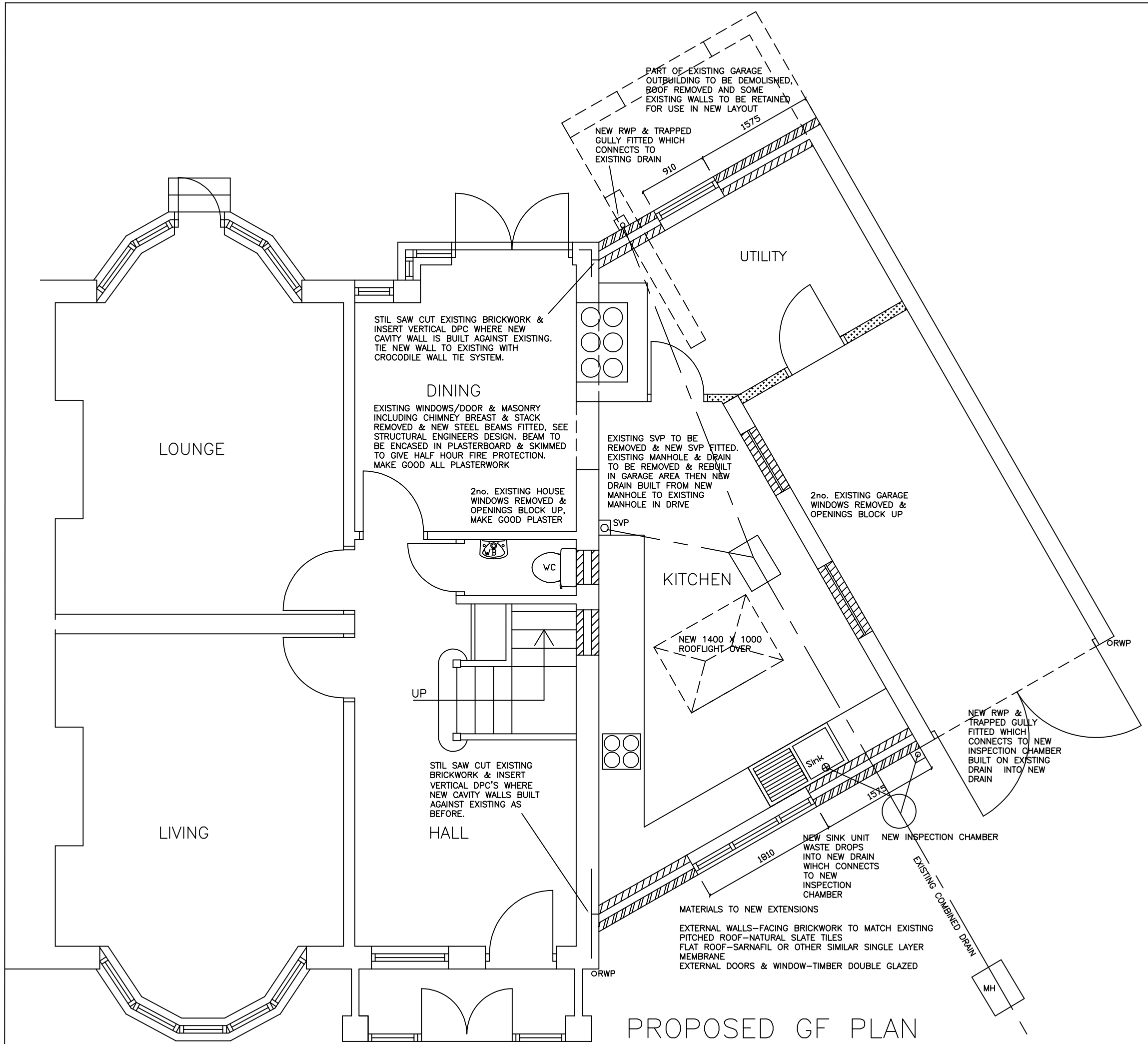

GENERAL SPECIFICATION OF NEW EXTENSION

FLAT ROOF CONSTRUCTION
'SARNAFIL' OR OTHER SIMILAR APPROVED SINGLE LAYER MEMBRANE ON 130mm THICK KINGSPAN THERMAROOF TR27 INSULATION ON, VAPOUR BARRIER,19mm THICK EXTERIOR QUALITY PLYWOOD DECK ON 100mm – 25mm SW FIRRINGS ON 150mm x 50mm SW JOISTS TYPE SC16 AT 400mm CTS WITH 12.5mm PLASTERBOARD & SKIM CEILING OVER.
GROUND FLOOR CONSTRUCTION
22mm THICK T & G FLOORING GRADE CHIPBOARD ON 150mm x 50mm SW FLOOR JOISTS TYPE SC16 AT 600mm CTS, WITH 140mm THICK ROCKWOOL FLEXI INSULATION WITH VAPOUR CONTROL LAYER HUNG INBETWEEN JOISTS. LAY 100mm SITE CONCRETE 150mm BELOW JOISTS. FIT BRICK HONEYCOMB SLEEPER WALLS WERE NECESSARY. FIT AIR BRICKS AT MAX 1.8m CTS. TO NEW EXTERNAL WALLS.
EXTERNAL WALL CONSTRUCTION
NEW 302.5mm APPROX. THICK CAVITY WALL CONSISTING OF 102.5mm THICK FACING BRICK (TO MATCH EXISTING) EXTERNALLY, 100mm CAVITY WITH 100mm THICK ROCKWOOL FULL FILL INSULATION, & 100mm THICK INSULATING BLOCKWORK INTERNALLY WITH 12.5mm PLASTER FINISH. FIT STAINLESS STEEL WALL TIES AT 750mm CTS HORIZONTALLY AND 450mm CTS VERTICALLY.
NEW CAVITIES CLOSED AT JAMBS WITH THERMABATE OR 'OTHER SIMILAR APPROVED' CAVITY CLOSER. ALL NEW DPC'S TO BE PITCH POLYMER BASED.
FIT STEPPED DPC TO ALL NEW EXTENSION WALLS AT FLOOR LEVEL.
STEPPED DPC'S ARE ALSO RECOMMENDED BY MANUFACTURER ABOVE ALL BIRTLEY STEEL LINTELS TO EXTERNAL WALLS.
BRICKWORK BELOW GROUND LEVEL TO BE CLASS 'B' ENGINEERING BRICKS.
NEW STUD PARTITIONS
100mm THICK STUD PARTITION TO CONSIST OF 75mm x 50mm SW STUDS AT 600mm CTS WITH 12.5mm PLASTERBOARD & SKIM TO BOTH SIDES, FIT 75mm THICK SOUND INSULATION QUILT INBETWEEN NEW STUDS TO BATHROOM WALLS.
ADDITIONAL NOTES:–
PROVIDE NEW MECHANICAL EXTRACT VENTILATION TO NEW WC & NEW COOKER HOOD OR OTHER MECH. EXTRACT SYSTEM TO KITCHEN, ALL TO BUILDING REGULATION STANDARD–KITCHEN 60L/SEC. OR 30L/SEC; WC 15L/SEC. EXTRACTS TO BE DUCTED TO THE EXTERNAL AIR.
NEW EXTERNAL DOORS & WINDOWS TO BE DOUBLE GLAZED & FITTED WITH TRICKLE VENTILATION TO BUILDING REGS STANDARD. ALL NEW DOOR & LOW LEVEL WINDOW GLAZING TO BE SAFETY GLASS EITHER LAMINATED OR TOUGHENED.
NEW WINDOWS & EXTERNAL DOORS TO MEET 'U' VALUE OF 1.6m sq per K FOR WINDOWS & 1.8 FOR DOORS
NEW EXTENSION TO BE PROVIDED WITH 5000mm sq. OF BACKGROUND VENTILATION
ALL ELECTRICAL WORK REQUIRED TO MEET PART P OF BUILDING REGS. ELECTRICAL SAFETY 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 BS7671 CERTIFICATE FROM A PERSON COMPETENT TO DO SO.
MAINS SMOKE DETECTION (INTERLINKED) MUST BE PROVIDED TO THE GROUND FLOOR HALL & FIRST FLOOR LANDING.
NEW BOILER TO BE CONDENSING TYPE OR HAVE SEDBUK RATING OF 90% & INSTALLED, COMMISSIONED & CERTIFIED BY A GAS SAFE REGISTERED ENGINEER.
FIT DEEP SEAL TRAPS TO NEW WASH BASINS, SINKS AND WASHER WASTES.
ALL DRAINAGE CONSTRUCTED WITH Ø100mm APPROVED TYPE DRAINS WITH FLEXIBLE JOINTS LAID ON SUITABLE APPROVED GRANULAR BED AND BACKFILLED.
ALL DRAINS TO HAVE A MINIMUM FALL OF 1:40 TO GIVE SELF–CLEANSING VELOCITIES.
ALL DRAINS RUNNING BELOW ANY BUILDING STRUCTURE TO BE SUITABLY ENCASED AND STRENGTHENED WITH A MINIMUM OF CONCRETE 150mm THICK
MOVEMENT JOINTS ARE REQUIRED AROUND THE COLLARS OF ANY RIGID DRAINAGE ENCASED IN A CONCRETE SURROUND.
SVP'S TO BE 100mm DIA. UPVC, RWP'S TO BE 63mm DIA. UPVC.

NEW WALL LEGEND

100mm BLOCKWORK

102.5mm FACING BRICKWORK

100mm STUDWORK

REVISION	DATE	SPECIFICATION
A	18-12-23	INTERNAL LAYOUT REVISED

PROJECT
SIDE EXTENSION
90 MONKSEATON DRIVE, WHITLEY BAY

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

MICK SHELDON
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DATE	SCALE	DRAWN	CHECKED	JOB NO	DRAWING NO.	REV.
18-12-23	1:50@A3	MS		JONNY2	06	A

Contractors must verify all dimensions on site before commencing any work or making shop drawings.
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DRAWING STATUS
PLANNING/BUILDING REGS