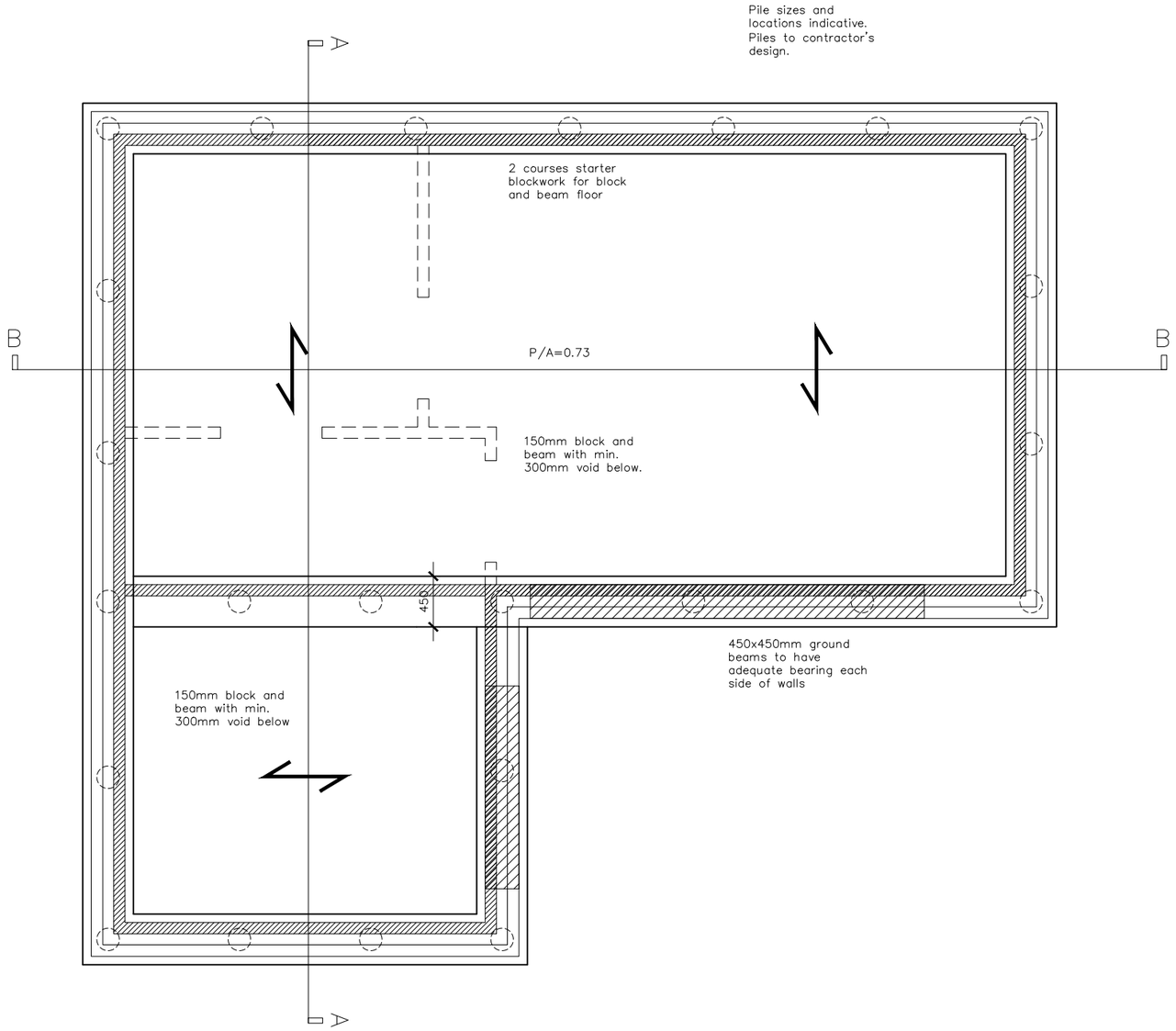

FOUNDATION PLAN – SUBJECT TO STRUCTURAL ENGINEER'S DETAIL

1:50

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STATUS:	PRELIMINARY		

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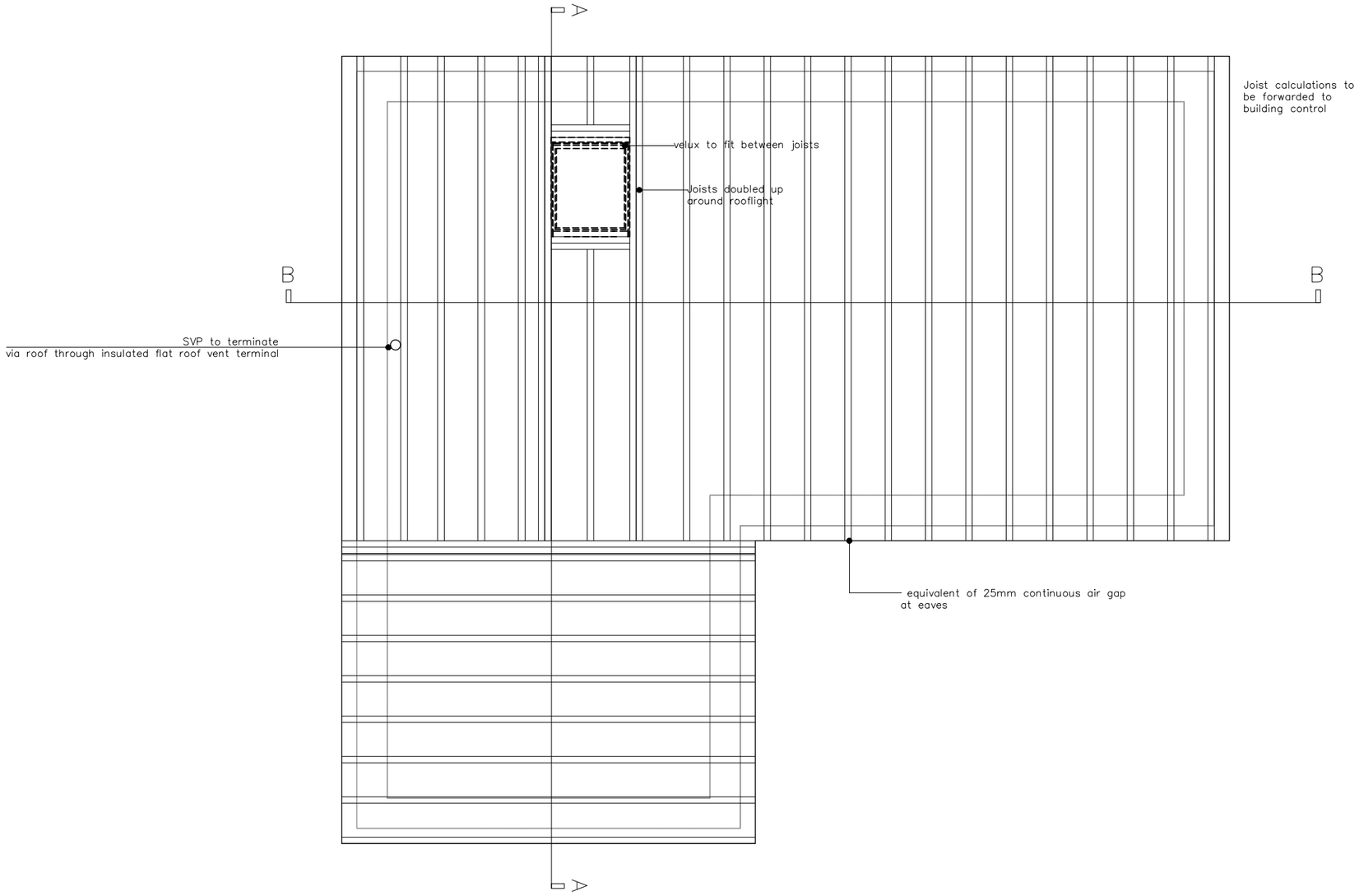
CLIENT:	CLIENT'S NAME HERE 56 EXAMPLE ROAD LONDON EC1B 3AS
ARCHITECT:	ARCHITECT'S NAME HERE 124 EXAMPLE STREET BIRMINGHAM BR2 4FG
SITE:	PROJECT ADDRESS PROJECT ADDRESS LINE 2
TITLE:	PROPOSED ANNEXE PROPOSED FOUNDATION PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	03/08/2021	CCT	JJ

PROJECT NO:	DRAWING NO:	REVISION:
24567	A3/248	-



ROOF PLAN – SUBJECT TO STRUCTURAL ENGINEER'S DETAIL
1:50

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PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED ANNEXE
ROOF PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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PROJECT NO:	**DRAWING NO:**		**REVISION:**
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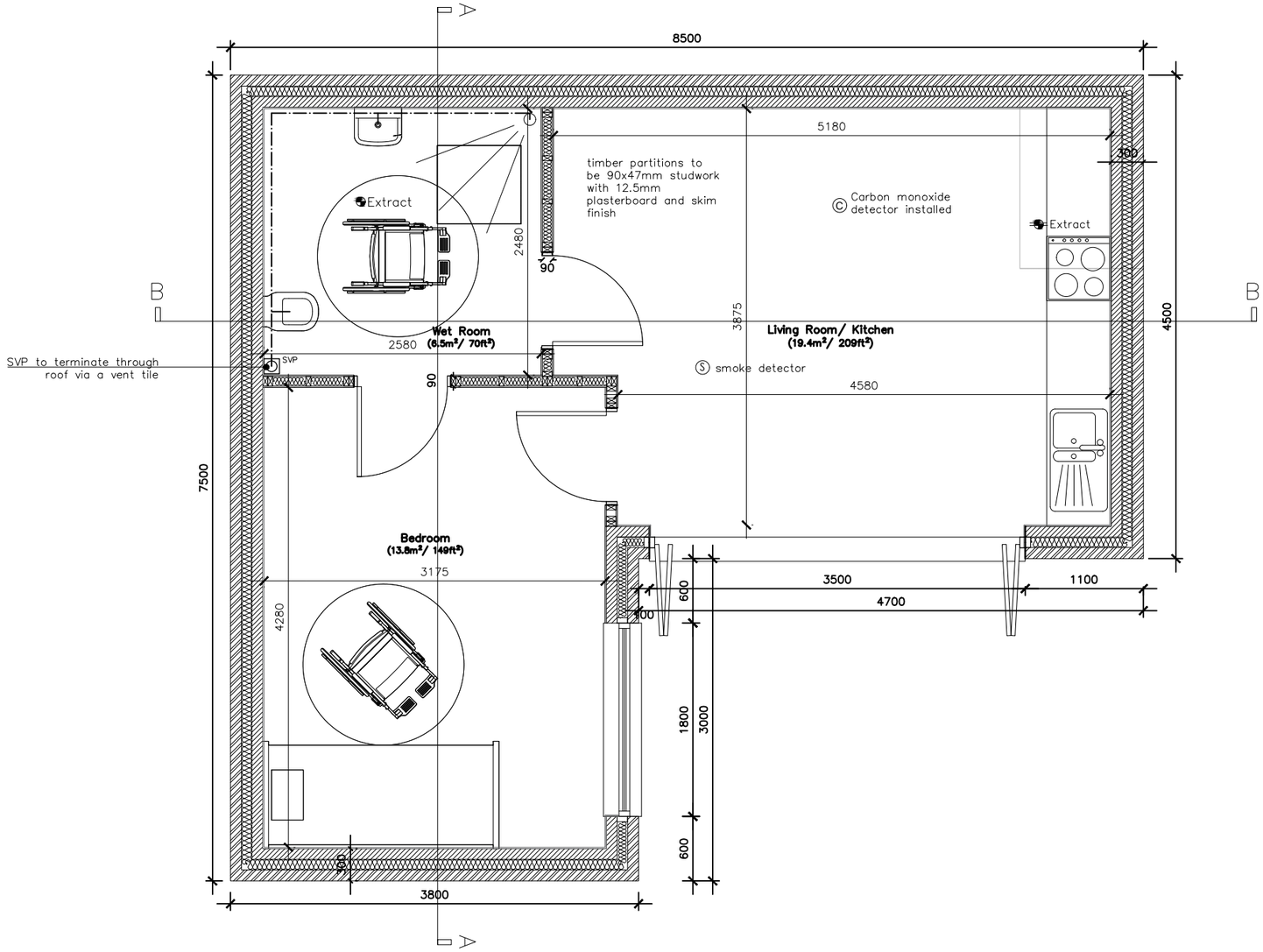

GROUND FLOOR PLAN – SUBJECT TO STRUCTURAL ENGINEER'S DETAIL
1:50

REV:	DESCRIPTION:	BY:	DATE:
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TITLE:
PROPOSED ANNEXE
GROUND FLOOR PLAN

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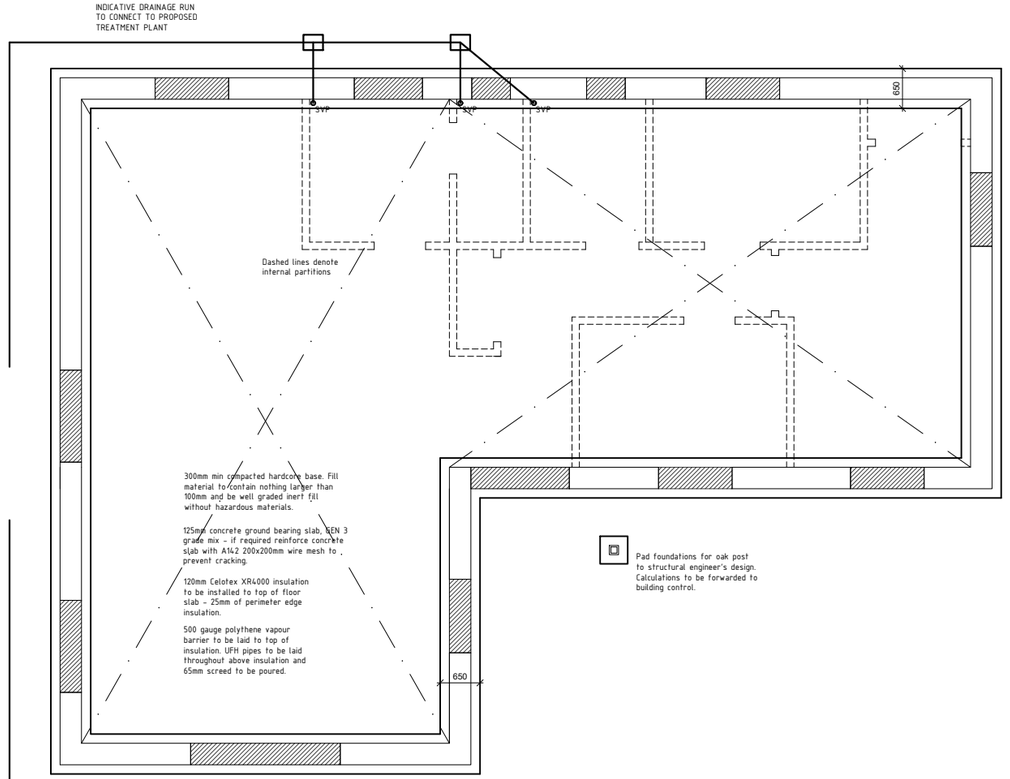
STRIP FOUNDATION
Provide 225mm x 600mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m^{2}K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 90mm thick Celotex FR5000. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.



PROPOSED FOUNDATION PLAN - Subject to Structural Engineer's details

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

BASIC RADON PROTECTION
Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

SITE INVESTIGATION
A survey of the site is to be carried out by a suitably qualified person including an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site.
Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

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PROJECT ADDRESS LINE 2

TITLE:
PROPOSED DWELLING
FOUNDATION PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	03/08/2021	CCT	JJ

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24567	A3/248	-

Construction Notes

The builder is responsible for checking and verifying all dimensions, measurements, levels, drains/sewers and services locations prior to the commencement of any works whatsoever and the manufacture of any purpose made components. Any discrepancies are to be notified to the client immediately.

Site boundaries are to be agreed by all parties concerned prior to the commencement of any building work, and new work is to be constructed so as to cause no encroachment of adjoining ownership.

Any work affecting or causing disturbance to adjoining property, to be carried out with the written consent of adjoining owners.

The builder is also responsible for ensuring that all works carried out comply with the relevant Building Regulations and/or statutory requirements whether or not they are specifically mentioned on the drawings/specifications.

All dimensions are in 'mm' unless otherwise specified.

NOTES :

1. Only line of walls below d.p.c. are shown on the foundation plan. The foundation plan is subject to site ground conditions, Structural Engineers design and N.H.B.C. approval.
2. Where services run under load bearing walls concrete lintels should be used.
3. Blockwork to internal doorways should be left 2 courses down to allow concrete to run continuously.
4. Only r.w.p.'s and s.v.p.'s shown on this plan. Drainage runs dependent on site conditions and should be to drainage drawing.
5. Blockwork to inner leaf of external doorways should be left 2 courses down to allow concrete to run into back of recessed soldier course to outer leaf, see details.

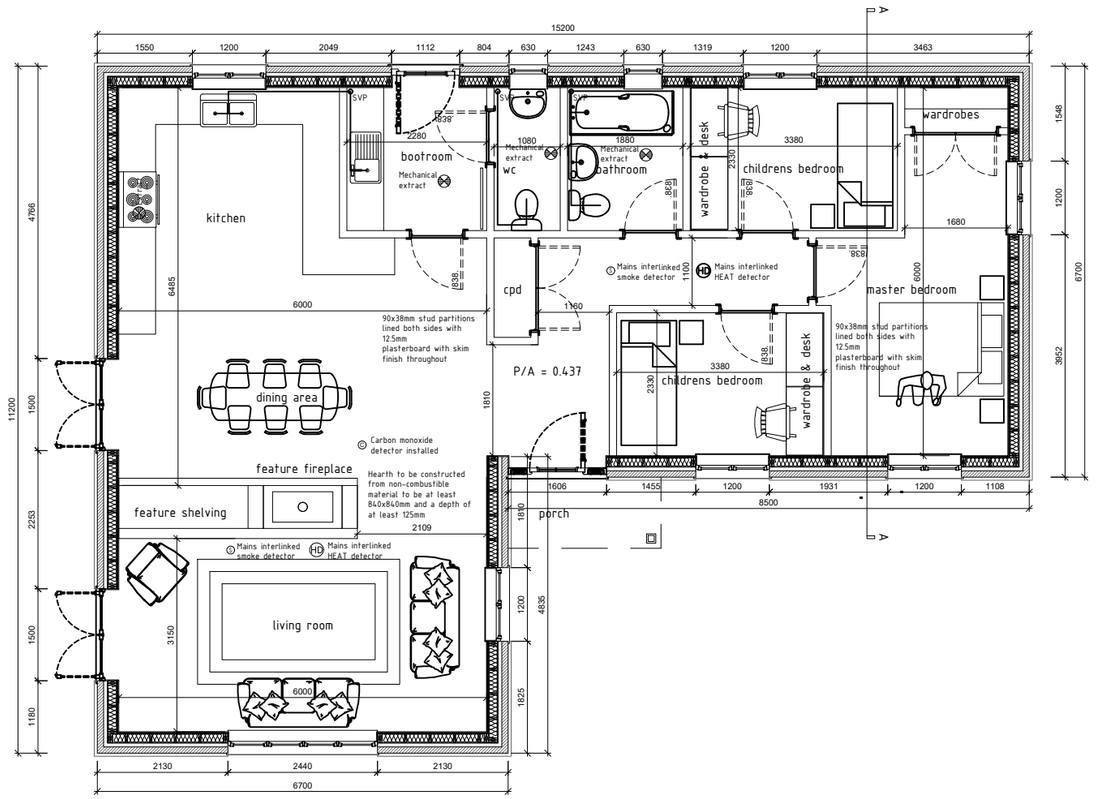
EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

AIR PERMEABILITY AND PRESSURE TESTING
Reasonable provision shall be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. The new dwelling to be pressure tested by a specialist registered with the British Institute of Non-destructive Testing in compliance with Regulation 43 of the Building Regulations.
The measured air permeability to be not worse than 5 $m^3/(h.m^2)$ at 50 Pa or in compliance with the TER design limits, ensuring the DER calculated using the measured air permeability is not worse than the TER.
Where the dwelling is not to be tested an assessed air permeability to the value of 15 $m^3/(h.m^2)$ at 50 Pa is to be assumed for the purpose of the TER.
If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved.
A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

PROVIDING INFORMATION
Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the dwelling on completion in compliance with Approved Document L1A.



PROPOSED GROUND FLOOR PLAN - Subject to Structural Engineer's details

NOTE:
ALL DIMENSIONS ARE FROM MASONRY TO MASONRY OR FROM MASONRY TO FINISHED STUD PARTITION.
ALL INTERNAL ROOM SIZES ARE MINIMUM FINISHED SIZES
– *allowing for a 12.5 board with 2.5mm skim finish*

NOTE:
LOW ENERGY LIGHT FITTINGS TO BE PROVIDED AT ALL LIGHT FITTINGS

NOTE:
ALL SVPS TO BE FULLY BOXED AROUND AND INSULATED

BEAMS
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

TIMBER FRAME WALL
To achieve minimum U Value of 0.21W/m^2K
102mm facing brick to match existing with 50mm vented and drained cavity tied to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 150mm x 50mm treated timbers with head & sole plates and vertical studs (with noggins) at 400mm ctrs, or to s/engineer's details & calculations. Insulation to be 120mm Kingspan Thermawall TW55 between studs with VLC and 32.5mm Kingspan Kooltherm insulated plasterboard over studs finished with 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

INTERNAL STUD PARTITIONS
90mm x 50mm softwood treated timbers studs at 400mm ctrs with 38 x 90mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m^2 density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact florescent lamps.

HEARTHS AND FIREPLACES FOR WOOD BURNING STOVE (with recess)
Fireplace walls to consist of non-combustible material of minimum 200mm thickness to the side, 100mm thick in the back wall recess, lined with suitable fire bricks.
Hearth to be of non-combustible material minimum 125mm thickness with no combustible material within 250mm.
Hearth to have projections extending outwards (to the sides) at least 150mm from the sides of the jambs and extending forwards at least 500mm from the front of the jambs.
Hearth also to extend 150mm outwards (to the sides) from the sides of the appliance and to extend forwards at least 300mm from the front of the appliance. Stoves to be 50mm minimum away from walls.
Boundary of hearth to be visually apparent.

WOOD BURNING STOVE
Ensure the wood burning stove is installed by an APHC, HETAS, NAPIT or NICEIC accredited specialist in compliance with Part J. Supply a suitable flue, hearth and CO / Carbon Monoxide alarm and provide ventilation to ensure the necessary combustion air and to prevent the depletion of oxygen in the room. There must not be an extractor fan fitted in the same room as the stove. A notice plate giving operating and maintenance instructions must be provided and fixed in an obvious place and the Part J installation checklist is to be completed and a copy given to Building Control.

SOIL AND VENT PIPE Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15g/m^2 mass per unit area) to provide adequate sound proofing. Soil and vent passing through floors to be enclosed in ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

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SITE:
PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED DWELLING
GROUND FLOOR PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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ESCAPE WINDOWS
Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area of 450mm high x 450mm wide, minimum 0.33m sq, the bottom of the openable area should be not more than 1100mm above the floor. The window should enable the person to reach a place free from danger from fire.

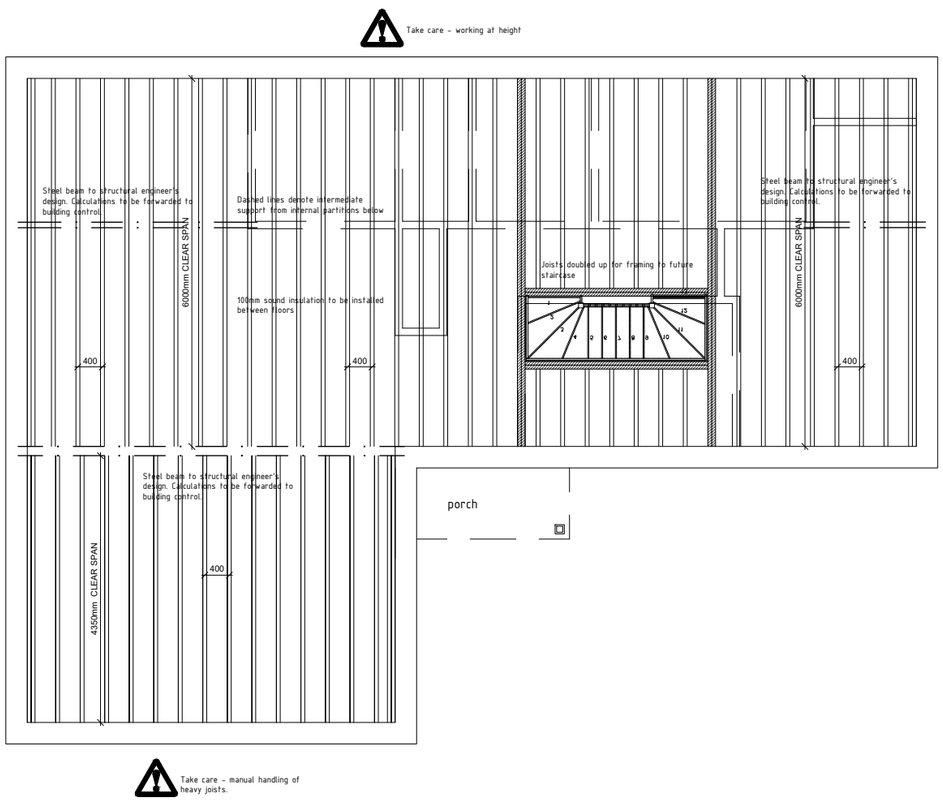
FIRE SUPPRESSION SYSTEM
Residential Automatic Fire Suppression Systems to be designed and installed to BS 9251 and 9252 and to have been tested for use in domestic properties. System to cover the whole dwelling except bathrooms under 5m^2, cupboards under 2m^2 and concealed voids. Maintenance of system and information to be given to property owners in accordance with approved document B.

ROOF LIGHTS
Min U-value of 1.6 W/m^{2}K.
Roof-lights to be double glazed with16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better. Roof lights to be fitted in accordance with manufacturer's instructions with rafters doubled up to sides and suitable flashings etc.

SAFETY GLAZING
All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulations. i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

WINDOWS
Windows to be double glazed with 16mm argon gap and soft coat low-E glass. Window Energy Rating to be Band C or better and to achieve U-value of 1.6 W/m^{2}K.

DOORS
Doors to achieve a U-Value of 1.80W/m^{2}K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.



PROPOSED JOIST PLAN - Subject to Structural Engineer's details

Notes:

All joists @ 400 ctrs.

Triple up joists below partitions.

For timber to timber connections use 'Jiffy' joist hangers.

22mm Grade P5 moisture resistant chipboard on C16 softwood joists @ 400 ctrs. Chipboard pre-drilled and screwed @ 300 ctrs. around board perimeter and at 500 ctrs. on intermediate supports. All joints to be glued with Unibond Universal Adhesive.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm T&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m^3 or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

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TITLE:	PROPOSED DWELLING JOIST PLAN

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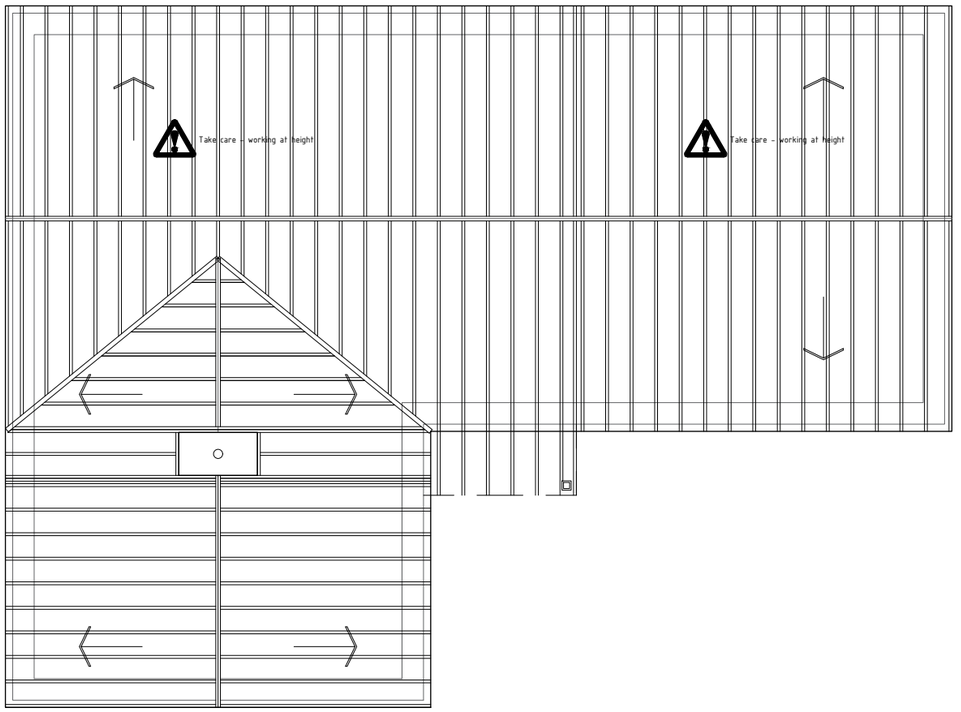
Trusses calculations to be forwarded to building control once manufacturer has been appointed

PITCHED ROOF VENTILATION Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation. THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.



PROPOSED ROOF PLAN – Subject to Structural Engineer's details

Note.
Ventilation at eaves should be at least equal to a continuous strip 10mm wide where the roof is pitched with a horizontal ceiling.

Ventilation at eaves should be at least equal to a continuous strip 25mm wide where the ceiling follows the pitch of the roof. Additionally, ventilation at the ridge level should be at least equal to a continuous strip 5mm wide

.

A void of 50mm should be maintained between the underside of the roof covering and the insulation.

PITCHED ROOF Pitched roof to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by specialist truss manufacturer to BS EN 595:1995 and submitted to Building Control for approval prior to commencement of work. Trusses to be placed at max 600ctrs in accordance with BS 8103-3:2009 and BS EN 1995-1 on suitably designed reinforced concrete pad stones. All strapping, fixing and bracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanized steel truss clips. Form ceiling using 12.5mm plasterboard and min 3mm thistle multi-finish plaster and lay 150mm Rockwool insulation between ceiling joists with a further 170mm layer over joists (cross direction). Provide polythene vapour barrier between insulation and plasterboard. Ensure opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.

LEAD WORK AND FLASHINGS All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations. LEAD VALLEYS Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°). All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

RAINWATER DRAINAGE Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

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24567	A3/248		-

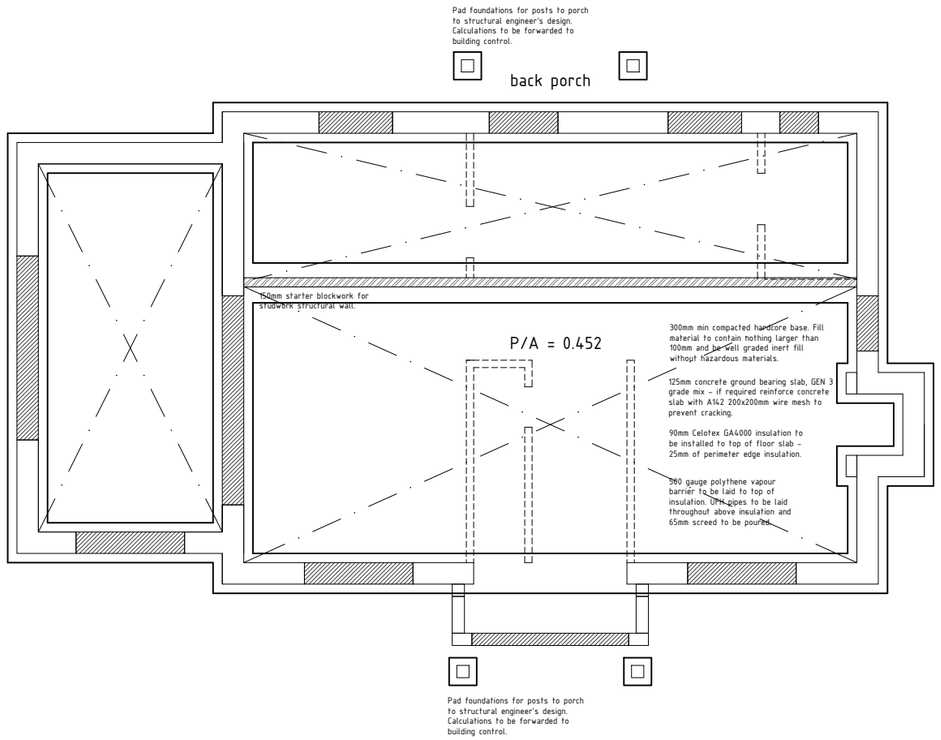
STRIP FOUNDATION
Provide 225mm x 650mm concrete foundation, concrete mix to conform to BS EN 206-1 and BS 8500-2. All foundations to be a minimum of 1000mm below ground level, exact depth to be agreed on site with Building Control Officer to suit site conditions. All constructed in accordance with 2004 Building Regulations A1/2 and BS 8004:1986 Code of Practice for Foundations. Ensure foundations are constructed below invert level of any adjacent drains. Base of foundations supporting internal walls to be min 600mm below ground level. Sulphate resistant cement to be used if required. Please note that should any adverse soil conditions be found or any major tree roots in excavations, the Building Control Officer is to be contacted and the advice of a structural engineer should be sought.

EXISTING STRUCTURE
Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

SOLID FLOOR INSULATION OVER SLAB
To meet min U value required of 0.18 W/m^{2}K
Solid ground floor to consist of 150mm consolidated well-rammed hardcore. Blinded with 50mm sand blinding. Provide 100mm ST2 or Gen2 ground bearing slab concrete mix to conform to BS 8500-2 over a 1200 gauge polythene DPM. DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 80mm thick Celotex GA4000. 25mm insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement.
Where drain runs pass under new floor, provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain.

WALLS BELOW GROUND
All new walls to have Class A blockwork below ground level or alternatively semi engineering brickwork in 1:4 masonry cement or equal approved specification. Cavities below ground level to be filled with lean mix concrete min 225mm below damp proof course. Or provide lean mix backfill at base of cavity wall (150mm below damp course) laid to fall to weepholes.

DPC
Provide horizontal strip polymer (hyload) damp proof course to both internal and external skins minimum 150mm above external ground level. New DPC to be made continuous with existing DPC's and with floor DPM. Vertical DPC to be installed at all reveals where cavity is closed.



PROPOSED FOUNDATION PLAN - Subject to Structural Engineer's details

Construction Notes

The builder is responsible for checking and verifying all dimensions, measurements, levels, drains/sewers and services locations prior to the commencement of any works whatsoever and the manufacture of any purpose made components. Any discrepancies are to be notified to the client immediately.

Site boundaries are to be agreed by all parties concerned prior to the commencement of any building work, and new work is to be constructed so as to cause no encroachment of adjoining ownership.

Any work affecting or causing disturbance to adjoining property, to be carried out with the written consent of adjoining owners.

The builder is also responsible for ensuring that all works carried out comply with the relevant Building Regulations and/or statutory requirements whether or not they are specifically mentioned on the drawings/specifications.

All dimensions are in 'mm' unless otherwise specified.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between you and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

BASIC RADON PROTECTION
Provide a 1200g (300 um) radon membrane under floor slab lapped 300mm double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

SITE INVESTIGATION
A survey of the site is to be carried out by a suitably qualified person including an initial ground investigation, a desk study and a walk over survey. A copy of all reports and surveys to be sent to building control for approval before works commence on site.
Any asbestos, contaminated soil or lead paint found on the site is to be removed by a specialist. Asbestos is to be dealt with in accordance with the Control of Asbestos Regulations 2006.

SITE PREPARATION
Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc on or in the ground covered, or to be covered by the building.

HEALTH AND SAFETY
The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

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STATUS:	PRELIMINARY		

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BR2 4FG

SITE:
PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED DWELLING
FOUNDATION PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	03/08/2021	CCT	JJ
PROJECT NO:	DRAWING NO:		REVISION:
24567	A3/248		-

EXTRACT TO KITCHEN
Kitchen to have mechanical ventilation with an extract rating of 60l/sec or 30l/sec if adjacent to hob to external air, sealed to prevent entry of moisture. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. Cooker hoods to BS EN 13141-3. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO UTILITY ROOM
To utility room provide mechanical ventilation ducted to external air capable of extracting at a rate of 30 litres per second. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

EXTRACT TO W/C
W/C to have mechanical ventilation ducted to external air with an extract rating of 15l/s operated via the light switch. Vent to have a 15min overrun if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic Ventilation Compliance Guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

AIR PERMEABILITY AND PRESSURE TESTING
Reasonable provision shall be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric. The new dwelling to be pressure tested by a specialist registered with the British Institute of Non-destructive Testing in compliance with Regulation 43 of the Building Regulations.
The measured air permeability to be not worse than 5 $m^3/(h.m^2)$ at 50 Pa or in compliance with the TER design limits, ensuring the DER calculated using the measured air permeability is not worse than the TER.
Where the dwelling is not to be tested an assessed air permeability to the value of 15 $m^3/(h.m^2)$ at 50 Pa is to be assumed for the purpose of the TER.
If the required air permeability is not achieved, then remedial measures should be undertaken and a new test carried out until satisfactory performance is achieved.
A copy of the test results to be sent building control no later than 7 days after the test has been carried out.

PROVIDING INFORMATION
Information about the fixed building services and their maintenance, including timing and temperature control settings, shall be provided to the owner of the dwelling on completion in compliance with Approved Document L1A.

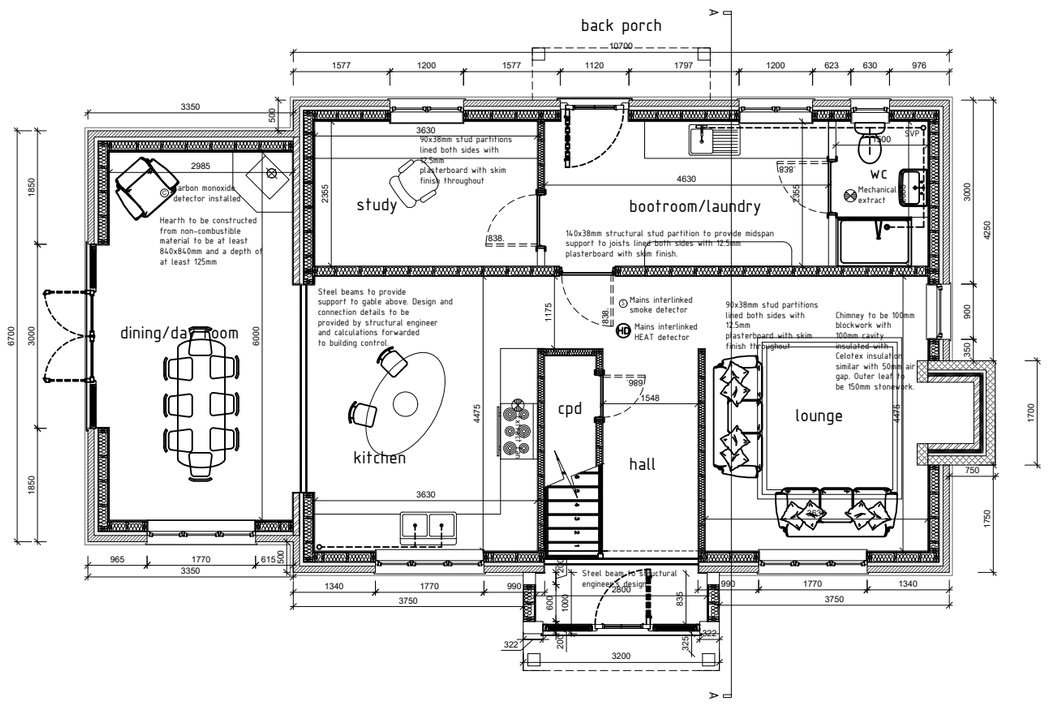
BEAMS
Supply and install all structural elements such as beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

TIMBER FRAME WALL
To achieve minimum U Value of 0.21W/m^2K
20mm render on 100mm blockwork with 50mm vented and drained cavity tied to breathable membrane (having a vapour resistance of not more than 0.6 MNs/g) and 12mm thick WBP external quality plywood sheathing (or other approved). Ply fixed to treated timber frame studs constructed using 140mm x 38mm treated timbers with head & sole plates and vertical studs (with noggins) at 400mm ctrs, or to s/engineer's details & calculations. Insulation to be 140mm Celotex XR4000 between studs with VLC and 20mm Celotex TB4000 within studs. 3mm skim coat of finishing plaster. All junctions to have water tight construction, seal all perimeter joints with tape internally and with silicon sealant externally.

INTERNAL STUD PARTITIONS
90mm x 50mm softwood treated timbers studs at 400mm ctrs with 38 x 90mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m^3 density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles, or built off DPC on thickened concrete slab if solid ground floor. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

ELECTRICAL
All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd.
An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of a certificate will be given to Building Control on completion.

INTERNAL LIGHTING
Internal energy efficient light to be fitted as calculated in the DER and in compliance with the Domestic Building Services Compliance Guide. Provide low energy light fittings not less than three per four (excluding infrequently accessed spaces used for storage, such as cupboards and wardrobes). Low energy light fittings should have lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens. Fixed internal lighting to be pin based fluorescent or compact fluorescent lamps or low energy bayonet or Edison screw base compact florescent lamps.



PROPOSED GROUND FLOOR PLAN - Subject to Structural Engineer's details

HEARTHS AND FIREPLACES FOR WOOD BURNING STOVE (with recess)
Fireplace walls to consist of non-combustible material of minimum 200mm thickness to the side, 100mm thick in the back wall recess, lined with suitable fire bricks.
Hearth to be of non-combustible material minimum 125mm thickness with no combustible material within 250mm.
Hearth to have projections extending outwards (to the sides) at least 150mm from the sides of the jambs and extending forwards at least 500mm from the front of the jambs.
Hearth also to extend 150mm outwards (to the sides) from the sides of the appliance and to extend forwards at least 300mm from the front of the appliance. Stoves to be 50mm minimum away from walls.
Boundary of hearth to be visually apparent.

WOOD BURNING STOVE
Ensure the wood burning stove is installed by an APHC, HETAS, NAPIT or NICEIC accredited specialist in compliance with Part J. Supply a suitable flue, hearth and CO / Carbon Monoxide alarm and provide ventilation to ensure the necessary combustion air and to prevent the depletion of oxygen in the room. There must not be an extractor fan fitted in the same room as the stove. A notice plate giving operating and maintenance instructions must be provided and fixed in an obvious place and the Part J installation checklist is to be completed and a copy given to Building Control.

SOIL AND VENT PIPE Svp to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP. Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (15g/m^2 mass per unit area) to provide adequate sound proofing. Soil and vent passing through floors to be enclosed in ducts comprising of timber framing faced with fire line plasterboard to achieve half hour fire resistance. All ducts to be fire stopped at floor levels using mineral wool quilt packing.

COLD WATER SUPPLY
There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared.
Supply of cold water to comply with section 67 of the water industry act 1991 and the Water Supply Regulations 2000.

HOT WATER SUPPLY
All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. Washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE
The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an inline thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS
Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported.
Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from any safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building.
Precautions to be in place to prevent stored water stored exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply.
Outlets from domestic hot water storage vessels to be fitted with an in line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevent certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion.

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SITE:
PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED DWELLING
GROUND FLOOR PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	03/08/2021	CCT	JJ

PROJECT NO:	DRAWING NO:	REVISION:
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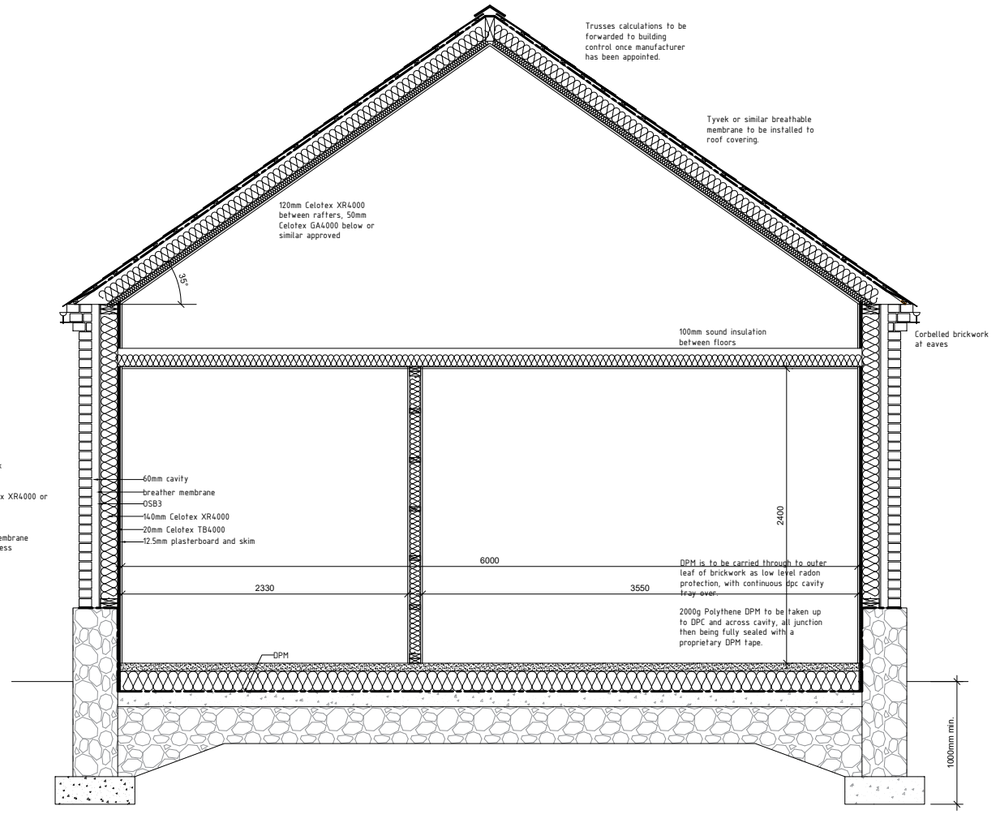

TIMBER FRAME PANEL CONSTRUCTION

140x38mm preservative softwood studwork to form panels.

140mm void to be filled with 140mm Celotex XR4000 or similar approved insulation.

12mm OSB boarding, lined with breather membrane fitted using polypropylene tape and stainless steel staples

PROPOSED TYPICAL SECTION A-A - Subject to Structural Engineer's details

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TITLE:
PROPOSED DWELLING
TYPICAL SECTION

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	03/08/2021	CCT	JJ
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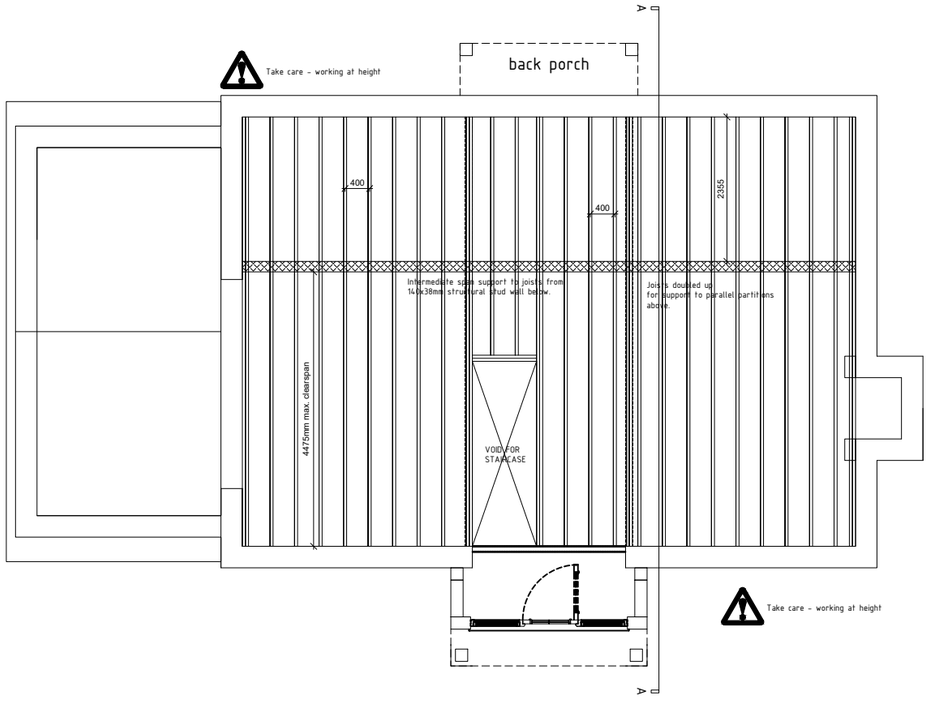
INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.



PROPOSED JOIST PLAN - Subject to Structural Engineer's details

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TITLE:
PROPOSED DWELLING
JOIST PLAN

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24567	A3/248	-

Note.
Ventilation at eaves should be at least equal to a continuous strip 10mm wide where the roof is pitched with a horizontal ceiling.

Ventilation at eaves should be at least equal to a continuous strip 25mm wide where the ceiling follows the pitch of the roof. Additionally, ventilation at the ridge level should be at least equal to a continuous strip 5mm wide
.
A void of 50mm should be maintained between the underside of the roof covering and the insulation.

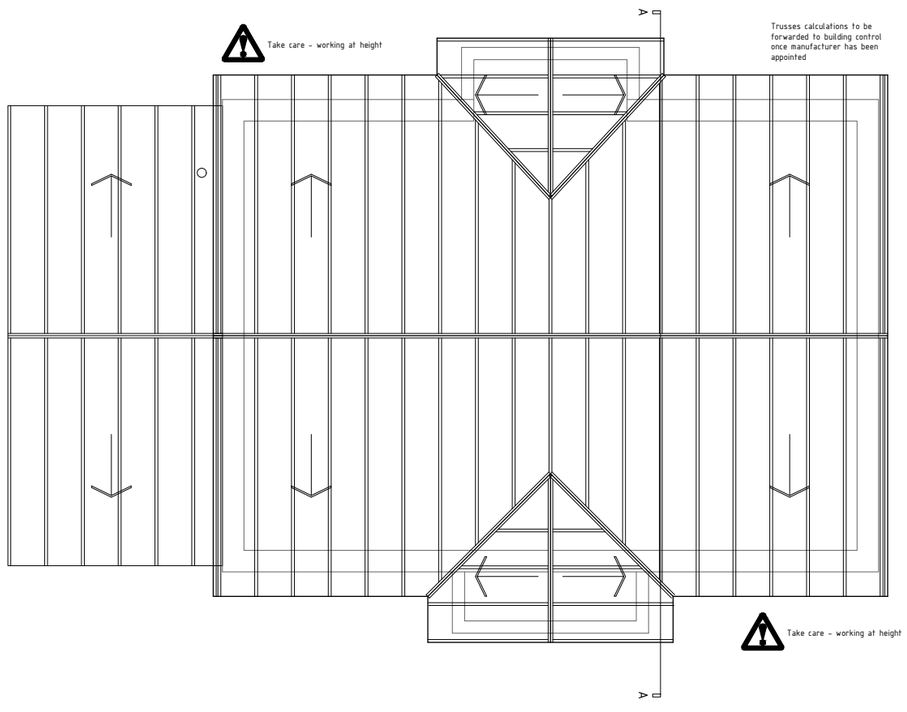
PITCHED ROOF Pitched roof to be formed using proprietary prefabricated manufactured trusses. Design of roof trusses to be produced by specialist truss manufacturer to BS EN 595:1995 and submitted to Building Control for approval prior to commencement of work. Trusses to be placed at max 600ctrs in accordance with BS 8103-3:2009 and BS EN 1995-1 on suitably designed reinforced concrete pad stones. All strapping, fixing and bracing to be in accordance with manufacturer's instructions. Mechanically fix trusses to 100 x 50mm sw treated wall plates using galvanized steel truss clips. Form ceiling using 12.5mm plasterboard and min 3mm thistle multi-finish plaster and lay 150mm Rockwool insulation between ceiling joists with a further 170mm layer over joists (cross direction). Provide polythene vapour barrier between insulation and plasterboard. Ensure opening at eaves level at least equal to continuous strip 25mm wide in two opposite sides to promote cross-ventilation. Mono pitched roofs to have ridge/high level ventilation equivalent to a 5mm gap via proprietary tile vents spaced in accordance with manufacturer's details.

LEAD WORK AND FLASHINGS All lead flashings, any valleys or soakers to be Code 5 lead and laid according to Lead Development Association. Flashings to be provided to all jambs and below window openings with welded upstands. Joints to be lapped min 150mm and lead to be dressed 200mm under tiles, etc. All work to be undertaken in accordance with the Lead Development Association recommendations. LEAD VALLEYS Lead-lined valleys to be formed using Code 5 lead sheet. Valley lead and two tiling fillets to be supported on min 19mm thick and 225mm wide marine ply valley boards on either side of the rafters. Lead to be laid in lengths not exceeding 1.5m with min 150mm lap joints and be dressed 200mm under the tiles. Roofing tiles to be bedded in mortar placed on a tile slip to prevent direct contact. Valley to have a minimum 100mm wide channel (125mm minimum for pitches below 30°). All work to be in accordance with the roof cladding manufacturers and the Lead Development Association recommendations.

RAINWATER DRAINAGE Rainwater goods to be new 110mm UPVC half round gutters taken and connected into 68mm dia UPVC downpipes. Rainwater taken to new soakaway, situated a min distance of 5.0m away from any building, via 110mm dia UPVC pipes surrounded in 150mm granular fill. Soakaway to be min of 1 cubic metre capacity (or to depth to Local Authorities approval) with suitable granular fill with geotextile surround to prevent migration of fines. If necessary carry out a porosity test to determine design and depth of soakaway.

PITCHED ROOF VENTILATION Maintain a 50mm air gap above insulation in the roof pitch to ventilate roof. Provide opening at eaves level at least equal to continuous strip 25mm wide and opening at ridge equal to continuous strip 5mm wide to promote ventilation. THERMAL BRIDGING Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the dwelling is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.



PROPOSED ROOF PLAN - Subject to Structural Engineer's details

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SITE:
PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED DWELLING
ROOF PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:50	03/08/2021	CCT	JJ

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24567	A3/248	-

HEARTHS AND FIREPLACES FOR WOOD BURNING STOVE (with recess)
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Hearth to be of non-combustible material minimum 125mm thickness with no combustible material within 250mm.
Hearth to have projections extending outwards (to the sides) at least 150mm from the sides of the jambs and extending forwards at least 500mm from the front of the jambs.
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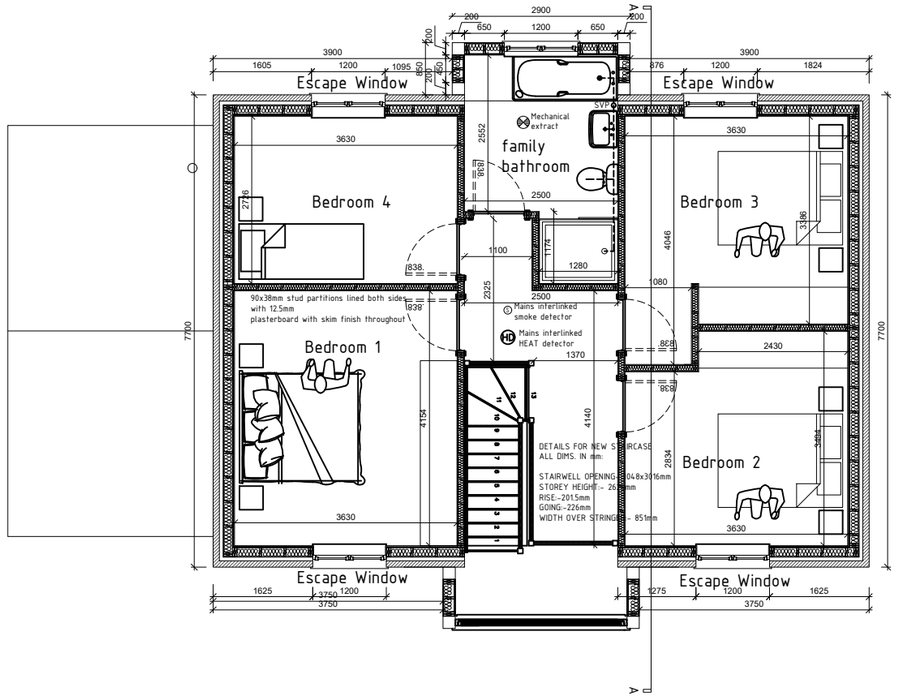

PROPOSED FIRST FLOOR PLAN - Subject to Structural Engineer's details

Notes:

All joists @ 400 ctrs.

Triple up joists below partitions.

For timber to timber connections use 'Jiffy' joist hangers.

22mm Grade P5 moisture resistant chipboard on C16 softwood joists @ 400 ctrs. Chipboard pre-drilled and screwed @ 300 ctrs. around board perimeter and at 500 ctrs. on intermediate supports. All joints to be glued with Unibond Universal Adhesive.

STAIRS
Dimensions to be checked and measured on site prior to fabrication of stairs. Timber stairs to comply with BS585 and with Part K of the Building Regulations. Max rise 220mm, min going 220mm. Two risers plus one going should be between 550 and 700mm. Tapered treads to have going in centre of tread at least the same as the going on the straight. Min 50mm going of tapered treads measured at narrow end. Pitch not to exceed 42 degrees. The width and length of every landing should be at least as great as the smallest width of the flight. Doors which swing across a landing at the bottom of a flight should leave a clear space of at least 400mm across the full width of the flight. Min 2.0m headroom measured vertically above pitch line of stairs and landings. Handrail on staircase to be 900mm above the pitchline, handrail to be at least one side if stairs are less than 1m wide and on both sides if they are wider. Ensure a clear width between handrails of minimum 600mm. Balustrading designed to be unclimbable and should contain no space through which a 100mm sphere could pass. Allow for all structure as designed by a Structural Engineer.

INTERMEDIATE FLOORS
Intermediate floor to be 25mm t&g flooring grade chipboard or floorboards laid on C24 joists at 400mm cts (see engineer's calculation for sizes and details). Lay 100mm Rockwool mineral fibre quilt insulation min 10kg/m³ or equivalent between floor joists. Ceiling to be 12.5 Gyproc FireLine plasterboard with skim plaster set and finish. Joist spans over 2.5m to be strutted at mid span using 38 x 38mm herringbone strutting or 38mm solid strutting (at least 2/3 of joist depth). In areas such as kitchens, utility rooms and bathrooms, flooring to be moisture resistant grade in accordance with BS7331:1990. Identification marking must be laid upper most to allow easy identification. Provide lateral restraint where joists run parallel to walls, floors are to be strapped to walls with 1000mm x 30mm x 5mm galvanised mild steel straps or other approved in compliance with BS EN 845-1 at max 2.0m centres, straps to be taken across minimum 3 no. joists. Straps to be built into walls. Provide 38mm wide x ¾ depth solid noggins between joists at strap positions.

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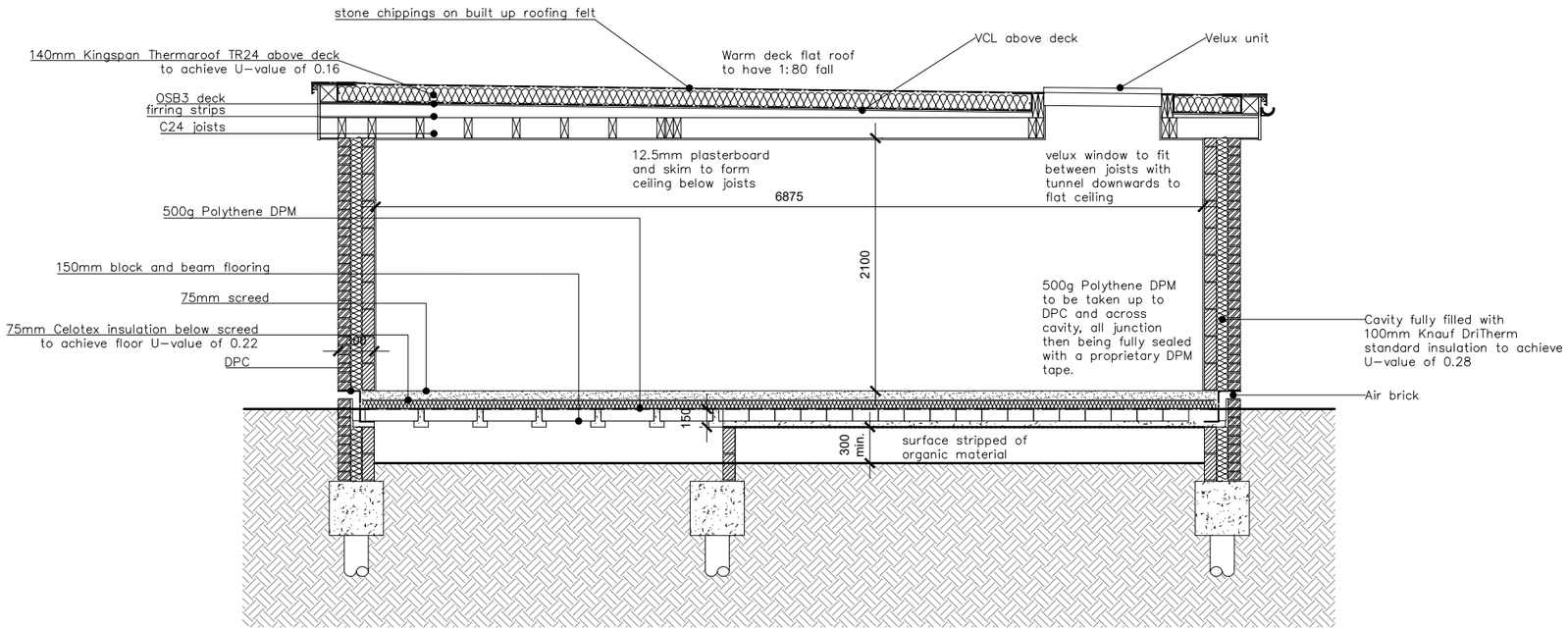
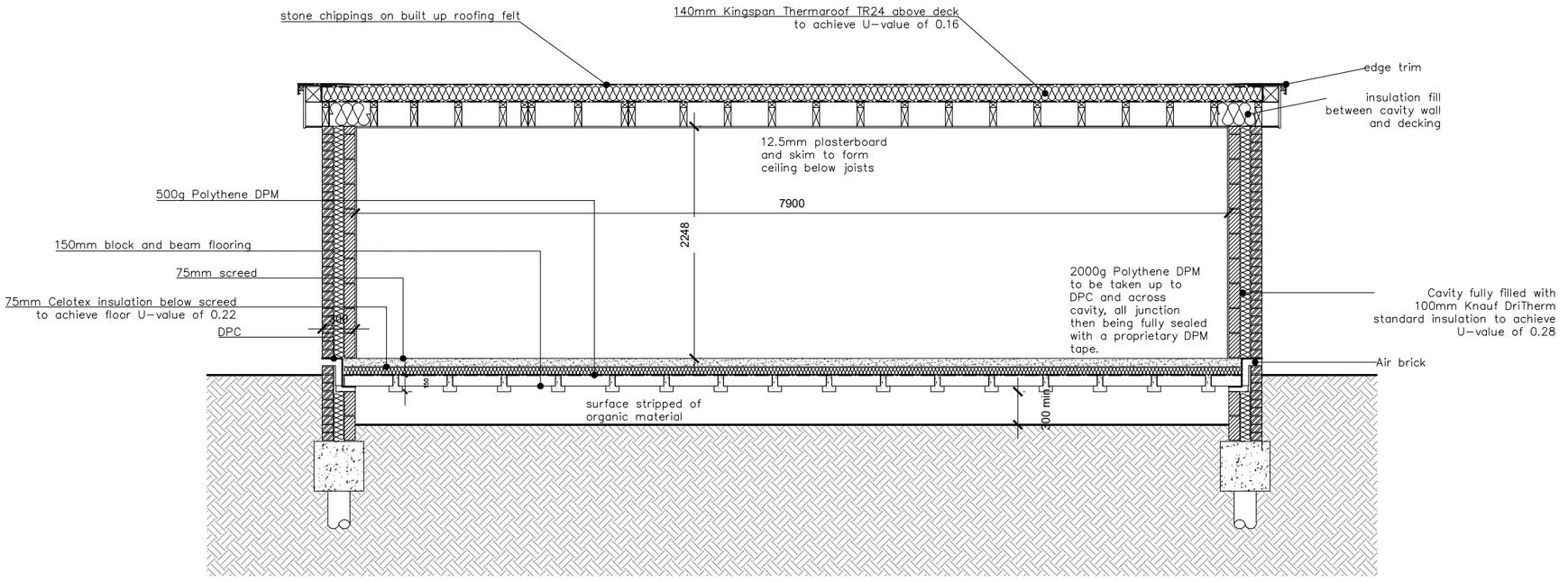
SITE:	PROJECT ADDRESS PROJECT ADDRESS LINE 2
TITLE:	PROPOSED DWELLING FIRST FLOOR PLAN

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	03/08/2021	CCT	JJ
PROJECT NO:	DRAWING NO:		REVISION:
24567	A3/248		-



TYPICAL SECTION A-A – SUBJECT TO STRUCTURAL ENGINEER'S DETAIL
1:50



TYPICAL SECTION B-B – SUBJECT TO STRUCTURAL ENGINEER'S DETAIL
1:50

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	PRELIMINARY		

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EC1B 3AS

ARCHITECT:
ARCHITECT'S NAME HERE
124 EXAMPLE STREET
BIRMINGHAM
BR2 4FG

SITE:
PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED ANNEXE
TYPICAL SECTIONS

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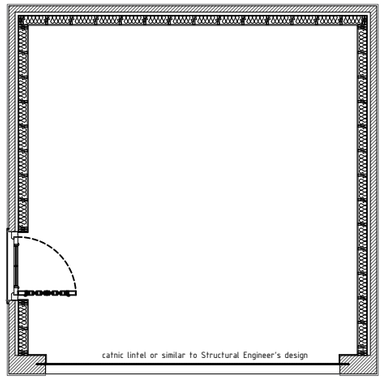
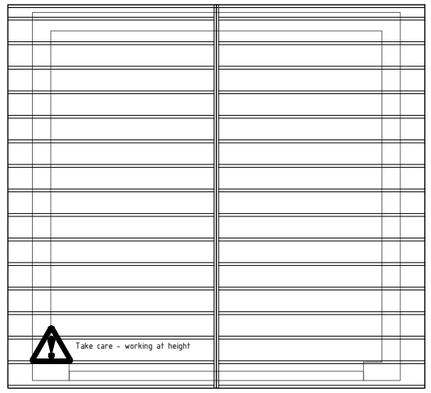
PROPOSED FOUNDATION PLAN - Subject to Structural Engineer's details

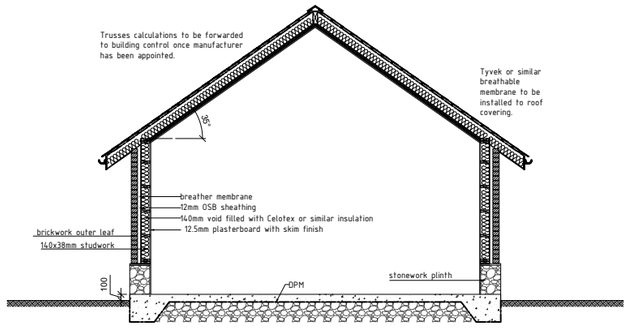


PROPOSED FLOOR PLAN - Subject to Structural Engineer's details



Trusses calculations to be forwarded to building control once manufacturer has been appointed

PROPOSED ROOF PLAN - Subject to Structural Engineer's details



PROPOSED SECTION A-A - Subject to Structural Engineer's details

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	PRELIMINARY		

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BR2 4FG

SITE:
PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED DWELLING
DOUBLE GARAGE

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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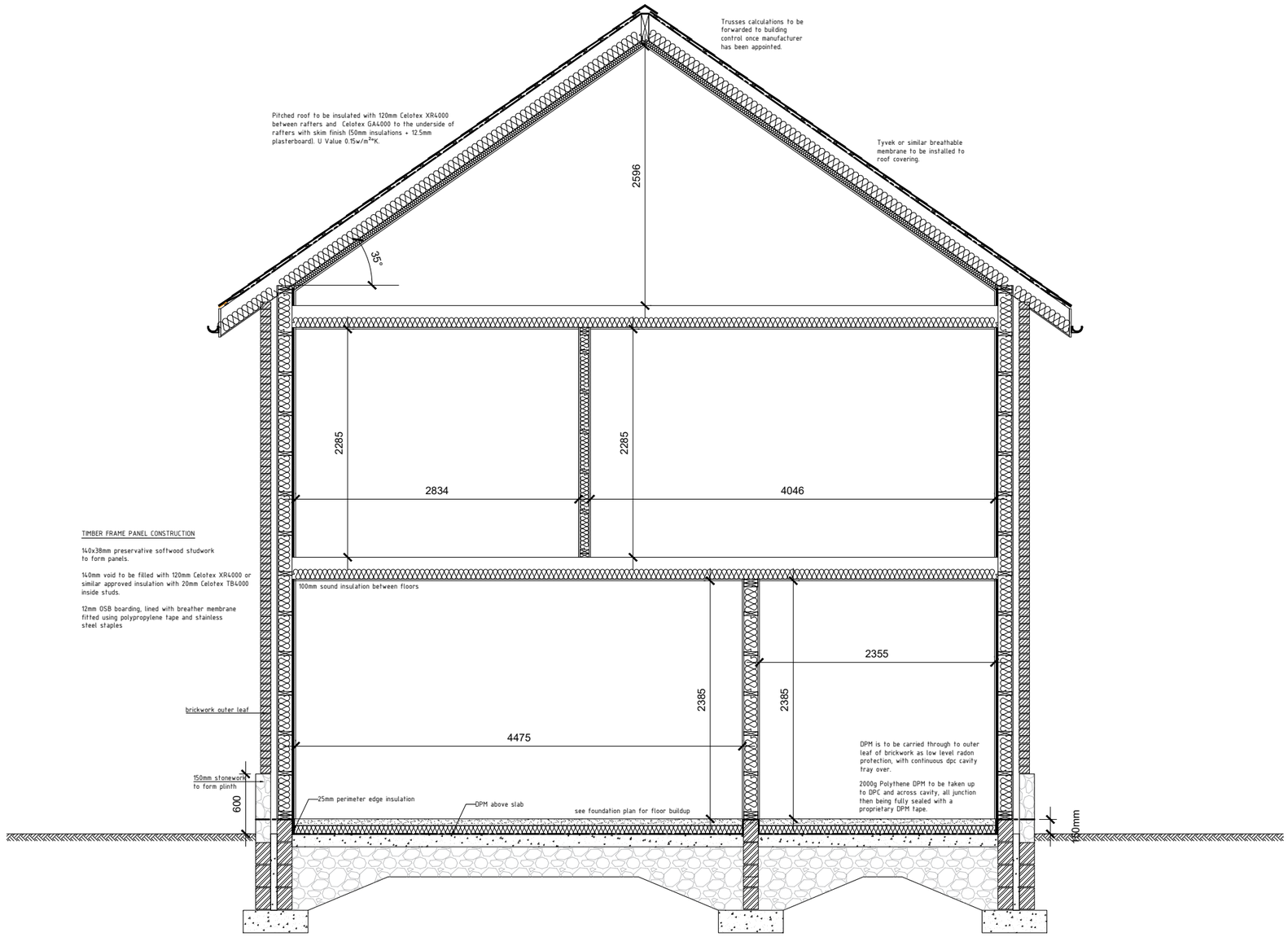

PROPOSED TYPICAL SECTION A-A - Subject to Structural Engineer's details

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	PRELIMINARY		

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SITE:
PROJECT ADDRESS
PROJECT ADDRESS LINE 2

TITLE:
PROPOSED DWELLING
TYPICAL SECTION

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
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