

NOTE: this drawing is to be read in conjunction with the Engineers Structural Calculations  
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**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/m<sup>2</sup>k 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 8000mm<sup>2</sup> trickle ventilators to all windows to habitable rooms, & 4000mm<sup>2</sup> 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

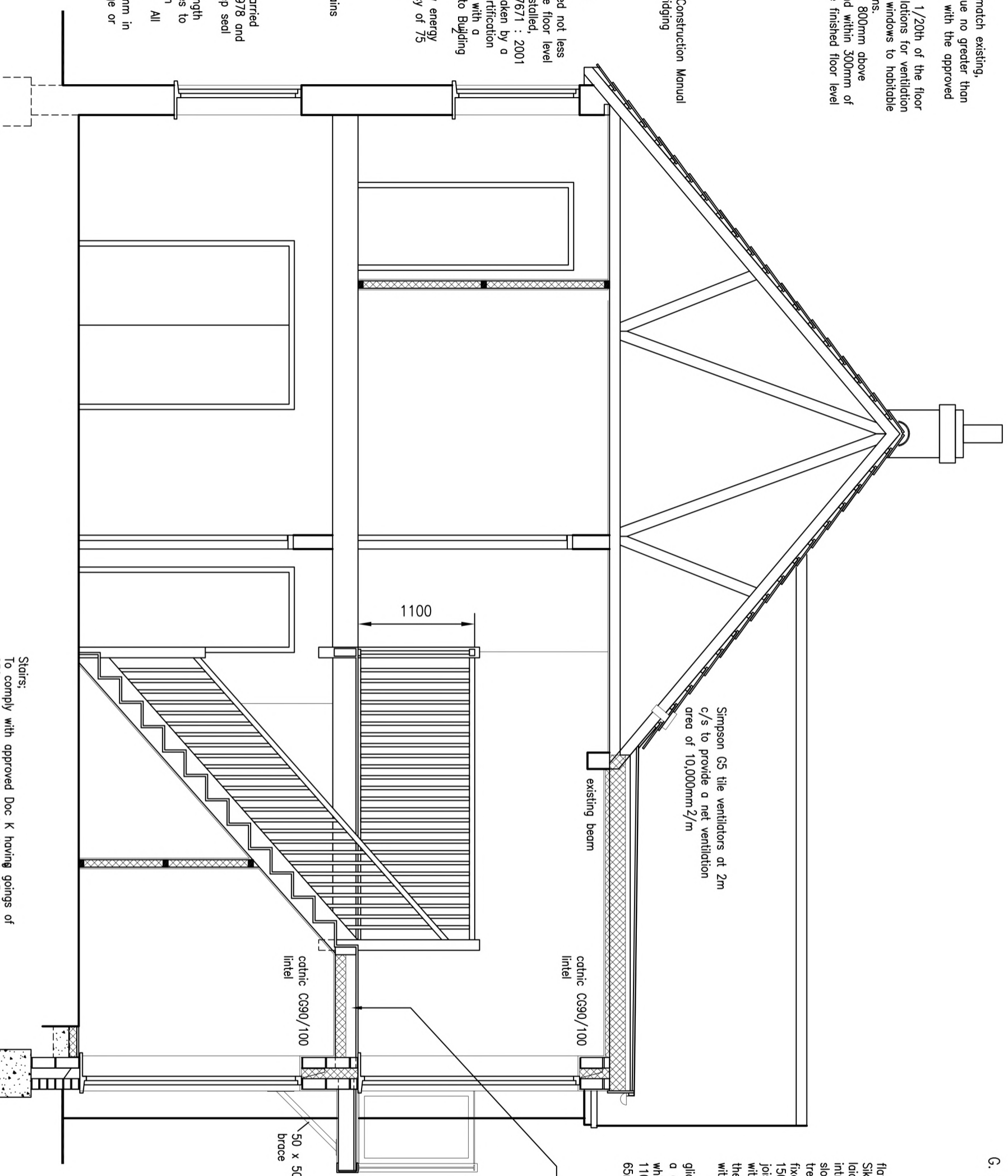
close cavities at sills and reveals with thermabate cavity closers

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

**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 of the works.  
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.  
Bosin 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.



flat roof construction:  
Sika Trocal or similar approved single ply membrane laid strictly in accordance with the manufacturers instructions, extended a minimum of 150mm up roof slopes on 18mm external quality WPB plywood on treated sw firrings laid to a minimum fall of 1 : 80 fixed to 45 x 195 C24 flat roof joists at 600mm c/s 150mm Celotex XR4000 insulation board laid between joists having 50mm air gap over and Celotex PL4040 with joints sealed as a VCL fixed to underside of these to provide a 'U' value of 0.15W/m<sup>2</sup>k, and skim with gyproc multi-finish plaster  
glidewale FV250 fascia ventilator to provide a continuous air gap of 25,000mm<sup>2</sup>/m white permocell pvc-u soffits & fascias 110mm H.R. white u-pvc gutters 65mm dia' white u-pvc RWP's

18mm T & G moisture resistant chipboard flooring with glued joints laid on 45 x 195 (C24) joists at 400mm c/s and having 100mm mineral wool acoustic insulation laid between them

new stainless steel balustrade 1100mm high having toughened glass safety panels and a handrail capable of resisting a horizontal force of 0.74kN/m  
45 x 147 C24 joists at 600mm c/s balcony decking laid on waterproof membrane on 18mm T & G moisture resistant chipboard and line underside with 6mm superlux board

**Section A.A.**  
scale 1 : 40



**Stairs:**  
To comply with approved Doc K having goings of 230mm measured on the centre line & 13 risers each of 205mm giving a pitch of 41.4°, having a handrail at 900mm above the nosing line with 82 x 82 newel posts & 32 x 32 bolusters with max 100mm gaps between them & having a min' headroom measured above the nosing line of not less than 2m

concrete trenchfill foundation, GEN3, minimum 450mm wide x 1.0m deep as may be instructed by the B.C.O. shown dotted

<b>SEXTON DESIGN SERVICES</b>	
BUILDING, CIVIL, & STRUCTURAL ENGINEERING SERVICES	
21A Empress Avenue, West Mersea, CO5 8EX, [REDACTED]	
<b>CLIENT</b>	<b>Mr Rasseen Ahem,</b> 'Laburnam', Plains Farm Close, Ardleigh, CO7 7QU
<b>PROJECT</b>	IMPROVEMENTS to FRONT ELEVATION and INTERNAL ALTERATIONS to 'LABURNAM', PLAINS FARM CLOSE, ARDLEIGH, CO7 7QU
<b>SECTION A.A.</b>	
<b>Scale</b>	1 : 40
<b>Designed</b>	GRS
<b>Drawn</b>	GRS
<b>Date</b>	February 2024
<b>DRG. No.</b>	2105/05