SPECIFICATION:

FOUNDATIONS
650mm x 300mm 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.
Existing foundations to be exposed to verify size/depth etc. and suitability for extension. Any thickening, underpinning etc. to existing foundations to be agreed and agreed by Building Control.
Note: It has been assumed that strip footings specified above will be adequate and compatible with existing foundation design. No trial pit has been excavated to verify the above. If in any doubt the builder is to investigate prior to site start to confirm property is not on a raft.
Foundations to be stepped where necessary to allow any new or existing drainage to pass over.

EXTERNAL DRAINAGE
Any drains running under the floor of new 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 new extension.

EXTERNAL WALLS - HOUSE EXTENSION
Outer leaf 100mm common red facing brick (to match existing).
Inner leaf 100mm Thermalite block, Turbo or shield.
Cavity width 150mm with full fill Dri-Therm cavity wall insulation.
2 coat plaster finish or dry lining to extension walls.
'U' value of 0.18W/m²K.
New and existing brickwork/blockwork to be properly bonded and all cavities to be continuous.
Carefully tooth and bond blockwork when adjoining an existing corner.
Alternatively use 'crocodile' tie system in stainless steel to join new to existing walls.
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 with 100mm PIR rigid 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.

WINDOWS
Window frames constructed of UPVC frames to match existing (Colour: White) 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

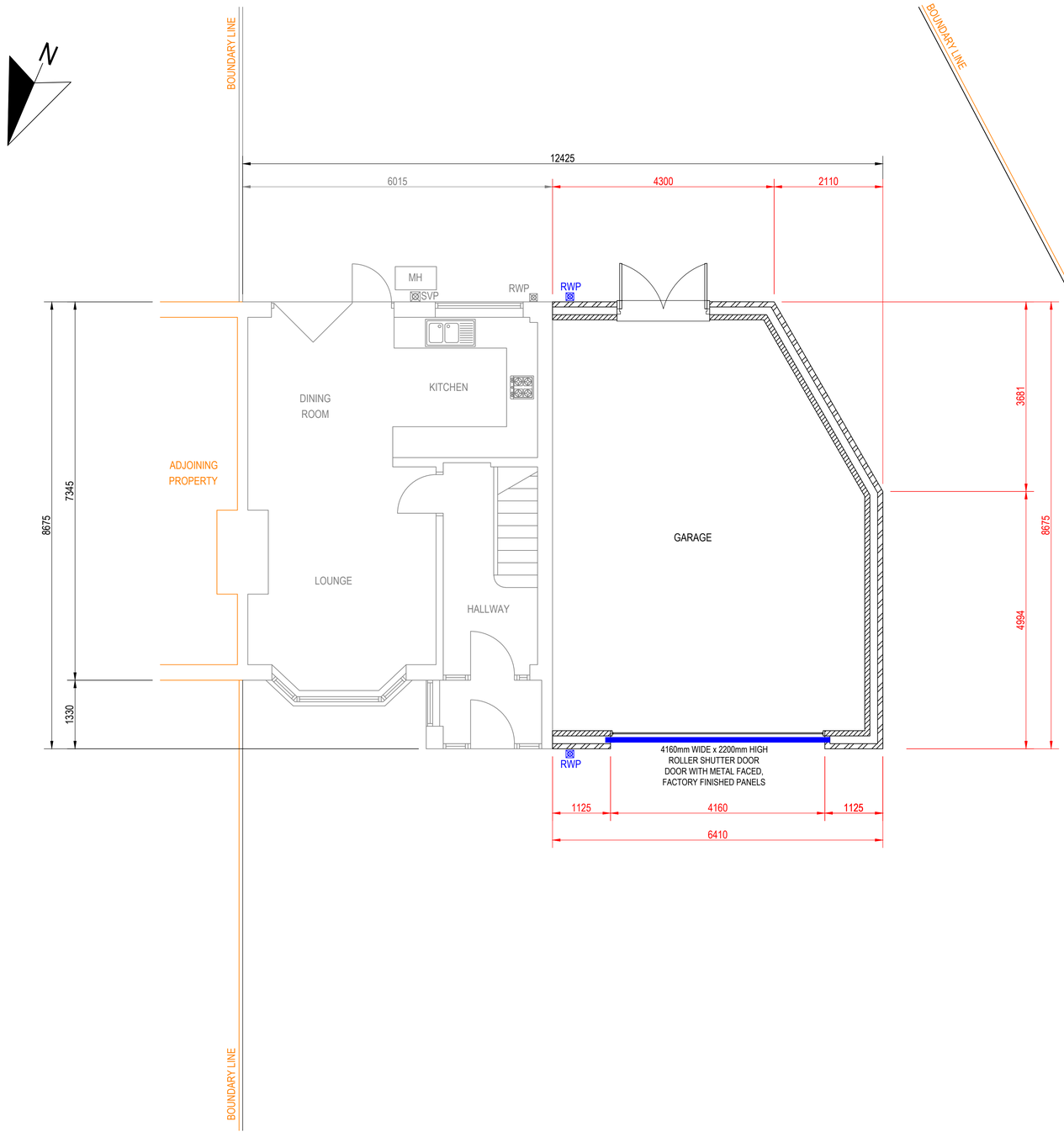
ROOF
Rafters/trusses to comply with BS5268 parts 2 & 3.
Rafters/trusses to have all necessary longitudinal ties and wind bracing.
RAFTERS/TRUSSES TO BE DESIGNED AND CALCULATIONS BE SUBMITTED TO BUILDING CONTROL PRIOR TO ROOF START ON SITE (This is the responsibility of the building contractor).
300mm Crown Wool laid in opposite direction over ceiling joists.
12.5mm plasterboard and 3.5mm plaster skim finish ceiling.
Crown Wool to link with wall insulation to avoid thermal bridge. 'U' value of 0.15W/m²K.
Lead/GRP special flashings to be provided at all wall/roof abutments to provide a watertight junction & cavity tray.
Roof to be finished with double Roman tiles to match existing (Colour: Terracotta).
Rafters/trusses to be fixed to perimeter wall plate with suitable brackets/fixings.

SMOKE ALARMS
Mains wired self contained (to be interlinked & battery back-up) smoke alarm required to the extension.

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.

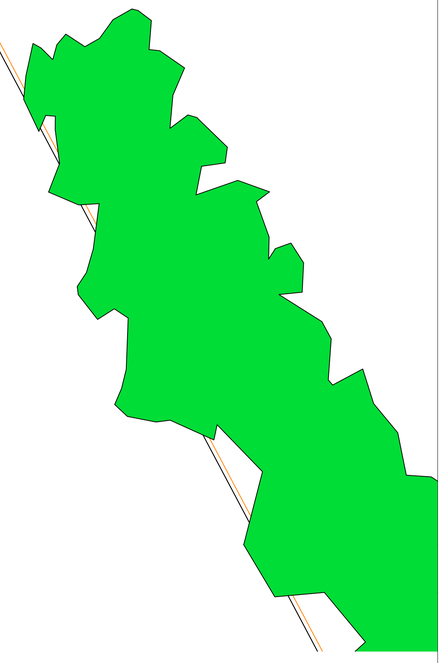
ELECTRICAL WORK
All electrical work must meet the requirements of Part P (Electrical Safety) and must be designed and installed, inspected and tested by a competent person to do so.
Prior to completion the Council should be satisfied Part P has been complied with. This requires that an appropriate electrical 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.



NOTE: ALL DIMENSIONS AND SETTING OUT TO BE THE RESPONSIBILITY OF OTHERS, BY SITE SURVEY.
DO NOT SCALE FROM THIS DRAWING.

DENOTES STEELWORK SUPPORT REQUIRED FOR WALL/FLOOR/ROOF ABOVE TO ENGINEERS DESIGN (ALL BEAMS TO HAVE MINIMUM OF 100mm BEARING EACH END) FOR DETAILED DESIGN FOR PADSTONES, WALL STRENGTHENING AND FOUNDATIONS REFER TO STRUCTURAL ENGINEERS DESIGN CALCULATION PACKAGE



PROPOSED GROUND FLOOR PLAN

SCALE BAR 1:50

0 1 2 3 4 5 10

REV MARK	REVISION DESCRIPTION	REVISION DATE
B	PLANS AMENDED TO SUIT AMENDMENTS REQUESTED BY CUSTOMER	10-03-24
A	UPDATED TO SUIT CUSTOMER COMMENTS	28-09-23

JAG TECHNICAL SERVICES LIMITED
E-MAIL: JAMES.GRAINGER@JAGTECHNICALSERVICESLIMITED.CO.UK
PHONE: 07549706774
WEBSITE: WWW.JAGTECHNICALSERVICESLIMITED.CO.UK
JAG TECHNICAL SERVICES LIMITED

DRAWING TITLE	PROPOSED GROUND FLOOR PLAN		
CONTRACT	LAURA HALE, 36 BURWOOD ROAD, NORTH SHIELDS, NE29 8BP		
MODELLED BY	JAG	**ISSUE DATE**	
CONTRACT NO	C1181	**SCALE**	1:50 @ A1
DRAWING No	09	**REVISION No.**	B