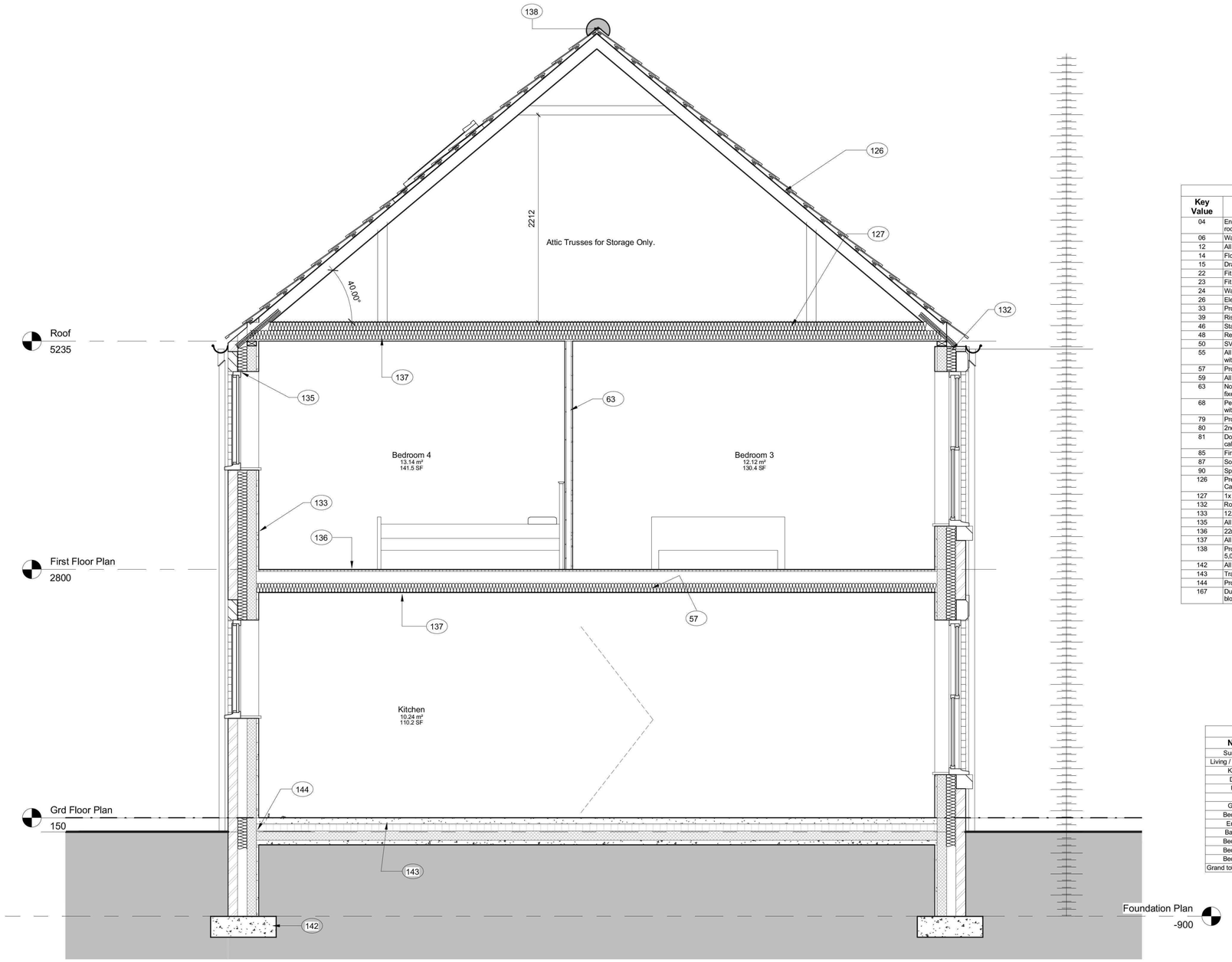


1 **Section 1**
1 : 25

Keynote Legend

Key Value	Keynote Text
04	Ensure trenches for strip foundations have stable sides and the width is to suit specification notes. Width of foundation to be consistent at both the base and top of the trench. Remove all mud, rock projections, boulders and hard spots and replace with well consolidated granular fill. Harden local soft spots by tamping in granular fill. Keep trenches free from water at all times.
06	Walls below DPC to be within 225mm of DPC level.Cavity to be filled to within 225mm min. of below DPC with lean concrete mix.
12	All rainwater pipes to discharge to soakways min. 5m from any building
14	Floor drains to all sanitaryware connected to foul drainage run as shown
15	Drainage to discharge into existing connection with mains sewer / Existing Septic Tank
22	Fit Extractor fan ducted either through floor void to extract via a louvre flap on external wall or wall mounted extractor wall ducted thro' external wall via louvre flap all as specification notes.
23	Fit Extractor fan ducted through roof void to extract via a roof tile vent all as specification notes.
24	Wall mounted gas meter box position.Box to be fitted between 500mm - 1000mm above finished ground level. Provide lintel and cavity tray above.
26	Electric Meter Box Position. Box to be fitted between 500mm - 1000mm above finished ground level. Provide lintel and cavity tray above.Lintel to be added above consumer unit also.
33	Provide sloped access ramp and suitable approach to entrance door all as specification notes.
39	Rising main and stopcock
46	Staircase to be based on a standard B & P design as specification notes. Provide handrail to widest part of stairs i.e. wall side as well.
48	Refer to Client for full Kitchen Details & Layout
50	SVP to be fully boxed in with roddable access. Pipe to ducted thro' roof space to tile vent. Solid fill around pipe with mineral fibre insulation.
55	All new window opening vents to allow means of escape in an emergency situation.Opening vent to be within 800-1100mm of FFL and min.450 wide in each direction with an area of 0.33m² fitted with egress hinges.
57	Provide 100mm mineral fibre insulation within all floor zones
59	All Sanitaryware drain runs to be concealed within floor zone
63	Non load bearing stud partitions to be constructed from British Gypsum's 'Gypwall 50 System ' with an overall thickness of 80mm.System comprises of 50mm steel studs with 15mm plasterboard fixed either side and packed with 50mm mineral fibre insulation installed strictly in accordance with British Gypsum's instructions.
68	Permanent air supply req'd to open fire achieved via permanently open air vents with a total free area of at least 50% of the throat opening area. Exact fireplace & surrond to be finalised on site with client.
79	Proposed Ecojoists @ ctrs to suit specialist manufacturer's details and calculations. Contractor to check with supplier in order to gauge floor levels prior to work commencing.
80	2no. joists bolted together to form stair trimmers. Prior to fitting stair trimmers, contractor to seek confirmation from stair supplier on exact opening dimentions.
81	Double up Ecojoists where studwork wall above runs parallel to joist direction. Where studwork runs at right angle to joists provide solid blocking all as per specialist manufacturer's details and calculations.
85	First and last joists to all areas to be clear of wall by 25-35mm to aid floor fixing and services installtion.
87	Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber packs.
90	Specialist diminishing trusses built off 100x22 valley boards with Glass Fibre Valley Troughs.
126	Pre Fabricated Trussed Rafters to be at max.600mm ctrs.Roof construction to be designed strictly in accordance with BS5268 Part 3 1985 and to specialist manufacturers design drawings. Calculations to be submitted to the L.A building inspectors approval prior to commencement of any building works.
127	1x layer of 100mm quilt insulation over laid by, 1x layer of 200mm thick quilt insulation to give overall thickness of 300mm quilt insulation.
132	Roof insulation to be continuous with wall cavity insulation.
133	12.5mm thick gyproc wallboard on 10mm plaster dabs with 3mm skim finish as per specifications
135	All lintels to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equalled approved.
136	22mm thick moisture resistant Type C4 chipboard (15kg/m2) as spec'n
137	All ceilings to be 15mm plasterboard (10kg/m²) to BS1230 as specification notes
138	Provide high level space ventilation by means of Glidevale Premier in Line Ventilated Dry Ridge system or similar approved to suit applicable roof covering. Install continuously to provide 5,000mm²/m ventilation area all as per manufacturer's instructions.
142	All foundations to be as specification notes
143	Traditional Concrete floor construction all as per Specification notes
144	Provide 30mm thick perimeter insulation between screed and floor insulation upto DPC level. The upstand thickness should not exceed the combined thickness of wall plaster and skirting.
167	Dummy Chimney to be created via corbelled out brick / blockwork within roof space by max.20mm projection to each course. Provide bed reinforcement to each course across the corbelled blockwork areas.

Room Schedule

Name	Area	Perimeter
Sun Room	14.52 m²	15245
Living / Dining room	27.04 m²	22009
Kitchen	10.24 m²	12800
Dining	12.37 m²	14160
Utility	6.40 m²	12489
w.c	1.87 m²	5770
Garage	31.38 m²	22460
Bedroom 1	14.52 m²	15245
En Suite	3.88 m²	8216
Bathroom	5.67 m²	9610
Bedroom 4	13.14 m²	15470
Bedroom 2	13.27 m²	14579
Bedroom 3	12.12 m²	14000
Grand total: 13	166.41 m²	182053

Provide a Fire Detection and Alarm System of Grade B category LD3 BS5839-6:2004

Dwelling to have a min. background ventilator area of 95,000mm² with a 10mm gap at the base of all internal doors (20mm if the floor finish hasn't been laid) to allow for cross ventilation

Construction details should be undertaken using The Energy Saving Trusts Enhanced Construction Details: Thermal bridging and airtightness (2009 Edition).A copy of these details are available from this office upon request.A copy of the relevant site check lists should be passed to the contractor before work commences and filled in by them as work progresses. On completion of the work these check lists will need to be passed to Building Control before the As-Built SAP is calculated.

Due to areas of the structure being covered, unexposed or otherwise inaccessible the notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction.

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 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 practise and all necessary BS codes for Workmanship on Building Sites.

Revisions

Client:
Mrs A Cordner

Site:
Replacement Dwelling at Boston road, Gosberton

Drg Title:
Section

remway Design Ltd
2nd Floor - 5B Sheepmarket
Spalding
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Tel : 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Drg Size	Drawing Number	Revision:
a1	1916 - 06	

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