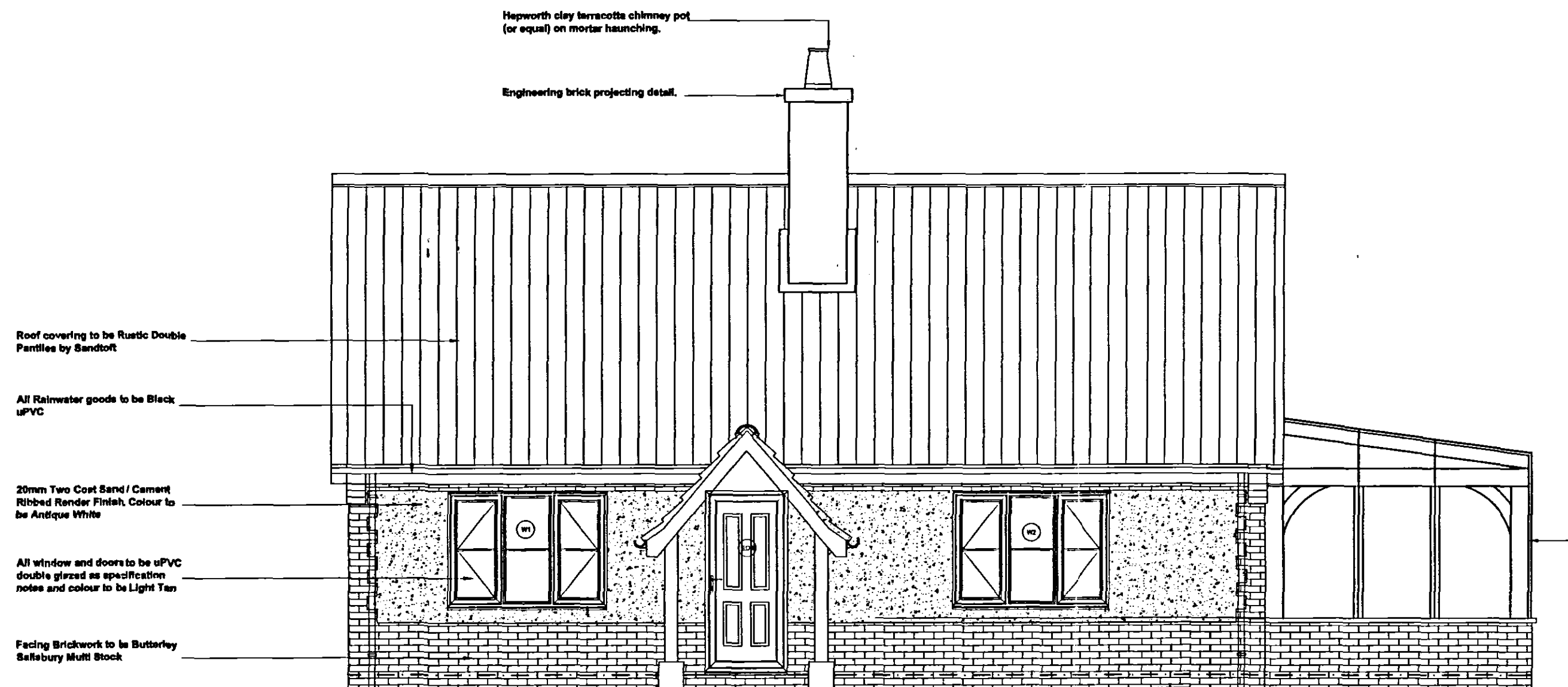
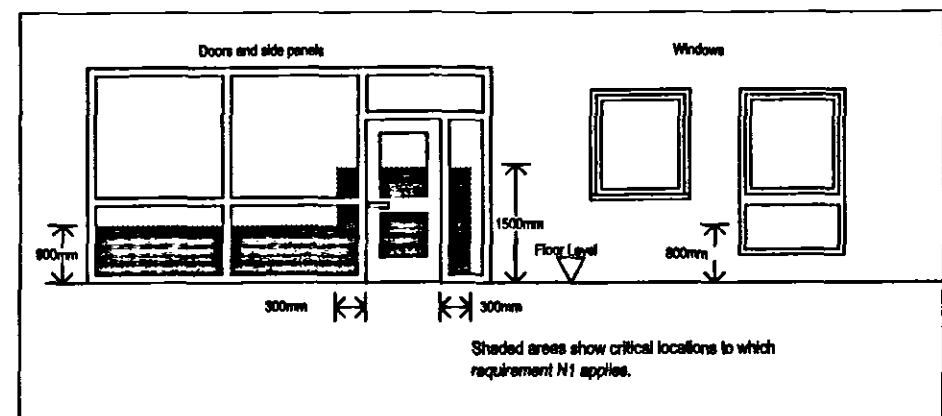


Contractor to check all Dimensions on site prior to ordering materials / commencing work. Do Not Scale from this Drawing - If In doubt then please ask



Proposed Front Elevation
Scale 1:50

EXTERNAL MATERIAL SPECIFICATION:
-Roof Covering to be Sandtoft Double Pantiles and colour Rustic.
-Facing Brickwork to be Butterley Salisbury Multi Stock
-All window and doors to be uPVC double glazed as specification notes and colour to be Light Tan
-All Rainwater goods to be Black uPVC

PLEASE NOTE:
The D.P.C level of the new proposed dwelling is to be at the same level as the adjacent bungalow (No.80).

Window / External Door Schedule

Code	Description	Size
W1	Bedroom 2	1810 x 1350mm
ED1	Hallway	934 x 2100mm
W2	Living Room	1810 x 1350mm

CONTRACTOR PLEASE NOTE:
The following amendments are to be made to the standard specification notes in order to conform to the SAP Calculations:

- Accredited Details Applicable are 3.01 Pitched Roof Eaves, 3.02 Pitched Roof Gable, 3.10 Windows and Doors Head, 3.12 Cills, 3.14 Ground Floor Bearing Slab & 3.22 Intermediate Timber floor.
- Fireplace is to have a Closed Wood Burner
- 100mm Celotex between Rafter for Sloped Insulation
- Wall Insulation to be Crown Dritherm Cavity Slab 32
- Heating to have Two Zone Controlled Heating System

Pre Fabricated Trussed Rafter to be at max. 600mm c/c. Roof construction to be designed strictly in accordance with BS5792 Part 3:1985 and to specialist manufacturers design drawings. Calculations to be submitted to the LA building inspectors approval prior to any materials being placed on order.

Roof Membrane to be Tyvek® or similar approved Breathable Membrane in accordance with manufacturers instructions and Building Control Spec'n

All timber wallplates supporting roof trusses to be 100mm x 50mm bedded on top of wall.

Roof insulation to be continuous with wall cavity insulation.

uPVC gutters and downpipes to officials approval. Falls for gutters to be 1:80 and brackets fixed at max. 2m c/c as per specification notes.

Provide a min. low level ventilation area of 25,000mm² per metre via continuous "Over Faced" Ventilators

All external walls to be 255mm overall thickness comprising of:
-100mm Facing Brickwork to be advised
-85mm cavity filled with Crown Dritherm (or equal approved)
-100mm Thermally Shield Insulating blockwork. All as per Building Control Specification

Walls below d.p.c to be 3no. Courses of Class II brickwork below D.P.C on outer face and 1no. course of 70mm2 on inner skin of cavity face as specification.

Provide high level space ventilation by means of Glideroll Premier In Line Ventilated Dry Ridge system or similar approved to suit applicable roof covering. Install continuously to provide 5,000mm² ventilation area at as per manufacturer's instructions.

Ensure 50mm min Air gap between insulation and outside roofing membrane

22mm thick moisture resistant Type C4 chipboard (18kg/m²)

All ceilings to be 15mm plasterboard (10kg/m²) to BS1250 as specification note

Provide 100mm mineral fibre insulation within floor zone

All lintels to cavity wall to be factory insulated Bricklay Spigolite range unless noted otherwise or equalled approved.

Install Insulated Cavity Closers by Thermabrick or equal approved, 25mm thick x 85mm wide (to equal cavity width) at joints and ends of all openings in masonry cavity walls. The closer at the jamb must completely lap the closer at the cill.

12.5mm thick gyproc wallboard on 10mm plaster dabs with 3mm skel finish as per specifications

Provide 30mm thick perimeter insulation between screed and floor insulation upto d.p.c level. The upstand thickness should not exceed the combined thickness of wall plaster and skirtings.

Traditional Concrete floor construction as per Specification notes

All foundations to be 700x225mm to all cavity walls and party walls. All foundations to internal loadbearing walls to be 450x225mm concrete foundations

Section A-A
Scale 1:25

rev "H" - 26.06.08 - Material Spec'n added

Rev "G" - 07.05.08 - Building Control Amendments

Rev "F" - 25.03.08 - Building Control Specification added

Rev "E" - 01.02.08 - Dwelling re-positioned on site

Rev "D" - 09.01.08 - Bay window omitted to side elevation

Rev "C" - 06.12.07 - Site Location and Block Plan Added

Rev "B" - 27.11.07 - Amended to suit the client comments

Rev "A" - 01.11.07 - Scheme re-designed to suit Client

GENERAL CONDITIONS
Contractors are responsible for checking all dimensions on site when work commences and before ordering any materials. Any discrepancies should be brought to the attention of the Client for remedial action before commencing further.

All details shown are based on typical site conditions for that area, any abnormal conditions should be brought to the attention of the Client and Local Authority.

The notes shown are mainly to cover the requirements of Building Regulations and should not be treated as full specification.

No allowance has been made for any Structural Calculations, a "SAP" calculation, Soil Investigation or Flood Risk Assessment. If deemed necessary then these will be a chargeable extra. All steel beam sizes shown on drawing are all subject to confirmation from Structural Engineer.

All materials not specified to be of a standard suitable for the work proposed and be fit for purpose. All work to be in accordance with good building practice and all necessary BS codes for Workmanship on Building Sites.

Client:
Mr & Mrs L Allen
78 North Road
Gedney Hill
PE12 0NS

Site:
Proposed Replacement Dwelling

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Design Ltd
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Tel : 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Date: Oct 07 Scale: As Noted

Drawing No:
1495 - 03 "H"

DETERMINED
PLAN