



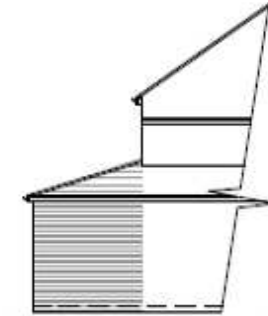
Existing Rear Elevation



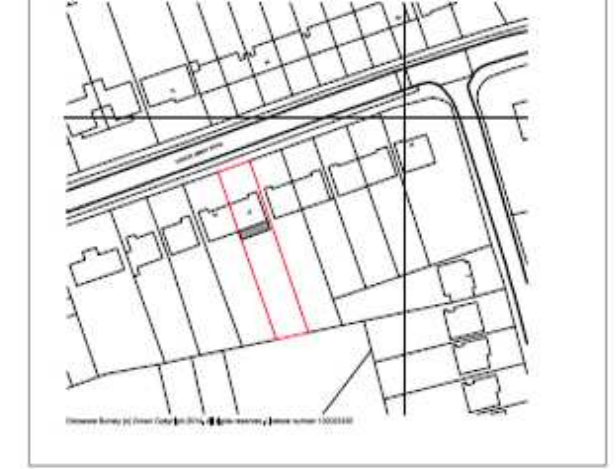
Existing Side Elevation



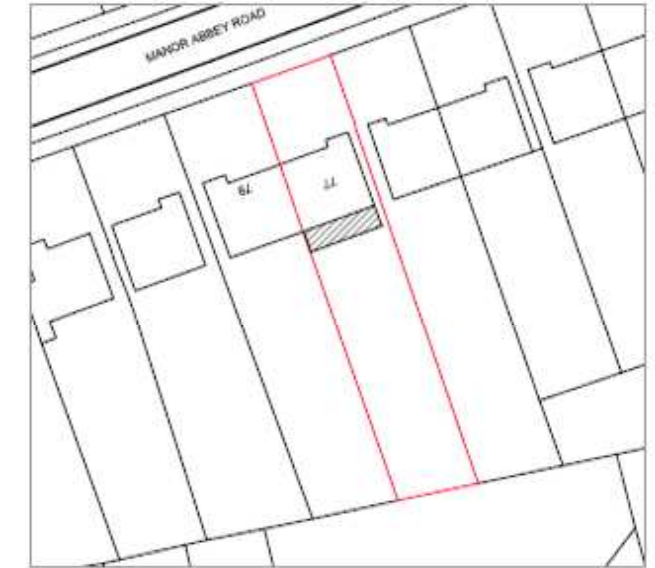
Proposed Rear Elevation



Proposed Side Elevation



Site Location Plan 1:1250



Block Plan 1:500



**ROOF VENTILATION**

Proprietary roof ventilation system is to be provided (Tikide® or similar approved) to ventilate roof space to the equivalent of a 100mm continuous gap to all eaves lines of the roof in accordance with the requirements of the Building Regulations and to BS5250 1975.

**LEADWORK**

Provide Code 4 lead cappings to all abutments at roof level turned up Min. 75mm against abutment and turned over top flange. Provide Code 4 stepped lead 150mm across flashing, secured with 25mm lead wedges at each step and pointed Apron flashings in Min. lengths of 1.0m and with 100mm laps. All exposed lead to be treated with protection oil immediately after fixing. All leadwork to LIA recommendations.

**RAINWATER GOODS**

Marley Rowles PVC-s pattern to fascia of min 600mm c/c to brackets with all joint brackets, running outside and depends as appropriate.

60mm round downpipes fixed to wall at 1500mm Max c/c with screen plugged into brickwork not mortar. Ensure firm expansion gap at joints in downpipe. Include cricket bands, pipe connection and brackets as necessary. Slope of rainwater pipes connected direct into trapped vertical relief pipe. (Access gully).

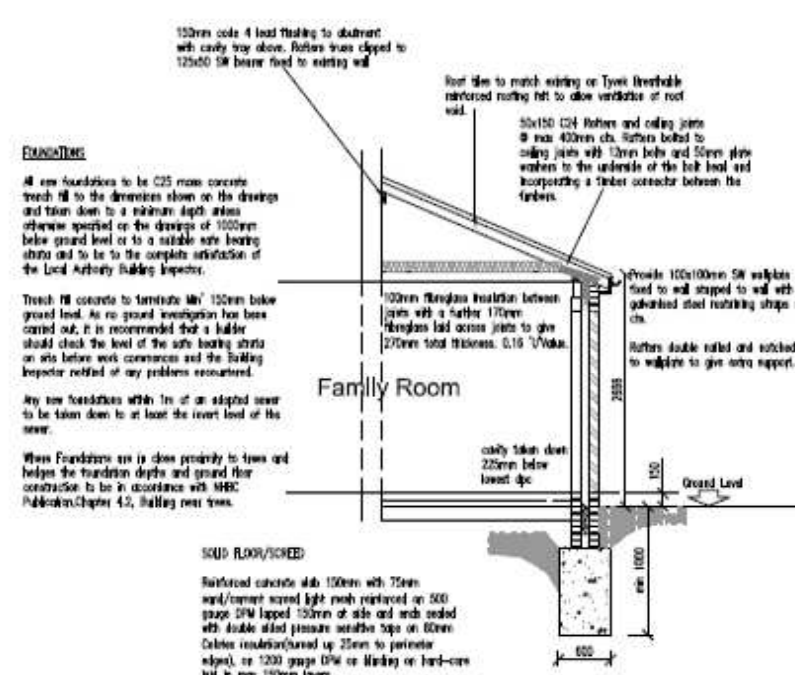
**CAVITY WALL - Brick/Cavity/Blockwork - Cavity Girth 100mm - Cavity 100mm**

New external walls above DPC to be in 102.5mm facing brickwork with an RL designated frost resistance to BS3621 and set in 7:10 cement/sand mortar with lapped vertical joints externally. The internal leaf to be constructed in thermally concrete blockwork M4 70/mm (Thickness 100mm, 140mm as illustrated on the drawings). Set in 1:1.5 cement/sand mortar or as otherwise recommended by the block manufacturer with rated joints to receive 12mm plasterboard or slab finish. Wall has shall be minimum steel type 1 size to BS1234 built in as brickwork proceeds at 750mm c/c horizontally and 450mm c/c vertically laid staggered and sloping to the outer leaf. Wall has to be at 225mm c/c vertically and at a maximum distance of 300mm horizontally from any opening or corner. Provide 100mm insulated cavity closer to door and windows to reduce thermal bridging. Cavity to be 100mm with fully filled of 100mm 'lockwood' insulation batts to achieve U-value of 0.20W/m<sup>2</sup>°C or better. Cavity to be taken down 225mm below the level of the lowest dpc.

**BONDING TO EXISTING BRICKWORK**

Bonding new brickwork to existing brickwork shall be in a 10mm straight joint with stainless steel crosscode wall ties or similar, jagged and secured to existing wall. Joints to be filled with closed cellular polystyrene packing material and faced with a 2 part polyurethane sealant.

Brickwork below ground and up to DPC to be in Class II engineering bricks to BS321 and laid in 1:5 cement/sand mortar. Flash pointed below ground and lapped horizontally below ground.



**FOUNDATION**

All new foundations to be C25 mass concrete trench fill to the dimension shown on the drawings and taken down to a minimum depth unless otherwise specified or the drawings of 1000mm below ground level or to a suitable safe bearing strata and to be to the complete satisfaction of the Local Authority Building Inspector.

Trench fill concrete to terminate Min. 100mm below ground level. As no ground investigation has been carried out, it is recommended that a builder should check the level of the safe bearing strata on site before work commences and the Building Inspector notified of any problems encountered.

Any new foundations within 1m of an adjacent sewer to be taken down to at least the invert level of the sewer.

When Foundations are in close proximity to trees and helps the foundation depth and ground floor construction to be in accordance with BS54: Foundations Chapter 4.2, Shallow foundations.

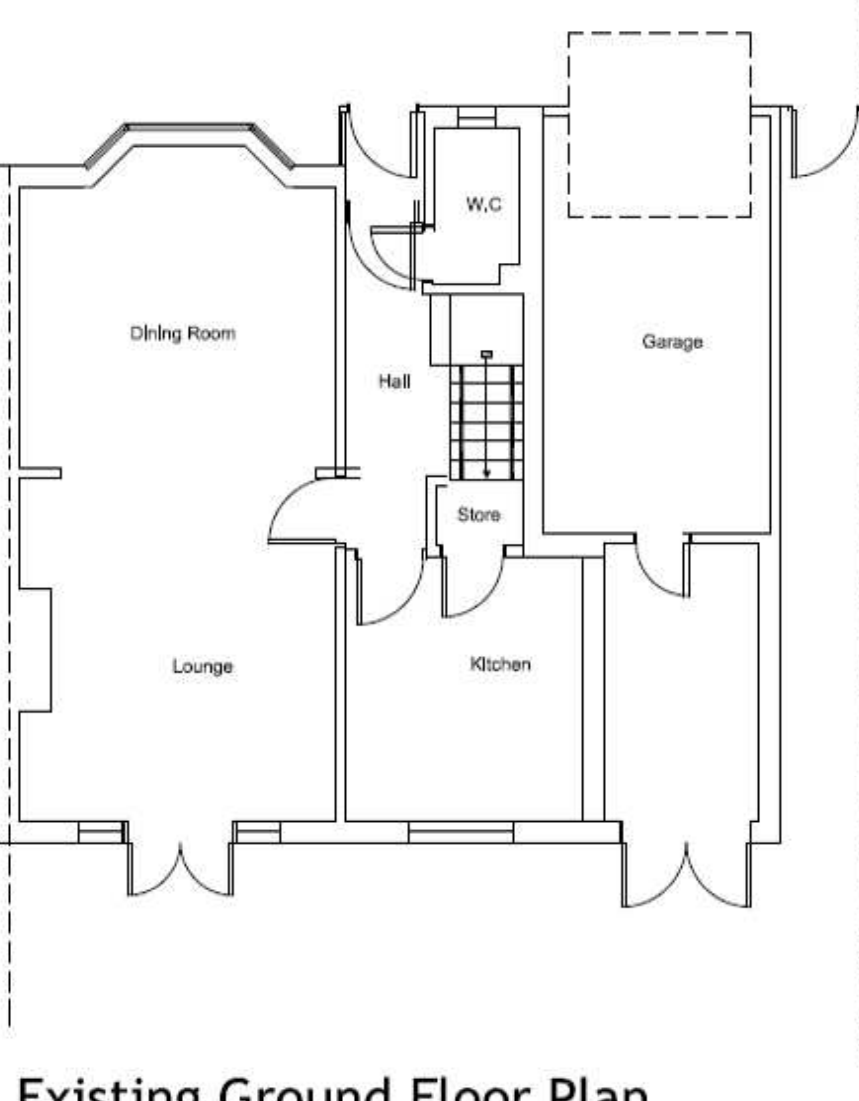
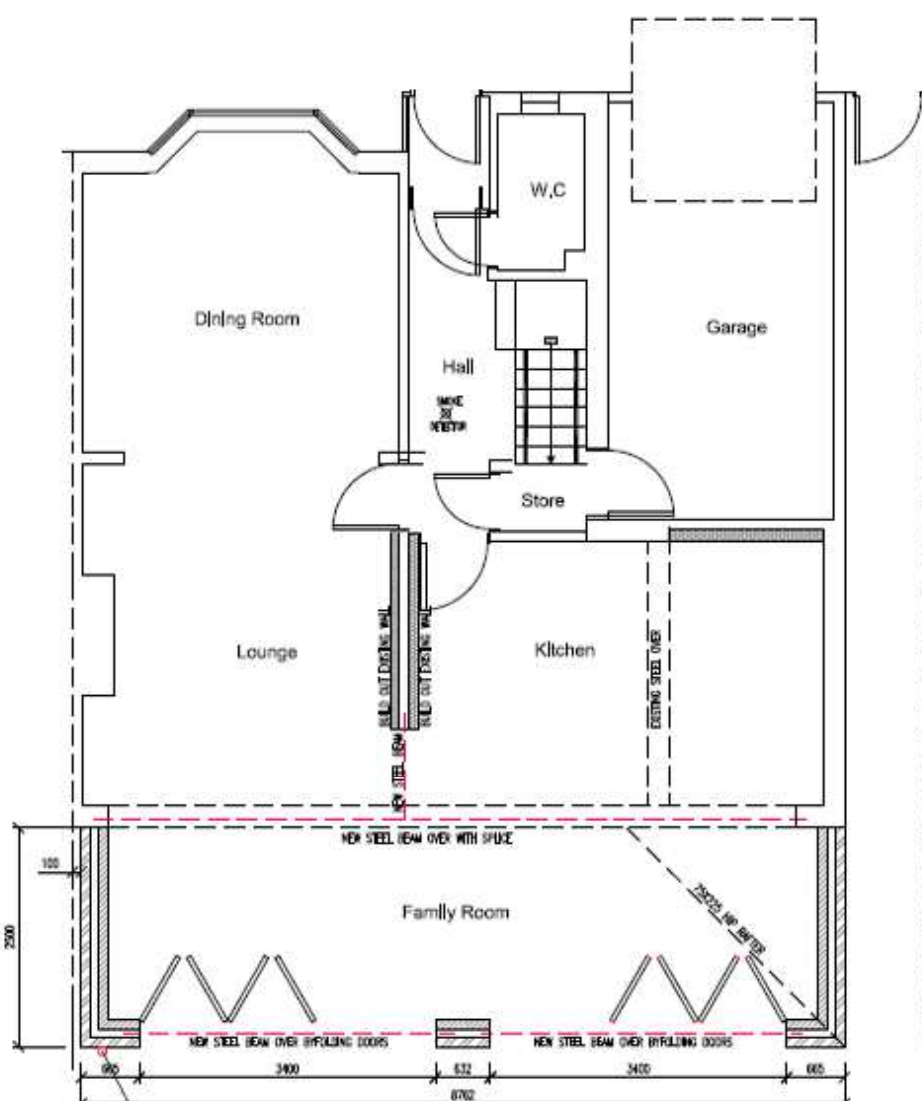
**SOIL FLOOR/SCHED**

Reinforced concrete slab 150mm with 75mm wad/cement screed light mesh reinforced on 500 gauge DPM lapped 150mm at side and ends sealed with double sided pressure sensitive tape on 60mm Celspan insulation (turned up 25mm to perimeter edges), or 1200 gauge DPM or Slating or hard-core laid in two 150mm layers.

DPM to always be fixed through to DPC. Rise to achieve 0.22W/m<sup>2</sup>°C U-value.

Glazed areas with 800mm of finished floor level and is lateral and external walls and partitions, should be of safety glass ( BS 6206:1991) or be of annealed glass of sufficient thickness ( Diagram 2 part II ) to ensure that risk of breakage is low.

Glazed areas with 1500mm of FFL in doors and glazed areas with 200mm shall be of safety glass to



Existing Ground Floor Plan

Where it is reasonably practicable, any new storm drain is to discharge into a highway rain gully on the property. (Subject to planning consent)