITIONAL JOISTS WHERE PARALLEL PARTITIONS AND BOND BLOCKING ALONG PARTITIONS, WITH HERRINGBONE STRUTTING BETWEEN JOISTS AT MAX 2100 CENTRES. NEW JOISTS OF 200 x NEW 100 x 50 S/W TREATED TO MATCH EXISTING THIRD FLOOR TO BE SUPPORTED ON NEW 100 x 2.5 x 30 WIDE GALVANISED STRAP. FLOOR FINISH OF 18 mm V313 FLOORING GRADE T+G, CHAMFERED OR 19mm PLANED S/W TO BOTTOMING, SUITABLE FOR STAINED OR PAINTED FINISH. NEW SKIRTING AND 5 THUMB BEAD PLANTED FLOOR OR EXISTING PLANTED SKIRTING TO BE SECURED WITH CRADLED THUMB STRIPPED TIMBER PLUGS AND NEW PLASTERBOARD, JOINTS TAPED AND FILLED, SECURED TO EXISTING JOISTS WITH 75 ANNULAR RINGED SHANK NAILS, AS TO GIVE MIN 1/2 FIRE PROTECTION.

NEW MANSARD ROOF
MANSARD PITCH: EXISTING 2000, ASBESTOS FREE, BLUE-GREY, 500 x 250 NATURAL SLATES ON 38 x 25 TANALISED S/W BATTENS ON UNDERLAYER OF BITUMEN FELT TO BS 747 ON 150 x 50 RAFTERS @ 400 CENTRES ON 100 x 50 S/W PLATES BOLTED TO STEEL BEAMS. BOSSED TILES TO RIDGE WITH DRY VENTILATING EAVES TILES TO VENTILATED ROOF VOID. NEW CEILING OF 12.5 PLASTERBOARD, VAPOUR CHECK TAPED WITH 75 THUMBED PERIMETER PLASTER ON 150 x 50 S/W TIES AT 400 CTS ON 100 x 50 PLATES MAID ON NEW LOADBEARING PARTITION COVER. 12.5 mm AT SECOND FLOOR LEVEL, BACKED BY 2 LAYERS 38 mm SOUNDBOARD TOGETHER. OVER PARTITIONS IN 1/2 HR PARTITIONS 100 mm MINERAL FIBRE QUILT INSULATION BETWEEN TIES TO GIVE MIN 0.35 W/m²c U VALUE. TILES SPACED AT SECURED TO PLATES TO STRUCK ENG'S DETAIL. INCLUDE INSULATED CEILING ACCESS HATCH, 1 PER ROOF OVER CORRIDOR.

MANSARD SLOPES
SLATES ON BATTENS AS MAIN PITCH ON BUILDING PAPER ON BREATHER INSULATION ON 38 x 19 COUNTER BATTENS ON 9mm EXT QUAL WBP PLY SHEATHING ON 125 x 50 MAIN STUDS @ 400 MAX CENTRES ON 75 x 50 S/W SOLE PLATE ON FLOOR JOIST WITH 12.5 PLASTERBOARD AND SKIM INTERNAL FACE ON 50 x 50 MINIMUM ADDITIONAL STUDS. MANSARD STUDS SECURED TO CEILING TIES AND RAFTERS AS SITE DETAIL. 38 mm INTERSTITIAL INSULATION BETWEEN STUDS WITH 38 x 19 BATTENS TO SUIT. 9mm PLY TO WINDOW JAMB AND LINTEL WITH 1/4" GAP TO ALLOW VENTILATION OF ROOF VOID. LOWEST ROOF TILES TO BE MECHANICALLY FIXED TO 'CONTINENTAL' EAVES VENTILATOR UNIT AS TILING PLANE TO VENTILATE ROOF VOID. ATR GAPS TO BE MAINTAINED OVER MANSARD/MAIN PITCH JUNCTION. STEEL BEAMS AS INDICATED ON DRAWINGS ALL TO STRUCTURAL ENGINEERS DETAIL. CLAD WITH 2 LAYERS 9.5 PLASTERBOARD WITH 1.6 mm STRIP BINDING @ 100 mm PITCH AND 38mm THISTLE BOARD PLASTER AS ABOVE TO GIVE 1/2 HOUR FIRE RESISTANCE. INCLUDE FOR CODE 4 LEAD LINED PARAPET GUTTERS TO FRONT AND REAR, STEP COURSE SLATES AS REQUIRED TO SUITABLY LEAD REGISTRATION WITH MANUFACTURERS RECOMMENDATIONS. ALSO ALLOW FOR CODE 4 LEAD STEPPED AND LEAD FLASHINGS AT PARTY WALL PARAPETS AND TO ROOFLIGHTS WITH FITCH FABRICATIONS, ALLOW FOR FORMING SLATES TO ALL OPENINGS AND CUTTING SLATES AROUND EXISTING AND NEW PLASTERBOARD CLADDING AS ABOVE TO GIVE VERTICAL PANEL, GOOD FINISH TO MATCH EXISTING INTERNALLY.

DORMERS
FRONTAGE: FRAMED UP IN 100 x 50 S/W STUDWORK WITH 9mm EXTERNAL WBP PLY VERTICAL SHEATHING AND 12.5 PLASTERBOARD + SKIM INTERNAL FINISH. 19 mm WBP EXTERNAL PLY BEEK TO ROOF FRAMING BACK TO MANSARD WORK. CODE 4 LEAD CLADDING AND ROOF, AS TO LEAD RECOMMENDATIONS. ALL APPROVED TO WITH ALL FINISHES AND FLASHINGS. DO MARKING AND FASCIA SET 25 mm AWAY FROM VERTICAL FACE TO ALLOW VENTILATION WITH INSECT MESH. 9 mm PLYWOOD SOFFIT SET BACK TO CHEEKS AND ROOF TO GIVE MIN 0.35 W/m²c U VALUE.

BRICKWORK
PARTY WALL STACK AND PARAPETS BETWEEN 37 + 39 TO SUIT NEW ROOF PROFILE.
RAISED GABLES AND PARTY PARAPETS BETWEEN 35/37 AND 33/35, RE POINT EXISTING POTS.

FRONT AND REAR PARAPETS TO BE REBUILT TO MATCH EXISTING HEIGHTS IN 1 BRICK THICKNESS WITH DPC AT HIGH LEVEL IN CEMENT MORTAR. STEPPED AT RETURNS. ALL NEW BRICKWORK TO BE FACEWORK TO MATCH EXISTING.

INTERNAL PARTITIONS
NEW PARTITIONS TO THIRD FLOOR TO BE 100 x 50 c/s. SUPERIOR WIDTH 95 PLASTERBOARD CEILING FINISH WITH SKIRTING BOARDS EXCEPT FOR WC/SHOWER CUBICLES WHICH ARE TO HAVE SAND & CEMENT RENDER + SET ON EXPANDED INSULATION TO GIVE SMOOTH SURFACE AND SO WATERPROOF. PARTITIONS TO BE PACKED BETWEEN STUDS. CUBICLES TO BE FINISH TILED WITH 108 x 108 CERAMIC TILES, COLOUR + PATTERN TO CLIENTS CHOICE.
NEW PARTITIONS TO FIRST AND SECOND FLOORS TO BE AS THIRD FLOOR ABOVE BUT 100 x 50 STUDWORK (100 mm CLEAR AS REQD.)

JOINERY
ALL NEW DOORS TO BE PAINT GRADE, PLY FACED, 1 1/2 HOUR FIRE RESISTING WITH STILE CLOSING FINISH TYPE, 4 PANEL SUITED EXCEPT FOR WC/SHOWER CUBICLES WHICH ARE TO HAVE SAND & CEMENT RENDER + SET ON EXPANDED INSULATION TO GIVE SMOOTH SURFACE AND SO WATERPROOF. PARTITIONS TO BE PACKED BETWEEN STUDS. CUBICLES TO BE FINISH TILED WITH 108 x 108 CERAMIC TILES, COLOUR + PATTERN TO CLIENTS CHOICE.
NEW PARTITIONS TO FIRST AND SECOND FLOORS TO BE AS THIRD FLOOR ABOVE BUT 100 x 50 STUDWORK (100 mm CLEAR AS REQD.)
FRAMES AS PARTITIONS, DOORS AS SCHEDULE. FITTINGS AS SCHEDULE.
GLAZED SCREEN TO SECOND FLOOR TO BE SOLID UP TO 2100 H THEN GLAZED ABOVE TO 2100 H IN FRAMES NOT EXCEEDING 0.4 m² IN MIN 5mm TOUGHENED GLASS WITH SAFETY MARKINGS. GLAZING TO BE FIXED ON 38 x 19 BEADING WITH SCREWS @ 200 CENTRES AND EMBEDDED IN INTUMESCENT PAD EVOSEAL LTD.
NEW STAIR TO THIRD FLOOR TO HAVE MIN GOING 250, MAX RISE 190, 800 CLEAR. PROPERTY TO PROVIDE AT LEAST 2000 HEADROOM, INCLUDING HEADROOM OVER EXISTING FLIGHT FROM FIRST FLOOR. NEW STAIRS (SO STRINGS 38 THICK 250 PLY (32 S/W) RISERS 20 PLY (19 S/W) TREADS 100 x 100, STRING CUTTING 32 m2). MATERIAL TO MATCH EXISTING OR 50 x 76 H/W BALUSTERS, 32 x 32 @ MAX 126 LOUVRES (NO VOID IN BALUSTRADE TO PASSING) 108 SPLINTERS TO 100 GLAZING 19 PLY 1 1/2 AND 1/4 LAMINATED (3 PLY) ON 100 x 50 S/W FRAMING. SOFFITE TO STAIR AS NEW SOFFITE TO THIRD FLOOR TO GIVE 1/2 HOUR FIRE RESISTANCE.
NEW WINDOWS TO BE TYPE S2, DOUBLE HUNG VERTICAL SLIDING SASH TO PRIOR ELEVATION, BIG MARKET SOUTH ELEVATION, WITH ARGYLE ELEVATION GLAZING TO BE AS EXISTING.
NEW WINDOWS TO READ ELEVATION TO BE TYPE H2N1OCC BY BOULTON + PAUL, DOUBLE GLAZED AND NORTHER STRIPPED.
ALL NEW SKIRTINGS, ARCHITRAVES, AND MOULDINGS TO ARE TO MATCH EXISTING. 3/16 WINDOW BOARDS TO WINDOWS.

FINISHES
ALL PLASTERWORK, JOINERWORK AND DECORATION DISTURBED BY THE WORKS TO BE MADE GOOD TO MATCH EXISTING.
ALL NEW PLASTER WORK TO BE LIME BASED UNDERCOAT AND FINISHED WITH ONE MIXT + 2 FINE COATS DULUX TRADE EMULSION PAINT OVER JOINTING AND EXISTING ESTABLISHED TO BE MATCHED. PLASTERED + PAINTED AND FINISHED TO UNDERCOATED AND GLOSS TOP COAT. ALL COLOURS TO CLIENTS CHOICE. ALL H/W TO BE STAINED + WAXED WITH 2 COATS POLYURETHANE. ALL PAINTS TO BE FROM DULUX RANGE BY ICI PAINTS LTD.
WARM TWING AS NOTED IN SCHEDULE OF PARTITIONS.

FITTINGS
ALL SANITARY FITTINGS AS INDICATED, WASHERS UNLESS NOTED OTHERWISE TO BE 32 Ø TO BASINS + SHOWERS, TRAPS TO BE 75 DEEP SEAL AND THOROUGHLY RUNG TO BE 1:40 FALL + ACCESS DOOR AT EVERY CHANGE OF DIRECTION + FITTING STACKED TO BASE AS NOTED. VENT TO TERMINATE 300 MM ABOVE LOWDOU HEAD OR 900 ABOVE ROOF WHICHEVER IS THE GREATER DISTANCE. HEATING + PLUMBING TO BE TO ARCHITECTS SPECIFICATION AND FITTINGS TO BE BLACK FINISH.
NEW EXTERNAL RUNWORK AND FITTINGS TO BE BLACK FINISH.
NEW RUNWORK THROUGHOUT ALL PIPES TO BE INSULATED WITH 25 THICK CONFORMING TO BS 5422 WITH A VAPOUR BARRIER AS INDICATED PIPES TO BE 9 PVC OR 15MM 28 x 28 S/W FRAMING.

SERVICES
HEATING — NEW TANKS IN ROOF SPACE (CWS), NEW CYLINDERS IN FIRST FLOOR CUPBOARD, NEW BOILER IN GUEST ROOM ON GUEST FLOOR COMPLETE WITH FITTINGS, CONTROLS, ETC AND WORKS COMPLETE AS WORKING TO AND RADIATOR SYSTEM TO SUIT, WORKS CARRIED OUT IN EACH NEW ROOM. MAKE ALL CONNECTIONS AND ARRANGEMENTS AND COMMISSION.
PROVIDE NEW DOUBLE SS 1 SINK DRAINER + SOCKET OVER BASIN, LEADING UP FROM POINT + 2 WALL LIGHTING POINT TO EACH ROOM, PROVIDE LIGHTING POINTS TO WC + SHOWERS (IMMERSION HEATERS TO GUESTROOMS, LIGHTING POINTS, SWITCHED TO SUIT, ALSO TO EACH LANDING AND INTERCOMMUNAL STAIRS, PROVIDE NEW SHOWER + WC WITH DUPLEX FAN TO GIVE MIN 3 AIR CHANGES/HOUR, WITH 20 MINUTE OVERRUN AND LINKED TO LIGHT SWITCH, CONTROL.

'B' 23 MARCH 1988 - CHIMNEYS REMOVED
'C' 25 JULY 1988 - LOAD BEARING PARTITIONS AT 1ST FLOOR TO BE RETAINED & EXTENSION TO 3RD FLOOR ATTACHED.
'A' 22 FEBRUARY 1988 - LAYOUT OF BEDROOMS TO THIRD FLOOR AMENDED.

Client
MR + MRS V. ARONICA

Job title
TP 8800062 R1
PRINCESS HOTEL
35+37 ARGYLE ST WC1
PROPOSED THIRD FLOOR EXTENSIONS

Drawing title
GENERAL ARRANGEMENT

Scale	Date	Drawn
1:50, 1:100	JANUARY 88	

DRAWING Nº	REVISION
584.02	C

LONDON BOROUGH OF CAMDEN
PLANNING AND COMMUNICATIONS
DATE 11 MAR 1988
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