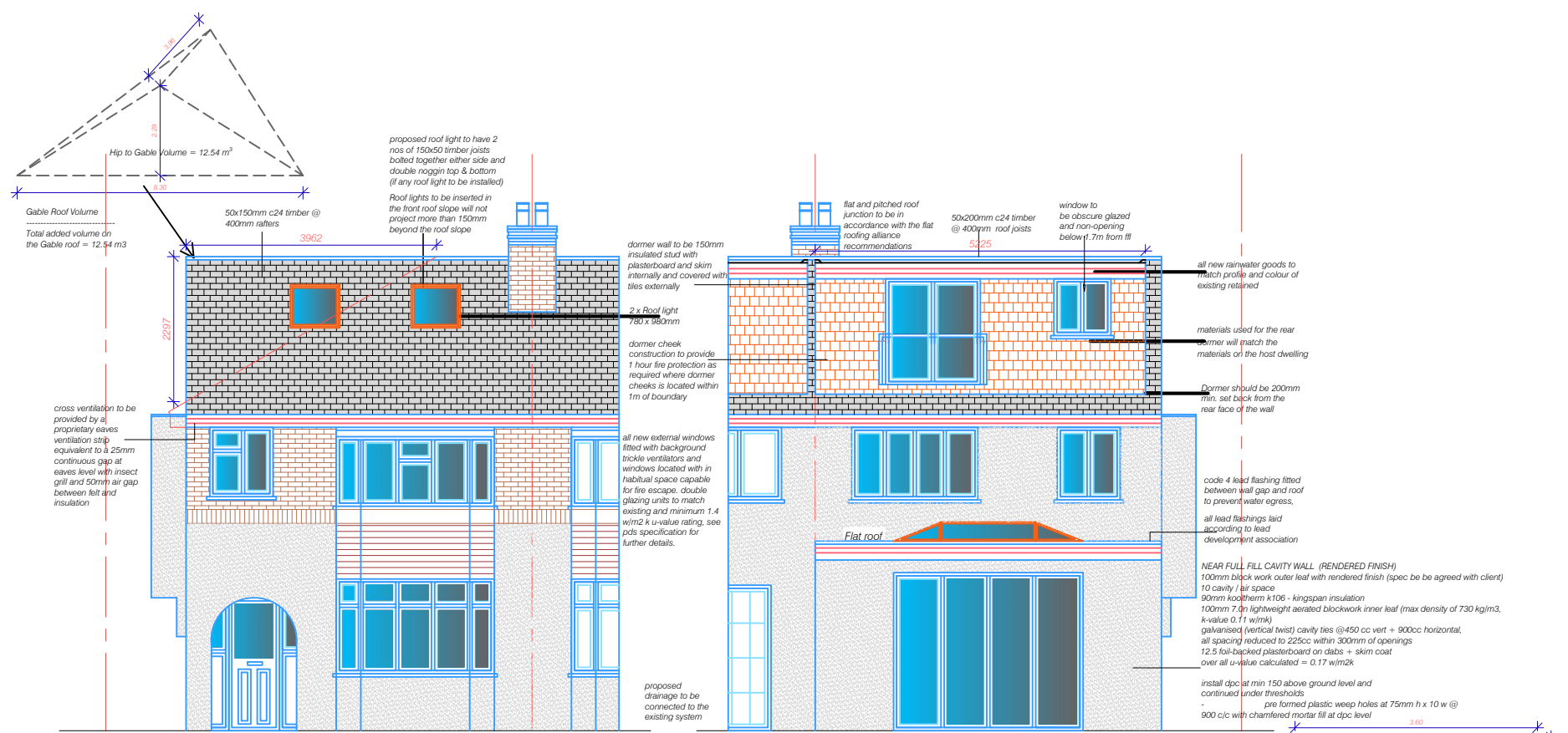
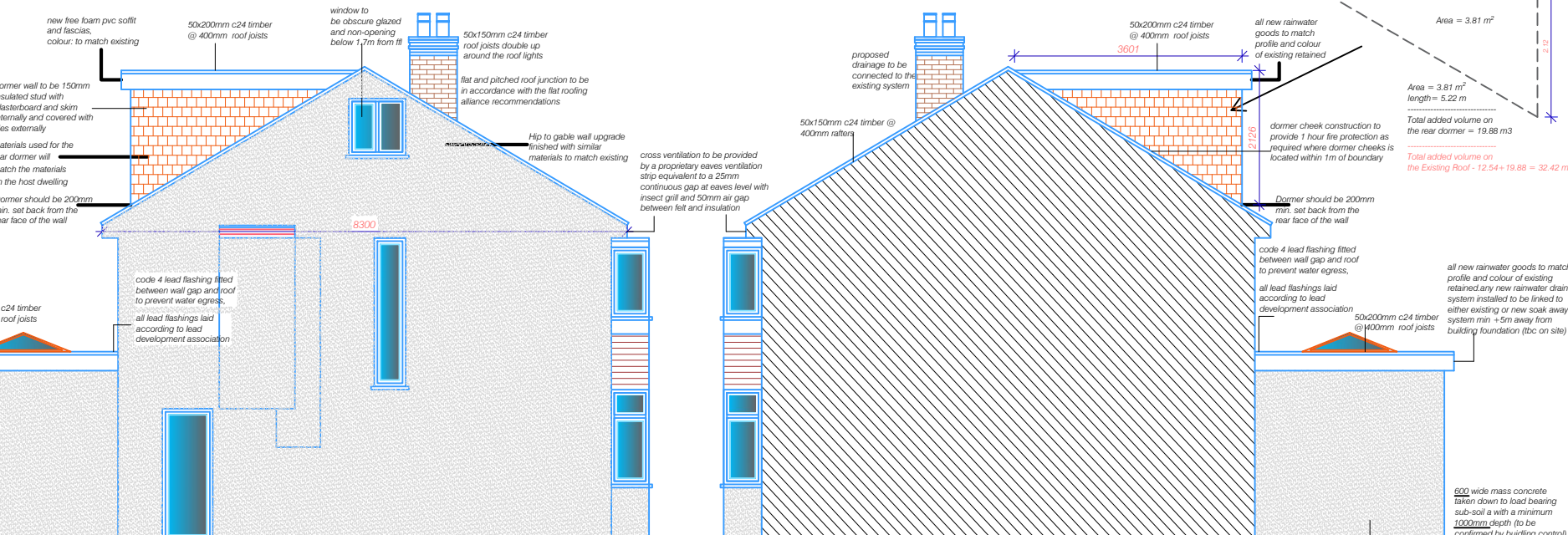


Notes:
 Building Regulation Approval: The owners of the property are advised that an approval of the calculations and drawings by the Local Authority Building Control should be obtained prior to any ordering of material or fabrication. No liability is accepted for any changes that may be required as 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 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.
 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 Drawings: 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.



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



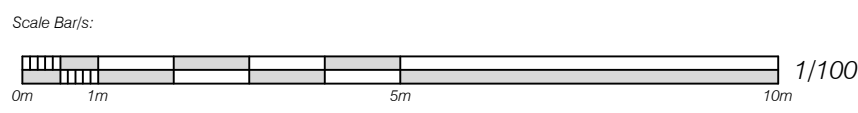
PROPOSED SIDE ELEVATION A

PROPOSED SIDE ELEVATION B

NEAR FULL FILL CAVITY WALL (RENDERED FINISH)
 100mm block work outer leaf with rendered finish (spec be agreed with client)
 10 cavity / air space
 100mm Kooltherm K106 - Kingspan insulation
 100mm 7.0n lightweight aerated blockwork inner leaf (max density of 730 kg/m³, k-value 0.11 w/mk)
 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 = 0.17 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

new structural support / steelwork shown indicative only, refer to s.e details
 all steelwork to be fire protected to minimum 30 minutes
 all new structural support / steelwork shown indicative only, and is subject to structural engineer's design and to building control approval.

NEAR FULL FILL CAVITY WALL (RENDERED FINISH)
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Issue	Notes	Drawn	Date
Express Plans			
Suite 12, 29 Belmont Road, Uxbrdge, UB8 1QS Tel: 07375 455206 Email: info@expressplans.co.uk			
Client J&N. Properties Ltd 56 Ashley Drive Twickenham TW2 6HW			
Drawing Title PROPOSED ELEVATIONS			
Scale 1:100	Date 29/06/24	Checked AZ	Drawn By AZ
Drawing Number D09			Revision