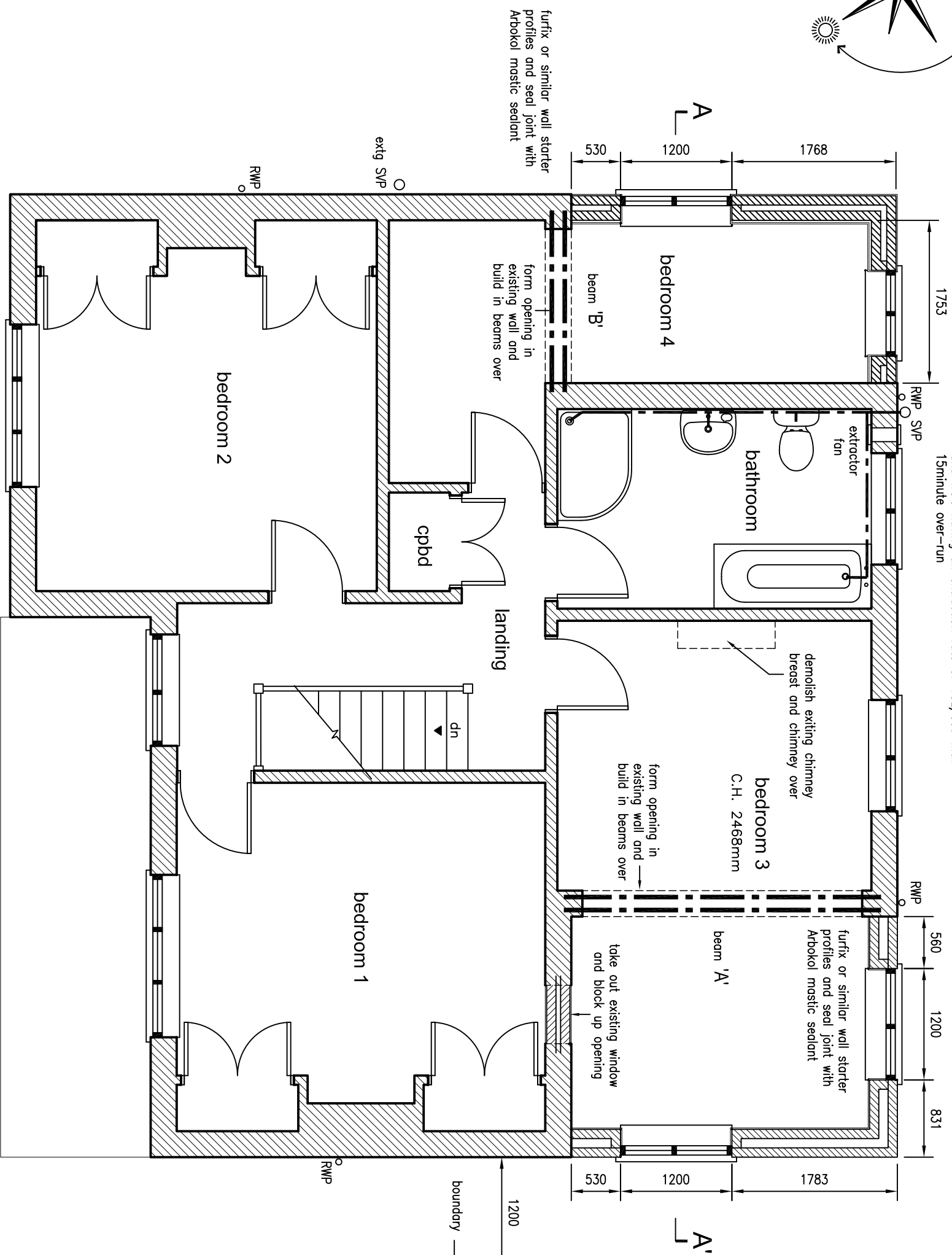


Ventilation:
 Provide mechanical ventilation in the kitchen capable of extracting air at the rate of 60L/sec or 30L/sec if located in a cooker hood
 Provide mechanical ventilation to bathrooms, en-suites and WCs having an extraction rate of 15L/sec with 15minute over-run



Proposed First Floor plan



NOTE: this drawing is to be read in conjunction with the Engineers Structural Calculations
 G. R. Sexton C.Eng., MICE

Heating and hot water Notes:
 extend existing heating system to provide new radiators in extension having thermostatic valves in positions to be agreed with the heating engineer
 Separate heating controls are to be provided for 1) heating and 2) domestic hot water heating and are to be individually controlled on a programmer with a 7 day, 24 hour clock
 All pipework in unheated areas shall be lagged with insulation the thickness of which shall not be less than the diameter of the pipe and shall have a thermal conductivity of 0.045W/m²K or better. All pipework within 1m of the cylinder to be lagged

Windows:
 All new windows are to be white upvc to match existing, double glazed (low 'E'), to provide a 'U' value no greater than 1.4W/m²K and draught stripped to comply with the approved Document.
 The opening lights to all rooms are to be 1/20th of the floor area of the room to comply with the regulations for ventilation
 Provide 8000mm² trickle ventilators to all windows to habitable rooms, & 4000mm² to non-habitable rooms.

All glazing to windows which are less than 800mm above finished floor level, and glass to doors, and within 300mm of doors, which are less than 1500mm above finished floor level to be safety glass to BS 6206

close cavities at sills and reveals with thermabate cavity closers

General:
 All works are to comply with the Robust Construction Manual with regard to air leakage and thermal bridging

SEXTON DESIGN SERVICES BUILDING, CIVIL, & STRUCTURAL ENGINEERING SERVICES 21A Empress Avenue, West Mersea, CO5 8EX, tel & fax 01206 384153	
CLIENT Mrs. Louise Letch 23 Salisbury Avenue, Colchester CO3 3DW	PROJECT TWO STOREY REAR EXTENSION 22 NEW ROAD, MISTLEY, CO11 2AG PROPOSED FIRST FLOOR PLAN
Scale 1 : 50 Designed GRS Drawn GRS Date January 2024 DRG. No. 2156/04	