

Lower Ground Floor

100 FS

2M 1:20

Typical Elevation

122

Faces must align

Faces must align

Stiles, Muntins & Top
Raile: 105 x 44

44 Panels

Intumescent
strip

- 11 stop

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CORNWALL**

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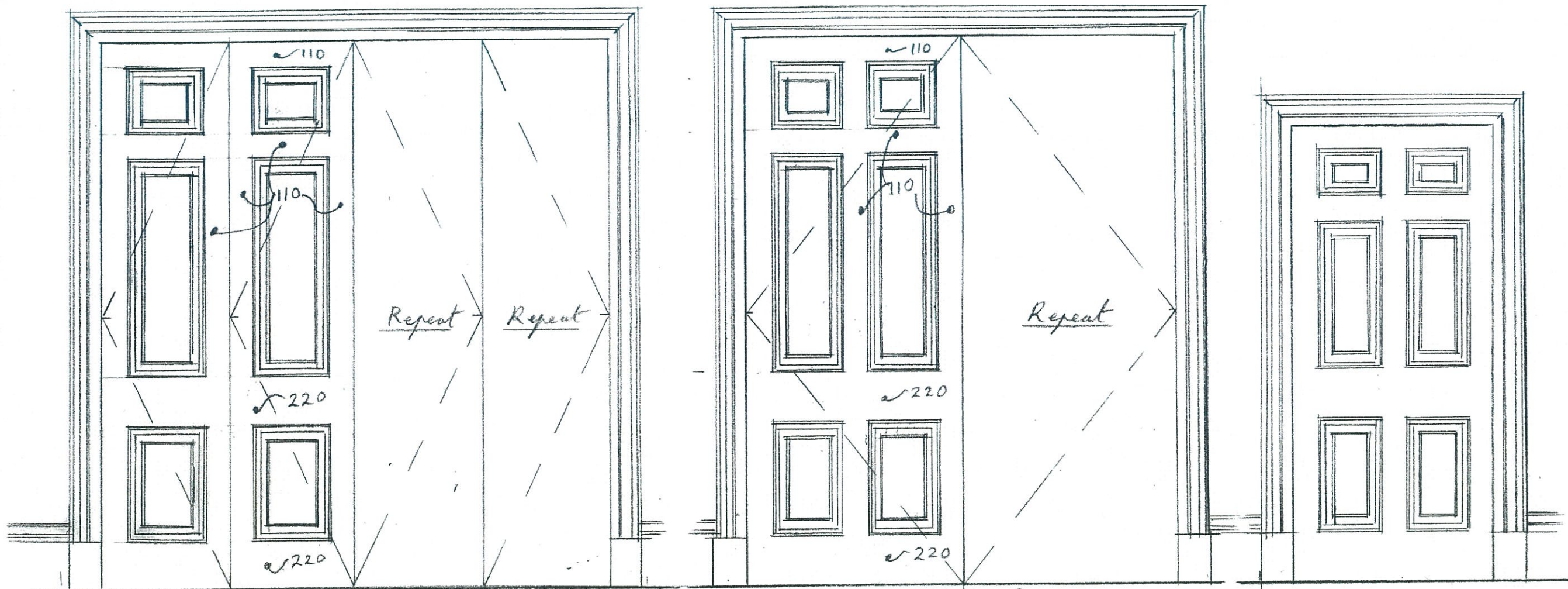
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26 Fitzroy Square 6228/311

1:20 α FS @ A3 15/3/16 RT.



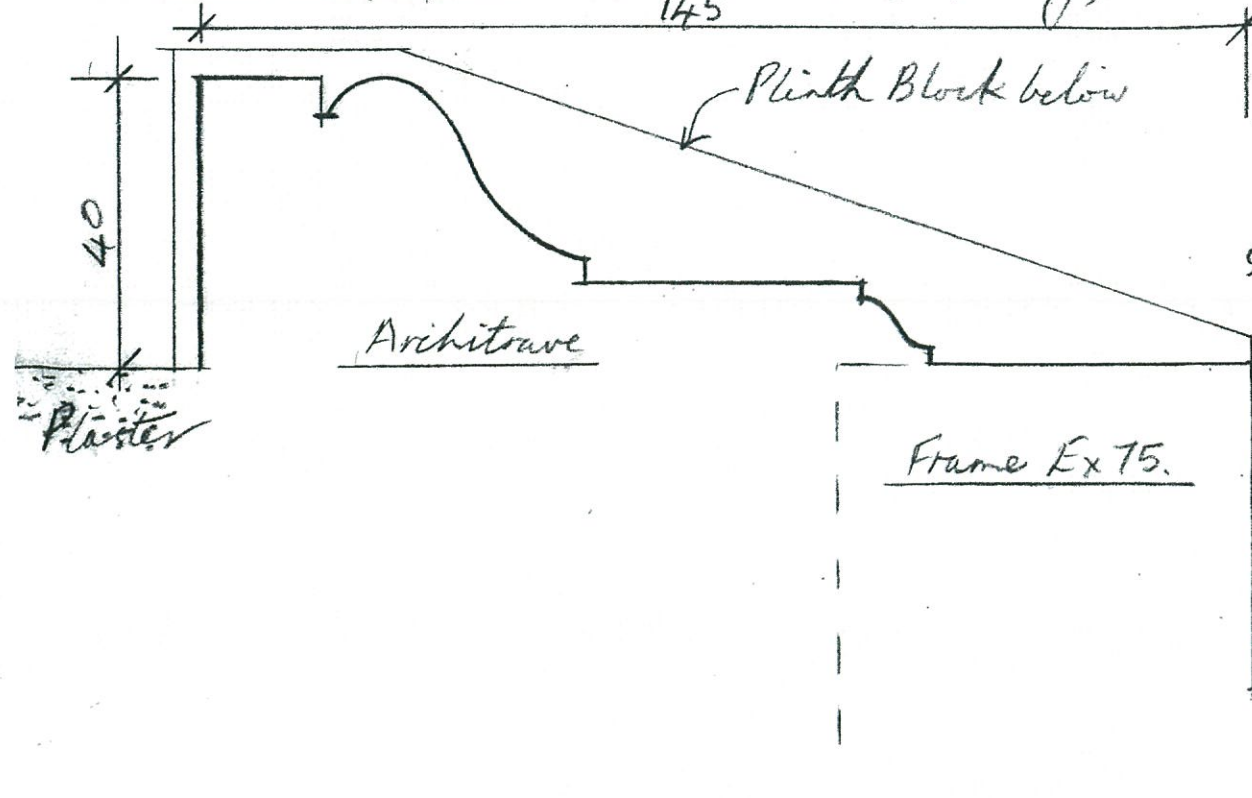
Between G2/G4 4N° 2650x650x44 (Bifolding)
145

Between R12/R13 2N° 2650x1050x44

New Doors
Ground and First Floor.

Original & Existing
Ground & 1st Floor
Doors Frames & Architraves
To be matched in
new work.

Scale 0 10 20 30 40 50 100 F.S.
0 200 400 600 800 1M 2M 1:20.

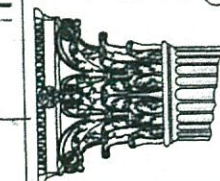


Stiles, Muntins & Top Rails
110x44 + Panel mouldings

12.5 Panel.

11 Stop

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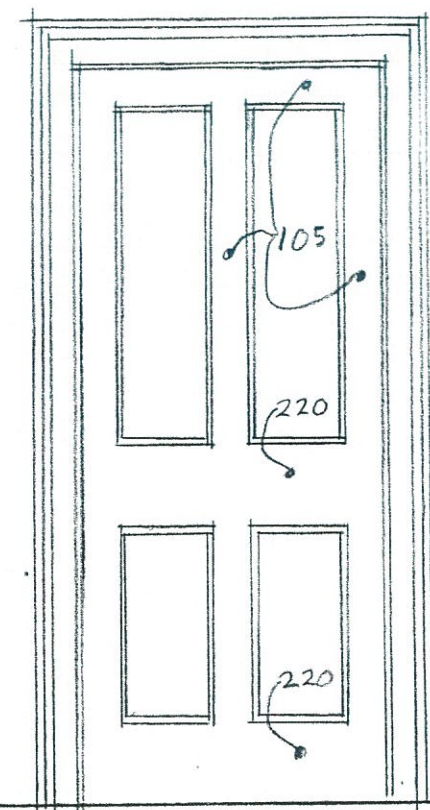
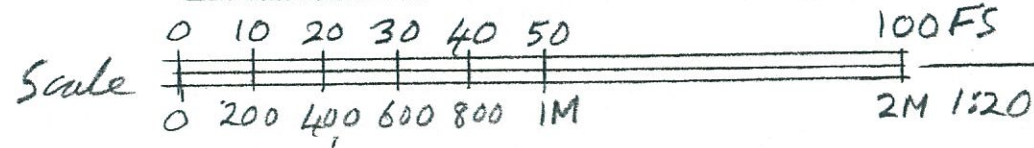
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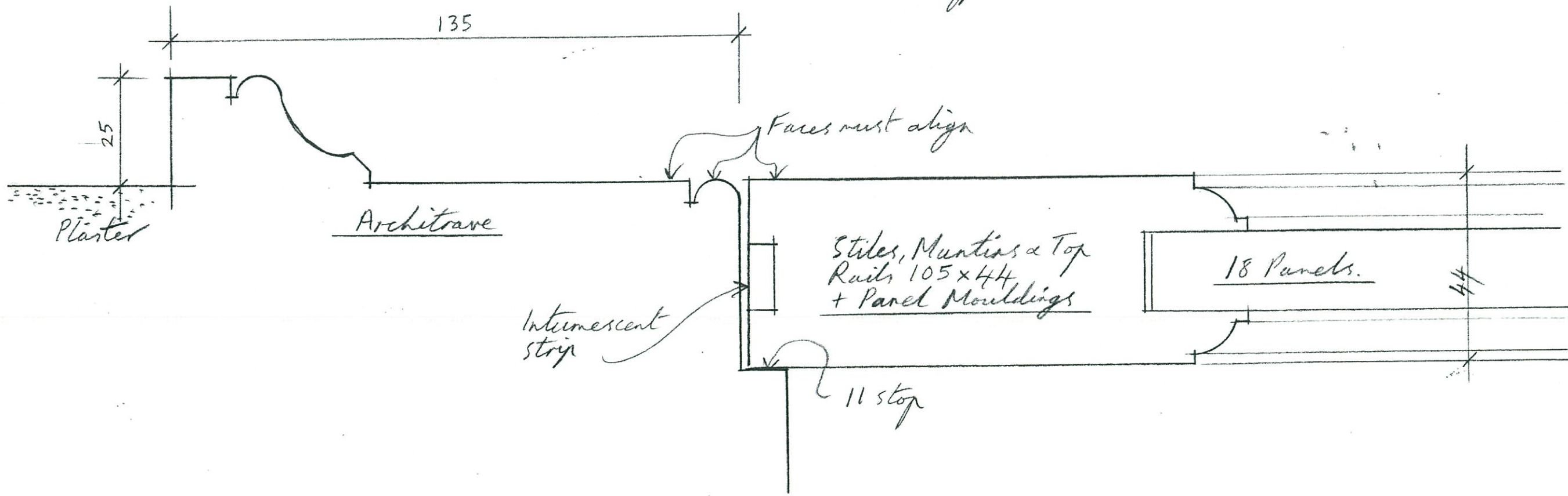
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1:20 & FS @ A3 15/3/16 RT.

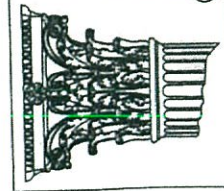
New Doors
Second Floor



Typical Elevation



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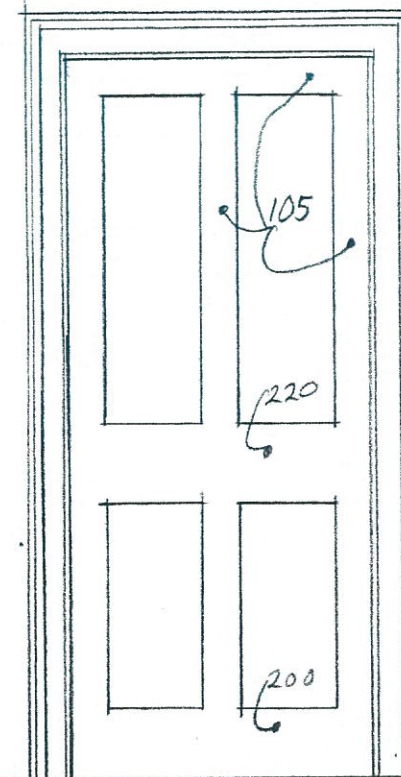
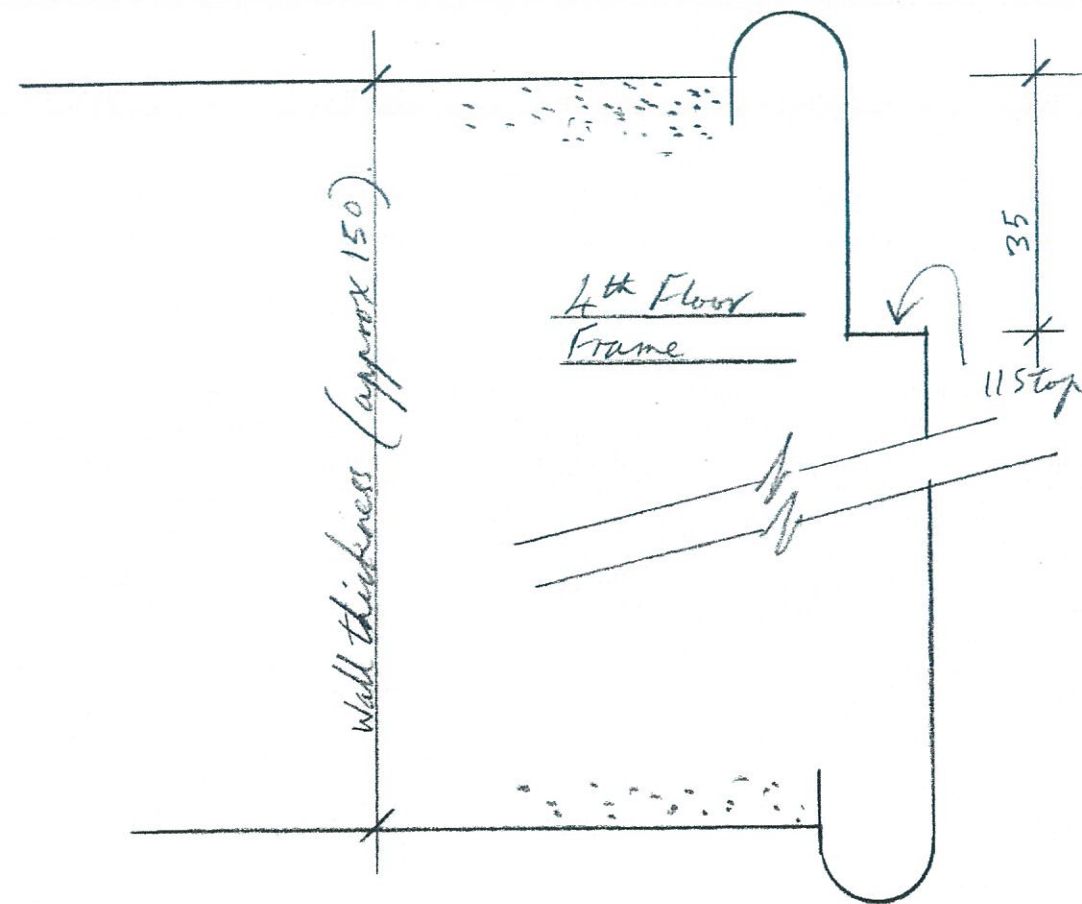
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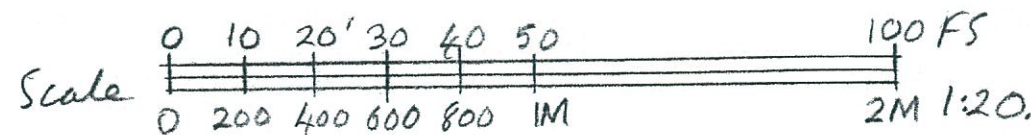
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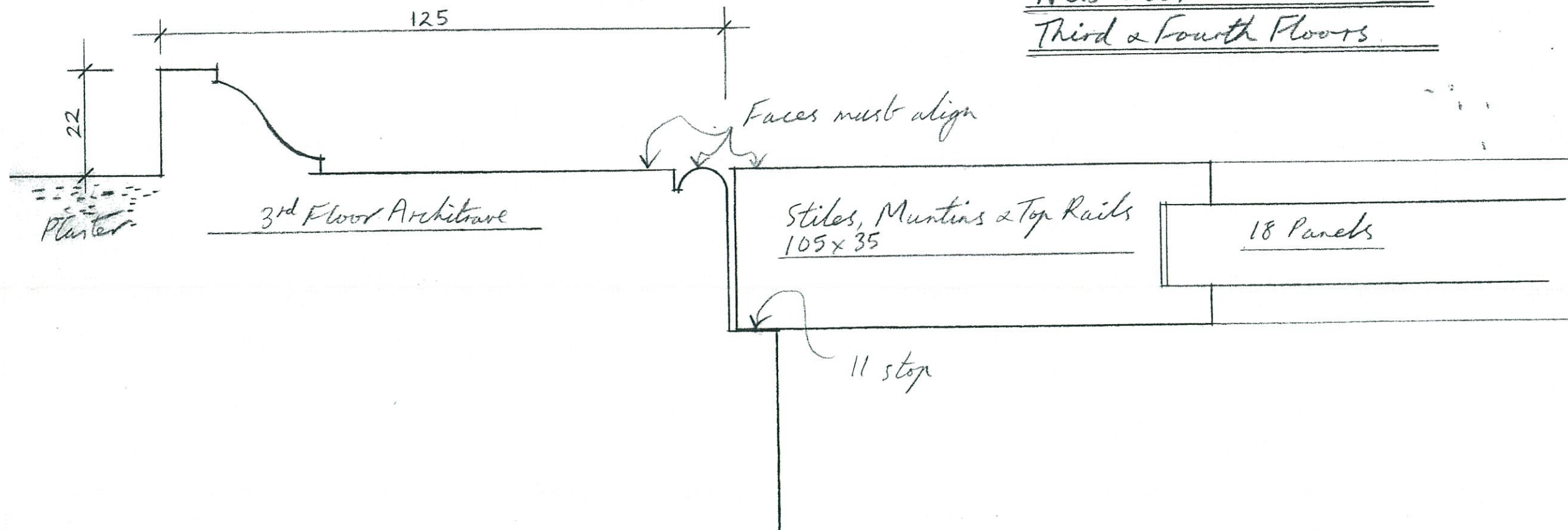


Typical Elevation ~ 3rd Floor Doors
(4th Floor similar but without frames)



New Doors

Third & Fourth Floors



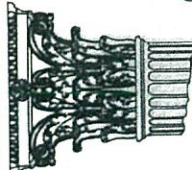
26 Fitzroy Square 0228/314
1:20 & FS @ A3 15/3/16 RT.

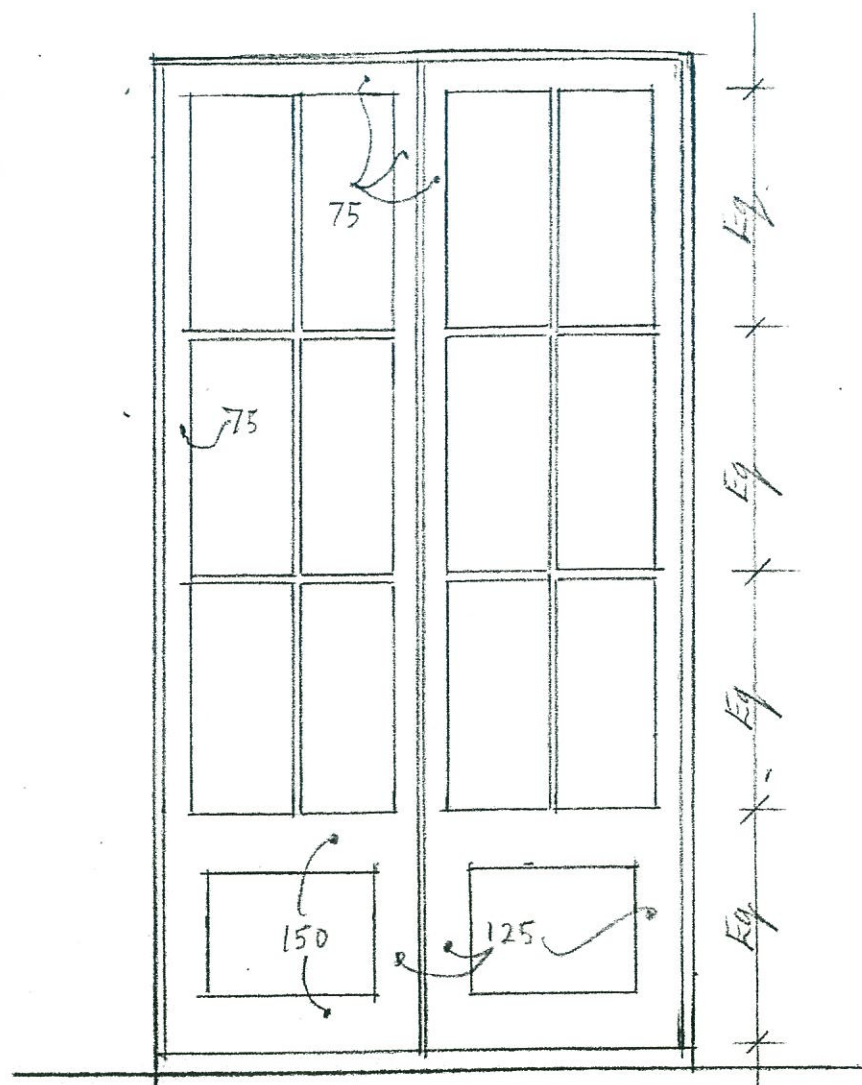
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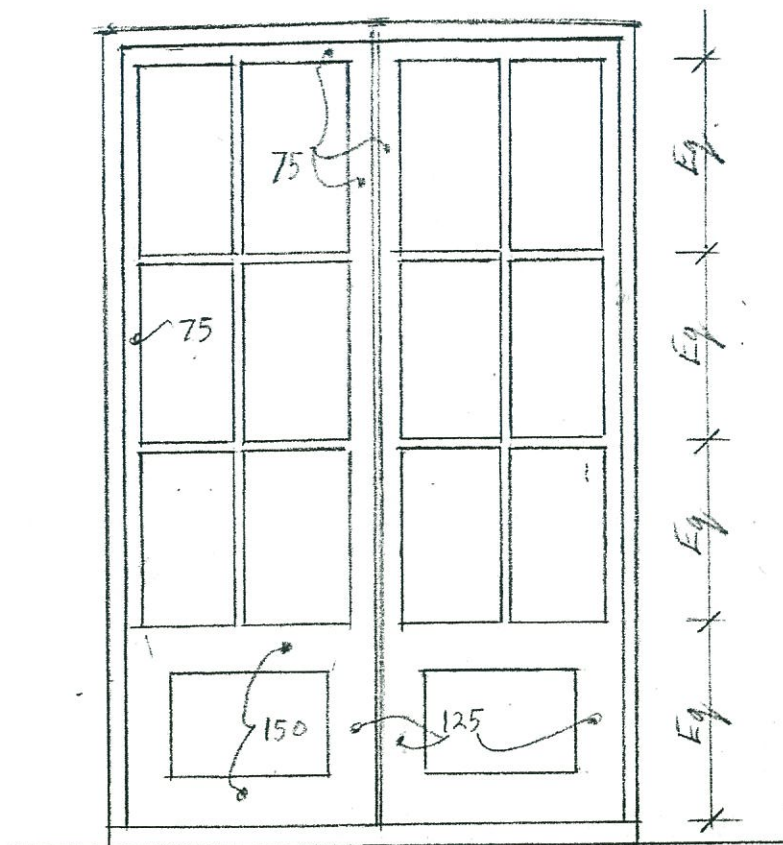
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Doors to B7 2800x1400x57

Open outwards
New doors in a new
opening.
See 31/7



Doors to G5 2250x1500x44

Open inwards
New doors in a new
opening.
See 31/8

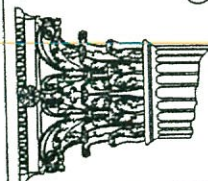
New Glazed Doors.

Overall sizes are nominal.
Actual sizes must be verified
by site measurement.
All glass to be toughened.

Scale 0 200 400 600 800 1M 2M 1:20

A) DOOR TO G4 DETAIL REMOVED.

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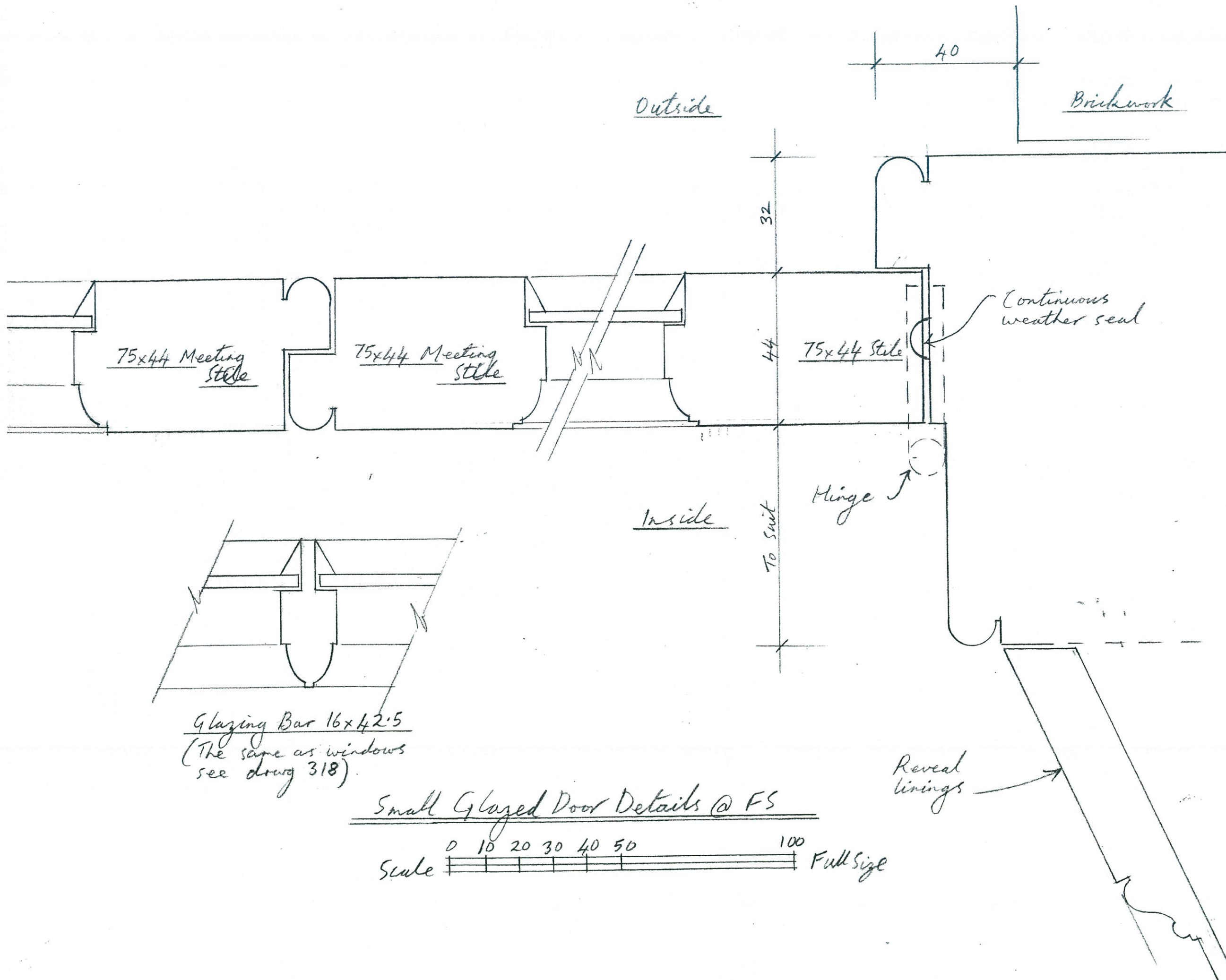
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26 Fitzroy Square 0228/315A

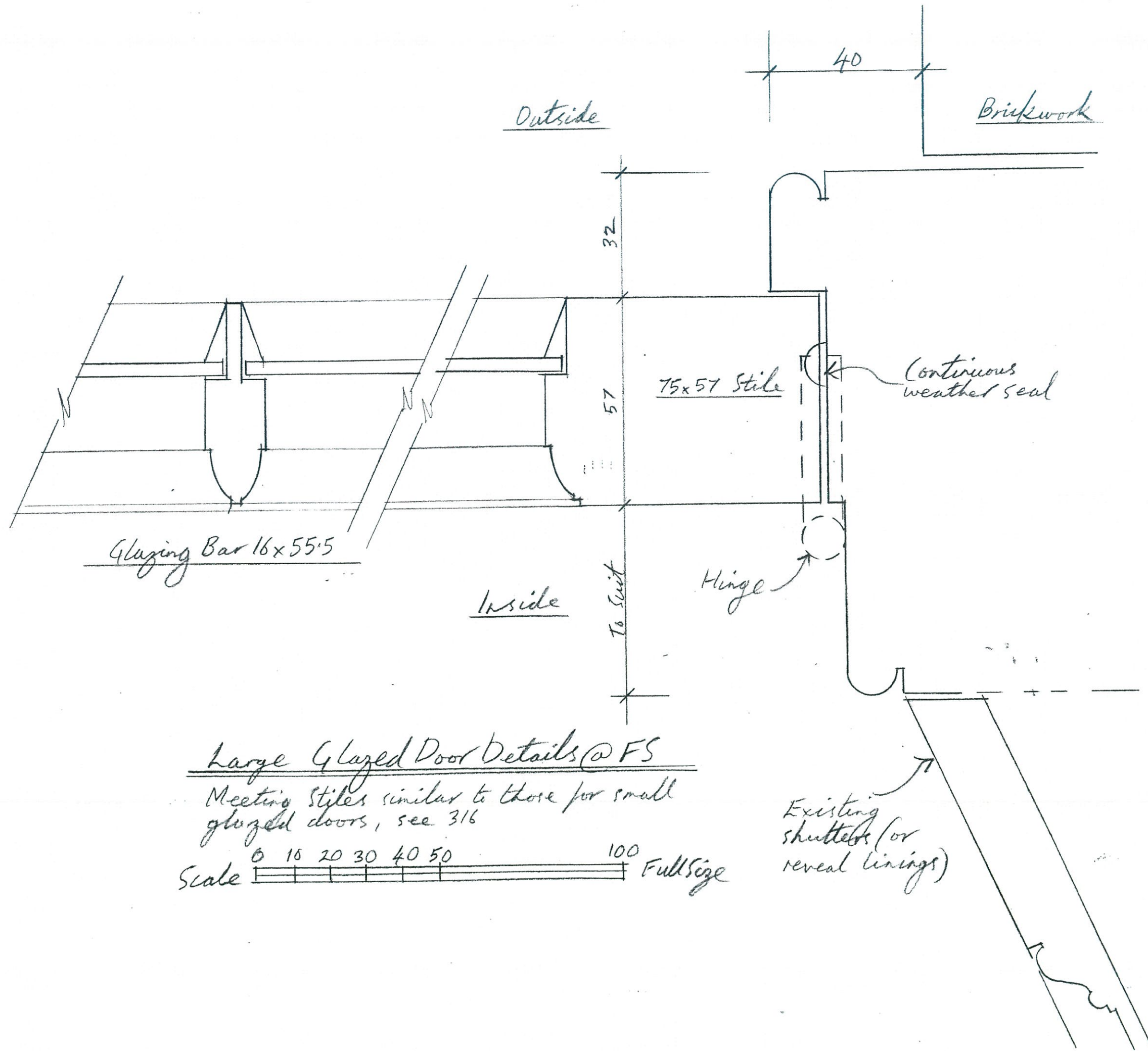
1:20 @ A3 21/3/16 RT.



26 Fitzroy Square 6228/316
 FS @ A3 21/3/16 RT

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26 Fitzroy Square 6228/317

FS @ A3 21/3/16 RT

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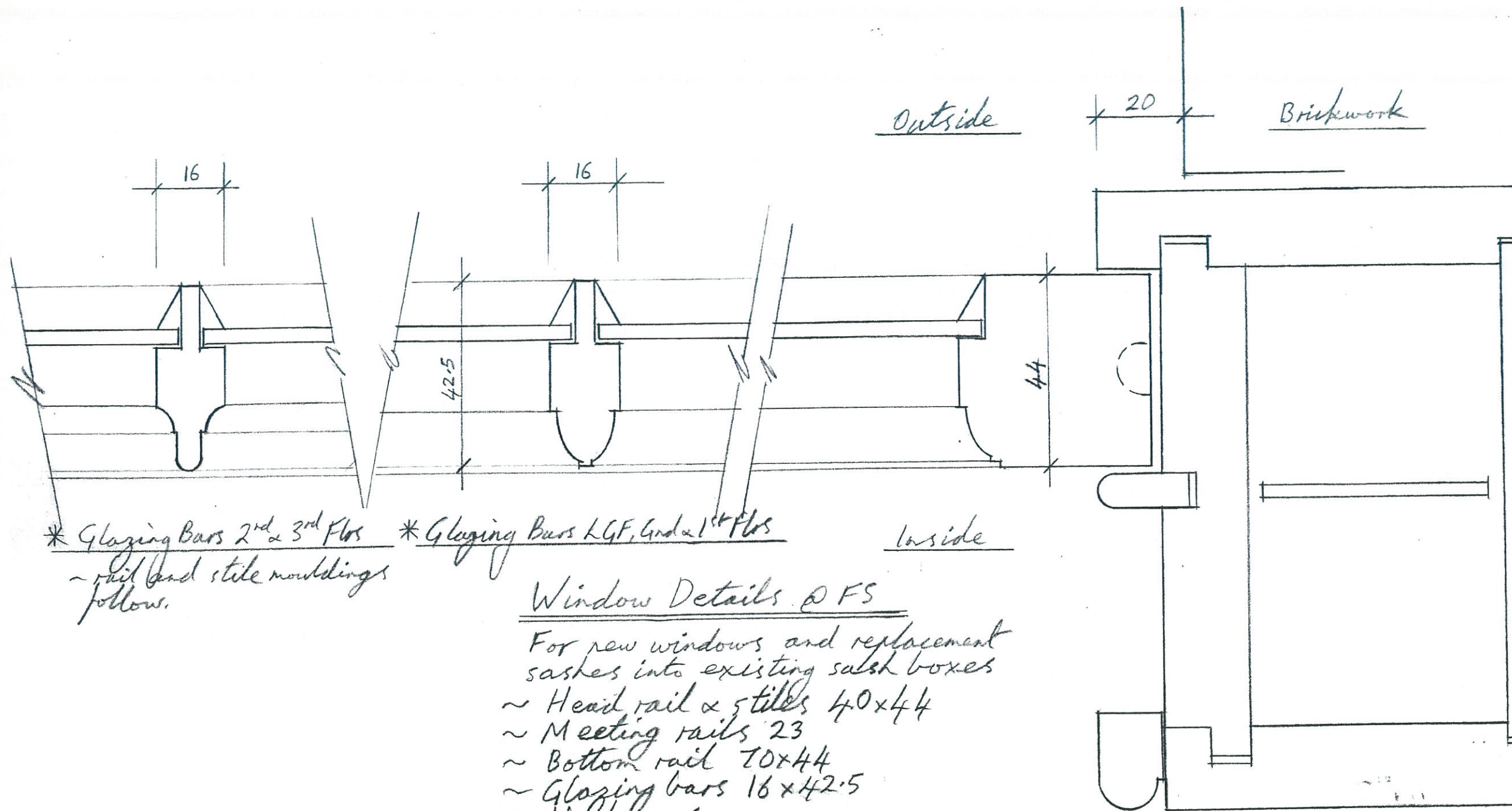
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Outside

Brickwork

Inside

* Glazing Bars 2nd & 3rd Flrs
~ rail and stile mouldings follow.

* Glazing Bars LGF, Gnd & 1st Flrs

Window Details @ FS

- For new windows and replacement sashes into existing sash boxes
- ~ Head rail & 5 stiles 40x44
- ~ Meeting rails 23
- ~ Bottom rail 70x44
- ~ Glazing bars 16x42.5
- ~ No horns
- ~ Single glazed.

Scale 0 10 20 30 40 50 100mm Full Size

* Mouldings match those existing on site

Shutters or reveal lining

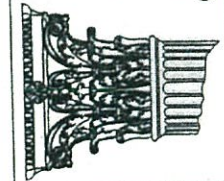
26 Fitzroy Square 6228/318
1:20 & FS @ A3 21/3/16 RT

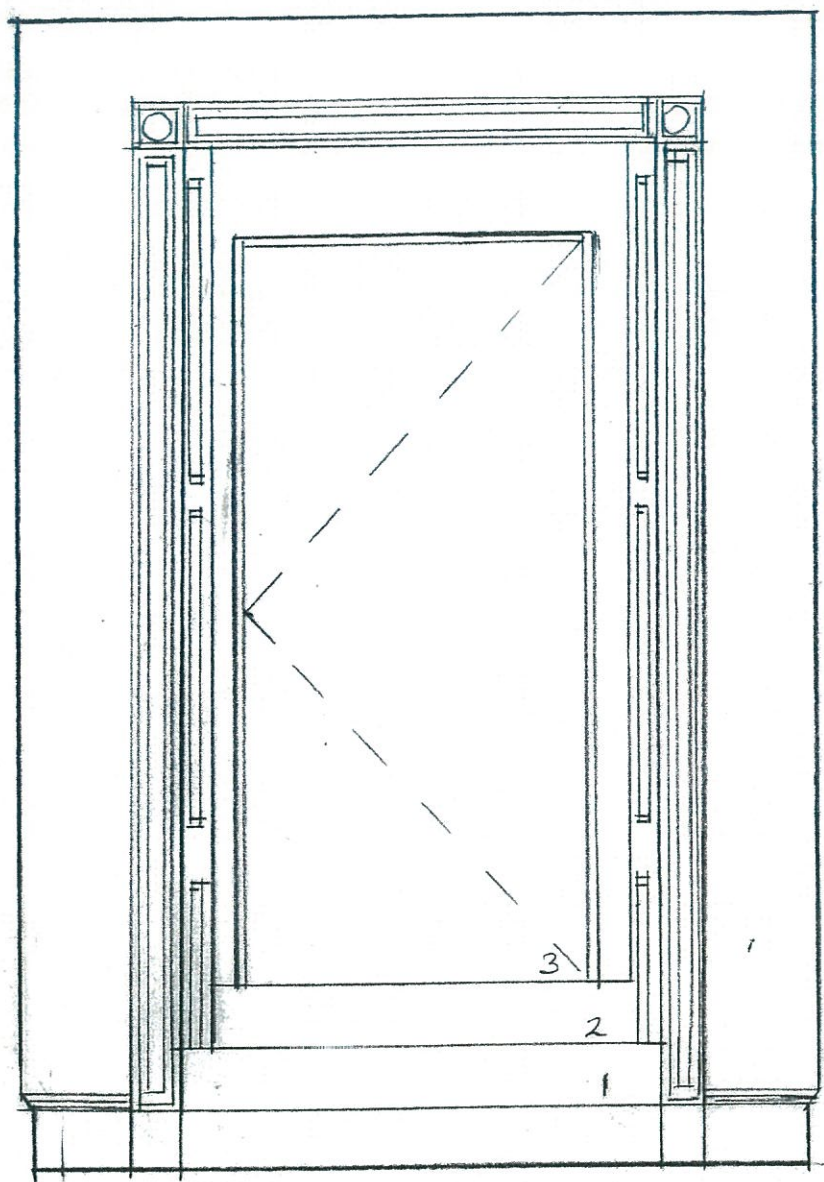
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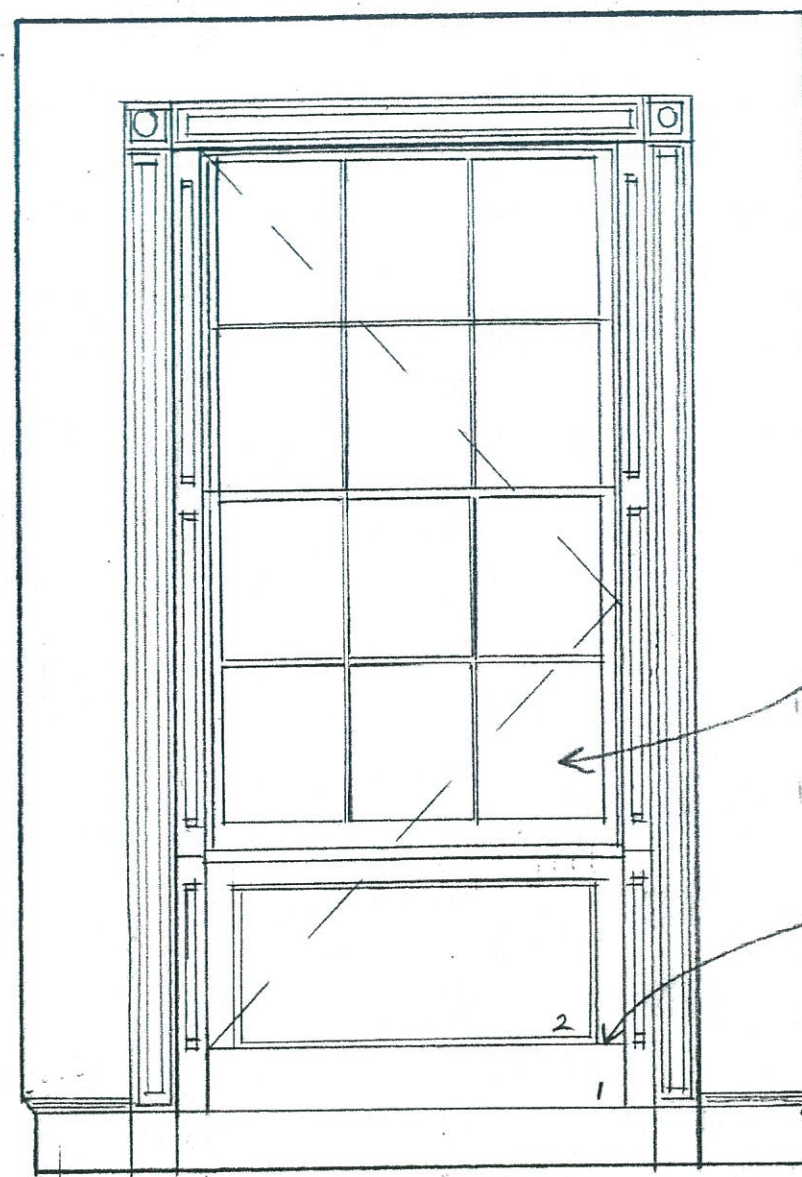
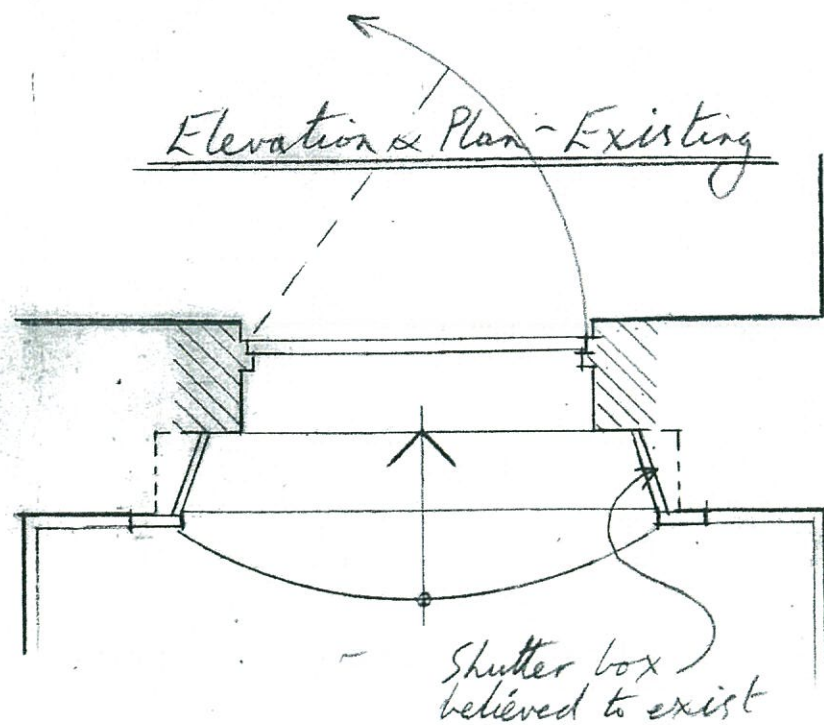
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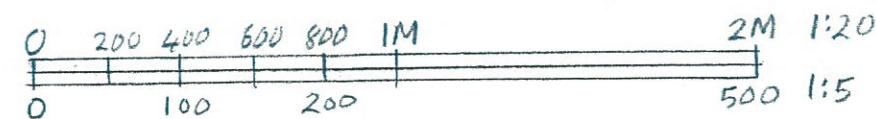
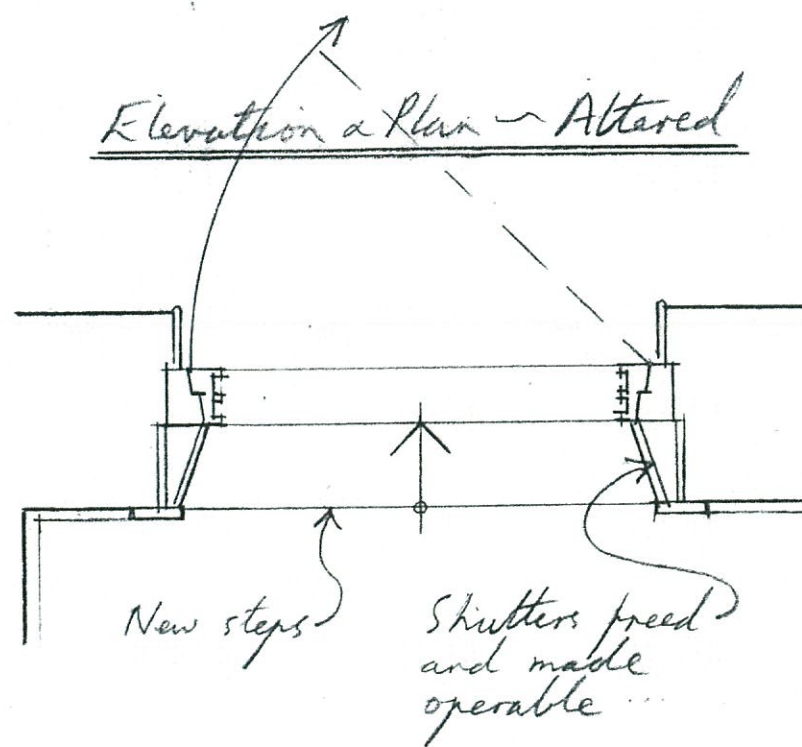




Elevation & Plan - Existing



Elevation & Plan - Altered



New Door between R14 & R15

New Door made as a 6 on 6 window with apron panel below. All in a correct position relative to the retained shutters and architraves.

New reveal lining to match those on 4th floor see drawing 314.

2nd step forms the base rail of the apron panel

Continuous metal plate to which shutter hinges are fixed

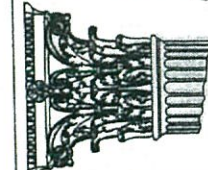
Sashes are fixed

Skirting below Existing architrave Existing shutters freed (and made operable)

New step below

Left Jamb @ 1:5.

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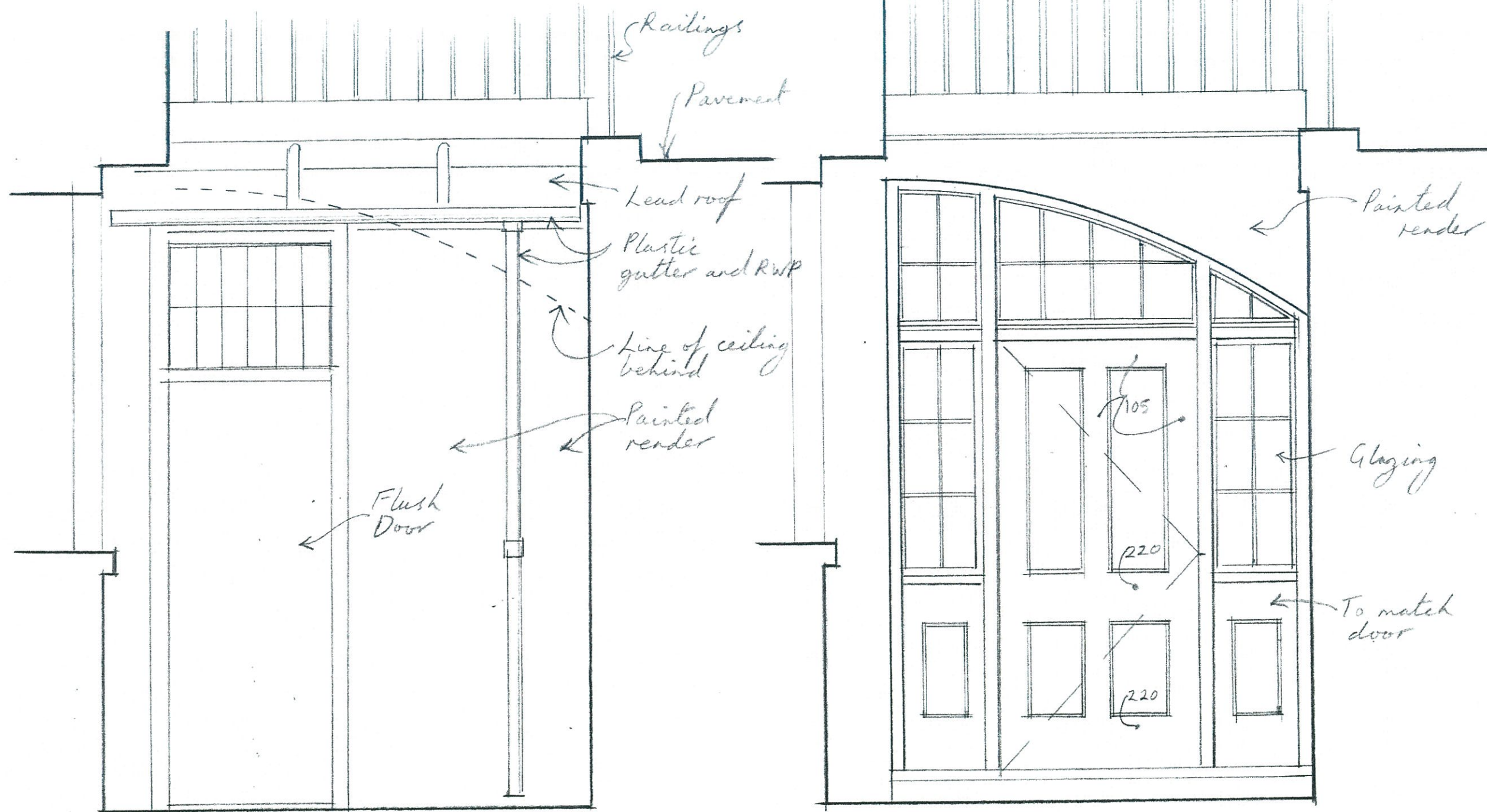
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1:20 & 1:5 @ A3 22/3/16 RT



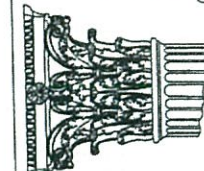
Door as Existing
~ all to be removed.

New Basement Entrance Door (Door to B1)

Door 1980x840x44 Butt head details to panels as details on 311.
Glazing all fixed (no opening lights)
glazing bars as on 318
All glass to be laminated glass.

Scale 0 200 400 600 800 1M 2M 1:20

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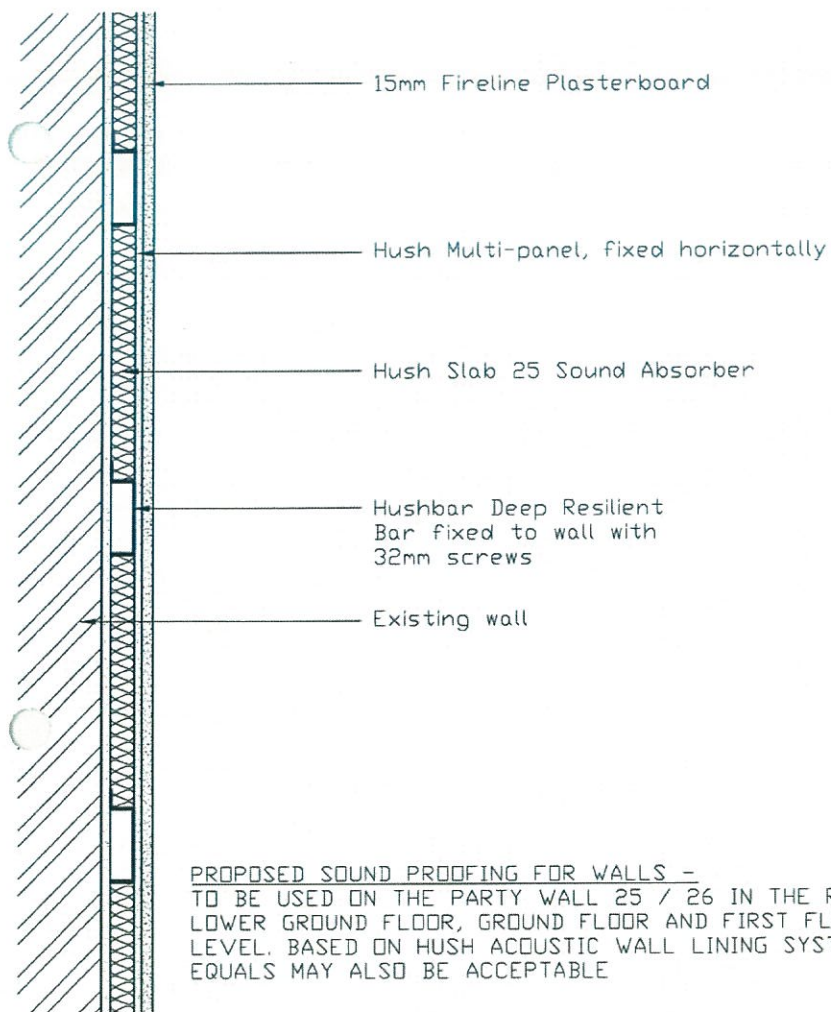
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26 Fitzroy Square 6228/320

1:20 @ A3

30/3/16

RT.

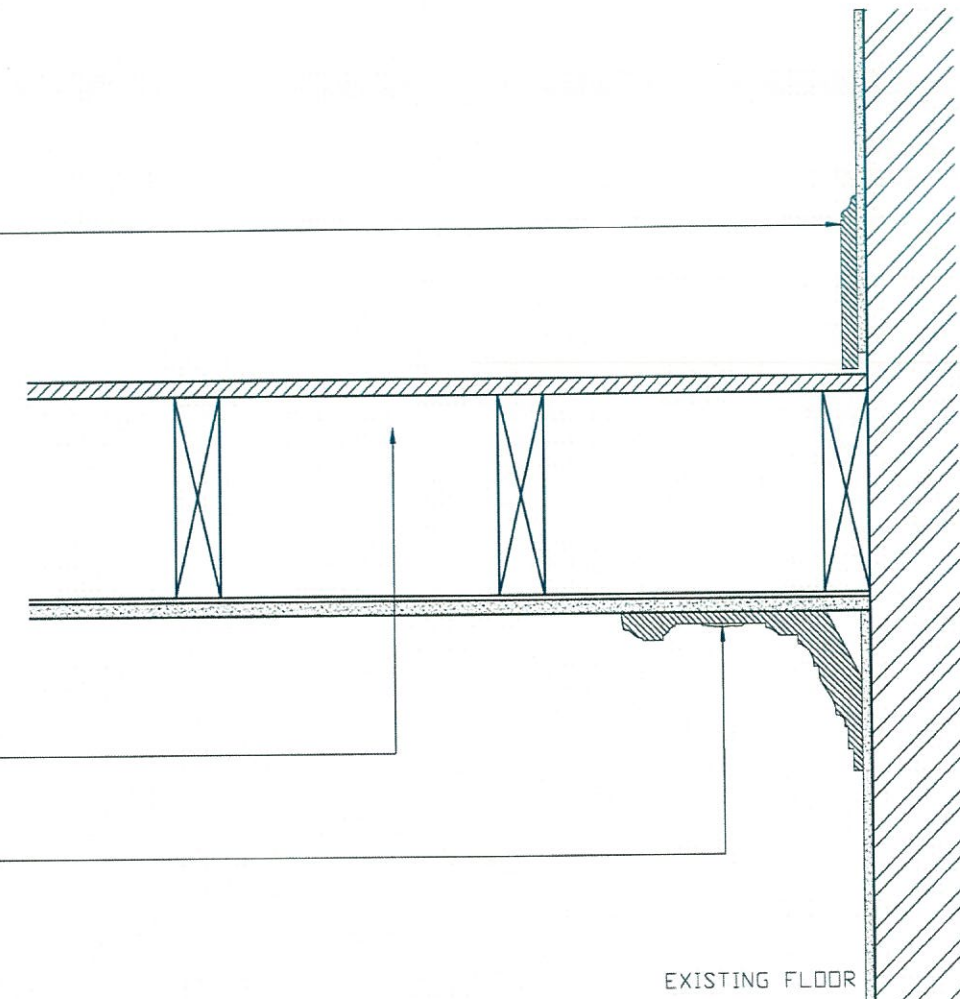


PROPOSED SOUND PROOFING FOR WALLS -
TO BE USED ON THE PARTY WALL 25 / 26 IN THE REAR EXTENSION ON LOWER GROUND FLOOR, GROUND FLOOR AND FIRST FLOOR MEZZANINE LEVEL. BASED ON HUSH ACOUSTIC WALL LINING SYSTEMS, APPROVED EQUALS MAY ALSO BE ACCEPTABLE

Skirting remains in position.
It is possible to remove and re-fix floorboards due to the gap under the skirting

No existing piggings between floors

Existing ceiling and Cornices remain undisturbed



Re-lay Retained Floor boards

Gypframe SIF1 located centrally on joist

19mm Gyproc Plank cut to fit between floor channels with 3mm gap to vertical flange of floor channel

12.5mm Glasroc F Multiboard

Min. 100mm Isover Roll Insulation

Existing Lathe and Plaster Ceiling

12.5mm Glasroc F Multiboard

PROPOSED SOUND PROOFING FOR FLOORS -
TO BE USED IN ALL LOCATIONS SEPARATING NEW DWELLINGS FROM OTHER USES i.e GROUND FLOOR STRUCTURE, SECOND FLOOR STRUCTURE AND THIRD FLOOR STRUCTURE. DETAILS SHOWN ARE BASED ON BRITISH GYPSUM DETAILS. APPROVED EQUALS MAY ALSO BE ACCEPTABLE

Rev.
No. 6228/325
No. 26 Fitzroy Square
Construction - Sound Attenuation Details
Scale 1:10
Date FEB 2016
Drawn RJ
@ A3 Size

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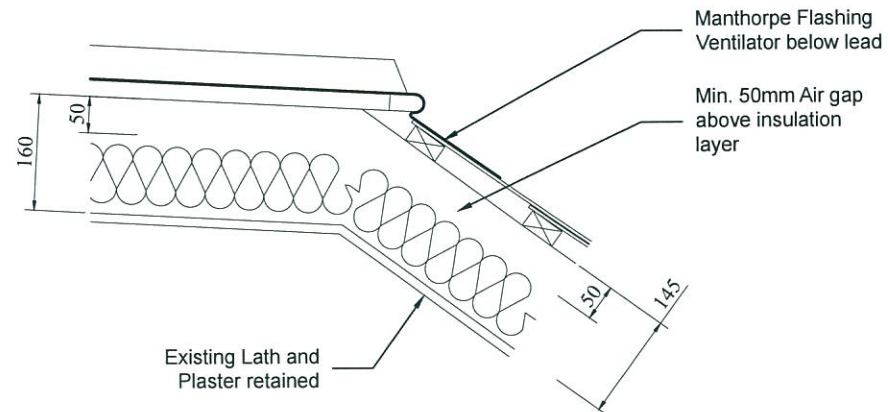
Remove existing asphalt roof covering. Lay new lead covering to approved falls with wood cored roll on S/W boarding. Insulate between rafters leaving Min. 50mm clear air gap above without disturbing internal plaster works.

Build up existing window. Insulated Timber Frame
Re-slate cheek. Replace all battens, flashing,soakers and breather paper
Insulate between studs

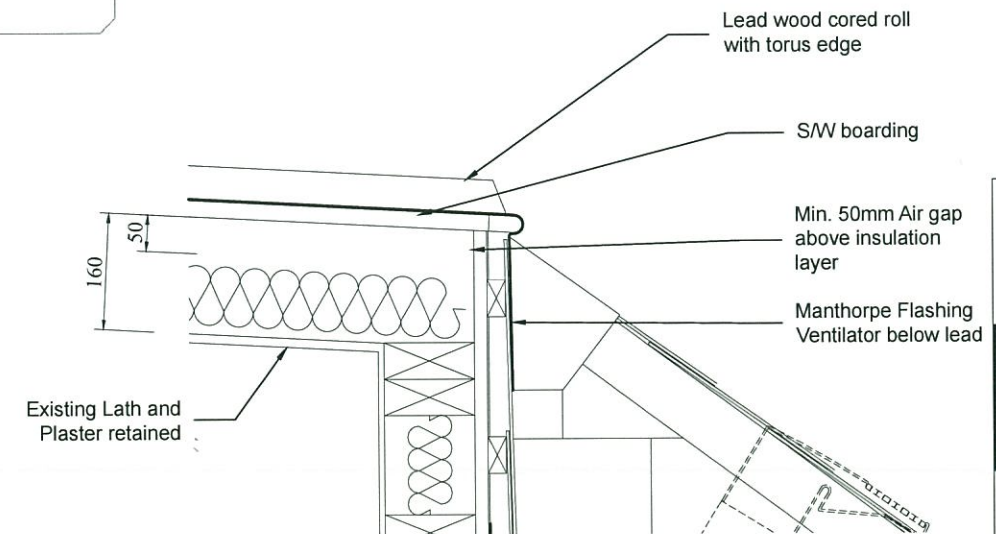
Re-slate existing pitched roof. Replace all battens, flashings and breather paper. Upgrade Insulation between rafters leaving Min. 50mm clear air gap above without disturbing lath and plaster ceiling internally

New square section metal balustrade, painted black; 900mm high, set back from parapet wall. Fixed as indicated.

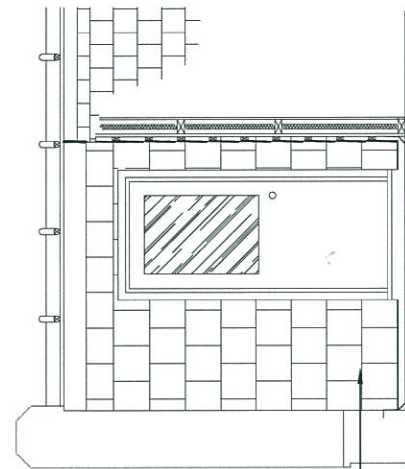
4TH FLOOR REFERENCE PLAN



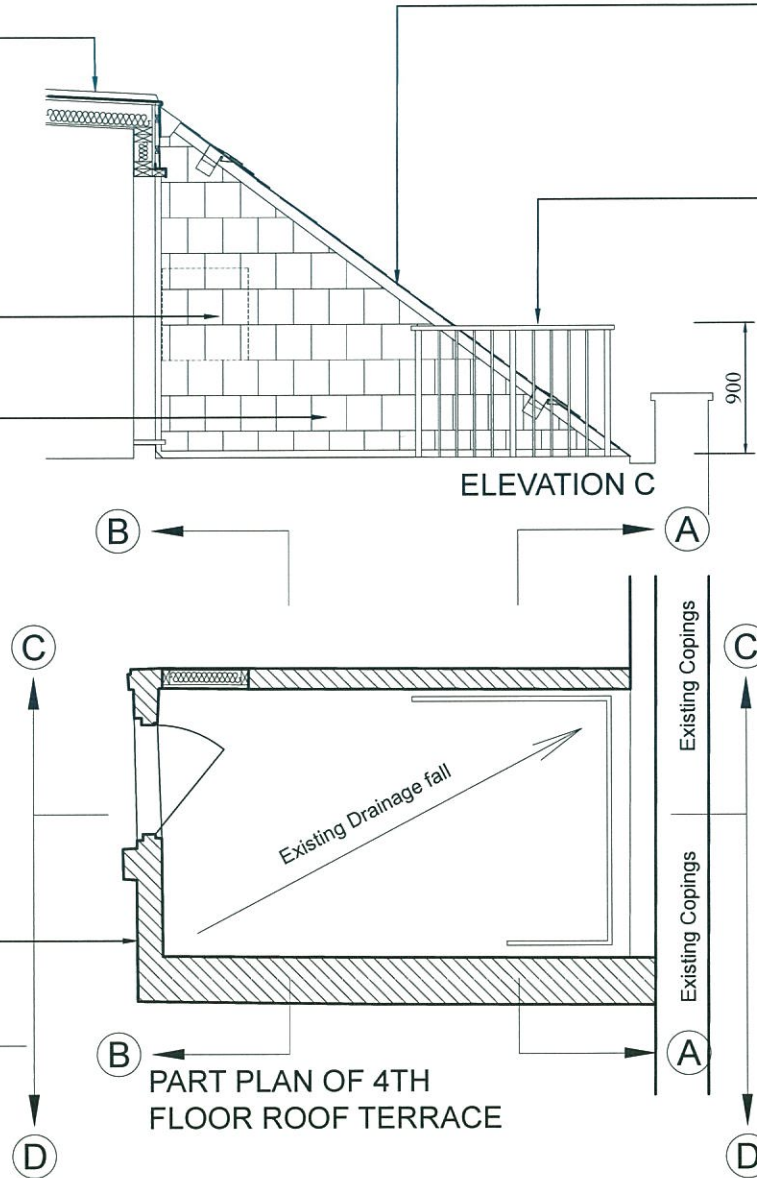
PART SECTION THROUGH FLAT AND PITCHED ROOF



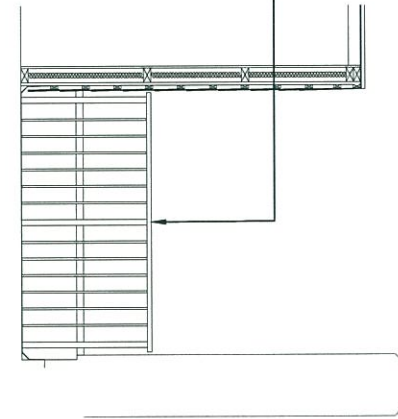
PART SECTION THOUGH STUD WALL AND FLAT TOOF



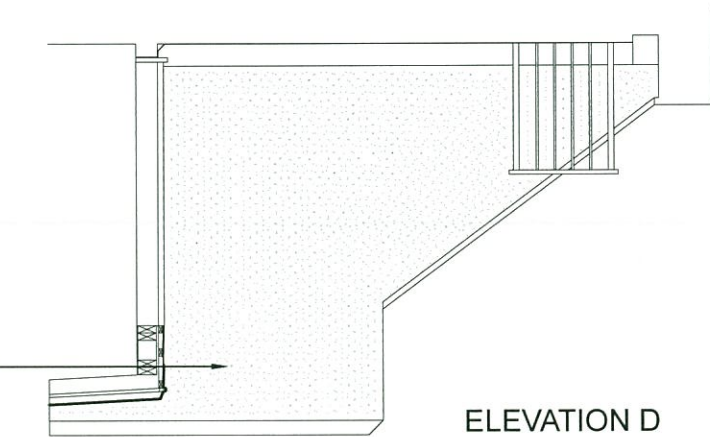
ELEVATION B



PART PLAN OF 4TH FLOOR ROOF TERRACE



ELEVATION A



ELEVATION D

Re-slate Inset dormer wall. Replace all battens, flashing,soakers and breather paper
Insulate between studs without disturbing internal plaster works
Existing drainage from front elevation discharges onto existing roof terrace and falls as shown and to remain as existing

Existing Party Wall

Rev A)

Balustrade changed to square section metal 11.07.16

26 Fitzroy Square
PROPOSED - Roof Terrace Details
Scale 1:250, 1:50 & 1:10
JUNE 2016
Drawn REJ

0 2 4 6 8 10m

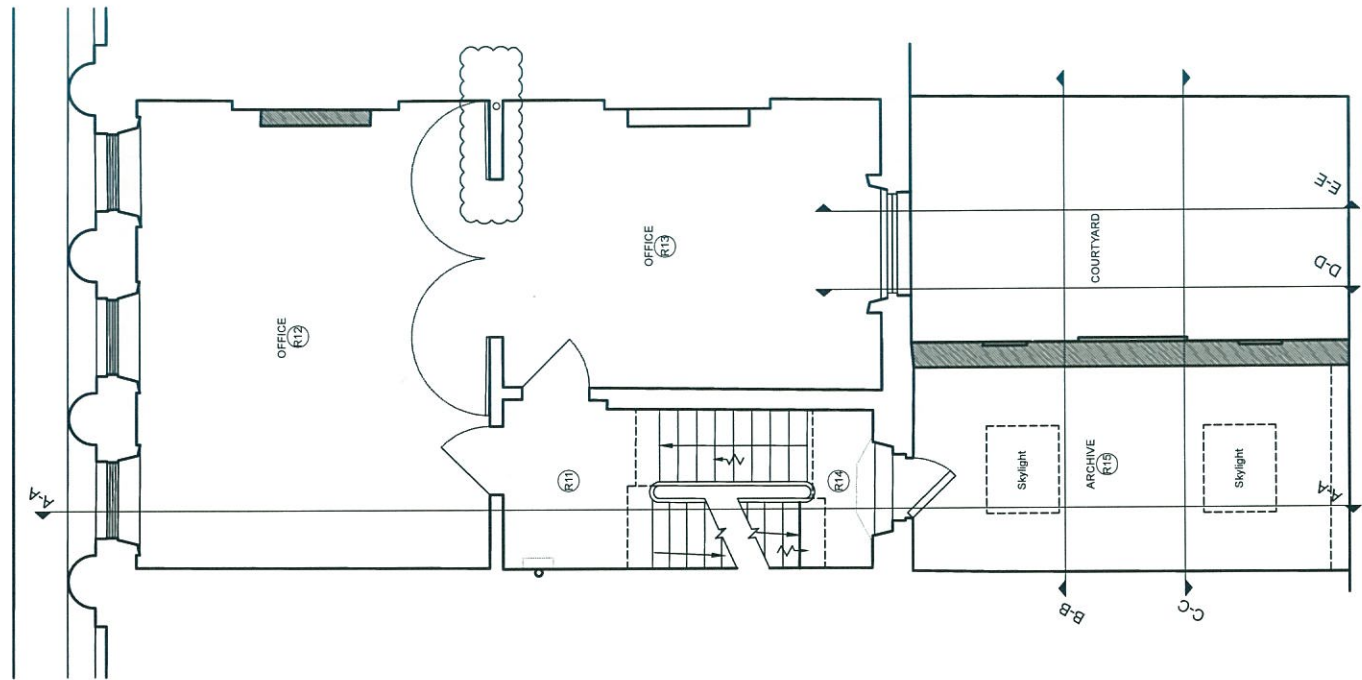
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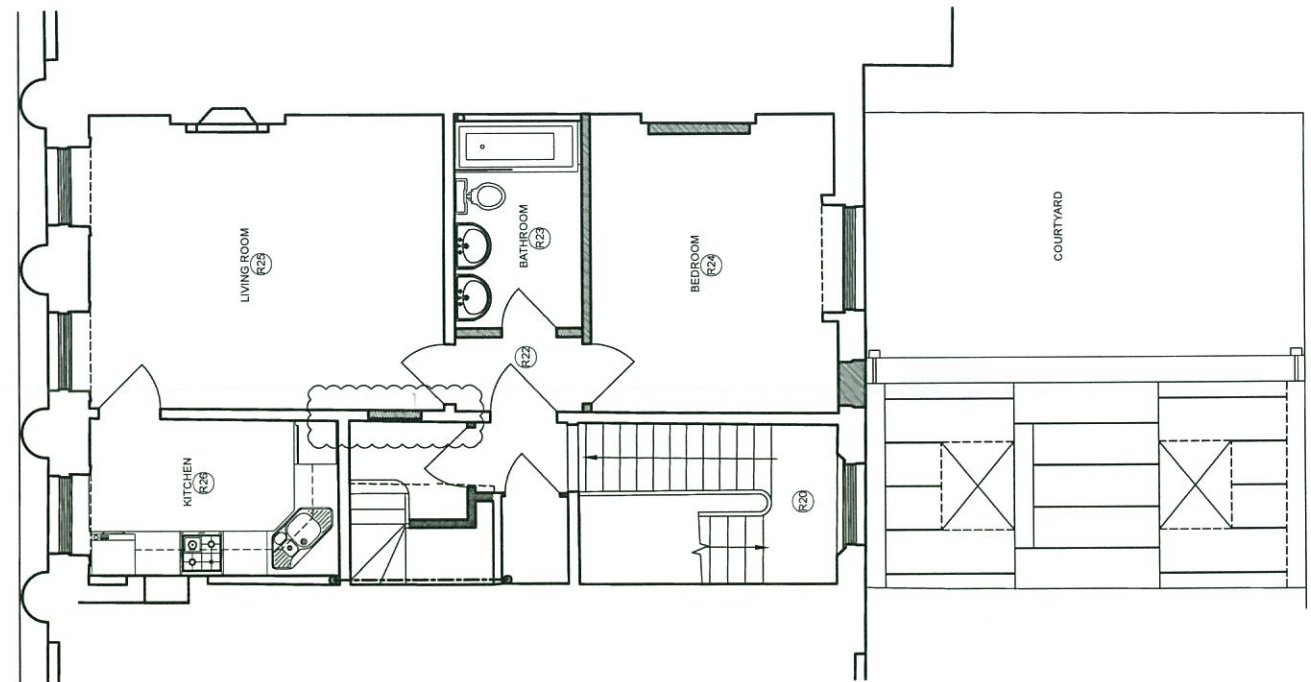
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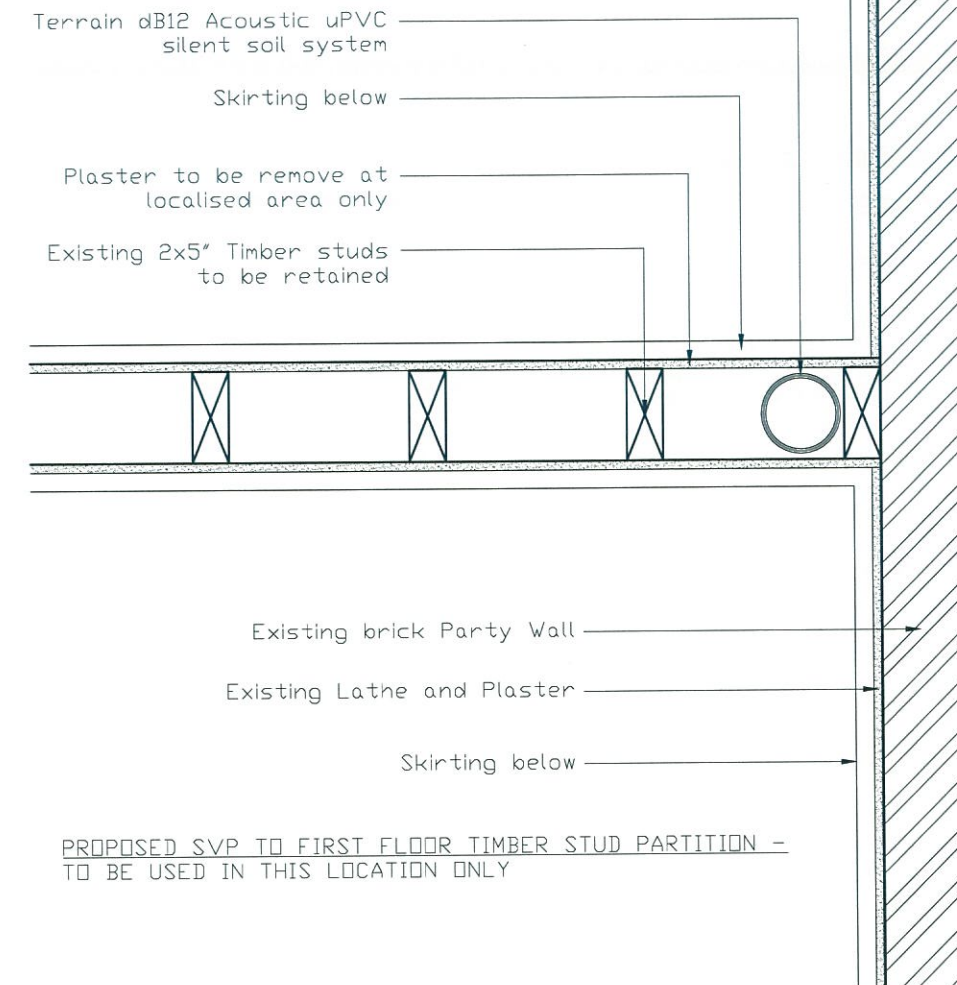
FIRST FLOOR REFERENCE PLAN



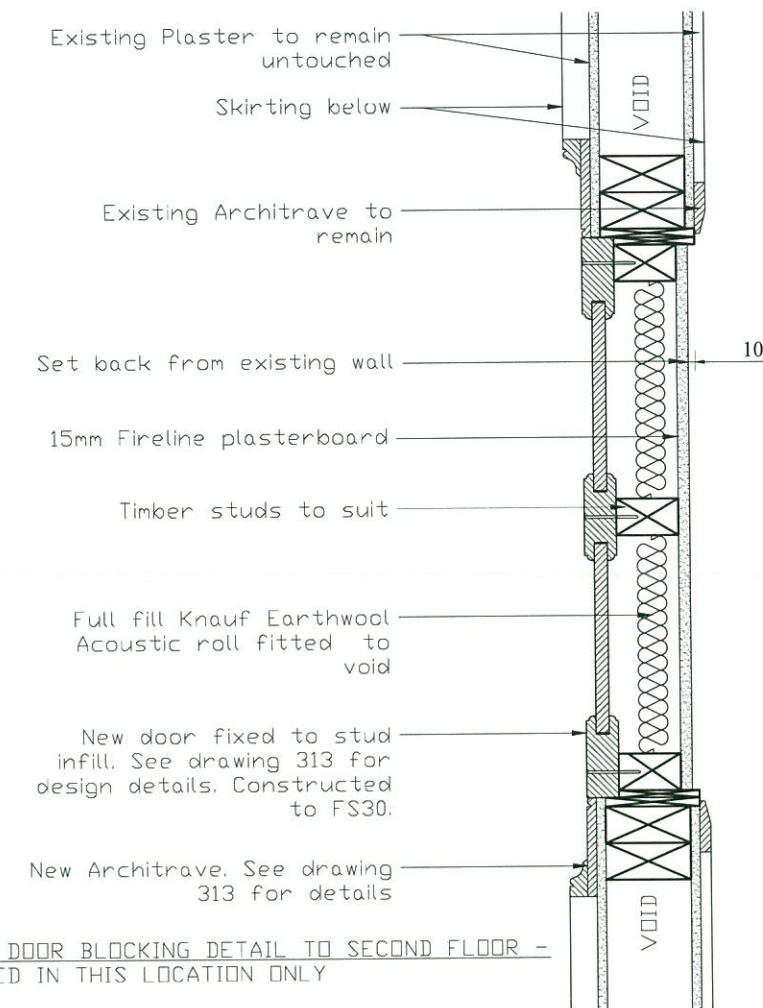
SECOND FLOOR REFERENCE PLAN



0 1 2 3 4 5m



PROPOSED SVP TO FIRST FLOOR TIMBER STUD PARTITION - TO BE USED IN THIS LOCATION ONLY



PROPOSED DOOR BLOCKING DETAIL TO SECOND FLOOR - TO BE USED IN THIS LOCATION ONLY

Rev.
No. 6228/327
No. 26 Fitzroy Square
Construction - 2nd Floor SVP & door blocking details
Scale 1:100 & 1:10
Date June 2016
Drawn REJ
@ A3 Size

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