

Flat roof-warm deck: Flat roof to be single ply membrane roofing (as surface spread of flame rating), laid to manufacturer's specification. Single ply membrane to be fixed to 18mm exterior quality plywood over 125mm Celotex TA4000. Insulation bonded to sw firings to minimum 1 in 80 fall on sw treated 50 x 150 C24 flat roof joists @ 400mm centres. Underside of joists to have 12.5mm foil backed plasterboard and skim. Provide cavity tray to existing house where new roof abuts existing house. 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.

Roofing tiles to match existing on 25 x 38mm tanalised sw treated battens on breathable sarking felt supported on 50 x 150mm grade C24 rafters at max 400mm centres. Rafters supported on 100 x 50mm treated sw wall plates. Allow min 20mm air space to allow for drupe of breathable felt. Insulation to be 100mm Celotex GA4000 between rafters and 52mm Celotex PL4000 under rafters. Provide 5mm skim coat of finishing plaster to the underside of all ceiling. 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 BS EN 845-1 at 2m centres.

20mm two coat sand/cement render to comply to BS EN 13914-1:2005 with waterproof additive on 100mm lightweight block, K value 0.16. (Aircrete, Celcon solar, Topblock Toplite Standard). Fully fill the cavity with 85mm Dntherm32 cavity insulation as manufacturer's spec. Inner leaf to be 100mm lightweight, K value 0.16. (Aircrete, Celcon solar, Topblock toplite standard). Internal finish to be 12.5 mm plasterboard on dabs. Walls to be built with 1:1.6 cement mortar.

Construct load bearing internal masonry partitions using dense concrete blocks built off concrete foundation. Concrete mix to conform to BS EN 206-1. Depth to engineers details and dependent on ground conditions to be agreed with BCO. Wall tied at 225mm centres with proprietary steel profiles or block bonded to all internal and external walls. Walls faced throughout with 12.5mm plasterboard on dabs with skim plaster finish or 13mm lightweight plaster.

Solid ground floor to consist of 150mm consolidated well-rammed hardcore, blinded with 50mm sand blinding. Provide a 1200mm gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over DPM with 75mm thick Celotex and a 25mm thick insulated perimeter up stand. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting. All joints to be lapped 150mm and sealed, provide 100mm S12 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over VCL. Finish with 65mm sand/cement screed with light mesh reinforcement. Finished floors in extension to be flush with existing floors. Where existing suspended timber floor air bricks are covered by new extension, ensure cross-ventilation is maintained by connecting to 100mm dia UPVC pipes to terminate at new 65mm x 215mm air bricks built into new cavity wall with 100mm concrete cover laid under the extension.

Provide 750mm x 600mm trench fill foundations, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below proposed and existing ground levels. The depth and size of the trench will be subject to inspection by the Building Control Officer and may need to be altered depending on the soil and ground conditions. Base of foundations supporting internal walls to be min 600mm below ground level.

NOTES

1) All new and existing building work dimensions are critical to the construction process. 2) All window heights indicated are taken internally and should be checked on site. 3) This drawing is subject to copyright of Architectural Services. Reproduction only with written authority. 4) Drawing dimensions and scale to be checked prior to commencement of work. 5) All structural work where mentioned on this drawing is subject to a qualified structural and civil engineer calculations before building work commences. 6) These plans may be subject to Planning and/or Building Regulation approval, or any other statute in law before the commencement of building works. 7) All materials to match existing unless otherwise stated.

A	27/02/19	Client amendments
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