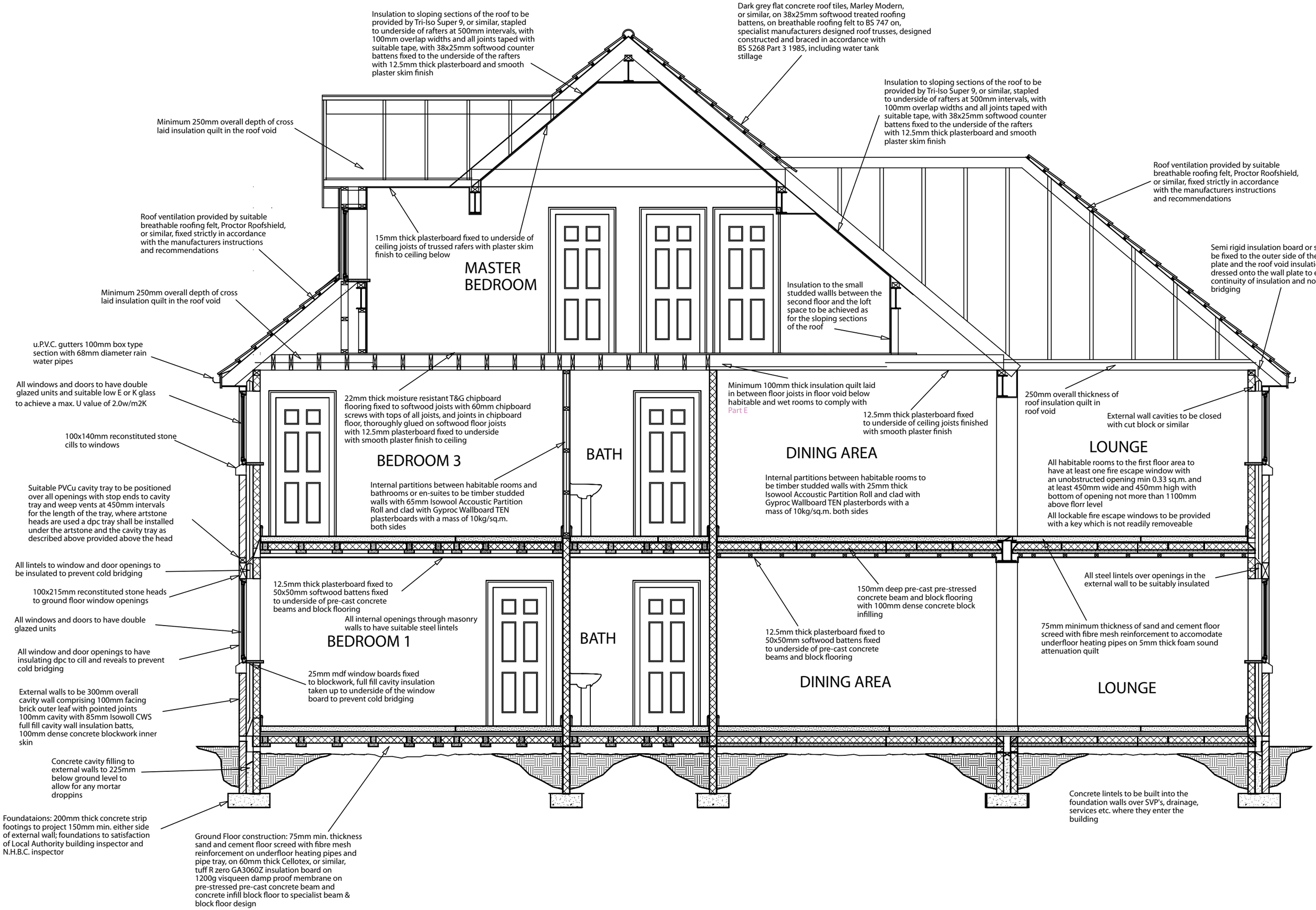
Insulation to sloping sections of the roof to be provided by Tri-Iso Super 9, or similar, stapled to underside of rafters at 500mm intervals, with 100mm overlap widths and all joints taped with suitable tape, with 38x25mm softwood counter battens fixed to the underside of the rafters with 12.5mm thick plasterboard and smooth plaster skim finish
Dark grey flat concrete roof tiles, Marley Modern, or similar, on 38x25mm softwood treated roofing battens, on breathable roofing felt to BS 747 on, specialist manufacturers designed roof trusses, designed constructed and braced in accordance with BS 5268 Part 3 1985, including water tank stillage
Insulation to sloping sections of the roof to be provided by Tri-Iso Super 9, or similar, stapled to underside of rafters at 500mm intervals, with 100mm overlap widths and all joints taped with suitable tape, with 38x25mm softwood counter battens fixed to the underside of the rafters with 12.5mm thick plasterboard and smooth plaster skim finish
Minimum 250mm overall depth of cross laid insulation quilt in the roof void
Roof ventilation provided by suitable breathable roofing felt, Proctor Roofshield, or similar, fixed strictly in accordance with the manufacturers instructions and recommendations
15mm thick plasterboard fixed to underside of ceiling joists of trussed rafers with plaster skim finish to ceiling below
MASTER BEDROOM
Roof ventilation provided by suitable breathable roofing felt, Proctor Roofshield, or similar, fixed strictly in accordance with the manufacturers instructions and recommendations
Semi rigid insulation board or similar to be fixed to the outer side of the wall plate and the roof void insulation quilt dressed onto the wall plate to ensure continuity of insulation and no cold bridging
Minimum 250mm overall depth of cross laid insulation quilt in the roof void
Insulation to the small studded wallls between the second floor and the loft space to be achieved as for the sloping sections of the roof
u.P.V.C. gutters 100mm box type section with 68mm diameter rain water pipes
All windows and doors to have double glazed units and suitable low E or K glass to achieve a max. U value of 2.0w/m2K
22mm thick moisture resistant T&G chipboard flooring fixed to softwood joists with 60mm chipboard screws with tops of all joists, and joints in chipboard floor, thoroughly glued on softwood floor joists with 12.5mm plasterboard fixed to underside with smooth plaster finish to ceiling
Minimum 100mm thick insulation quilt laid in between floor joists in floor void below habitable and wet rooms to comply with Part E
12.5mm thick plasterboard fixed to underside of ceiling joists finished with smooth plaster finish
250mm overall thickness of roof insulation quilt in roof void
External wall cavities to be closed with cut block or similar
100x140mm reconstituted stone cills to windows
BEDROOM 3
BATH
DINING AREA
LOUNGE
Internal partitions between habitable rooms and bathrooms or en-suites to be timber studded walls with 65mm Isowool Accoustic Partition Roll and clad with Gyproc Wallboard TEN plasterboards with a mass of 10kg/sq.m. both sides
Internal partitions between habitable rooms to be timber studded walls with 25mm thick Isowool Accoustic Partition Roll and clad with Gyproc Wallboard TEN plasterbords with a mass of 10kg/sq.m. both sides
All habitable rooms to the first floor area to have at least one fire escape window with an unobstructed opening min 0.33 sq.m. and at least 450mm wide and 450mm high with bottom of opening not more than 1100mm above florr level
All lockable fire escape windows to be provided with a key which is not readily removeable
Suitable PVCu cavity tray to be positioned over all openings with stop ends to cavity tray and weep vents at 450mm intervals for the length of the tray, where artstone heads are used a dpc tray shall be installed under the artstone and the cavity tray as described above provided above the head
All lintels to window and door openings to be insulated to prevent cold bridging
100x215mm reconstituted stone heads to ground floor window openings
All steel lintels over openings in the external wall to be suitably insulated
12.5mm thick plasterboard fixed to 50x50mm softwood battens fixed to underside of pre-cast concrete beams and block flooring
All internal openings through masonry walls to have suitable steel lintels
150mm deep pre-cast pre-stressed concrete beam and block flooring with 100mm dense concrete block infilling
All windows and doors to have double glazed units
BEDROOM 1
BATH
DINING AREA
LOUNGE
12.5mm thick plasterboard fixed to 50x50mm softwood battens fixed to underside of pre-cast concrete beams and block flooring
75mm minimum thickness of sand and cement floor screed with fibre mesh reinforcement to accomodate underfloor heating pipes on 5mm thick foam sound attenuation quilt
All window and door openings to have insulating dpc to cill and reveals to prevent cold bridging
25mm mdf window boards fixed to blockwork, full fill cavity insulation taken up to underside of the window board to prevent cold bridging
External walls to be 300mm overall cavity wall comprising 100mm facing brick outer leaf with pointed joints 100mm cavity with 85mm Isowoll CWS full fill cavity wall insulation batts, 100mm dense concrete blockwork inner skin
Concrete cavity filling to external walls to 225mm below ground level to allow for any mortar droppins
Concrete lintels to be built into the foundation walls over SVP's, drainage, services etc. where they enter the building
Foundataions: 200mm thick concrete strip footings to project 150mm min. either side of external wall; foundations to satisfaction of Local Authority building inspector and N.H.B.C. inspector
Ground Floor construction: 75mm min. thickness sand and cement floor screed with fibre mesh reinforcement on underfloor heating pipes and pipe tray, on 60mm thick Cellotex, or similar, tuff R zero GA3060Z insulation board on 1200g visqueen damp proof membrane on pre-stressed pre-cast concrete beam and concrete infill block floor to specialist beam & block floor design