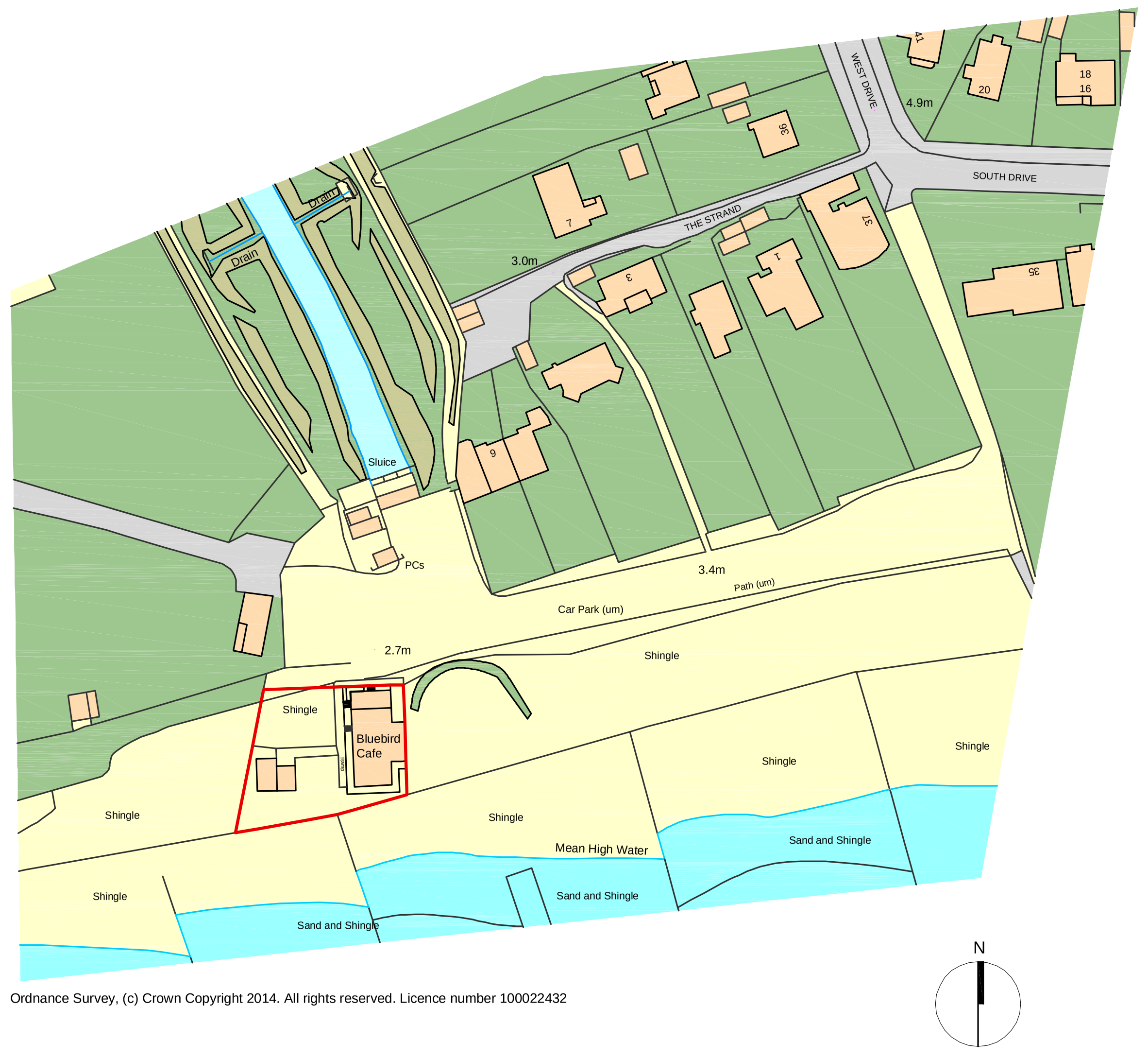

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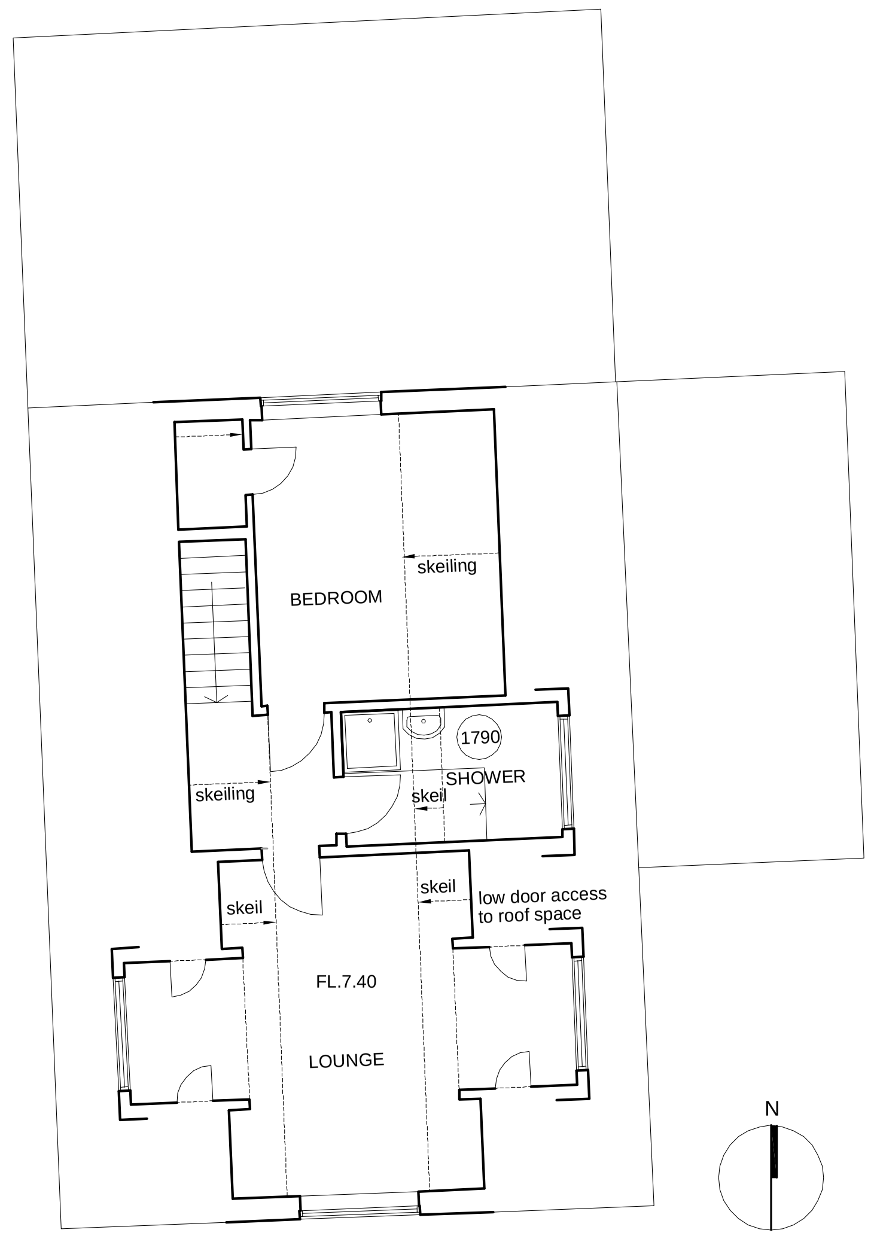
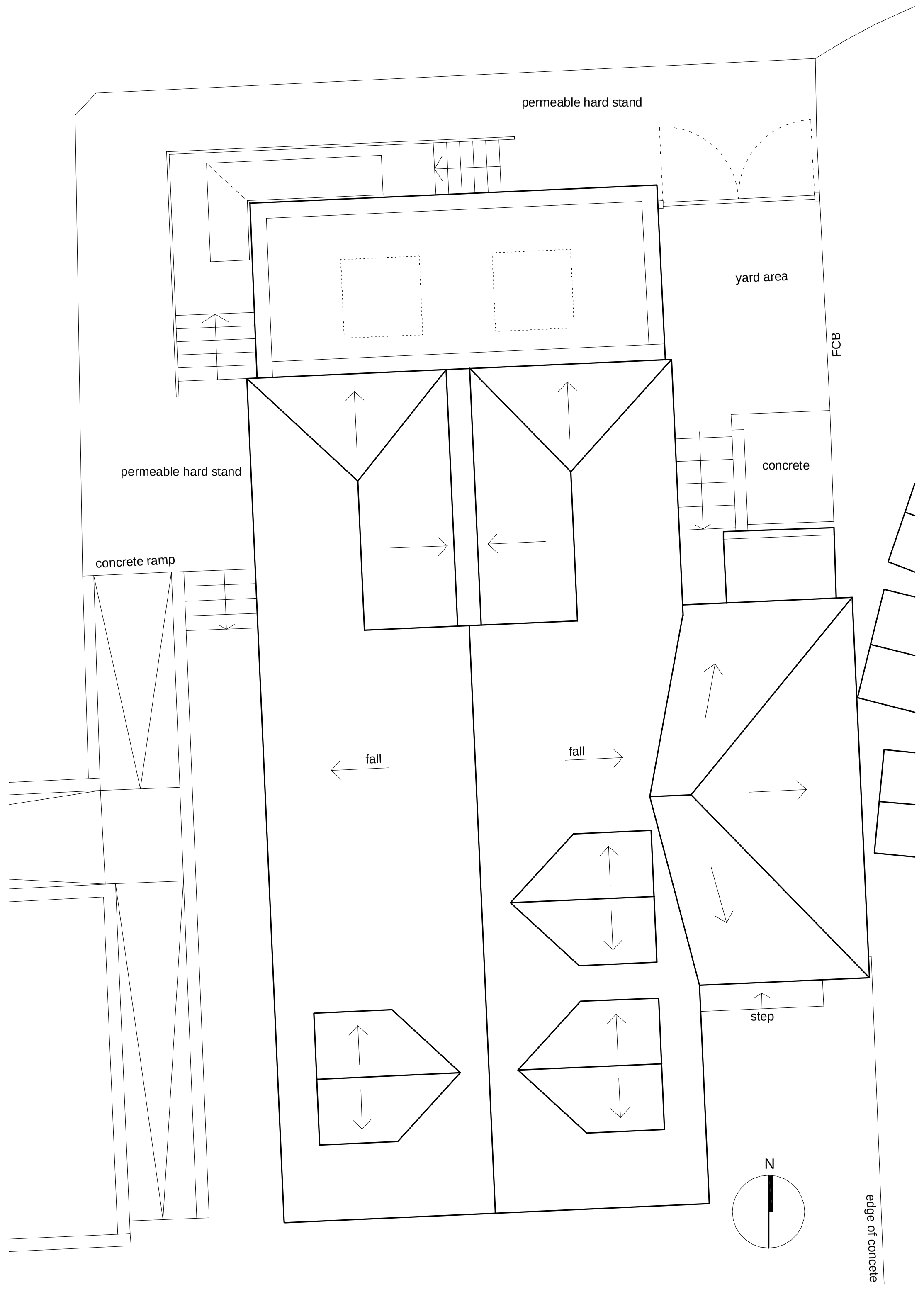
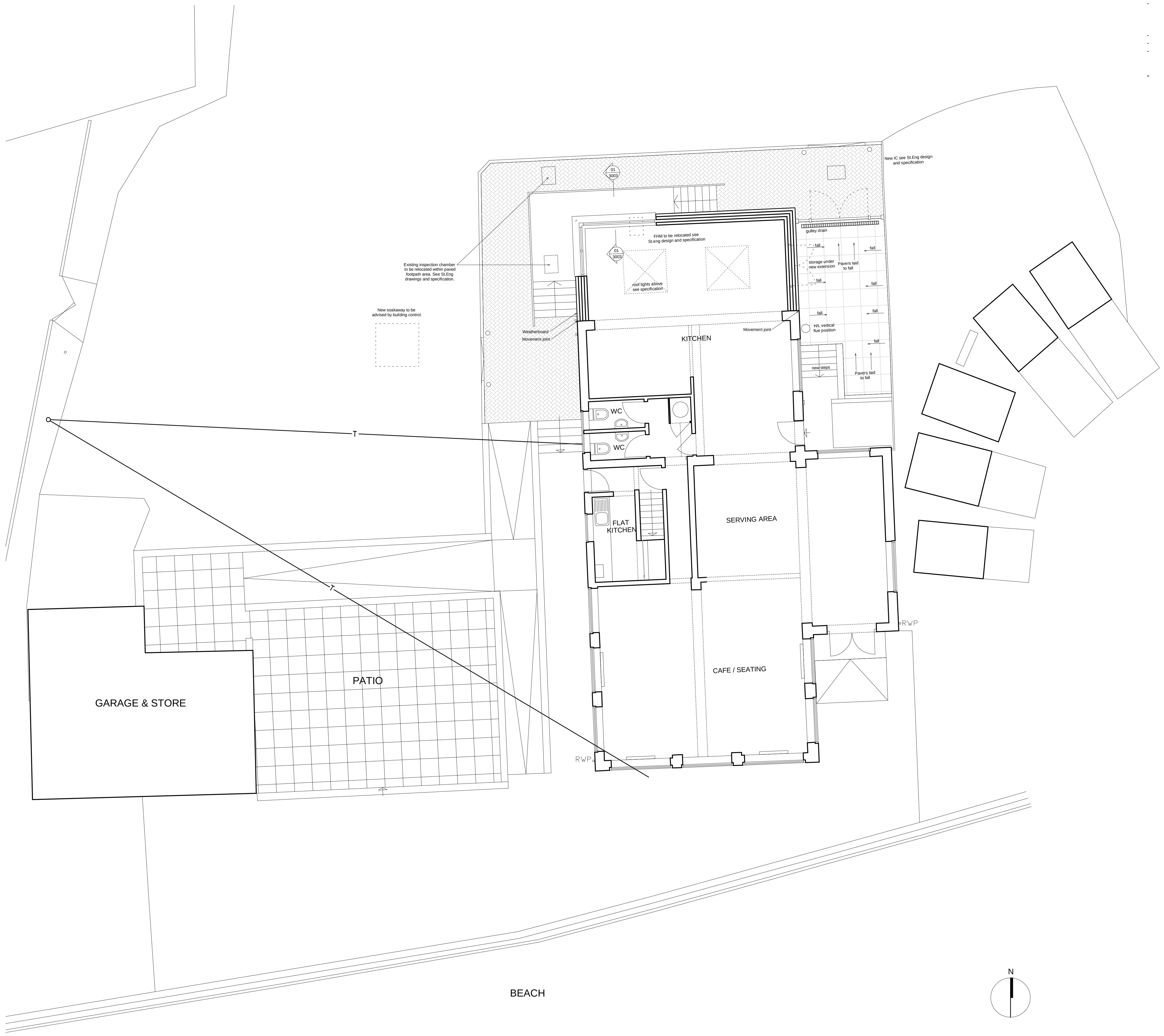
01 3010 LOCATION PLAN
Scale: 1:1250



02 3010 FIRST FLOOR PLAN
Scale: 1:100



03 3010 ROOF PLAN
Scale: 1:100


GARAGE & STORE
PATIO
KITCHEN
WC
WC
FLAT KITCHEN
SERVING AREA
CAFE / SEATING
BEACH
RWP
RWP
T
T
New soakaway to be advised by building control.
Existing inspection chamber to be relocated within paved footpath area. See St.Eng drawings and specification.
FHM to be relocated see St.eng design and specification
roof lights above see specification
New IC see St.Eng design and specification
gulley drain
fall
storage under new extension
Pavers laid to fall
Weatherboard
Movement joint
Movement joint
H/L vertical flue position
new steps
01 3003
N

04 3010 EXISTING GROUND FLOOR PLAN
Scale: 1:100

General Notes

- All dimensions must be checked on site and not scaled from this drawing, apart from the local authority.
- Any works commencing on site prior to obtaining full planning and building regulation approval including full condition discharge, is entirely at the client's / contractor's risk.
- The contractor is responsible for taking and checking all levels and dimensions prior to ordering materials and starting work on site.
- Any discrepancies are to be reported to Oliver McGowan prior to commencing any works.
- All conditions regarding planning consent are to be agreed in writing with the local authority prior to commencing any works.
- All building work is to be carried out in accordance with building regulations and to the satisfaction of the local authority and as such additional unforeseen building works may be required on site.
- It is the responsibility of the building owner, or tenant, to comply with the requirements of 'The Party Wall Act 1996' in respect of excavation and construction in proximity to certain buildings or structures; and for connected purposes.
- These drawings do not constitute full working drawings. They are for planning and building regulations submissions only.
- All drawings are copyright of Oliver McGowan and may not be copied or reproduced by any third party without prior written consent.
- All materials and components must be suitable for their intended purpose and location and must be manufactured and installed in accordance with all relevant, current British Standards and Codes of Practice. Any reference to any Approved Document relates to the relevant Approval Document of the Building Regulations.
- Works should be completed in compliance with BS8000.
- All works to be measured on site before commencement.
- Any subsoil drainage or structural elements uncovered affecting the works should be brought to the attention of the Client and/or the Building Control Officer before continuing any work.
-

Rev	Date + notes	Drwn
A	23.04.2015 First issue. Planning submission	OM

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Project
Bluebird Cafe
The Strand
Ferring

Drawing
Existing Floor Plans
Block Plan

Job Ref	Dwg No		Revision
BAA	3010		A
Scale(s)	**Size**	**Date**	**Drwn**
1:100 1:1250	A1	Apr 2015	OM

Status
Planning

ARUN DISTRICT COUNCIL FG/73/15/PL