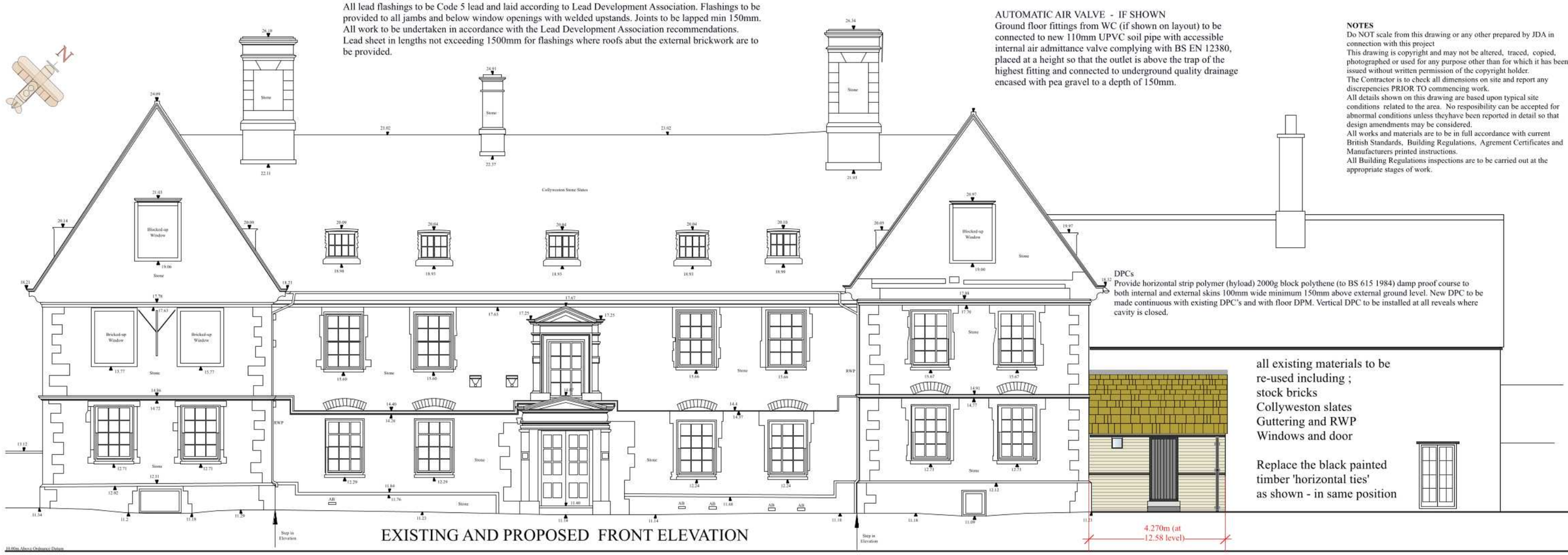
LEAD WORK AND FLASHINGS
All lead flashings to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm. All work to be undertaken in accordance with the Lead Development Association recommendations. Lead sheet in lengths not exceeding 1500mm for flashings where roofs abut the external brickwork are to be provided.

AUTOMATIC AIR VALVE - IF SHOWN
Ground floor fittings from WC (if shown on layout) to be connected to new 110mm UPVC soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting and connected to underground quality drainage encased with pea gravel to a depth of 150mm.

NOTES
Do NOT scale from this drawing or any other prepared by JDA in connection with this project
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than for which it has been issued without written permission of the copyright holder.
The Contractor is to check all dimensions on site and report any discrepencies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No resposibility can be accepted for abnormal conditions unless theyhave been reported in detail so that design amendments may be considered.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.

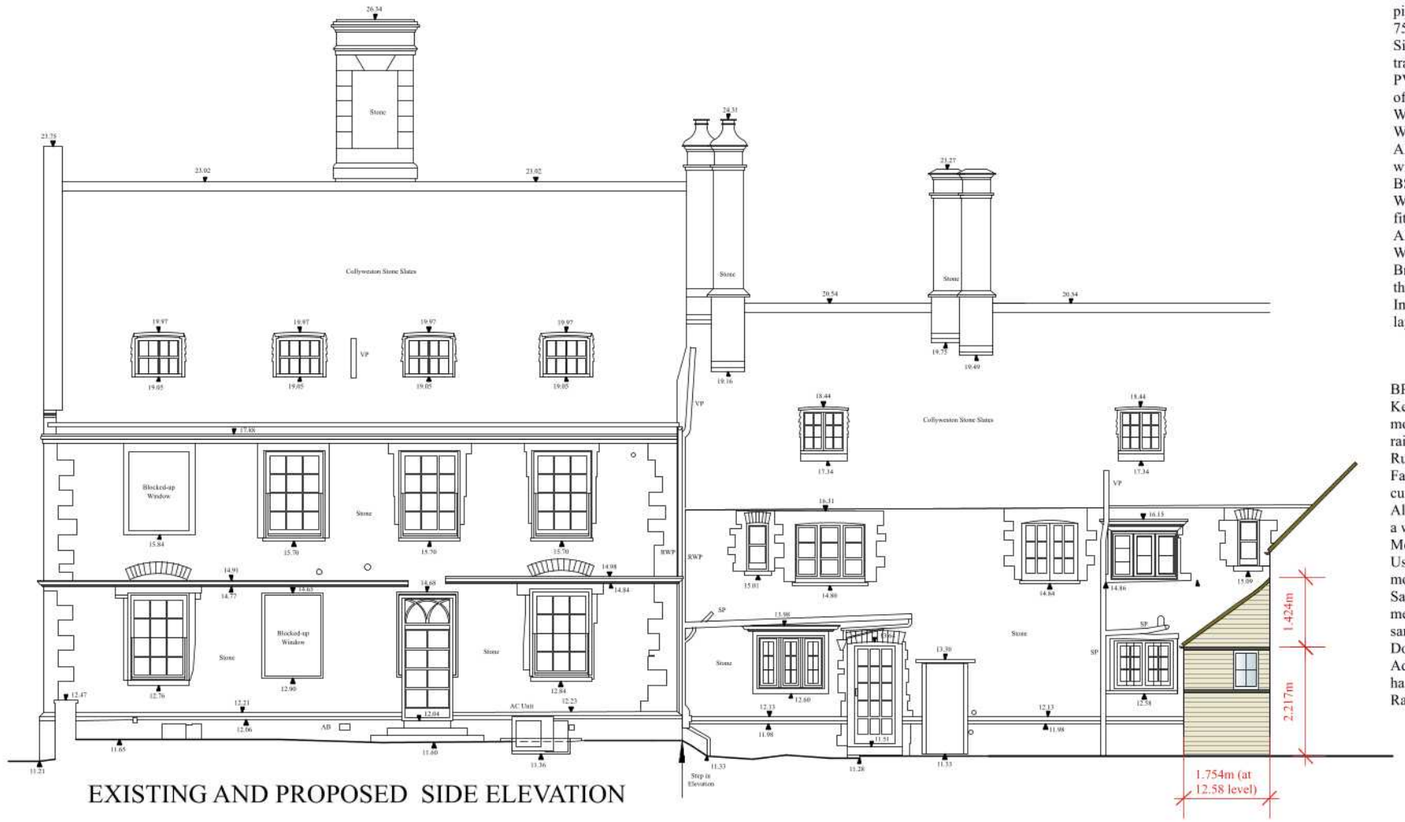


EXISTING AND PROPOSED FRONT ELEVATION

10.00m Above Ordnance Datum

DPCs
Provide horizontal strip polymer (hyload) 2000g block polythene (to BS 615 1984) damp proof course to both internal and external skins 100mm wide minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.





EXISTING AND PROPOSED SIDE ELEVATION

ABOVE GROUND DRAINAGE
All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used). Anti-syphon traps to be used where the possibility of induced syphonage exists.110mm PVCU pan connectors to W.C. pan outgoes. 32mm or 40mm MUPVC solvent weld waste pipes to traps of fittings as appropriate.
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
W/c - 6m for 100mm pipe for single WC
All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m. Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.
Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate.
All above ground drainage is to comply with BS 5572 : 1978. all to be air tested.
Waste pipes are to discharge below gulley grating but above the water line.
Branch discharge pipe must not discharge into the stack lower than 450mm above the invert of the tail of the bend at the foot of the stack.
Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15g/m² mass per unit area) to provide adequate sound proofing.

BRICKWORK FOR RE-BUILD
Keep facework clean during construction and until practical completion. ensure that no mortar encroaches on face when laying. turn back scaffold boards at night and during heavy rain.
Rubbing to remove marks or stains is not permitted.
Facework to start nlt 150mm below fgl of paving or soil except where shown.
cut stone only where necessary at jambs, eaves and junctions.
All bed and perp joints will be close and tightly formed throughout with simple pointing using a wire brush and rag.
Mortar ;
Use white OPC and lime by Limbux. unless otherwise specified by structural engineer, use mortar mix of 9 sand : 2 lime : 1 cement.
Sand to BS 1200. do not use admixtures unless approved by S.O. All materials are to be measured by using clean gauge boxes. proportions are for dry sand - allow for bulking if the sand is damp.
Do not use after initial set has taken place, do not re-temper.
Adequately protect new walling against snow or rain by suitable covering when precipitation has begun and at completion of days work.
Rake out and replace any mortar damaged by frost.

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The Haycock Manor Hotel
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PE8 6JA

Drawing Title : Demolition and re-building of 'lean-to' single storey structure

Proposed Elevations
Client : Asprey Facilities Ltd

Date October 2024

Scale 1 to 125 at A3

Drawing No JDA/202/165/LEAN-TO/ELEV.001A
Rev A. Oct 2024. Dims added