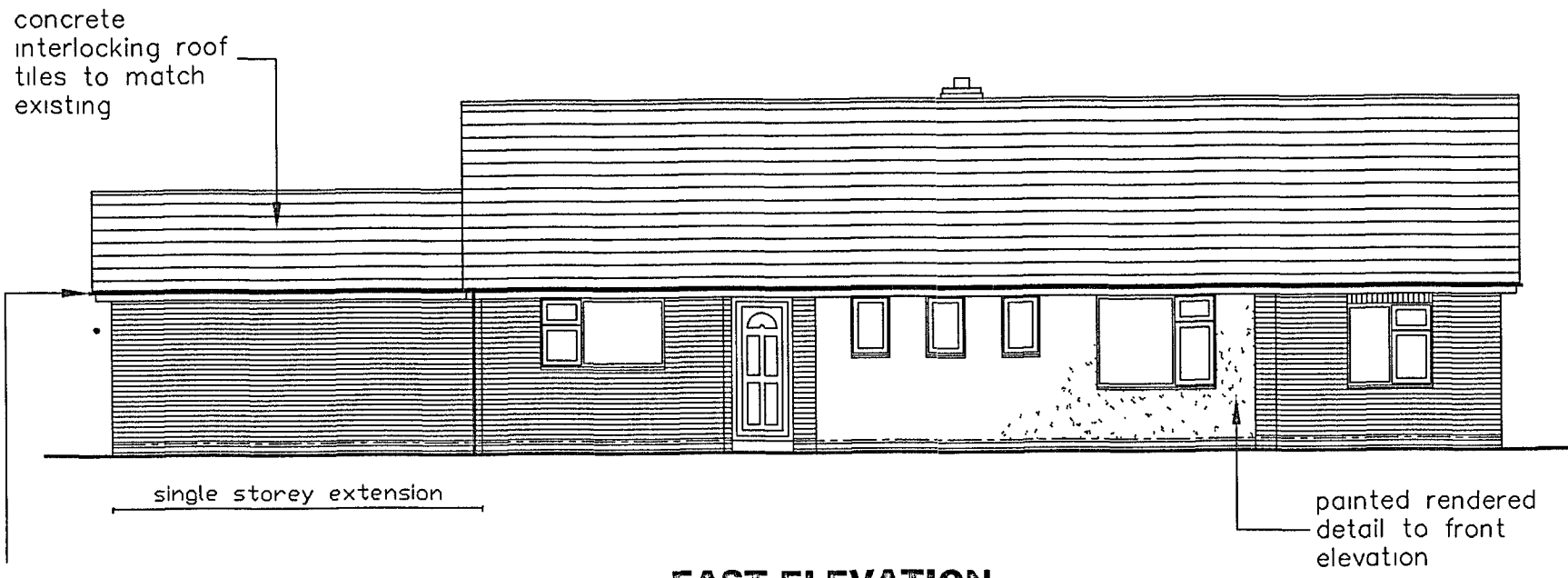


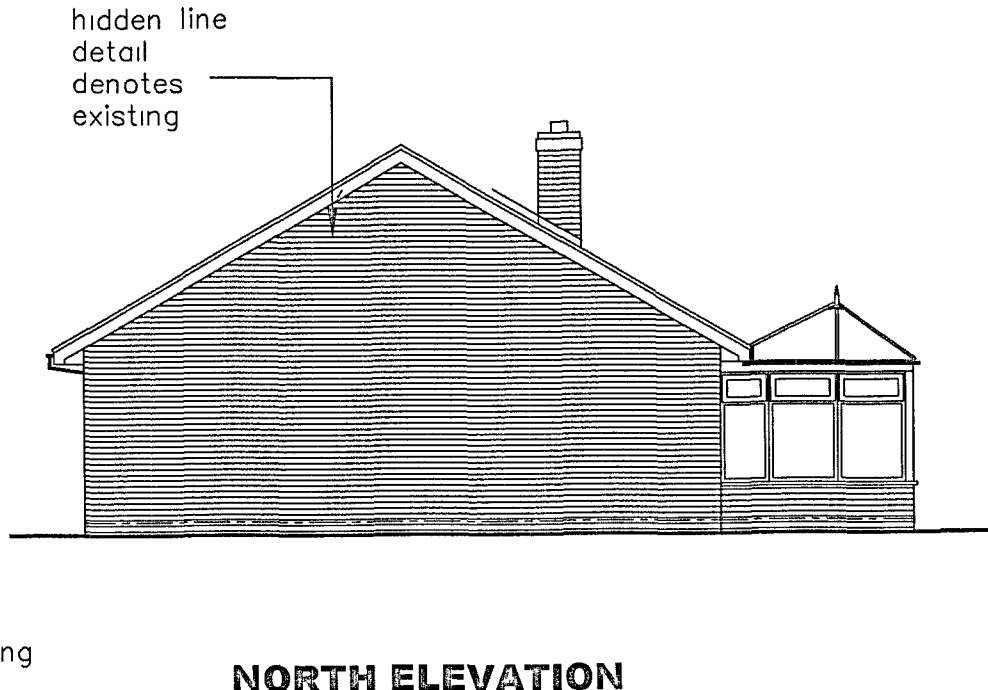
PROPOSED
ELEVATIONS
SCALE 1:100



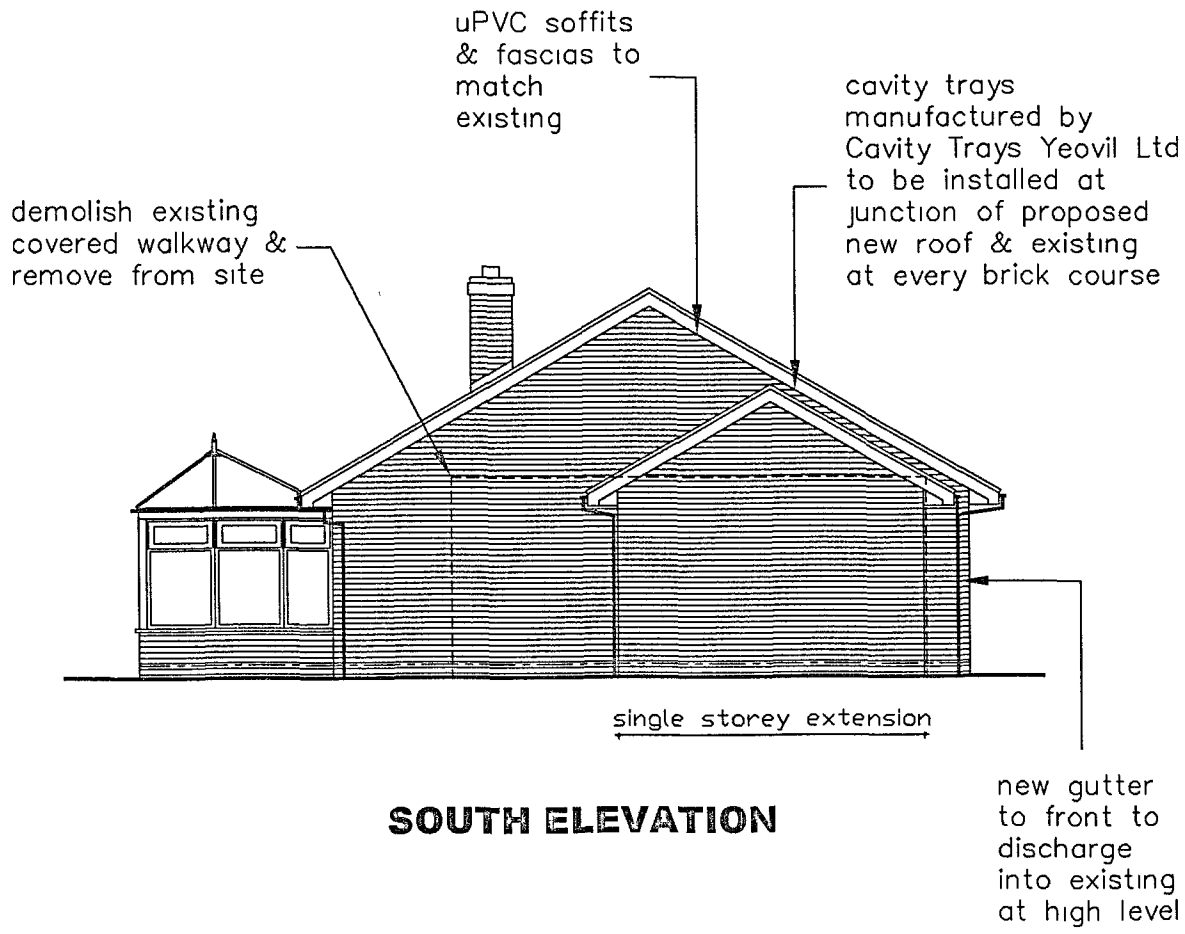
EAST ELEVATION



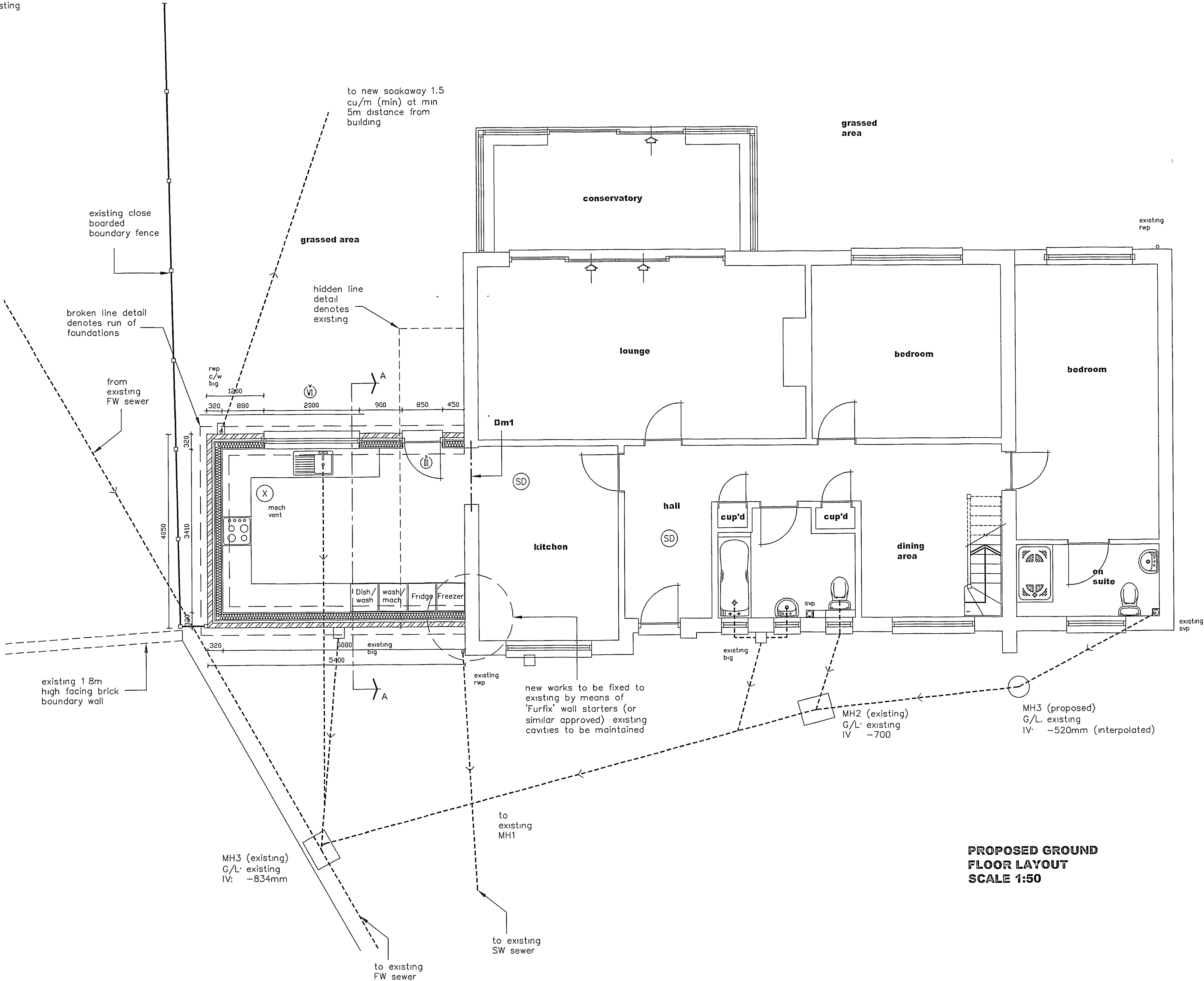
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



PROPOSED GROUND
FLOOR LAYOUT
SCALE 1:50

KEY

- Blockwork
- External brickwork
- Timber/metal framed stud walling
- Mains Powered Extract Fan
- Mains Powered interlinked smoke detectors
- SVP Soil & vent pipe
- SS Stub stack
- RWP Rain water pipe

NOTES

DRAINAGE

Invert levels to be checked by Contractor upon exposure of existing pipe run and adjustments made as required. Fall of pipework to be generally 1:80, but not to exceed 1:40

New proposed FW drainage from kitchen sink to be connected into existing drainage pipe run as indicated with rodding access available from existing back inlet gully. Kitchen appliances to discharge into existing same adjacent back inlet gully

All drainage pipework to be surrounded min 150mm by 6mm single sized aggregate (pea shingle)

SVP's to terminate min 900mm above eaves height where indicated. All other SS's to terminate in air admittance valves at low level and boxed in as required

GENERALLY

Where new foundations cross drain pipe run, excavation must continue to below invert level and pipe exposed 300mm all round. Foundation to be stepped down at this point and to continue below drain. New substructure to bridge over drain using proprietary concrete lintel and surrounded by 6mm single sized aggregate. Foundations to suit the ground conditions

FOUNDATIONS

All foundations to be formed in clean trenches minimum 1.0m below ground level, min 600mm width under cavity walls and 450mm under single walls

STRUCTURAL INFORMATION

BEAMS

Bm1 2nr Catnic type CN5XA (1 per leaf)

GENERALLY

Rafters to be 47x150mm (C16) at 400mm c/c

Ceiling collars to be 47x125mm (C16)

All timber sizes taken from TRADA tables

WINDOW & DOOR SCHEDULE		
WINDOWS		
Ref.	Description	Quantity:
W1	2000x1050	1
DOORS		
D1	850x2100 Re-use existing ext kitchen door	1

All doors and windows to be timber/uPVC to client requirements. Re-use existing door to be re-glazed with Low E double glazed units in order to achieve min 1.8 W/m²K with glazing to BS 6262

LINTELS

Lintels in timber framed external walls to be 3nr 47x140mm timbers spiked together to form trimmers over openings

AMENDMENTS

NOTES

The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Building Regulation approval

Do not scale from this drawing unless for Planning purposes. All dimensions to be checked on-site and any alterations to be approved by the Architect and/or client prior to any work commencing

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This drawing is to be copyright and to be read in conjunction with all other drawings

PDWG

26 Hill Park Road
Gosport-Hants-PO12 3EB
Tel/Fax 023 9235 0892
Mobile 07753 116 555
e-mail pm.drawing@ntlworld.com

CLIENT NAME & ADDRESS	PROJECT ADDRESS
Mr & Mrs M Waley 28 Greyfins Close West Meads Bognor Regis PO21 5RH	28 Greyfins Close West Meads Bognor Regis PO21 5RH

DRAWING DETAILS

PLANNING & BUILDING REGULATION DRAWING

Proposed ground floor layout & elevations

PROJECT No	DWG No	REV No
PM/65	2	
SCALE	DRAWN	CHKD
1:50/1:100	MEC	MKW