

Ventilation - all windows and external doors to incorporate trickle ventilators to achieve min 5000mm² background ventilation to each room, all windows to be operable to achieve purge ventilation to each room

Draught Sealing - mastic seals to be provided to all doors, windows, sealing around service entries and around light fittings etc

Bonding of New Walls to Existing - new walls blockwork to be connected with steel starters allowing for a movement joint and sealed with polysulphide. Damp proof course to all openings to be insulated to avoid thermal bridging

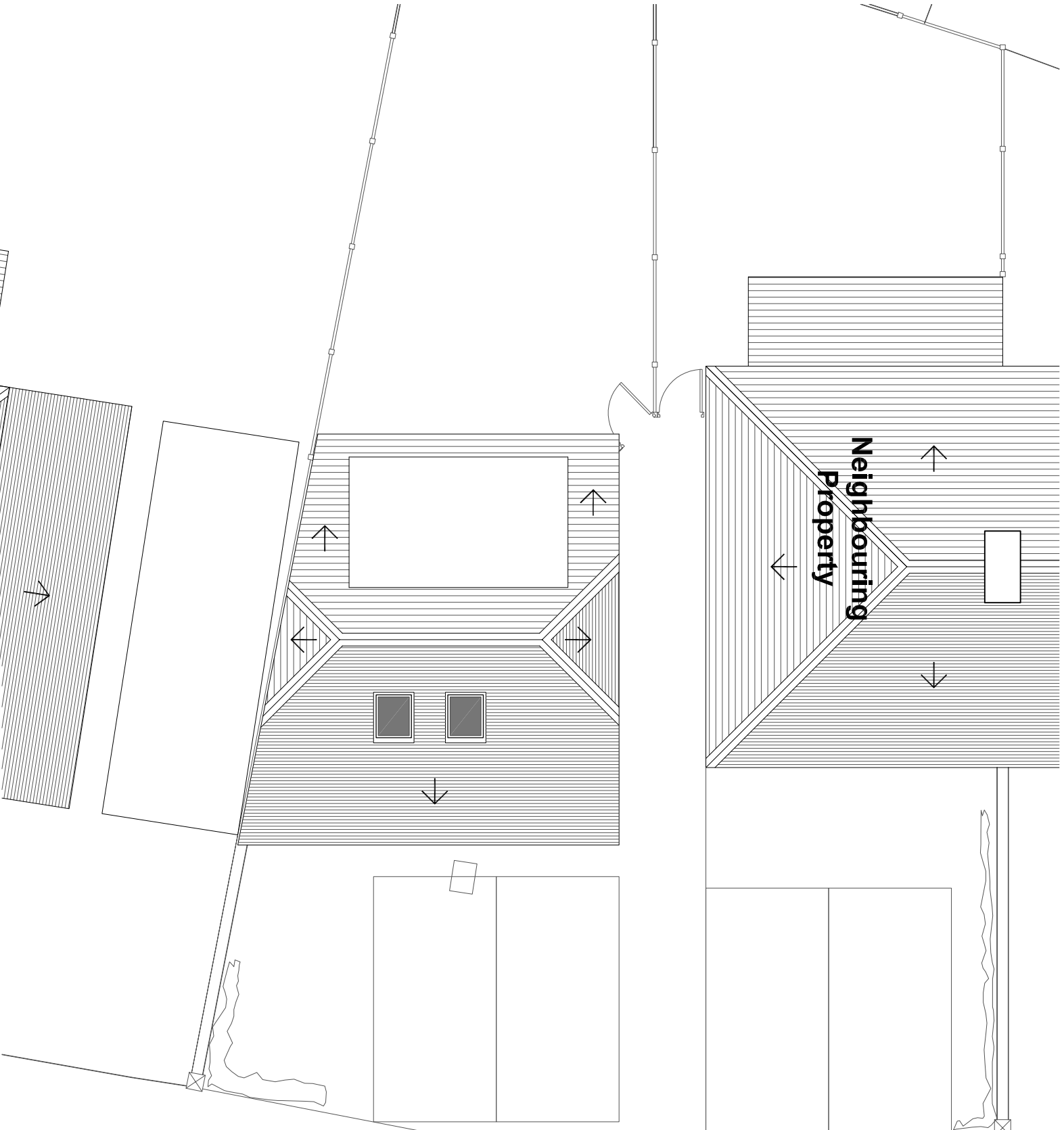
Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door opening

Lintels - over masonry openings in external walls to be catnic lintels sized to suit openings. Install pre cast concrete relieving lintels over drains under masonry walls

Foundations - New foundations are to be concrete strip foundations 600mm width, depth to suit ground conditions and to be confirmed on site. High Alumina concrete must not be used

Wall and Ceiling Finishes - finishes to all new/ amended rooms to be 3mm skim finish on plasterboard/ partitions, wall, ceilings and timberwork are to be emulsion painted, satin paint to all timber skirtings, decorative woodstain to all exposed timber boarding. No of primers, undercoats and finishing coats to all manufacturers recommendations

Acoustics - All internal walls to include for cavity stop insulation at junctions to external wall and for ceiling level insulation to be continuous over the wall at ceiling level to achieve min 40dB sound insulation between rooms. Internal doors to achieve a sound reduction index of 29dB_{Rw} all to comply with Part E of the Building Regulations



Warm Flat Roof

To achieve U value 0.13 W/m²K
Flat roof to be single ply membrane roofing
providing aa fire rating for surface spread of
flame with a current BBA or WIMLAS Certificate
and laid to specialist specification. Single ply
membrane to be fixed to 22mm exterior quality
plywood over 85 + 90mm Kingspan Therma roof
TR27 /FM LPC.

Insulation bonded to vci on 22mm external quality plywood decking or similar approved on sw fittings to minimum 1 in 80 fall on sw treated 47 x 145mm flat roof C24 timber joists at 400mm c/c's max span 3.22m or as Structural Engineer's details and calculations. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide restraint to flat roof by fixing of 30 x 5 x 1000mm ms galvanised lateral restraint straps at maximum 2000mm centres fixed to 100 x 50mm wall plates and anchored to wall.

THIS IS A GENERAL GUIDE BASED ON NORMAL LOADING CONDITIONS FOUND IN DOMESTIC CONSTRUCTION. IT IS YOUR RESPONSIBILITY TO ASSESS YOUR DESIGN TO ASCERTAIN WHETHER ENGINEER'S DETAILS/CALCULATIONS ARE REQUIRED. PLEASE REFER TO THE TRADA DOCUMENT – 'SPAN TABLES FOR SOLID TIMBER MEMBERS IN FLOORS, CEILINGS AND ROOFS FOR DWELLINGS' OR ASK YOUR BUILDING CONTROL OFFICER FOR ADVICE.

2 No Velux MK06 780 1180mm roof lights to
bedroom 01

ISSUED FOR BUILDING REGS

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
CLIENT MR HENRY PETHIEWICK				
PROJECT LAND ADJACENT TO 4 MOUNT CRESCENT, HOTLAND				
DRAWING NO.		DRAWN	CHECKED	DATE
AS PROPOSED		MH	NL	AUG 2019
JOB NUMBER		DRAWING NO.		
1927		205		
REVISION				

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Roof As Proposed

Scale 1:100@A3