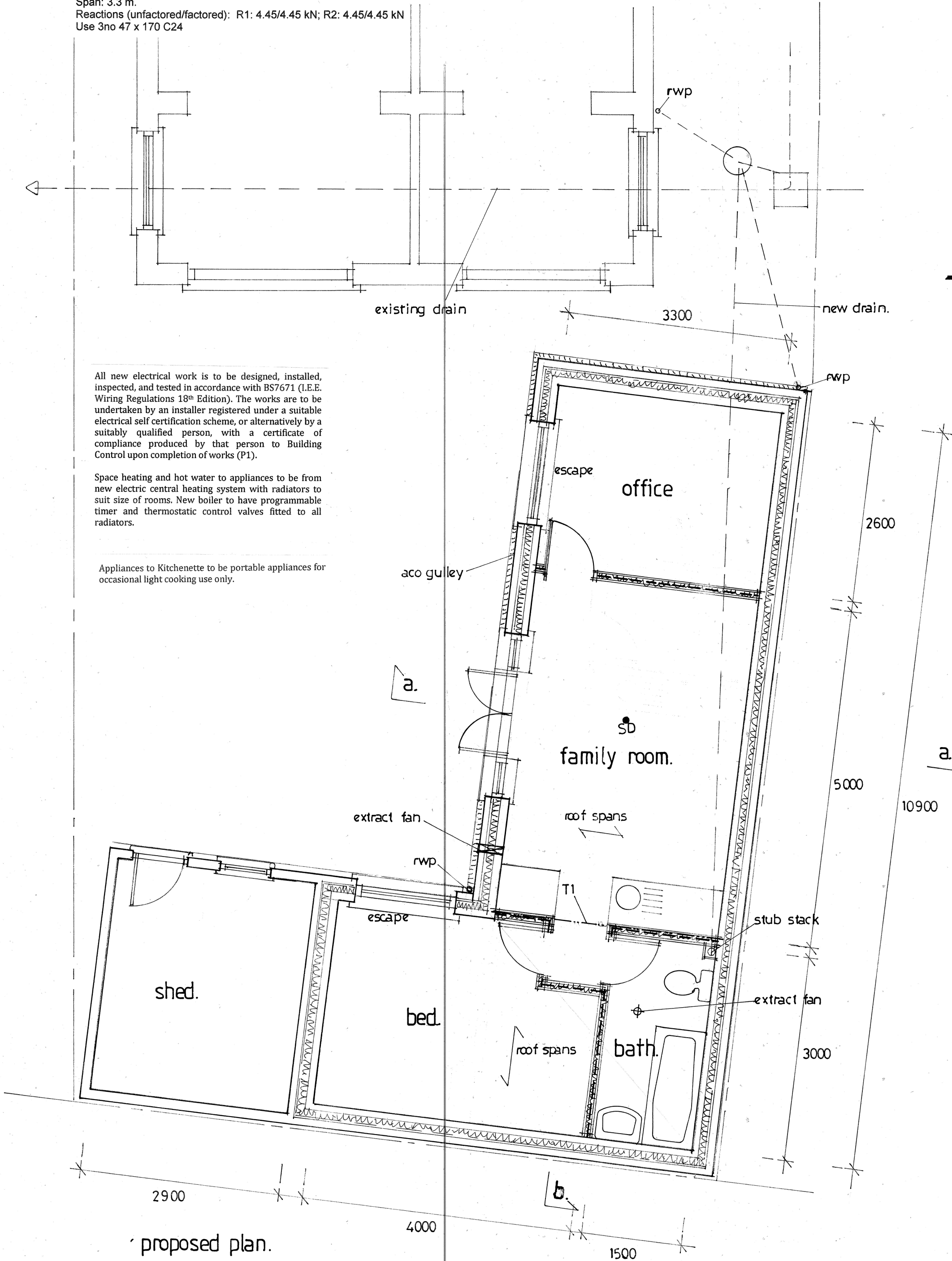


Beam: Flat Roof Joists @ 400mm centres.
Span: 3.3 m.
Reactions (unfactored/factored): R1: 1.15/1.15 kN; R2: 1.15/1.15 kN
Use 2no 47 x 125 C24

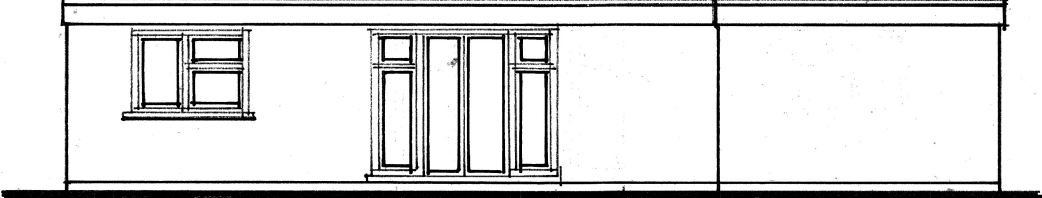
Beam: Roof Trimmer marked as T1 on Plan
Span: 3.3 m.
Reactions (unfactored/factored): R1: 4.45/4.45 kN; R2: 4.45/4.45 kN
Use 3no 47 x 170 C24



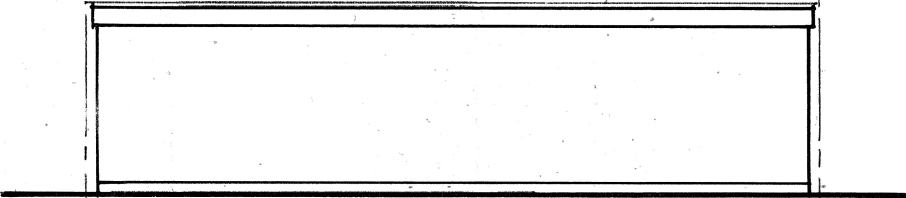
All new electrical work is to be designed, installed, inspected, and tested in accordance with BS7671 (I.E.E. Wiring Regulations 18th Edition). The works are to be undertaken by an installer registered under a suitable electrical self certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control upon completion of works (P1).

Space heating and hot water to appliances to be from new electric central heating system with radiators to suit size of rooms. New boiler to have programmable timer and thermostatic control valves fitted to all radiators.

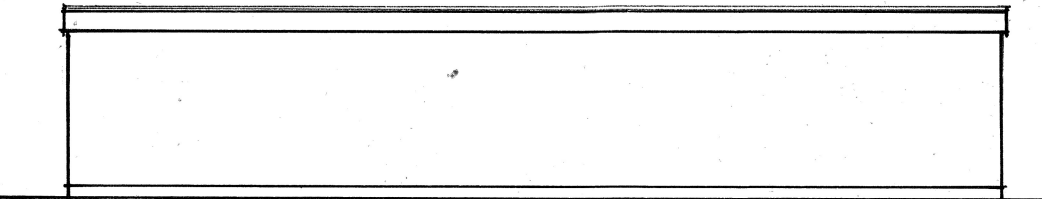
Appliances to Kitchenette to be portable appliances for occasional light cooking use only.



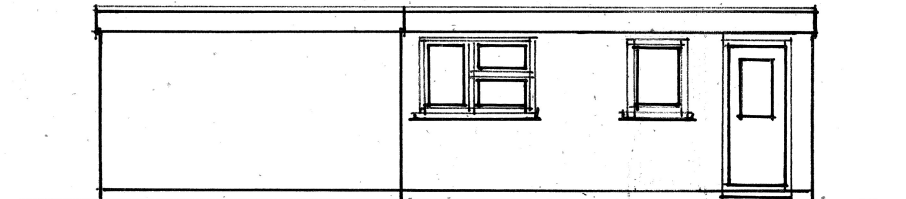
side elevation.



rear elevation.



side elevation.



front elevation.

FOUNDATIONS: Concrete trench fill minimum 500mm wide x 750mm deep at minimum depth 1.0m or 1.20m in clay soil or to suit local ground conditions. Foundations under single skin walls to be as above but minimum 400mm wide. Foundations to be below invert level of any drains where within 3.0m

BUILDING OVER DRAINS IF APPLICABLE: prestressed concrete lintels with minimum 100mm bearing to cavity walls over drains / sewers. and a reinforcing steel mesh is included to the ground bearing slab over internal drains. No foundations or walls to be within 500mm of any drain/sewer.

NEW CONCRETE FLOORS: 50mm sand screed on 100mm concrete on 500-gauge polythene vapour control layer required as separation between proposed insulation and concrete slab on 100mm PIR board with min 25mm upstand around edges, on 1200-gauge damp proof membrane continuous with new and existing damp proof courses, on 50mm sand blinding on 150mm well consolidated hardcore. Floor to achieve U Value of 0.18 W/M2K.

NEW CAVITY WALL: Inner skin 100mm lightweight concrete block work (Celcon Solar or similar) with 150mm cavity with 100mm Celotex with breathable taped joints with 100mm dense concrete blockwork as outer skin. Render and set internally, two coat render externally. Insulated catnic lintels over all new openings' minimum bearing 150mm onto concrete padstones. Tooth into existing walls and maintain cavities, close cavities at eaves with non-combustible materials. Wall ties at 750mm centres horizontally and 450mm centres vertically and staggered. Catnic or similar vertical thermal cavity closers at all openings. Minimum 225mm clear cavity below DPC. Walls to meet the U value of 0.18W/m2K as Part L of the Building Regulations Revised.

FLAT ROOF: 13mm stone chippings on three layers torch on felt to BS 747. chp 144. Part 3, 1977. On 150mm Kingspan Thermaroof TR24 finished on 12.5mm WPB plywood sheets on firings on 2 no 47x125mm C24 joists at maximum 400mm centres. 12.5mm foilback plaster board ceiling with skim finish under. Seal new warm roof from existing vented roof space at join. Strap down roof around perimeter with 38 x 1000mm galvanised mild steel straps. Solid strut at centre where span exceeds 2.40m. New roof to achieve U value of 0.15 WMk in accordance with Part L of the Building Regulations.

INNER PARTITIONS: 9mm plasterboard each side of 50 x 75mm studwork with plaster skim finish. Use minimum 25mm mineral fibre sound insulation within partition where separating rooms all to the approval of local authority. All sound insulation within partitions to be minimum 10kg per msq.

NEW WINDOWS: Opening window areas to be minimum 1/20th of enclosed floor areas. All new windows to be double glazed with minimum 12.5mm air gap with K glass and argon gas filled sealed units. All windows to be fitted with minimum 8000mm sq trickle vents per room (10,000mmsq in bungalows) Use toughened safety glass to any glazing within critical locations. All new Glazing to achieve U Value 1.4W/m2k or better.

100mm diameter half round guttering to 75mm Diameter down pipe to discharge to existing rainwater system and all to the approval of the Local Authority.

ESCAPE WINDOWS: Minimum full opening size of escape windows 0.33msq. The minimum width or depth of escape windows to be 0.45m, with cill below 1.10m from floor.

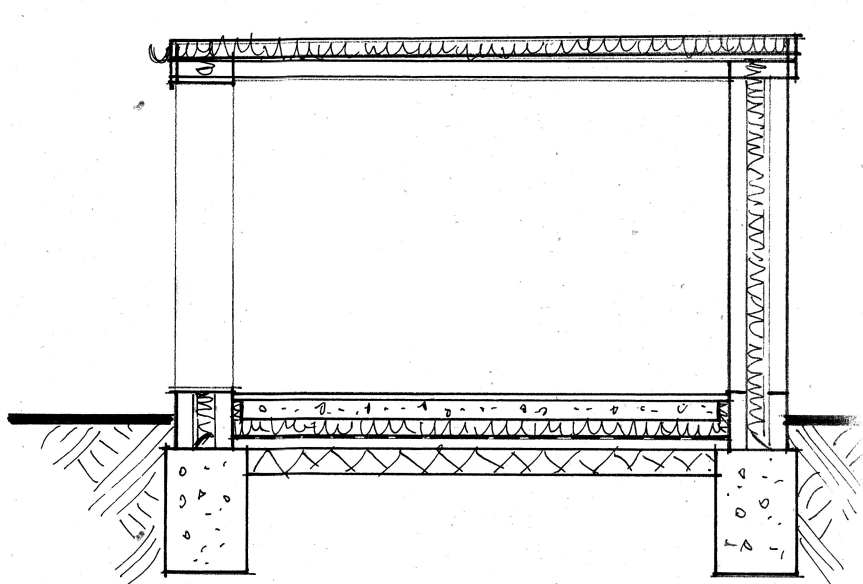
SD indicates smoke detectors, HD indicates heat detectors, exact position to be agreed on site with Local Authority Inspector. All detectors to be connected to mains supply on separate fused link and interlinked with each other, with battery back-up. Install minimum one detector per floor.

Fit mechanical extract fans ducted to external air to new shower/bathrooms rated at 15litres/second, wired to light switch and with minimum 15 minute over run. Minimum 12.5mm gap to bottom of doors for through ventilation.
Fit mechanical extract fan ducted to external air to kitchens rated at minimum 60 litres per second.

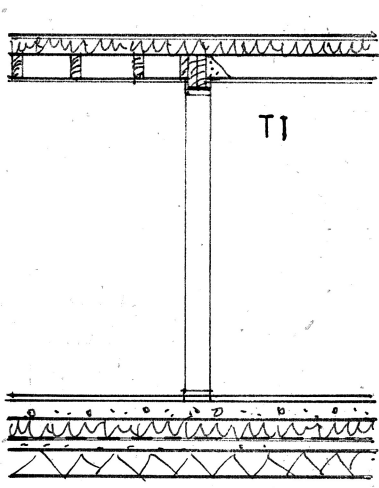
All new Light Fittings should have fittings that only accept lamps with minimum luminous efficacy of 75 light source lumens per circuit-watt.

max
2500

min
1000



section a.



section b.

Revisions;

B DEC 24 minor changes
A JULY 24 minor changes

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B J H Property Services
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LABC

Partner Authority Scheme

Site Address:

14 The Florins,
Widley,
PO7 5RJ.

Client:

Mr. & Mrs. Pook.

Job title:

Proposed Garden Annexe

Drawing Title:

Floor Plans, Elevations, Section & Notes.

Date:

May 2024

Scales:

1:50 & 1:100 @ A2.

Drawn by:

B J Hindle.

Drawing no:

15/2425 ^AB