

Proposed Front Elevatio GE.00 1:50 @ A1

2 Proposed Rear Elevation GE.00 1:50 @ A1

#### External Envelope General Notes (To be read in conjunction with S.Eng Information)

#### **General Notes**

### Flashings

## Existing Decorative Balcony

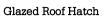
All existing paintwork removed to bare metal and etch primed to receive paint finish Minor repairs undertaken if required on site All existing flashings removed and replaced with aluminium PPC (RAL TBC) flashings (mi Low level steel angle (Finish in PPC RAL TBC) to perimeter of existing base structure (refer to KD Existing painted leadwork (fluted roof) removed and replaced with flattened seam steel PPC sheet

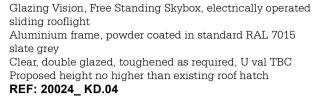
## **Coping stones**

All existing coping stones removed Replaced with once weathered stone copers to match existing dims (material TBC) Bed over min 150mm DPC, mortar mix 4:1 sand and cement, lead soakers to perimeters as required.

## Facade

Masonry repairs where required Existing horizontal joints and perps ground out, repointed (bucket handle) and primed to accept paint finish (low level) Mortar mix 4:1 sand cement, min 25mm fill where repointing, dye additive to mortar (tbc subject to client requirements)





#### - Cedar Fence

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New western red cedar slatted privacy fence CCTV mounted to end post Top of fence 1500mm AFFL

Blackened weathering steel or powder coated steel in dark finish panel to continue below glazed rooflight and plant enclosure to give continuous finish set back from existing roof line.

#### Dormer Windows

Reconstruction of existing dormers in line with Statutory Approvals. Lead roof and cheeks, new timber double glazed sash window.

#### Fixed Sash Windows

Reduction of existing structural openings, replacement of existing windows with timber, double glazed sash units.

Incorporation of lead faced insulated spandrel to match dormer.

Double glazed, toughened as required, U val TBC

#### Opening Infill

Concrete block (7k/n) infill tied to existing with crocodile ties or similar (simpson wall starter) Sand cement render repairs where deemed required. Scratch coat 3:1 sand / cement with waterproofing additive / plasticiser where deemed required. Top coat 6:1:1 (HL) painted to match adjacent



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LXA

General Notes
All works UK Building RegulationsApproved Documents compliant
All works to be CDM Notifiable
Existing mains services connections, positions and capacities to be confirmed prior to commencement
Flashings
Code 4 Leadwork to all new interface flashings & high level box gutter
Works in accordance with LSA specification & guidance
Min 150mm vertical upstand, min 150mm horizontal lapping
Welded joints where appropriate
Folded seam detail to dormer cheaks where sheet widths exceed 450mm
Existing Decorative Balcony
All existing paintwork removed to bare metal and etch primed to receive paint finish
Minor repairs undertaken if required on site
All existing flashings removed and replaced with aluminium PPC (RAL TBC) flashings (min 150mm upstand)
Low level steel angle (Finish in PPC RAL TBC) to perimeter of existing base structure (refer to KD.Series information)

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E	March 23	Planters & Guarding		
- C	- Eab 22	General Plan / Glazing Update		
	Feb 23	Replacement of rear windows		
B	Dec 22	Retention of rear windows & structural openings		
A REV	Nov 22	Fixed windows @ rear / removed gazing bars		
PROJECT 34 Eaton Mews South				
	TITLE Proposed Front & Rear Elevations			
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