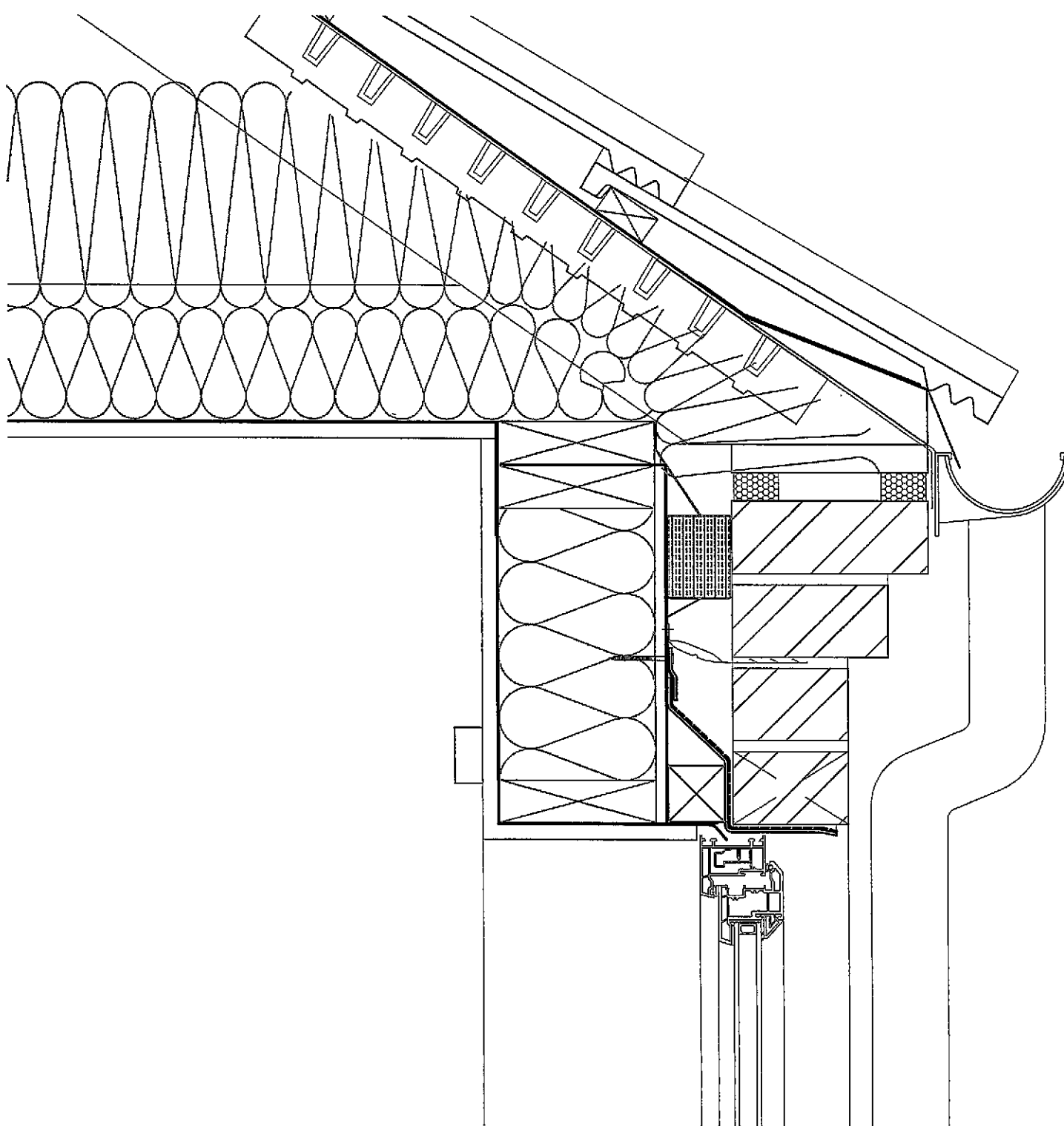
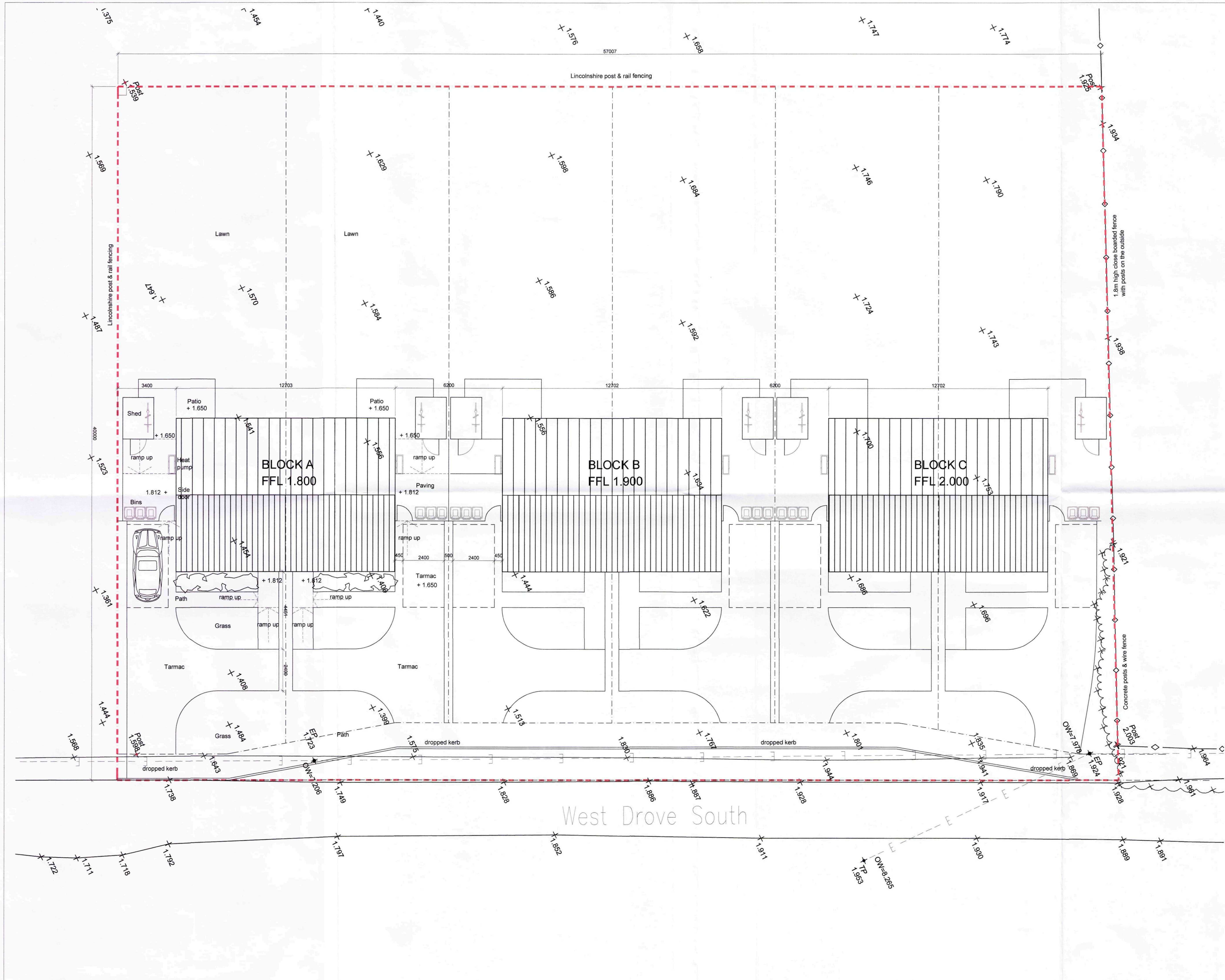




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1:5

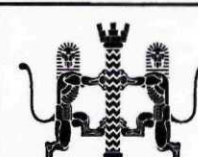


- Notes
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22 APR 2010  
Ref: 0332-10

|   |                                                                    |          |    |
|---|--------------------------------------------------------------------|----------|----|
| C | FFL levels revised. Driveways adjusted to avoid electricity poles  | 20.04.10 | RP |
| B | Additional levels shown                                            | 16.04.10 | RP |
| A | Site plan developed to include paths, sheds, heat pumps, bins etc. | 30.03.10 | RP |

Revisions

|                                                                                                                                                                                                                                                                                     |                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| <br><b>Saunders Boston</b><br>Chartered Offley House,<br>Architects 33 Parkside,<br>Cambridge.<br>CB1 1JE<br>Tel: (01223) 367733<br>Fax: (01223) 328040<br>E-mail: office@saundersboston.co.uk |                                                                  |
| Client                                                                                                                                                                                                                                                                              | D Brown Building Contractors Ltd<br>(for Waterloo Housing Group) |
| Project                                                                                                                                                                                                                                                                             | 6 Houses (Semi-detached, 3 Bed)<br>West Drove South, Gedney Hill |
| Drawing                                                                                                                                                                                                                                                                             | Site Plan                                                        |
| Scale(s)                                                                                                                                                                                                                                                                            | 1:100 @ A1                                                       |
| Drawn                                                                                                                                                                                                                                                                               | RP                                                               |
| Date                                                                                                                                                                                                                                                                                | Mar 10                                                           |
| Dwg. No.                                                                                                                                                                                                                                                                            | 1080_WD-001                                                      |
| Revision                                                                                                                                                                                                                                                                            | C                                                                |



SOUTH (FRONT) ELEVATION

Proprietary grp dummy chimney stacks clad with brick slips to match facing brickwork and code 4 lead flashings.

Redland Grovebury interlocking concrete double pantiles, colour Farmhouse Red or Terracotta, to LPA approval.

Black PVCu rainwater goods.

Two course dentilled eaves.

Secured by Design certified double glazed PVCu framed windows with precast artificial stone cills. Escape windows (E) as indicated.

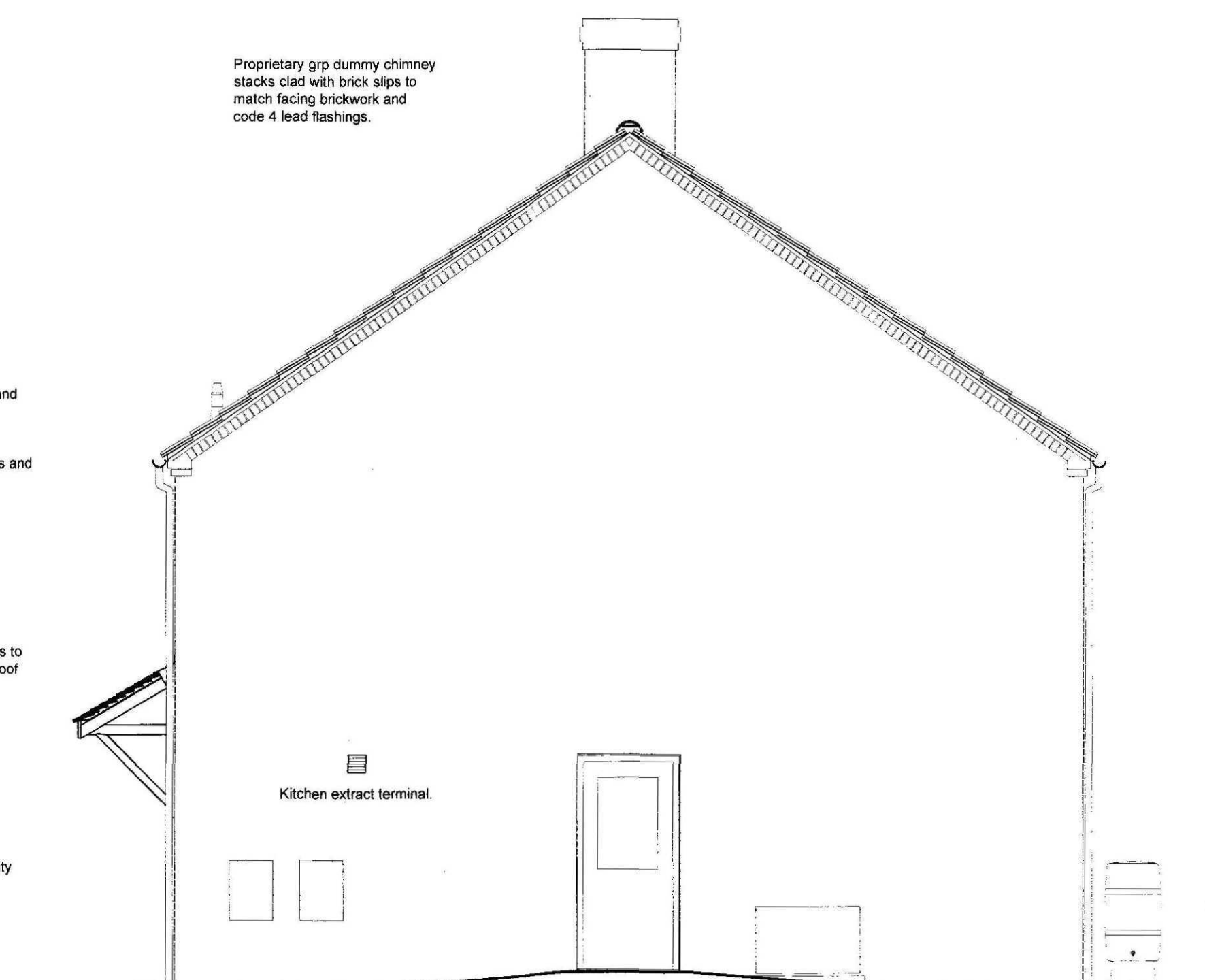
Hanson Clumber Mixed Red facing bricks in 1:1.6 mortar.

GRP skinned insulated and glazed doors in PVCu frames. Secured by Design and Part M compliant.

Air source heat pumps on concrete plinths.



NORTH (REAR) ELEVATION



SIDE ELEVATION

SVP's with terminal cage and weathering slates.

Two course dentilled eaves and brick on edge verge.

Redland concrete plain tiles to canopies, colour as main roof tiles.

Recessed gas and electricity meter cabinets.

Proprietary grp dummy chimney stacks clad with brick slips to match facing brickwork and code 4 lead flashings.

Kitchen extract terminal.

GRP skinned insulated and glazed doors in PVCu frames. Secured by Design and Part M compliant.

Air source heat pumps on concrete plinths.

Water butts of minimum 150 capacity with combined flow diverter and overflow fitted to rear rainwater pipes.

#### Notes

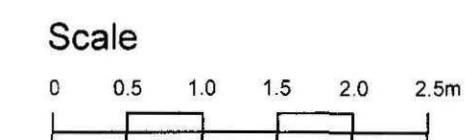
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|   |                                          |     |          |
|---|------------------------------------------|-----|----------|
| B | Kitchen extract terminal added           | DGB | 20.04.10 |
| A | First floor window configuration amended | RGP | 16.04.10 |

#### Revisions

|                                                                                    |  |                                                                                                                                                   |  |
|------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                    |  | Chartered Architects<br>33 Parkside,<br>Cambridge<br>CB1 1JE<br>Tel: (01223) 367733<br>Fax: (01223) 328540<br>E-mail: office@saundersboston.co.uk |  |
| <b>Saunders Boston</b>                                                             |  | <b>Client</b><br>D Brown Building Contractors Ltd<br>(for Waterloo Housing Group)                                                                 |  |
| <b>Project</b><br>6 Houses (Semi-detached, 3 Bed)<br>West Drove South, Gedney Hill |  | <b>Drawing</b><br>Elevations                                                                                                                      |  |
| <b>Scale</b><br>1:50 @ A1                                                          |  | <b>Drawn</b><br>RP                                                                                                                                |  |
| <b>Orig. No.</b><br>1080-WD-201                                                    |  | <b>Date</b><br>Apr 10                                                                                                                             |  |
|                                                                                    |  | <b>Revision</b><br>B                                                                                                                              |  |



GENERAL

All materials and products are to comply with relevant British Standards and be used in strict accordance with manufacturer's instructions.

All building control work stages are to be notified to South Holland District Council Building Control, all drains are to be inspected prior to backfilling of excavations.

All works are to be carried out in accordance with good practice, complying with all relevant Codes of Practice, to the satisfaction of the Employer's Agent.

The external envelope is detailed to accord with Accredited Details, workmanship is to be in compliance with Accredited Details requirements.

On completion, pressure testing of dwelling(s) is to be carried out to Building Control requirements and copies of certificates submitted.

SAP calculations/EPC's will be provided by Focus Consultants.

ROOF

Redland Grovebury, Farmhouse Red or Terracotta (Planning Officer's decision awaited), interlocking concrete double pantiles, on min. 50 x 25mm treated softwood battens, ridge and verges mortar bedded.

Tyvek Supro Agreement certified vapour permeable sarking membrane lapped 150mm (300mm to ridge).

Contractor designed trussed rafters 35° pitch at 600mm centres, designed and fabricated to BS 5268 part 3, fixed and braced to manufacturer's specification. Manufacturer's structural calculations, including fixing and bracing details, to be submitted for Building Control approval prior to erection.

Insulation at ceiling level Crown Loft Roll 40 100mm thick laid between bottom chords of trussed rafters and 300mm thick (2 x 150mm) overlaid across, all joints close butted to achieve 'U' value of 0.10 W/m² k.

Ceiling 12.5mm plasterboard skim finished (moisture resistant to bathrooms) with 500 gauge polyethylene vapour control membrane above, all joints taped and sealed.

EXTERNAL WALLS

BELOW DPC

103mm Hanson Clumber Mixed Red facing brickwork outer leaf, 70mm cavity, 140mm 7N/mm² dense concrete blockwork, mortar 1:½:3. Cavity weak concrete filled to 225mm below underfloor dpc.

ABOVE DPC

Outer leaf 103mm Hanson Clumber Mixed Red facing brickwork, mortar 1:1:6. Lintole Birtley TF50 range, or similar, cavity trays built in above with stop ends and weepholes at 450mm centres, min. 2 no per opening.

60mm cavity with stainless steel ties to DD140-2 type 5 at 600mm x 375mm centres (additional ties at 300mm centres within 225mm of reveals to all openings) s/s ring shank nailed to studs of timber frame panels. Cavities closed to wall heads and around openings by polyethylene encased mineral wool cavity barriers compressed when installed and corrosion resistant nailed/stapled to timber frame panels.

Inner leaf contractor designed timber frame panels of 140 x 38mm studs at with 9mm osb sheathing to cavity face overlaid by Knauf Breatheline, or equivalent, breather membrane, 140mm Crown Frametherm 35 fitted between studs to achieve 0.26 W/m² k. Timber frame panels to be anchored to substructure to manufacturer's details. Manufacturer's structural calculations, including anchorage details to be submitted for Building Control approval prior to erection.

Internal facing 500 gauge polyethylene vapour control layer, all joints taped and sealed, overlaid by 12.5mm plasterboard skim finished (moisture resistant to bathrooms). Plasterboard to kitchens, bathrooms & wc's to be underlaid by 9mm WBP ply to receive fixing of fittings and future disability aids.

Dpc's to be minimum 150mm above adjacent finished ground levels, dpc to inner leaf under sole plate to be turned up inner face of timber frame panels and sealed to vapour control layer.

Secondary dpc's to be provided to outer leaf where ground levels adjacent are raised to provide level access. Secondary dpc's to extend from doors to points on the external walls where the finished external levels adjacent fall to 150mm below the primary dpc. Secondary dpc's to be stepped down to, lapped and sealed to primary dpc.

PARTY WALLS (TO ROBUST DETAIL E-WT-1)

Contractor designed timber frame panels, 2no. leaves of 89 x 38mm studs with 60mm mineral wool, min. 10kg/m³, fitted between studs. Facings, to each leaf, 500 gauge polyethylene vapour control layer all joints taped and sealed, 9mm WBP ply, two layers plasterboard, min 22 kg/m², all joints staggered, first layer 19mm, second layer 12.5mm skim finished (moisture resistant to bathrooms). Facings within roof spaces 2 no. layers 12.5mm plasterboard with all joints staggered.

60mm cavity between leaves tied at 1200mm centres horizontally, once per storey, by 40 x 3mm ties. Cavity fire stopped by wire reinforced mineral wool packing at junctions with external walls, at first floor ceiling level and at junction with roof, compressed and corrosion resistant nailed to timber frame panels.

Any electrical switches/sockets sited on party walls to be installed in strict accordance with Robust Details, see drawing 963-WD-440, and must not be sited back to back.

INTERNAL WALLS

89 x 38mm softwood studs at 600mm centres, facings 12.5mm plasterboard, min 10 kg/m² (Gyproc Wallboard Ten or equivalent), skim finished (moisture resistant to bathrooms). Loadbearing walls to incorporate 9mm OSB sheathing to one face as required by timber frame designer. Plasterboard to kitchens, bathrooms & wc's to be underlaid by 9mm WBP ply to receive fixings of fittings and future disability aids. Acoustic baffle boxes to be fitted around all electrical switches/sockets, walls to bedrooms and sanitary accommodation to have 25mm mineral wool quilt suspended between studs.

FIRST FLOOR

22mm type C4 moisture resistant flooring grade 1&g chipboard on 47 x 220mm C24 softwood joists @ 400mm centres. Joists doubled up to form trimmers to openings and below internal stud walls, trimmers bolted together at 1000mm centres to Structural Engineer's specification. Strutting to be fitted mid span between joists to spans exceeding 2500mm.

Ceiling 15mm plasterboard, min. 10kg/m², skim finished (moisture resistant to kitchens). 100mm mineral wool quilt, min. 10kg/m² fitted between joists.

STAIRCASE

Jeld-Wen or similar softwood staircase of 13 no. 200mm risers, 12 no. 223mm goings & min. clear width of 900mm between handrail and wall to flight and landings. min 2000mm clear headroom above pitch line, handrail 900mm above pitch line to flight and 940mm above flt to landing with balusters spaced to prevent the passage of a 100mm sphere.

GROUND FLOOR

Contractor designed prestressed beam and block suspended ground floor. Manufacturer's structural calculations and layout to be submitted for Building Control approval prior to installation. Minimum 150mm underfloor void cross ventilated by air bricks and periscope vents built into opposing external walls at max. 1350mm centres with equivalent openings through all intervening substructure walls.

1200 gauge polyethylene dpm, all joints taped and sealed, dpm turned up face of walls, lapped and sealed to dpc/ timber frame vapour control membrane.

150mm thick (2 x 75mm) Jabfloor Premium 70 or equivalent expanded polystyrene insulation to achieve 0.14 W/m² k, insulation overlaid by 500 gauge polyethylene or joints taped.

75mm thick fibre reinforced cement sand or fine concrete screed fine smooth finish, with 25mm Jabfloor Premium 70 vertical perimeter insulation.

Note: The site is not in an area at risk from radon contamination (source: BRE website)

FOUNDATIONS

Reinforced concrete strip foundations to Structural Engineer's (Sidebottom Richardson Cheng) details and specification.

DRAINAGE BELOW GROUND

Drainage below ground to be constructed in accordance with the requirements of Approved Document H and to Engineer's (Sidebottom Richardson Cheng) details and specification.

Where drains pass through foundations pipes shall be sleeved and rocker pipes located within 600mm of each face of the foundation.

RAINWATER GOODS

Black PVC-u rainwater goods, gutters 112mm half round, on OT 145 adjustable rafter brackets, downpipes 68mm diameter, Osma Roundline or similar. Downpipes to discharge to the below ground drainage as detailed on the Engineers (Sidebottom Richardson Cheng) drawings by means of proprietary adaptors/connectors.

Rainwater butt min. 150 litre capacity to be provided to rear of each dwelling complete with child proof lid, draw off tap and detachable flow diverter/overflow fitted to downpipe.

FINISHES AND DECORATIONS

Three courses 150 x 150mm ceramic glazed wall tiles to be applied to kitchen walls above worktops, to window cill and reveals and taken down to skirting to cooker space, colour and design to Employer's approval.

Two courses 150 x 150mm ceramic glazed wall tiles to be applied to walls above washbasins and full height to side and ends of bath, colour and design to Employer's approval.

Floors to wet areas (bathrooms, w.c.'s, kitchens) to have non-slip vinyl sheet floor covering, colour and design to Employer's approval.

Internal joinery

94 x 19mm skirtings, 44 x 19mm architraves & 25mm window boards to be gloss painted mdf. 50 x 25mm wrought softwood curtain battens to be fixed above all windows extending 150mm beyond reveals and painted to match walls.

Any hardwoods used are to be from a certified renewable source.

Walls and ceilings to be decorated in vinyl matt emulsion (mould resistant to wet areas). Internal joinery to be gloss painted. Exposed pipework to be gloss painted in colours to match walls. External doors and frames to be gloss painted. All colours to be to Employer's approval.

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SOIL & WASTE PLUMBING

All components and pipework to be installed in accordance with the requirements of Approved Document H and recommendations of BS EN 12056-2. Plastics pipework and fittings to comply with BS 5255, exposed svp above roof to be black all other exposed pipework to be white.

Traps to be 75mm deep seal unless specified otherwise with wastes discharging via 110mm Ø svp's, stub stacks, or external back inlet gullies to the below ground drainage as detailed on the Engineer's (Sidebottom Richardson Cheng) drawings, at the following gradients.

Sinks, baths, showers & washing machine standpipes (trapped) 40mm Ø @ 18-90mm/m.

Toilets 110mm Ø @ 18-90mm/m

Washbasins 32mm Ø @ 60mm/m (bathroom), (g.f. shower room) vertical drop into rest bend.

Svp's to be terminated min. 900mm above heads of opening windows/vents and fitted with bird guards. Stub stacks to be terminated with air admittance valves above the spillover level of appliances connected.

Rodding access to be provided at all changes of direction and at low level to svp's.

SERVICES

Operating manuals for appliances, fittings and controls are to be made available to the end users.

Pipes and cables are to be concealed where possible

VENTILATION

Background and purge ventilation to be provided by windows in accordance with approved document F. Additionally intermittent mechanical extract to be provided to kitchen (via cooker hood), bathroom & w.c. at the rates of 30 l/sec, 15 l/sec & 8 l/sec respectively. Bathroom and w.c. fans PIR & humidistat operated with overrun timers.

HEATING

Space and dhw heating to be provided by Mitsubishi Ecodan W50VHA AIR source heat pump incorporating weather compensation, controlled by time switch and thermostat. Steel radiators to client's specification with thermostatic radiator valves.

Hot water storage Ultrasteel 150 litre unvented cylinder fitted with supplementary immersion heater. System to be designed and installed in accordance with requirement G3 of the Building Regulations.

The heating and hot water installations are to be tested and commissioned in accordance with the requirements of Approved Document L1A and all relevant notices submitted to LA Building Control.

LIGHTING AND POWER

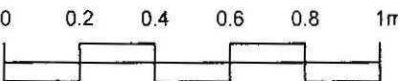
The electrical installation for lighting and power is to be designed, installed, tested and certified in accordance with the requirements of Approved Document P of the Building Regulations, BS 7671 and the Institution of Electrical Engineers Regulations.

The installation is to supply the fittings and apparatus indicated in schematic form on the floor plans.

Light fittings: All light fittings are to be dedicated low energy type accepting only lamps having a luminous efficacy greater than 40 lumens per circuit watt. External lights to be photo-electric cell (dusk to dawn) operated with manual override.

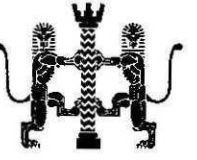
Alarms: all alarms (smoke, heat and carbon monoxide) are to be mains operated with internal battery backup. Fire alarms (smoke detection to hall & landing, heat detection to kitchen) are to be interlinked and installed in accordance with requirement B1 of the Building Regulations.

Scale



|   |                                                                        |     |          |
|---|------------------------------------------------------------------------|-----|----------|
| B | Door D.03 (ultrafire stone) added                                      | DGB | 16.04.10 |
| A | Floor constructions, foundations, windows and heights amended/adjusted | DGB | 14.04.10 |

Revisions

|                                                                                                                                                                                                                                                           |                                                                  |          |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------|--------|
|  <div>Chartered<br/>Architects<br/>33 Parkside,<br/>Cambridge,<br/>CB1 1JE<br/>Tel: 01223 367733<br/>Fax: 01223 326940<br/>E-mail: office@saundersboston.co.uk</div> |                                                                  |          |        |
| <b>Saunders Boston</b>                                                                                                                                                                                                                                    |                                                                  |          |        |
| Client                                                                                                                                                                                                                                                    | D Brown Building Contractors Ltd<br>(for Waterloo Housing Group) |          |        |
| Project                                                                                                                                                                                                                                                   | 6 Houses (Semi-detached, 3 Bed)<br>West Drove South, Gedney Hill |          |        |
| Drawing                                                                                                                                                                                                                                                   | Section                                                          |          |        |
| Scale(s)                                                                                                                                                                                                                                                  | 1:20 @ A1                                                        | Drawn    | RP     |
| Orig. No.                                                                                                                                                                                                                                                 | 1080-WD-101                                                      | Date     | Apr 10 |
|                                                                                                                                                                                                                                                           |                                                                  | Revision | B      |