ARUN DISTRICT COUNCIL RUSTINGTON

N

0 1 2 3m

Scale @ 1:50

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

This drawing contains the following model files: -

B8641-AEW-15110-XX-M3 [P0.1] [S2]

DESIGN HAZARD IDENTIFICATION

- This drawing is based on Greenhatch Group survey drawing 19803-37_BIM(OS) dated October 2015.
- Asbestos report to be carried out prior to commencement of any works on site.
- Party wall notice(s) required due to proposed extension.
- Structural engineer to confirm details and calculations for alterations to existing structure and proposed extension.
- Landlord's approval required to alteration to/diversion of existing services on site.

Schedule of Areas	
Existing Ground Floor Area	82.2m²
Existing First Floor Area	77.2m²
Proposed Ground Floor Area	152.2m²
Proposed First Floor Area	77.2m²

New PPC aluminium shopfront in RAL 7043 (Traffic Grey) and new customer entrance door fitted with full height pull handles in RAL 9010 (white)

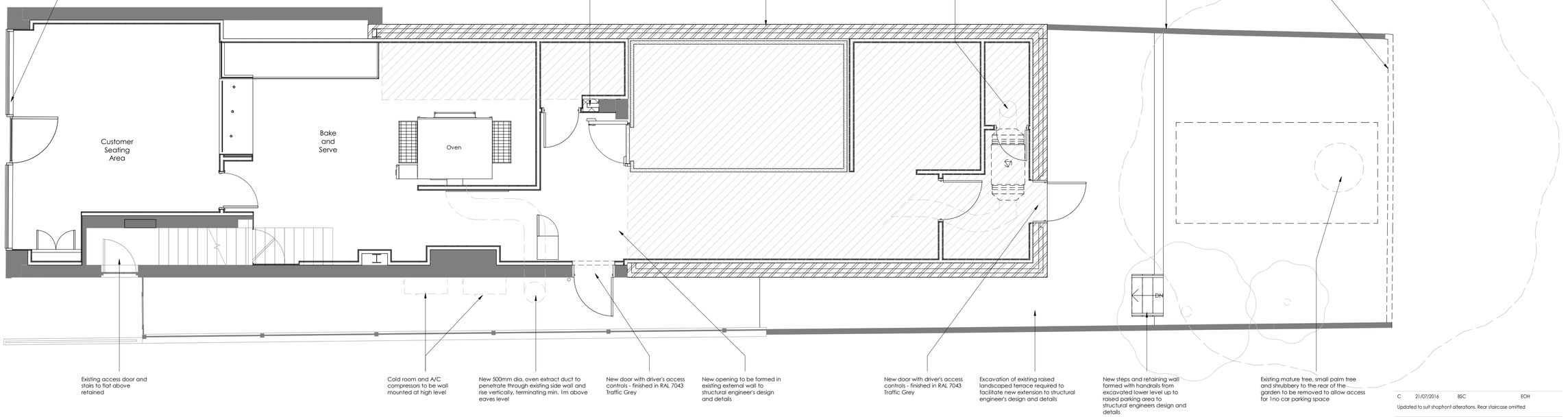
Proposed masonry wall infill to structural engineer's design and details

Proposed single storey extension to consist of traditional masonry wall construction (facing brick to match existing) and flat roof above

New 400mm dia. fresh air intake duct to penetrate vertically through new flat roof and terminate via roof cowl with rain-proof hood

Existing fence retained

Dashed line denotes existing fence to rear of yard removed to open up access for 1no. car parking space



Existing access door and stairs to flat above retained

Cold room and A/C compressors to be wall mounted at high level

New 500mm dia. oven extract duct to penetrate through existing side wall and rise vertically, terminating min. 1m above eaves level

New door with driver's access controls - finished in RAL 7043 Traffic Grey

New opening to be formed in existing external wall to structural engineer's design and details

New door with driver's access controls - finished in RAL 7043 Traffic Grey

Excavation of existing raised landscaped terrace required to facilitate new extension to structural engineer's design and details

New steps and retaining wall formed with handrails from excavated lower level up to raised parking area to structural engineers design and details

Existing mature tree, small palm tree and shrubbery to the rear of the garden to be removed to allow access for 1no car parking space

Proposed GA Plan

Scale @ 1 : 50

REV	Date	Drawn by: -	Checked by: -
C	21/07/2016	BSC	EOH
	Updated to suit shopfront alterations. Rear staircase omitted		
B	29/03/2016	BSC	JJS
	Boundary treatment annotation added		
A	17/03/2016	JJS	EOH
	Layout revised - 1no. parking space indicated to rear yard		
-	11/12/2015	JJS	EOH
	Initial Issue		

Status: S2 — Purpose of Issue: For Approval

drawing stage: **Stage 2a - Change of Use**

client: **Private Client**

project: **9 Broadmark Parade, Rustington, Little Hampton, BN16 2NE**

store: **15110**

drawing title: **Proposed GA Plan**

date: 11/12/2015 drawn: JJS

scale @ A1: 1 : 50 checked: EOH

Rev: **C**

Dwg No: **B8641-AEW-15110-00-DR-0003**

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