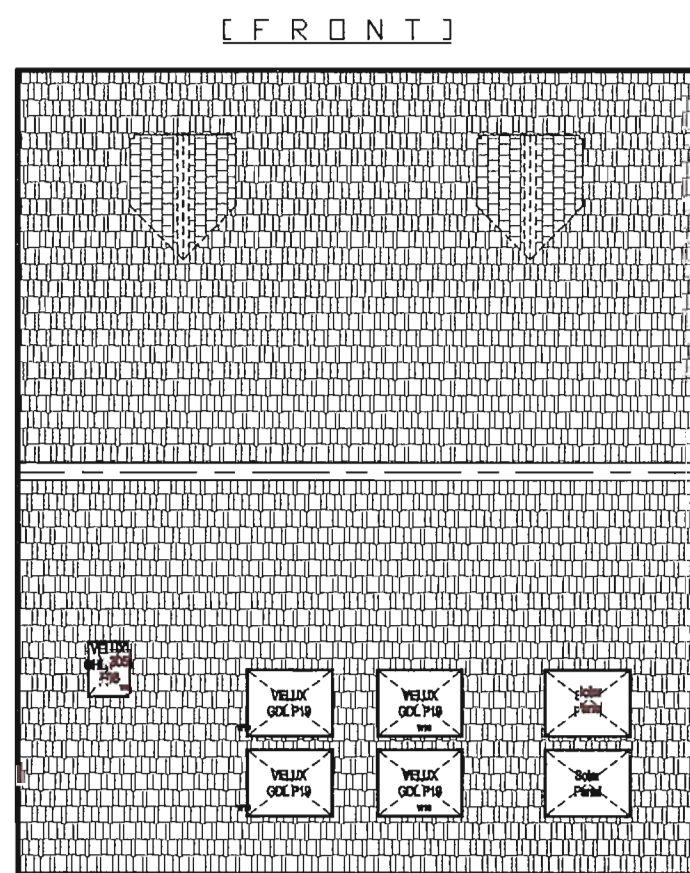
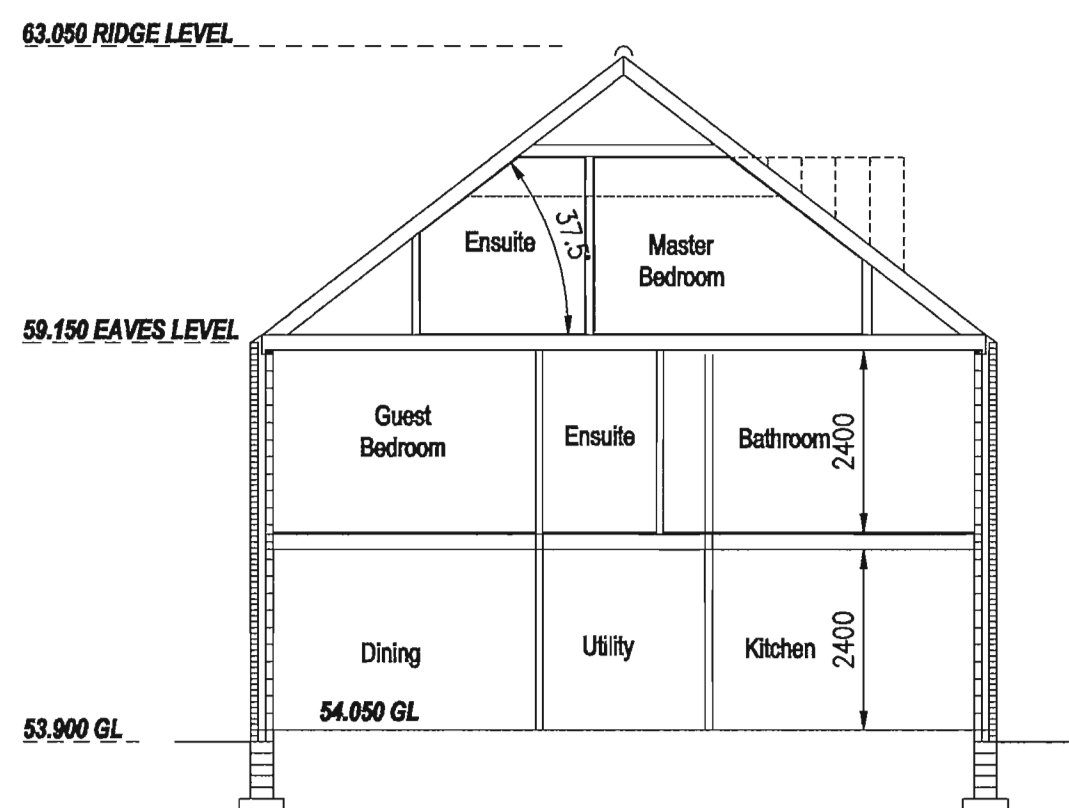
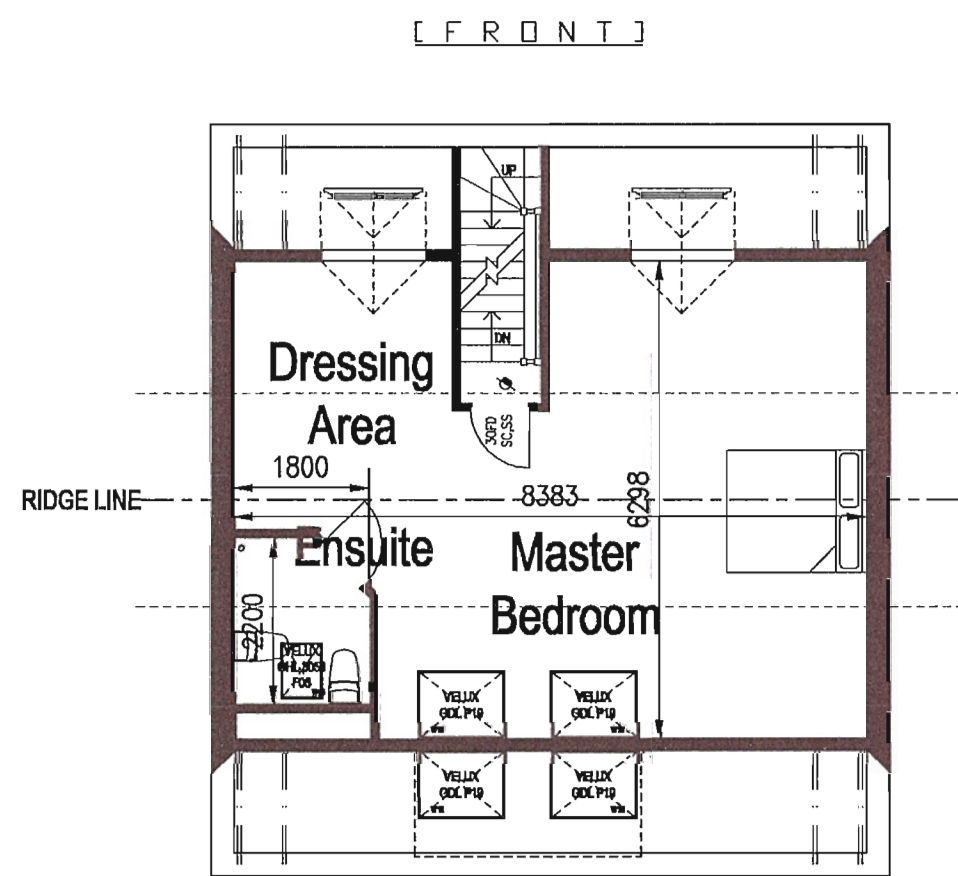
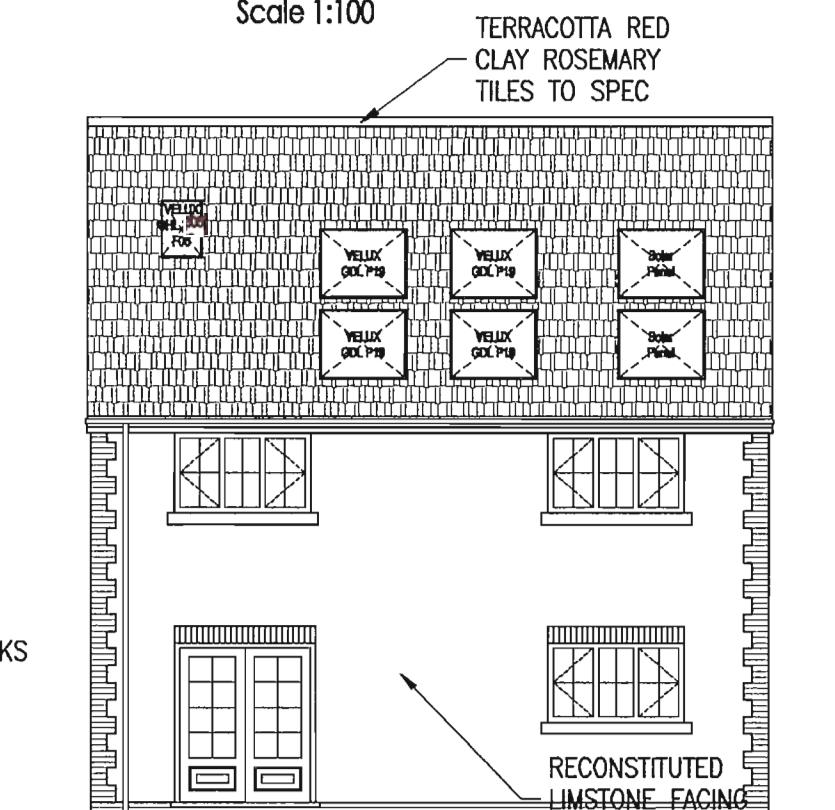
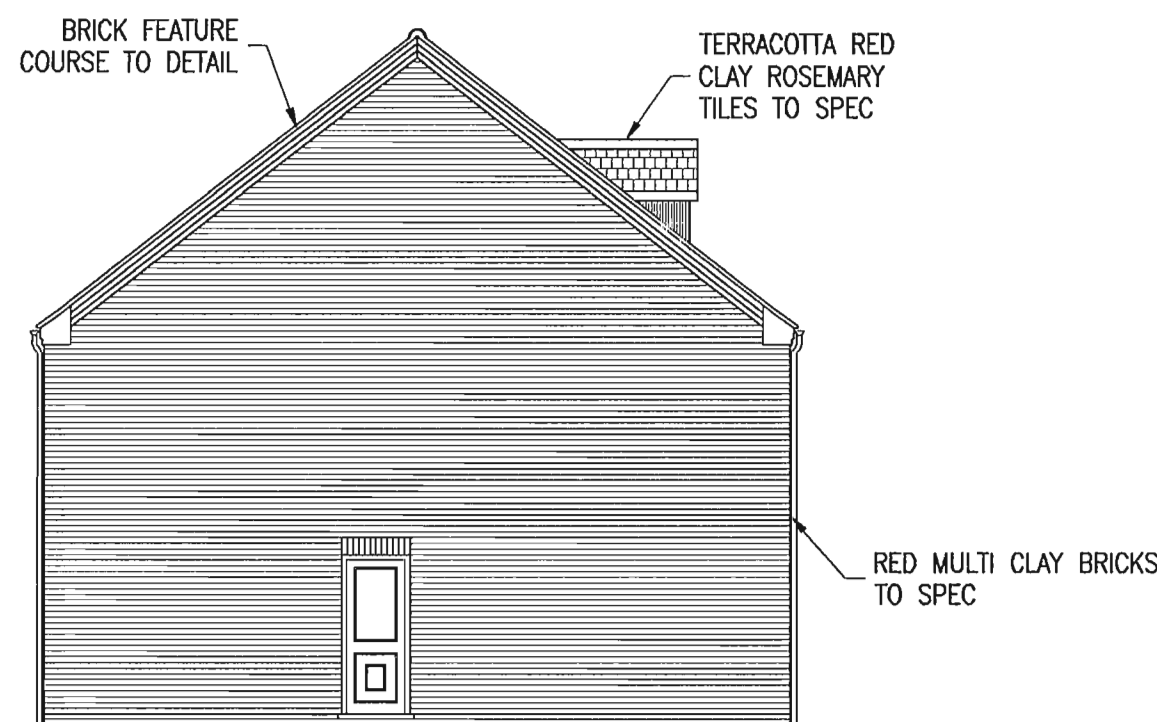
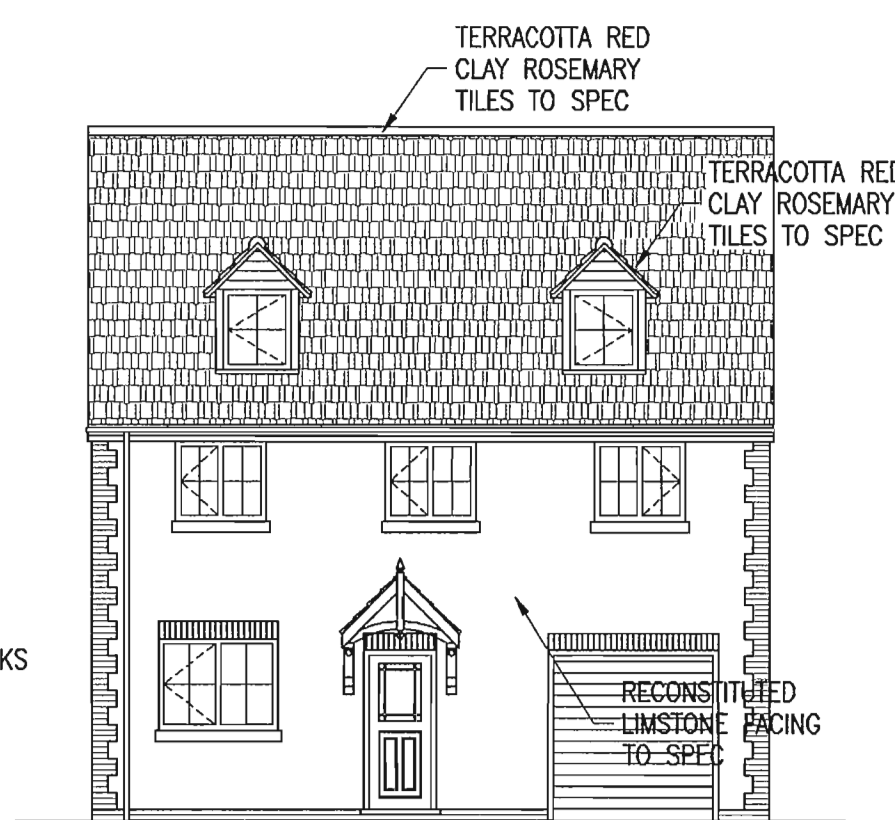
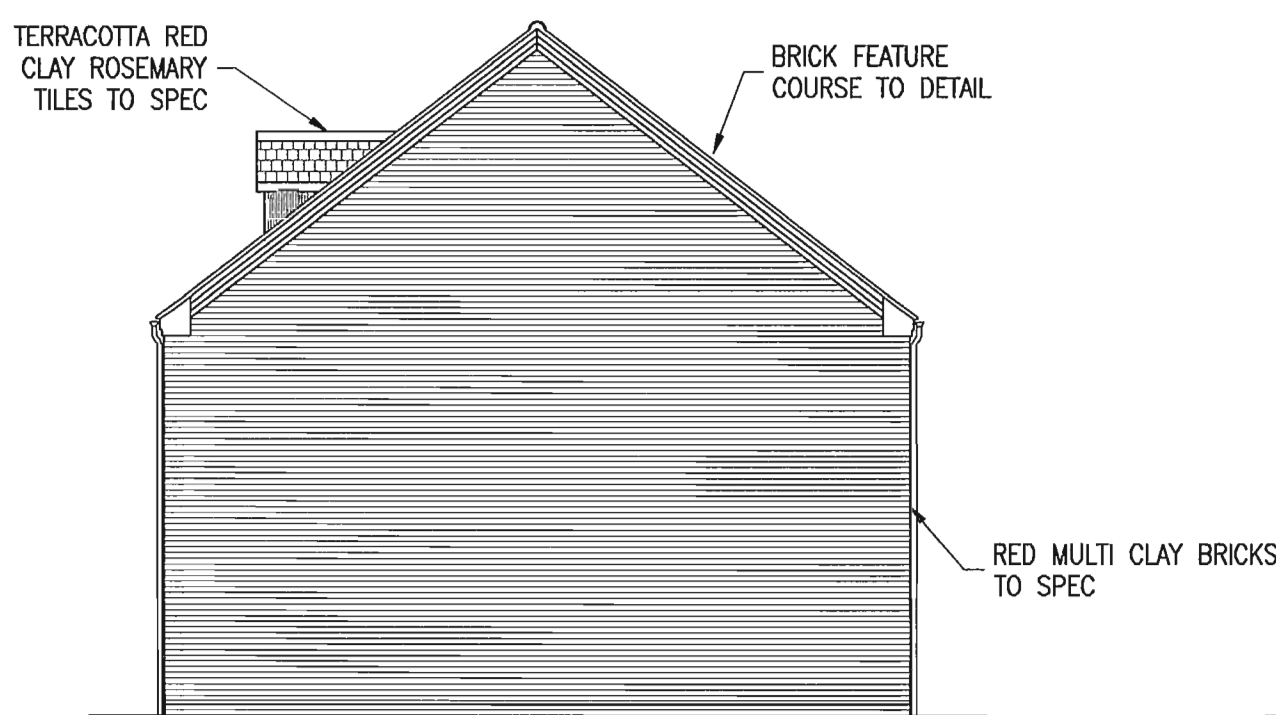
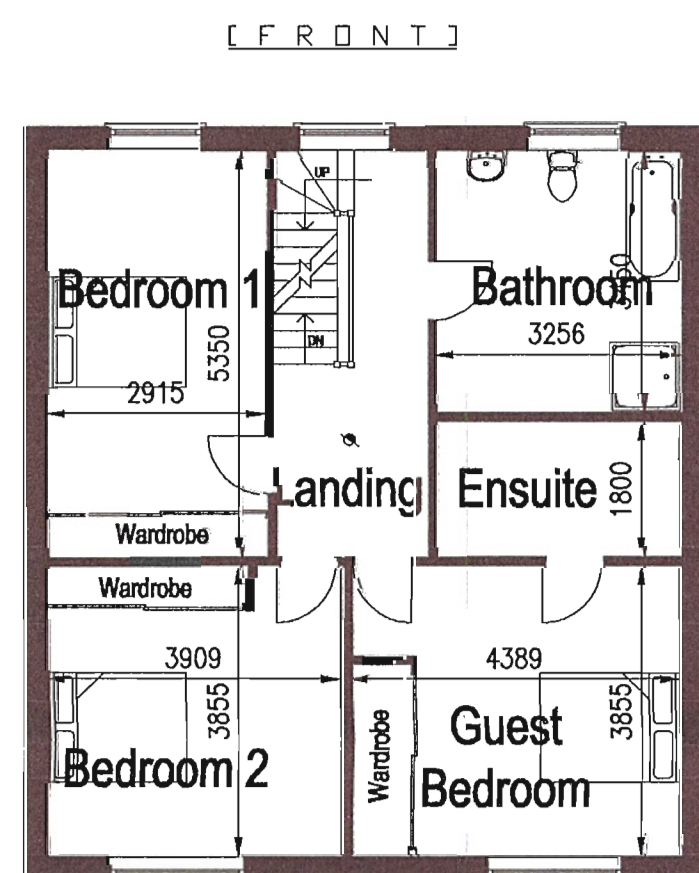


Proposed

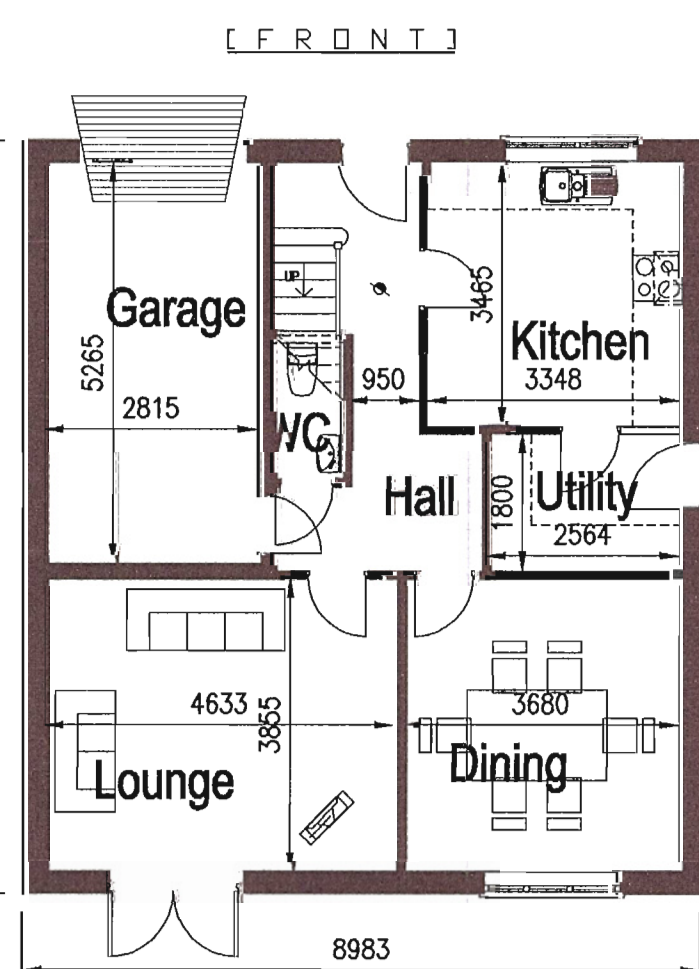


Roof Plan Scale 1:100

Second Floor Plan Scale 1:100

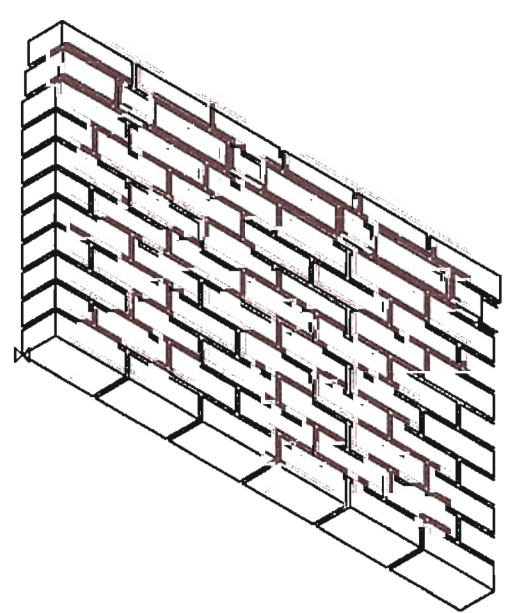
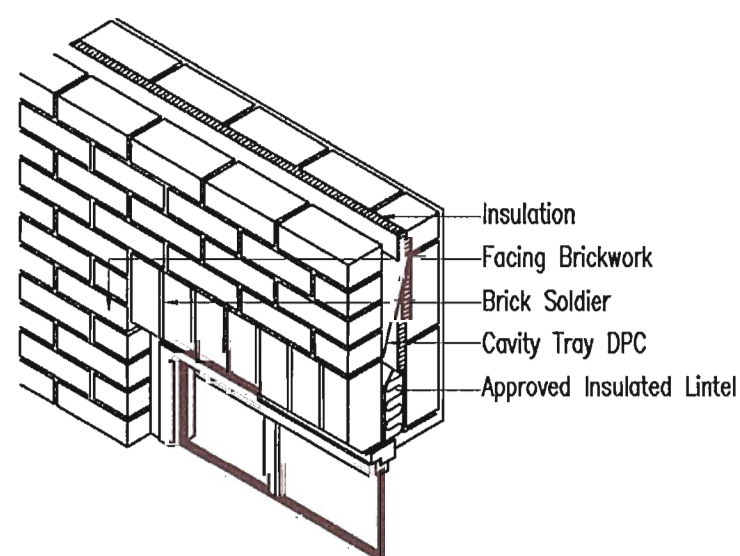


First Floor Plan Scale 1:100



South East Elevation Scale 1:100

South West Elevation Scale 1:100



Masonry Detail to Window Head Scale 1:20

Masonry Detail to Eaves and Verges Scale 1:20

SPECIFICATION & CONSTRUCTION NOTES:

GENERAL
1. These notes are intended to augment drawings and specifications. Where conflict of requirements exists the order of precedence shall be as shown in the specifications. Otherwise the strictest provision shall govern.
2. This drawing is to be read in conjunction with all other relevant Architectural & Engineering drawings.
3. Drawings not to be scaled. All dimensions to be checked on site by the Contractor. Any discrepancies to be notified to the Building Designer and confirmation of appropriate size. Provide minimum size of 1 cubic metre with geotextile wrapping - Terram OSA with 40% void free washed clean hardcore infill material.
4. The structure is designed to be self-supporting and stable after the building is fully complete. It is the Contractor's sole responsibility to determine the erection procedure and sequence and ensure that the building and its components are safe during erection. This includes the addition of whatever temporary bracing, guys or tie-downs which may be necessary, such material remaining the property of the Contractor upon completion.

MAIN ROOF CONSTRUCTION
CONDITIONAL / STAGE APPROVAL REQUESTED
Roof to be duo-pitched Attic Type Trussed Rafter System by specialist manufacturer. Incorporate wind bracing designed and fixed in accordance with BS 5268 Pt 3 1985.
All truss details to be submitted direct to local authority for approval 28 days prior to erection on site. Main roof pitch to be 37.5 degrees.

Dimensions for Roof Truss Fabrication must be taken by Truss Manufacturer at wall plate level, as no other Party will accept responsibility for any errors resulting in incorrect trusses being manufactured.

Trusses to be fixed at 600mm max. horizontal centres. Include for all trusses, girder trusses, reducing trusses, valley boards, wind bracing, etc...Cover with Dupont Tyvek untearable approved breathable underlatter's felt on 25x50 mm SW Stamped & Graded lanolised battens and Sandtoft Terracotta Red Old English Clay Pantiles OSA, all in accordance with manufacturers recommendations. Workmanship on site to comply with BS 5334: 2003 - Code of Practice for Slating & Tiling of Roofs and Claddings.

Valleys to be boarded with treated SW timber 18mm x 450mm each side of centreline. Double thickness of Sarking Felt to be provided topped to least 600mm over centreline of the valley. Valley to be lined with Code 4 minimum lead to BS 1178 and Lead Association Guidelines.

All flashings to be Code 4 Lead minimum to BS 1178, Lead Association Guidelines and appropriate BRE Digests

INSULATION
Roof to be lagged with 300 mm Rockwool OSA insulation. First layer of 150mm inserted between ceiling joists. Second layer of 150mm inserted at 90° to first layer. All joints between the rolls to be close butted. Maintain a 50mm airspace between insulation and sarking felt/sarking board at the eaves. Do not insulate under cold water tanks. Cold water tanks and pipes to be separately insulated. Loft hatch to be insulated with minimum 100mm depth of insulation.
(National Building Specification Clauses 10/120 & 130).

STRAPS
Lateral restraint straps to be provided between roof and gable wall at ceiling and rafter level using 30x5x1200 GMS straps by BAT OSA at 2000mm horizontal centres. Wall plate to be fixed to inner face of new cavity walls using 30x5x1000mm GMS straps at 2000mm centres. All straps to be fixed in accordance with manufacturers recommendations.

TRENCH FILL FOUNDATIONS (Provisional)
To be founded at depths to suit site conditions, allow provisional depth of 1000 mm below ground level. Final depth to be determined on site by Local Authority Building Control / NHBC Officer(s). Foundations to be formed in mass concrete trench fill, concrete grade C20 (20 N/mm² @ 28 days) or RMC grade Gen. 1. Trenches to be 600 mm wide for external load bearing walls, 450 mm wide for internal load bearing walls.

STRIP FOUNDATIONS (Provisional, Alternative)
To be founded at depths to suit site conditions, allow provisional depth of 1000 mm below ground level. Final depth to be determined on site by Local Authority Building Control / NHBC Officer(s). Strip foundations to be minimum 225mm thickness, formed in mass concrete grade C20 (20 N/mm² @ 28 days) or RMC grade Gen. 1. Trenches to be 600 mm wide for external load bearing walls, 450 mm wide for internal load bearing walls.

NEW WALLS (EXTERNAL)
285 mm cavity walls; combination of 102 mm Isoblock Red Multi clay Fl. rated facing brick and Goldstone OSA reconstituted stone, nominal cavity 83 mm filled solid with 65 mm DriTherm OSA cavity wall batts. Inner leaf 100 mm Plaster Stranite 4.2 N/mm² blockwork. Include wall ties to BS at 900 mm centres horizontally, and 450 mm centres vertically, increased to 225 mm centres at all openings / reveals. Insert 150 mm Darnoc OSA DPC to cavity closures - fixed to backs of door and window frames. Provide lean mix concrete infilling to cavity below ground level. Include all cavity trays as appropriate at structural openings, with stop ends and weep vents.

CAST STONE CILLS & WINDOW HEADS
Precast stone cills and window heads to be manufactured to BS:1217 Semi-dry process in colour to suit client's preference. Incorporate DPC's to manufacturer's instructions to stooling and beds. Units over 2.0m in length to be supplied in 2 lengths.

SITE PREPARATION & RESISTANCE TO CONTAMINANTS & MOISTURE
All traces of topsoil, vegetation and roots to be removed to adequate depth as approved by LABC Officer. Should any suspect mud or contaminated ground be encountered then works should immediately cease and the Engineer's advice be sought. Prior to works commencing on site the applicant is to undertake or commission a desktop study and risk assessment to identify any potential sources of contaminants that may be present on the land and suitable remedial measures are to be designed and adopted in the event that the study reveals possible previous uses or sources of contaminants.

SOLID WASTE STORAGE
Solid physical waste storage, including recyclable materials to be stored in LA approved wheeled bins or receptacles of such design to avoid spillage, littering or contamination to the environment. Solid waste storage area to be located within 25m of access point to dwelling.

STAIRS
Stairs to be constructed from SW timber stringers, treads and risers. Overall width of stair not to exceed 1.0m width. Stairs to have 220mm maximum risers and goings of 220mm minimum. The pitch line for the stair is not to exceed 42 degrees. Maintain 2.0 m minimum bulkhead clearance over all stairs. Provide handrail one side of each flight between 900 & 1000 mm measured from the top of the handrail to the pitch line or floor. All work to current Part K of Building Regulations or alternatively BS 565: 1985: Wood Stairs Part 1.

ROBUST CONSTRUCTION
All elements of the dwelling to be constructed in accordance with the guidance of the "Robust Construction Manual". A robust notice plate's for hearths and flues in accordance with Part J; Requirement J4; Section 1.9 is to be displayed within the completed building along with a Commissioning Checklist in accordance with Part J; Appendix A.
Notices should be indelibly marked and securely fixed in unobtrusive but obvious position such as next to the electricity consumer unit; or next to the chimney or hearth described; or next to the water supply stop cock.

An appropriate, comprehensive homeowner information pack should be provided in an appropriate location (similar to those mentioned above). Such a pack should include manufacturer's technical information and layout of installed products, commissioning details, (where not covered by the aforementioned) service requirements and operating instructions. Also included within this pack should be relevant information and details of heat producing appliances, hot/cold water systems, burglar alarm systems and general household appliances, together with all appropriate general building construction details.

SURFACE WATER DRAINAGE
Gutters Black PVC-U half round 110 mm Dia.
Down pipes : Black PVC-U 65 mm round
All rainwater to be diverted to soakaways to following specification.

SOAKAWAYS
All rainwater to be diverted to new soakaway designed and constructed to BRE Digest 365. Percolation test results to be obtained by Applicant/Client and details passed to LA Building Control Officer for approval and confirmation of appropriate size. Provide minimum size of 1 cubic metre with geotextile wrapping - Terram OSA with 40% void free washed clean hardcore infill material.

SMOKE ALARMS
To BS 5446 Pt 1 shown thus mains operated, interlinked and battery back up via separate circuit to main distribution board.

STUD PARTITIONS
Constructed of 100 x 50mm SW studs at 450mm vertical centres, together with head, sole and intermediate noggin. Plasterboards to be fixed to using approved proprietary fixings used in accordance with manufacturer's instructions.

STRAPS
Provide GMS straps 1000 x 30 x 5 mm long bent once, at 2.0 m max. centres where external walls run parallel to first floor.

DRAINAGE
Drain pipes, manholes, gullies, fittings etc. to be Hepworth or equivalent PVCU underground drainage system laid in accordance with manufacturers instructions. 100 mm Dia. laid at 1:40 gradient in 150 mm pea gravel surround. Gutters to be trapped / back inlet as appropriate. Invert levels to be confirmed upon commencement of works.
Incorporate appropriate PC concrete lintels where drains pass through cavity walls and 150 mm concrete surround to pipework beneath buildings and floors.

WASTE PIPES
38 mm Dia. PVCU - 50 mm if combined together with 75 mm deepseal / resealing traps.

HEATING AND PLUMBING SYSTEMS
To be designed and installed by an approved heating and plumbing engineer. To include for new Mesman Villages 200-W 30kW fully modulating, weather compensating, condensing gas fired boiler with 98% SEDUX efficiency rating, new radiators to first and second floor, TRVs, thermostats, valves, pipework etc. All pipework within floors, roof voids, ducts etc. to be lagged. Ground floor heating to be 5 zone independently controlled wet under floor heating system by Polytype OSA. Each zone to have intelligent programmable room stat by Danfoss OSA.
First floor heating to be separately zoned from second floor by way of fully programmable zone/room stats.

Hot water to be min 210 litre unvented pressurised cylinder by Range Tribune OSA fitted by competent person and in accordance with manufacturer's instructions.

All works to current part 'L' of building regulations and latest EMGAS requirements. Provide Corgi Installation and Test Certificate and SAP rating prior to handover.

SANITARY WARE, KITCHEN UNITS, TAPS / FITTINGS etc.
Where shown on for guidance purposes only. Manufacturer, quality, quantity, colour, type etc. shall be determined by the owner client in conjunction with the contractor.

ELECTRICS
To be installed to all affected areas by approved, qualified electrician to current IEE regulations. To include for all wiring, two gang power points, ceiling points, light switches, power light circuits etc. and consumer unit with main RCD and MCB etc all to latest current electrical regulations.

All electrical work is required to meet the requirements of Part P (Electrical Safety) of the Building Act and must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that the requirements of Part P have been met and complied with. This may require an appropriate BS7671 electrical installation certificate being issued for the work by a suitably qualified person competent to do so.

BACKGROUND VENTILATION
Trickle ventilation to be provided in form of air brick or window grilles as follows:-
Habitable Rooms 8000mm² (Bedrooms etc)
Non-Habitable Rooms 4000mm² (Ensuite Bathroom etc)
Air bricks if used (2 Nr 225 x 150 mm) to have inset mesh and internal upward facing louvers / deflectors.

MECHANICAL VENTILATION
Extractor fans manually operated required as follows:-
Bathroom, Ensuite & Cloaks / WC - capable of extracting 15 litres / sec. Intermittently.
Utility - capable of extracting 30 litres / sec. Intermittently.
Kitchen - capable of extracting 60 litres / sec.
Alternatively fit cooker hood. Incorporate extractor fan capable of extracting 30 litres / sec., ducted to external air. FR 225 x 150 mm air brick.

LIGHTING
All bathrooms, WC's, Ensuities, Dressing Rooms, Landings & Utility Room to incorporate only energy efficient lighting point(s).
i.e. 58w fluorescent tube with shroud or light fitting(s) that will only accept energy efficient bulb(s).

PASSAGE OF SOUND
All first floors to receive 22mm MR KRONA chipboard flooring with 100mm layer of Knauf Rockwool insulation between joists. Install minimum of 75mm Knauf OSA Rockwool with skum finish. Inner face of stud wall to receive minimum 12.5mm Knauf OSA plasterboard and 2.5mm neat gypsum skim finish.

All stud walls (47x05mm timber studs) to receive one layer of 15.0mm Knauf OSA plasterboard and 2.5mm neat gypsum skim finish. Install minimum of 75mm Knauf OSA Rockwool with skum finish. Inner face of stud wall to receive minimum 12.5mm Knauf OSA plasterboard and 2.5mm neat gypsum skim finish.

AIR TIGHTNESS
An air pressure test shall be carried out upon completion of the dwelling prior to occupation, in accordance with Part L1A of the Building Regulations. The air permeability test and certificate shall be carried out by an accredited member of The British Institute of Non-Destructive Testing (BINDT) in accordance with BS EN1829: 2001. Details of a satisfactory test must be passed to Building Control in order for the property to be signed off as complying with the requirements of the Building Act 1984, As Amended.

LINTELS
Provide I.G. OSA galvanised mild steel insulated lintels, with rear flanges block infilled. Provide min. 150 mm end bearings and incorporate cavity trays.
Contractor to obtain and submit Manufacturer's lintel schedule to Local Authority for approval.

INTERNAL LOAD BEARING WALLS
100 mm Plaster Stranite OSA 4.2 N/mm² blockwork to BS 6073: Part 1 & 2: 1981.

GROUND FLOOR GENERAL
Provide 75 mm screed on 500 gauge vapour barrier on 75mm Kingspan Thermofloor 1770 floor insulation OSA on 100 mm thick concrete grade C30 or Gen. 1 mix on 1200g Visqueen DPM topped 150mm with horizontal cavity wall DPC, on 25 mm sand binding on DoT Class 1 OSA hardcore, well consolidated using vibrating plate in layers. No. 150 mm thick. Overall thickness Ne. 600 mm.

DPC'S - NEW WALLS
Horizontal wall DPC to be Visqueen ZEDEX OPT high performance PVC, located at 150 mm minimum above GL, lapped and taped with floor DPM.

ACCESS AND FACILITIES FOR DISABLED PEOPLE
All to comply with approved Document M 1999 edition. Access and approaches to comply with Section 6.

CIRCULATION
Requirements within the dwelling to comply with Section 7. Switches and sockets to be located in accordance with Section 8. Entrance level toilet(s) to comply with Section 10. For further information refer to drawing number A0007

WINDOWS / DOORS
Provide double glazed white PVCU units, all to BS5713, BS7413 & BS7950 throughout. Bedroom windows to incorporate escape openings min. dimensions 500 x 850 mm. Provide toughened safety glazing as follows. Client to nominate preferred manufacturer.

WINDOWS / DOORS ALTERNATIVE
Provide double glazed Hardwood units throughout, bedroom windows to incorporate escape openings min. dimensions 500 x 850 mm. All units to incorporate draught proprietary excusers. Provide toughened safety glazing as follows. Client to nominate preferred manufacturer.

GLAZING
Min. 14 mm air gap to double glazed units. Provide toughened / laminated or other approved safety glass in doors, sidelights etc where within 1.5 m of floor level and in windows within 800 mm of same.

JOINERY WORKS
All new doors, frames and architrave's, skirting etc and associated ironmongery to be selected and approved by client prior to fitting.

CHIMNEY FLUE / FIRE SURROUND ETC
Masonry construction taken down to concrete foundation. To incorporate 225mm terracotta, glazed and socketed flue liners, sockets uppermost, built into chimney breast/flue together with throatling unit, etc. provide 4 No anchorage points for fire guard. Concrete hearth to be 125mm thick, extending 150mm each side of fire opening and projecting 500mm in front of breast.

FIRST FLOOR CONSTRUCTION
Use 47 x 200mm C16 joists @ 400mm centres. Cover using 22mm Krona-floor V313 MR. F4G chipboard. Incorporate double joists and full depth cross noggin below all stud partitions where appropriate. Include two rows of herringbone strutting or full stud noggin at thirds of span. Form removable covers to areas of concealed pipework and lighting points.

Alternatively use Kingspan J12450 Engineered joists @ 400mm centres, min end bearing of 90mm, fixed in accordance with manufacturer's instructions.

Alternatively use PSB Mitak Industries Ltd Post-Joists Engineered joists @ 400mm centres, min end bearings 90mm, fixed in accordance with manufacturer's instructions.

FIRST FLOOR STRAPS
Provide GMS straps 1200 x 30 x 5 mm long bent once, at 2.0 m max. centres where external walls run parallel to first floor. All to be fixed in accordance with manufacturer's instructions and details. Straps to be fixed across three number joists minimum.

All works to current part 'L' of building regulations and latest EMGAS requirements. Provide Corgi Installation and Test Certificate and SAP rating prior to handover.

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REV	DATE	BY	DESCRIPTION	CHK	APP
0	20.05.09	TAS	Initial Issue	TAS	TAS

PLANNING ISSUE

TAS Building Design
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WOODSIDE VALE LIMITED

PROPOSED RESIDENTIAL DEVELOPMENT
39 SOUTH CLIFF ROAD, KIRTON LINDSEY

PROPOSED DETACHED HOUSE UNIT 3 OF 4

DATE: JUN 2009
SCALE: AS SHOWN
CHECKED: TAS
APPROVED: TAS

CAD FILE: 0309/Drg/Arch
DESIGN/DRAWN: TAS/ts
DATE: MAY 2009

PROJECT No: 0309
DRAWING No: A0004
REV: 0

ORIGINAL IF RED