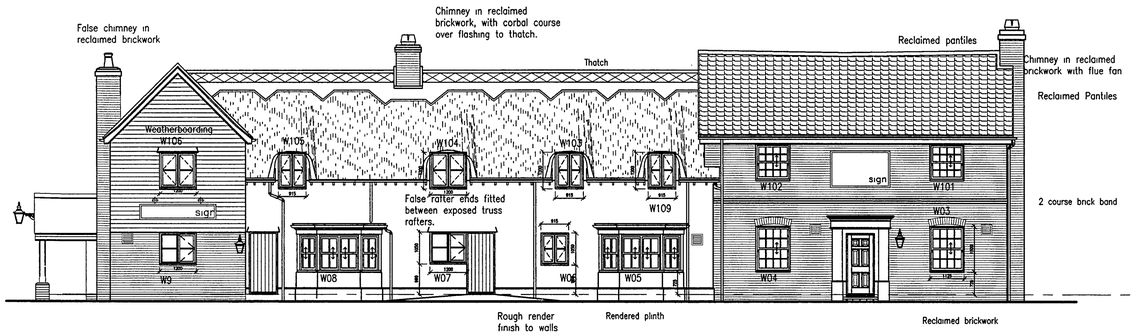
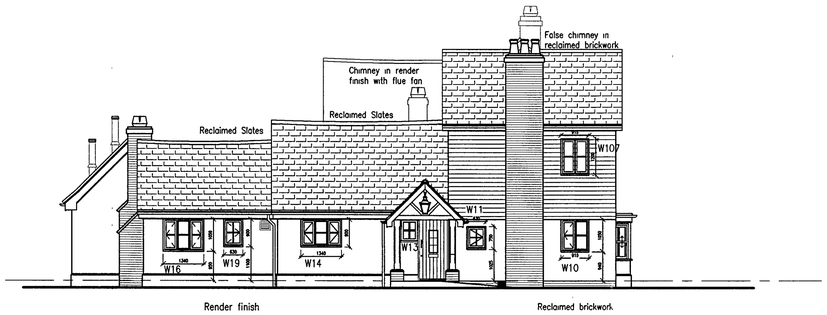
ARUN DISTRICT COUNCIL:EG/90/05/ 10/10/2005

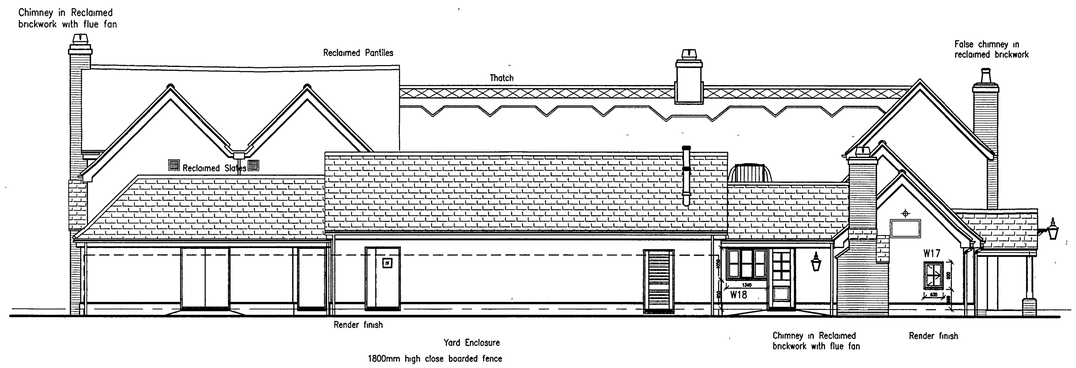


Front Elevation

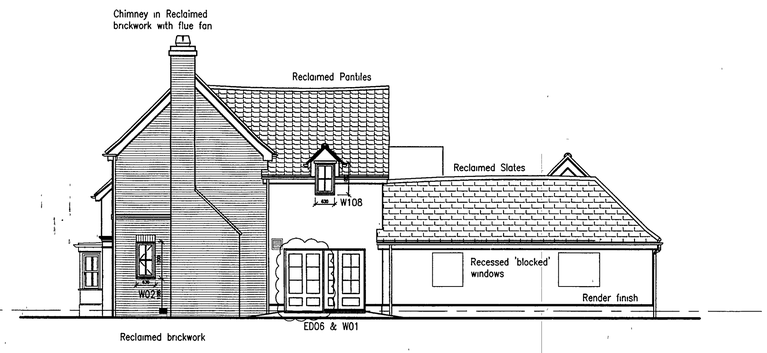


Side Elevation

Entrance



Rear Elevation



Side Elevation

CONSTRUCTION NOTES

GENERAL NOTES

The notes on this drawing are intended to identify the location and general usage of all external materials Detailed specification notes and fixing requirements for all main elements are to be found on the Sections and Construction Details shown on drawings /310 to /315

All construction notes on the Ground Floor Plan /302, apply here in full

The door and window schedules, Dwgs /401 and /402 also provide specific detailed information on these elements

See external Dwg /301 for finishes to any external features such handrails, planting boxes etc , as may be required.

EXTERNAL FINISHES

SLATE – Reclaimed slates to Designers approval Battens of varying thicknesses to be added between trusses and tiling battens to give undulations to roof, including sagging effects. Overall principles to be agreed with designer on site

THATCH – By specialist thatcher to designers approval, including battens to produce undulating effect as noted for slate roofs.

RIDGE TILES – Reclaimed half round clay ridge tiles to all ridges (including those on monopitch roofs) with dark grey coloured mortar for weathered effect

HIP TILES – Half round hip tiles to match ridge tiles, including coloured mortar.

VERGES – Slates and tiles at verges to be bedded and pointed with dark grey coloured mortar

VALLEYS – Lead Mortar used for bedding and pointing to be dark grey coloured

FACING BRICKWORK – Reclaimed facing brickwork with lime mortar pointing, laid with narrow (8mm) joints Feature brick band in contrasting reclaimed brickwork

ARCHES – Curved arches to front elevation, and flat arches to side, in contrasting reclaimed brickwork

RENDER – Sand cement waterproof render with undulating smooth finish Corners to be formed using temporary batten for first face and rounded by hand when applying when rendering second face Drips to be formed by hand using temporary battens for guidance along bottom edge Stainless steel corners and drips to be used ONLY over enclosed flat roof area (out of public sight) Finish render with masonry paint in colour to be agreed

PLINTHS – Additional render coat with struck top Masonry paint in Matt Black, BS 00 E53

WINDOW AND DOOR FRAMES – Gloss paint in Gardenia, BS 10 B15

WINDOW CILLS – Gloss paint in Hollybush, BS 14 C39

DOOR CILLS – Stained light oak

DOORS – Stained or Gloss paint in Hollybush, BS 14 C39 (See door schedule)

FASCIA, BARGEBOARDS AND SOFFITS – Gloss paint in Hollybush, BS 14 C39

EXPOSED RAFTER ENDS AND TIMBER TO PORCH – Stained light oak

FENCES – Not shown on elevations See Yard layout plan Generally stained finish

EXTERNAL PIPEWORK – All PVC-U pipework for rainwater or soil to be in self coloured black All exposed metal pipework to be painted gloss Black, BS 00 E53.

FLUE FAN AND BOILER FLUES – To be supplied Matt Black by manufacturer

EXTERNAL FITTINGS

DOORS AND WINDOWS

Softwood doors and windows with sealed unit double glazed units throughout, comprising 4mm glazing with 6mm air gap Trickle vents to all windows providing a minimum of 8,000mm2 of background ventilation Opening lights to min 1/20th of floor area in habitable rooms and kitchen Frames fixed in openings with galvanised mild steel cramps at 450mm vertical centres, and proprietary insulated cavity closers at jambs and cill Proprietary draught seals to all opening lights See Door and Window Schedules for full details

RAINWATER GOODS

Osma Roofline system PVC-U rainwater gutters and downpipes installed to manufacturer's recommendations Access plates fitted to all downpipes 300mm above ground level unless pipe discharges above open gully.
NBS Refs R10/270 & 290.

SAFETY GLAZING

Glazing in critical locations to be laminated or toughened glass to BS 6206.1981. Critical locations include all doors, windows and glazed panels within 300mm of opening doors and within 1.5m of floor, and any glazing within 800mm of floor Where panes are smaller than 250mm in one direction, and have an area of less than 0.5sqm, then 6mm annealed glass is to be used with glazing beads.
NBS Ref L10/250

EXTERNAL LIGHTING

See the Design Plan, Dwg /501 for details of external light fittings, and Dwg /301 for details of ground mounted floodlights

EXTERNAL SIGNAGE

Full details of external signs and associated lighting to be provided by specialist sign supplier

NOTE

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts

This drawing must be read with and checked against any structural or other specialist drawings provided

The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings

This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

This drawing is to be read in conjunction with all other standard Mitchells & Butlers specifications and documentation.

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Rev	Description	By	Date
A	Side exit shown on elevations	JSB	05.12.05
B	Window refs added, dims added to windows to show heights and entrance door amended to suit plan	JSB	05.12.05
C	Door/window positions amended in line with plan layouts	PRR	20.4.06

ARUN DISTRICT COUNCIL
No. EG 90 05
MINOR AMENDMENT
RECEIVED 25/4/06

THE OLD MILL CASTLE STREET ONGAR, ESSEX CM5 9JY
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DESIGN COALITION

Mitchells & Butlers Retail Limited
27 Fleet Street
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B3 1JP
0870 609 3000

Mitchells & Butlers

Brand: Vintage Inns

BUN: 196819

Site: Fontwell Park Racecourse
Fontwell

Title: Proposed Vintage Inn Elevations

Project Manager/ Checked	Drawn By	Scale	Date
	PPR	1:50	Oct 05

Arch /Des	Drawing Number	Rev
	2012/V304	C