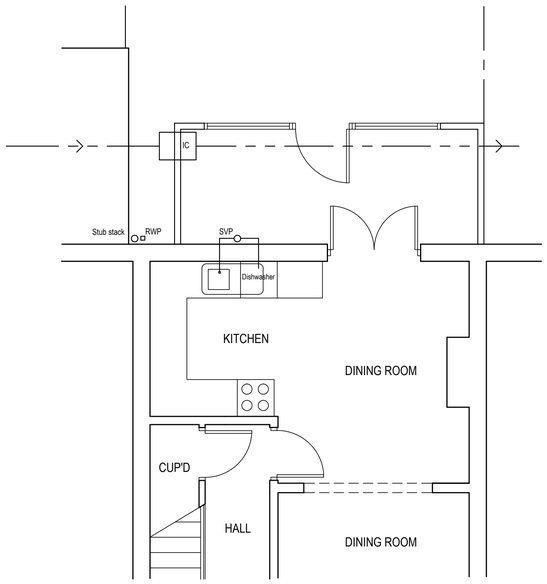
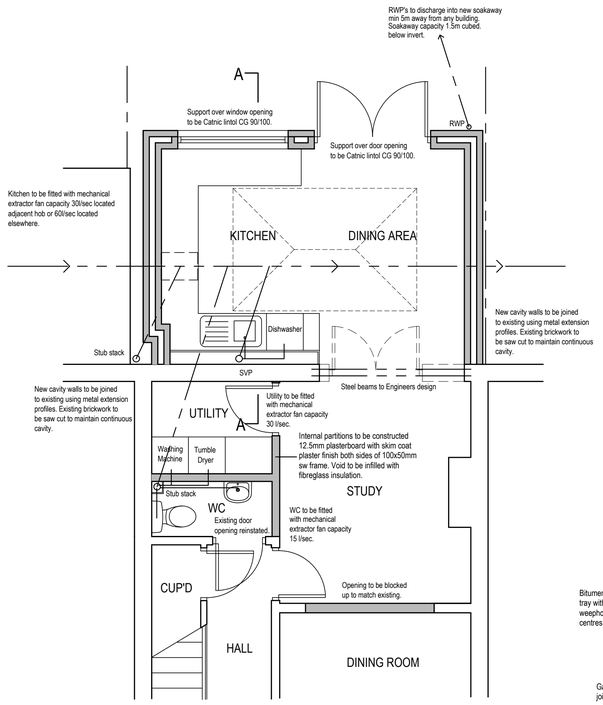
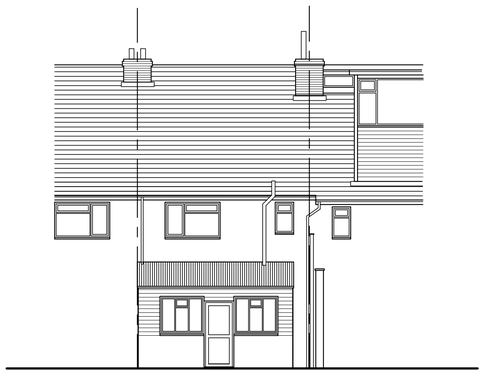


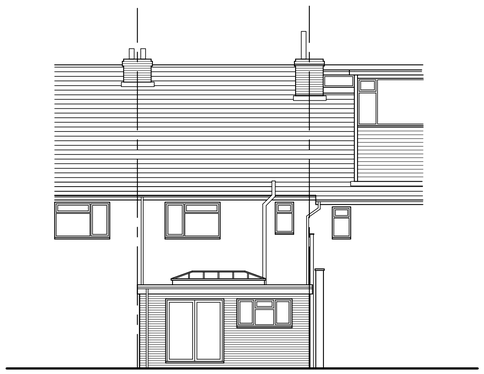
PART GROUND FLOOR PLAN EXISTING 1:50



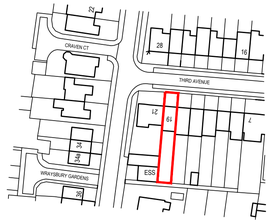
PART GROUND FLOOR PLAN PROPOSED 1:50



REAR ELEVATION EXISTING 1:100

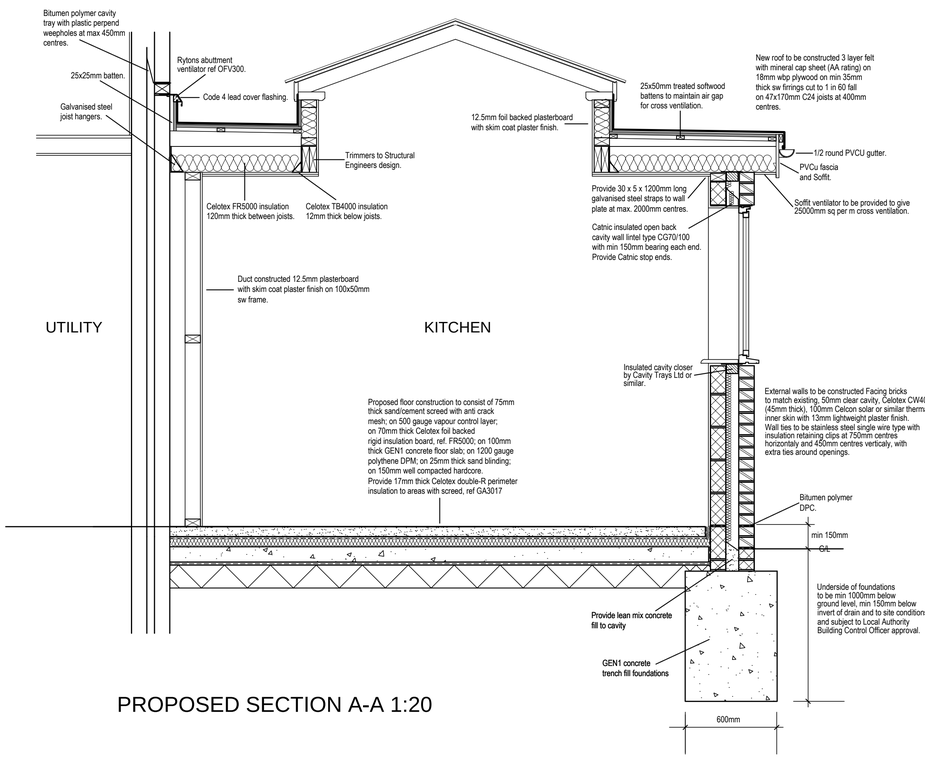


REAR ELEVATION PROPOSED 1:100



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LOCATION PLAN 1:1250



PROPOSED SECTION A-A 1:20

GENERAL
DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING APPLICATION PURPOSES. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS.
ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNISED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATIONS OF OTHER CONSULTANTS.
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER.

NOTES

HEATING- To be new gas fired wet system.
Radiators to be sized to give an inside temperature of 21 deg C, with an outside temperature of -1. deg C
Thermostatic radiator valves to be provided throughout.
System to comply with Building Regulations Part L1B.

ELECTRICS - Exact fittings to be agreed with client.Certification to be provided to comply with part P Electrical Safety. 75% of new light fittings to be low energy light fittings and min 45 lamp lumens per circuit watt.

DRAINAGE - All Sanitary Pipework is to be installed strictly in accordance with the recommendations of BS EN 12056, Gravity drainage systems inside buildings.

Ensure that access can be gained to top of all wastes for rodding purposes.

All Foul Drainage is to be installed strictly in accordance with the recommendations of BS EN 752, BS EN 1610, BS EN 1295 and BS EN 12056.

All Rainwater Drainage is to be installed strictly in accordance with the recommendations of BS EN 752, BS EN 1610, BS EN 1295 and BS EN 12056. All new SVP's to be encased in 12.5mm plasterboard on 50x50mm sw frame. Voids to be packed with Fibreglass sound insulation quilt.

LEADWORK - Flashings to be Code 4 lead installed in accordance with the reccomendations of The Lead Sheet Association and in accordance with their reccomended specifications and details.

TEMPORARY SUPPORT - Existing structures to remain to be adequately supported prior to commencement of demolitions to maintain structural stability. Method statements to be provided for approval prior to commencement of work.

TIMBER CERTIFICATION - Timber certification to be submitted to building control.

WINDOWS / DOORS / LANTERN
Windows to habitable rooms to have ventilation openings 1/20th of the floor area and be fitted with trickle ventilators to provide 8000mm sq background ventilation.
Habitable rooms to have an emergency escape window.
Emergency escape windows to have opening at a height between 800 and 1100mm with the openable unobstructed opening area min 0.33m2 and be at least 450mm high by 450mm wide.
Windows to have 24mm double glazed sealed unit, incorporating 6mm pane of low emmisivity glass and to give a max U-val of 1.2 w/m sq K or WER Band C or better.
Glazing to critical locations to be safety glazing to BS6206.

REV	DRAWN	DATE	DESCRIPTION

CLIENT
Mr Richard Harrington

SITE ADDRESS
19 Third Avenue
Lancing
West Sussex
BN15 9PU

DRAWING TITLE
Proposed Extension / Alterations
Existing and Proposed Plans and Elevations
Location Plan
Block Plan

SCALE
As shown

DATE
February 2017

REFERENCE
19 Third Avenue

DRAWING No.	REV.
001	