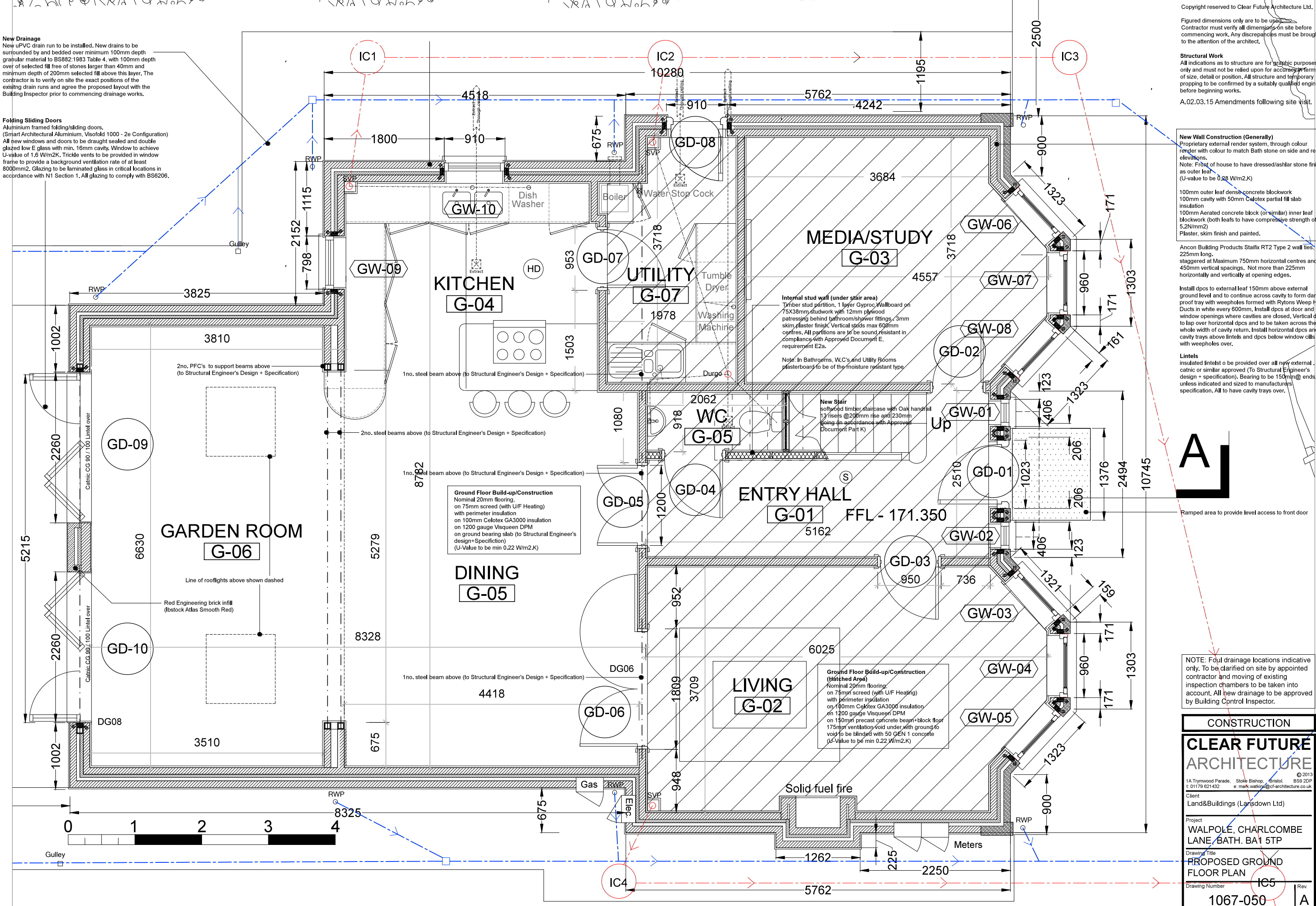


New Drainage
New uPVC drain run to be installed. New drains to be surrounded by and bedded over minimum 100mm depth granular material to BS882:1983 Table 4, with 100mm depth over of selected fill free of stones larger than 40mm and minimum depth of 200mm selected fill above this layer. The contractor is to verify on site the exact positions of the existing drain runs and agree the proposed layout with the Building Inspector prior to commencing drainage works.

Folding Sliding Doors
Aluminium framed folding/sliding doors.
(Smart Architectural Aluminium, Visofold 1000 - 2e Configuration)
All new windows and doors to be draught sealed and double glazed low E glass with min. 16mm cavity. Window to achieve U-value of 1.6 W/m²K. Trickle vents to be provided in window frame to provide a background ventilation rate of at least 8000mm². Glazing to be laminated glass in critical locations in accordance with N1 Section 1. All glazing to comply with BS6206.



Note: All internal doors to be 1980 x 726 leaf size

Ground Floor

New Wall Construction (Generally)
Proprietary external render system, through colour render with colour to match Bath stone on side and rear elevations.
Note: Front of house to have dressed/ashlar stone finish as outer leaf.
(U-value to be 0.28 W/m²K)
100mm outer leaf dense concrete blockwork
100mm cavity with 50mm Celotex partial fill slab insulation
100mm Aerated concrete block (or similar) inner leaf blockwork (both leaves to have compressive strength of 5.2N/mm²)
Plaster, skim finish and painted.

Ancon Building Products Staifix RT2 Type 2 wall ties, 225mm long, staggered at Maximum 750mm horizontal centres and 450mm vertical spacings. Not more than 225mm horizontally and vertically at opening edges.

Install dpcs to external leaf 150mm above external ground level and to continue across cavity to form damp proof tray with weepholes formed with Rytons Weep Hole Ducts in white every 600mm. Install dpcs at door and window openings where cavities are closed. Vertical dpcs to lap over horizontal dpcs and to be taken across the whole width of cavity return. Install horizontal dpcs and cavity trays above lintels and dpcs below window cills with weepholes over.

Lintels
Insulated lintel to be provided over all new external, catnic or similar approved (To Structural Engineer's design + specification). Bearing to be 150mm@ ends, unless indicated and sized to manufacturers specification. All to have cavity trays over.

CONSTRUCTION
CLEAR FUTURE ARCHITECTURE
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Client: Land&Buildings (Lansdown Ltd)
Project: WALPOLE, CHARLCOMBE LANE, BATH, BA1 5TP
Drawing Title: PROPOSED GROUND FLOOR PLAN
Drawing Number: 1067-050
Date: Feb 2015 Scale: 1:50@A1, 1:100@A3 Drawn: mw