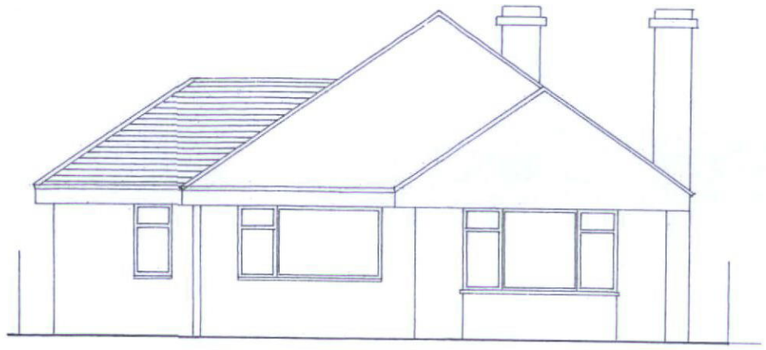
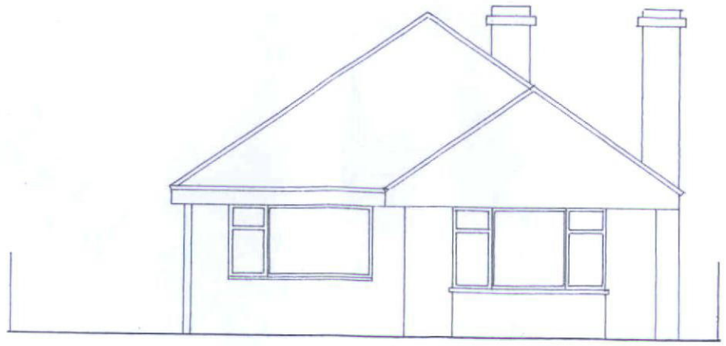
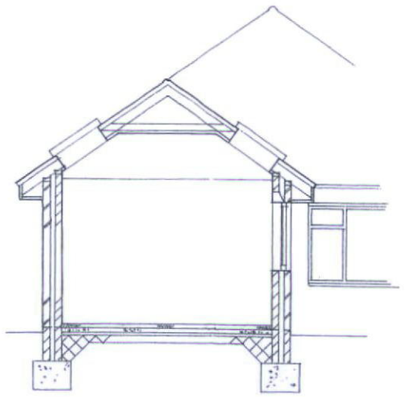


PROPOSED FRONT ELEVATION

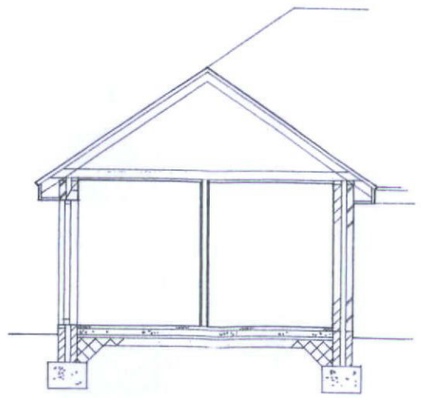


EXST'G. FRONT [SOUTH] ELEVATION



SECTION X–X

[SEE DWG. No.2]



SECTION Y–Y

1 2 3 4 5 SCALE BAR @ A3

MEANS OF ESCAPE
All habitable rooms to have a window with an unobstructed opening casement minimum 500mm wide x 1000mm deep to provide means of escape.

VENTILATION
New Shower Room to have opening window with controllable secure trickle ventilation of 4000sq.mm together with mechanical extraction of 15L/sec. when operated intermittently.

Fan to Kitchen to give extraction of 30L/sec.

PLUMBING AND DRAINAGE
Heating and hot and cold water services to be an extension of the existing system but any new boiler to be condensing type and gas installation generally to be carried out by a Gasafe registered fitter. Commissioning certificate to be issued prior to completion.

Indirectly heated unvented storage to comply with BS EN 12897:2006.

Provide thermostatic valves to all radiators.

Break into run of existing and extend drain to new inspection chamber as indicated on plan and then to new inspection chamber adjacent to proposed Storeroom. Drain laid to fall minimum 1 in 40 and to be encased in concrete under new extension and with rocker joints where passing under new foundations.

Provide 'Durgo' valve on SVP upstand in new Showeroom minimum 450mm above any waste connection.

All wastes to have clearing eyes at all changes in direction. Provide deep seal traps to all waste runs exceeding codes for practice. Wastes generally to be 40mm diameter to sink and shower and 32mm to basins.

New rainwater gutters to discharge into existing downpipes.

Test drainage to satisfaction of the Local Authority.

FIRE PRECAUTIONS
Provide mains wired heat detector/sounder to Kitchen/Dining area.

ELECTRICAL INSTALLATION
Provide high efficiency light fittings to new rooms.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed and inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 Electrical Installation Certificate to be issued for the work by a person competent to do so.

GENERALLY
Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground. All electrics, heating, plumbing and decorations to be altered/extended all to client's choice. All lengths of proposed beams to be measured on site prior to ordering, to verify Structural Engineer's dimensions. All foundations and lintels taking additional loads are to be exposed and checked for adequacy and suitability for ground conditions prior to commencement of work. The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between the elements and at the edges of elements such as those around window and door opening. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts. The property owner is reminded of the requirement to serve a Party Structure Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.

CONSTRUCTION NOTES

NEW PITCHED ROOF
Clay tiles to match existing on 32x25mm preservative treated tiling battens on type 1F sarking felt to BS747 on C24 rafters in accordance with Engineer's details.

100x50mm wall plates strapped down with 30x5mm galvanised straps 1000mm long @ 1600 c/cs.

Roofs to be cross-vented using Ryton fascia system (or similar) with over fascia vent strip giving equivalent of 10mm continuous ventilation gap. Fascias and soffites in UPVC. Use Ryton TU600 roof vent to maintain ventilation past the roof insulation.

270mm mineral wool laid in roof space: 100mm between ceiling joists and 170mm transverse across top of joists.

Felt to be dressed under existing tiling to roof slopes.

UPVC soffit and fascia boards.

NEW GABLE END
Gable end to be 50x100mm treated softwood studs @ 400mm c/cs with 100x100mm posts at corners and window jambs. Studding to be lined externally with plain tile hanging of colour to match main roof on 38x19mm battens and breather paper on 12.5mm sheathing ply.

Studs to be cross-nogged at third points and faced internally with 12.5mm plasterboard and set. Provide 100mm Celotex insulation between studs.

SKEILINGS
95mm Celotex laid between rafters with a further 45mm Celotex fixed across face to give a total thickness of 140mm face with 12.5mm plasterboard and set.

NEW EXTERNAL WALLS
External walls to be of cavity construction. Inner leaf 100mm Thermalite shield 2000:95mm cavity part filled with Celotex Tuff-R 3035 (45mm thick); external leaf to be 100mm faced brickwork to match existing. Both leaves to be dense concrete blockwork below ground level.

Stainless steel wall ties at 450mm vertically and 750mm horizontally in staggered pattern. Additional wall ties at openings decreasing spacing to 225mm. Openings spanned with insulated IG lintels or as specified by the Structural Engineer. Cavity trays over all lintels and weepholes in the external leaf with plastic weephole inserts. Cavities closed at openings with insulated cavity closers by Cavity Trays Ltd. or similar.

Precast concrete subcills on damp proof trays under all windows. Walls to be finished internally with 12.5mm gypsum plasterboard on dabs and drywall topcoat.

FOUNDATIONS
All foundations to be in accordance with the calculations and details of the Structural Engineer. Generally deep strip concrete: the main depth will be 1000mm below finished ground level. The final size and depth will be agreed on site with the Building Control Officer.

NEW GROUND FLOORS
100mm consolidated hardcore + 50mm sand blinding with 1200 guage Visqueen layer + 100mm concrete slab (with reinforcement in accordance with Engineer's calcs.)

CEILINGS
Ceilings to new rooms finished with 12.5mm plasterboard:3mm set coats and 125mm Gyrec cove to perimeters of all rooms.

PARTITION WALLS
50x100mm studding with 12.5mm plasterboard and set both sides. Fibreglass quilt between studs of all partitions. Studwork to be cross-nogged at third points.

STRUCTURE
All beams; lintels etc. will be in accordance with structural calculations and details of Structural Engineer. All steelwork not solely carrying roof loads will be protected with 2 layers 12.5mm fireline on softwood cradles to give 1 hour fire-resistance.

DOORS AND WINDOWS
All doors should be laminated safety glass to BS6206:1981.

New patio doors to have 5 lever espagnolette locking or equivalent.

'U' values of doors to be 1.8

All windows to be UPVC and double-glazed with 16mm sealed units with Soft-E coating.

DWG. No.3

35 INGLESIDE CRESCENT LANCING

EXST'G. & PROPOSED FRONT ELEVATIONS & SECTIONS

DRAWN BY:
ALAN R. WOOD
75 WESTBOURNE STREET
HOVE BN3 5PF
[redacted]

SCALE: 1:100

DATED: SEPT. 2021