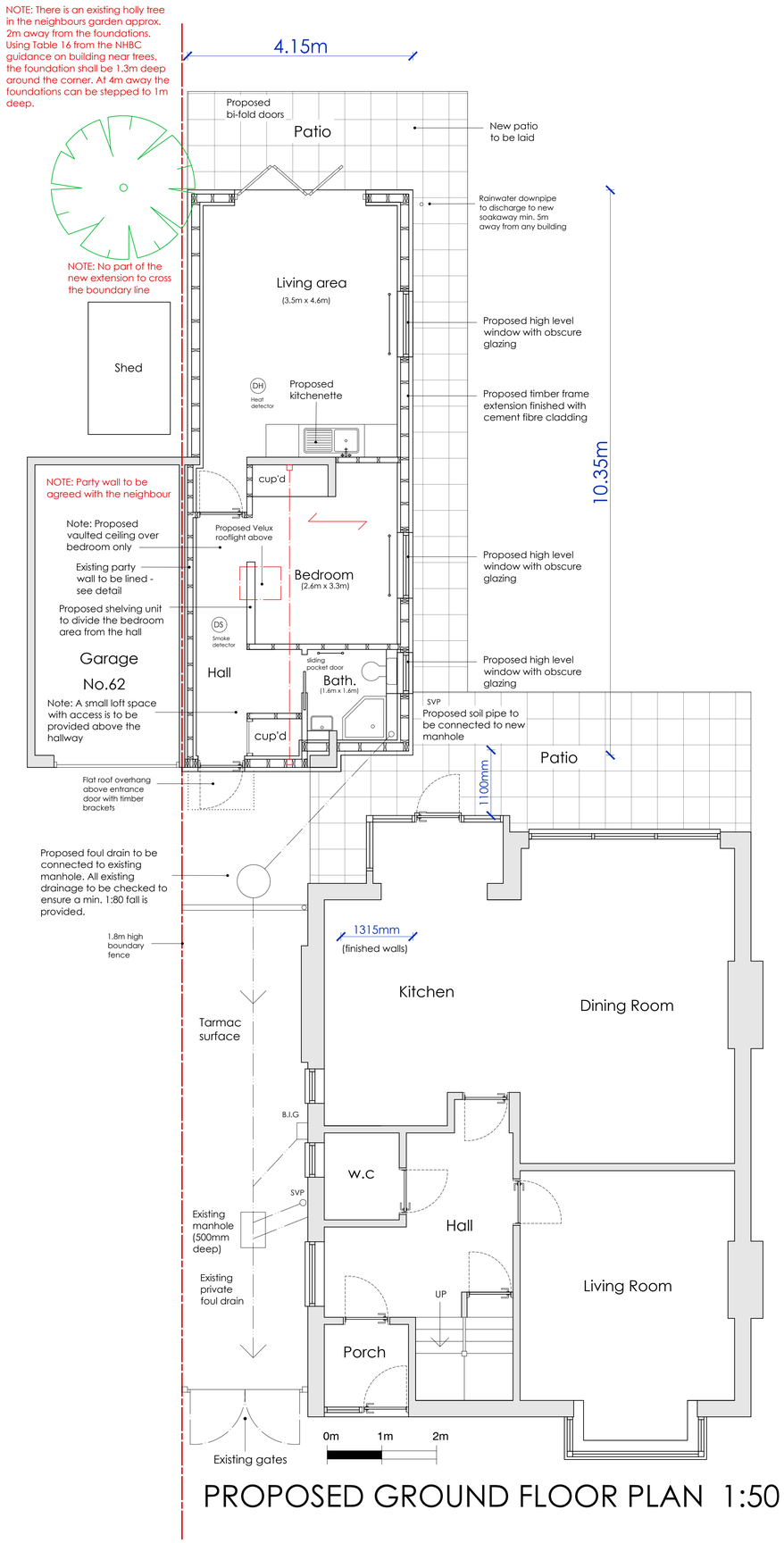
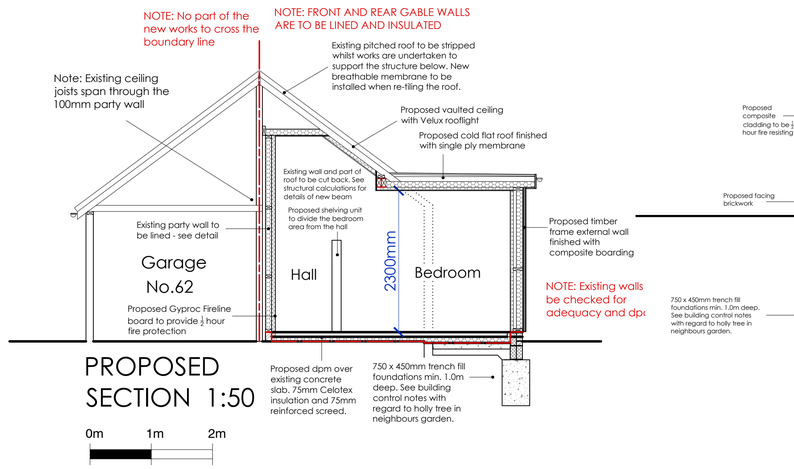
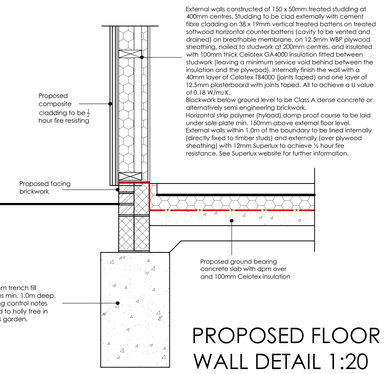


PROPOSED GROUND FLOOR PLAN 1:50

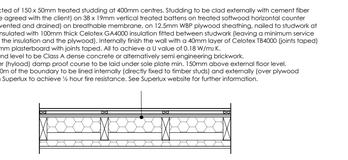


PROPOSED SECTION 1:50



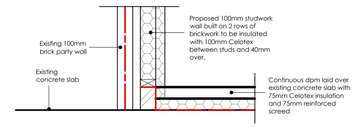
External walls constructed of 150 x 50mm treated studding at 400mm centres. Studding to be clad externally with cement fibre cladding (colour to be agreed with the client) on 38 x 19mm vertical treated battens on treated softwood horizontal counter battens (cavity to be vented and drained) on breathable membrane, on 12.5mm WBP plywood sheathing, nailed to studwork at 200mm centres, and insulated with 100mm thick Celotex GA4000 insulation fitted between studwork (leaving a minimum service void behind between the insulation and the plywood). Internally finish the wall with a 40mm layer of Celotex TB4000 (joints taped) and one layer of 12.5mm plasterboard with joints taped. All to achieve a U value of 0.18 W/m²K.
Blockwork below ground level to be Class A dense concrete or alternatively semi-engineering brickwork.
Horizontal strip polymer (hyload) damp proof course to be laid under sole plate min. 150mm above external floor level.
External walls within 1.0m of the boundary to be lined internally (directly fixed to timber studs) and externally (over plywood sheathing) with 12mm Superlux to achieve ½ hour fire resistance. See Superlux website for further information.

PROPOSED FLOOR / WALL DETAIL 1:20

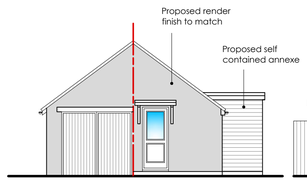


External walls constructed of 150 x 50mm treated studding at 400mm centres. Studding to be clad externally with cement fibre cladding (colour to be agreed with the client) on 38 x 19mm vertical treated battens on treated softwood horizontal counter battens (cavity to be vented and drained) on breathable membrane, on 12.5mm WBP plywood sheathing, nailed to studwork at 200mm centres, and insulated with 100mm thick Celotex GA4000 insulation fitted between studwork (leaving a minimum service void behind between the insulation and the plywood). Internally finish the wall with a 40mm layer of Celotex TB4000 (joints taped) and one layer of 12.5mm plasterboard with joints taped. All to achieve a U value of 0.18 W/m²K.
Blockwork below ground level to be Class A dense concrete or alternatively semi-engineering brickwork.
Horizontal strip polymer (hyload) damp proof course to be laid under sole plate min. 150mm above external floor level.
External walls within 1.0m of the boundary to be lined internally (directly fixed to timber studs) and externally (over plywood sheathing) with 12mm Superlux to achieve ½ hour fire resistance. See Superlux website for further information.

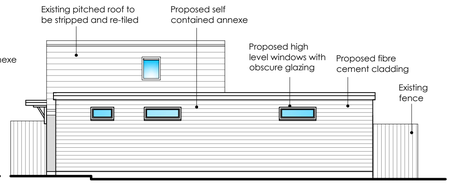
PROPOSED WALL DETAIL 1:20



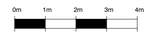
PROPOSED GARAGE CONVERSION 1:20

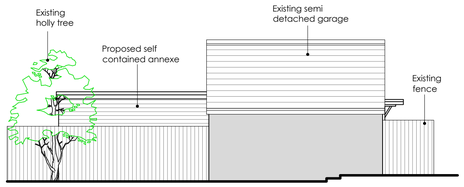


PROPOSED WEST ELEVATION 1:100

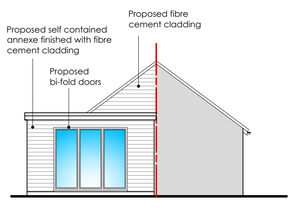


PROPOSED SOUTH ELEVATION 1:100

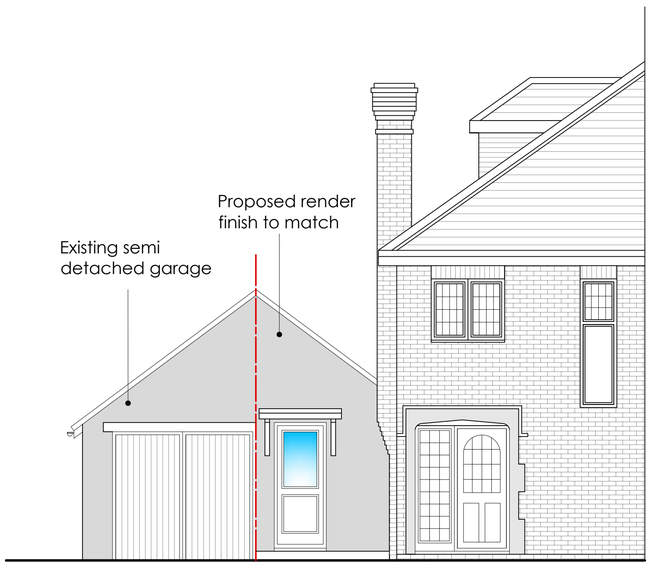




PROPOSED NORTH ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



PROPOSED WEST ELEVATION 1:50

60 GEORGE V AVENUE, WORTHING

REVISIONS:

A - Jan. 2025 - Kitchen replaced with kitchenette and front elevation to be render to match



LOCATION PLAN 1:1250

carl moore
architectural design
18 Parklands Avenue
Goring-By-Sea
West Sussex BN12 4NH
01903 533276
carl@cm-arch.co.uk

Address of Works:	60 George V Avenue Worthing BN11 5RL
Drawing Title:	PROPOSED ANNEXE
Paper Size/ Scale:	A1
Date:	SEPT. 2024
Drawing Number:	WG-282-02/A
Revision:	A-14/01/25

General Notes:

1: Do not scale from these drawings (unless for planning purposes).
2: Drawings to be read in conjunction with the structural calculations and the building notes provided.
3: The client/ contractor is advised to read the separate notes and the details provided in the structural calculations regarding the CDM regulations.
4: The property owner is reminded to serve a Party Wall Notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1996.
5: No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the clients risk.
6: All dimensions to be checked on site prior to ordering any materials, kitchens or bathrooms.
7: All existing foundations and lintels taking any additional loads are to be exposed and agreed with the Building Control Officer.