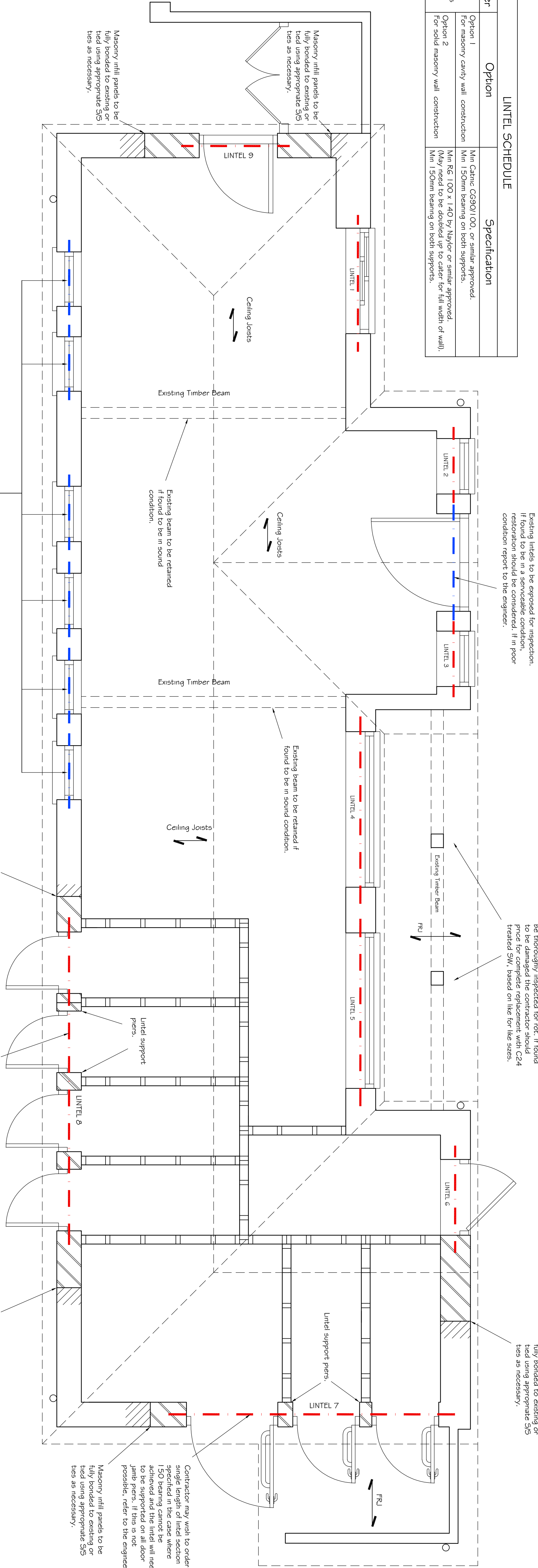


LINTEL SCHEDULE		
Rev	Member	Specification
	Option 1	Min Galnic CG90/100, or similar approved.
	For masonry cavity wall construction	Min 150mm bearing on both supports.
	Option 2	Min Re 100 x 140 by Maylor or similar approved.
	For solid masonry wall construction	(May need to be doubled up to cater for full width of wall.)
		Min 150mm bearing on both supports.



NOTES

GENERAL NOTES:

- All dimensions in millimetres unless stated otherwise.
- All levels in metres above Temporary Datum.
- All structural steelwork and associated parts are S275
- All timbers hot dipped galvanised to BS EN ISO 1461 fitted to manufacturer's recommendations.
- All fixings and fastenings in accordance with manufacturer's recommendations

FOUNDATIONS & GROUND FLOOR

- Existing foundations are deemed to be adequate based on previous load duty and performance. Therefore, the existing foundations should be capable of accommodating all structural re-configuration and loading changes from the proposed design.
- The existing ground floor is assumed to be a ground bearing slab. Based on the existing partition locations and construction, the capacity of the ground floor slab has been assessed to be adequate for support to proposed stud partition wall layout.

ELEVATION WALLS / INTEL PANELS / PERS AND NEW REVEALS

- Existing DPC to be investigated and checked for continuity prior to commencement of works. If the DPC is in poor condition or defective, it should be renewed. Any new DPC should be minimum polymeric DPC installed into walls lapped min 300mm and well sealed. Ensure DPC is min 150mm above finished external ground level and lapped/continuous with DPC to existing adjacent walling.
- Outer face brickwork with a facework finish to match the existing. Provide all external wall detailing and features to match existing.
- If existing walls are found to be cavity construction, investigations should be carried out to check for the presence of wall ties and their condition. In this case, if wall ties are in retro fit ties as necessary.
- Where openings occur provide pre-insulated pre-fabricated steel lintels or PCC lintels over, all in strict accordance with Structural Engineers specifications, with min 150mm end bearing. Refer to plans for lintel/beam reb.
- In any cavity work over lintels not protected by roof eaves, ensure that the roof eaves are protected by a minimum 150mm wide stop ends over. Provide weep holes to first course of cavity weep vent inserts (min 250 per opening).
- In any cavity work, close cavities at joints and eills of openings and incorporate Thermatec insulated cavity closers.

EXISTING PITCHED ROOF

- The existing eaves arrangement is to be confirmed.
- The contractor should inspect the ends of rafters, hip / valley boards and ceiling ties for rot / infestation or inadequate connection at eaves and to wall plates. An allowance should be made to cut out any timber beams.
- All exposed timber rafters and/or ceiling ties should be joined or spliced correctly. If this is required, refer to the engineer for further advice.
- The contractor must ensure the roof structure is adequately connected to the elevations walls in accordance with current standards. See notes on restraint strapping below.

EXISTING TIMBER BEAMS AND POSTS

- Existing exposed timber beams and posts to be inspected for rot / infestation. Specifically at beamings into masonry and at post bases.
- Internal timbers in contact with external elevation walls to be similarly inspected.
- If rot / infestation is found in any timbers, an allowance should be made to completely replace the affected members. Should this be the case, refer to the engineer for further advice.

LATERAL / VERTICAL RESTRAINT

- Where flat roof joists are parallel to external walls they are to be tied together using 30 x 5mm galv m.s straps at 1.0m ctrs taken across first three members. Provide s.w no-grips between members as tying for straps.
- Strap 50 x 100mm C16 grade s.w wall plates down to external walls using 30 x 5mm galv m.s straps at 1.0m ctrs.

HEALTH & SAFETY / CDM REGULATIONS

- The Contractor shall be aware at all times of their obligations under the current CDM Regulations.
- A Health & Safety plan shall include all identified and residual risks in the construction of the extension and in particular information in respect of safe construction sequencing and temporary supports for masonry walls etc. Attention shall also be paid to safe limits for manual handling.

ASBESTOS SURVEY

- Prior to the commencement of works on site the Client or the Contractor is to obtain a full Refurbishment & Demolition level asbestos survey and report from a specialist consultant and no work is to be carried out or implemented until this is done.
- If asbestos is found to be present, it is to be removed and/or contained as directed by the special consultant and the property is to be air tested etc following such works as required prior to the commencement of works.

SERVICES

- The Contractor is to ensure that all existing services into and through the building are identified and safely isolated and for removed as required to provide safe working conditions prior to the commencement of works.

DIMENSIONS & DISCREPANCIES

- All dimensions and discrepancies must be checked on site and not scaled from this drawing. Any discrepancies must be reported to Conscious Engineering Design Ltd prior to the commencement of works.

PROPOSED GROUND FLOOR PLAN

ESPLANADE

**PRELIMINARY
FOR COMMENT / APPROVAL**

A	FIRST ISSUE	21/07/23
Rev	Amendment	Date

PROPOSED ALTERATIONS & REFURBISHMENT STRUCTURAL DETAILS

Public Conveniences / Café, Esplanade, Seafood BN25 1JH

For: Seaford Town Council

Date	Scale	Drawn	Checked	Drawing No	Rev
July 2023	1:25 @ A1	AGW		1257 / 01	A

conscious
engineering design

Sky View
5 Frindon Avenue
Saltdean BN2 8RF
Tel: 07896 250418
E-mail: info@conscious-design.co.uk