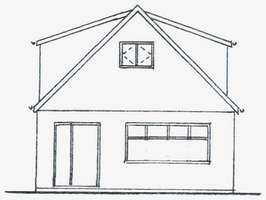
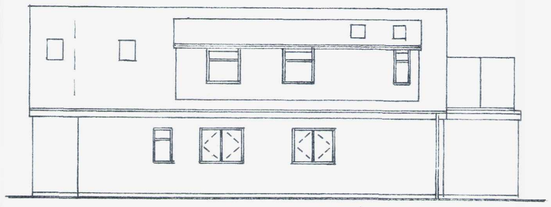
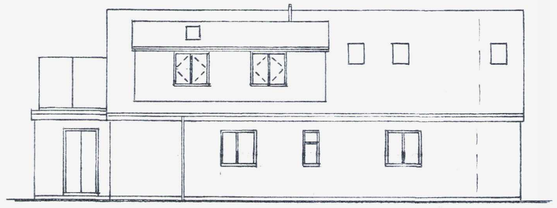
All work to comply with building regulations and planning consent.
Workmanship and materials to comply with British standards and code of practice.
Scaled dimensions are approximate, take exact dimensions from [illegible] working drawing.
This drawing was prepared for local authority approval and not [illegible]
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.



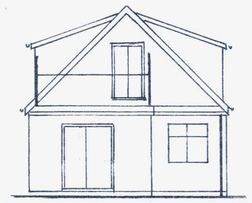
FRONT ELEVATION (NORTH) 1:100 AT A1



SIDE ELEVATION (WEST) 1:100 AT A1

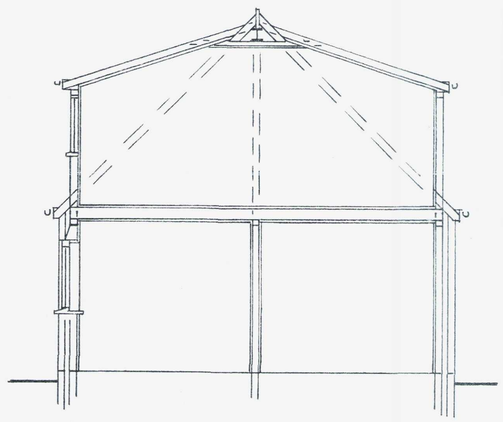


SIDE ELEVATION (EAST) 1:100 AT A1

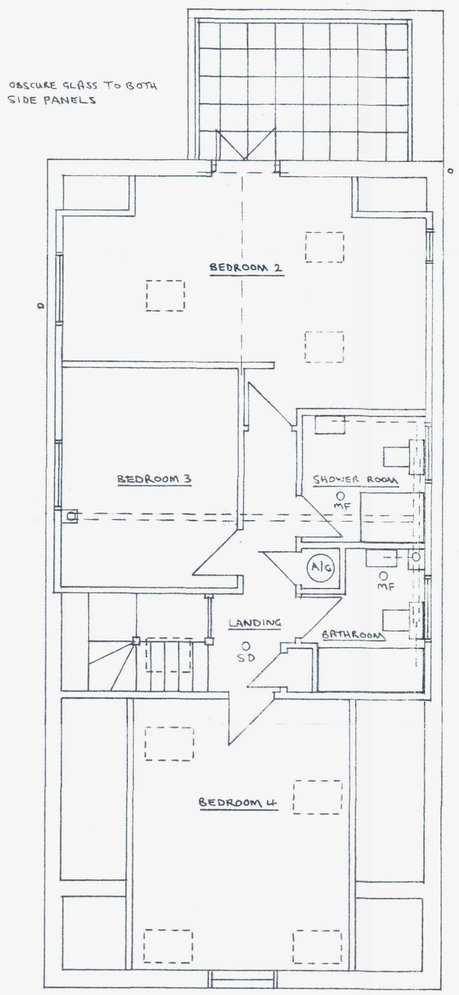


REAR ELEVATION (SOUTH) 1:100 AT A1

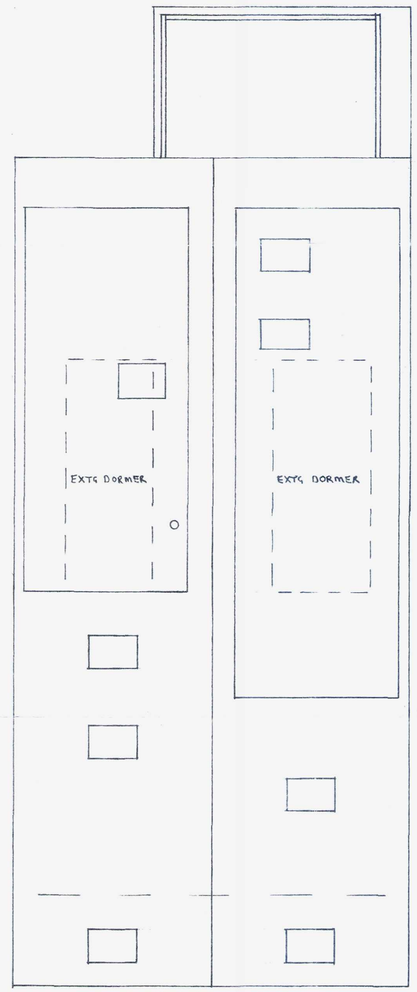
ADUR & WORTHING PLANNING SERVICES
PLAN NADMI 1354/18
DATE VALID - 5 SEP 2018



SECTION 1:50 AT A1



FIRST FLOOR PLAN 1:50 AT A1



ROOF PLAN 1:50 AT A1

0 1 2 1:50 1:100 3 4 5
0 1 2 4 6 8 10

Expose and check window lintels for material and bearing, change if required by BCO. Check load bearing walls and existing footings for adequacy.
All structural timber to SC4 grade and treated. Treat all exposed cut ends on site.
Double joists under stud partitions. Lay 150 rockwool insulation between joists.
22mm T&G moisture resistant chipboard flooring to all areas including remaining loft space.
Double up rafters to sides of dormer and velux windows. Fix 50 thick battens to underside of rafters and fix 100 thick celotex between rafters, leaving a 50mm void, 25mm insulated plasterboard & set.
Continuous ventilation from eaves to ridge (mesh covered and equal to 10mm continuous gap). Dormer walls of plain tiles on treated battens on counter battens on 12mm OSB on tyvek membrane on 50 x 150 studs at 400c/s with 140 celotex between. Inside of walls to have 25mm insulated and foilbacked plasterboard and set coat of plaster.
150 x 100 timber lintels over windows, min bearing 150mm.
Code 4 lead weathering from vertical tiles to existing roof, laid to LDA details.
Ashlar walls and partitions of 50 x 100 studding at 400 c/s with head sole and noggings. 100 celotex between studs and lined with 25 insulation, 12.5 plasterboard and set. No glass in doors.
Gable of brick, cavity with CG 50 celotex batts and 225 s/s ties, 100 turbo lightweight blocks, float and set, 1500 horizontal gable straps at max 2m c/s.
47 x 150 rafters at 400c/s, on 50 x 100 bedded wall plate with 1200 girth H/D straps at max 2m c/s. Ceiling joists at 400c/s with bolted connections to rafters. 38 x 200 treated ridge board. Tyvex covering to rafters with treated tile battens and plain tiles and fittings laid to manufacturers details, DPC dressed into gutter from Tyvek.
Plastic fascia and soffit with 25mm continuous ventilation to soffit. Half round gutter and fittings, 68 rainwater pipe to existing soakaways at min 5m distance from building. If needed, Soakaway line in 100 dia plastic pipe at 1:40 laid on and surrounded in 150 pea shingle and 75 protective concrete cover.
Velux and weathering as manufacturers instructions.
New UPVc windows with glass area min 10% of floor area and ventilation min 5%.
Trickle vents 8000mm2, double glazed units with 16mm air gap and low E glass.
Laminated glass if less than 800mm above floor level.Min U value 1.6w/m2k.
False mullion to escape window to give a min 500 wide x 700 clear opening.
Universal beams designed by the structural engineer.
50mm bath and shower waste with deep seal traps. 32mm basin wastes with deep seal trap. 100mm WC soil pipe linked to existing drain and rodding eyes at junctions.
15mm gap under Shower room door. Mechanical vent to Bathroom and shower room (30L/sec) and duct to exterior.
Energy efficient lighting (75% 0f all new) to take lamps having a luminous efficiency of 45 lumens per circuit watt.
Smoke alarm self contained type to BS5839 mains with DC battery back up, and linked to existing circuits. Electrical work by competent and registered (part P) electrician who must produce a certificate 7671 on completion.
Thermostatic valves to radiators.
No trees within 25m.

Tony Standing Designs
Drawing for Domestic Extensions

Title	EXISTING HOUSE AT 21 THE MEADWAY, SHOREHAM BEACH. BN43 5RN.				
Client	MRS. H. PACKER				
Drawn By: Date	TS NOV. 17	Drawing Revision	C704-7	Scale	AS SHOWN

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Sheet Size A1