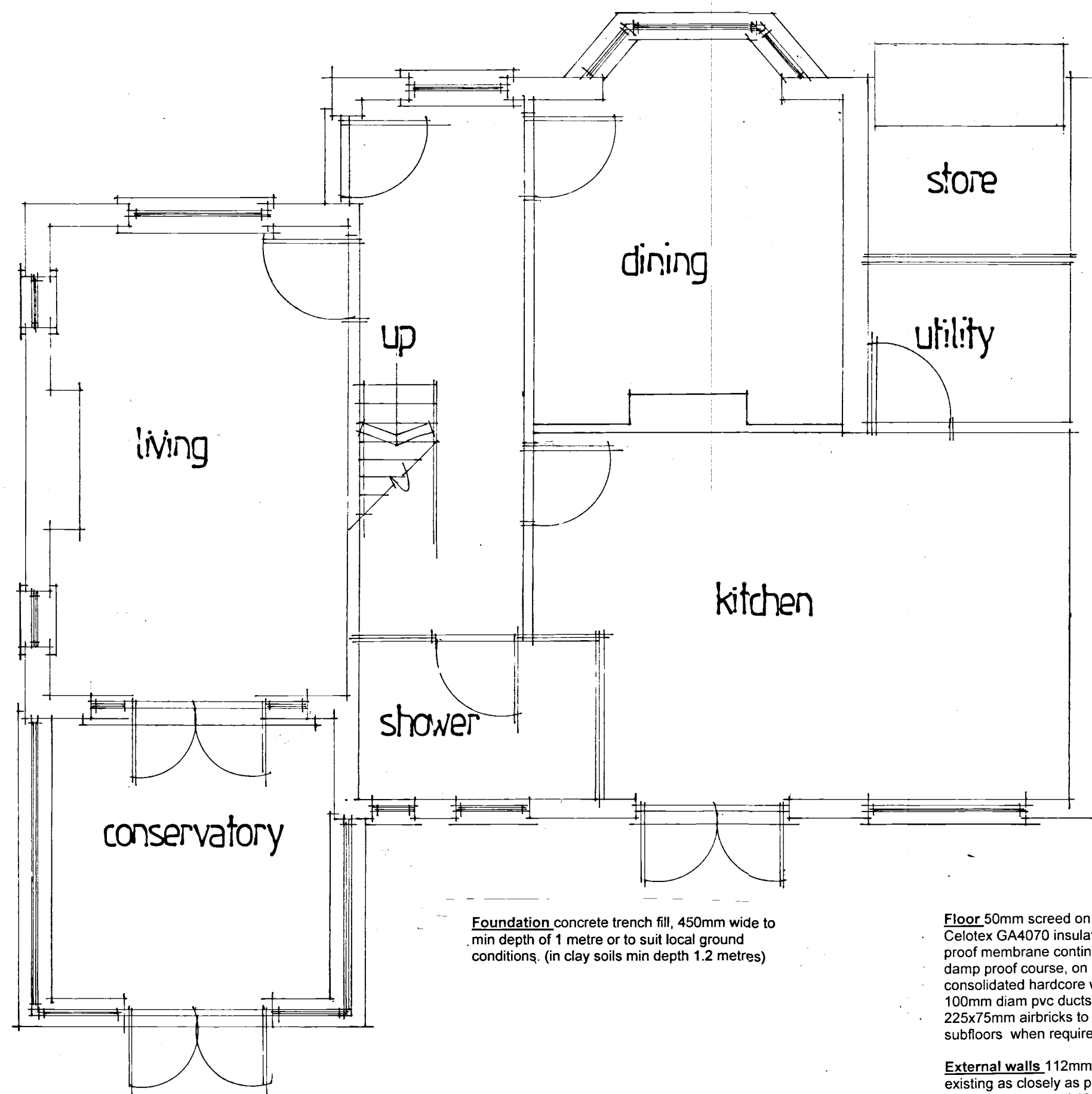
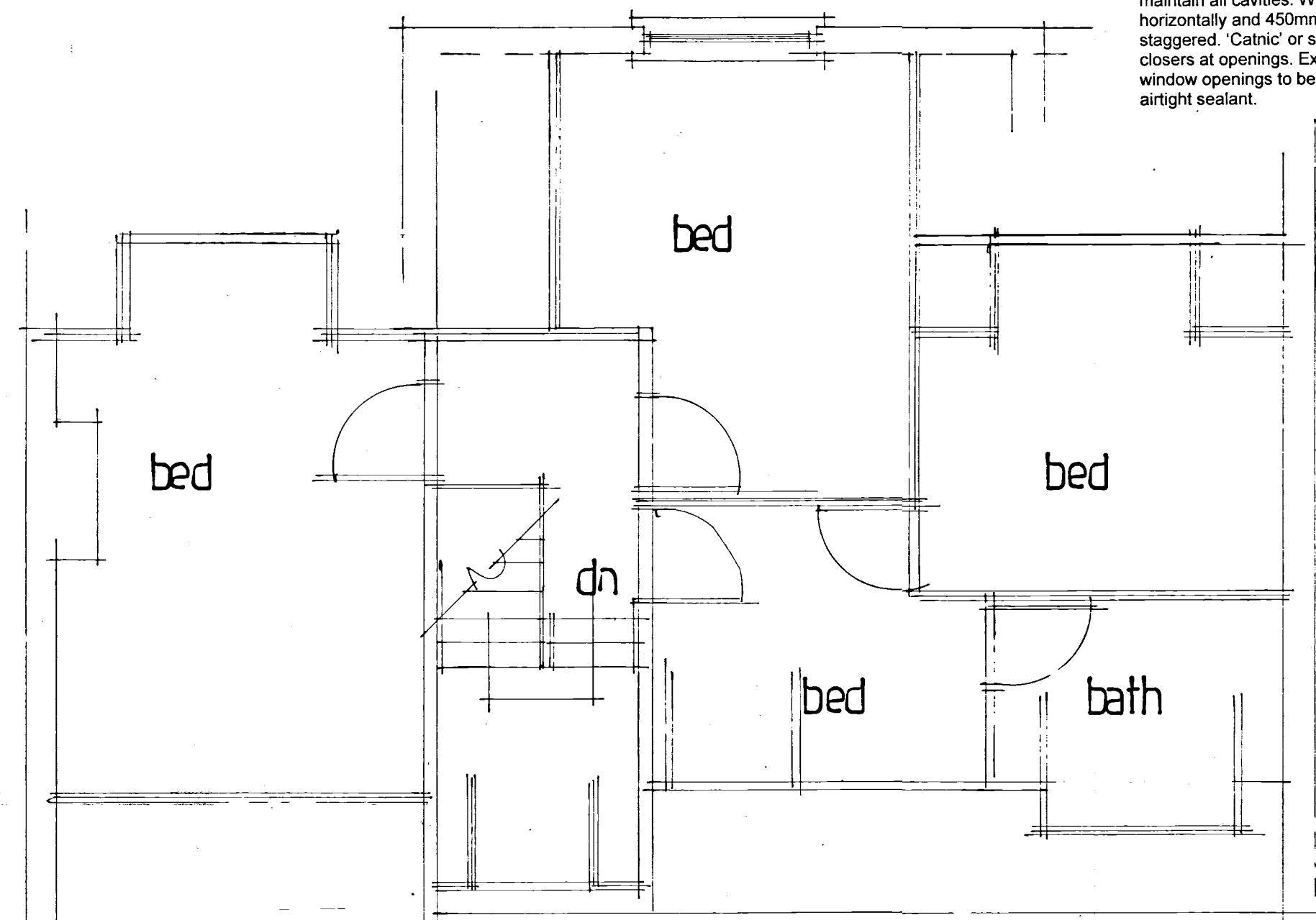
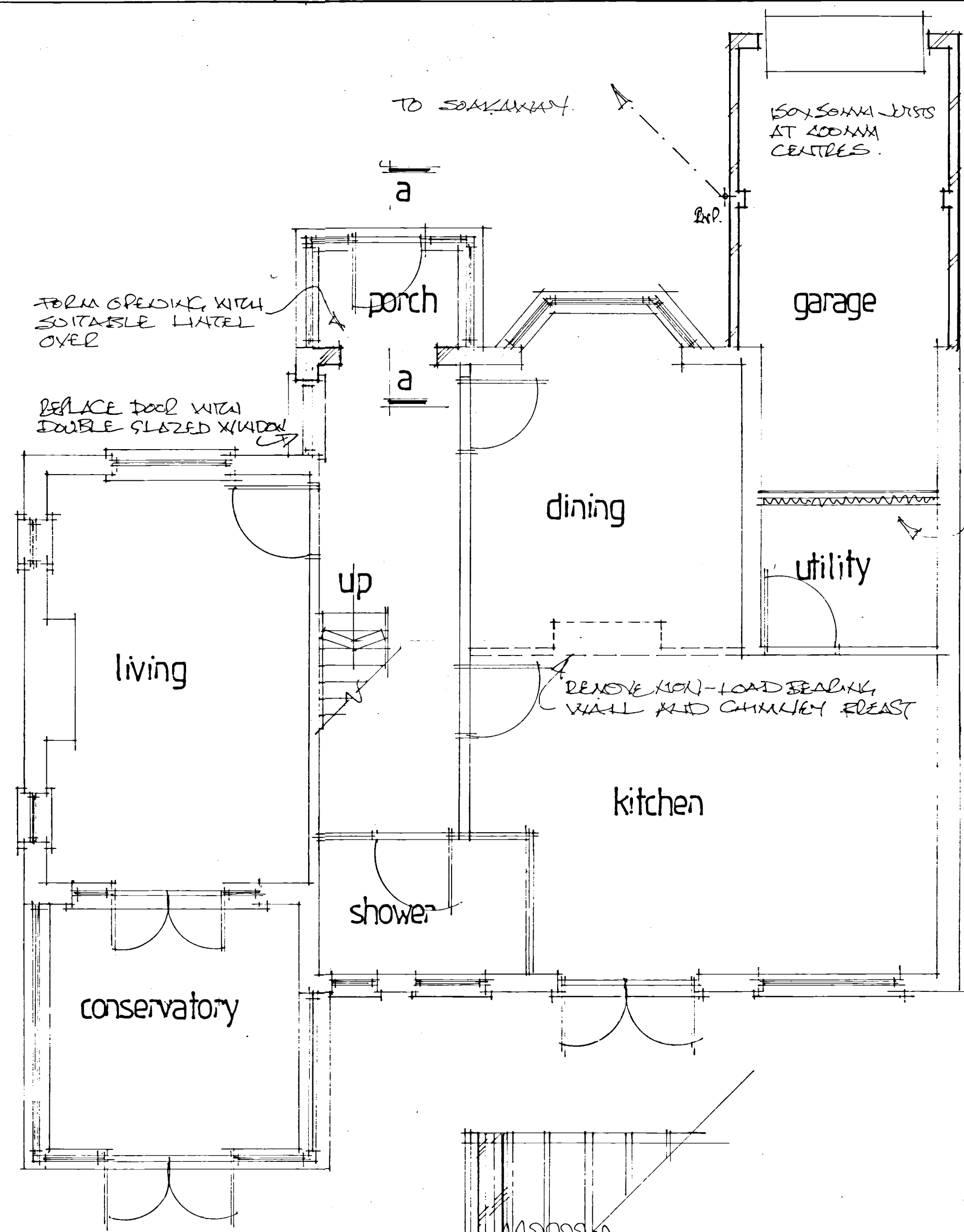




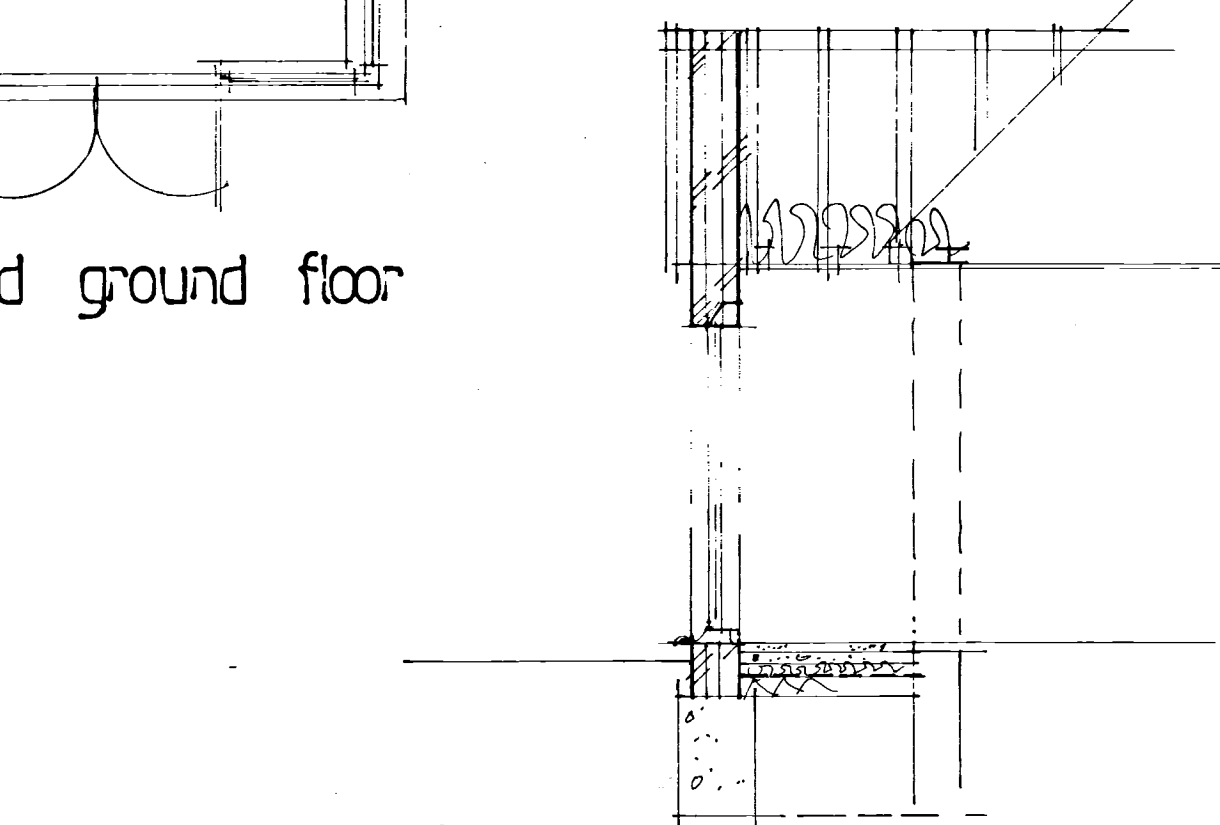
existing ground floor



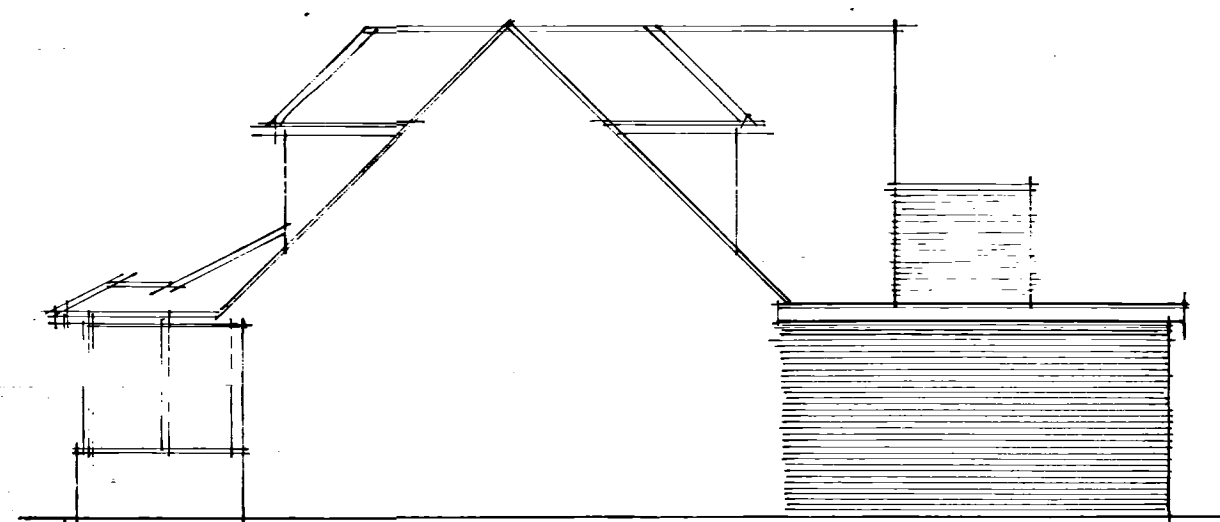
first floor



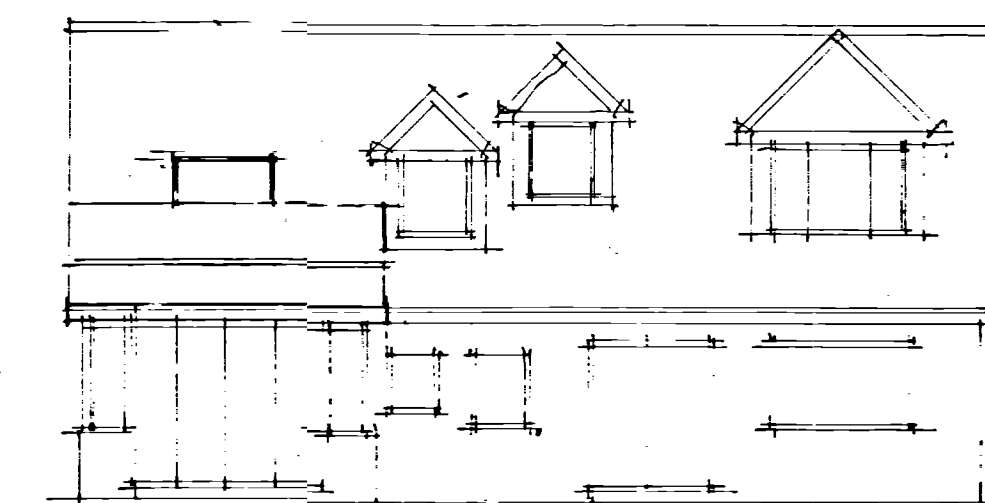
proposed ground floor



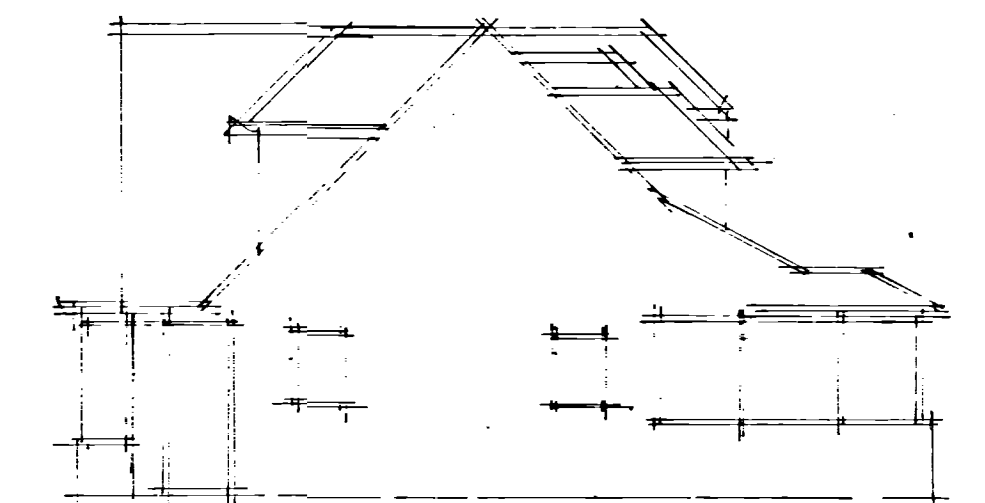
section a-a



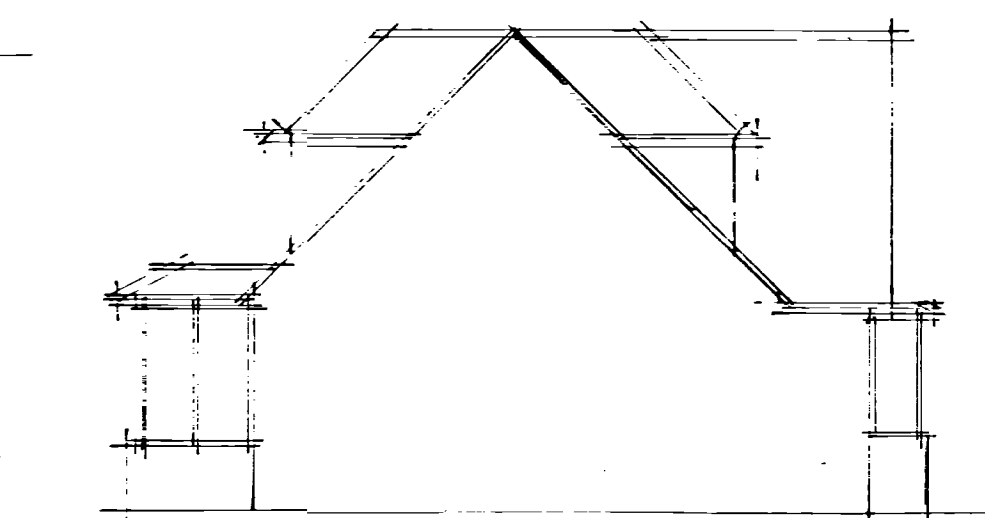
proposed side



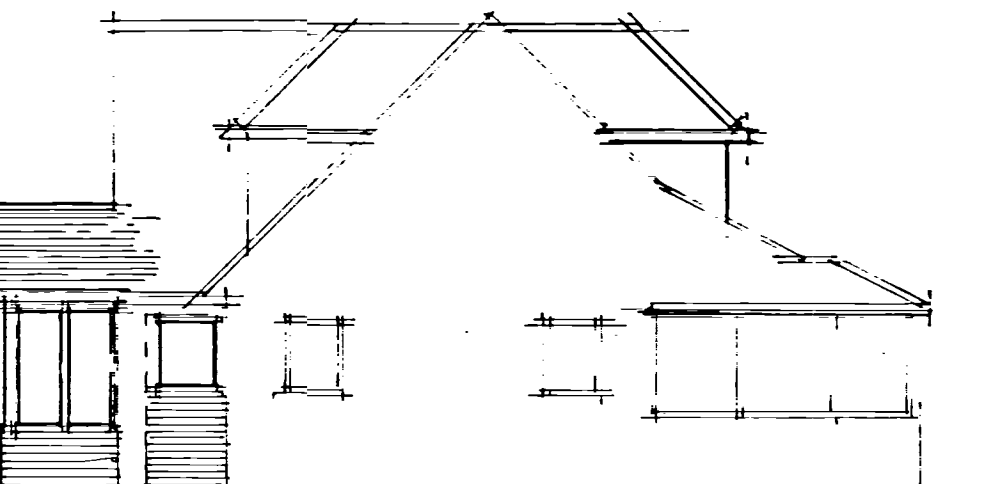
rear
UPGRADE ROOF TO PROVIDE
30 MIN FIRE PROTECTION



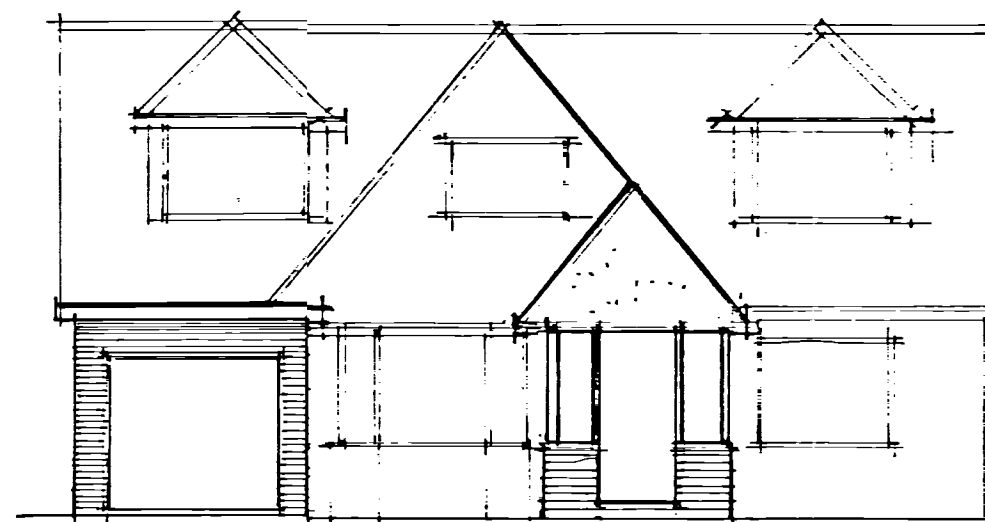
existing side



existing side



proposed side



proposed front

THE PROPERTY OWNERS ARE TO ENSURE THAT ANY ALL REQUIREMENTS OF THE PARTY WALL ACT ARE COMPLIED WITH. ADVICE CAN BE OBTAINED FROM THE SURVEYOR.

EXISTING LINTOLS AND FOUNDATIONS TO LOADBEARING WALLS TO BE EXPOSED FOR LOCAL AUTHORITY INSPECTION AND APPROVAL AS REQUIRED NORMALLY AT THE START OF WORKS WHEN DRAINAGE RUNS ARE CHECKED.

Rain water goods: run new 100mm diam pvc rain water guttering and 70mm diam downpipes to 1.0cu.m. soakaways formed min 5m from building via big and 100mm diam drainage.

Garage flat roof: Three layer built up felt to BS747 cp144 pt3 on 21mm roof grade chipboard on firings on 150 x 50mm joists at 400mm centres.

Porch pitched roof: tiles on battens and breathable felt on 125 x 50mm rafters at 400mm centres, 12.5mm foil back plasterboard ceilings on 125 x 50mm ceiling quarters at 400mm centres, with 100mm fibreglass quilt insulation between and Celotex GA4090 over the joists.

New windows: new double glazed windows to have minimum U value of 1.6w/m²k. Doors to have a min U value of 1.80w/m²k. Toughened glass in glazed doors and windows in critical locations, i.e. alongside doors. Seal around window-wall joint with mastic sealant. Double rafters as roof light trimmers if applicable.

Garage: single skin face brick to match existing with 225mm piers at 3.0m centres. Floor to be 150mm thick concrete with A142 mesh on 1200g dpn on 150mm well consolidated hardcore.

All new electrical works to be designed, installed, inspected and tested in accordance with BS7671 (IEE:17th Ed) the works are to be undertaken by an installer registered under a suitable self-certification scheme or by a suitably qualified person with a certificate of compliance produced to building control upon completion of the works.

Lighting: Fit high efficacy light fittings minimum 75% of new fittings. Any recessed ceiling lights to be 30minute fire resisting.

This drawing and the information provided is the property of Thorns Young Architectural and shall not be copied whole, in part, or used for any other purpose without written permission from the company.

Principal Contractor is to ensure all materials and workmanship complies with Regulation 7 of the Building Regulations whether or not specifically stated on these drawings. It is the Principal Contractor's duty to ensure all works on site are approved by an appointed Building Control body.

Principal Contractor is to ensure dimensions are taken on site before procurement of any materials works proceeding. Structural members are not to be ordered scaling from this drawing.

Principal Contractor to ensure full compliance with the amended CDM Regulations (2015) if the project requires.

This drawing, unless noted, does not represent compliance with the Party Wall Act 1996 and if required, all agreements are to be in place before works commence.

It is the Principal Contractor's responsibility to ensure Planning Building Control approvals are in place prior to works commencing. Should works commence prior to relevant approvals Thorns Young Architectural accepts no responsibility.

Do not scale from this drawing except for the purpose of Local Authority Planning department.

A	Date	Revision
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Client
MR AND MRS. OAKLEY

Job Title
15 KILLOHILL AVENUE
ALDRICK
BORNE REGIS.

Drawing Title
EXISTING AND
PROPOSED PLANS
AND ELEVATIONS.

Scale 1:50 + 1:100

Date NOV. 2018 Drawn by CML

Drg. No. 2208:18 Rev.