

Roof

EDPM rubberised roof covering installed by specialist installer led to fall to rear

All new roof timbers to be treated to structural requirements of BS EN 1995-1-1: 2004+A2: 2001

All new roof timbers to comply with the imposed roof loads (small buildings) as defined BS EN 1991-1-1, BS EN 1991-1-3 and BS EN 1991-1-4

100 x 75mm wall plates to be fully bed in mortar & strapped down with 30 x 5mm galvanised mild steel straps, 1200mm long, plugged & screwed to blockwork, straps fixed at 2000mm centres MIN

25mm continuous air gap to be maintained at soffit

50mm clear air gap maintained above the insulation

PVC rainwater goods to match the existing in colour & materials

Where new roof abuts existing wall abutment to be flashed with Code 4 milled lead sheet to BS 1178 dressed 125mm vertically up the face of the existing wall and dressed 25mm into wall

All flashings & trays to be strictly installed in accordance with manufacturers instructions. Leadwork sealed with polysulphide mastic colour to suit

72 x 193mm C16 flat roof joists at 400mm centres

Permissible span: 4.71m

50mm air gap maintained above the roof insulation in all areas

25mm air gap maintained at the eaves

Ceilings:

Ceilings in wet areas of kitchens, utility room and shower room to be 12.5 moisture resistant plasterboard

12.5mm thick vapour control foil backed plasterboards fixed to underside of flat roof joists with large galvanised clout nails

3mm finishing plaster to all plasterboards. Plasterboard to BS EN 520: 2004+A1: 2009 & nails to BS 1207. All plasterboard joints must be taped with scrim cloth before skimming

Insulated floor as spec notes to run through with the existing

Foundations to match the existing in both invert & profile

Existing foundations to be exposed and checked for suitability by approved building control officer

Engineers details to be provided if required

Ground floor:

50mm MAX Anhydrite type liquid floor screed pump applied self leveling screed OR

75mm sand cement self leveling screed on suitable vapour barrier laid on 120mm Celotex GY4000 OR FLS000 floor insulation (or similar approved) to achieve a U value of 0.18W/m²K turned up under D.P.C. at wall abutments. Joints to be taped between insulation boards.

Insulation laid on 150mm mass concrete floor slab (1.316) max c30 N/mm², 20mm nominal coarse aggregate with 1 no layer of A252 mesh in the bottom of the slab with 40mm cover on, 1200 gauge Visqueen D.P.M. & radon protection Membrane to BS 8215: 1991

All joints lapped folded & taped on 50mm sand blinding on 150mm minimum compacted / consolidated hardcore

Where see levels require hardcore depths greater than 150mm, hardcore to be laid & compacted in maximum layers of 225mm layers

D.P.M. to lap with new cavity tray fitted @ d.p.c level throughout new building works

Radon protection:

Any cracks or service entries in the existing floor of the building to be sealed to an airtight standard.

Joints between D.P.M. & D.P.C. to be hermetically sealed to as to make an airtight seal to provide radon protection

D.P.M. to cross over the cavity at D.P.C level. As service penetrations to have airtight seals

Note: where new work abuts existing D.P.M. must be dressed into existing wall. New screeds must run flush into existing floor screed.

These notes to be read in conjunction with all other design, architectural & contract documentation relating to this project.

The drawings are intended to identify the main features & principle components and it is assumed that work will be carried out by competent and experienced builder

2 no flat roof Velux rooflights 1000 x 1000mm installed in accordance with the manufacturers instructions and details

flat roof timber double up either side of the rooflights

Wall / roof abutment ventilation by use of Glidewave Type RAV-FL Roof Abutment Ventilator

Steel beams, padstones and connection details

- as structural engineers details

Final height and relative position of the beams to be determined on site

Steel beams erected in 15mm fire line board to achieve a fire resistance of half hour

Kitchen

Larder

Ventilation:

All habitable room windows to have operable lights to provide rapid ventilation a minimum of 1/20th of the room served

Background ventilation to habitable rooms in all new external windows & doors in habitable rooms to have minimum trickle ventilation of 8000mm² per frame

Background ventilation to bathrooms and utility rooms via trickle vents in the window frames with an equivalent area of 2500mm² per frame

A 10mm air gap to be maintained under the shower room / bathroom / utility / larder door, to provide a through ventilation of 7600MM²

Provide new extractor fan to the utility room capable of extracting 30 litres per second with a 15min overrun

Provide new extractor fan to Shower room and Bathroom capable of extracting 15 litres per second with a 15min overrun

Kitchen to be ventilated with a mechanical extract fan capable of extracting at a rate of 60 litres per second with a 15min overrun

All ventilation fans installed in accordance with the manufacturers instructions & the requirements of approved documents F1 appendix E and BS 60335-2-80 BEAB approved

Client

Mr and Mrs B Evans

Project

Proposed extension to 1010 Groggier Road, Hereford, CF46 6DH

Date

Apr 2021

Scale

1:50

Job No

3063

Drawing No

04 - Details

Author

.....

Issue

.....

Comments

.....

Penrose architectural services

44 High Street, Penkridge, Staffordshire, ST19 2JF

Tel 01432 800 270

www.penrosearch.co.uk

