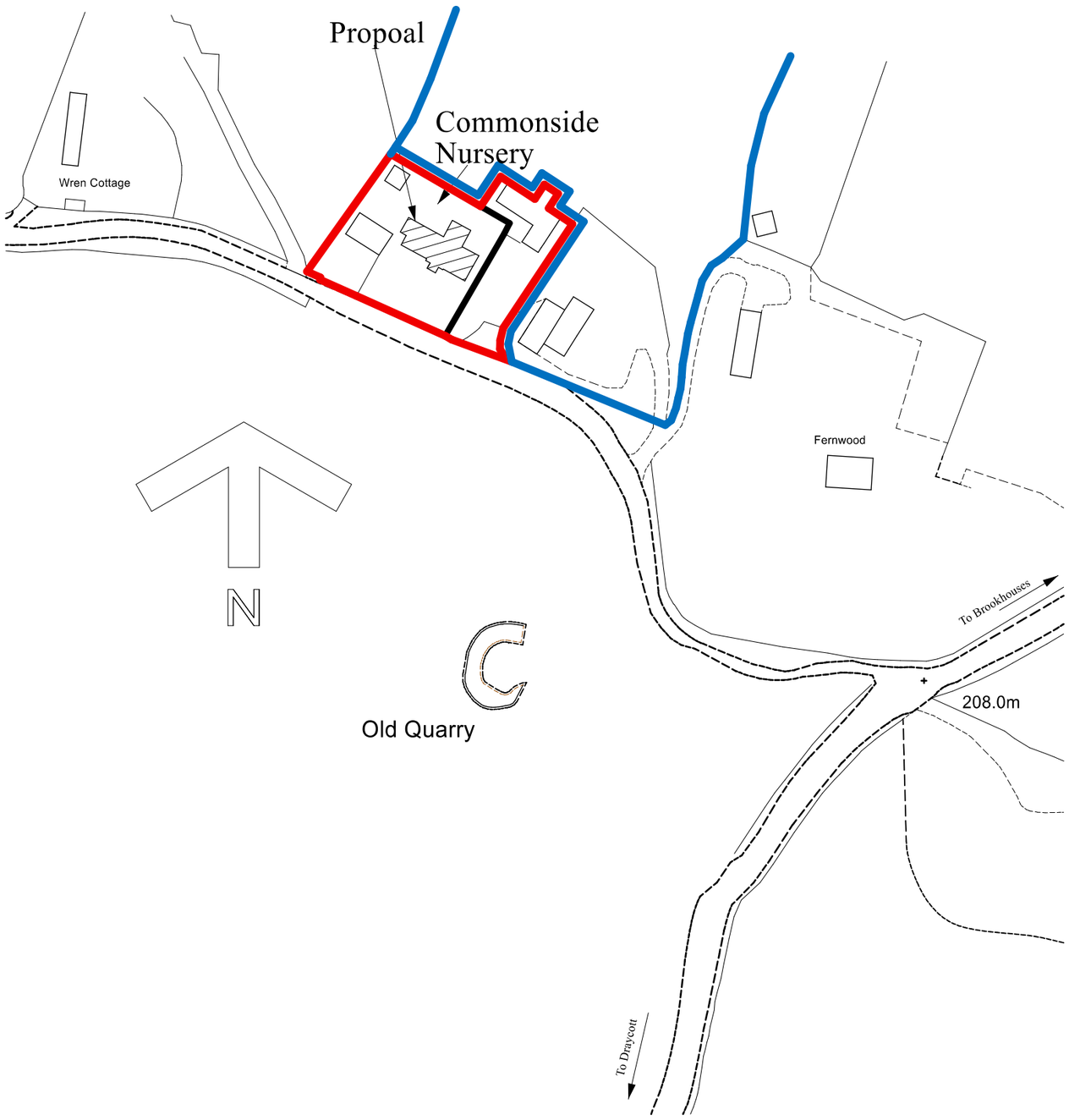

NOTES

Remove eaves gutters where brick skin is to be added, set aside and refix on completion. Hack off pebbledash rendering to North West elevation and prepare walls for new render.

Break up existing paths and pavings as necessary for new foundations and reinstate on completion. Where new walls are built alongside existing, the foundation is to be widened to leave 150mm spread on the new foundations and M16 resin fixed dowel rods 300mm long to be drilled into the existing foundation at 250mm centres or alternatively if the existing foundation is deemed to be too shallow the existing foundations are to be underpinned with concrete down to suitable bearing strata in isolated sections not exceeding 1 metre in length. 6 Nr. 12mm High Tensile twisted steel reinforcing bars 1000mm long to be inserted 500mm deep into ends of concrete foundations and these are then to be incorporated into the adjoining subsequent foundation pour. These bars to be set 450mm apart horizontally and 250mm apart vertically. Foundation walls up to damp proof course level to be built in hard-fired common bricks, or dense masonry concrete blocks, in cement mortar (1:3), with facing bricks where exposed above finished ground levels. Build in 100 x 65mm prestressed concrete lintels above drainage and service pipes passing through foundation walls. 'Xtra-Load Elite' or similar pitch polymer damp proof course to be inserted to all walls at floor level, and to be minimum of 150mm above finished external ground levels.

New external wall facings to be constructed of outer skin of facing bricks to match existing and to Planning Officer's approval, tied to existing walls with galvanised frame ties plugged and screwed to existing walls built in at 750mm centres horizontally, 450mm centres vertically and at 225mm centres to openings. Tops of walls at eaves to be capped with Plinth Stretchers PL3.1 at eaves and Plinth Headers IPL9.1 at verges and the joint between these and the existing walls pointed up and sealed with clear silicone sealant. Build in 'Catnic' lintels CN48C (for openings up to 1500mm wide) and CN49C (for openings over 1500mm wide) all with minimum 150mm end bearings.

Render existing walls where shown by applying bonding agent and two coat rendering complete with external angle beads and bottom drip all to Client's choice and to Planning Officer's approval.

Site to be left clean and tidy on completion and any damage to adjoining areas to be made good. All works to be carried out in strict accordance with all relevant BS Codes of Practice, good building practice and all relevant Health & Safety Legislation. All dimensions and levels to be checked on site.

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SCALE: 1:1250

LOCATION PLAN

MR. J. GARDINER

DATE JULY 2020

PROPOSED EXTERNAL FINISHINGS TO DWELLING

AT
COMMONSIDE NURSERY,
COMMONSIDE,
CHEADLE,
STOKE-ON-TRENT.
ST10 2NR

SCALE (At A3):
LOCATION PLAN 1:1250

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FOR PLANNING APPLICATION

DRAWING NR. 2007/05/03