

**NOTES:**

Report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work on site or preparing shop drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers' recommendations that from time to time shall apply.

For all specialist work, see relevant drawings.

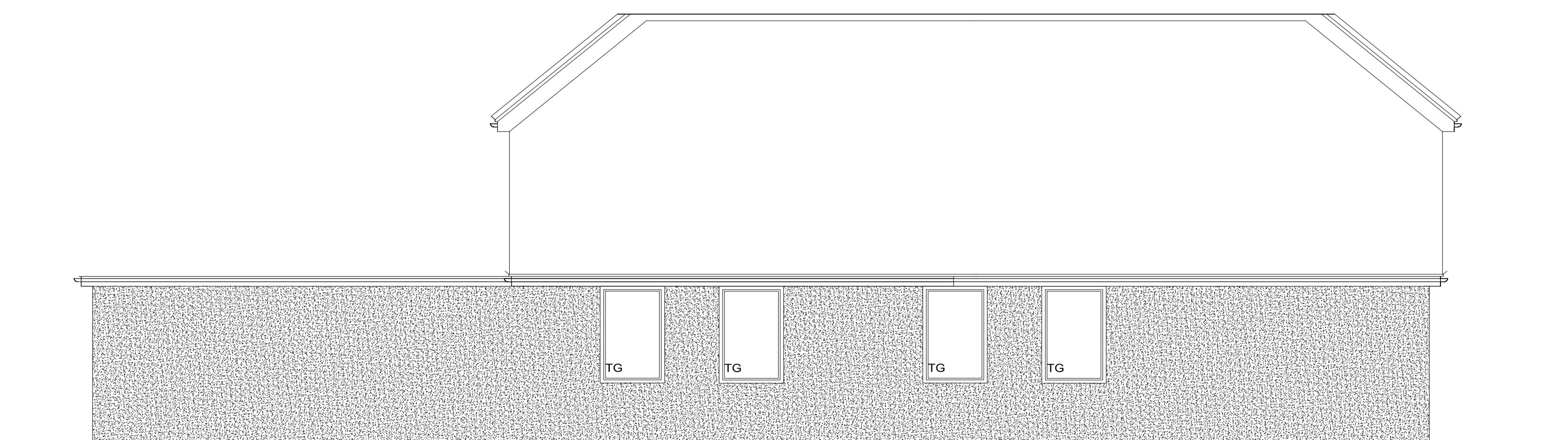
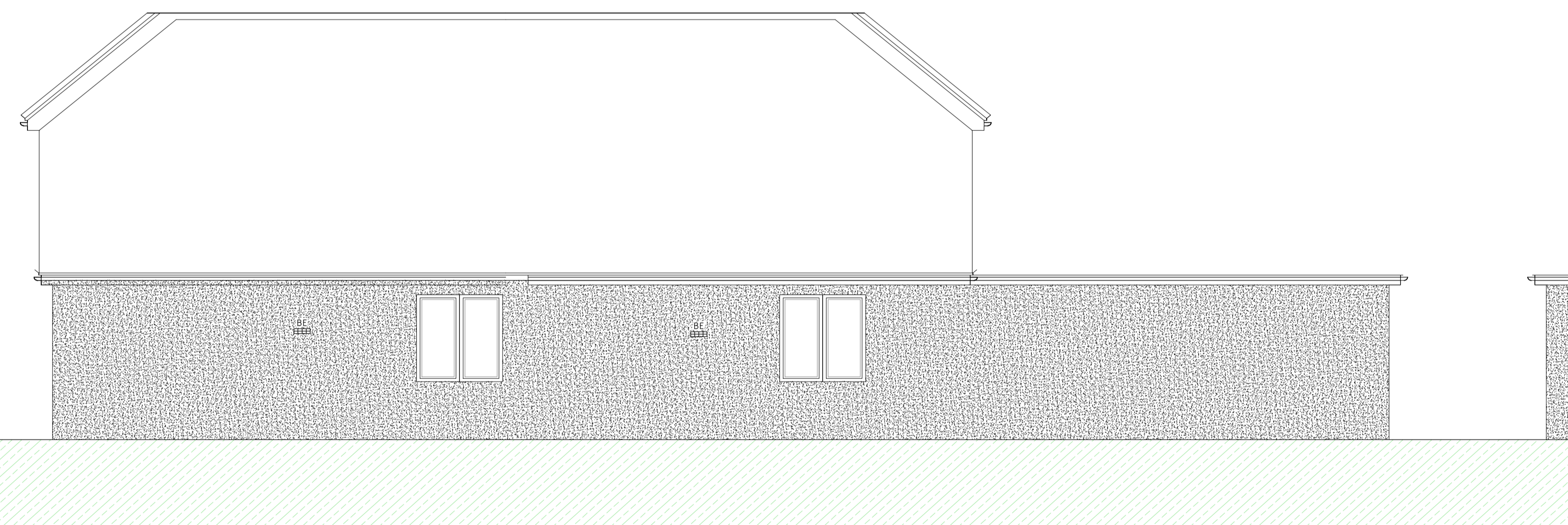
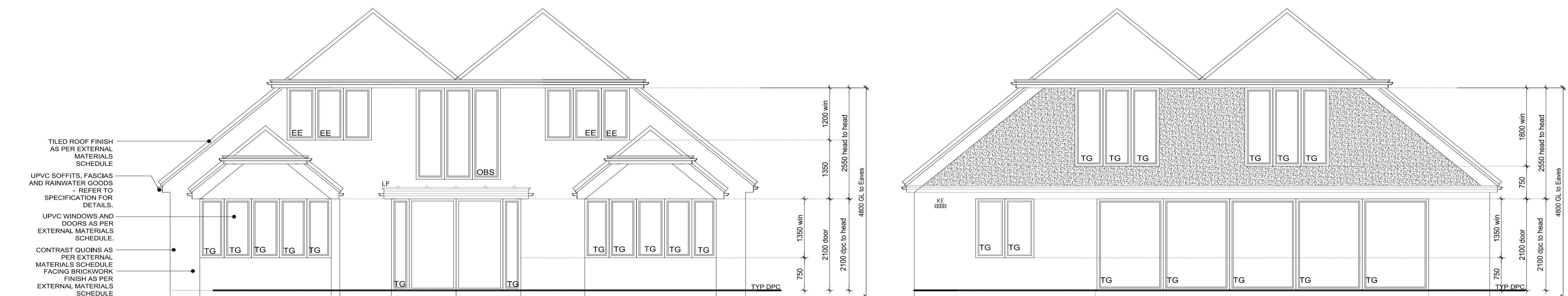
Existing drawing survey carried out by others. All dimensions, openings, levels etc to be checked on site prior to any construction work.

Drainage - All existing drainage runs including RWP's, SVP's, B/G's etc to be confirmed on site. Existing Manholes including Invert and Cover Levels to be confirmed.

Client and/or builder to confirm acceptance with Thames Water for Build Over consent of Mains Sewer.

BDK Design accept no responsibility for inaccuracies on drawings provided by others.

All Party Wall awards are the responsibility of the owner and we accept no liability for boundary inaccuracy.



**ELEVATION LEGEND**

◆ BFT	Boiler flue terminal (Note: all boiler flues to be located at a minimum of 300mm from any openable window)
⊗ SVP	SVP ducted to a thru tile vent at head of drain run only. Otherwise to terminate to durgo valve in roofspace. Refer to civil engineers drainage layout.
Gas Elec	Wall mounted Gas or Elec meter box

- ELEVATION NOTES**
- For location of Airbricks refer to Structural engineers layout.
  - For details of roof pitches refer to sections and roofscape layout.
  - Brickwork setting out dimensions based on multiples of 75mm. Allowances to be made for differential movement at eaves and at window/door sill to each storey. Refer to timber frame details

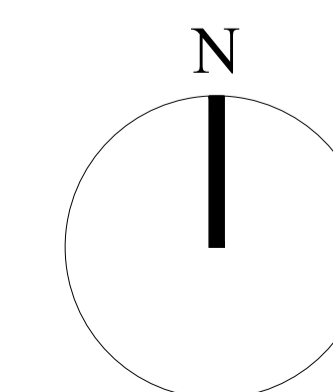
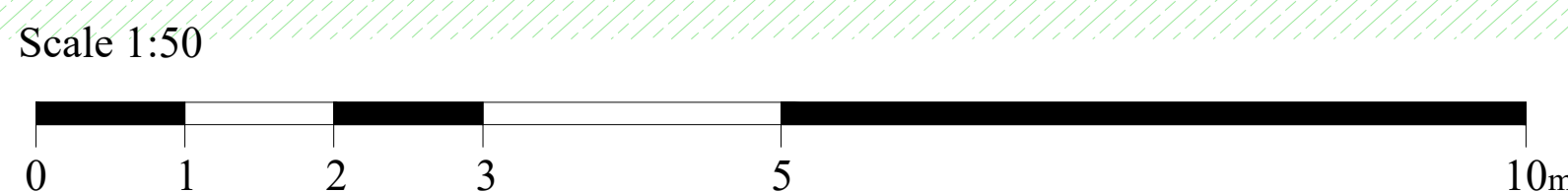
**ELEVATION ABBREVIATIONS**

OBS	Obscure glass To inner pane only.
TG	Toughened glass In accordance with BS Part K4 'Protection against impact with glazing' 5.2a and BS EN 12600 and BS6206.
EE	Emergency Egress Window
RWP	Rainwater Pipe
MJ	Movement Joint With debonded ties at 450mm vertical centres
CJ	Contraction Joint
SLF	Stepped lead flashing linked to stepped cavity tray in wall.
LF	Lead flashing linked to cavity tray in wall.
DPC	Damp proof course Set min 150mm above finished ground level.

**VENTILATION LEGEND - SYSTEM 1**

Ventilation to be provided to comply with A.D Part F System 1. Refer to separate schedule for details and calculations regarding background and purge ventilation.

⊗ BE	Bathroom extract taken to thru tile ventilator
KE EE	Kitchen extractor ducted through to proprietary external airbrick or vent tile when located in tile hanging
BE EE	Bathroom/Ensuite/Cloaks extractor ducted through to proprietary external airbrick or vent tile when located in tile hanging



REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

**BDK**  
Design & Planning  
e:ben@bdk-design.com

Architectural  
Services

<b>PROJECT:</b> Mr M Gardener 16 Highsted Road Sittingbourne Kent			
<b>DESCRIPTION:</b> Proposed Elevations			
<b>SCALE AT A1:</b> AS SHOWN	<b>DATE:</b> Oct 2023	<b>DRAWN:</b> BK	<b>CHECKED:</b> BK
<b>PROJECT NO.:</b> 79-PL	<b>DRAWING NO.:</b> 79-PL-102	<b>REVISION:</b> B	