Elevation B

ABBREVIATION KEY / GENERAL NOTES

1. Internal dimensions are structural, to the face of the studs, blockwork or structural concrete walls.

2. Plot areas indicated are gross internal areas, room areas indicated are finished areas, not structural. Accuracy of areas shown on plans are subject to tolerances of site construction and detail design.

3. For site setting out and ground levels, refer to civil engineer's drawings

4. DPC shown indicative only and to be min 150 above external ground level

5. Window openings are structural openings. Window manufacture to allow tolerances

AAV	Air Admittance Valve	RM	Rising Main
AB	Air Brick	RWP	Rainwater Pipe
AOV	Automatic Opening Vent	RH	Rainwater Hopper
BF	Boiler Flue	RWO	Rainwater Outlet
CB	Cavity Barrier	SO	Structural Opening dim
DPC	Damp Proof Course	SSL	Structural Slab Level
DC	Drain Connection	SOP	Setting Out Point
FN	Finished Dimension	SVP	Soil Vent Pipe
FFL	Finished Floor Level	S+VP	Soil Vent Pipe Connection
GL	Grid Line Dimension	TV	Tile Vent
GAS	Gas Point	TOW	Top of Wall
MJ	Movement Joint	ST	Steel
MEV	Mechanical Vent Air Brick	WP	Wind Post
OP	Overflow Pipe	WB	Water Butt Location
OV	Opening Vent	OB	Obscure Glazing
FG	Floor Gully		

MATERIAL KEY

- (1) Brickwork - Wickford Antique
- (2) Redland 78 Rustic Red Plain tiles to roofs and tile hanging on walls
- (3) Textured roughcast render - K-Rend or similar in cream
- All windows heads in render walls to be finished with a bellmouth drip feature.
- Bases to all rendered wall sections to be finished with a bellmouth drip feature above a brick soldier course.
- Bullseye arch with special radial bricks to all circular windows
- Bases to all tile hung sections to be finished with a brick soldier course below.
- Bonnet Hips - Marley Eternit Ashmore Mitred hips where bonnet hips not shown
- GRP flat roof dormers
- Bed joint reinforcement to Structural Engineer specification, 2 courses above and below all windows within render and to extend 600mm beyond reveals.
- d Double airbrick
- Cavity barrier behind tile hanging. Minimum performance E30, I15. Refer to NHBC Technical Guidance 6.1/34
- * Vertical cavity barrier behind tile hanging in corner. Minimum performance E30, I15. Refer to NHBC Technical Guidance 6.1/34

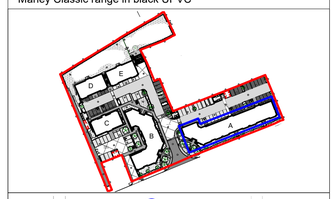
Windows:
White framed UPVC flush casements with equal sight lines and external glazing bars

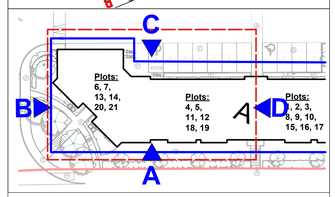
External Doors:
Composite doors with glazed panels

Roof fascia and soffits:
White UPVC.

All eaves to project 300mm beyond external wall faces.
All verges to project 200mm beyond external wall faces.

Rainwater goods:
Marley Classic range in black UPVC





C	17/07/24	Bonnet hips changed to mitred hips as agreed with Letchworth Garden City Heritage Foundation in e-mail dated 17/07/2024.

Preliminary

CDM DESIGN REVIEW
Date Held: 06/10/2023
Significant risks identified which are either:

1. Not likely to be obvious to a competent Contractor:
   None
2. Unusual risks:
   Refer to notations on plan
3. Likely to be difficult to manage effectively:
   None

WINDOW REFERENCE	
(E)	Emergency egress window - clear opening 450 x 735mm (0.33m²) openable within 800 - 1100mm from FFL
(OB)	Obscure glazing
(G)	Guarding to inside of window
Window openings are structural openings. Window manufacture to allow tolerances	
Safety glass to windows & doors in accordance with AD N	
Lintel specification refer to manufactures schedule	
Window manufacture to confirm number of trickle vents	

Project title
Foundation House, Letchworth
First Garden Cities Homes Limited

Drawing title
Block A - Elevation B

Drawing no.	Rev
FHL-KSA-BA-ZZ-D-A-302	C

Scale	Date	Drawn by	Checked by
1:50@A1	Jan-24	AW	CW

Kyle Smart Associates
The Barn, Sewell, Dunstable
Bedfordshire LU6 1RP
telephone 01582 690222
www.kylesmartassociates.co.uk
Chartered Architects