

SPECIFICATION NOTES

Cavity Wall Construction to Gable

- Brickwork outer leaf to match existing – 100mm cavity comprising 90mm Ecotherm Eco Cavity insulation board which is to be fixed in accordance with manufacturers details and instructions with 10mm residual cavity.
- 100mm blockwork inner leaf to be lightweight density blockwork (7N/mm² to Structural Engineer's details) with a k–value of 0.18W/mk
- Internal wall finish is to be finished with 12.5mm plasterboard with skim coat finish on plaster dbbs.
- The wall construction should achieve a minimum 'U' value = 0.18W/m²K

Cavity Wall General Notes

The inner and outer leafs of the external wall construction are to be tied together using stainless steel wall ties positioned in a diamond pattern at 750mm horizontal and 450 vertical, 225 vertical at openings and 150mm from reveals, and to comply with BS1243.1978 and BS EN 845. All Cavities closed with Thermabate or similar insulated cavity closer's.

Movement joints – 10mm joints filled with Aerofil or similar and finished with a polysulphide seal, all joints to be either in corners or behind rwp's where possible.

All horizontal and vertical DPC's to doors, windows, dpc's within walls (150mm above external ground level) and stepped dpc's above lintels are to be 'Higrade' or similar and approved. Provide insulated DPC at jambs and cills to all openings to prevent cold bridging with stepped DPC's over insulated pressed galvanised steel lintels over openings and to be by Thermabate or equal approved. Allow for weep holes above cavity trays at max 900mm centres

A continuous ribbon of plaster is to be allowed to the perimeter of each wall and around all openings to ensure air leakage is reduced to the minimum.

Allow pc bridging lintels over drainage pipe work where it passes through walls. New walls connected to existing walls with stainless steel movement connectors, bolted to existing and built into new walls.

Provide at least a 225mm clear wall depth from the lowest DPC with external wall construction down to cavity fill, in accordance with paragraph 5.5(c) and diagram 9(d) of Approved Document C of the Building Regulations.

Walls below DPC are to be constructed from approved foundation grade cavity block / brick to an overall thickness of 300mm and are to be supported by the proposed foundation.

masonry leaf cut vertically and insulated dpc inserted.

All masonry shall be laid in ctegory (iii) mortar designation strength in accordance to BS5628.

Second Floor (Loft):

22mm t&g (softwood or chipboard) floor boarding over floor joists hung off external walls via galvanised wall hangers (structural engineer to confirm size of joists 50 x 175mm C24 timber at 300mm cts). 100mm Isover acoustic roll to be placed between the joists. Joists to be underdrawn with 15mm Gyproc Wallboard and skim finish.

Roof Construction (Ventilated):

New roof tiles to match existing adjacent property fixed on 38x25mm softwood treated battens. DuPont Tyvek Air Guard vapour control layer (equal and approved) breathable roof membrane fitted in accordance with manufacturers recommendations on timber rafters to specialist manufacturers details and calculations. Additional support to be confirmed by manufacturer/Structural engineer. Timber members to be designed by Structural Engineer.

Lateral restraint provided by 30x5 m/s straps (min. 1200mm long) at max. 2m centres positioned at rafter level. Rafters to be securely nailed to 75x100 timber wall plate strapped to blockwork leaf using galvanised m.s straps at maximum 1000mm centres.

Rafters to be doubled up around roof lights.

Any steel required to Structural Engineer's details.

Ventilation to be provided at eaves via Glidervale FV100 (continuous 10mm air gap) over fascia strip ventilator or similar approved with Glidervale RV60IF roof vent with integral insect screen between rafters above insulation. Provide ventilated dry ridge system to provide minimum ventilation equivalent to a 5mm continuous air gap.

Universal in–line tile ventilators where required to provide cross flow ventilation.

Roof detail to allow for overlapping dry joint which is impervious to weather resisting and back by a breathable roofing membrane.

Pitched Roof Insulation

DuPont Tyvek Air Guard vapour control layer (equal and approved) roof membrane, 100mm Ecotherm Ecoversal insulation between rafters leaving minimum 50mm ventilation space between top of insulation and top of rafters. Underside of rafters to be underdrawn with 82.5mm Ecotherm Ecoliner insulated plasterboard (70mm insulation & 12.5mm plasterboard) below the rafters with 3mm skim finish to give a U–Value of minimum 0.15W/m²K. All fitted in accordance with manufacturers instructions.

To the Eaves

To be packed with Knauf earthwool loft roll. Roof construction to achieve a U–Value of 0.15W/m²K

Dormer Flat Roof

Single ply membrane adhered to 150mm Kingspan Thermarroof TR27 on vapour control layer on 18mm OSB T&G boarding on 50mm wide x 150mm deep C24 joists at 400mm centres max S/Eng to confirm sizing and spec. Roof to achieve a minimum 'U' value = 0.15W/m²K

Dormer Wall Construction & Dormer Cheek Construction:

Dormer wall made up of wall tiles or cladding to match roof tiles on 25mm timber battens underlaid with breather membrane fixed on 9mm Supalux board fixed to 100mm timber studs with 100mm Eco Therm Eco Versal between, Internal face lined with 62.5mm Eco Therm Eco Liner with 3mm skim finish. The wall construction should achieve a 'U' value of 0.18W/m²K

Windows

New windows to to match existing adjacent property achieve minimum 1.4W/m²k U Value

Rooflight

Roof lights to achieve minimum 2.2W/m²k U Value

Roof Window

Roof window to achieve minimum 1.4W/m²k U Value

External Door

Composite door to clients specification. To achieve minimum 1.4W/m²k U value.

Internal Sliding doors

Door to Bathroom on landing to be a 726 x 2040mm FD30 Eclipse pocket door

Door to En Suite to be a 726 x 2040mm Eclipse Classic single pocket Door

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