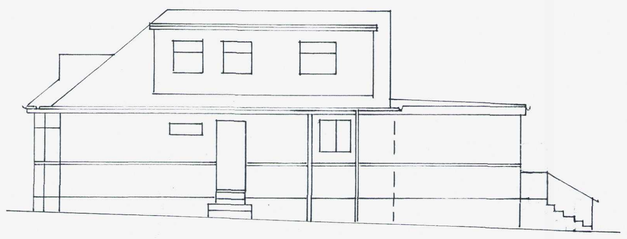
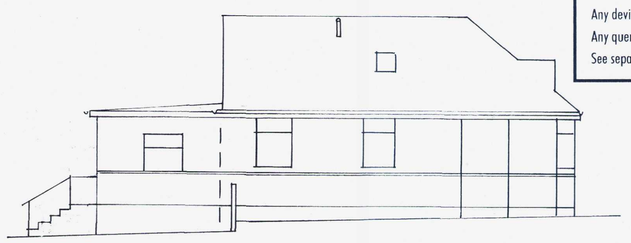
All work to comply with building regulations and planning consent.
Workmanship and materials to comply with British standards and code of practice.
Scaled dimensions are approximate, take exact dimensions from site.
This drawing was prepared for local authority approval and not as a working drawing.
LOCAL AUTHORITY MAY SCALE THE DRAWING
Any deviation from the drawing to be agreed with the local authority.
Any queries to be agreed prior to construction.
See separate details for Structural engineers calculations.



REAR ELEVATION 1:100 AT A1



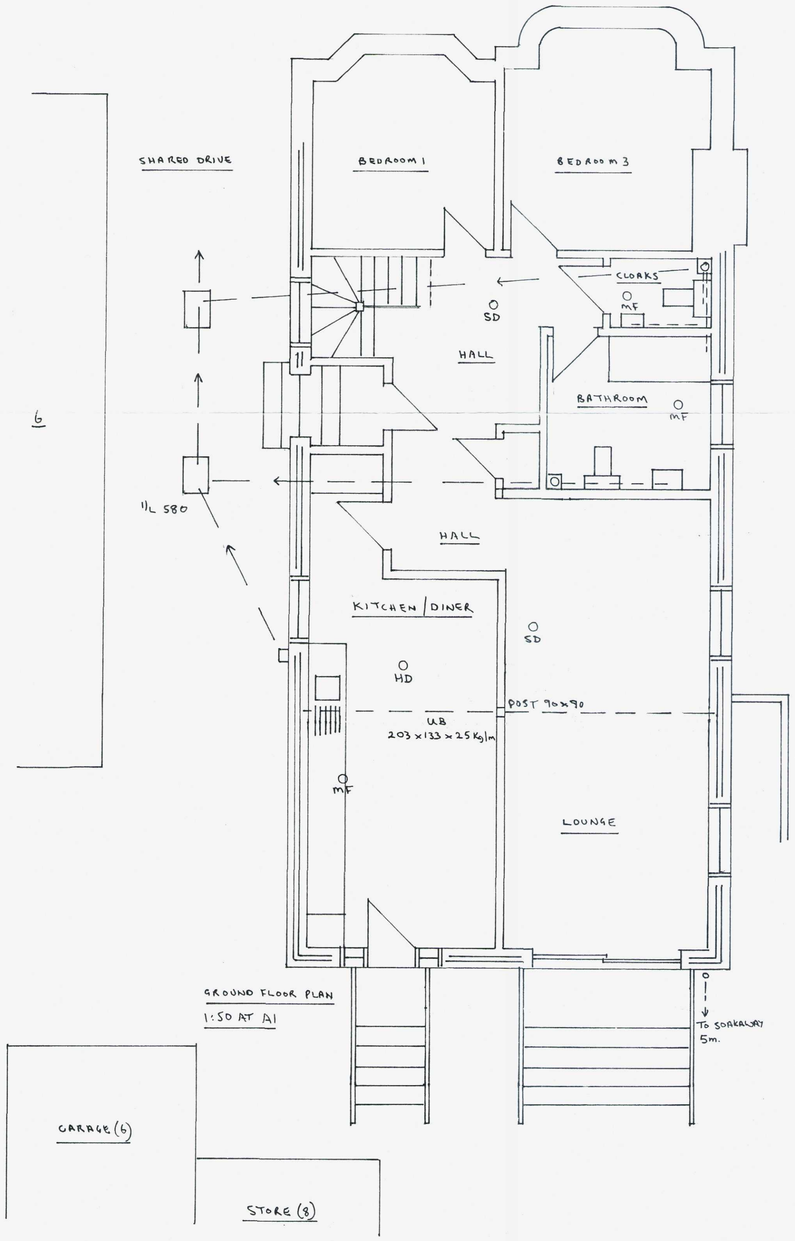
SIDE ELEVATION FROM 6 1:100 AT A1

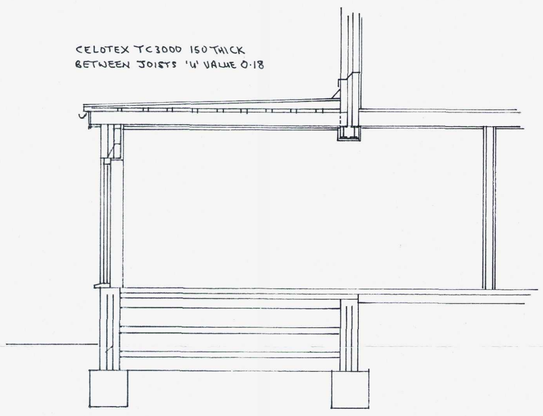


SIDE ELEVATION FROM 10 1:100 AT A1

ADUR & WORTHING
PLANNING SERVICES

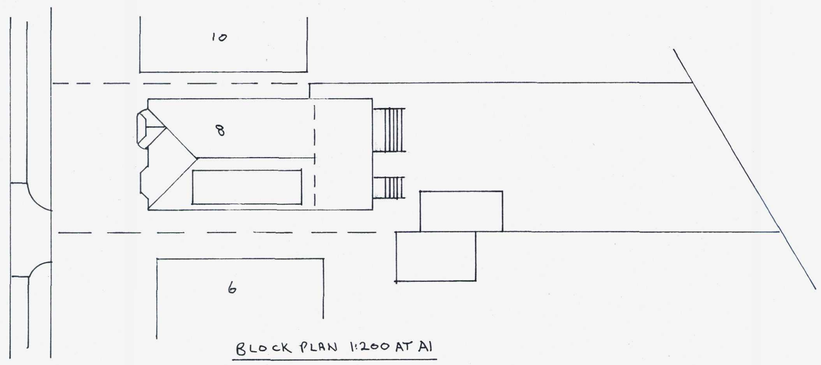
PLAN	AWDM/ 1105/13
DATE VALID	- 4 SEP 2013





SECTION 1:50 AT A1

600 deep x 600 wide C24 foundation concrete at min 1000mm deep, and below drain level, and to suit site conditions, agree with BCO. 4N dense concrete blocks in foundation with 1:12 concrete cavity fill. DPC lapped to existing. Prestressed lintels as relieving arch where drain passed through footing and soft fill void to prevent vermin gaining access. 100 diam plastic drains at 1:40 fall and encased in concrete. Rocker pipe within 600mm of wall. Soakaway drain in 100 diam plastic at 1:40 fall, laid on and surrounded in 150 pea shingle and 75 concrete protective cover. 2m3 (below invert and confirmed by percolation test) soakaway at min 5m from building. Test drains on completion.
Oversite of 75mm fibrous screed on separating membrane on100mm Fast-Rtm FF3000 Celotex floor insulation with 25mm celotex upstand as thermal break, on 150mm concrete, reinforced with A142 mesh (300 laps), on 1200 gauge DPM, lapped to DPC., on 150 blinded and consolidated hardcore. Sandwich layers of 100 concrete and 300 compacted hardcore/MOT to virgin ground. Any existing suspended floors to have ducts to the exterior with air bricks, via 65 diam pipes at max 900 c/s.
Superstructure of brick plinth then 100 hemelite blocks and 2 coat waterproof render with stainless steel beads. 100mm cavity with 50mm celotex batts on 225mm long stainless steel ties at 750 horiz and 450 vert (staggered) centres, 300 at reveals, with nylon retaining clips. Extend batts to line base of floor insulation, 100mm thermalite turbo blocks, 13mm hardwall plaster. 'U' value 0.28 W/m2K.
Furfix or similar to tie new work to existing and make cavity continuous. Close head and reveals with thermabate insulated cavity closer. Catnic insulated lintels with min 150mm bearing. Catnic CN6XC over patio doors.
PVCu double glazed window and doors with low E glass, laminated and toughened units to doors and window. Min 16mm air gap to sealed units. 8000mm2 trickle vents. Glass area min 10% floor area and ventilation min 5%.
All external glazing to be 1.6w/m2k.Safety glass to internal doors.
UB's as separate calcs, on padstones, encase steels in 2x12.5 fireline board and set in plaster.
All structural timber SC4 grade and treated. 50 x 100 wall plate with 6 x 38 straps at max 2m centres.
47 x 170 ceiling joists at 400 c/s. One row solid bridging. Celotex Extra-R XR3140 between joists, TB3012 under side of joists, 12.5 plasterboard and set plaster.
50 x 50 battens on joists for cross venting and 75 to 0 firrings also at 400 c/s, 18mm OSB deck, 25mm, mesh covered, continuous soffit vent. 3 layer mineral felt and 12mm hot bedded chippings to BS747 laid to CP 144. Lay board 300 up pitched roof and dresses under felt.
Internal partitions to have 50 x 100 head and sole timbers plus studs at 400c/s and fit 100 celotex between rafters and 12.5 plasterboard and set.
Mechanical extract fans 30 l/s with overrun of min 15 minutes.
All leadwork as Lead Development Association standard details.100 H/R plastic gutter and 68 diam RWP to new soakaway.
Radiator to have thermostatic radiator valves.
Electrical installation by competent and qualified electrician who needs to produce a Part 'P' certificate on completion.
Smoke detector to Hall and Kitchen, linked to mains with battery back up.
Energy efficient lighting to two locations, take a lamp having a luminous efficiency greater than 40 lumens per circuit watt. Min 75% new.
Brick built steps with 300 treads and 200 risers. Handrail each side at 900 high.



BLOCK PLAN 1:200 AT A1

Tony Standing Designs
Drawing for Domestic Extensions

Title	PROPOSED REAR EXTENSION AT				
	8 UPTON AVENUE, SOUTHWICK. BN42 4WP				
Client	MR. S. FARRELL				
Drawn By: Date	TS JUNE 2013	Drawing Revision	C730-4 AB	Scale	AS SHOWN
Mr A J G Standing 39 Hills Road, Steyning BN44 3QG		Phone: 01903 814151			