

FOUNDATIONS

600 x 200mm deep concrete foundation at min 900mm below finished ground level. Provide 100 x 65mm concrete lintels with min 150mm end bearing over drainage passing through wall construction. Foundations to be taken below invert level of adjacent drainage.

WALLS

Cavity walls to be 100mm facing brickwork external leaf to match existing, 100mm cavity with 100mm full fill Isowool cavity wall insulation or similar and inner leaf of 100mm Thermalite Shield blockwork to give U value of 0.28 W/m². Stainless steel wall ties at 750mm centers horizontally and 450mm vertically. DPC to be provided to both leaves at min 150mm above finished ground level and below ground cavities to be filled with weak mix to min 225mm below lowest DPC. Cavity construction is to be continuous with existing cavities and new walls to be tied to existing walls with stainless steel wall starters fixed to manufacturers instructions. Provide insulated 'Decatie Cavity Closer' or similar to all new reveals to achieve a U value of 0.45 W/m²K, ensuring that the cavity wall insulation is continuous at junctions to prevent cold bridging.

ROOF

New roof to be interlocking concrete tiles to match existing roof on 50 x 25mm tanalised slaters laths on 50 x 25mm tanalised counter battens on Kingspan Nilvent felt all on roof trusses designed by specialist at 600mm centres on 100 x 50mm tanalised softwood wallplates fixed to blockwork with 1000 x 30 x 5mm galvanised mild steel straps at max 2.0m centers. Code 4 lead flashing, cavity tray and weep holes to be provided at abutment of new roof with main building. Strap the gable wall to the roof with 30 x 5mm mild steel straps at ceiling and rafter level at max 2.0m centers. Straps to span over first three trusses.

VENTILATION TO ROOF VOID

Maintain a 50mm airspace between the roof void insulation and the underside of the roofing felt.

GROUND FLOOR

Ground floor to line through with main building with min 100mm thick concrete slab on 1200 gauge DPM on 120mm thick Kingspan insulation on sand blinding on 150mm thick good clean well consolidated hardcore to achieve a U value of 0.22 W/m²K.

FIRST FLOOR

First floor to line through with main building with 18mm T&G weyroc on 47 x 147 C16 joists at 400mm centers. Void between joists to be filled with 100mm isowool. Joists to be underdrawn with 3mm skim on 12.5mm plasterboard.

DRAINAGE

New drainage to be 110mm UPVC pipework and fittings with back inlet gullies all to be surrounded with 150mm pea gravel. Drain pipes to be laid at max 1:40 falls. Drain passing under new building to be surrounded with 150mm thick concrete.

NB: Drainage layout shown is indicative only and a full site survey should be undertaken before building work commences.

FIRST FLOOR CEILING

Void between joists to be filled with 100mm isowool with 200mm isowool laid perpendicular to trusses. Ceiling to be 3mm skim on 12.5mm plasterboard.

WINDOWS/DOORS

All windows/doors to be UPVC double glazed with min 8000 mm² trickle vent to new bedroom. Opening sashes to have a min opening area = 1/20th floor area. New double glazed units to have one leaf of 4mm Pilkington 'K' glass and min 16mm argon filled cavity to achieve a U value of 1.6 W/m²K.

ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical safety) and must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so. All new lighting points to be fitted with lamps with a luminance efficiency of not less than 40 lumens per circuit watt.

HEATING

Existing heating system to be extended into new room. All heating work to current 'Gas Safe' regulations. All new radiators to be fitted with thermostatic control valves.

LINTOLS

All new openings to have insulated galvanised 'Birtley' lintols or similar with min 150mm end bearing and 12.5mm plasterboard and skim to achieve 1/2 hour fire protection.

GLAZING IN CRITICAL AREAS

BS Approved Safety glass to be provided in critical areas and installed according to current regulations and approved standards. Critical areas to include glazing below 800mm above finished floor level, all doors and within 300mm of either side of doors.

Client **Mr Devine**

Address **29 Kendal Drive,
East Boldon,
NE36 0UB**

Simon Smith Design

0793 905 3721
Email: SSmith4482@aol.com

Drawing

07 Specification

Scale

1:100 1:50
(A3)

Date

14.07.2016

Revisions

Rev
Rev

DO NOT SCALE - check all dimensions on site