

Copyright: All rights reserved. This drawing must not be reproduced without permission.
 Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.
 All shop drawings to be submitted to the architect for comment prior to fabrication.
 This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.
 Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES

15.20

9.80

6.56

2.95

0.28

0.00

-0.16

Rendered brickwork painted blue

All ornamental features painted white

Timber frame painted white - Clear glass

Aluminium frame - Clear glass

Front wall omitted for clarity

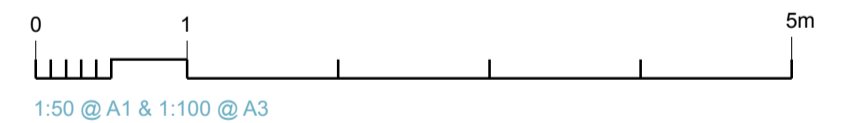
Front wall omitted for clarity

1 Camden Square

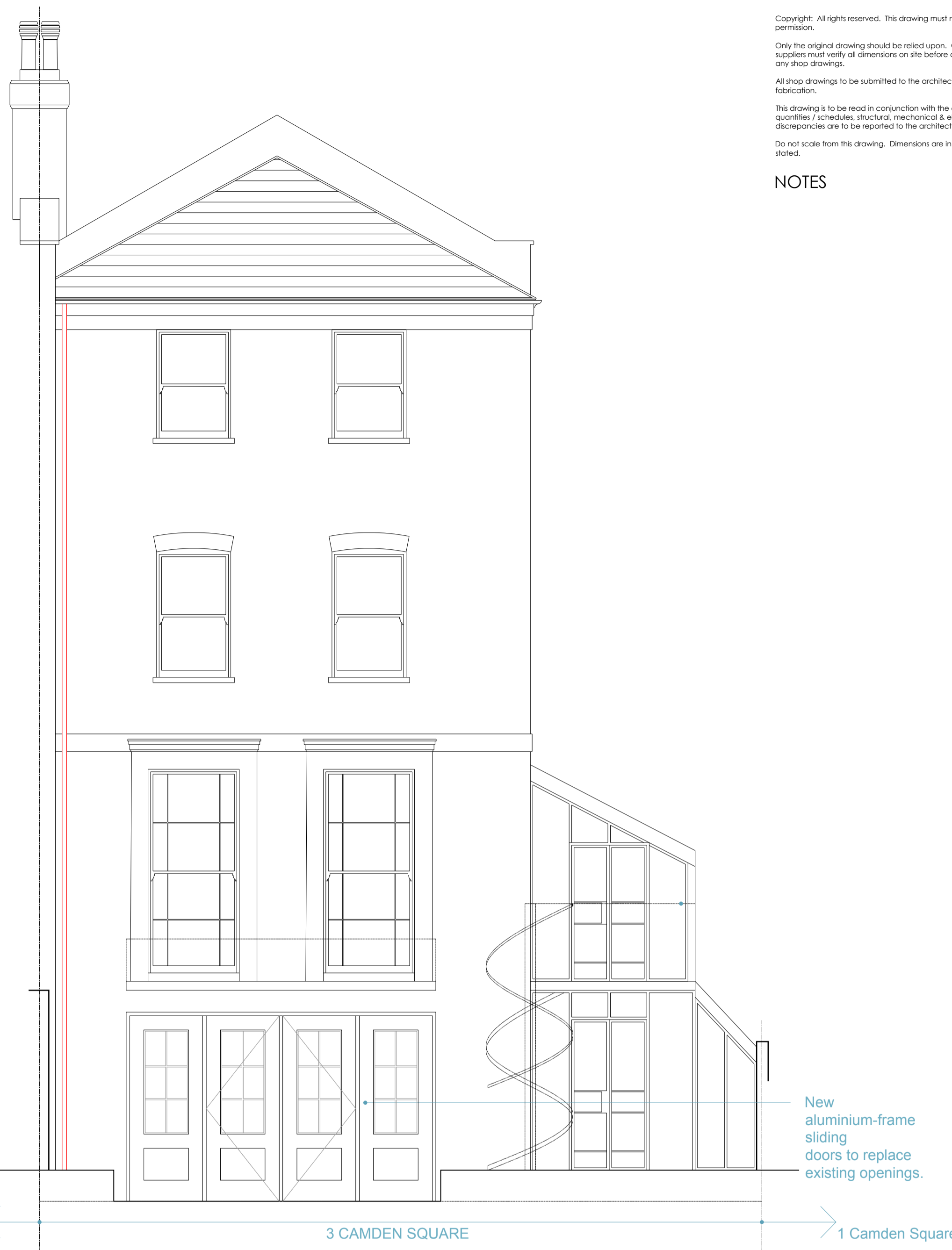
3 CAMDEN SQUARE

5 Camden Square

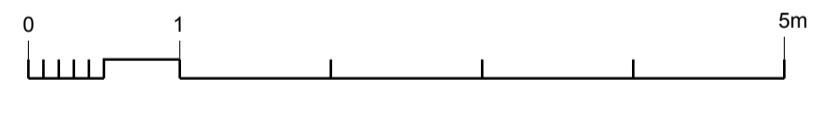
PROPOSED FRONT ELEVATION - As Existing



1:50 @ A1 & 1:100 @ A3



PROPOSED REAR ELEVATION



New aluminium-frame sliding doors to replace existing openings.

1 Camden Square

1.00 DEMOLITION
 1.01 INCLUDE FOR DEMOLISHING ALL CONSTRUCTIONS AS INDICATED ON DRWGS.
 1.02 BREAKING OUT AND RETAINING EXISTING PAVING SLABS AND GRUBBING UP GULLIES TOGETHER WITH ALL REDUNDANT PIPE WORKS NECESSARY AND STORE ON SITE FOR FUTURE USE IF POSSIBLE.
 1.03 ALL UNUSED MATERIAL TO BE CARTED AWAY FROM SITE.
2.00 EXCAVATION
 2.01 EXCAVATE DEPTH AND WIDTH FOR FOUNDATIONS IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATION. FINAL DEPTH AND WIDTH OF FOUNDATIONS TO BE AGREED ON SITE WITH L.A SURVEYOR.
 2.02 SHUTTER UP AGAINST DRAINS AND MASS FILL EXCAVATIONS WITH 1:2.4 MIX CONCRETE.
 2.03 LINTEL OVER DRAINS/DUCTS WITH REINFORCED CONCRETE LINTELS WITH MIN 150MM END BEARINGS, MIN. 50MM CONCRETE COVER TO REINFORCEMENT, ALL TO S.E. DETAILS.
 NB: SULPHATE RESISTANT CEMENT TO BE USED FOR WORK BELOW DPC AND DPM ONLY WHEN DIRECTED BY L.A SURVEYOR. ALL FOUNDATIONS TO BE IN ACCORDANCE WITH CP:8004:1986 AND B.S.8110
3.00 STRUCTURE
 3.01 REFER TO STRUCTURAL ENGINEER'S INFORMATION FOR FULL STRUCTURAL DETAILS AND PART A BUILDING REGS INFORMATION
 3.02 FINAL DEPTH AND WIDTH OF FOUNDATIONS TO BE AGREED ON SITE WITH BUILDING INSPECTOR. SHUTTER UP AGAINST DRAINS AND MASS FILL EXCAVATIONS WITH 1:2.4 MIX CONCRETE.
 3.03 MIN. 50MM CONCRETE COVER TO REINFORCEMENT, ALL TO S.E. DETAILS.

3.04 ALL STRUCTURAL DEMOLITION & INTERVENTIONS TO THE EXISTING BUILDING TO BE TO S.E.'S APPROVAL AND IN ACCORDANCE WITH S.E.'S DETAILS AND SPECIFICATION.
 3.05 ALL EXISTING AND NEW STRUCTURAL ELEMENTS TO ACHIEVE 30 MINUTES FIRE RESISTANCE.
 3.06 THE EXISTING STRUCTURE MUST BE OPENED UP FOR INSPECTION TO ASCERTAIN WHETHER IT CAN SAFELY CARRY THE PROPOSED ADDITIONAL LOADING. IF IT IS FOUND TO BE INADEQUATE, THEN IT SHOULD BE MODIFIED AS NECESSARY TO COMPLY WITH THE BUILDING REGULATIONS.
 3.07 PROVIDE COMPOSITE FABRICATED LINTELS TO S.E. DETAILS OVER NEW EXTERNAL OPENINGS TO SUIT SIZE OF OPENING. PROVIDE MINERAL WOOL TO INSULATE VOID. CAVITY TRAY OVER EXTENDING 450MM BEYOND REVEALS AT BOTH ENDS. SIZES OF ALL LINTELS ARE TO BE TO S.E. DETAILS. PROVIDE WEEP HOLES AT 800MM C/C'S
4.00 BELOW DPC MASONRY
 4.01 ALLOW FOR SEMI-ENGINEERING BRICKWORK BELOW DPC LEVEL BRICKWORK. PROVIDE HYLOAD DPC TO B.S.743, MIN 150MM ABOVE FINISHED GROUND LEVEL.
5.00 ABOVE DPC MASONRY
 5.01 LAY ON MORTAR BED HYLOAD DPC TO B.S.743:1978. LAY A MINIMUM OF 150MM ABOVE FINISHED GROUND LEVEL, ADEQUATELY LAPPED AT ALL JOINTS AND TO EXISTING DPC.
6.00 FIRE
 6.01 EXISTING FIRE DETECTION AND SOUNDING TO BE RETAINED (IF APPLICABLE) AND EXTENDED AS REQUIRED TO INCLUDE EXTENSION. ENSURE HEAT DETECTION TO KITCHEN MAINS OPERATED SMOKE DETECTORS INCORPORATING BATTERY BACKUP INSTALLED IN EACH STOREY, INTERCONNECTED TO ENSURE THAT IF ONE DETECTOR IS ACTIVATED, THE OTHER(S) WILL ALSO BE ACTIVATED. SMOKE DETECTORS TO CONFORM TO BS 5839 PART 6.

DETECTORS TO BE WIRED TO HALL LIGHTING CIRCUIT. MANUFACTURERS INSTRUCTIONS ON OPERATION AND MAINTENANCE TO BE HANDED TO OCCUPIER ON LEGAL COMPLETION. ALL IN ACCORDANCE WITH BUILDING REGS AD PART B1 SECTION 1
 (SD) LD2 INTERLINKED MAINS OPERATED SMOKE DETECTION WITH INTEGRAL SOUNDER AND EMERGENCY LIGHT, AND BATTERY OVERRIDE
 (HD) LD2 INTERLINKED MAINS OPERATED HEAT DETECTION WITH INTEGRAL SOUNDER AND EMERGENCY LIGHT, AND BATTERY OVERRIDE
7.00 THERMAL INSULATION
 7.01 ALL NEW AND UPGRADED CONSTRUCTION TO BE INSULATED IN ACCORDANCE WITH ARCHITECT DETAILS AND TO ACHIEVE MINIMUM ELEMENTAL U-VALUES AS FOLLOWS:-
 GROUND SLAB - 0.22
 EXTERNAL WALLS - 0.28
 PITCHED ROOFS - 0.16
 FLAT ROOFS - 0.18
 WINDOWS AND DOORS - 1.8
8.00 GLAZING
 8.01 ALL NEW AND RELOCATED GLAZING BETWEEN FFL AND 800mm ABOVE FFL TO BE IN TOUGHENED SAFETY GLASS
8.02 ALL GLAZING TO NEW DOORS TO BE IN TOUGHENED SAFETY GLASS BETWEEN FFL AND 1500mm ABOVE FFL
9.00 VENTILATION
 9.01 NEW AND RELOCATED WINDOWS AND DOORS ARE TO BE PROVIDED WITH TRICKLE VENTS AND OPENINGS AS DESCRIBED BELOW.
 -MINIMUM 2500MM² TRICKLE VENTS ARE TO BE SUPPLIED TO ALL WET ROOMS.
 -MINIMUM 5000MM² TRICKLE VENTS AND OPENINGS AT LEAST 5% OF FLOOR AREA ARE TO BE SUPPLIED TO ALL HABITABLE ROOMS.

9.02 ALL TO ACHIEVE A BACKGROUND VENTILATION TOTAL EQUIVALENT AREA FOR THE WHOLE DWELLING AS GIVEN IN APPROVED DOCUMENT F TABLE 1.2A.
 9.03 TO MAXIMISE THE AIR FLOW THROUGH THE DWELLING BY ENCOURAGING CROSS VENTILATION IT IS BEST TO LOCATE SIMILAR EQUIVALENT AREAS OF BACKGROUND VENTILATORS ON OPPOSITE SIDES OF THE DWELLING. WHERE BACKGROUND VENTILATORS AND INDIVIDUAL FANS ARE FITTED IN THE SAME ROOM, THEY SHOULD BE A MINIMUM OF 0.5M APART.
 9.04 VERIFY EXISTING MECHANICAL VENTILATION TO THE FOLLOWING EXTRACTION CAPACITIES:-
 -KITCHEN: 30 LITRES/SECOND EXTRACTION CAPACITY ADJACENT TO A HOB OR 80 -WC. 6 LITRES/SECOND EXTRACTION CAPACITY TO BE CONTROLLED BY LIGHT SWITCH WITH 15 MINUTE OVERRUN.
 -UTILITY ROOM: 30 LITRES/SECOND EXTRACTION CAPACITY.
10.00 ACCESS
 10.01 DECKING LEVEL ENTRANCES TO BE CONSTRUCTED WITH LEVEL THRESHOLD DETAIL.
11.00 DRAINAGE
 11.01 GENERALLY ALL ABOVE GROUND DRAINAGE TO COMPLY WITH B.S. 4514 : 1983 AND B.S. 8301 : 1985. PROVIDE RODDING ACCESS TO ALL CHANGES OF DIRECTION AND TO A MIN FALL OF 2.5 DEGREES TO HORIZONTAL RUNS.
 11.02 ALL NEW SVP'S/ STUB STACKS TO HAVE 100mm INTERNAL DIAMETER. ALL STUB STACKS TO HAVE AAV'S
 11.03 PROVIDE AND INSTALL 100MM DIAMETER UPVC SVP COMPLETE WITH FITTINGS WHERE SHOWN ON PLAN TO COMPLY WITH BS 4514 AND BS 8301 TO DISCHARGE AT FOOT REST BEND MINIMUM 200MM RADIUS. CONNECT INTO EXISTING FOUL WATER SYSTEM. POSITION TO BE LOCATED ON SITE. ALL PIPE WORK TO BE FULLY RODDABLE AT CHANGES OF DIRECTION.
 11.09 DRAINAGE TO BS 8301.
 11.10 PLUMBING TO BS 5572

11.04 ALL BELOW GROUND TO BE 100MM DIA. PVC DRAINAGE PIPES TO 1:40 FALLS WITH SUITABLE JOINTS AND CONNECTIONS. DRAIN RUNS OUTSIDE OF BUILDING ARE TO BE ENCASED BY 150MM PEAK SHINGLE SURROUND. DRAINAGE UNDER BUILDING IS TO BE ENCASED WITH 150MM CONCRETE SURROUND WITH FLEXIBLE JOINTS. EVERY THIRD JOINT FREE. WHERE DRAINS PASS THROUGH FOUNDATIONS BRIDGE OVER DRAINS USING REINFORCED CONCRETE LINTELS. LAID STRICTLY TO MANUFACTURERS REQUIREMENTS.
 11.05 ALL PUBLIC WATER SERVICE PROVIDER CONSENTS IN ARE TO BE OBTAINED BY MAIN CONTRACTOR.
 11.04 ALL GULLIES AND DRAIN RUNS TO BE PROVIDED WITH RODDING POINTS.
 11.05 ALL PIPES, FITTINGS AND JOINTS TO BE AIR PRESSURE TESTED WITH A POSITIVE PRESSURE OF AT LEAST 1.5 TIMES OPERATIONAL PRESSURE FOR MIN 3 MINUTES. ALL TAPS TO MAINTAIN A MIN 25mm WATER SEAL.
 11.06 INTERNAL RWP AND SVP'S TO BE SOIL QUALITY WITH SEALED JOINTS.
 11.07 SEWER CONNECTION TO BE DETERMINED BY CONTRACTOR PRIOR TO COMMENCEMENT OF JOB.
 11.08 ENSURE EXISTING SVP OPEN TO OUTSIDE AIR SHOULD FINISH AT LEAST 900MM ABOVE ANY OPENING INTO THE BUILDING WITHIN 3M AND SHOULD BE FINISHED WITH A WIRE CAGE OR OTHER PERFORATED COVER, FIXED TO THE END OF THE VENTILATING PIPE, WHICH DOES NOT RESTRICT THE FLOW OF AIR.
 11.09 DRAINAGE TO BS 8301.
 11.10 PLUMBING TO BS 5572

12.00 SURFACE WATER DRAINAGE
 12.01 NEW RWPS AND GREY WATER CONNECTIONS TO BE CONNECTED TO EXISTING COMBINED DRAINAGE SYSTEM. LOCATION TO BE DETERMINED ON SITE. PROVIDE NEW INTERNALLY SEALED GULLIES. Y BRANCH CONNECTION TO EXISTING SYSTEM.
13.00 ELECTRICS AND GAS
 13.01 ALL ELECTRICAL WORK TO MEET THE REQUIREMENTS OF PART P AND WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO, WITH CERTIFICATES ISSUED BY AN NICEIC REGISTERED ELECTRICIAN.
 13.02 HEIGHTS AND LOCATION OF ELECTRICAL SWITCHES AND OUTLETS TO APPROVED DOCUMENT M2 SECTION 8 BETWEEN 450MM AND 1200MM FROM FINISHED FLOOR LEVELS ALL ELECTRICAL WORK AND ADAPTIONS TO BE CARRIED OUT BY A REGISTERED ELECTRICAL ENGINEER AND CERTIFIED AT COMPLETION, OR CHECKED AT COMPLETION FOR COMPLIANCE WITH IEE STANDARDS.
 13.03 ALL ELECTRICAL WORKS THROUGHOUT TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BS 7671: 2001 - CHAPTER 13
 13.04 CONTRACTOR TO ALLOW FOR POWER SUPPLIES AND SPURS WHICH MAY NOT BE INDICATED ON THESE DRAWINGS AS BRIEFED BY CLIENT DIRECTLY IN ACCORDANCE WITH STATUTORY REGULATIONS.
 13.05 CONTRACTOR TO ALLOW FOR POWER SUPPLY AND WIRING TO HEATING INSTALLATION AS REQUIRED
 13.06 CONTRACTOR TO ALLOW FOR ELECTRICAL AND TELECOM INSTALLATION TO EMPLOYER'S REQUIREMENTS IN ACCORDANCE WITH STATUTORY REGULATIONS.
 13.07 NEW OR ALTERED ROOMS SHOULD BE PROVIDED WITH FIXED ENERGY EFFICIENT LIGHT FITTINGS THAT NUMBER NOT LESS THAN THE GREATER OF:

A: ONE PER 25SQM OF DWELLING FLOOR AREA OR
 B: THREE PER FOUR FIXED LIGHTING FITTINGS
 13.08 EXTERNAL LIGHTING IS TO EITHER
 A) LAMP CAPACITY DOES NOT EXCEED 150W PER LIGHT FITTING AND THE LIGHTING AUTOMATICALLY SWITCHES OFF :-
 I) WHEN THERE IS ENOUGH DAY LIGHT.
 II) AND WHEN IT IS NOT REQUIRED AT NIGHT.
 OR
 B) THE LIGHT FITTINGS HAVE SOCKETS THAT CAN ONLY BE USED WITH LAMPS HAVING AN EFFICACY GREATER THAN 40 LUMENS PER CUBIC METRE.
14.00 HEATING
 14.01 ALL HEATING AND HOT WATER SYSTEM ARE TO MEET THE CURRENT BUILDING REGULATIONS AND ARE TO BE TESTED AND CERTIFIED BY A CORG REGISTERED ENGINEER. COMMISSIONING CERTIFICATE IS TO BE ISSUED TO BUILDING CONTROL OFFICER ALL IN ACCORDANCE WITH APPROVED DOCUMENT PART L1.
 14.02 VERIFY SUITABILITY OF EXISTING GAS BOILER TO MEET CURRENT BUILDING REGULATIONS. ALL MANUFACTURERS DETAILS TO BE PROVIDED AND TO SHOW A SED BUK VALUE OF MINIMUM 91%. ALL IN ACCORDANCE WITH APPROVED DOCUMENT PART L1.
 14.03 HOT WATER SERVICE PIPES, INCLUDING PRIMARY FLOW AND RETURN AND EXPANSION PIPES, SHOULD HAVE 15MM INSULATION.
 14.04 HEATING SYSTEM TIMING TO BE SUB DIVIDED TO ALLOW SEPARATE EXTENSION SUB-ZONE
15.00 WATER SUPPLY
 15.01 ALL PIPE WORK TO BE COPPER TO B.S.2871: PT2:1972 AND JOINED WITH APPROVED COPPER ALLOY FITTINGS.

OPEN London
 architecture • surveying • interior design
 www.openlondon.uk.com
 email@openlondon.uk.com

project
3 Camden Square
 client

drawing title
Proposed Front & Rear Elevations

drawing status
Tender
 scale date drawn by checked by
 1:50 @ A1 16/04/19
 1:100 @ A3
 job no. drawing no. revision
 19010 105 T2

Mermaid House
 2 Puddle Dock
 Bricklayers
 EC4V 3DB
 t: 020 7332 2888