TIMBER TREATMENT

All existing timber to be checked for damage and repaired/replaced with similar materials as necessary, under the guidance and agreement of the conservation officer and the structural engineer.

All existing timbers in roof spaces to be treated against rot and infestation.

All structural timber to be pressure impregnated with an approved fungicide/insecticide preservative fluid all in accordance with B
S 4978:1975 and BS 5268.

CEILINGS

To be 12.5mm plasterboard with scrim taped joints and 3mm skim finish. 50x50mm noggins to be provided to all unsupported edges.

LINTELS

To be either Catnic or similar approved (or to structural engineers details) to have minimum 150mm end bearing.

FLAT ROOF 0.15 W/m^2K

Flat roof to be a warm roof with fully adhered GRP single ply membrane on 150mm thick Kingspan Thermaroof TR27 LPC/FM on Vapour control barrier on 18mm plywood deck on Timber Joists @400ctrs. built into internal walls or on hangers where reqd. (depth of flat roof joist to suit span)

12.5mm plasterboard with 3mm skim finish

Lateral restraint: 30x5mm mild steel straps at 2.0m max centres fixed along joists or perpendicular to joists with 38x150 noggins. Strap taken down cavity by a minimumof 450mm.

Roofing and insulation all bonded in accordance with relevant manufacturers details

PITCHED ROOF

To be plain tiles to match existing main roof pitch and fixed in accordance with BS5534 pt1 1978(1985) tiles to have 100mm maximum gauge headlap 65mm minimum, nailed using 38x12g aluminium alloy nails laid on 38 x 25mm s.w. tanalised class A battens, battens secured with galvanised clout nails.

Tiles twice nailed every third course and all tiles to be twice nailed at ridge, eaves and verge.

Continuous proprietary eaves skirt at eaves.

Tyvek Untearable Breathable sarking on timber rafters at 450c/c. Rafter depth to suit span and to be specified by structural engineer.

100mm Kingspan K107 insulation between rafters leaving a minimum of 50mm between sarking and insulation gap provided by using 25x25 treated batten fixed to both sides of all the rafters.

82.5mm Kingspan K118 beneath rafters with all joints taped using self adhesive foil tape.

All insulation boards fitted in accordance with manufacturers detailsand instructions.

Wall plate to be bedded on mortar and fixed down to the inner leaf of the cavity wall with 30 x 5mm galvanised steel straps 1000mm long at 2000mm max. centres. All fixings to steel straps to be plugged and screwed to masonry.

Glidevale AV50 AbVent or similar approved ventilated abutment flashing to provide 5000sq.mm ventilation per metre run of ridge abutment.

Ridge to be Dry ridge system to allow for roof ventilation.

LEAD FLASHINGS AND SOAKERS

to all abutments to roof (see Lead Sheet Association Details)

All lead flashings to roofs abutting vertical wall to have cavity trays dressed over the flashing in the wall. Every third perpendicular joint over flashing to be left open and clear to allow cavity moisture to escape.

EAVES & SOFFITS

Soffitts and fascias to be upvc orpainted or stained, treated timber

DOORS & WINDOWS

Glazing in doors which is wholly or partially within 1500mm from floor level and any glazing between finished floor level and 800mm above that level in internal and external walls and partitions should conform to at least Class C of BS 6206.

However if the smaller dimension of the pane is greater than 900MM, it should conform to at least Class B of BS 6206. In both cases glass must be marked in accordance with BS 6206.

Window and Door Reveals

All window reveals to be formed by closing cavity at jambs and cills with Thermabate or similar approved, insulated cavity closer to avoid cold bridging, installed strictly in accordance with manufacturers instructions.

ALL EXTERNAL DOORS AND WINDOWS TO BE DOUBLE GLAZED

Windows and doors to be glazed with 24mm minimum sealed double glazed units comprising Low E glass or K glass of 0.15 emissivity and 16mm gap giving a U value of 1.5W/sq.m K

Velux windows to be fitted with double glazed units giving u value of better than 1.5W/sq.m K and to have double rafters to both sides, top & bottom

All new first floor bedrooms to have windows capable of being used as a means of escape ie; a minimum of 0.33sq.m, and at least 450mm wide & 750mm high clear opening with the cill between 800 & 1100mm above floor level

Windows to have min 1/20th floor area as opening lights and 1/10th floor area as glazed area to all habitable rooms.

VENTILATION

All habitable rooms to have 8000 sq. mm trickle ventilation plus an openable window or door equal to 1/20th of the floor area.

Kitchens to have background trickle ventilator of 4000 sq. mm plus an openable window and a mechanical extract fan capable of extracting 30 litres per second if a cooker hood or if a fan located elsewhere capable of extracting 60 litres per second.

Ventilation to an internal wc provided by an extract fan capable of extracting 6 litres per second operated intermittently and have an overrun of 15 minutes.

Air inlet provided by a 10mm gap under the door. Wc's with window to have opening of window equivalent to 1/20th floor area does not require mechanical extract.

Bathrooms and shower rooms to have background trickle ventilator of 4000 sq.mm and to be provided with an extract fan capable of extracting 15 litres per second and operated intermittently plus an openable window.

Utility Room to have trickle vent of 4000sq.mm and fan capable of extracting 30 litres per sec.

All extracts from fans to be connected via a pvc duct to outside air, terminating in an approved grille.

ALL DIMS IN MILLIMETERS UNLESS NOTED OTHERWISE
DO NOT SCALE EXCEPT FOR PLANNING PURPOSES
IF IN DOUBT - ASK

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KEENAN PROJECT DESIGNS

KEENAN PROJECT DESIGNS
08002335787
INFO@KEENANPROJECTDESIGNS.COM
WWW.KEENANPROJECTDESIGN.COM

CLIENT:	DATE:	ARCHITECT: / DRAFTER:	SCALE:
Amelia Hall	20/06/2024	Val Pelovski / Laura Cid	NTS

ADDRESS:	DRAWING NO:	REV
3, Church Council House, Main Road, Deeping St Nicholas, Spalding, PE11 3EU	2549 - 13	B