

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

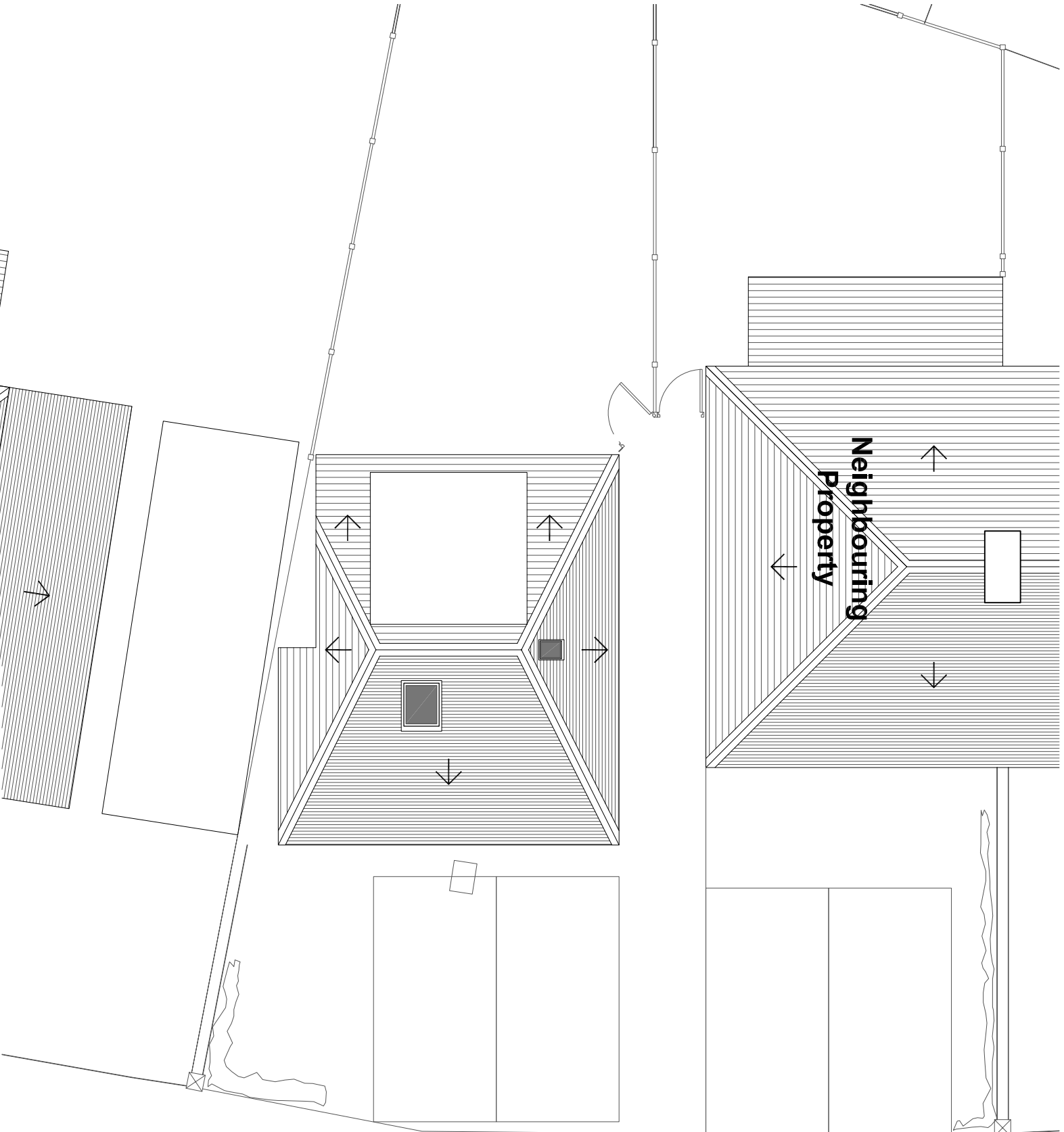
Glazing - all glazing to be to be 2No 4mm leafs low 'E' glass, 16mm Argon filled cavity double glazing all to achieve a u-value of 1.4W/m²K and to be safety glazing to window areas below 800mm above the internal finished floor level or 1500mm above internal finished floor level where adjacent to a door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

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

ISSUED FOR BUILDING REGS

Warm Pitched Roof Pitch 22-45°

To achieve min U-value required of $0.18 \text{ W/m}^2\text{K}$

Timber roof structures to be designed by an Engineer in accordance with NHBC Technical Requirement R5 Structural Design. Calculations to be based on BS EN 1995-1-1. Roofing tiles to match existing fixed to tile battens secured over breathable sarking felt to relevant BBA Certificate allowing the breather felt to sag at least 10mm over preservative-treated counter battens (min 38mm x 50mm). Provide 110mm Kingspan Kooltherm insulation boards installed under the counter battens and over 47 x 195mm timber rafters strength class C24 at 400 c/c span to engineer's details. A vapour control layer should be provided to the underside of the rafters. Finish with 12.5 plasterboard and skim.

Restraint strapping - Ceiling joists tied to rafters (if raised collar roof consult structural engineer), 100mm x 50mm wall plate strapped down to walls. Ceiling joists and rafters to be strapped to walls and gable walls, straps built into cavity, across at least 3 timbers with noggins. All straps to be 1000 x 30 x 5mm galvanized straps or other approved to BSEN 845-1 at 2m centres.

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
A	Jun 2020	ML		Footpath, roof and Internal Wood amended

CLIENT	SCALE	DATE
MR HENRY PETERWICK	1:100@A3	AUG 2019

PROJECT	DRAWN	CHECKED
LAND ADJACENT TO 4 MOUNT CRESCENT, HOTLAND	MH	ML

DRAWING TITLE	JOB NUMBER	DRAWING NO.	REVISION
ROOF AS PROPOSED	1927	205	

Roof As Proposed

Scale 1:100@A3

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