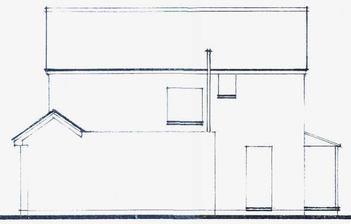
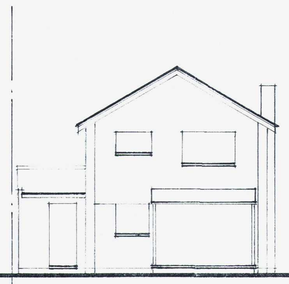


EXISTING FRONT ELEVATION. (EAST)



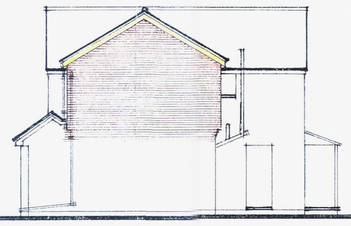
EXISTING SIDE ELEVATION. (NORTH)



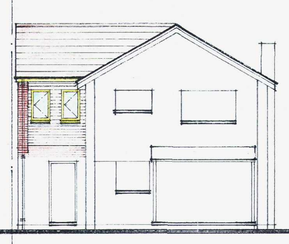
EXISTING REAR ELEVATION. (WEST)



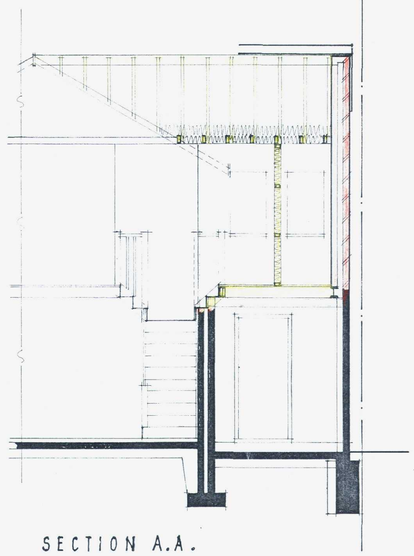
PROPOSED FRONT ELEVATION. (EAST)



PROPOSED SIDE ELEVATION. (NORTH)



PROPOSED REAR ELEVATION. (WEST)



SECTION A.A.

BRIEF SPEC. CONT.

FOUL DRAINAGE. (complying fully with EN12056)
existing cast iron soil vent pipe removed at approx ground floor door head height and modified to new position with 100mm dia. u.p.v.c. pipework terminating with wire balloon 900mm above highest window head.
existing wastes from bath and w.h.basin connected direct into new s.v.p.

RAINWATER DRAINAGE.
100mm dia. half round u.p.v.c. gutter to 65mm dia. u.p.v.c. downpipes in position shown on plan fitted with shoe and allowed to discharge into box gutter on 100mm drainpipe bedded and surrounded in pea shingle to existing soakaways which shall be tested to the complete satisfaction of L.A.

STAIRCASE.
purpose made softwood staircase (2 steps, 3 risers) as shown approx 800 overall storage. risers = 192.3mm. treads = 220mm handrail fitted on wall one side 850mm above pitch line, 95mm² newel post.
2.00m clear uninterrupted headroom over full length and width of staircase.
staircase underdrawn with 12.5mm plasterboard and 3mm plaster finish. double rafter trimming.

ALL DIMENSIONS CHECKED ON SITE BEFORE MANUFACTURE.

CLIENT MADE AWARE OF "THE PARTY WALL ACT" AND THE NEED FOR SUCH AN AGREEMENT BETWEEN ADJACENT OWNERS WHEN CONSTRUCTION WORK IS WITHIN 3.00M OF BOUNDARY.

ALL PROJECTS THAT EXCEED 30 DAYS CONSTRUCTION TIME TO BE NOTIFIED TO THE LOCAL H.S.E. OFFICE ON FORM F10. TELE. 01787 881165.

DESIGN DETAILS AND BUILDING TECHNIQUES HAVE BEEN SPECIFIED IN ACCORDANCE WITH THE GUIDANCE GIVEN IN "LIMITING THERMAL BRIDGING AND AIR LEAKAGE, ROBUST CONSTRUCTION DETAILS FOR DWELLINGS AND SIMILAR BUILDINGS 2006". REPORT MAY BE REQUIRED ON COMPLETION.

BRIEF SPECIFICATION.

PITCHED ROOF. (30° pitch to match existing)
concrete interlocking roof tiles, type, colour and texture to exactly match existing, on 38x25mm treated softwood battens at approved gauge on type 1F1 underside sarking felt on 50x100mm rafters at 400mm c/c.
50x122mm ceiling joists at 400mm c/c and 9.5mm plasterboard and 3mm plaster finish ceiling.
100mm ROCKWOOL ROLLBATTS insulation between ceiling joists and additional layer of 170mm ROCKWOOL ROLLBATTS continuous at right angles over the top. ('U' value = 0.15 W/m²°C)
roof space ventilated in accordance with C.P.144 at eaves by fixing approved continuous air ducting tray to B.S.5250 min. 50mm deep between top of fascia board and tiles complete with flyscreen.
ridge vented with approved high level vent or ridge tiles to be equivelant to 5mm continuous air gap.
roof fixed to walls using 30x5mm mild steel anchor straps positioned at right angles to and fixed to not less than 4 joists and rafters at not more than 2.00m c/c built into walls.

FIRST FLOOR.
18mm thick floor grade chipboard with tongued and grooved edges on 50x170mm floor joists at 400mm c/c.
2 layers of 9.5mm moisture resistant plasterboard ceiling with joints staggered and 3mm plaster finish. (min ½ hour fire resistant)
100mm CELOTEX tuff-R CW3100 insulation between joists ('U' value = 0.22 W/m²°C)
ALL TIMBER USED IN PROJECT TO BE MIN. C16 STRESS GRADED.

GABLE END WALL.
385mm total thickness cavity wall, constructed of 115mm facing bricks, type, colour and mortar to exactly match existing outer skin, 25mm cavity with CELOTEX tuff-R CW3045 insulation batts against inner skin leaving 50mm residual cavity between insulation and outer skin, 100mm CELOTEX insulation, blockwork inner skin and 15mm two coat lightweight plaster finish ('U' value = 0.30 W/m²°C)
wall ties to B.S.1243, stainless steel, 5mm triangle type with retaining discs provided at 750mm c/c horizontally and 450mm vertically staggered.

TILED WALLS. FRONT AND BACK.
shall be 268x165mm plain concrete tiles to match existing on 38x19mm treated softwood battens at 100mm c/c on type 1F1 underside sarking felt on 12.5mm external quality W.B.P. plywood on additional layer of 12.5mm MASTERBOARD on 100x50mm timber studwork at 400mm c/c with horizontal nogging at 800mm.
100mm CELOTEX insulation between studwork plus 12.5mm CELOTEX continuous across studwork.
250g polythene vapour barrier internally and 12.5mm plasterboard and 3mm plaster finish. ('U' value = 0.30 W/m²°C)

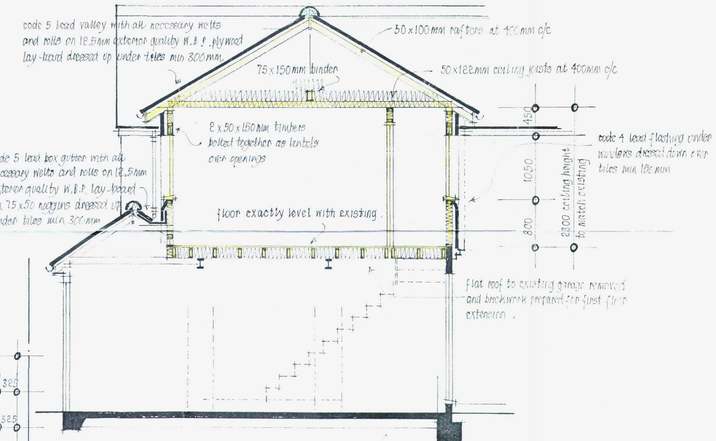
INTERNAL PARTITIONS.
shall be 75x50mm timber studwork at 400mm c/c with horizontal noggins at 800c/c and 12.5mm plasterboard and 3mm plaster finish both sides.
rockwool insulation quilt to full void. DOUBLE FLOOR JOISTS UNDER.

WINDOWS.
shall be white u.p.v.c. frames internally, coloured brown externally to match existing, with opening portions not less than ½ of floor area of room being served. window fitted with trickle vents min 8000mm².
double glazing shall have min 16mm air gap and be "pilkington K low E glass with 'U' value not more than 1.80 W/m²°C.

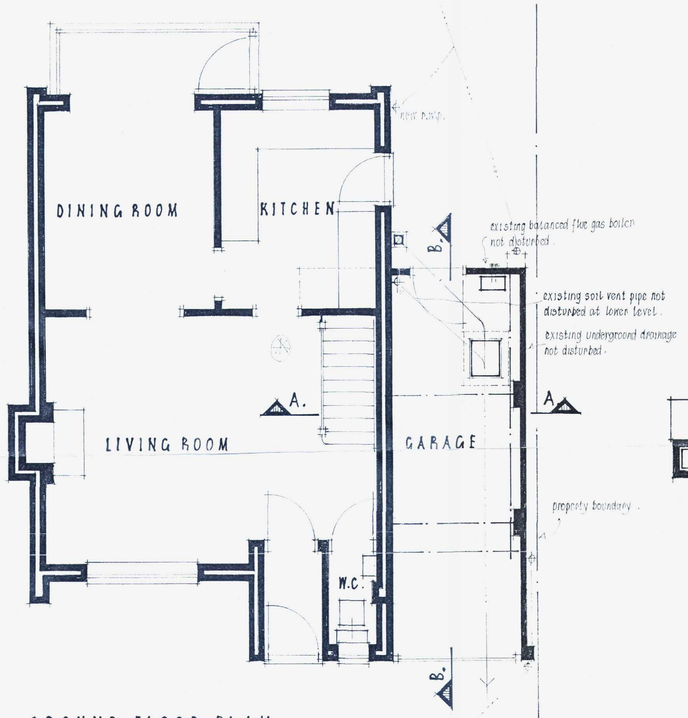
FIRE.
all steel beams painted with approved and certificated INTUMESCENT paint applied all as manufacturers instructions (min ½ hour F.R.)
mains wired smoke detectors (HARD WIRE) with battery back up complying to B.S.5839 part 1 1988 provided and fitted in position shown (S) thus on each floor.
at least one opening within new bedroom window to be 500x850mm min. .33m²) for means of escape in case of fire.

STRUCTURE. (DRAWING READ TOGETHER WITH STRUCTURAL CALCS)
all walls expected to support additional loads assumed to be load bearing with foundation under.
foundations exposed if necessary for inspection by local authority.

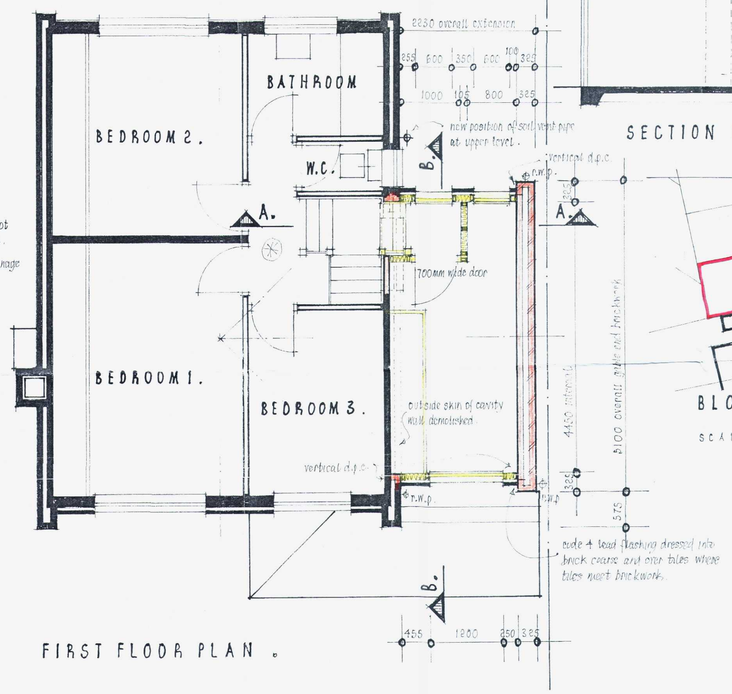
ELECTRICS. (complying fully with B.S.7671)
all new electrical work to meet the requirements of PART P (electrical safety) of Building Regulations and inspection and test certificate issued by competant person on completion.
ALL NEW LIGHT FITTINGS FITTED WITH LOW ENERGY LIGHT BULBS (SPECIAL FITTINGS)
ALL NEW ELECTRICAL SWITCHES AND SOCKETS TO BE POSITIONED BETWEEN 450mm AND 1500mm ABOVE F.F.L.



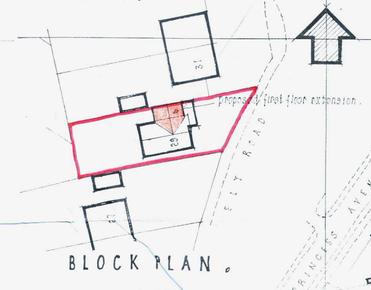
SECTION B.B.



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



BLOCK PLAN.
SCALE. 1:500



LOCATION PLAN.
SCALE. 1:1250

T.P. OFFICE COPY

WORTHING BOROUGH COUNCIL
- 2 NOV 2010
COPY NOT APPROVED

PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE TO FORM BEDROOM AT 29, ELY ROAD WORTHING, WEST SUSSEX.

DEPOSITED 6.9.10
TP. REF. NO. WB/10/01875/FUL

CLIENT. 01903 894545
MRS. J. HOLMES,
29, ELY ROAD,
WORTHING. W. SUSSEX BN13 1ED

date. August 2010.
scale. 1:100 and 1:50.

DRAWING NUMBER 28810.1.