



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

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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

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 rafters with plaster skim finish to ceiling below

**MASTER BEDROOM**

Insulation to the small studded walls between the second floor and the loft space to be achieved as for the sloping sections of the roof

Minimum 250mm overall depth of cross laid insulation quilt in the roof void

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/m<sup>2</sup>K

100x140mm reconstituted stone cills to windows

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

**BEDROOM 3**

**BATH**

**DINING AREA**

**LOUNGE**

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 floor level  
All lockable fire escape windows to be provided with a key which is not readily removable

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

Internal partitions between habitable rooms and bathrooms or en-suites to be timber studded walls with 65mm Isowool Acoustic 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 Acoustic Partition Roll and clad with Gyproc Wallboard TEN plasterboards with a mass of 10kg/sq.m. both sides

All lintels to window and door openings to be insulated to prevent cold bridging

100x215mm reconstituted stone heads to ground floor window openings

All windows and doors to have double glazed units

All window and door openings to have insulating dpc to cill and reveals 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

12.5mm thick plasterboard fixed to 50x50mm softwood battens fixed to underside of pre-cast concrete beams and block flooring

**BEDROOM 1**

**BATH**

**DINING AREA**

**LOUNGE**

All internal openings through masonry walls to have suitable steel lintels

25mm mdf window boards fixed to blockwork, full fill cavity insulation taken up to underside of the window board to prevent cold bridging

150mm deep pre-cast pre-stressed concrete beam and block flooring with 100mm dense concrete block infilling

12.5mm thick plasterboard fixed to 50x50mm softwood battens fixed to underside of pre-cast concrete beams and block flooring

All steel lintels over openings in the external wall to be suitably insulated

75mm minimum thickness of sand and cement floor screed with fibre mesh reinforcement to accommodate underfloor heating pipes on 5mm thick foam sound attenuation quilt

Concrete cavity filling to external walls to 225mm below ground level to allow for any mortar droppings

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

Concrete lintels to be built into the foundation walls over SVP's, drainage, services etc. where they enter the building

Foundations: 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