

SPECIFICATION NOTES
FOR
PROPOSED NEW ROOF
AND
ALTERATIONS TO BRICKWORK
TO

22 AINTREE DRIVE
SPALDING
LINCOLNSHIRE
PE11 3BS

FOR
MR AND MRS A FOWLER

Roof Edwardian

Structural timber ring beam 150 mm X 50 mm

Structural timber C24 45 mm X 150 mm Rafter

O.S.B Board 12 mm

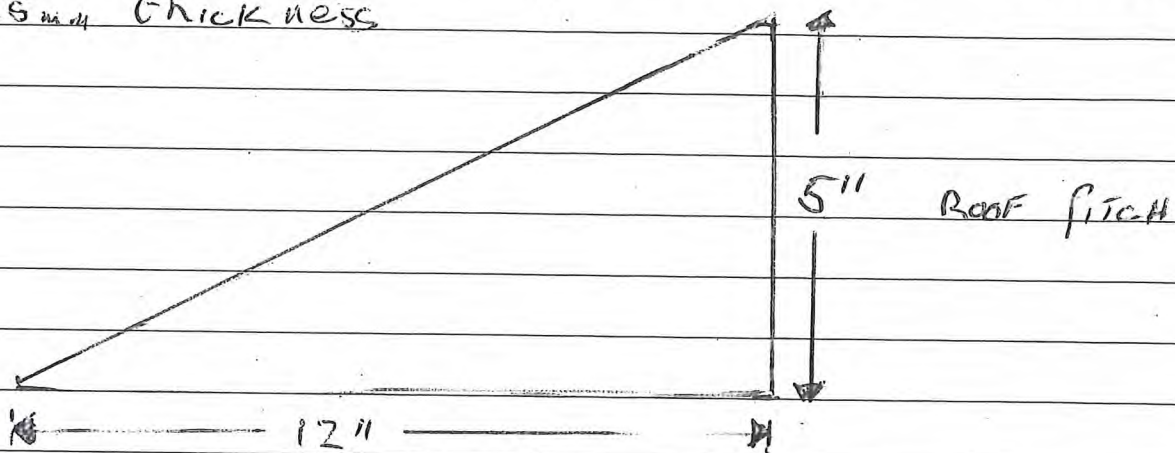
Grey fibre cement roof tiles 600 mm X 300 mm X 14 mm

Breathable membrane

Tiling battens. external joinery and timber items to be pre-treated with approved vacuum process organic solvent based preservative all cut ends to be liberally coated on site with preservative solution

Xtratherm PIR insulation board 100 mm

PVC - SOFFIT 1200 mm fascia board vented 25 mm thickness



Ceiling

13 mm Gyproc wallboard to new ceiling nog out at all perimeters and board joints tape joints and skim with 3 mm plaster

Pitched Roof construction

Provide and fix at 600 mm 45 X 150 mm crossed rafter Gang-nail or similar as shown on the drawing. Timber will be braced by 12 mm O.S.B Board and fix to 150 mm X 45 Ring beam by 'L' brackets and wall plates. Ring beam to be fixed down by 8 mm X 220 mm stud and Epoxy Resin AT 500 mm centers

Electrical Installation.

Electrical Sockets and switches to remain as is New conservatory ceiling lights to be fitted L.E.D.

HEATING. INSTALLATION.

By a log 5X Less Smoke Defra approved. 5 kW log fire with a 5" flue. 4m. above roof height twin wall with out side bracing all parts used Defra approved.

Gutters and flashings To roof.

Existing Soakaway to be used new gutters and fixing to be used code 4 lead as required where appropriate and form chase into existing wall for fix flashing wedge and point.

LIMITATIONS

- 1/ The drawings are limited in the amount of information contained and are solely for the purpose of gaining Planning approval and Building Regulations consent
- 2/ The works are not fully specified and the drawing must not be used as contract Documents alone.
- 3/ All dimensions shall be taken from site from the actual work under no circumstances shall dimensions be scaled from this associated drawing