

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



1 Front Elevation
1 : 100



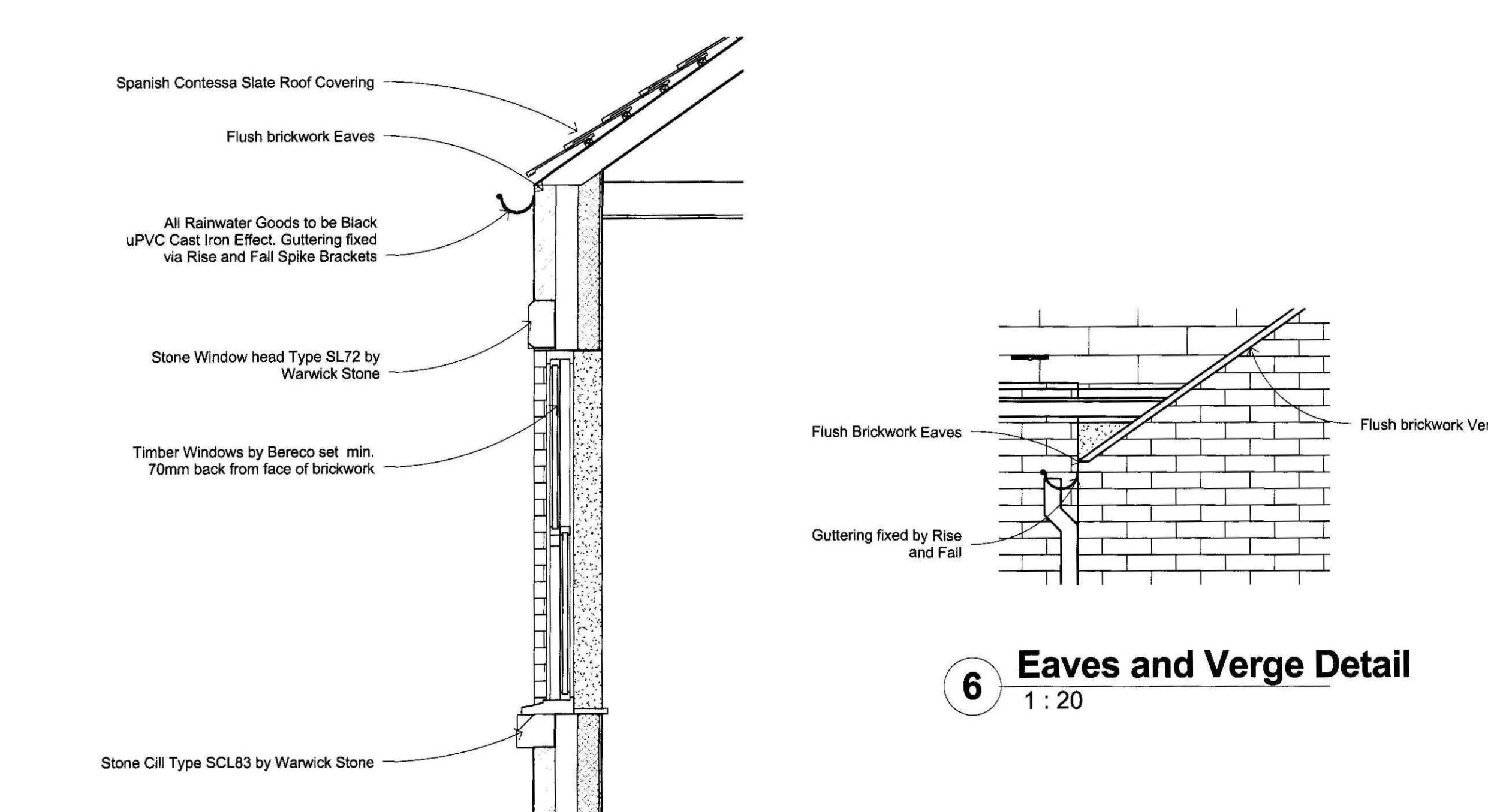
2 Right Side Elevation
1 : 100



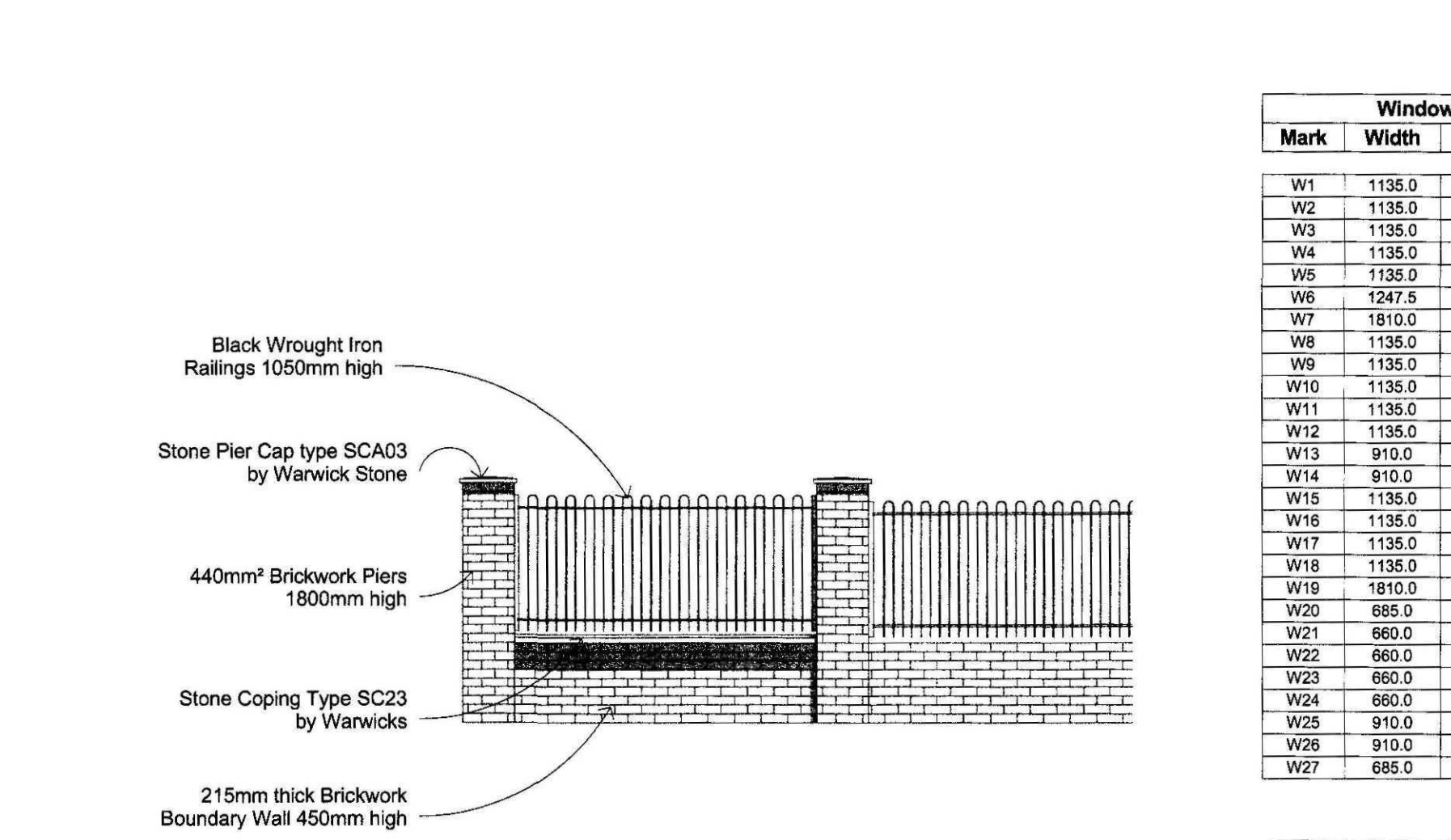
3 Rear Elevation
1 : 100



4 Left Side Elevation
1 : 100



5 Window Head and Cill Detail
1 : 20



7 Boundary Wall
1 : 50

6 Eaves and Verge Detail
1 : 20

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.
10	External walls to be as per specification notes
12	All rainwater pipes to discharge to soakways min. 5m from any building
14	Floor drains to all sanitaryware connected to foul drainage as shown
15	Drainage to discharge into existing connection with mains sewer / Existing Septic Tank
16	New LCN in accordance with Building Control Specification
17	Underground drains to be as Building Control Specification. Contractor to ensure no live drains run beneath proposed works.
22	Fit Extractor fan ducted either through floor void to extract via a louvre flap on external wall or wall mounted extractor well 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.
27	Internal non-bulldozing blockwork to be built directly off concrete slab
28	Steel Beam on 440x225x100mm engineering brick padstones as shown on design plans Beam to have 1/2 hour fire protection by overcladding with 12.7mm Gyproc Fireline boarding or similar approved.
32	Ensure 100mm Step up into dwelling. Door to be 1/2 hour Fire Resistant and fitted with Self Closing Device
33	Provide sloped access ramp and suitable approach to entrance door all as specification notes.
35	Half hour fire protection required to garage door lintel by either overcladding with internal finishes to match main walls or 9mm Masterboard by Promat or similar approved.
39	Rising main staircase
42	Due to the floor areas exceeding 150m² the heating is too have Two Separate Zones (i.e Ground Floor and First Floor) which are both Time and Temperature controlled.
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	SIP to be fully boarded in with suitable 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 800-1000mm of FFL and min 450 wide in each direction with an area of 0.33m² fitted with egress hinges.
58	Provide Movement joint within brickwork outer leaf as NBS Guidelines - Clay bricks - 16mm joint width - 2mm spacing Calcium Silicate bricks - 10mm joint width - 7.5m to 8m spacing The spacing of the first movement joint from a return should be not more than half of the above dimension. Install wall ties to each side of the movement joint at a 300mm vertically on each block course and within 150mm of joint horizontally. Use either of the following material filler for the joints - flexible cellular polyethylene - cellular polyurethane - foam rubber. Ensure the mastic sealant is at least 10mm deep to achieve a good bond.
60	All Sanitaryware drain runs to be fully boxed in and finished to match surrounding wall finish
66	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 & surround to be finalised on site with client.
69	Hearth to be min. 125mm thick non-combustible material. Hearths to project min. 500mm from edges of chimney. Provide fixing points on fireplace for potential frequent.
75	Garage floor only to have min. 100mm thick ST4 concrete with a light gauge reinforcing chicken wire laid to 1:100 fall towards entrance drive on a 1200 gauge DPM applied onto DPC within walls on min. 150mm clean and well compacted hardcore. Depth of hardcore must not exceed 800mm and must be compacted in 150mm thick layers. All service entries to be sealed with pressure sensitive tape.
83	All cut ends of rafters to be sealed with suitable preservative prior to fixing in position.
87	Solid pack void between last rafter and blockwork with mineral fibre insulation and solid timber joists
89	All 25x100 diagonal and longitudinal wind bracing, and ceiling tie bracing to be free from all major defects and any weak points and fixed all in accordance with manufacturer's details. Lap joints (if required) to be taken over 2no. trusses all in accordance with BS5268 Part 3 - 1985. Bracing to be fixed with 2no. 3.35x55mm galvanised round wire nails at each cross over and to firmly butt against walls.
90	Specialist diminishing trusses built off 100x22 valley boards with Glass Fibre Valley Troughs.
93	30x5 m/s straps(S) over 2no. trusses at max 2m ctrs to gable ends and ceiling level. At least 1no. gable strap to be within 500mm of ridge. Provide solid nogging under each strap.
104	Corner pillar to have expanded metal bed reinforcement to every third brickwork & every blockwork bed joint to strengthen corner.
106	Code 4 lead flashing to be provided at chimney / roof abutment with engineering brick dpc above.
115	Provide Code 4 Lead flashing with min. 150mm upstand with Preformed Cavity trays and weep holes to all Wall & Roof Abutments. Lead to be laid prior to placement.
126	The Fabricated Trussed Rafter to be at max 400mm 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 approved prior to commencement of any building works.
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
134	Install Insulated Cavity Closer by Thermabafe or equal approved, 25mm thick x 85mm wide (to equal cavity width) at jamba and sill of all openings in masonry cavity walls. The closer at the jamb must completely lap the closer at the sill.
135	All inlets to cavity wall to be factory insulated Birtley Supergalv range unless noted otherwise or equal approved.
137	All ceilings to be 15mm plasterboard (10kg/m²) to BS1230 as specification notes
138	Provide high level space ventilation by means of Glicolite Premier in Line Ventilated Dry Ridge system or similar approved to suit applicable roof covering. Install continuously to provide 5,000mm² ventilation area all as per manufacturer's instructions.
142	All foundations to be as per 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.
145	Beam and Block Floor construction all as per Specification Notes
149	Ensure wall insulation is continuous across floor zone
160	Fire to be Hetae Approved and flue to terminate through roof all as manufacturers instructions. Size of flue to be 125mm 1/2C or have the same cross sectional area. and a min. dimension not less than 100mm for straight flues or 125mm for flues with bends or offsets. Ensure all combustible material is min 200mm away from inside surface of the flue
165	Hepworth clay terracotta chimney pot (or equal) on mortar haunching.
166	Engineering brick projecting detail.

Window Schedule			
Mark	Width	Height	Level
W1	1135.0	1800.0	Ground Floor
W2	1135.0	1800.0	Ground Floor
W3	1135.0	1800.0	Ground Floor
W4	1135.0	1800.0	Ground Floor
W5	1135.0	1800.0	Ground Floor
W6	1247.5	2100.0	Ground Floor
W7	1810.0	1350.0	Ground Floor
W8	1135.0	1650.0	First Floor
W9	1135.0	1650.0	First Floor
W10	1135.0	1650.0	First Floor
W11	1135.0	1650.0	First Floor
W12	1135.0	1650.0	First Floor
W13	910.0	1350.0	First Floor
W14	910.0	1350.0	First Floor
W15	1135.0	1650.0	First Floor
W16	1135.0	1650.0	First Floor
W17	1135.0	1650.0	First Floor
W18	1135.0	1650.0	First Floor
W19	1135.0	1650.0	First Floor
W20	685.0	1050.0	First Floor
W21	660.0	1180.0	Ground Floor
W22	660.0	1180.0	Ground Floor
W23	660.0	1180.0	Ground Floor
W24	660.0	1180.0	Ground Floor
W25	910.0	1350.0	First Floor
W26	910.0	1350.0	First Floor
W27	685.0	1050.0	First Floor

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

C - 11.01.11 - Condition Compliance Details added
B - 03.11.10 - Amended to suit SHDC's comments
A - 27.10.10 - Amended to suit SHDC's comments

Client: **Mr A Mason**
Site: **Residential Development at: Cowbit Road, Spalding**

Dwg Title: **Elevations**

remway Design Ltd
2nd Floor - 5B Sheepmarket
Spalding
PE 11 1BH
Tel: 01775 768 921
e-mail: enquiries@remwaydesign.co.uk

Window & Door Schedules are provided for 'Costing' purposes only and should not be used for manufacturing. Exact Dimensions are to be subject to Site Survey.

Ref: **0164-11**

Dwg Size	Drawing Number	Revision
a1	1916 - 05	C