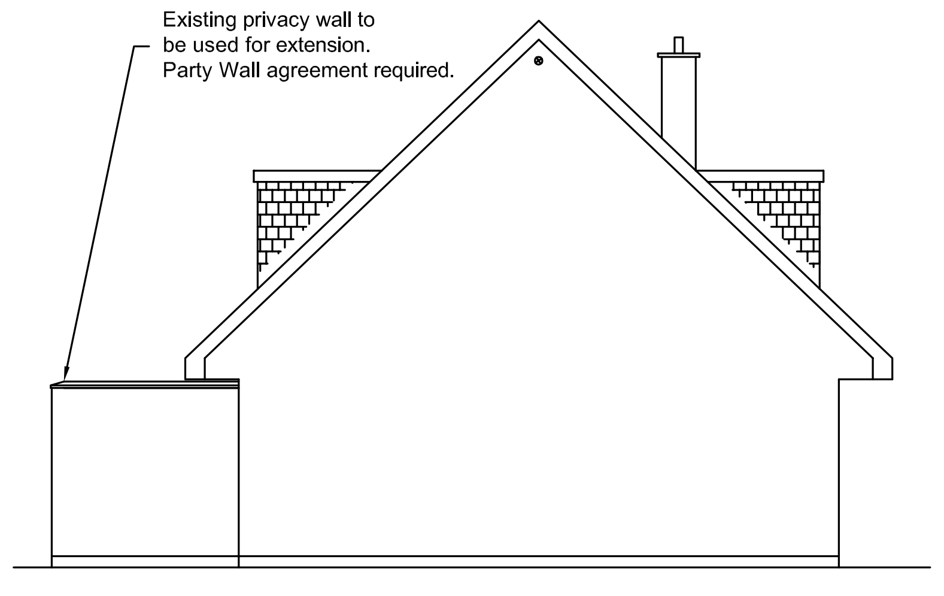
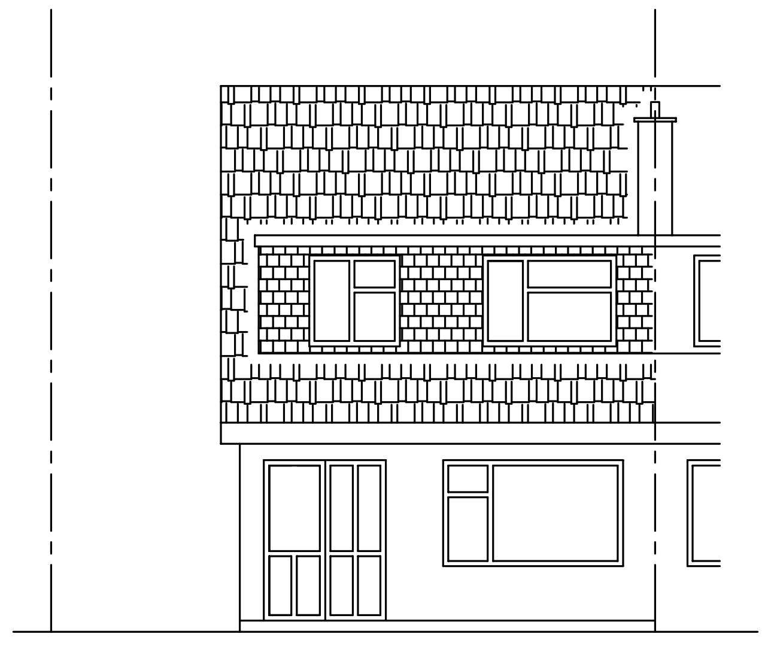
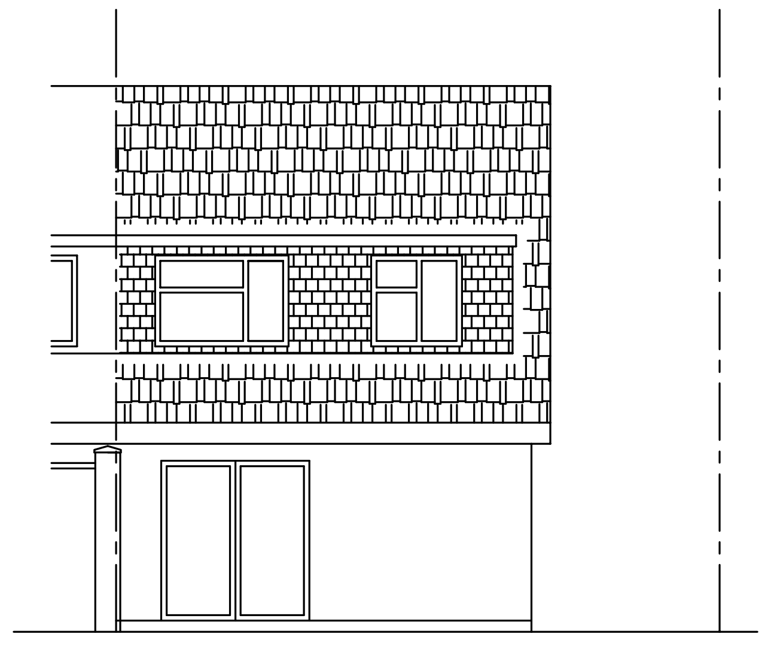


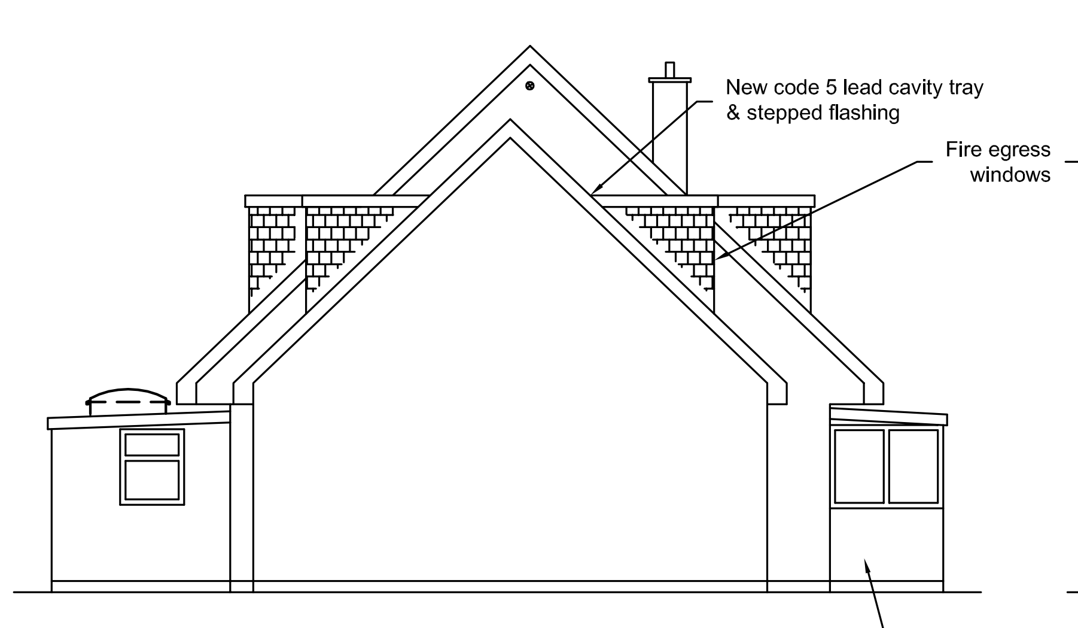
Existing West Elevation



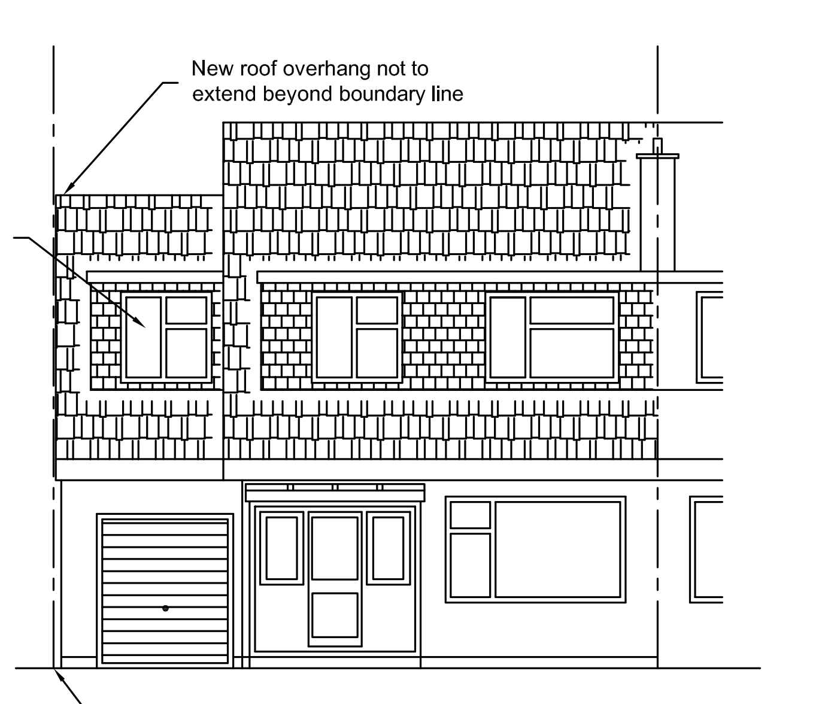
Existing South Elevation



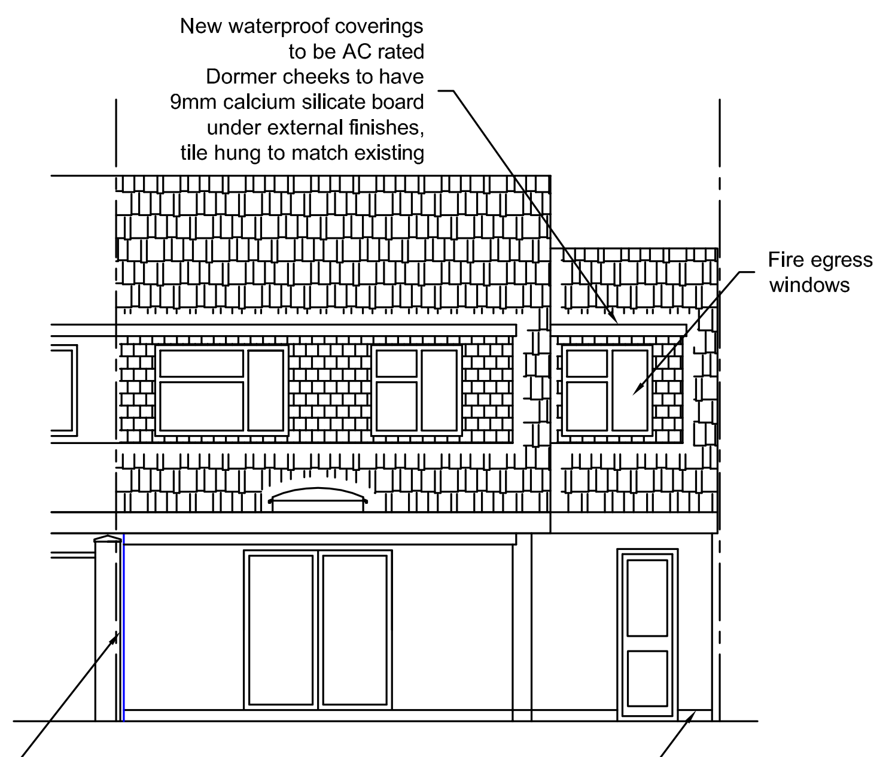
Existing North Elevation



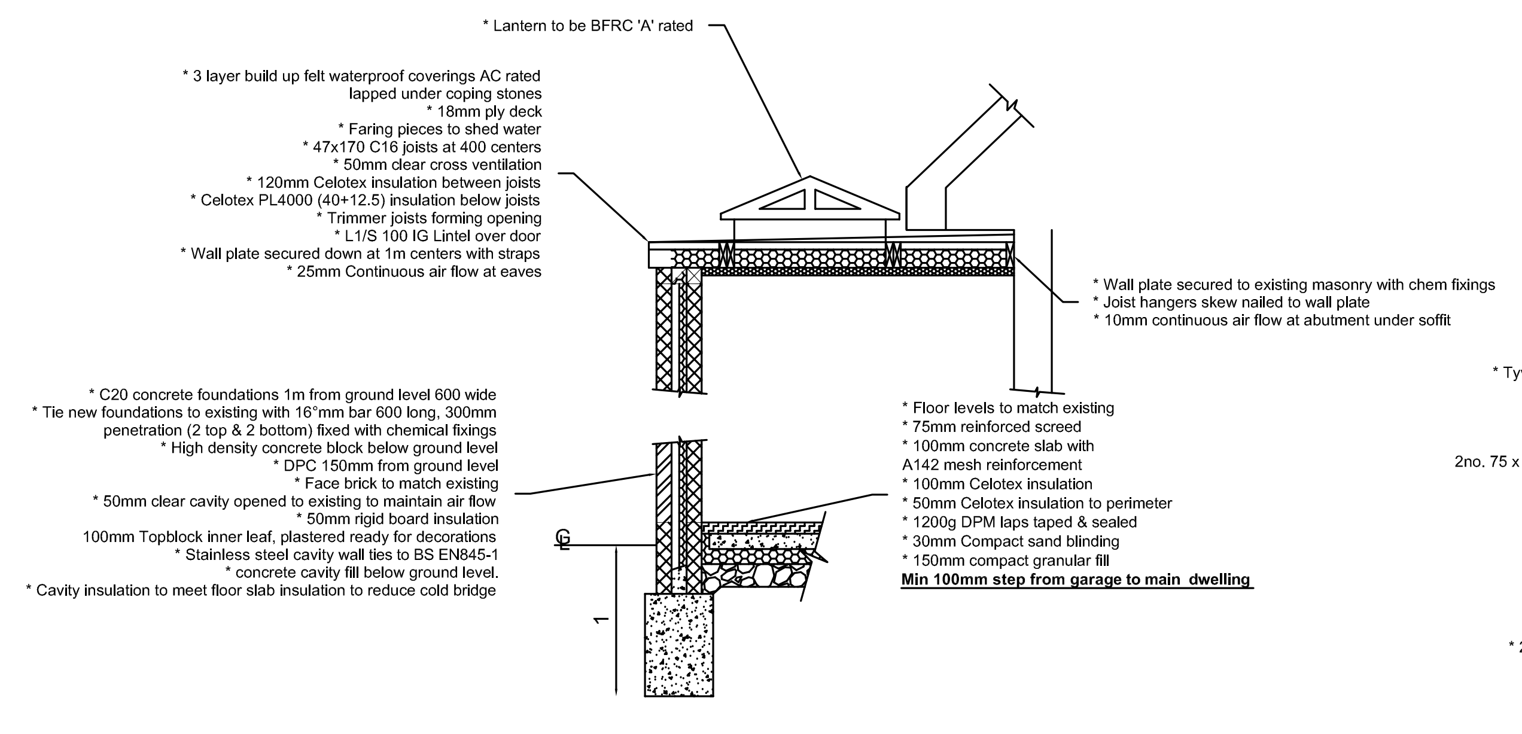
Proposed West Elevation


New roof overhang not to
extend beyond boundary line
Foundations not to extend
on neighboring land.
It is not expected that Section 6
of The Party Wall Act will need
to be invoked.
50mm clearance
between boundary wall

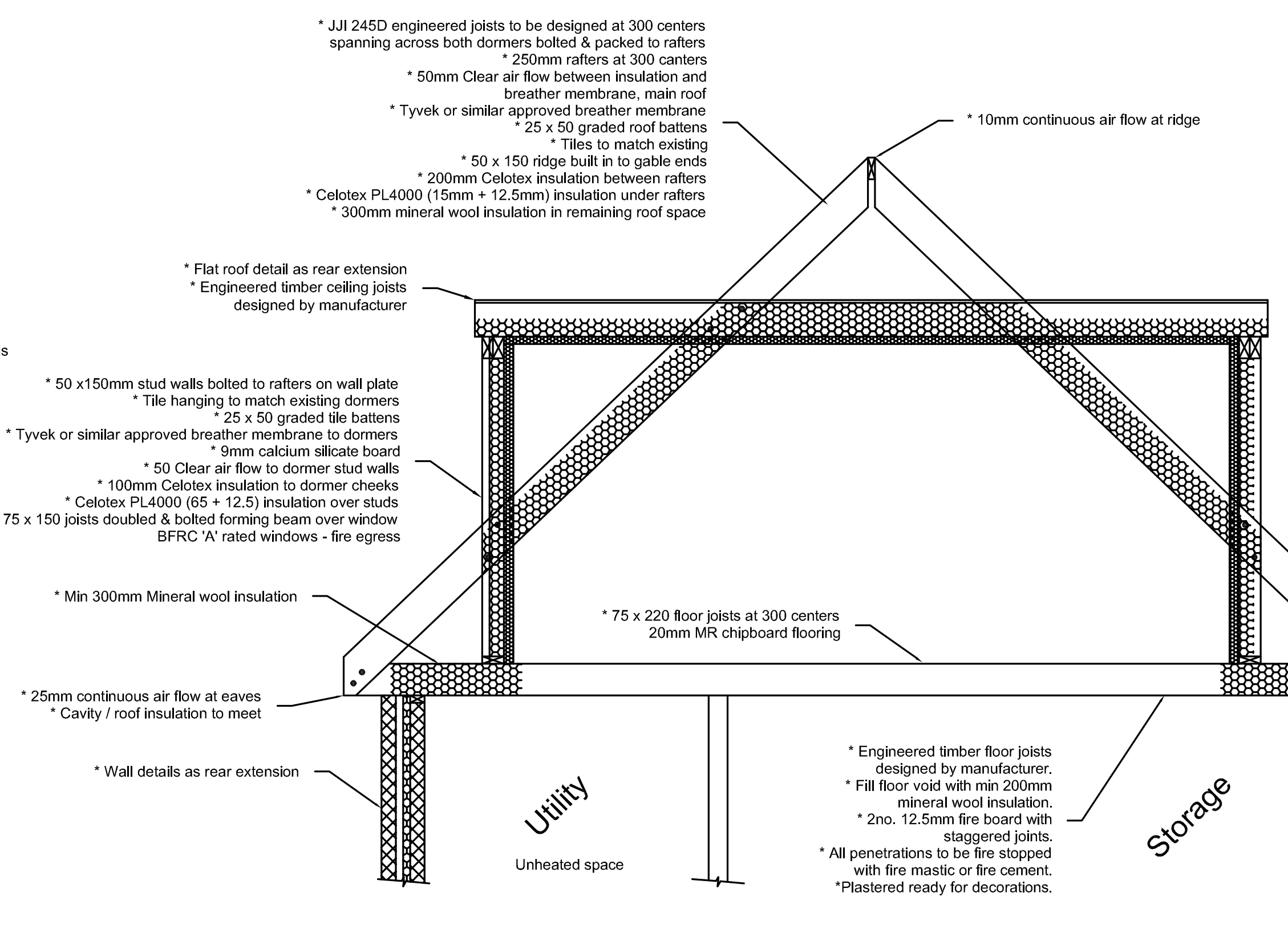
Proposed South Elevation



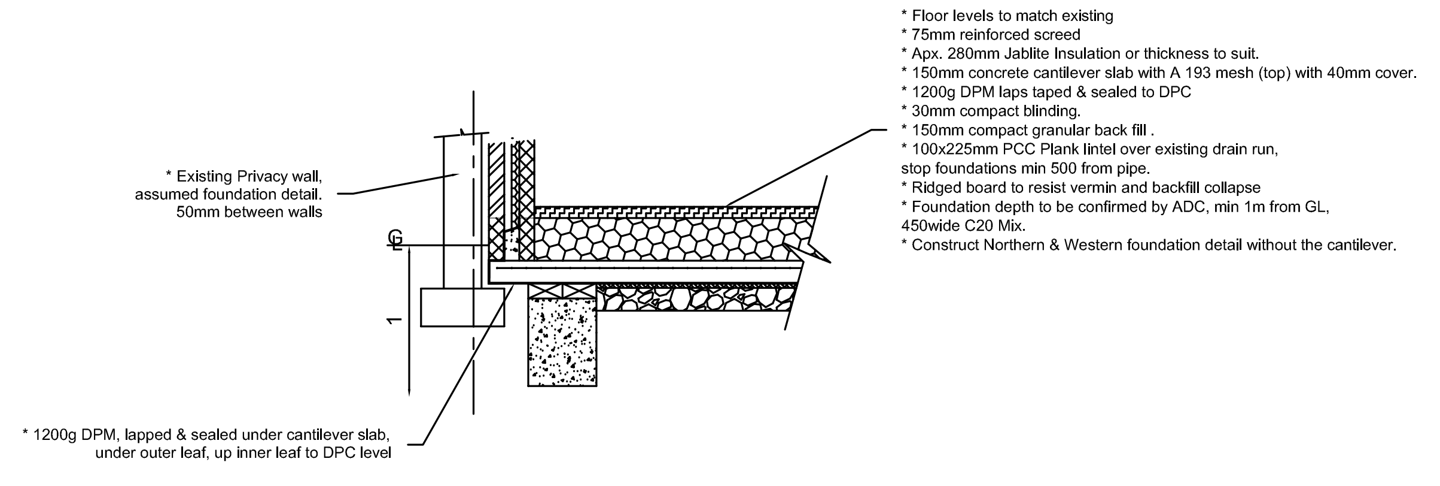
Proposed North Elevation


* Lantern to be BFRC 'A' rated
* 3 layer build up felt waterproof coverings AC rated
lapped under coping stones
* 18mm ply deck
* Faring pieces to shed water
* 47x170 C16 joists at 400 centers
* 50mm clear cross ventilation
* 120mm Celotex insulation between joists
* Celotex PL4000 (40+12.5) insulation below joists
* Trimmer joists forming opening
* L1/S 100 IG Lintel over door
* Wall plate secured down at 1m centers with straps
* 25mm Continuous air flow at eaves
* Wall plate secured to existing masonry with chem fixings
* Joist hangers skew nailed to wall plate
* 10mm continuous air flow at abutment under soffit
* C20 concrete foundations 1m from ground level 600 wide
* Tie new foundations to existing with 16°mm bar 600 long, 300mm
penetration (2 top & 2 bottom) fixed with chemical fixings
* High density concrete block below ground level
* DPC 150mm from ground level
* Face brick to match existing
* 50mm clear cavity opened to existing to maintain air flow
* 50mm rigid board insulation
100mm Topblock inner leaf, plastered ready for decorations
* Stainless steel cavity wall ties to BS EN845-1
* concrete cavity fill below ground level.
* Cavity insulation to meet floor slab insulation to reduce cold bridge
* Floor levels to match existing
* 75mm reinforced screed
* 100mm concrete slab with
A142 mesh reinforcement
* 100mm Celotex insulation
* 50mm Celotex insulation to perimeter
* 1200g DPM laps taped & sealed
* 30mm Compact sand blinding
* 150mm compact granular fill
Min 100mm step from garage to main dwelling
GL
1

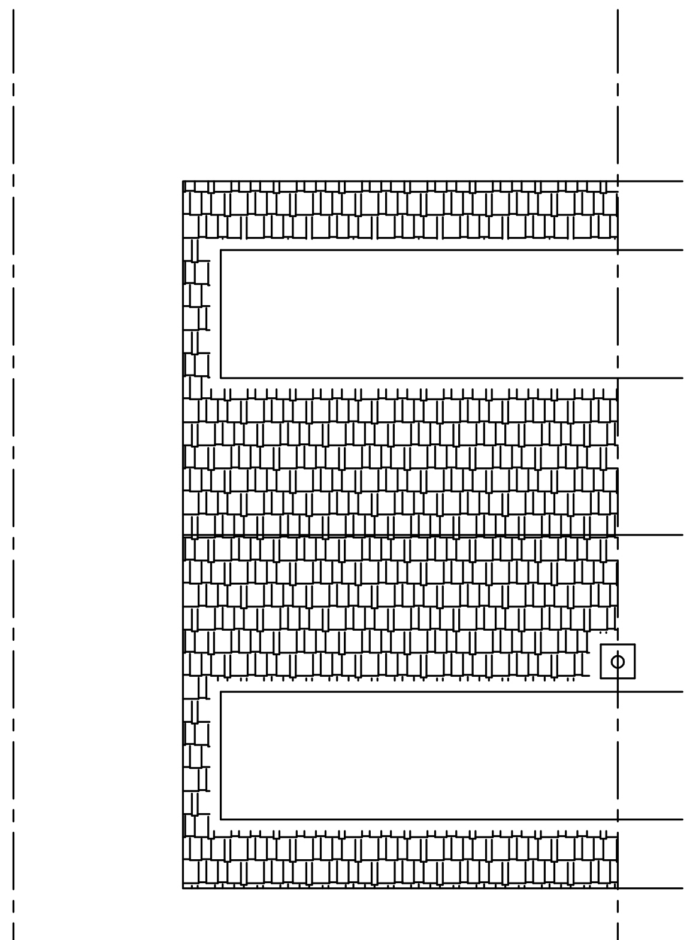
Typical Section Through Floor, Foundations & Roof Detail
Two Storey Extension


* JJI 245D engineered joists to be designed at 300 centers
spanning across both dormers bolted & packed to rafters
* 250mm rafters at 300 canters
* 50mm Clear air flow between insulation and
breather membrane, main roof
* Tyvek or similar approved breather membrane
* 25 x 50 graded roof battens
* Tiles to match existing
* 50 x 150 ridge built in to gable ends
* 200mm Celotex insulation between rafters
* Celotex PL4000 (15mm + 12.5mm) insulation under rafters
* 300mm mineral wool insulation in remaining roof space
* 10mm continuous air flow at ridge
* Flat roof detail as rear extension
* Engineered timber ceiling joists
designed by manufacturer
* 50 x150mm stud walls bolted to rafters on wall plate
* Tile hanging to match existing dormers
* 25 x 50 graded tile battens
* Tyvek or similar approved breather membrane to dormers
* 9mm calcium silicate board
* 50 Clear air flow to dormer stud walls
* 100mm Celotex insulation to dormer cheeks
* Celotex PL4000 (65 + 12.5) insulation over studs
2no. 75 x 150 joists doubled & bolted forming beam over window
BFRC 'A' rated windows - fire egress
* Min 300mm Mineral wool insulation
* 75 x 220 floor joists at 300 centers
20mm MR chipboard flooring
* 25mm continuous air flow at eaves
* Cavity / roof insulation to meet
* Wall details as rear extension
Utility
Unheated space
Storage
* Engineered timber floor joists
designed by manufacturer.
* Fill floor void with min 200mm
mineral wool insulation.
* 2no. 12.5mm fire board with
staggered joints.
* All penetrations to be fire stopped
with fire mastic or fire cement.
*Plastered ready for decorations.

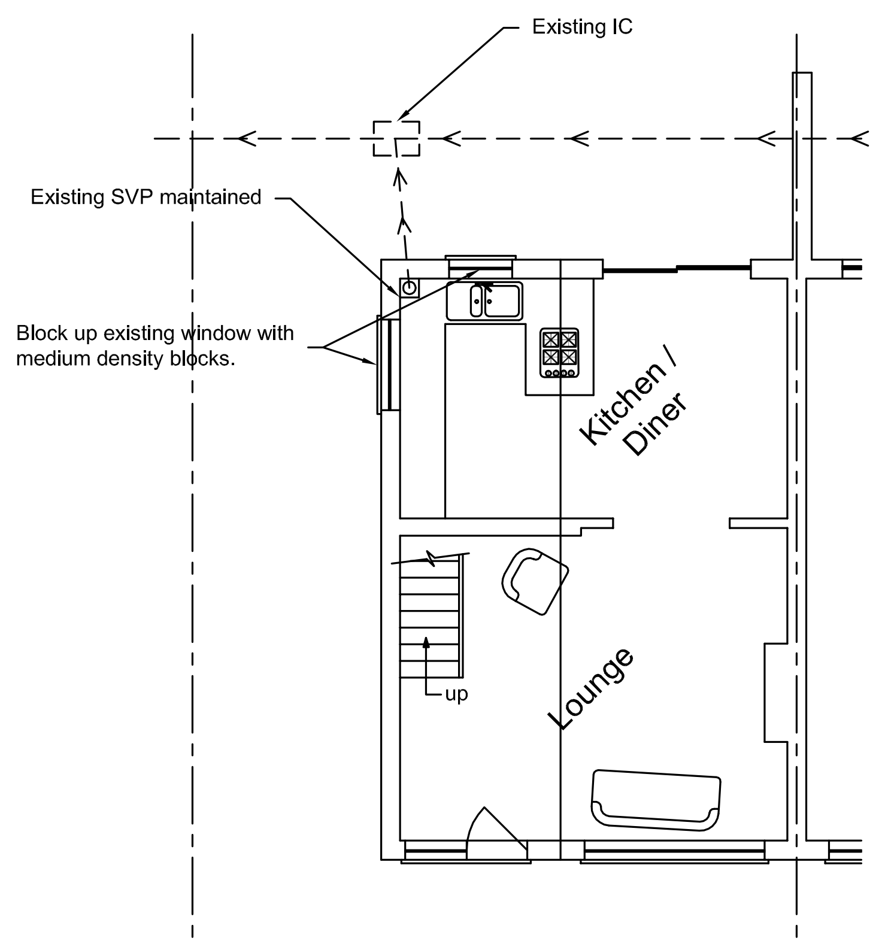
Typical Section Through Roof & Dormer


* Floor levels to match existing
* 75mm reinforced screed
* Apx. 280mm Jablite Insulation or thickness to suit.
* 150mm concrete cantilever slab with A 193 mesh (top) with 40mm cover.
* 1200g DPM laps taped & sealed to DPC
* 30mm compact blinding.
* 150mm compact granular back fill .
* 100x225mm PCC Plank lintel over existing drain run,
stop foundations min 500 from pipe.
* Ridged board to resist vermin and backfill collapse
* Foundation depth to be confirmed by ADC, min 1m from GL,
450wide C20 Mix.
* Construct Northern & Western foundation detail without the cantilever.
* Existing Privacy wall,
assumed foundation detail.
50mm between walls
* 1200g DPM, lapped & sealed under cantilever slab,
under outer leaf, up inner leaf to DPC level
GL
1

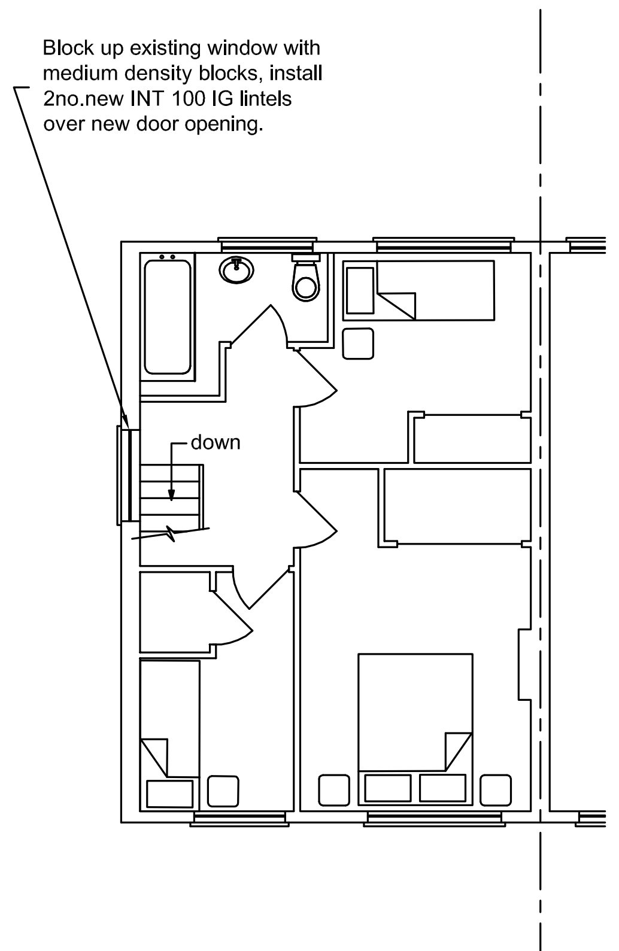
Section A-A
Singel Storey Rear Extension



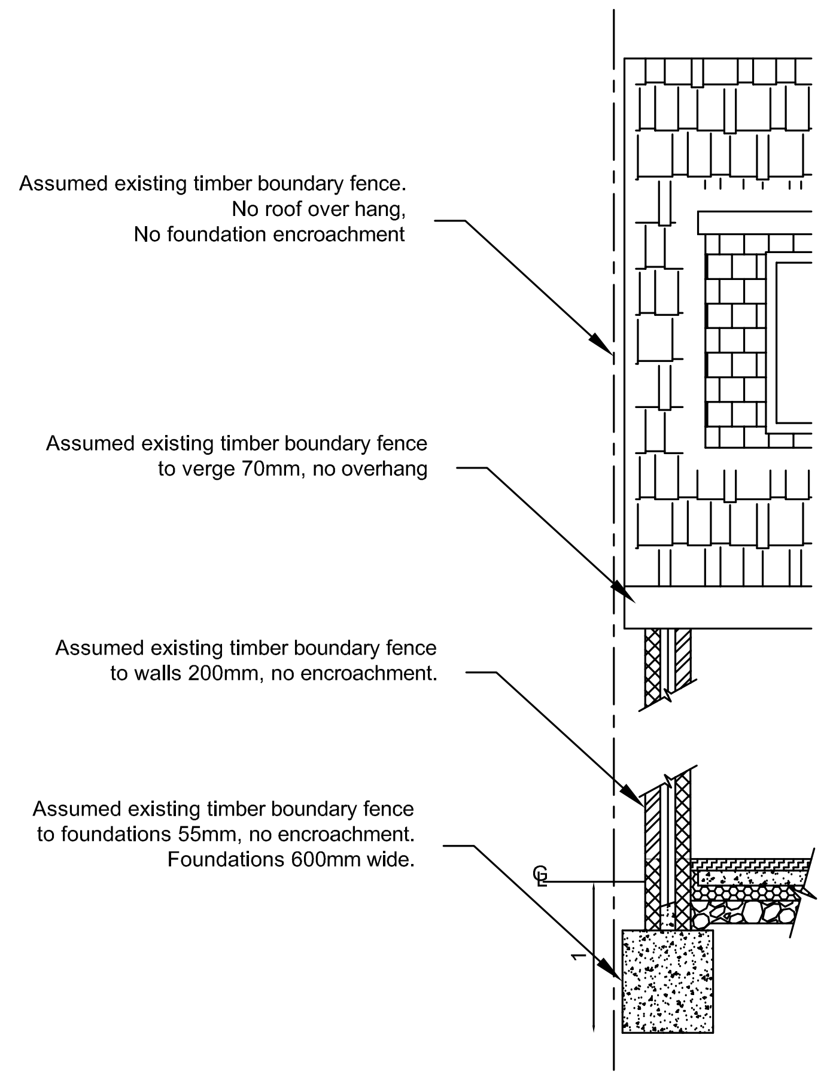
Existing Roof Plan

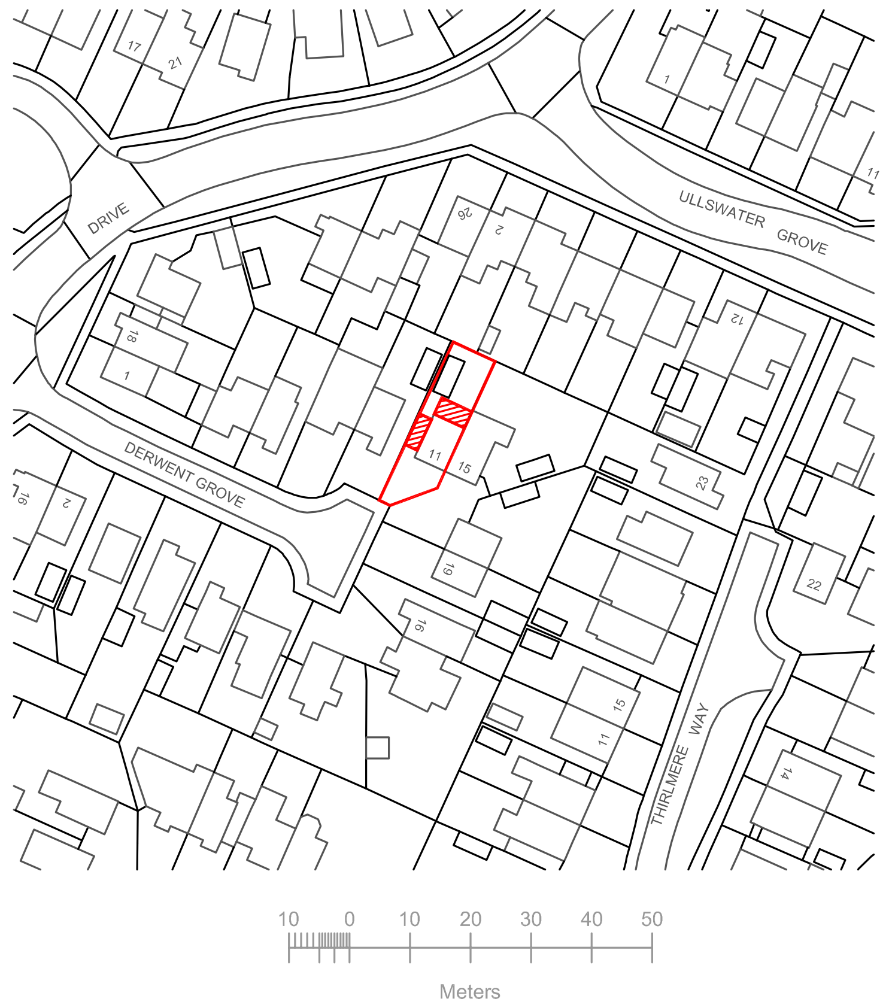


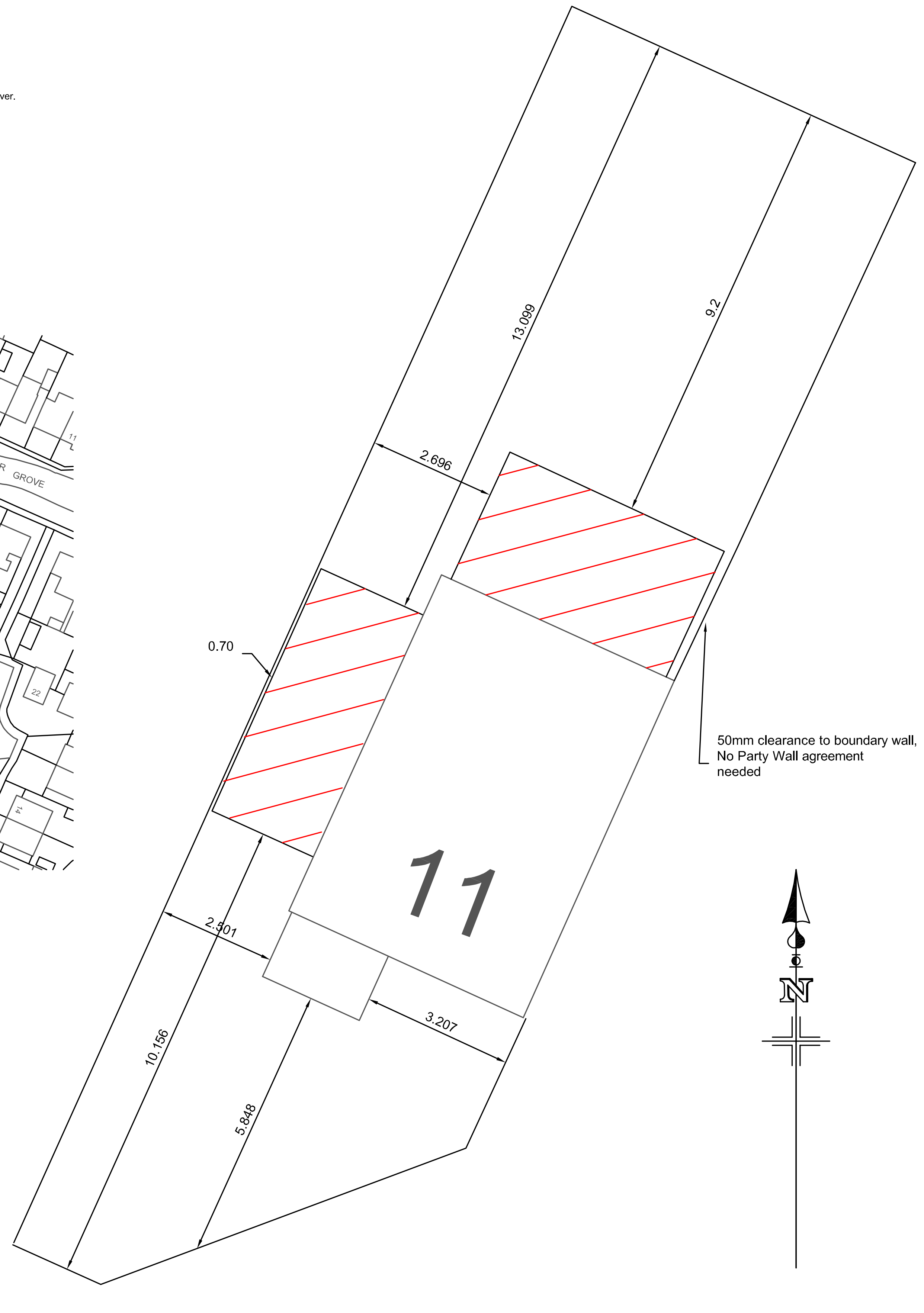
Existing Ground Floor Plan

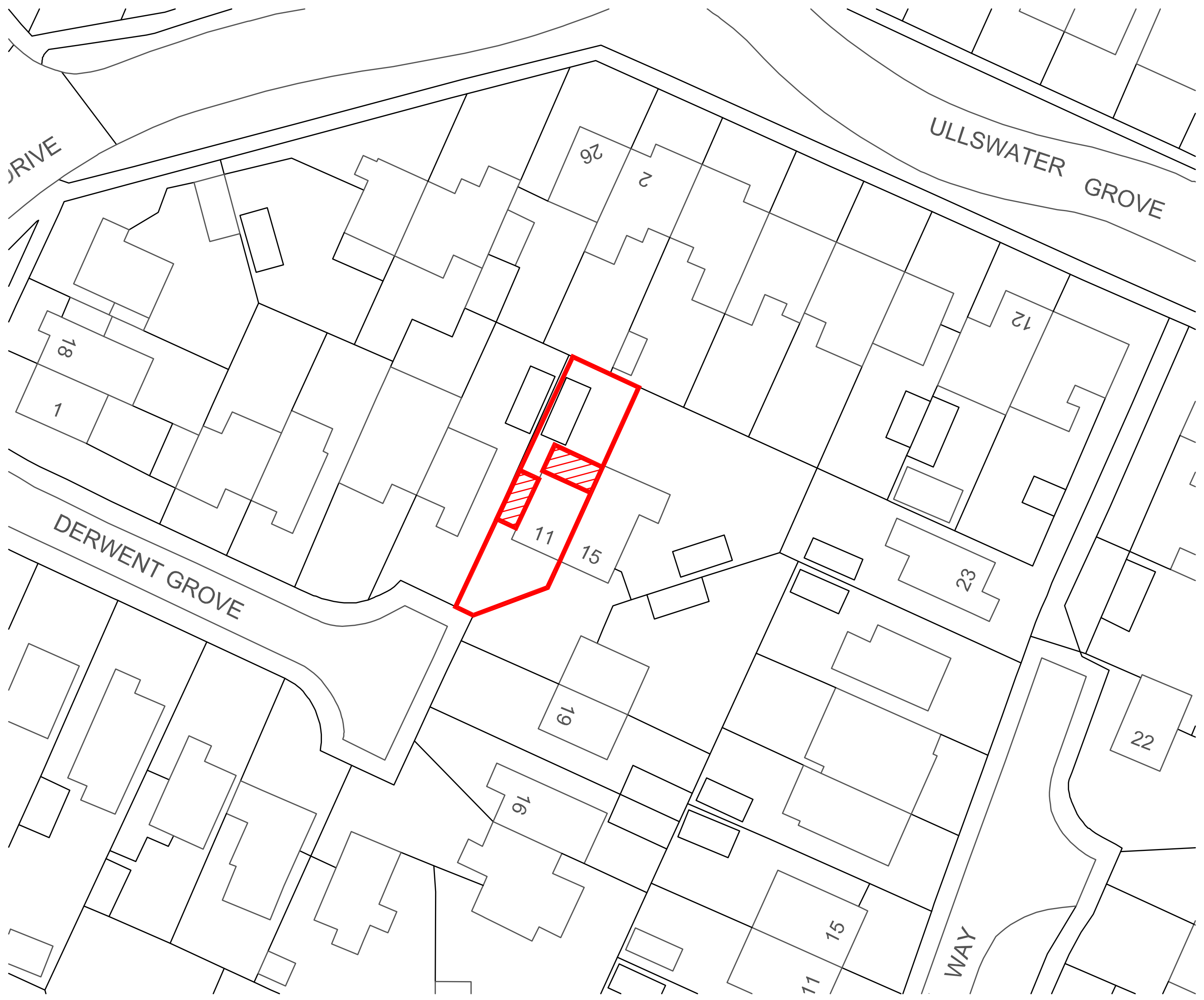

Block up existing window with
medium density blocks, install
2no.new INT 100 IG lintels
over new door opening.
down

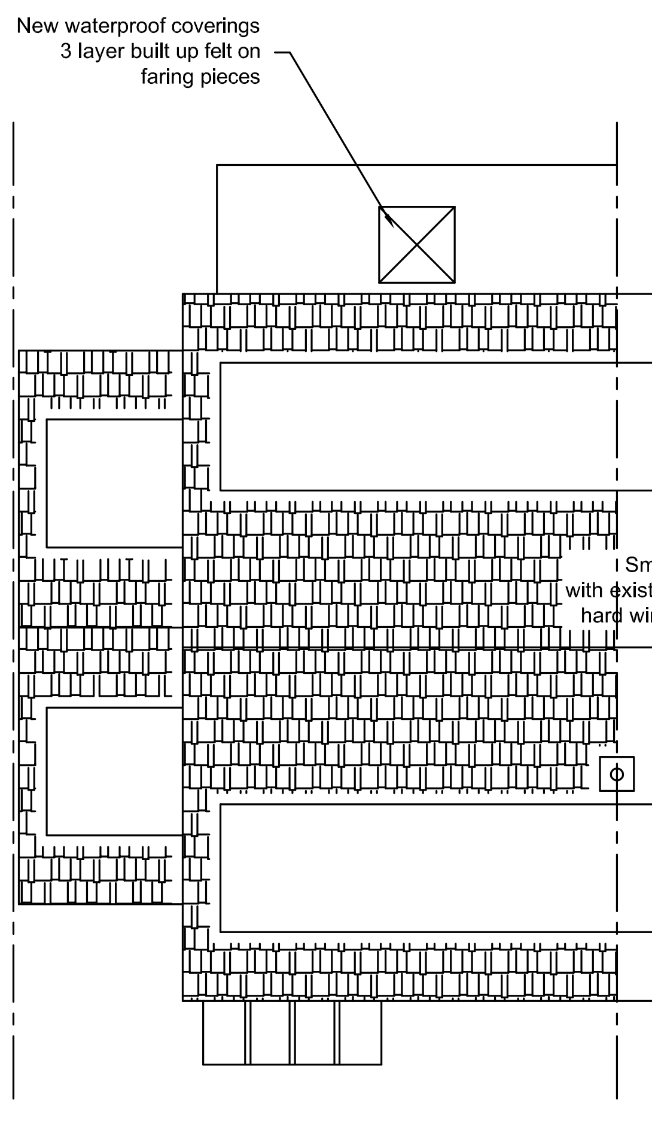
Existing First Floor Plan


Assumed existing timber boundary fence.
No roof over hang,
No foundation encroachment
Assumed existing timber boundary fence
to verge 70mm, no overhang
Assumed existing timber boundary fence
to walls 200mm, no encroachment.
Assumed existing timber boundary fence
to foundations 55mm, no encroachment.
Foundations 600mm wide.

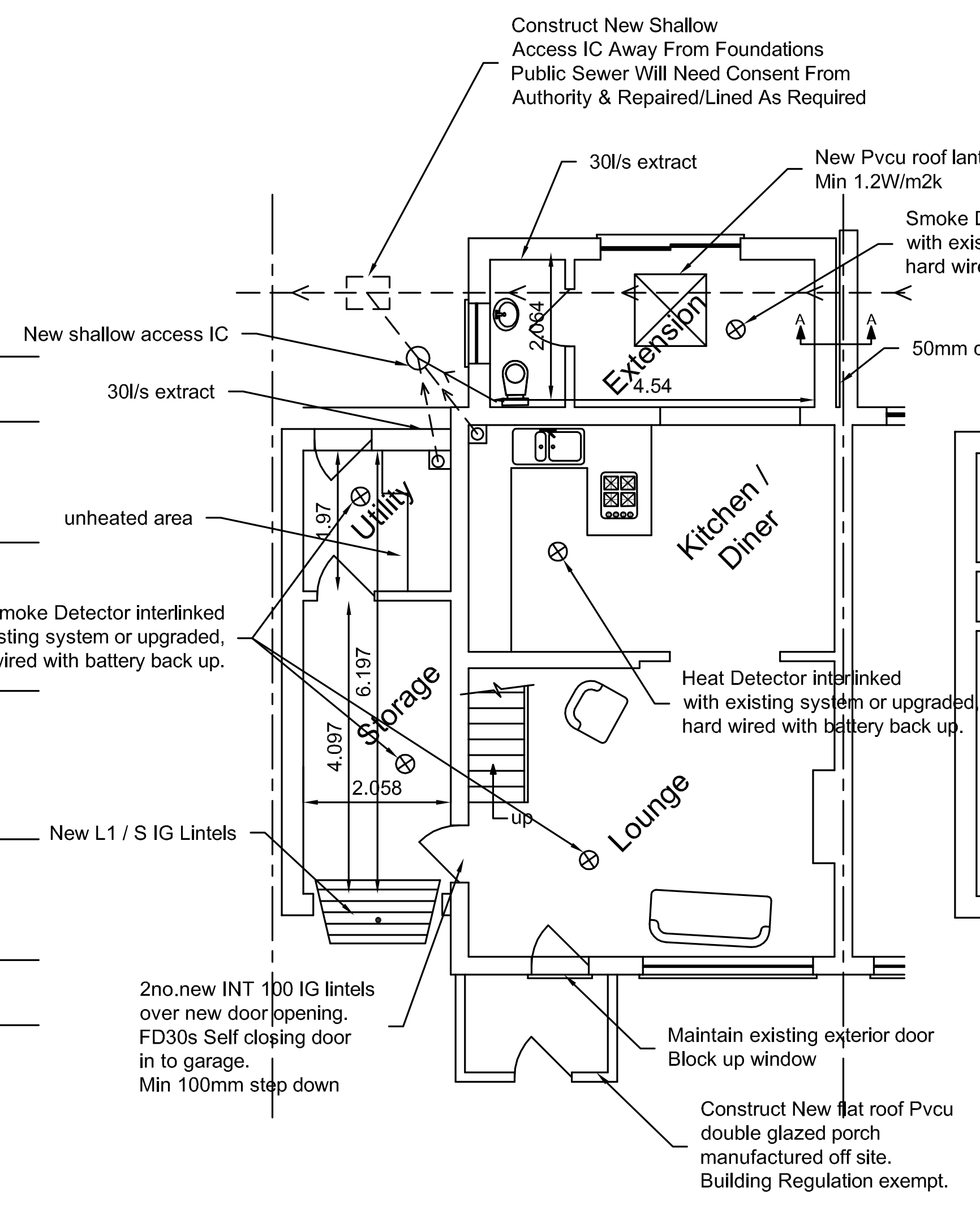




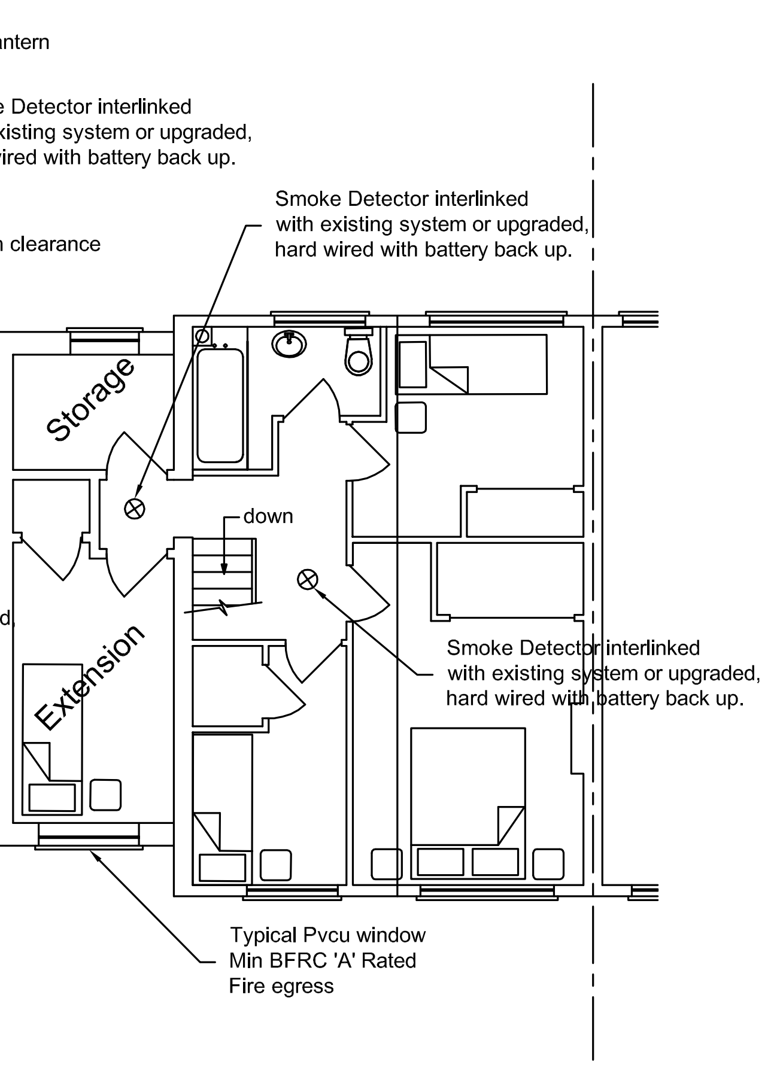




Proposed Roof Plan


Construct New Shallow
Access IC Away From Foundations
Public Sewer Will Need Consent From
Authority & Repaired/Lined As Required
30l/s extract
New Pvcu roof lantern
Min 1.2W/m2k
Smoke Detector interlinked
with existing system or upgraded,
hard wired with battery back up.
New shallow access IC
30l/s extract
50mm clearance
unheated area
Smoke Detector interlinked
with existing system or upgraded,
hard wired with battery back up.
Heat Detector interlinked
with existing system or upgraded,
hard wired with battery back up.
New L1 / S IG Lintels
2no.new INT 100 IG lintels
over new door opening.
FD30s Self closing door
in to garage.
Min 100mm step down
Maintain existing exterior door
Block up window
Construct New flat roof Pvcu
double glazed porch
manufactured off site.
Building Regulation exempt.
Extension
2.064
4.54
A
A
Utility
1.97
Storage
6.197
4.097
2.058
Kitchen /
Diner
Lounge
up

Proposed Ground Floor Plan


Smoke Detector interlinked
with existing system or upgraded,
hard wired with battery back up.
Smoke Detector interlinked
with existing system or upgraded,
hard wired with battery back up.
Storage
Extension
down
Typical Pvcu window
Min BFRC 'A' Rated
Fire egress

Proposed First Floor Plan

- * 100mm sub soil drainage connected to existing fowl mains.
- * Consider replacing existing run under extension with new sub soil pipe or repair as directed by water authority.
- * Existing SVP venting system and additional lines.
- * New shallow access 4 way inspection chamber connecting to new IC to water authority approval.
- * Water authority to grant building over and minor repairs & minor alterations to existing service.
- * Utility room & cloak room to have 30l/s extract fan fitted with timed over run and humidity controls.
- * All new windows to be BFRC 'A' rated windows, installed to FENSA & GGF recommendations. Background ventilation
- * All new windows to be alternative fire escape routes fitted with fire egress hinges.

Note.

For Planning & Building Control purposes only.

Not to be used for material ordering or cutting lists.

All measurements to verified on site prior to commencement.

Party Wall agreement to be sort where needed.

Engineered timber ceiling and floor joists designed by manufacturer.

Porch PD & BC Exempt.

Intellectual Property Rights Apply (IP).
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Project
Mr & Mrs Muldowney
11 Derwent Grove
Bognor Regis
PO22 8NE

Date
August 2019

Revision
'A' ADC - Boundary Dims - 19/8/19
'B' ADC - B/C amendments (Foundations, Drains, Insulation) - 4/9/19
'C' ADC - Engineer - Cantilever Slab - 9/9/19

Drawing Title
Two Storey Side Extension With Dormer Roofs,
Single Storey Rear Extension
& Removal Of Existing Garage

Drawn By
LIW

Scale
1:1250, 1:500, 1:100 & 1:50

Drawing No.
11Dew/LIW/001

ARUN DISTRICT COUNCIL FP/176/19/HH