

FFL 9.437 RIDGE APPROX

Ridge ventilation to achieve 5mm continuous strip ventilation.

DORMER RIDGE APPROX 8.941

DORMER HEAD SO 7.206

DORMER SILL SO 8.157

FFL 6.225 EAVES

FFL 5.847 SECOND FLOOR FFL

FFL 5.335 1st HEAD SO

FFL 3.90 1st SILL SO

Overall wall construction to achieve a U value of no worse than 0.20 W/m²K - to be confirmed by SAP calculation.
102.5mm thick facing brickwork. Type TBA.
125mm cavity fully filled with 125mm Knauf Dritherm 32 cavity wall insulation.
100mm thick Tarmac Toplite Standard blockwork inner leaf. Density to be in accordance with structural engineers details.
13mm thick wet plaster finish.

FFL 3.00 FIRST FLOOR FFL

Cavity trays by Yeovil Cavity Trays to suit cavity width installed in accordance with manufacturers details. Weep holes to be provided with perpendicular fillers to match render colour.
3 course soldier brickwork head with chamfered outer brick.

FFL 2.41 HEAD SO

Cavity wall lintels to be fully in accordance with structural engineers details.

Timber sliding sash windows.
Double glazed windows with new warm edge spacers to achieve min whole unit values of 1.4 W.m² K or better.

FFL 0.975 SILL SO

140mm h x 150mm d x width to suit opening.
Cast stone cill i.e. Haddon Stone or similar approved.

Proprietary Cavity tray lapped into DPC i.e. Yeovil Cavity Trays or similar approved.

3 courses (min) class A engineering brickwork below DPC. DPC 150mm (min) above ground level.
**Rytens Periscope Under Floor Vent with Rytens Multifix Air Brick (Colour TBA)

FFL 0.00 (REAR NORTH WEST ELEVATION)

Weak mix concrete cavity fill below ground level.
Blockwork below ground level to be 100mm of density suitable for application and fully in accordance with structural engineers details.
Foundations to be fully in accordance with structural engineers details.

**Sub floor ventilation - openings providing not less than 1500mm²/m run of external wall or 500mm²/m² of floor area, whichever gives the greater opening area.
Generally spaced at 1500mm c-c to building perimeter and to sleeper walls.

BEDROOM 5

BEDROOM 4

LOUNGE

Timber intermediate floor to comprise of -
22mm thick T&G floor boarding over, floor joists and finished with 15mm thick plasterboard and skim to underside.
Floor joists void to be insulated with 100mm (min) 10 Kg/m³ proprietary quilt insulation (i.e. Knauf Earthwool Acoustic Roll).
First floor structure to comprise of engineered joists complete with all associated bracing and to accommodate loads as appropriate.
Complete design of upper floors to be by specialist with all details and calculations to be submitted to and approved in writing by Building Control prior to fabrication.
Any steelwork required to support upper floors to be installed within the first floor construction with no downstands.

Ground floor construction to comprise of -
75mm thick reinforced sand/cement screed with underfloor heating (thickness approx and TBA confirmation required of minimum screed coverage to underfloor heating pipes) over, 150mm Celotex FF4000 (suitable for underfloor heating) with 25mm up stand insulation to perimeter over, 1200g Visqueen Damp Proof Membrane installed fully in accordance with manufacturers details, on beam and block to structural engineers details.
Perimeter = 62m, Area = 160m² therefore P/A ratio = 0.39.
Ground level below building foot print to be treated with weed killer and fungicide.
Refer to M&E documentation for underfloor heating requirements.

guarding to low level window sills is to be at a minimum height 800mm above finished floor level, with non climbable vertical balustrading, no gaps to exceeding 100mm and all constructed to resist a horizontal force of 0.36kN/m.

1st SILL SO 3.60

FIRST FLOOR FFL 3.00

HEAD SO 2.56

SILL SO 0.75

(FRONT SOUTH EAST ELEVATION) FFL 0.00

SECTION A-A
SCALE 1:20

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D	23.09.15	DISCHARGE OF PLANNING CONDITIONS Elevations - stooped cills added. 3 course brick soldier course with chamfered outer brick to window / door heads. Timber eaves detail omitted to front elevation and 2 course corbel brickwork detail added. Materials schedule added.	RCW
C	03.09.15	Rogue dimension amended.	RCW
B	10.06.15	Structural engineers details added in blue	rcw
A	29.01.15	BUILDING REGULATION ISSUE	RCW
pr1	22.01.15	DRAFT BUILDING REGULATION ISSUE	RCW
Ref.	Date	Description	Initial

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O&L

Client:
Mr P & Mrs H Coleman

Project:
**Proposed residential development at
89 High Road
Weston, Spalding
Lincolnshire, PE12 6RA**

Drawing Title:

Section A - A

**BUILDING REGS APPLICATION &
DISCHARGE OF PLANNING CONDITIONS**

Date:	Jan. 2015	Scale:	as shown @ A1
Drawn by:	RCW	Checked by:	AJO

Drawing Number:	A1048 - 35	Rev:	D
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