

New structure construction notes

Heating

Details to be agreed. Electric radiator with thermostat control, sized to give an inside temperature of 21 deg C, with an outside temperature of -1. deg C.

Electrics

Details to be agreed. Certification to be provided to comply with part P Electrical Safety. All new light fittings to be low energy LED light fittings with a minimum of 45 lumens per circuit watt. New Electrics, Lights provided including new wiring.

Fire detection

New battery powered smoke detection to be installed.

Ventilation

Trickle vents to be fitted on doors and windows.

Doors & Windows

To be grey double glazed PPC aluminum. Glazing to be 24mm double glazed sealed unit, incorporating 6mm pane of low emissivity glass and to give a max U-val of 1.5 w/m sq K or WER Band C or better. Glazing to critical locations to be safety glazing to BS6206.

Lintels

CX90/100 Lintel over new doors opening to be galvanized steel insulated lintels with 150mm end bearings. Catnic lintels of equivalent specification may be used. All lintels installed in accordance with manufacturer's instructions. Provide DPC tray incl stop ends to lintels not protected by eaves.

Ground Floor & Foundations

Reuse existing concrete base (100mm), engineering bricks of colour to best suit facing brickwork to be used from ground level to DPC externally. 65m reinforced sand/cement screed on 90mm Celotex FF4000 insulation (or similar approved) and 30mm Celotex TB4000 turned up around the perimeter walls, installed as per the manufacturers recommendations. On 1200 gauge (0.3mm) polythene damp proof membrane turned up walls and lapped with DPC.

Flat Roof Structure

High performance single ply roofing system to achieve a minimum fire rating of AA. AB or AC on 130mm Kingspan Thermaroom TR24 insulation on Vapour barrier on 18mm wbp plywood on on treated softwood firings cut to 1 in 60 fall on 47x195mm C24 joists at 600mm centers built off 1galvanised joist hangers and new beam. Roof to be strapped down using 30x5mm galvanized steel straps 1200mm long at max 2000mm centres. 12.5mm Foil backed plasterboard with skim coat plaster finish to underside of joists. All timbers to be pressure impregnated with preservative. Roof construction to achieve minimum U-value of 0.17W/m2k. White plastic fascia and soffit with plastic gutters.

External Walls

External walls to be single skin block, rendered and painted white (matching render at front of house) Wall ties to be stainless steel single wire type with insulation retaining clips at 750mm centres horizontally and 450mm centres vertically, with extra ties around openings. movement joints to be provided to suit construction.

Internal Walls & Ceiling.

CLS timber from floor to ceiling. 38x75mm timber stud with Moisture Resistant board as and 25mm glass mineral wool density 16 kg/m3. FireStrip intumescent gap sealer where required. Skim coat plaster finish both sides. All to be installed to Manufacturer standard recommendation. All exposed surfaces to have skim coat plaster and receive paint finish.