

SPECIFICATION:

FOUNDATIONS

600mm x 225mm thick concrete strip footings. Any new foundations to be at a minimum depth of 900mm to underside of concrete from outside ground floor level.
 Depth of foundation must be to the satisfaction of the Building Control Officer.
 Foundations to be stepped where necessary to allow any new or existing drainage to pass over.
 All foundation design to be completed by a competent structural engineer and design calculations to be submitted to Building Control prior to any works commencing on site.

EXTERNAL DRAINAGE

Any drains running under the floor of the proposed extension will be surrounded with 100mm pea gravel. Top of foundations will be below the invert level of any drains that are under or adjacent to the proposed extension.

EXTERNAL WALLS

Outer leaf 100mm facing stone at lower level with coping to corners (to match existing), 100mm Thermalite block above with rendered finish to match existing (Colour: Cream).
 Inner leaf 100mm Thermalite block, Turbo or shield. Cavity width 100mm with full fill Dri-Therm cavity wall insulation.
 2 coat plaster finish or dry lining to internal walls. 'U' value of 0.27W/m²K.
 New blockwork walls to be properly bonded and all cavities to be continuous.
 Vertical DPC at all external door & window jambs. Celotex thin board to insulate jambs and prevent cold bridge.
 Horizontal DPC to both inner and outer leaf of wall at minimum 150mm above external finished level.
 Stainless steel wall ties at 750mm horizontal centres and 450mm vertical spacing. Wall ties required at maximum 300mm vertical centres within 225mm of structural openings.
 Continuity of insulation and air tightness. Adopt design details such as those set out in the TSO Robust Details Catalogue.

GROUND FLOOR

100mm thick concrete floor on 1200 gauge polyethylene vapour barrier. Membrane/insulation to be laid on 150mm thick layer of Type 1 granular fill, to be well compacted, and brush blinded with fines. Polyethylene vapour barrier to be lapped with DPC. Alternative suspended timber floor to be advised by customer/building contractor.

ROOF

Timber truss roof construction.
 Trusses to comply with BS5268 parts 2 & 3.
 Trusses to have all necessary longitudinal ties and wind bracing.
TRUSSES TO BE DESIGNED AND CALCULATIONS BE SUBMITTED TO BUILDING CONTROL PRIOR TO ROOF START ON SITE.
 Tyvek Supro breathable membranelaid over rafters with 25x50mm battens (treated).
 100mm Crown Wool insulation laid between ceiling joists.
 170mm Crown Wool laid in opposite direction over ceiling joists.
 12.7mm Thermal plasterboard and skim ceiling.
 Crown Wool to link with wall insulation to avoid thermal bridge. 'U' value of 0.13W/m²K.
 Lead/GRP special flashings to be provided at all wall/roof abutments to provide a watertight junction & cavity tray.
 Good quality plywood or OSB board to be fixed to the trusses at suitable centres finished with Marley modern tiles (Colour: Brown)
 Trusses to be fixed to perimeter wall plate with suitable brackets/fixings.

WINDOWS

Window frames constructed of White UPVC with double glazed units using Pilkington Low 'E' glass. 'U' value of 1.8W/m²K.
 Any external and internal door glazing to be toughened glass.
 Any windows with glazing at cill level which is below 800mm above finished floor level to be glazed with toughened glass.

VENTILATION

Windows & doors to have trickle ventilators at head (minimum 1.75mm above floor level). To provide the following background ventilation:
 Habitable room - 8000m³.

SMOKE ALARMS

Mains wired self contained (to be interlinked & battery back-up) smoke alarm required to the proposed property.

HEATING & LIGHTING

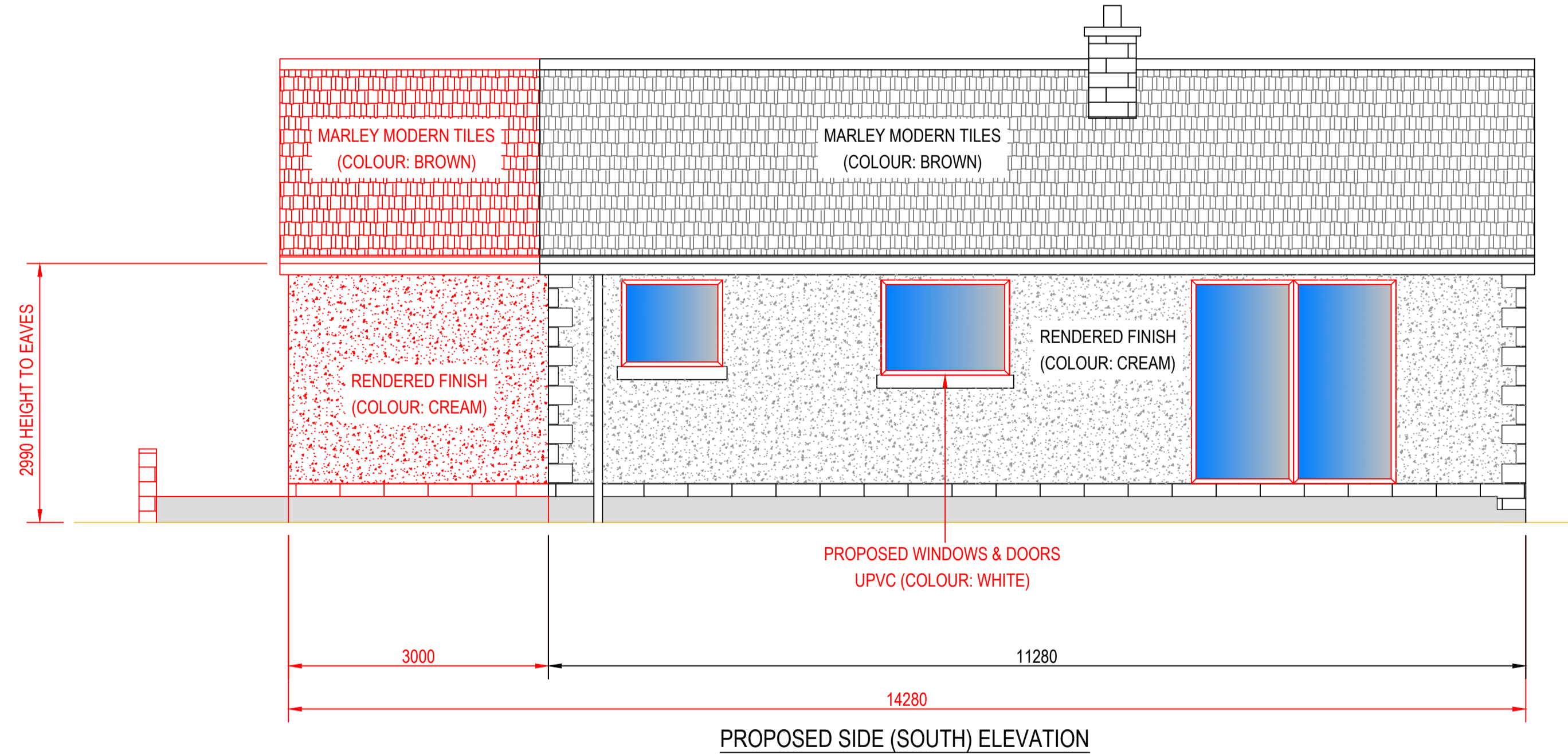
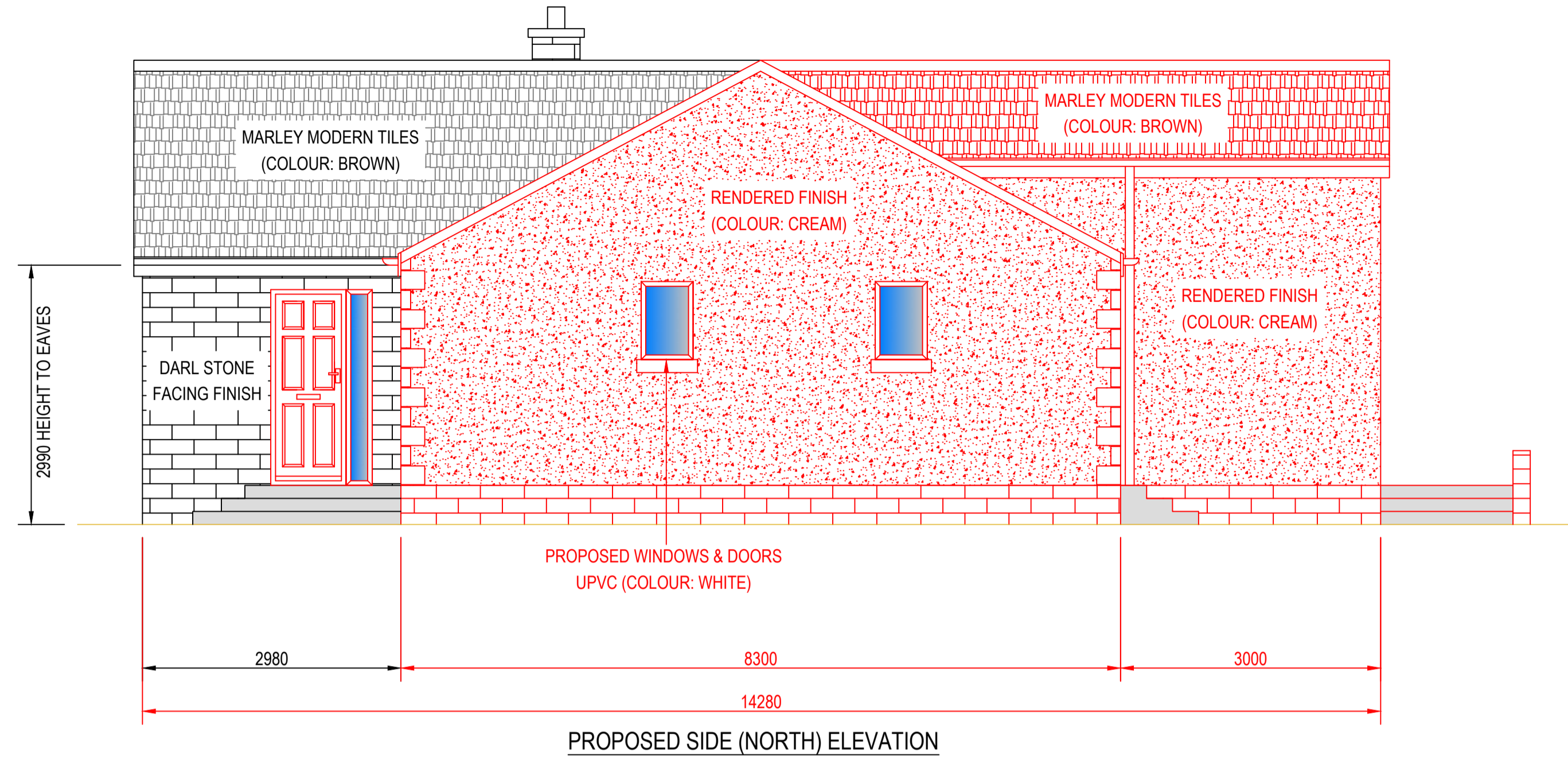
Thermostatic radiator valves to be used on all new radiators if existing heating system is extended.
 All light fittings to be energy efficient type.
 Having a luminous efficacy greater than 40 lumens per circuit-Watt.

ELECTRICAL WORK

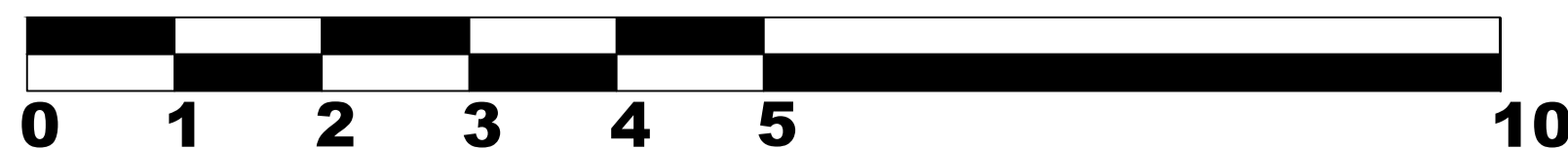
All electrical work must meet the requirements of Part P (Electrical Safety) and must be designed and installed, inspected and tested by a competent person to do so.
 Prior to completion the Council should be satisfied Part P has been complied with. This requires that an appropriate electrical installation certificate is issued for the work by a person competent to do so, and a copy submitted to the Building Control of the relevant Local Authority. A BS7671 certificate may be required.

GAS & PLUMBING WORK

All works to gas appliances to be carried out by GSR or British Gas approved installers only.



SCALE BAR 1:50



A	SPECIFICATION NOTES ADDED	26-11-21
REV MARK	REVISION DESCRIPTION	REVISION DATE
JAG TECHNICAL SERVICES LIMITED E-MAIL: JAMES.GRAINGER@JAGTECHNICALSERVICESLIMITED.CO.UK PHONE: 07549706774 WEBSITE: WWW.JAGTECHNICALSERVICESLIMITED.CO.UK		
DRAWING TITLE	PROPOSED NORTH AND SOUTH ELEVATION VIEWS	
CONTRACT	MR. STUART WEATHERLEY, 1 THE SIDINGS, CORNHILL ON TWEED, TD12 4TS	
MODELLED BY	JAG	ISSUE DATE
CONTRACT NO	C1081	SCALE
DRAWING No	12	REVISION No.
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