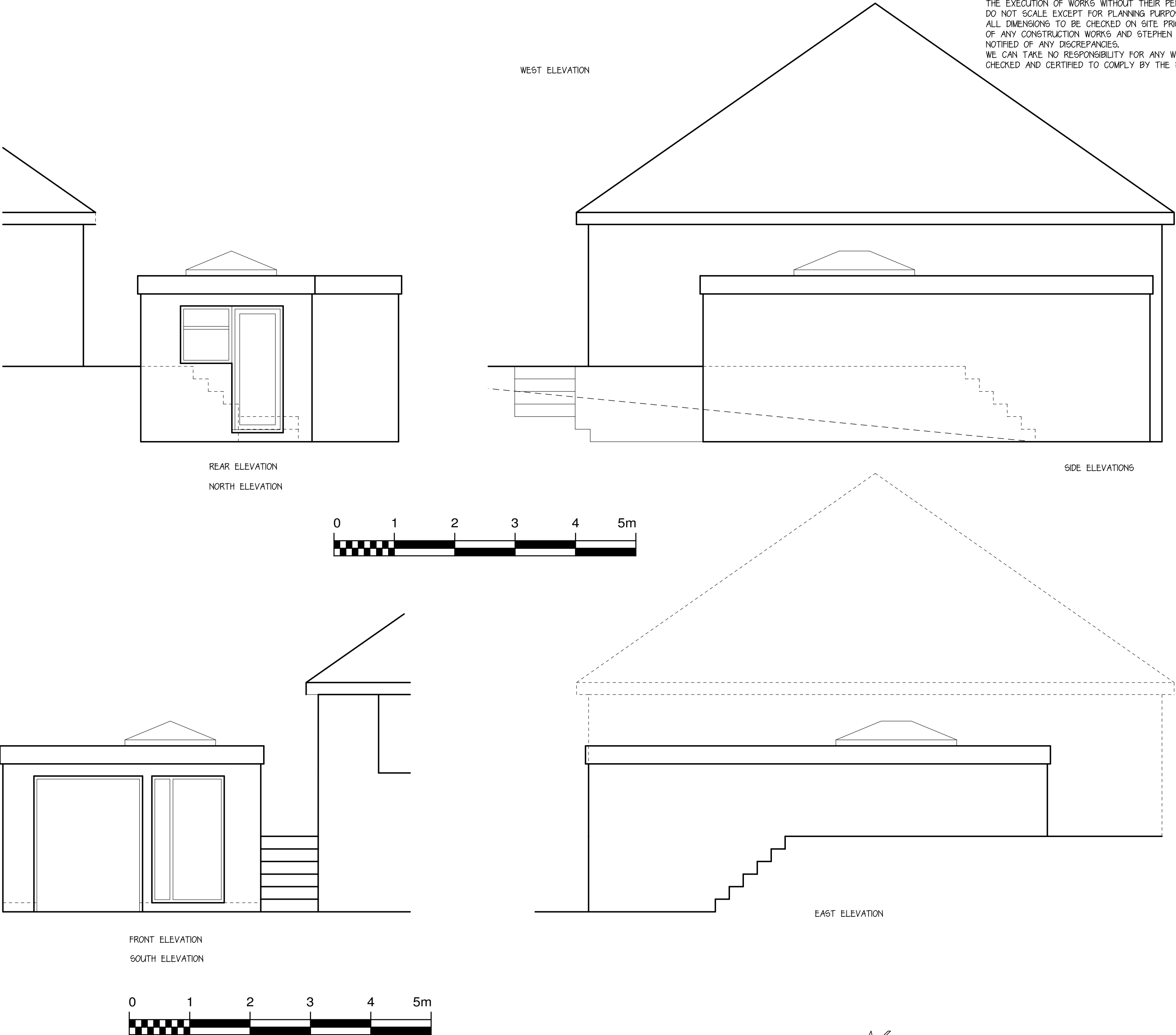
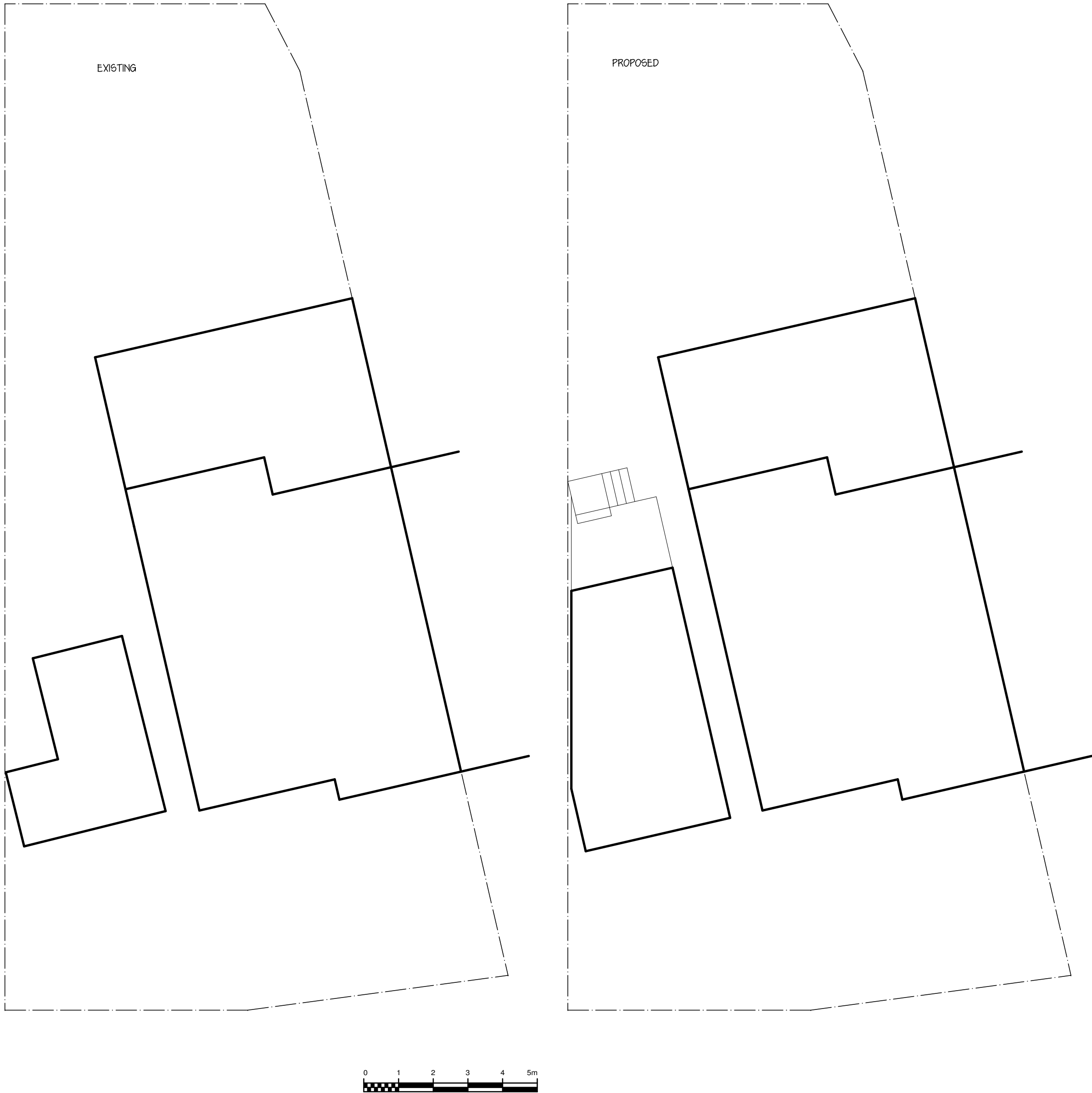


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NOTES FOR PLAN

All works to comply with building regulations 2010 as amended.
All plumbing to BS 752.
All drainage to BS 12056.
All gas/ heating and hot water works to be by gas safe registered installer.
water to all outlets to be wholesome water max temperature 45/0c.
All electrical works by part P certified electrician.
Existing structure to be checked and upgraded as necessary prior to commencement of other works.
All shedwork to be protected by two layers 125mm plasterboard with a 5mm varnish finish or approved intranslucent paint.
Pad stones min 150 high and to suit brick sizes.
Windows all double glazed to comply with latest heat loss regulations min 1.6w/m2/0c.
Fire escape windows to all habitable rooms min 450 x 450, min.393m2
Safety glass to all doors and windows in critical locations as detailed in building regs part N.
Min 1/20 of floor area openable ventilation, Min 9000mm trickle ventilation to each room.
Mechanical extract to any bathrooms, utility and kitchen by cooker hood min 30/s.
Mechanical extract to internal wc 6 l/s with 15 min overrun and 10mm airgap below door.
Drainage 100mm soil and vent pipe/underground quality where necessary surrounded in 150 pea shingle.
Vent pipes to finish min 900mm above any window within 5m.
APV to be min 120 above overspill level of any appliance it serves.
36mm waste to sink bath and shower, 32 mm waste to basins.
50mm where any wastes are combined.
Rodding points at all changes in direction 75mm deep seal traps.
100 half round pvc gutter with 85 down pipes to discharge to existing disposal system.
or if inadequate soakaway min 1m3 min 5m from any building.
Mains connected fire alarm system with battery back up to extended area, ground floor hallway and any landings.
Energy efficient lighting to altered areas min 3 in 4.

Flat roof - g r p roofing system on 25 ply on 150 celotex dec on 50mm wide firings to give min fall 1:60 on 150 x 50 joists at 400 c/c with 125mm plasterboard below. u value min 0.16 w/m2 k

5 x 32 x 1m galvanised holding down and gable straps at 2m c/c with nogging between rafters.

Walls -
brickwork to match existing
150 cavity with stainless steel ties 450 vert 750 horizontal staggered double ties around openings.
Cavities closed around openings with proprietary insulated cavity closers.
Cavities made effectively continuous with existing.
100 celotex against inner skin
100 turbo blocks 12mm plasterboard on dabs

foundations- 450 x 250 concrete deep strip foundations min 1 m below ground level and to suit site conditions two skins dense concrete blocks 100x150 cavity with stainless steel ties 450 vert 750 horizontal staggered. fine concrete fill to 225mm below dpc level.

ground floor - 10mm flooring grade chipboard on 100mm celotex on 150 grade 30 concrete on Visqueen tanking system (or similar approved) on 50 sand blinding on 300 well compacted hardcore.

STEPHEN BROMLEY ASSOCIATES
5 WEST ST SHOREHAM BY SEA
WEST SUSSEX

PROPOSED GRANNY ANNEX

AT SCALE 1:50 1:100

4 MILL AVENUE

Drawing no 1A

