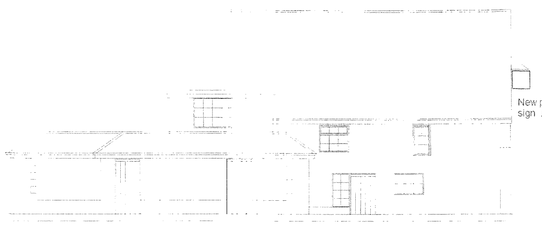
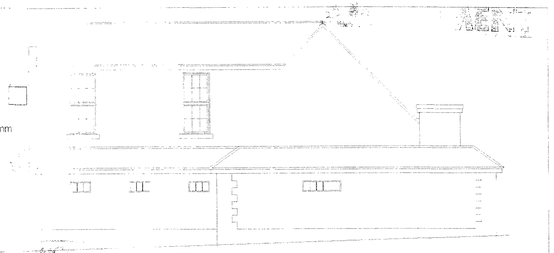


EXISTING SOUTH ELEVATION



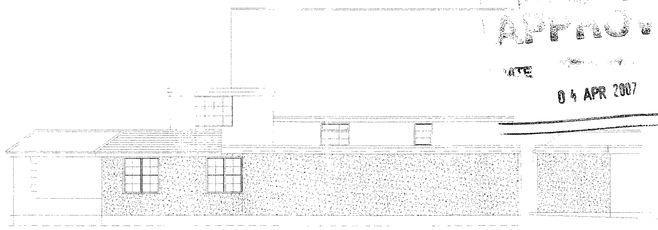
EXISTING NORTH ELEVATION



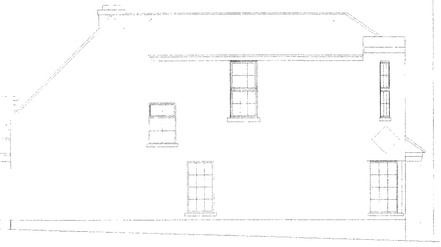
EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



NEW NORTH ELEVATION

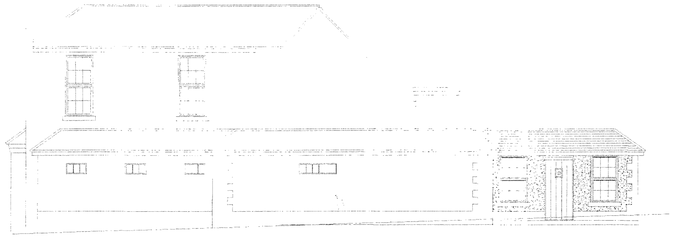


NEW WEST ELEVATION

APPROVED
DATE 04 APR 2007



LOCATION PLAN



NEW EAST ELEVATION



SITE PLAN

ADUR DISTRICT COUNCIL PLANNING DIVISION
PLAN ADC/0061/07
19/03/07

Do not scale from drawings (excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations. Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

No	Change	Date	Ind

BKM PLANS
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service

Title: Smugglers Restaurant
West Street
Sompting
For: Mr A Gafur

Scale:	1:100 1:500 1:1250
Date:	Revised 15 March 2007
Drawn by:	
Drawing 2 / 4	

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NEW GROUND FLOOR PLAN

FOUNDATIONS Building Regulation A1/A2
229 mm Walls 2 x 7n Solid concrete blocks minimum cover to foundations 1 m or to local authority requirements. Cavities to be filled with lean mix concrete to a minimum level of 225mm from DPC. Foundations concrete 1 : 3 : 6 ,0 mm Premix 600mm wide x 225mm deep. DPC to be 150mm above ground level. If any trees are within 30m of the foundation the foundation depth will need to be increased as this may affect the design.
SOLID GROUND FLOORS Building Regulation C4
75mm sand and cement screed on 100mm concrete 1 : 4 : 2 Premix on 1200 polythene DPM on FF3000 Celotex floor insulation 80 mm minimum U Value of 0.22 W/m2k (Min "-Break TB3000 between screed and walls on 1200 polythene DPM on 25 mm sand blinding on 100 mm hard core all voids and excavation to ? walls filled with har more. Provide A142 mesh within the bottom of concrete slab over drainage runs.
EXTERNAL WALLS Building Regulation A1/A2
Outer skin to be concrete blocks and plastered to match existing
Inner skin to be 100mm Toplite GTi blocks with CW3045 Celotex cavity insulation minimum U - Value of 0.30 W/m2k in a minimum 50mm from insulation to be and a maximum of 90mm wide cavity including insulation.
Wall ties to be stainless steel type 750 x 450mm c/c 225mm vertical spacing at reveals. Insulate to prevent cold bridging. Fire stop to head of cavities.
LINTELS
Reinforced concrete or steel to manufacturer's specification. 150 mm bearings either side. All installed to manufacturers' detail.
ROOF Building Regulation A1/A2 and TRADA technology
Concrete or clay tiles to match existing on wooden battens on reinforced roofing felt to BS747 or truss rafters to supplier's calculations. 50 x 100mm wall plates hold down straps every 2m run to wall plates and rafters/gables. 150mm fibreglass laid between joist with 100mm laid across joist in roof space. Continuous ventilation strip 25mm wide to all soffits.
FLAT ROOF A1/A2/B1 and TRADA technology
Flat roof covering 3 layers of mineral felt with 12.5 depth bitumen bedded stone chippings Building Regulation Part B Table 5 Part III or fibreglass by specialist supplier. Fibreglass specialist to provide fire rating specification on 19mm marine ply on 95mm TF3085 Celotex Minimum U - Value of 0.22 W/m2k on 225 x 50mm joist C16 table 30 @ 400 c/c on 50 x 100mm wall plates. Roof slope 5 degrees to fall on 25mm continuous ventilation to all soffits continued into roof space.
FLASHING Building Regulation C4
To be code 4 lead. Cavity tray to be provided between garage roof and joining wall.
JOINER
External to BS1186 preservation to I/A and NHBC requirements.
PLASTERING
Ceilings to be boarded with 12.5mm plasterboard and skimmed with plaster. Internal walls to receive 13mm Carlite plaster.
GLAZING Building Regulations F1 Table 11.1 Ventilation, N1 Glazing
Windows and doors to be double glazed with 16 mm separation low emissive glass to give maximum 2 U/A Value. New windows ventilation not less than 1/20 of room floor area and fitted with a minimum 8000mm2 trickle ventilator to habitable rooms, all other rooms 4000mm2. All new external doors and joining windows to be glazed in safety glass in an area 1500mm high from bottom of glass and extend 300mm either side of door frame opening. All internal glass doors and screens to be in safety glass . All to BS6206 and supplied by FENSA approved installer.
PASSAGE OF SOUND Building Regulation E Resistance to passage of sound.
Stud partition walls to include sound insulation to regulation E2 with 75mm minimum distance between 12mm plaster board linings. 25mm wool batts or quilt minimum density 10 kg/m. suspended in cavity. Solid block walls type C minimum mass per unit area excluding finish 120 kg/m2 Sound insulation to first floor to be mineral wool a minimum 100mm thick, minimum density 10kg /m3 laid between joist. Provide test certificate for Local Authority.
PLUMBER Hot water and central heating Building Regulations G3/J and L
The hot water and central heating system will be extended to include the new extension to comply with approved documents J & L by a competent plumbing and heating engineer. All gas installations will be installed by a qualified CORGI gas engineer. Central Heating and Hot and Cold water in copper to BS864. Boiler replacement is to be Condensing type sufficient to provide heating and hot water to the whole of the property. Thermostatic valves will be fitted to all new and existing radiators. RAIN WATER Building Regulation H2 Table 2 100mm Gutter, 75mm down pipes discharging into 100mm Osma drains into soakaways 5m from buildings.
All underground drains to be Osma below ground type surrounded with pea shingle.
Internal soil pipes, sink bends and basins are to be open seal, 76 mm showers 50 mm seal shower traps. Bath shower and sink waste pipe to be 40 mm dia. basin waste to be 32 mm dia. access plugs where necessary. 110 mm pipe soil and vent pipe. Building Regulation H1
ELECTRICITY Building Regulation Part P (Electrical Safety)
To comply BS 7671 (I.E.E. Wiring Regulations 16th Edition)
Fit mechanical extractor to Bathrooms, Kitchens and Utility rooms to vent: 30 litre /sec adjacent to hob and 60 litres/sec elsewhere in kitchens 30 litres/sec utility rooms. 15 litres/sec for bathrooms Certificate to comply with BS7671 to be issued after completion of the work.
Smoke alarms, mains operated and interconnected to be fitted to ground floor hall. Building Regulation B 7 10
100 low energy lights in every 4 or part of will be installed.

RAMP not steeper than 1 : 20 maximum length with 1.5m long landings between ramps. Minimum width 1.2m and any top and bottom

RETAINING WALL

Received
13 FEB 2007

DATE
04 APR 2007

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All work to comply with: Building Regulations, British Standards, manufacturer's instructions /specifications and engineer's calculations at all times. Construction must also comply with all safety at work regulations. Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

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Title: Smugglers Restaurant
West Street
Somping
For: Mr A Gafur

Scale: 1:50
Date: 18th January 2007
Drawn by:
Drawing 1 / 4



EXISTING FIRST FLOOR PLAN

DUR DISTRICT COUNCI
PLANNING DIVISION
PLAN No. A0010061/07
DATE RECEIVED 13 FEB 2007

APPROVED
DATE 04 APR 2007

Do not scale from drawings
(excepting Local Authorities)
All dimensions to be checked on site

All work to comply with Building Regulations, Brosh Standards, manufacturer's instructions, [illegible] all times. Construction must also comply with all safety at work regulations. Additional work may be requested by the building inspector as work proceeds to ensure the new building complies with all building regulations.

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Title: Smugglers Restaurant
West Street
Sompting
For: Mr A Gatur

Scale: 1:50
Date: 18th January 2007
Drawn by:
Drawing: 4 / 4



EXISTING GROUND FLOOR PLAN

DUF DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ax10061/07
DATE RECEIVED 13 FEB 2007
PLANNING APPLICATION
APPROVED
DATE 04 APR 2007

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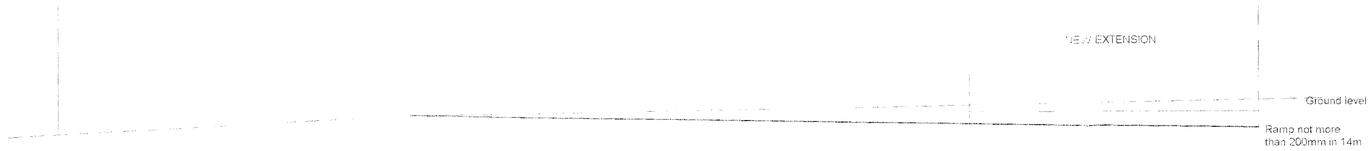
Title: Smugglers Restaurant
West Street
Sompting
For: Mr A Gafur

Scale: 1:50

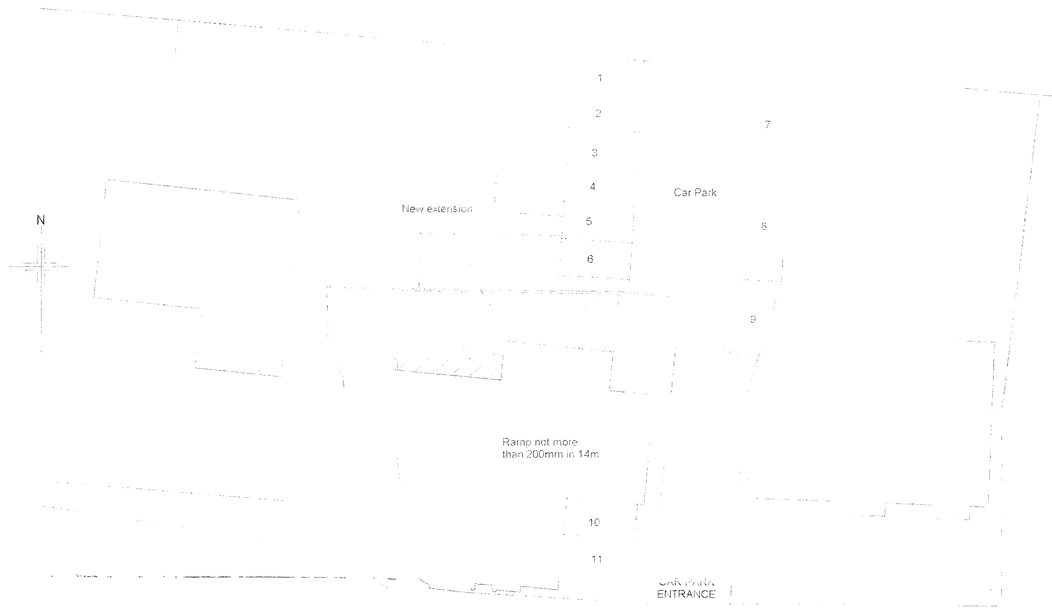
Date: 18th January 2007

Drawn by

Drawing 3 / 4



RAMP ELEVATION



CAR PARKING DETAIL

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Title: Smugglers Restaurant
West Street
Sompting
For: Mr A Gafur

Scale:	1:50 1:200
Date:	5th January 2007
Drawn by	
Drawing 5 Car park and Ramp	

Ad00067
13 FEB 2007
APPROVED
04 APR 2007