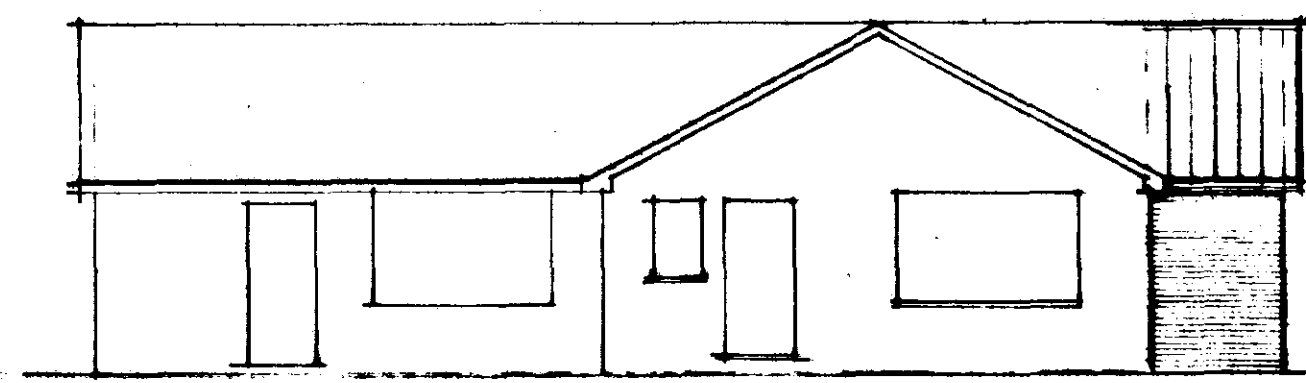






## SOUTH

### FOUNDATIONS

Foundations to be ST4 grade concrete.  
For 265mm walls foundations to be 700 x 230mm.

Foundations to be taken down to a firm loadbearing strata, a min. 1.0m if in shrinkable sub soil, in accordance with the requirements of the Local Authority Building Control Dept. and in accord with the NHBC guidelines for building near trees.  
Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

### FLOOR CONSTRUCTION

**Ground**  
65mm sand/cement screed reinforced with chicken wire mesh  
800g polythene separating membrane  
60mm Jablet SD floor insulation ( $k = 0.037 \text{ W/m}^2\text{K}$ )  
100mm ST4 grade oversite concrete  
1200g polythene damp proof membrane  
25mm sand blinding  
100mm compacted hard-core - if in excess of 100mm fill, to a max. 600mm, the hard-core is to be laid and compacted in layers not exceeding 150mm.  
Strip off all vegetable soil beneath proposal.



## EAST

### WALL CONSTRUCTION

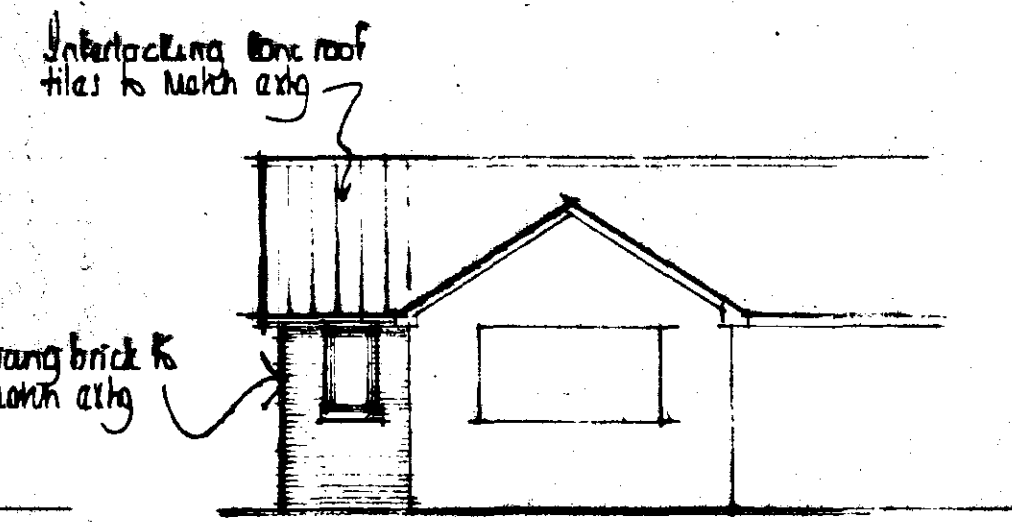
**Below Ground**  
To be 100mm Class A concrete blocks.  
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

**Above Ground**  
To be 265mm o/s constructed as follows:-

100mm facing brick (to be FL quality below dpc level)  
65 mineral wall insulation i.e. Dritherm ( $k = 0.036$ )  
100mm loadbearing insulation blocks i.e. Hemeite ( $k = 0.44$ )

All to be tied together using stainless steel wall ties positioned at distance not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a U value of 0.414W/mK.



## NORTH

### WINDOWS & DOORS

Windows and doors to be Double and Part, or similar and approved, double glazed with 12mm air gap to sealed units and weather stripped.

Windows to habitable rooms are to incorporate a controllable trickle vent of 8000mm.

Glazing to windows less than 800mm and doors (include sidelights to doors) less than 1500mm above floor level is to be laminated or toughened glass in accord with BS6206: 1981.

### VENTILATION

All habitable rooms are to have windows containing opening vents, the combined total of which is equal to not less than 1/20th of the floor area of the room.

The bathroom is to be mechanically ventilated direct to the external air. The extractor is to be capable of a min. 30.0 air changes per hour and is to incorporate a 15 minute over-run period.

### HOT WATER SYSTEM

A room thermostat or radiator valves are to be installed.

All pipes not contributing to useful heat requirements are to be insulated using an insulation material with a thermal conductivity not exceeding 0.45W/mK and a thickness equal to the external diameter of the pipe up to a max. of 40mm.

### ROOF CONSTRUCTION

**Tiles**  
The roof is to be covered with interlocking concrete roof tiles to match edg fixed in strict accordance with manufacturers instructions.

**Battens**  
Approved quality tanalised saw battens, 35 x 25mm, are to be laid at a gauge suitable for the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be of sufficient length to be supported at each end and intermediately by at least three rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

**Underlay**  
Approved reinforced roofing felt, type 1F to BS 747, is to be laid over the rafters lapped 150mm at the joints and secured with clout nails. The underlay should extend over the fascia board and into the eaves gutter. In order to prevent water traps behind the fascia it is recommended that a strip of 6mm marine plywood is provided to support the underlay. The ply is to be laid over the rafters and under the roofing felt positioned as close as possible to the last tiling batten and secured to the fascia.

**Eaves**  
Eaves are to be formed with standard size tiles and purpose made eave hatters must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that the water discharges into the centre of the gutter.

**Verges**  
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over bargeboards.

**Ridge**  
The ridge is to be covered with segmental ridge tiles of the same colour as the main body of tiling, unless specified otherwise, and secured using a proprietary ventilated dry ridge system having ventilation equivalent to a continuous 6mm gap.

**Mortar**  
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

**Insulation**  
To be Rockwool Rollbatts ( $k = 0.037 \text{ W/m}^2\text{K}$ ), 150mm laid between joists with a further layer of 80mm laid at right angles over the top.

**Ceiling**  
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary noggin etc., and finish with artex/skim finish in accord with clients instructions.

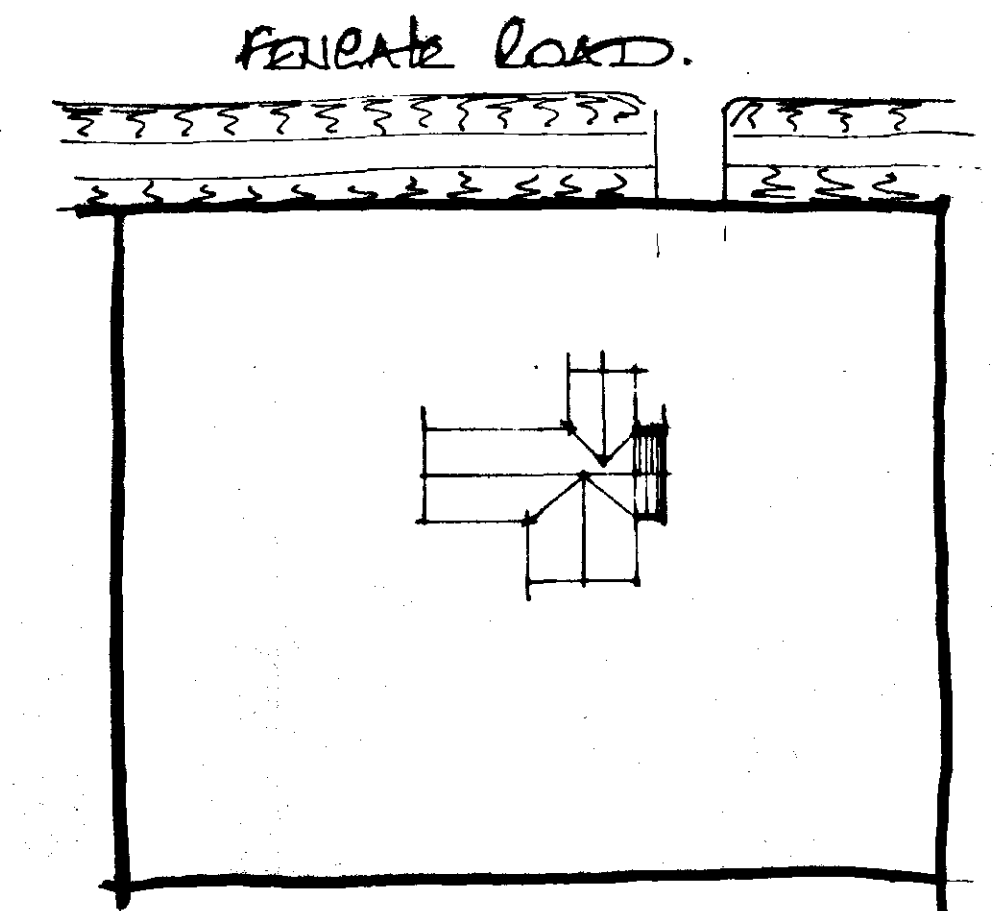
**Ventilation**  
Provide a 10mm continuous gap covered with insect proof gauze to the soffit to provide cross ventilation to the roof space.

**Rainwater Goods**  
Supply and fix 103mm PVC gutters to fascia with all necessary brackets, stop ends, outlets etc.

### STRAPPING

Where rafter and ceiling ties run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 38 x 6mm galv. m.s.



### DRAINAGE

**Foot**  
Replace existing brick construction inspection chamber with 250mm diam. UPVC chamber positioned as close to the new cavity well as possible.

The edg chamber which will no w/b within the building is to be replaced with a new chamber having a triple sealed cover.

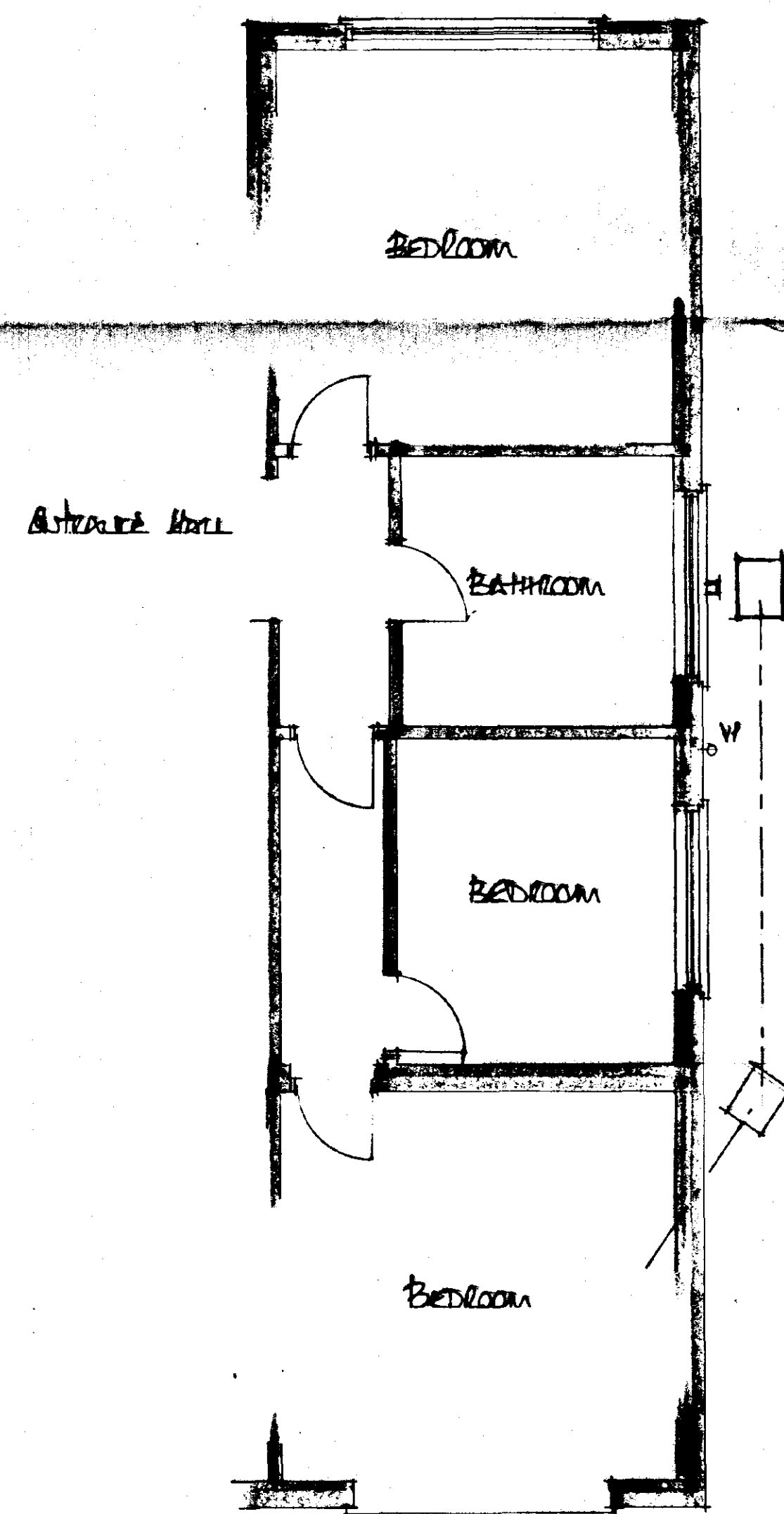
The existing gully is to be replaced with an internal sealed gully.

Excavate and expose the existing drain. Inspect for damage and replace if necessary with new 100mm diam UPVC pipe encased in 150mm pea gravel surround.

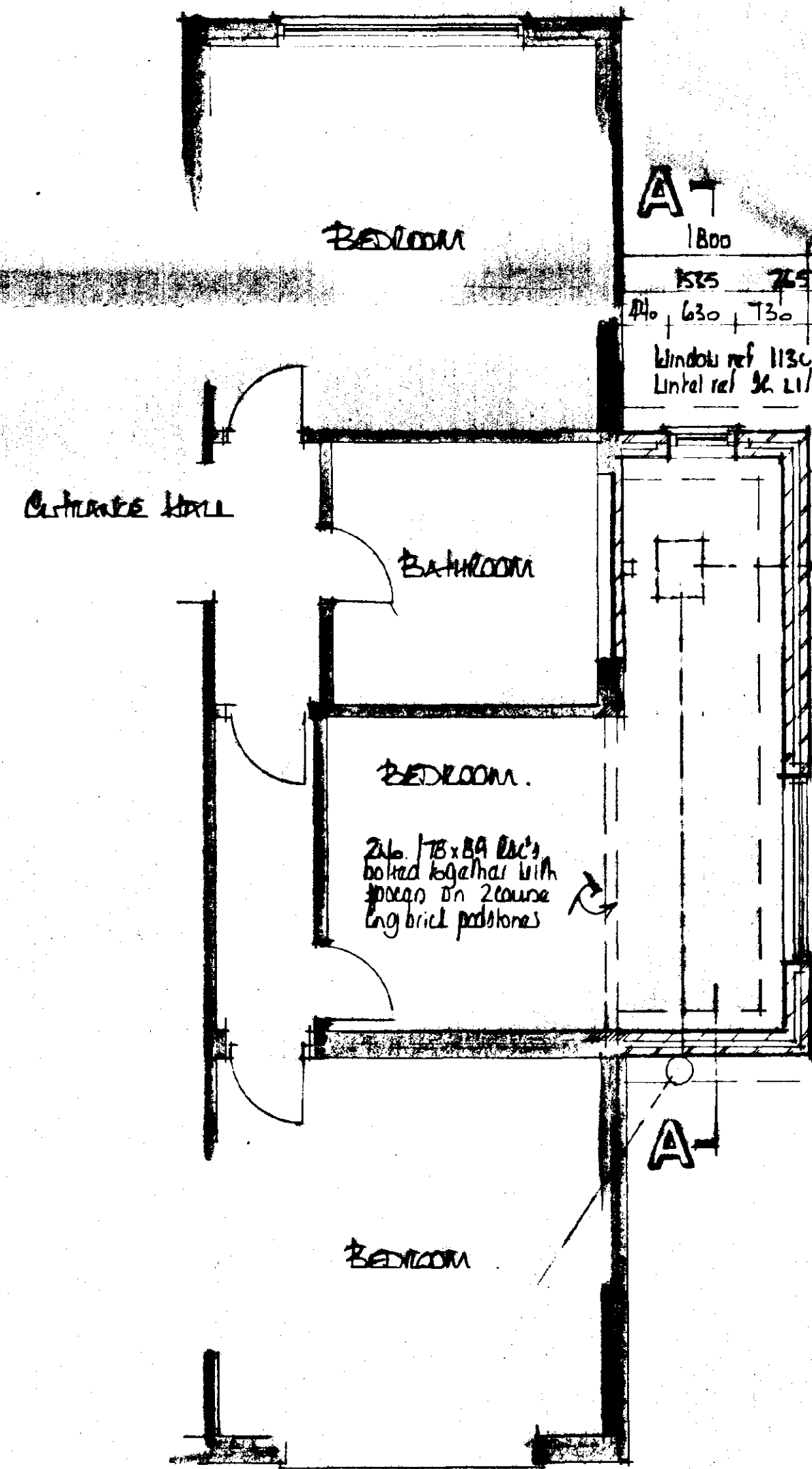
Where 100mm diam. drains pass through walls they are to be protected by the use of a lintel over. Both sides the wall to be masked with rigid sheet material with 50mm clearance of the pipe.

Above ground drainage to comply with BS5272: 1978  
Below ground drainage to comply with BS8301: 1985

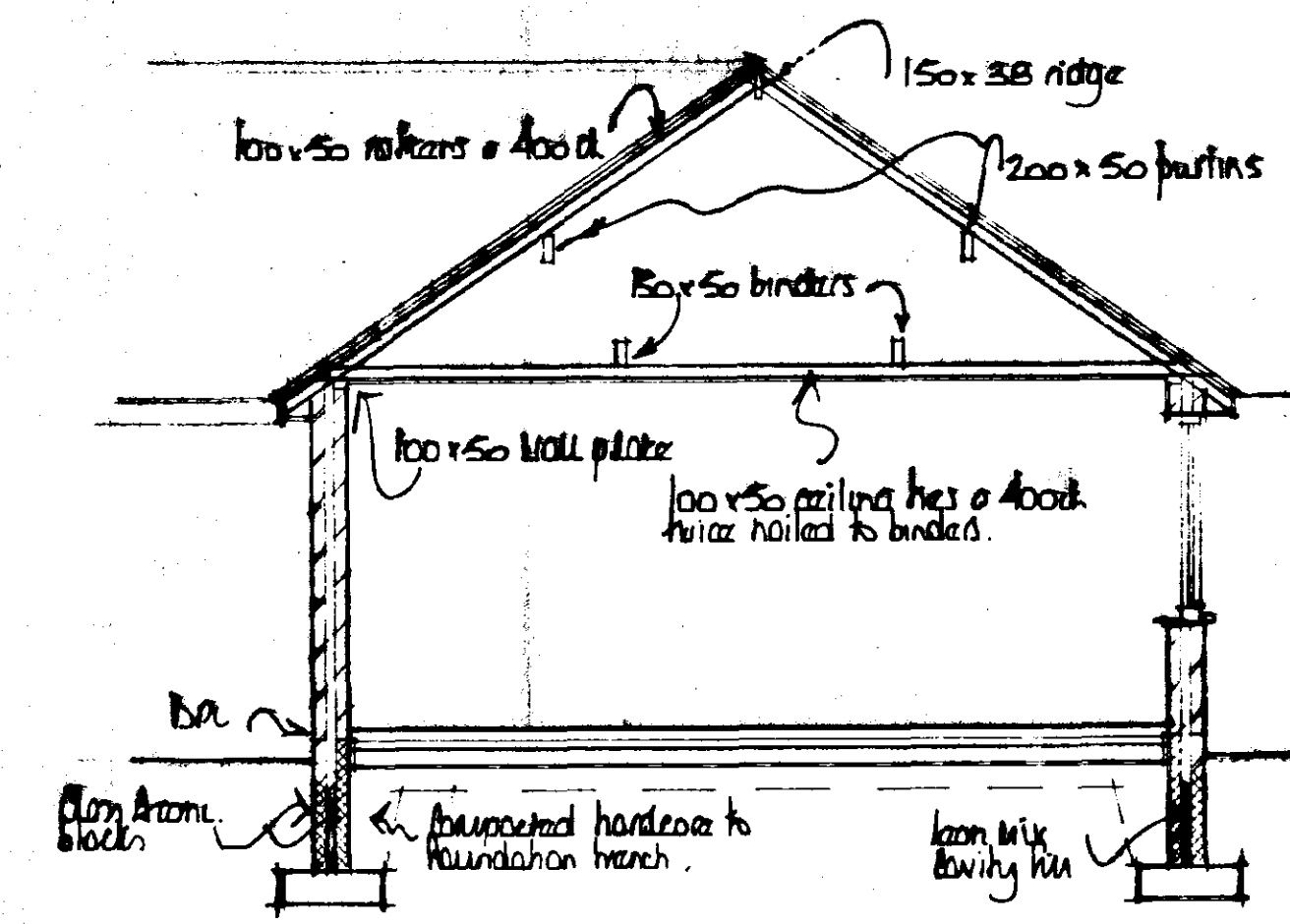
All drainage items are to be installed in strict accordance with the manufacturers instructions.



## GROUND FLOOR PLAN



## ROOF PLAN



## A - A

|                                                                                                                                             |  |                                                                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|--|
| Date                                                                                                                                        |  | Revisions                                                               |  |
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| <b>East Midlands Design Associates</b><br>"Willow Lodge",<br>Horseshoe Road,<br>Spalding,<br>Lincs. PE11 3JA<br>Tel: Spalding (0775) 787905 |  |                                                                         |  |
| Client                                                                                                                                      |  | MR. & MRS. S. WILLSON                                                   |  |
| Job Title                                                                                                                                   |  | Original to Bedroom A<br>Middell Hill<br>Fairgate Road<br>West Pichbeck |  |
| Drawing Title<br><b>DETERMINED SECTION PLAN</b><br>Elevation                                                                                |  |                                                                         |  |
| Scale<br>1:50, 1:100                                                                                                                        |  |                                                                         |  |
| Date                                                                                                                                        |  | Dec 90                                                                  |  |
| Drawn by                                                                                                                                    |  | AL                                                                      |  |
| Drg. No.                                                                                                                                    |  | 96/84/01                                                                |  |
| Rev                                                                                                                                         |  |                                                                         |  |