GENERAL

MATERIALS AND PRODUCTS 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. ALL DRAINS ARE TO BE INSPECTED PRIOR TO BACKFILLING OF EXCAVATIONS.

ROOF

REDLAND MINI STONEWOLD TILES, SLATE GREY, ON TYN. 50 x 25mm TREATED SOFTWOOD BATTENS, RIDGE AND VERGES MORTAR BEDDED.

TYVEK SUPRO OR SIMILAR VAPOUR PERMEABLE SARKING MEMBRANE LAPPED 150mm (300mm TO RIDGE).

CONTRACTOR DESIGNED TRUSSED RAFTERS 30° PITCH AT 600mm CENTRES, DESIGNED AND FABRICATED TO BS 5268 PART 3, FIXED AND BRACED TO MANUFACTURER'S REQUIREMENTS.

INSULATION AT CEILING LEVEL CROWN LOFT ROLL 40 100mm THICK LAID BETWEEN JOISTS AND 200mm THICK LAID ACROSS JOISTS TO ACHIEVE 'U' VALUE OF 0.13 W/m²K.

CEILING 12.5mm PLASTERBOARD SKIM FINISH (MOISTURE RESISTANT TO BATHROOMS) WITH 500 GAUGE POLYETHYLENE VAPOUR CONTROL MEMBRANE ABOVE, ALL JOINTS TAPED AND SEALED

EXTERNAL WALLS

OUTER LEAF 103mm FACING BRICKWORK ABOVE DPC, HANSON (PLANNING PREFERENCE AWAITED) IN 1:1:6 MORTAR, 1:0:3 MORTAR BELOW DPC USING SULPHATE RESISTING PORTLAND CEMENT. LINTOLS BIRTLEY TF90 RANGE OR SIMILAR.

50mm CAVITY WITH STAINLESS STEEL TIES TO DD140-2 TYPE 5 AT 600mm x 375mm CENTRES 6/5 RING SHANK NAILED TO STUDS OF TIMBER FRAME PANELS. CAVITIES CLOSED TO WALL HEADS, AT PARTY WALLS AND AROUND OPENINGS BY POLYETHYLENE ENCASED MINERAL WOOL CAVITY BARRIERS COMPRESSED WHEN INSTALLED AND CORROSION RESISTANT NAILED TO TIMBER FRAME PANELS.

INNER LEAF CONTRACTOR DESIGNED TIMBER FRAME PANELS OF 140 x 38mm STUDS AT 600mm CENTRES WITH 9mm OSB SHEATHING TO CAVITY FACE OVERLAID BY PROTECT TF200 THERM, OR EQUIVALENT, LOW EMISSIVITY BREATHER MEMBRANE. 140mm CROWN FRAMETHERM 40, OR EQUIVALENT, FITTED BETWEEN STUDS TO ACHIEVE 0.26 W/m²K. TIMBER FRAME PANELS TO BE ANCHORED TO SUBSTRUCTURE TO MANUFACTURER'S DETAILS.

INTERNAL LINING 500 GAUGE POLYETHYLENE VAPOUR CONTROL MEMBRANE ALL JOINTS TAPED AND SEALED AND 12.5mm PLASTERBOARD SKIM FINISHED (MOISTURE RESISTANT OVER 10mm HSP PLY TO BATHROOMS AND W.C.'S).

DPC'S MINIMUM 150mm ABOVE FINISHED GROUND LEVELS, DPC TO INNER LEAF UNDER SOLE PLATE TURNED UP INNER FACE OF TIMBER PANELS AND SEALED TO VAPOUR CONTROL MEMBRANE.

EXTERNAL WALLS (LEAN-TO)

OUTER LEAF 103mm FACING BRICKWORK ABOVE DPC, HANSON (PLANNING PREFERENCE AWAITED) IN 1:1:6 MORTAR, 1:0:3 MORTAR BELOW DPC USING SULPHATE RESISTING PORTLAND CEMENT. LINTOLS BIRTLEY 'SUN LOUNGE' SYSTEM OR SIMILAR WITH CI/S POSTS TO SPECIALIST DESIGN.

100mm CAVITY WITH STAINLESS STEEL TIES TO DD140-2 TYPE 2 AT 600mm x 450mm CENTRES. CAVITIES FULLY FILLED WITH 100mm CROWN DRI-THERM, OR EQUIVALENT, CAVITY SLAB INSULATION TO ACHIEVE 0.27W/m²K.

INNER LEAF 100mm CELCON SOLAR, OR EQUIVALENT, CONCRETE BLOCKS IN 1:1:6 MORTAR.

INTERNAL LINING 12.5mm PLASTERBOARD ON DABS AND SKIM FINISHED.

DPC'S MINIMUM 150mm ABOVE FINISHED GROUND LEVELS, DPC TO INNER LEAF SEALED TO VAPOUR CONTROL MEMBRANE.

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

2NO. LEAVES CONTRACTOR DESIGNED TIMBER FRAME PANELS OF 89 x 38mm STUDS AT 600mm CENTRES WITH 1200mm OF 9mm OSB SHEATHING TO CAVITY FACE TO EACH END. 60mm MINERAL WOOL, MIN. 10kg/m³, FITTED BETWEEN STUDS OF BOTH LEAVES, LININGS 500 GAUGE POLYETHYLENE VAPOUR CONTROL MEMBRANE ALL JOINTS TAPED AND SEALED,10mm HSP PLY OVERLAID WITH TWO LAYERS PLASTERBOARD (9mm + 12.5mm), MIN. 22kg/m² TO EACH FACE, ALL JOINTS STAGGERED AND SKIM FINISHED (MOISTURE RESISTANT TO BATHROOMS & W.C.'S).

50mm CAVITY TIED AT 1200mm CENTRES, ONCE PER STOREY, BY 40 x 9mm TIES, CAVITY CLOSED AT JUNCTIONS WITH EXTERNAL WALLS, AT FIRST FLOOR CEILING LEVEL AND TO HEAD BY MINERAL REINFORCED MINERAL WOOL CAVITY BARRIERS COMPRESSED AND CORROSION RESISTANT NAILED TO TIMBER FRAME PANELS.

FIRST FLOOR

18mm TYPE C4 MOISTURE RESISTANT FLOORING GRADE TG CHIPBOARD OVER 15mm OSB DECK ON 47 x 195mm 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 TIMBER FRAME ENGINEER'S SPECIFICATION. STRUTTING TO BE FITTED MID SPAN BETWEEN JOISTS TO SPANS EXCEEDING 2500mm.

CEILING 12.5mm PLASTERBOARD, MIN. 10kg/m², SKIM FINISH (MOISTURE RESISTANT TO W.C.'S). MINERAL WOOL QUILT, MIN. 10kg/m³, FITTED BETWEEN JOISTS

INTERNAL WALLS

CONTRACTOR DESIGNED TIMBER FRAME PANELS OF 89 x 38mm STUDS AT 600mm CENTRES. 25mm ISOMOOL APK 1200 SUSPENDED BETWEEN STUDS, LININGS 12.5mm GYPROC HALLBOARD TEN SKIM FINISHED TO EACH FACE (MOISTURE RESISTANT OVER 10mm HSP PLY TO BATHROOMS & W.C.'S).

STAIRCASE

JELD-WEN OR SIMILAR SOFTWOOD STAIRCASE OF 13 NO. 200mm RISERS, 12 NO. 223mm GOINGS & MIN. CLEAR WIDTH OF 810mm 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 FFL TO LANDING WITH BALUSTERS SPACED TO PREVENT THE PASSAGE OF A 100mm SPHERE.

GROUND FLOOR / FOUNDATION

75mm THICK FIBRE REINFORCED CEMENT: SAND OR FINE CONCRETE SCREED FINE SMOOTH FINISH LAID ON 500 GAUGE POLYTHENE SEPARATING MEMBRANE.

150mm THICK CELOTEX XR3000 OR EQUIVALENT PIR INSULATION TO ACHIEVE A U VALUE OF 0.13 W/m²K.

REINFORCED CONCRETE RAFT FOUNDATION/GROUND FLOOR CONSTRUCTED IN ACCORDANCE WITH BS 8110 PARTS 1 & 2 AND TO STRUCTURAL ENGINEER'S (SIDEBOTTOM RICHARDSON & GHENG) DETAILS AND SPECIFICATION. FOUNDATION FORMATION LEVELS TO BE ADJUSTED AS DIRECTED BY STRUCTURAL ENGINEER OR L. A BUILDING CONTROL OFFICER TO SUIT LOCAL GROUND CONDITIONS. FLOOR OVERLAID BY 1200 GAUGE POLYETHYLENE DPM, ALL JOINTS TAPED AND SEALED. DPM TURNED UP FACE OF WALLS AND SEALED TO TIMBER FRAME VAPOUR CONTROL MEMBRANE.

NOTE: THE SITE IS NOT IN AN AREA AT RISK FROM RADON CONTAMINATION (SOURCE: BRE WEBSITE).

RAINWATER GOODS

RAINWATER GOODS WHITE PVCu, GUTTERS 112mm HALF ROUND, DOWNPIPES 68mm DIAMETER OVAL ROUNDLINE OR SIMILAR. DOWNPIPES TO DISCHARGE TO BELOW GROUND PIPEWORK INDICATED ON ENGINEERS 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.

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. PLASTICS PIPEWORK AND FITTINGS TO COMPLY WITH BS5255, 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 CONNECTED TO 110mm Ø SVP'S, STUB STACKS, OR EXTERNAL BACK INLET GULLIES, AS INDICATED, AT THE FOLLOWING GRADIENTS:
SINKS, BATHS, SHOWERS & WASHING MACHINE STANDPIPES (TRAPPED) 40mm Ø @ 18–90mm/m.
TOILETS 110mm Ø @ 18–90mm/m
HASHBASINS 32mm Ø @ 25mm/m (BATHROOM) & 30mm/m (W.C.).

SVP'S TO BE TERMINATED MIN. 900mm ABOVE HEADS OF OPENING WINDOWS AND FITTED WITH BIRD GUARDS, STUB STACKS TO BE TERMINATED WITH AIR ADMITTANCE VALVE ABOVE THE SPILLOVER LEVEL OF APPLIANCES CONNECTED.

RODDING ACCESS TO BE PROVIDED AT ALL CHANGES OF DIRECTION AND AT LOW LEVEL TO SVP'S.

DRAINAGE BELOW GROUND

DRAINAGE BELOW GROUND TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF APPROVED DOCUMENT H AND TO ENGINEERS (SIDEBOTTOM RICHARDSON & GHENG) DETAILS AND SPECIFICATION.

WHERE DRAINS PASS THROUGH FOUNDATIONS PIPES SHALL BE SLEEVED AND ROCKER PIPES LOCATED WITHIN 600mm OF EACH FACE OF THE FOUNDATION.

SERVICES

OPERATING MANUALS FOR APPLIANCES, FITTINGS AND CONTROLS ARE TO BE MADE AVAILABLE TO THE END USERS.

VENTILATION

BACKGROUND AND PURGE VENTILATION TO BE PROVIDED BY WINDOWS IN ACCORDANCE WITH APPROVED DOCUMENT F. ADDITIONALLY MECHANICAL EXTRACT TO BE PROVIDED TO: KITCHEN, BY COOKER HOOD AT THE RATE OF 30 l/sec, HUMIDISTAT CONTROLLED WITH MANUAL OVERIDE
BATHROOM & W.C. AT THE RATES OF 15 l/sec & 8 l/sec RESPECTIVELY. BATHROOM HUMIDISTAT & PIR OPERATED WITH MANUAL OVERIDE.

HEATING

HEAT SOURCE: MITSUBISHI ECODAN HEDIVAN AIR SOURCE HEAT PUMP INCORPORATING WEATHER COMPENSATION, CONTROLLED BY TIME SWITCH AND THERMOSTAT. ALL RADIATORS FITTED WITH TRV'S.
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.

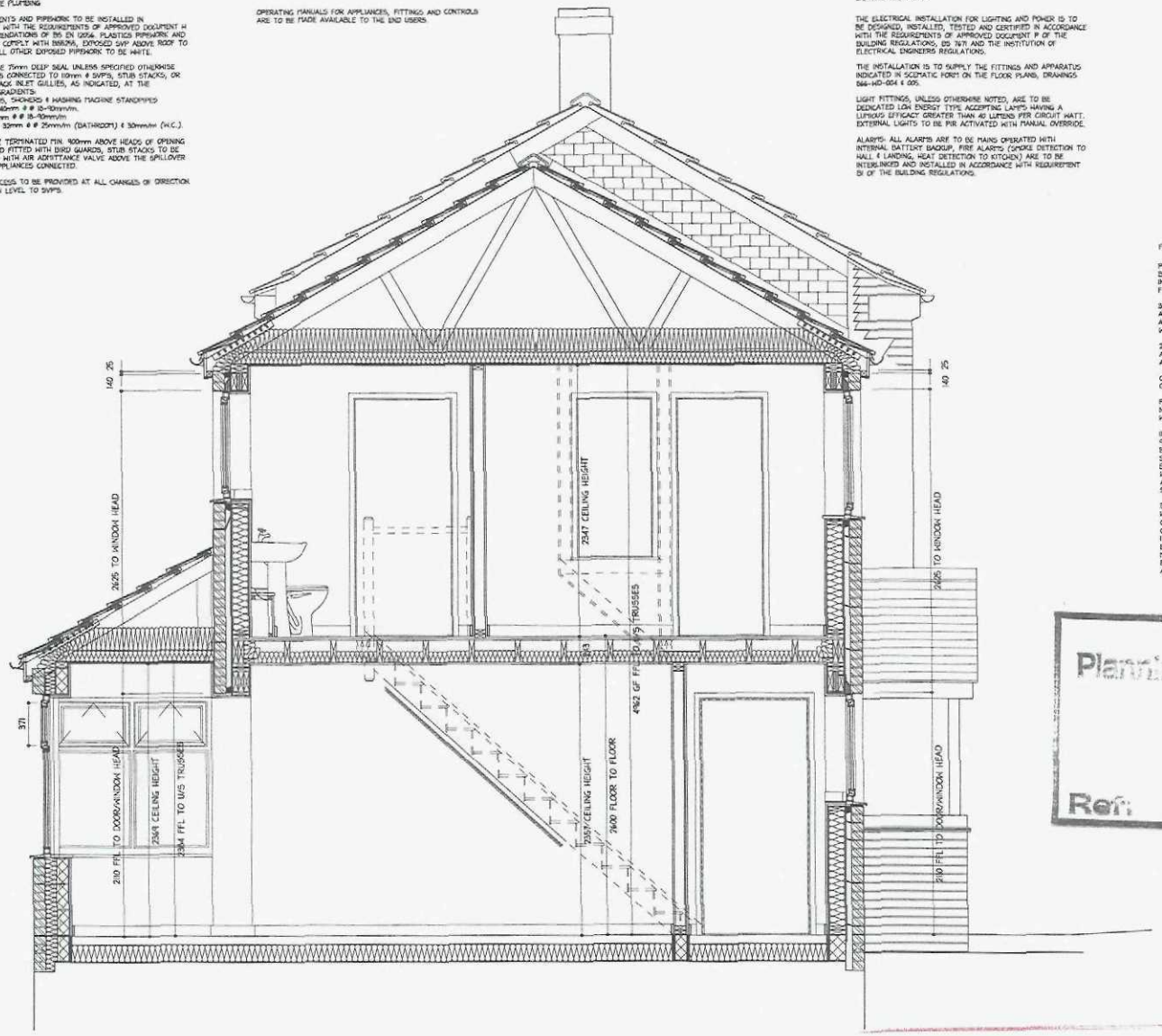
LIGHTING AND POWER

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 SCEMATIC FORM ON THE FLOOR PLANS, DRAWINGS 566-WD-004 & 005.

LIGHT FITTINGS, UNLESS OTHERWISE NOTED, ARE TO BE DEDICATED LOW ENERGY TYPE ACCEPTING LAMPS HAVING A LUMINOUS EFFICACY GREATER THAN 40 LUMENS PER CIRCUIT WATT. EXTERNAL LIGHTS TO BE PIR ACTIVATED WITH MANUAL OVERRIDE.

ALARMS- ALL ALARMS 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.



FINISHES AND DECORATIONS

PLASTERBOARD TO BATHROOM AND W.C. WALLS AND CEILINGS TO BE MOISTURE RESISTANT WALL FINISHED TO BE FIXED OVER INITIAL LAYER OF 9mm HSP PLY TO PROVIDE FIXINGS FOR FITTINGS, GRAB RAILS, ETC.

3 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 & WASHING MACHINE SPACES.

2 COURSES 150 x 150mm CERAMIC GLAZED WALL TILES TO BE APPLIED TO WALLS ABOVE HASHBASINS AND FULL HEIGHT TO SIDE AND ENDS OF BATH

COLOUR AND DESIGN OF TILES TO BE TO WATERLOO HOUSING GROUP APPROVAL.

FLOORS TO WET AREAS (BATHROOM, W.C., KITCHEN) TO HAVE NON-SLIP VINYL SHEET FLOOR COVERING, COLOUR AND DESIGN TO WATERLOO HOUSING GROUP APPROVAL.

INTERNAL JOINERY
94 x 19mm SKIRTINGS, 44 x 19mm ARCHITRAVES & 25mm WINDOW BOARDS TO BE GLOSS PAINTED TIMP. 50 x 25mm WROUGHT SOFTWOOD CURTAIN BATTENS TO BE FIXED ABOVE ALL WINDOWS EXTENDING 150mm BEYOND REVEALS AND PAINTED TO MATCH WALL.
ANY HARDWOODS USED ARE TO BE FROM A CERTIFIED RENEWABLE SOURCE.

DECORATIONS
WALLS AND CEILINGS TO BE DECORATED IN MIST + TWO FULL COATS EMULSION, KITCHEN, BATHROOM & W.C. WALLS AND ALL CEILINGS VINYL SILK, OTHER WALLS MATT.
INTERNAL JOINERY TO BE GLOSS PAINTED.
EXPOSED PIPEWORK TO BE EMULSION PAINTED IN COLOURS TO MATCH WALLS.
EXTERNAL DOORS AND FRAMES TO BE GLOSS PAINTED.
ALL COLOURS TO BE TO WATERLOO HOUSING GROUP APPROVAL.

Notes

1. All dimensions are to be verified on site by the GENERAL CONTRACTOR and ANY DISCREPANCIES brought to the attention of the Architect prior to commencing work or setting out or preparing shop drawings.
2. Drawings are not to be scaled. Work to figured dimensions only.
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5. This drawing to be read in conjunction with all Architect's, Engineer's and specialist drawings and specifications.

SHDC
Planning & Development
0 5 SEP 2009
Ref: 640 - 09

DETERMINED PLAN

P1	ISSUED TO BUILDING CONTROL	21.08.09	DGB

Revisions

PRELIMINARY

Chartered Architects | Offley House, 30 Portland, Cambridge, CB1 1JE
Tel: (01223) 367730
Fax: (01223) 357340
E-mail: office@saundersboston.co.uk
Saunders Boston

Client: D. Brown Building Contractors Ltd for Waterloo Housing Group

Project: Station Road, Gedney Hill

Drawing: Section A
4P2B House

Scale: 1:20 @ A1

Drawn: DGB

Date: Aug 09

Dwg. No.: 1079-WD-101

Revision: P1