

Existing roof structure and roof covering

Dotted lines indicate continuation of roof construction up to ridge line

Existing loft insulation to be topped up to 300mm. Contractor to make allowance for supply and fit

Full height boxing to conceal WC wall hung toilet frame, Contractor to make allowance for 2no. wall niches, 1no. over bath, 1no. in shower

Grey uPVC window

100mm acoustic insulation, Isover APR roll or similar

PPC aluminium sliding doors RAL 7016. Cleint to confirm whether solar glass is preferred to help mitigate thermal gain

Party Wall - Contractor to speak to owner and agree measures to protect structure during the construction process. Party Wall Act to be discussed with client prior to works starting

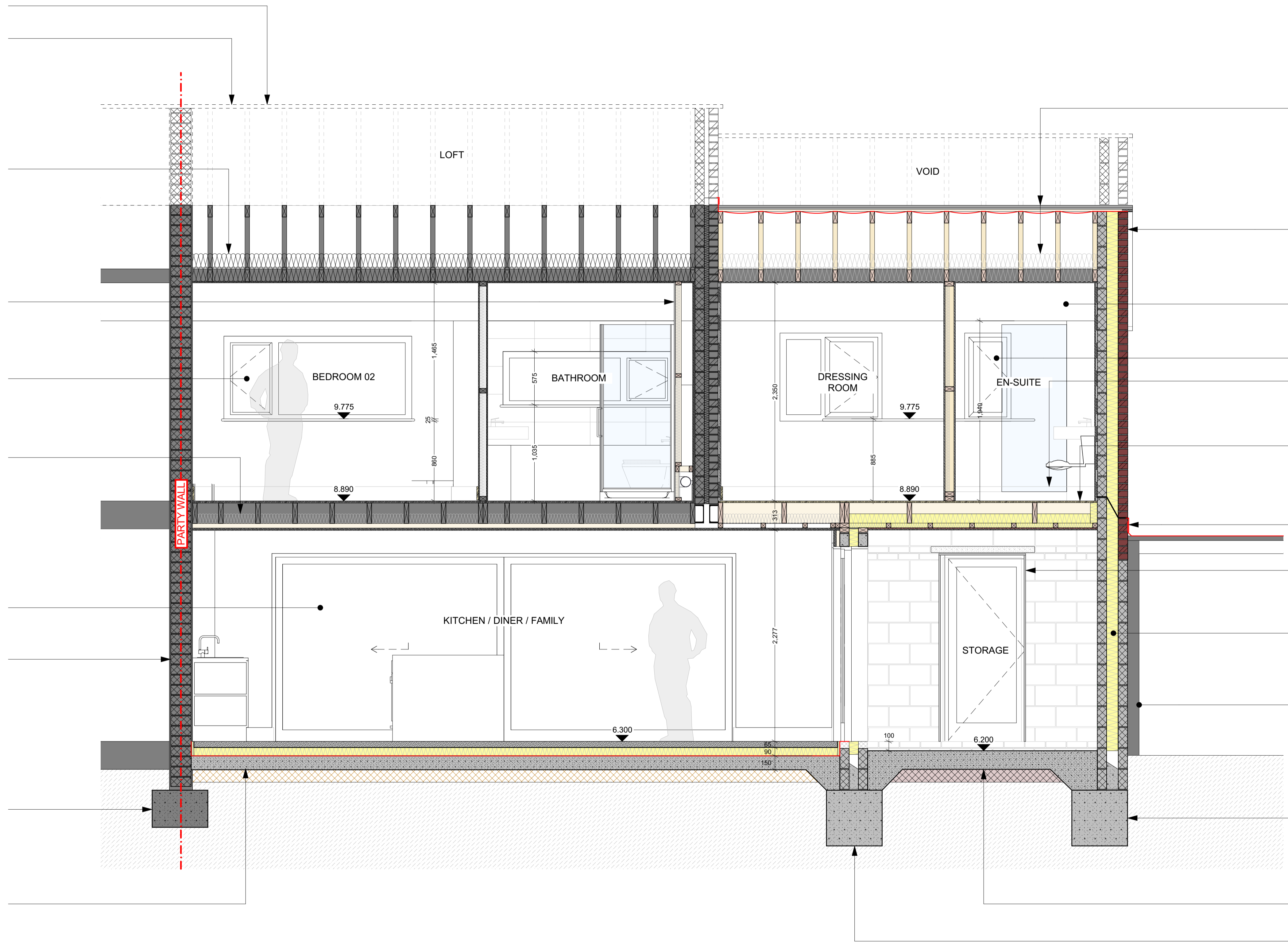
Assumed existing concrete foundation to existing Party Wall

Ground Bearing Slab

Floor Construction consisting of the following from inside to out:

- Floor finish to client choice
- 65mm screed (traditional or liquid screed to be discussed)
- Optional UFH within screed to be agreed with client
- 1200 gauge polythene membrane
- 90mm PIR insulation board - Celotex GA4000
- DPM
- 150mm RC Concrete Slab to Structural Engineers design
- Sacrificial DPM to prevent concrete curing too quickly
- 150mm Hardcore to Structural Engineers requirements
- Prepared ground

- To achieve a U-Value of 0.18W/(m2.K)2 or better



NEW WINDOWS

New grey uPVC window casements

Windows to provide opening area not less than 0.33m2 with a minimum clear opening of 450x450mm

- To achieve a U-Value of 1.4W/(m2.K)2 or better

NOTE: Window cill height matches existing first floor windows opening lights to be discussed with Building Control as the cill height is below the 800mm height from FFL to avoid additional guarding

25 Deg. Cut Timber Roof - Insulation at ceiling level

NOTE: Roof angle to match existing

Existing Roof Construction consisting of the following from inside to out:

- 12.5 plasterboard with skim finish
- 50x150mm timber rafter ties with;
- 150mm Rockwool insulation between rafter ties
- 150mm Rockwool insulation roll over rafter ties
- Void
- 50x150mm timber rafters
- Breather membrane
- 50x25mm Roofing batten
- Concrete interlocking roofing tiles to match existing

- To achieve a U-Value of 0.15W/(m2.K)2 or better

CAVITY WALL CONSTRUCTION consisting of (inside to out):

- 12.5mm plasterboard with,
- 15mm dab adhesive zone
- 100mm solid dense concrete blockwork
- 115mm cavity with full fill PIR insulation
- 102.5 facing bricks to match existing

- To achieve a U-Value of 0.18W/(m2.K)2 or better

Plasterboard to sloped ceiling, see drawing 0401 Section 01 for details

Grey uPVC window

MDF skirting board with mini bullnose edge, final profile to client choice

First Floor between warm and cold spaces

Floor Construction consisting of the following from inside to out:

- 2no. 12.5mm fireline plasterboard with staggered joints
- 50x50mm timber batten zone with 50mm PIR insulation board between
- 220x50mm timber joist with 100mm PIR insulation board between
- 22mm T&G Egger P5 Protect chipboard flooring
- Floor finish to client choice

- To achieve a U-Value of 0.18W/(m2.K)2 or better

Existing felt roof dressed up face of new masonry wall with lead flashing detail. Flashing to finish minimum 150mm above roof finish. Cavity tray to be installed as drawn to prevent moisture tracking through the cavity insulation and into the garages below

Plywood lining to cavity wall with timber door lining and plywood door

CAVITY WALL CONSTRUCTION consisting of (inside to out):

- 100mm solid dense concrete blockwork, exposed finish
- 122.5mm cavity with full fill insulation (cavity to match brick pier dim)
- 100mm solid dense concrete blockwork
- Existing garage brickwork

Neighbouring Garage - Contractor to speak to owner and agree measures to protect structure during the construction process. Party Wall Act to be discussed with client prior to works starting

Concrete strip foundations in accordance with Structural Engineers requirements, depth of foundation to reviewed on site when the ground conditions are exposed

Concrete slab set to 1:80 fall

Concrete strip foundations in accordance with Structural Engineers requirements, depth of foundation to reviewed on site when the ground conditions are exposed

EXTRACT VENTILATION

Minimum extract ventilation rates for intermittent extract systems as follows:

Provide extract to WC's and Bathrooms: 15 L/sec

Provide extract to Kitchen: 30L/sec (When extracting to the outside)

Provide extract to Utility Room: 30L/sec

All ventilation to be in accordance with Building Regulations Part F

rev.	date	changes description	issued by
C02	16/02/2023	Building Control Officer amendments	DF
C01	30/01/2023	Client layout amendments, June 2022 Part L amendments	DF

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