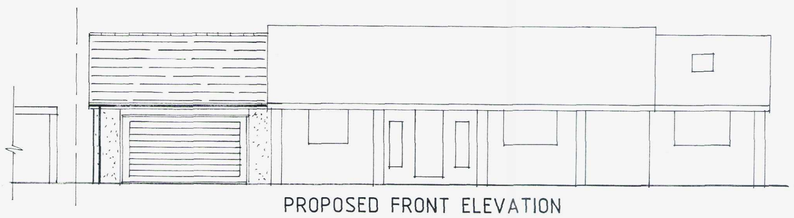


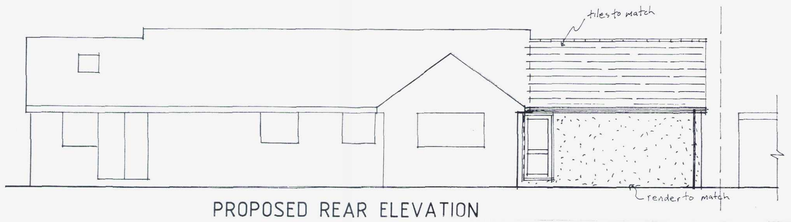
EXISTING FRONT ELEVATION



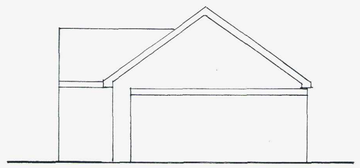
EXISTING REAR ELEVATION



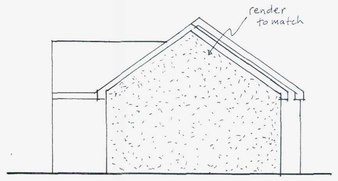
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



EXISTING SIDE ELEVATION (N)



PROPOSED SIDE ELEVATION (N)

Foundations

750 x 500mm trench fill foundations (1:2:4 concrete mix). All foundations to be minimum 1.0m below ground level with the exact depth to suit site conditions. New foundations to go down to invert level of any adjacent drains. There are no tree roots are present which will effect the depth and design of the foundation.

External Walls

Cavity walls comprising matching rendered block outer leaf with min 85mm cavity filled with 85mm Dritherm or Rockwool. Inner leaf 100mm Thermalite "Turbo" or equal and approved blockwork min 3.5 N/mm^2. All walls constructed using 1:1:6 mortar or 1:5 masonry cement mortar.

Horizontal strip polymer (hyload) damp proof course in each leaf of new walls min 150mm above adjacent ground level in external leaf. DPC to be lapped with existing wall DPC and with floor DPM.

New walls to be bonded to existing using British Board of Agrément certificated stainless steel wall profiles.

Blockwork below ground level to be Class A dense concrete or alternatively semi engineering brickwork. Cavities below ground level to be filled with lean mix concrete up to ground level and min 225mm below damp proof course.

Where drains pass through external walls provide 65mm deep x thickness of wall prestressed concrete lintel over in each leaf of wall. Minimum cover over drains to be 50mm clear. Mask opening with sheet material to prevent entry of fill or vermin.

All walls constructed with stainless steel double triangle wall ties built in at 450mm centres vertically and 750mm centres horizontally in staggered rows. Doubled up at corners and reveals. Cavities closed at eaves level with slate and to be continuous.

All external walls running parallel to roof to be restrained at roof level using 1000 x 30 x 5mm galvanised mild steel horizontal restraint straps built into walls at max 1200 centres and screw fixed to joists.

NEW BRICK / BLOCK WALLS TO BE PROVIDED WITH MOVEMENT JOINTS AS REQUIRED BY THE BRICK / BLOCK MANUFACTURER.

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND RECOMMENDATIONS

ALL FOUNDATIONS, WALLS AND LINTELS TAKEN ADDITIONAL LOADS ARE TO BE EXPOSED AND CHECKED FOR ADEQUACY AND SUITABILITY FOR GROUND CONDITIONS PRIOR TO COMMENCEMENT OF WORKS.

Careful inspection is to be carried out prior to the removal of any structural elements to ensure proper and adequate support is provided and maintained by new works.

All building work is to be carried out in accordance with all current building regs and codes of practice in force at this time.

Any parts of structure covered over or inaccessible have not been inspected and no responsibility is accepted for these areas including underground.

No work to encroach over the boundary of the neighbours property.

All electrics, heating, plumbing and decorations to be altered/extended all to client's choice.

These construction notes are for the purposes of Building Regulation approval only and do not represent a detailed specification.

All lengths of proposed beams to be measured on site prior to ordering, to verify structural engineer's dimensions.

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.

Electrical Works

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

Prior to completion the council or approved inspector should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

Provide energy efficient light fittings to 75% of new locations with a luminous efficacy greater than 45 lamp lumens per circuit watt.

Glazing

All glazing in critical locations to be of toughened or laminated safety glass in accordance with clause 5.3, BS6206: 1981.

Ground Floors

Garage floor to be 100mm oversite concrete on 100mm clean, well compacted broken hardcore. Where drain runs pass under new floor provide A142 mesh 1.0m wide within bottom of slab min 50mm concrete cover, over length of drain.

Pitched Roof

Tiles to match existing on 25 x 38mm sw treated battens on breathable type sarking felt to BS747 on SC3 grade rafters at max 400mm centres. SC3 grade ceiling joists at 400mm centres spiked to rafters. 100 x 50mm wall plate strapped to walls at 2000mm centres using 30 x 5mm mild steel straps. Fascia to match existing with soffit fitted with continuous 25mm vent and fly-proof screen.

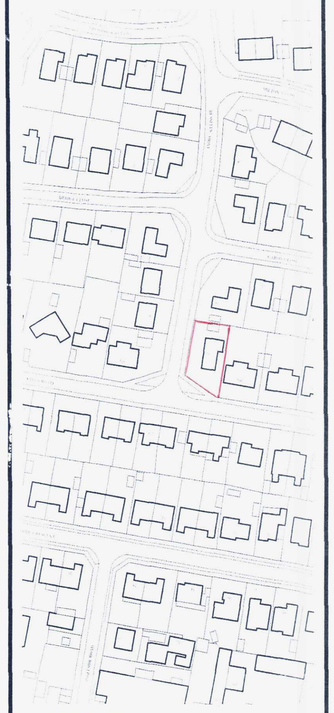
Beams and Lintels

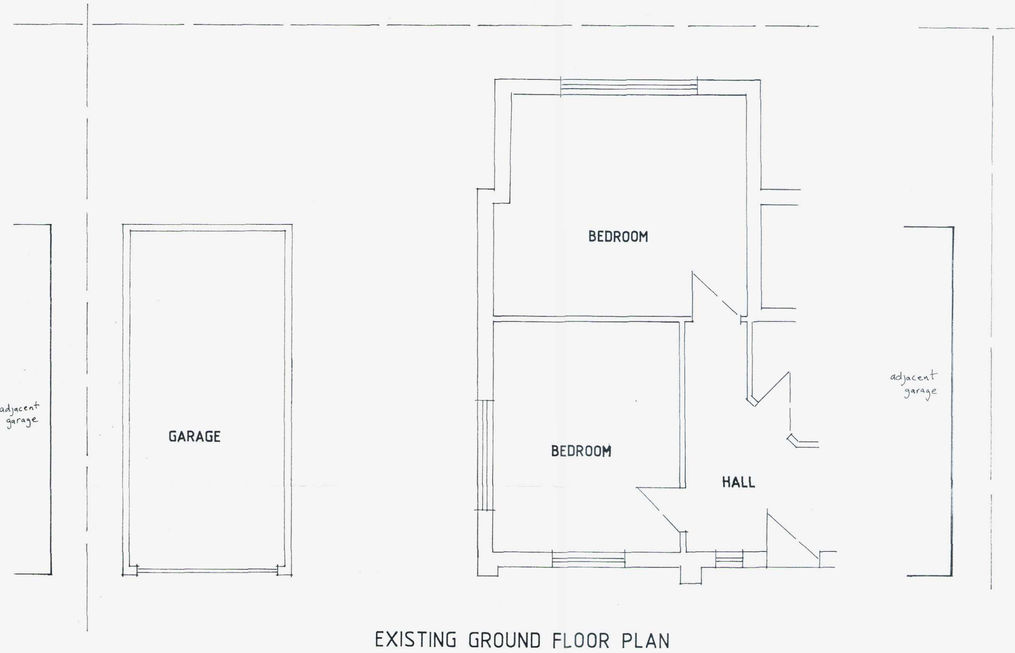
Catnic or similar approved lintels to be used over door and window openings with min 150mm bearings. All voids within lintels to be filled with 150mm fibreglass. Steel beams to be encased to provide ½ hour fire protection with encasing in 2 layers of 12.5mm plasterboard fixed to wooden cradles with Gypsum plaster finish; wire bound with 1.6mm wire at 100mm centres.

Surface Water Drainage

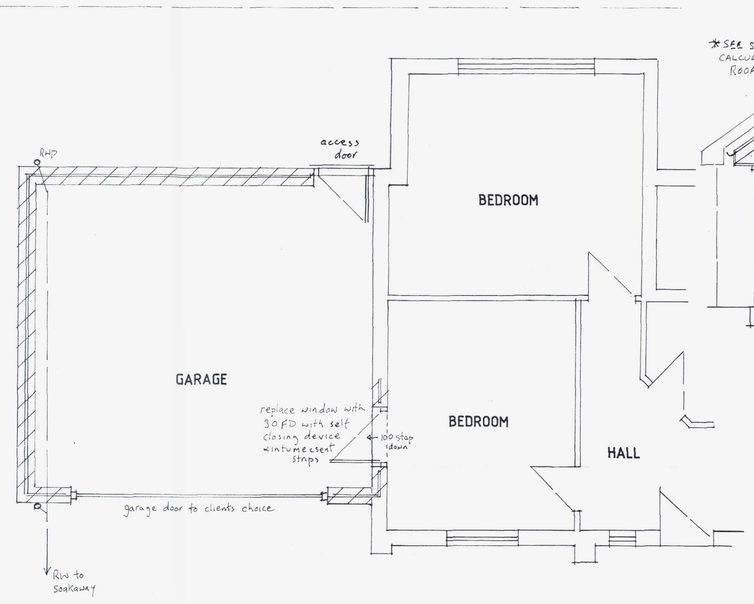
Rainwater to 100m half round PVC gutter laid to falls to the 65mm downpipes as shown to discharge to soakaway.

New soakaway min 5m away from any building to be 1m^3 below invert of drain, to be hollow ring construction. Drain to be 100 dia UPVC lain to min fall of 1 in 40, bedded and surrounded in pea beach.

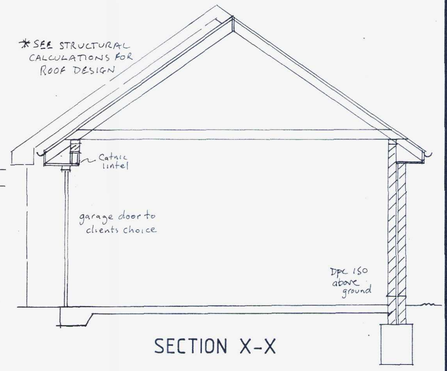




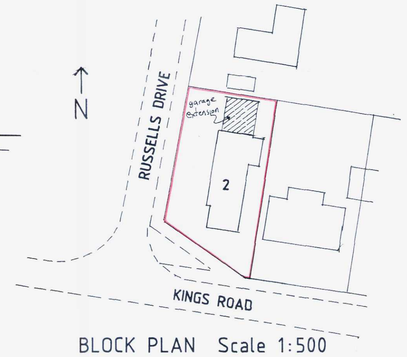
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



SECTION X-X



BLOCK PLAN Scale 1:500

ADUR & WORTHING PLANNING SERVICE
PLANNING APPLICATION NO: 1599/16
VALIDATED
19 OCT 2016

1: 50 0 1 2 3 4 5 6 7 8 9 10

1: 100 0 1 2 3 4 5 6 7 8 9 10

1: 500 0 10 20 30 40 50

1: 1250 0 10 20 30 40 50 60 70 80 90 100

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Client: Mr. SULLIVAN

Job Title: 2 RUSSELLS DRIVE LANCING

Drawing Title: GARAGE EXTENSION

Scale: 1:100 & 1:50

Date: Sept. 2016

Drawn by: JW

Drg No. JW/16/076

Rev.

Paper Size A1