

PROPOSED SIDE ELEVATION A

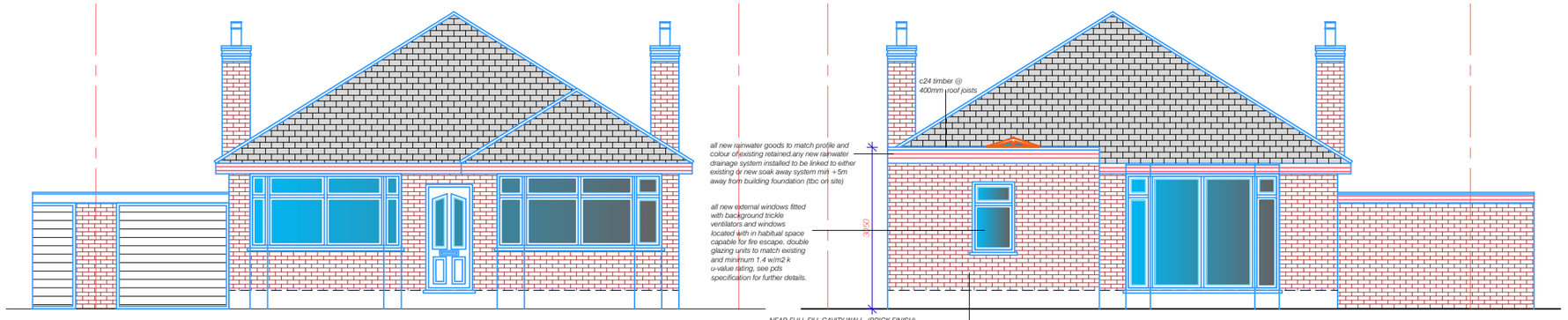
600 wide mass concrete taken down to load bearing sub-soil a with a minimum 1000mm depth (to be confirmed by buidling control)

NEAR FULL FILL CAVITY WALL (BRICK FINISH)
Facing brickwork outer leaf (spec be be agreed with client)
10 cavity / air space
90mm thermaclass cavity wall21 - Celotex insulation
100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m3, k-value 0.11 w/mk) with necessary movement joints as per manufacturer's specs
galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal,
all spacing reduced to 225cc within 300mm of openings
12.5 foil-backed plasterboard on dabs + skim coat
over all u-value calculated = 0.18 w/m2k

install dpc at min 150 above ground level and continued under thresholds
- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level

PROPOSED SIDE ELEVATION B

600 wide mass concrete taken down to load bearing sub-soil a with a minimum 1000mm depth (to be confirmed by buidling control)



PROPOSED FRONT ELEVATION

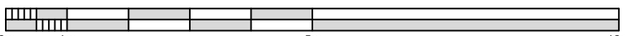
PROPOSED REAR ELEVATION

NEAR FULL FILL CAVITY WALL (BRICK FINISH)
Facing brickwork outer leaf (spec be be agreed with client)
10 cavity / air space
90mm thermaclass cavity wall21 - Celotex insulation
100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m3, k-value 0.11 w/mk) with necessary movement joints as per manufacturer's specs
galvanised (vertical twist) cavity ties @450 cc vert + 900cc horizontal,
all spacing reduced to 225cc within 300mm of openings
12.5 foil-backed plasterboard on dabs + skim coat
over all u-value calculated = 0.18 w/m2k

install dpc at min 150 above ground level and continued under thresholds
- pre formed plastic weep holes at 75mm h x 10 w @ 900 c/c with chamfered mortar fill at dpc level

600 wide mass concrete taken down to load bearing sub-soil a with a minimum 1000mm depth (to be confirmed by buidling control)

Scale Bar/s:



1/100

Notes:
Building Regulation Approval: The owners of the property are advised that an approval of the calculations and drawings by the Local Authority Building Control should be obtained prior to any ordering of material or fabrication. No liability is accepted for any changes that may be required as a result of work having commenced prior to such an approval having been obtained. -This drawing remains the copyright of Express plans and is not to be copied, altered or changed without permission.
This drawing to be read in conjunction with architects and project specifications. Any discrepancy between this drawing and all other project drawings should be brought to the attention of Express plans for clarification prior to commencing the works
Local Authority's building inspector is to be informed by the contractor in writing at least 48 hours prior to the works starting on site and their agreement obtained that work can commence. Structural Steelwork: All steel members grade to be BS EN 10025 S275 JO (Hollow sections to be S355). Length of the beams and the columns should be provided by the contractor allowing minimum bearing. DO NOT SCALE THE DRAWING.
Steel Corrosion Protection: Preparation: Shot blast to SA2.5. Shop primer, Zinc phosphate (dft 75 micron) Fire Protection to steel Beams & columns; Box around all steels with 50 x 50 s.w. framework and 2 layers of 12.5mm Fire line plasterboard with staggered joints and 3.5mm skim finish,
Pad stones: Pad stones to be grade C30 concrete. Beam bearing on pad stones to be minimum 100mm unless otherwise noted specified on Structural Timber: All timber grade C24 unless otherwise stated. Joists may be notched over bearing, maximum depth of notch 1/3 joist depth. Use steel beam with solid timber packing/plates bolted through web of beams M12@500 centres behind joists hangers and for and strap fixing. Temporary Works: The contractor is to accept full responsibility for the stability and safety of the works during the total construction period. No undermining of existing structure is to be carried out prior to consultation of structural engineer

Issue	Notes	Drawn	Date

Express Plans

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Drawing Title
PROPOSED ELEVATIONS

Scale	Date	Checked	Drawn By
1:100	25/03/25	AZ	AZ

Drawing Number
D04

Revision