PROPOSED SECTION

Provide at abutment level ventilation openings at least equal to continuous strip running the full length of the abutment and 5mm wide.

Code 4 lead flashing and cavity tray at roof abutments with proprietary top edge ventilation system

Roof space to have 50mm air gap above 120mm of Celotex rigid insulation between rafters and underdrawn with 40mm thermaline plus thermal plasterboard with integral vapour barrier.

Roof finish to be tiles (to match existing) pointed up in coloured mortar (colour to match tile), on 25 x 38mm tanalised SW battens on felt on 175 x 50 C24 jack rafters as shown at max 400cts birdsmothed over wallplate. Rafters strapped to wall below to prevent rafter spread. Rafters doubled up either side of velux windows.
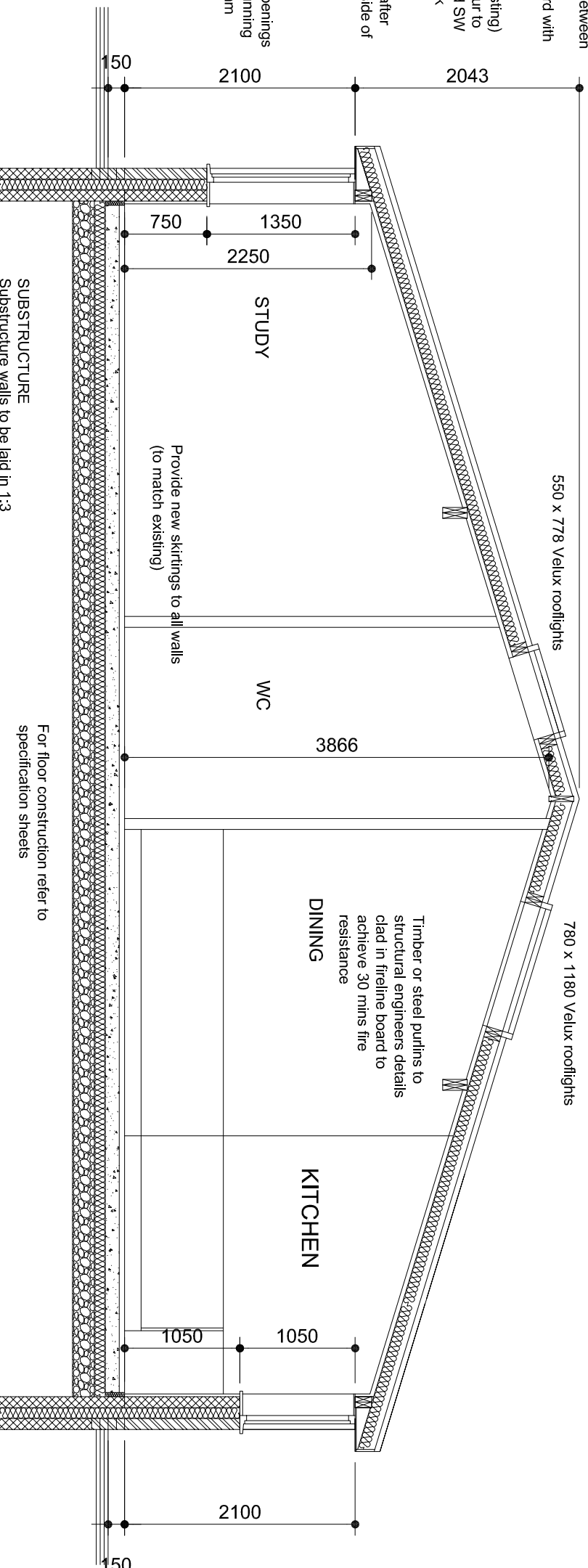
Provide at eaves level ventilation openings at least equal to continuous strip running the full length of the eaves and 25mm wide.

New fascias and gutters to match existing

DPC
1200g continuous DPC min 150 above F.G.L with DPM under ground floor. Cavities filled with weak mix concrete to within 225 of F.G.F.L.

Radon barrier
1200g continuous radon barrier/dpm tucked into dpc and across cavity wall and linked to cavity tray. Cavity tray and weepholes provided above. Joints in the barrier must be sealed and any penetrations.

SUBSTRUCTURE
Substructure walls to be laid in 1:3 mortar. top 4 courses to be in engineering facing bricks. All cavities to be filled to within 150mm of internal skin dpc
600 x 225 Gen 3 design mix concrete strip footings taken down to a depth agreed with the Building inspector.

For floor construction refer to specification sheets

Provide new skirtings to all walls (to match existing)

Note : Roof tiles are to be suitable for the pitch and also have compatability with the rooflights. Details to be confirmed with BCO prior to ordering by builder.

STUDY

WC

DINING

KITCHEN

550 x 778 Velux rooflights

780 x 1180 Velux rooflights

Timber or steel purlins to structural engineers details clad in fireline board to achieve 30 mins fire resistance

150
2100
2043

750
1350
2250

3866

1050
1050

2100
150