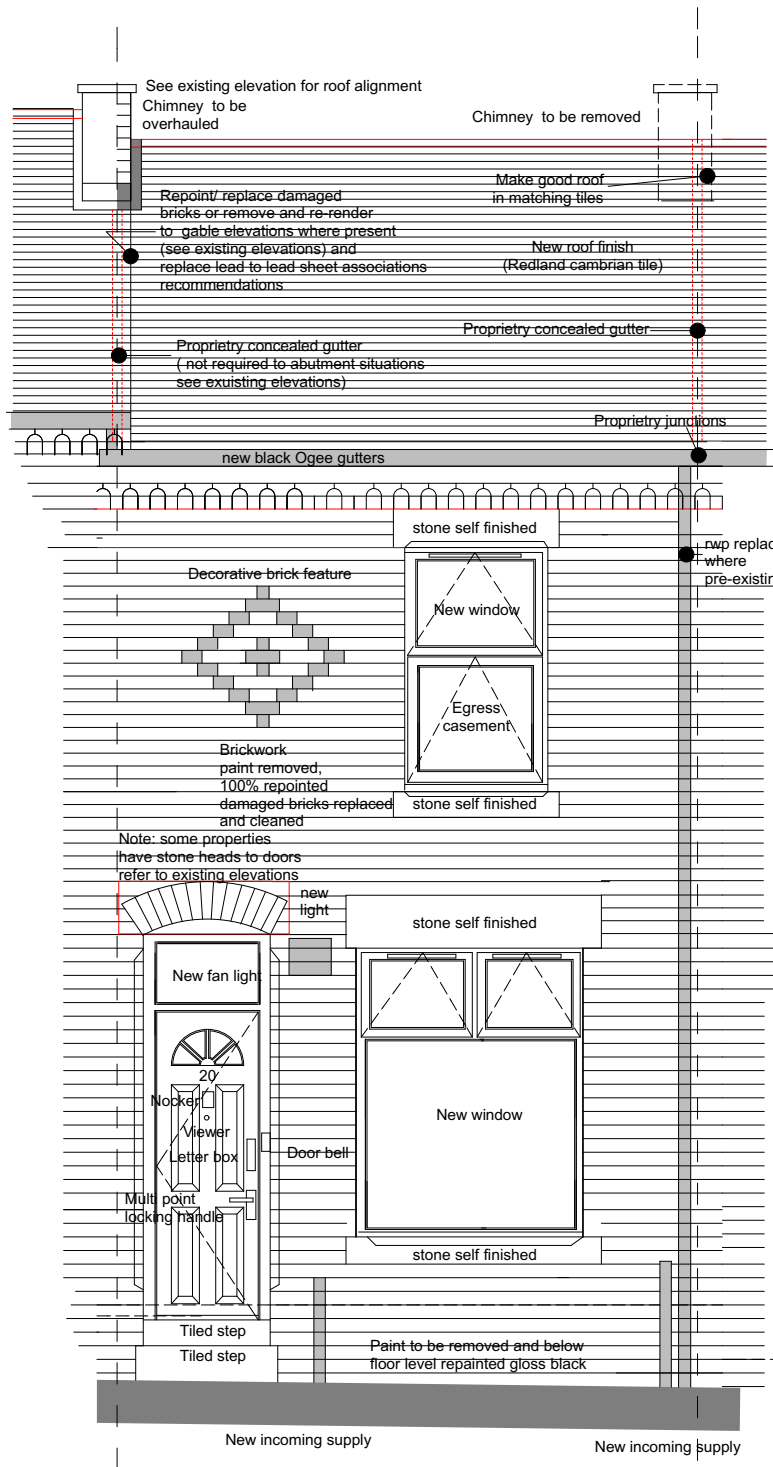


Note : Do not scale off this drawing. Do not rely on this drawing for purposes other than that stated 'Status'.
Read this drawing with all project related Architects drawn and specified information including design risk assessments.
Constructors must be familiar with the client's building asbestos register ahead of facilitating work contained on this drawing.



TYPICAL FRONT ELEVATION

(REFER TO EXISTING ELEVATIONS FOR DOOR HEAD AND STEP IN ROOFS TO PARTICULAR DWELLINGS)

Chimney to be removed:

Where stated and/or shown, chimney and chimney breast is to be removed complete and brickwork made good. Roof structure and finish to be replaced (tile match required to adjacent property over party wall).

Chimney to be overhauled:

Where stated and/or shown chimney is to be retained and overhauled. Overhauling will involve repointing brickwork upto centre line of party wall replacing any defective bricks with matching. Fitting of new lead flashings to lead sheet associations recommendations. Where chimney is shared fitting of concrete capping to YHG side only, care taken not to effect adjacent property flues..

Replace roof finishes:

Roof finishes to be replaced with Redland Cambrian slate tile laid on 38x50mm tanalised treated roofing battens on breather membrane. Redland specmaster specification to be obtained from Redland and fully implimented in all respects using only Redland approved ancillary items. Provide and fit tile vents to each face of roof providing equivalent of 10mm continuous freeflow of air to lofts and 25mm to sloping ceiling situations. In sloping ceiling situations ensure 50mm clearance between top of rafter and insulation board (see detail)

Junctions between differing tiles:

Where adjoining properties have differing roof tiles provide and fit proprietary concealed gutter as detail/ agreed.

Gutters:

Provide and fit new gutters complete to all properties. Front elevations will be black Ogee style gutters. These may be self coloured plastic with proprietary adapter to connect to adjoining property and stop ends where required. Where adapter not available allow for powder coated aluminium gutter matching adjacent property. Rainwater pipes to be 68mm diameter round self coloured in black, taken to gully or terminating in shoe matching existing.

Brickwork repointing and repairing:

Brickwork will be repointed 100% to all front elevations, where present 100% to gable elevations and where there is a step in roof level include for repointing these complete. Repointing of rear elevations will be as required and agreed with Architect/ clerk of works to ensure structural integrity and prevent moisture ingress. Some of these works may require party wall permission and extending scaffold over adjoining property this will be included within party wall award and contractors costs. Repointing colour will be to match 2 Gurnall Street (phase 2 property), except for any yellow bricks which shall be repointed in yellow mortar, sample to be agreed. Any damaged or perished bricks will be replaced in matching to all elevations. Refer to property specific elevations where brickwork has been rendered in these cases allowance to be made as below:

Existing rendered:

Where existing elevations are rendered, allow for removing existing render, making good any damaged brickwork and re rendering with through coloured render to match approved colour 5 and 7 Randolph Street)

Leadwork:

Leadwork (abutment, apron and gutter etc) to chimneys to be replaced to lead sheet associations recommendations. Where there is a step in roof level allow for replacing abutment step and cover flashings as lead sheet associations recommendations. In the case of 2 storey extensions (where monopitch extension roof extends above line of main eaves) allow for lead soakers and cover flashings linking in both roof planes as lead sheet associations recommendations, including timber framing and 15mm external vertical plywood face to support leadwork.

In the case of single storey extension the head of roof abutment shall be fitted with roof tile manufacturers abutment ventilator unit providing 25mm continuous ventilation and lead abutment and cover flashing as roof manufacturers detail.

Dental course:

allow for checking existing dental course and resetting as required. If units are missing or damaged allow for replacing with matching.

Miscellaneous fixings:

Refer to existing elevations and contractor must inspect during tender period. Allow for careful removal of all redundant private items, wiring, light, alarm, satalite fittings and the likes and making good any damage to structure. Prior to commencing works and as soon as possession is provided contractor must fully inspect all elevations for any statutory services and street furniture which may be present to any elevations. These must (unless otherwise approved) be retained and protected during the works (specific risk assessment to be undertaken as electrical fittings and wiring are likely to be live). Any electrical cables to rear elevations must be highlighted to the Architect no later than 1 week after possession is granted. The contractor as part of his contractor designed services which include all electrical works (including incoming mains, diversions and meters) will apply for diversions of these services to allow extensions and insulated render works to progress.

Miscellaneous bricking up:

Allow for bricking up old vents and services inlet positions and replacing any damaged bricks using matching bricks, Painted brickwork:

Where present allow for carefully removing existing paint from existing brickwork, prior to repointing and brick overhaul. A sample are will be produced and offered to architect and/or clerk of works for comments. Due consideration must be given methodology and health and safety and protection provided to ensure no damage structure and finishes, noise is kept the a minimum and not excessive and any residue is contained on site, does not cause a hazard and not allowed to enter the drainage system..

Stone sills and heads:

Where painted allow for carefully removing all paint finishes to expose stonework. Regardless of whether or not painted carefully inspect all stonework for damage or cracking and undertake stone repair in specialist colour match stone repair system.

Windows:

All windows are to be replaced with white UPVC double glazed units tested to PAS 24 (SBD acredited) having a maximum window U value of 1.4W/M2K. All ironmongery will be austenetic stainless steel. All bathroom and WC glazing to be in opaque, remaining clear. Adjustable trickle vents within casement to be provided meeting building regulations where individual extract fans are fitted (night vent opening position to casements will not be accepted as being equal). Sills will project structure minimum 50mm. All perimeter edges will be foam filled and mastic pointed inside and out including under sills using products with 10 year warrantee.

Doors:

All doors are to be replaced with composite door set matching agreed profile (2 Gurnall Street phase 2) black door, semi circular opening in obscure glass with white frame tested to PAS 24 (SBD accredited) having a maximum door U value of 1.4W/M2K. All ironmongery will be austenetic stainless steel. All glazing to be in opaque, sills will project structure minimum 50mm, except where this would impinge on the step below in which case subsills will be provided. All perimeter edges will be foam filled and mastic pointed inside and out including under sills using products with 10 year warrantee.

Door steps:

All door steps are to be tiled with non slip quarry tiles (containing carbarundrum). Ensure that door sill does not obstruct step and if required extend step to minimum 250mm beyond door threshold

Brickwork below Floor level:

Finish of brickwork below floor level to be inspected and where in poor condition to be replaced as required and black bitumen painted.

Adjacent properties:

Care to be taken in all operations to ensure that dust and other builders residue does not adverbly effect adjoining properties.

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Revision

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HANDED (1 and 2 BED) HOUSE
AS PROPOSED