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2. WORK TO FIGURED DIMENSIONS ONLY.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND YOURSPREADSHEETS DRAWINGS AND SPECIFICATIONS.

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:

- 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.
- Where services run under load bearing walls concrete lintels should be used.
- Blockwork to internal doorways should be left 2 courses down to allow concrete to run continuously.
- 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.
- 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 5min 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 m³/(h.m²) 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.

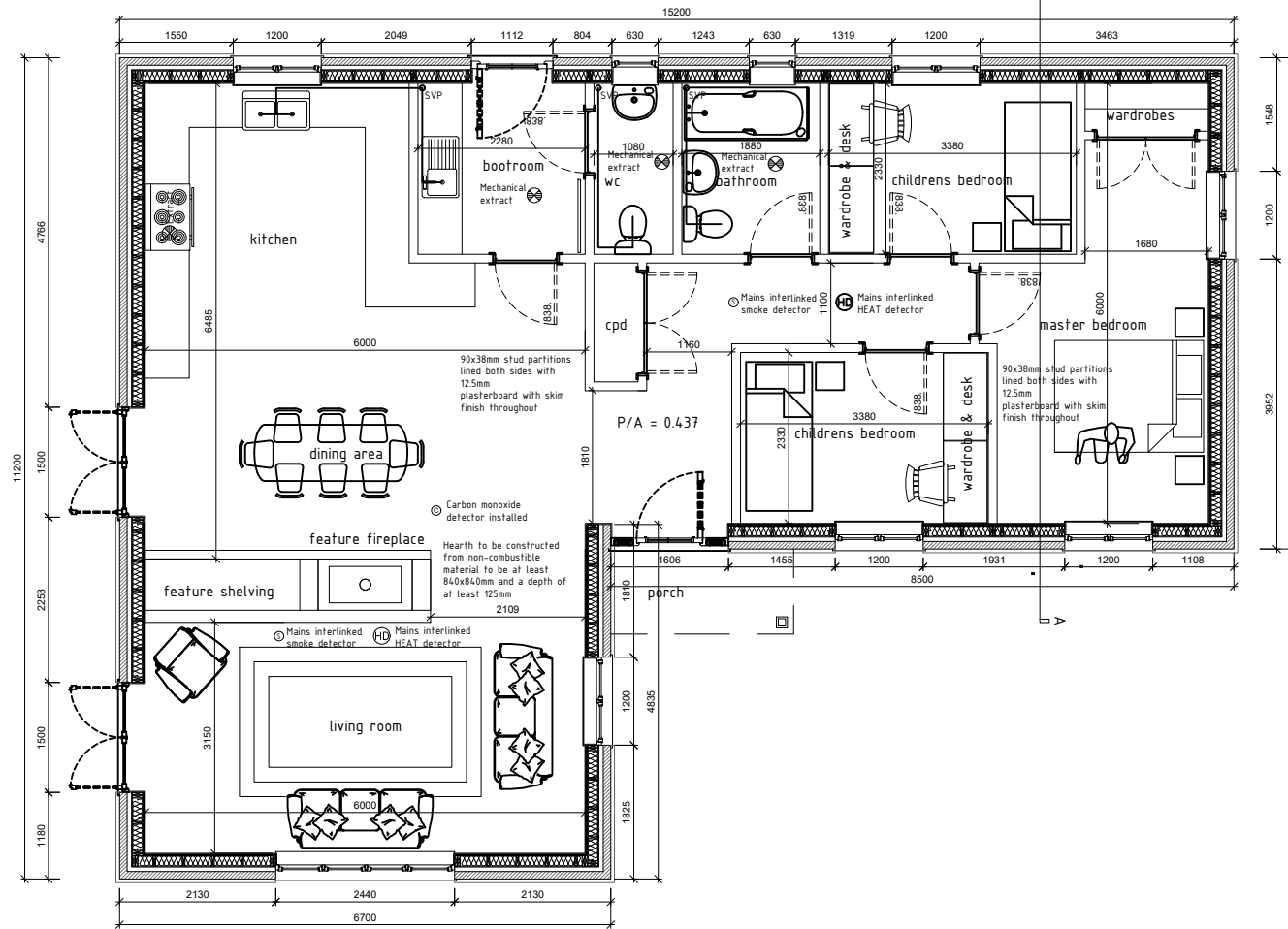
Where the dwelling is not to be tested an assessed air permeability to the value of 15 m³/(h.m²) at 50 Pa is to be assumed for the purpose of the TER.

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 NulFire 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/m²K
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 MN/g and 12mm thick WBP external quality plywood sheathing for 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 100mm Kingspan Thermaxi TWS 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 timber 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/m³ density acoustic soundproof quilt lightly packed (eg. 100mm Rockwool or Isovol 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 fluorescent lamps.

HEARTH'S 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 25mm.
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/m² 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.

REV:	DESCRIPTION:	BY:	DATE:
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 DWELLING GROUND FLOOR PLAN		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	03/08/2021	CCT	JJ
PROJECT NO:	DRAWING NO:	REVISION:	
24567	A3/248	-	