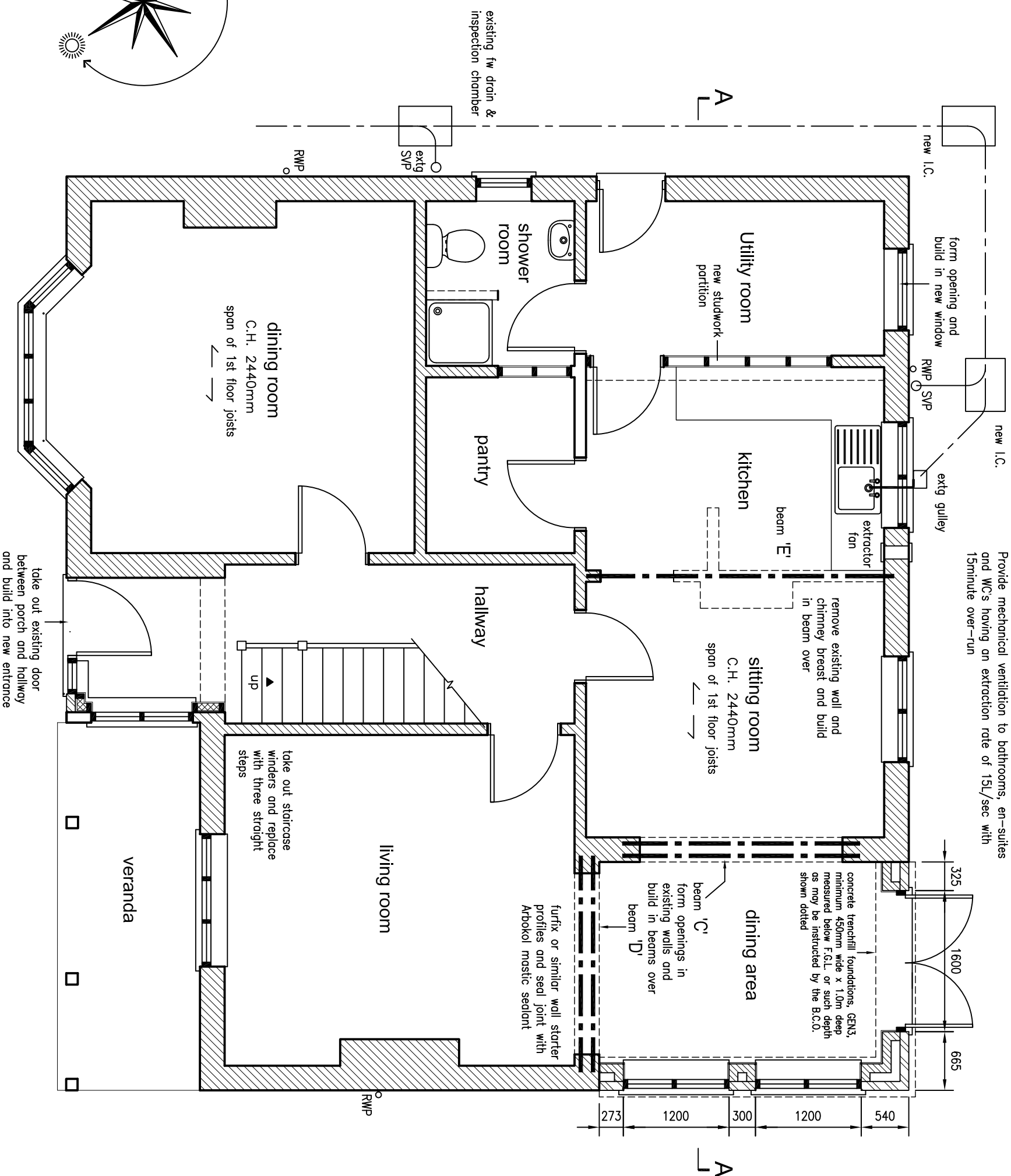


NOTE: this drawing is to be read in conjunction with the Engineers Structural Calculations
G. R. Sexton C.Eng., MICE

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 Ground Floor plan
scale 1 : 50



Electrical Notes:
All new electrical works to NHBC / Clients requirements
All sockets & other fittings to be positioned not less than 450mm or more than 1200mm above floor level
All electrical alterations to be designed, installed, inspected & tested in accordance with BS7671 : 2001 or an equivalent standard, & to be undertaken by a person registered with an electrical self certification scheme or other suitably qualified person, with a certificate of compliance to be forwarded to Building Control on completion of the works.
All new internal light fittings are to be low energy fittings with a minimum luminous efficiency of 75 lumens per circuit watt
all new smoke & heat detectors to be mains powered and interlinked

Plumbing Notes:
All new plumbing and wastes are to be carried out strictly in accordance with BS557 : 1978 and all appliances to be fitted with 75mm deep seal traps.
Basin wastes may be 32mm where the length does not exceed 1.7m but all other wastes to baths, showers and sinks are to be 40mm providing the length does not exceed 3m. All wastes over this length are to be 50mm
SVPs to be 100mm upvc reducing to 75mm in roof space and discharging through a ridge or tile vent.

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 GROUND FLOOR PLAN	
Scale 1 : 50	Designed GRS
	Drawn GRS
Date January 2024	
DRG. No. 2156/03	