BUILDING NOTES:

- Electrical work will meet the requirements of Part P (Electrical Safety) and be designed, installed, inspected and tested by a person competent to do so. An appropriate BS7671 electrical installation certificate must be issued by a competent person on completion of the work.
- Each new internal light fitting will have lamps with a minimum luminous efficacy of 75 light source lumens per circuit-watt.
- Toughened glass to all glazing within 800mm of F.F.L. and in accordance with SBD requirements:
- Walls to be tied together using Ancon'ST1 Type 1' or equal approved stainless steel wall ties,@ max. 900mm horizontal spacings and vertical spacings max. 450mm. Installed in staggered formation and doubled up at reveals and along verges to 225mm vertical centres.
- New radiator installed sized to encompass new space fitted with Thermostatic Radiator Valves (TRVs).
- All windows to be supplied with Trickle vents to supply background ventilation based on continuous run extractors.
  Habitable room - 4,000 mm² equivalent area
  Kitchen, utility, bathroom (with or without WC) - 4000 mm² equivalent area.

ABOVE GROUND DRAINAGE

Above ground drainage to comply with BS EN 12056-2:2000 for sanitarypipework. All drainage in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes at changes of direction.
Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)
Sinks - 3m for 40mm pipe 4m for 50mm pipe
Wash basin - 1.7m for 32mm pipe 4m for 40mm pipe
Bath/shower - 3m for 40mm pipe 4m for 50mm pipe
W/c - 6m for 100m for single wc
All branch pipes to connect to 110mm soil and vent pipe. Waste pipes not to connect within 200mm of the wc connection.
Supply hot and cold water to all fittings as appropriate.

Window and Doors

Min U-value of 1.4 W/m²K. Roof-lights to be double glazed with 16mm argon gap and soft low-E glass. Window Energy Rating to be Band C or better.

Extraction rates - Continuous Run Extraction to be used

- Kitchen areas:30 l/sec.
- Utility rooms: 30 l/sec Min
- Bathrooms: 15 l/sec Min
- WC's: 8 l/sec Min

Roofing

Roof tiling will be fixed in accordance with BS 5534, including Mechanical fixings required to last tile on all courses or rows at verges, valleys, eaves, and ridge.

Lintels

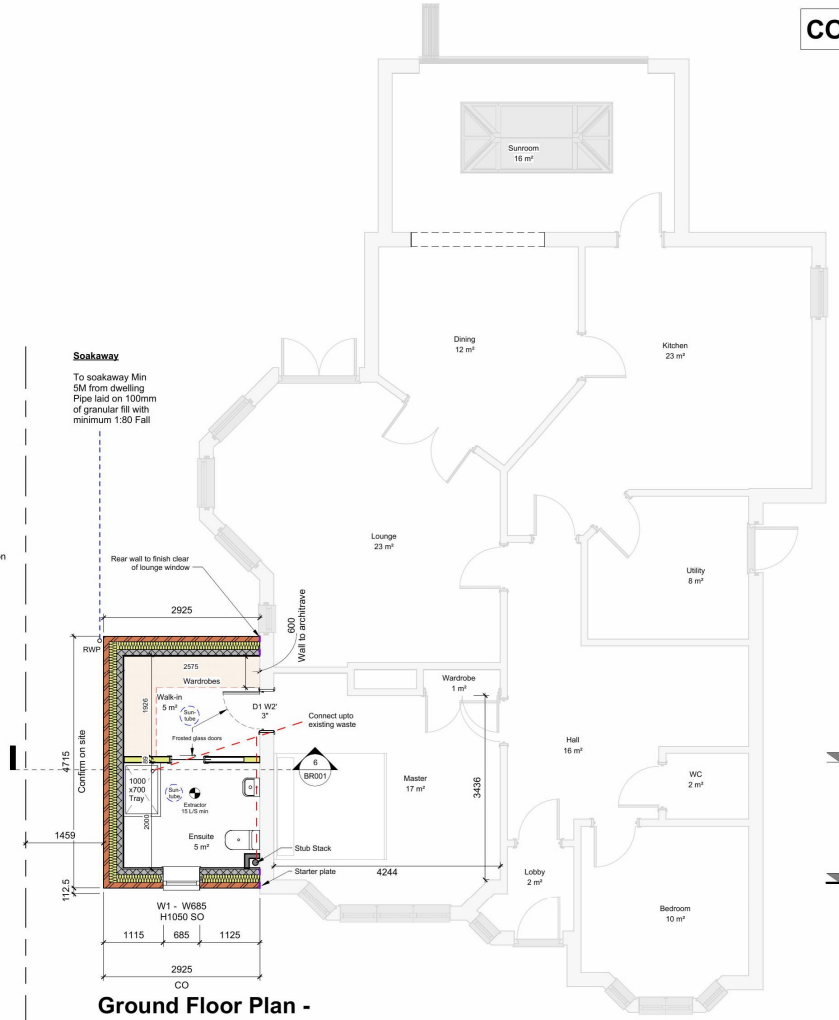
For smaller spans a Catnic lintel or equivalent will be specifed. For larger spans an engineers calulation will be provided for any steels. Steels will be clad in 12.5mm x 2 Plasterboard or 1 x Fireline plasterboard to provide fire protection.

Fire egress window spec EG

- A minimum area of 0.33m2.
- A minimum height of 450mm and a minimum width of 450mm
- The bottom of the openable area is a maximum of 1100mm above the floor

Soakaway

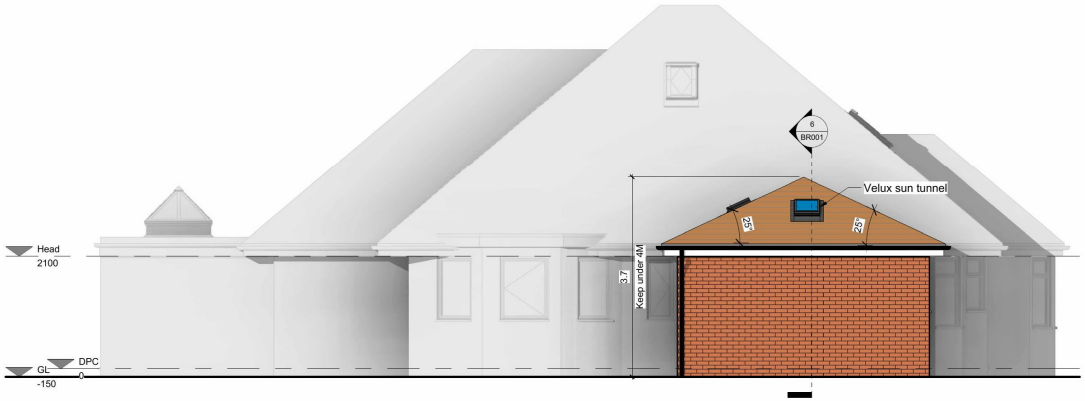
To soakaway Min
5M from dwelling
Pipe laid on 100mm of granular fill with minimum 1:80 Fall



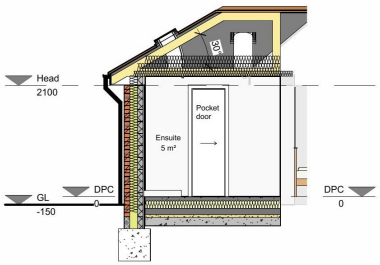
Ground Floor Plan -
1 : 50

CONFIRM ALL DIMENSIONS ON SITE

Front Elevation -
1 : 50



Left Elevation -
1 : 50



Section 1
1 : 50

Cold Roof
Tile on
50 x 25 SW treated battens
Tyvek membrane,
Trussed rafters by specialist manufacturer.
100mm Earthwool Loft Roll 40 between joists with a further 300mm above.
VCL
12.5mm plasterboard with skim finish.

U Value = 0.10 W/m2K

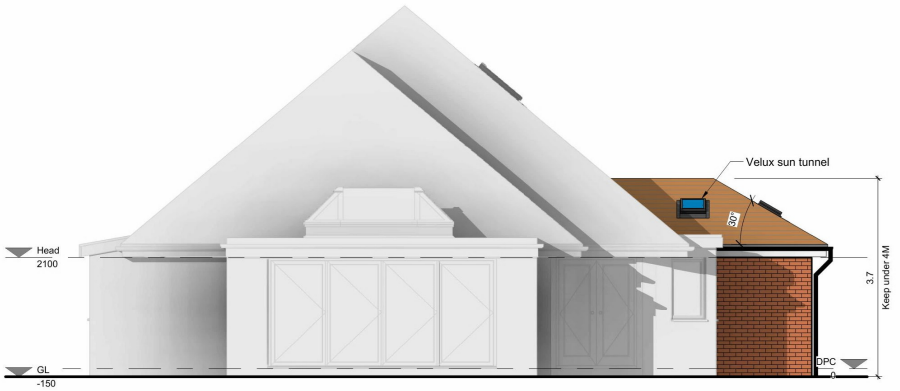
Wall construction:
102.5mm Brick
DriTherm 32 Ultimate 150mm Insulation,
100mm Celcon Standard
12.5mm plasterboards with skim finish.

U Value = 0.16 W/mK.

Ground Floor Construction

Ground Floor Construction
65mm Screed
Polythene, 500 gauge separating layer
150mm thick Celotex (25mm thick upstand around edges)
insulation board or equal approved,
1200 gauge DPM,
100mm Concrete Oversite
20mm Sand Blinded
150mm Hardcore

U-value = 0.12W/m²K



Rear Elevation -
1 : 50

1m 5m 1:50@A1

Revision:
Project:
17 Rosemary Avenue,Felixstowe ,IP11 9HX
Client:
James Ramsay
Drawing Title:
Plans, Elevations and Section
Project Ref / Drawing No:
BR001
Scale: As indicated @A1
Date: 28.11.2022
Drawn: RF

DRAFT

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