CLIENT
Mr. D. Baker

Please note that this drawing is prepared for building regulations approval from the local authority and does not constitute a working drawing

DRAWING
Proposed Site Layout & Ground Floor Plan with Side Elevation.

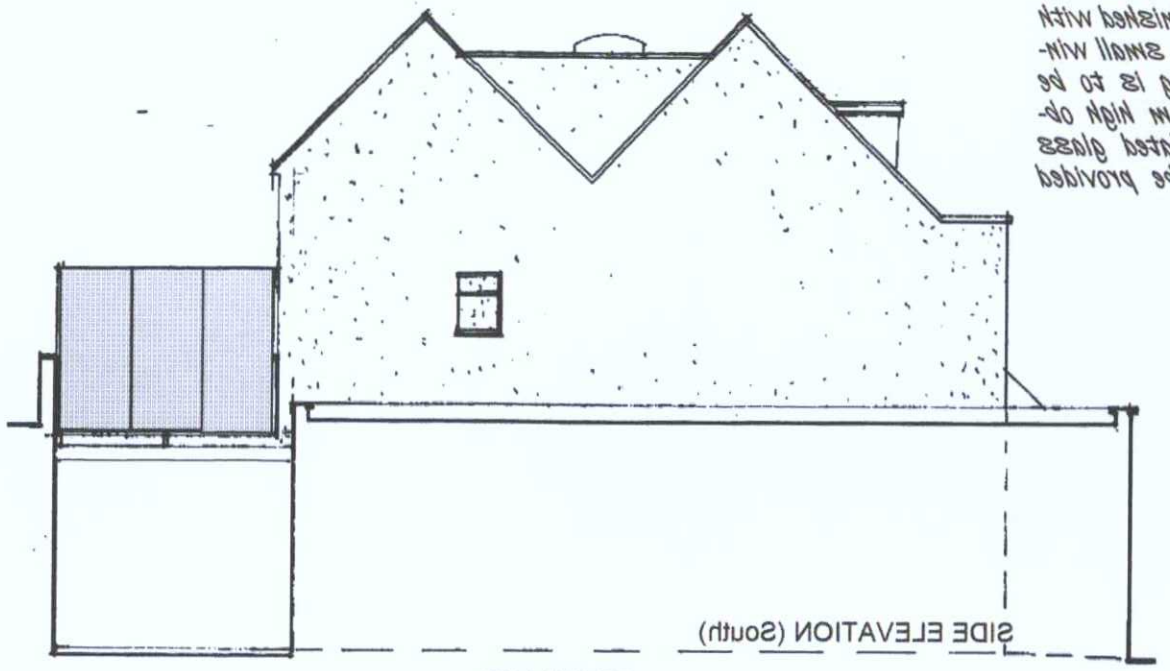
PROJECT
Land at the rear of
32 - 34 High Street
Shoreham By Sea
West Sussex
Proposed formation of 2 No 2 Bed Flats over an existing car park area

R.J.REYNOLDS HNC Con. Tech. (Arch)
Architectural Services
83 GREENACRES
SHOREHAM BY SEA
WEST SUSSEX
BN43 5XL
Telephone: 01273 462889
Fax: 01273 441992

drawing	1716. P2	scale	1 :100 & 1:50	date	May. 2008	revisions	A	B	C	D	E	F

Rev. A. June 2008. A obscure glazed privacy screen is to be provided at the planners request to screen Bank House occupants from the rear amenity space RJR.
Rev. B. August 2008. Second floor rear roof line raised to utlise roof area and provide additional bedroom at clients request. RJR
Rev. C. April 2011. Drawing re-numbered and prepared for building regulations. RJR Rev D. June 2011. Extra notation highlighted at building controls request..RJR
Rev E August 2011. Overhead drainage run added for additional cloak room serveing stud stacks. RJR
Rev. F. Sept 2011. Stair to first floor increased to 1000 mm width in compliance with Part M. Access for disabeld. RJR

The side elevation is to finished with white painted render, The small window to the stair landing is to be obscure glazed A 2.1 m high obscure glazed armour plated glass privacy screen is to be provided around the balconies.



GROUND FLOOR CONSTRUCTION:

Form the ground floor slab to the entrance and stair areas with finish to clients selection on 65 mm sand and cement screed on polythene on 90 mm of celotex insulation on 1.2 gauge polythene with sealed joints on 100 mm concrete slab on 150 mm of compacted hard core all to achieve a minimum U Value of 0.18 W/m2K

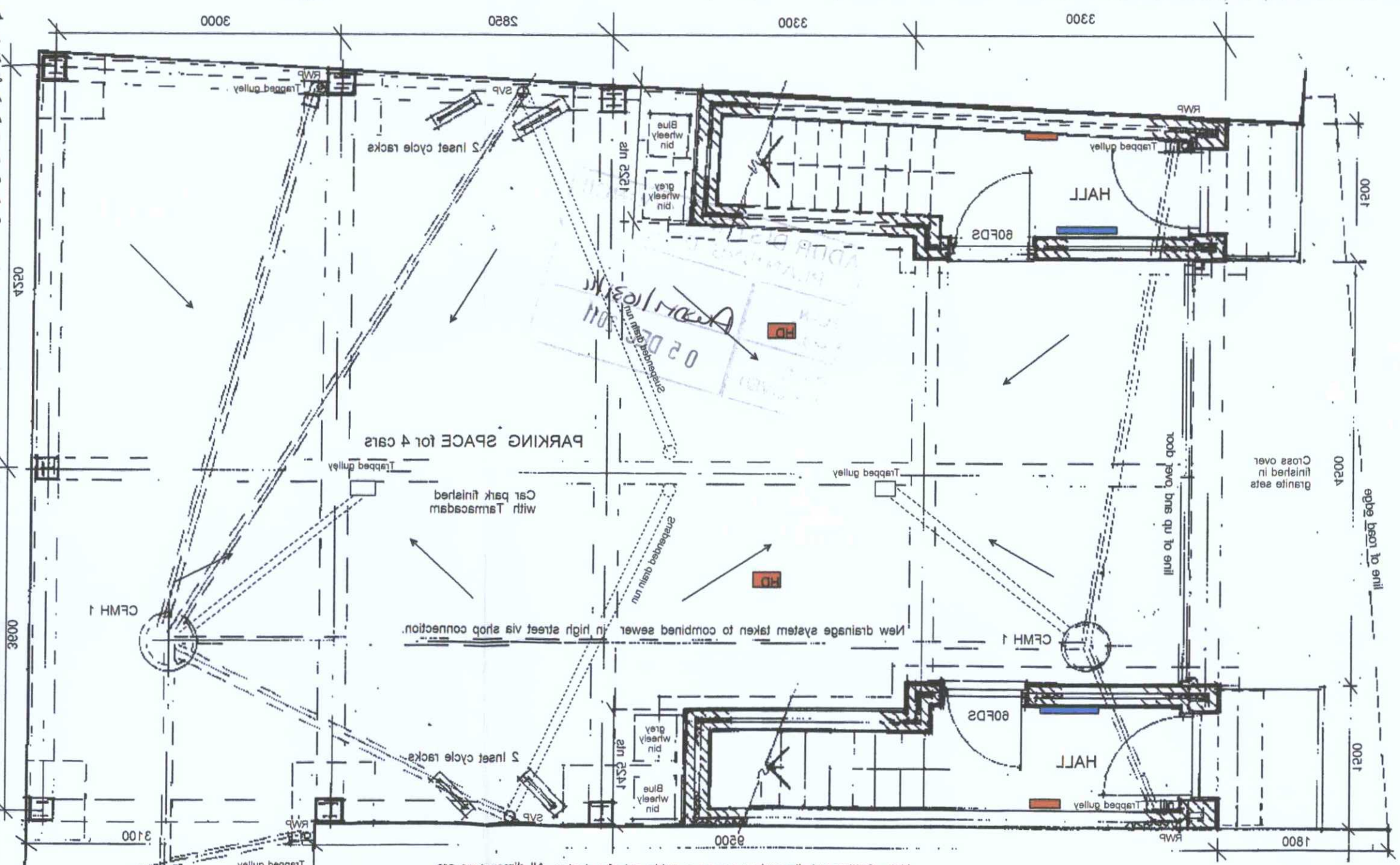
Rev. F. Sept 2011. Stair to first floor increased to 1000 mm width in compliance with Part M. Access for disabeld. RJR

Rev E August 2011. Overhead drainage run added for additional cloak room serveing stud stacks. RJR

Rev. C. April 2011. Drawing re-numbered and prepared for building regulations. RJR Rev D. June 2011. Extra notation highlighted at building controls request..RJR

Rev. B. August 2008. Second floor rear roof line raised to utlise roof area and provide additional bedroom at clients request. RJR

Rev. A. June 2008. A obscure glazed privacy screen is to be provided at the planners request to screen Bank House occupants from the rear amenity space RJR.



Note. Setting out dimensions are as a guide only for design. All dimensions are to be verified once demolition is completed before construction is started

GROUND FLOOR PLAN & SITE LAYOUT.

DRAINAGE:

The existing manhole within the rear yard area of No 32 High Street is to be raised and the invert level checked to so the drain run can be extended to the new Combined foul manhole system CFMH 1 & 2 with 110 mm diameter uPVC drain run laid at a fall of 1:40 as a self cleansing velocity with preformed plastic inspection manholes fitted with double seal medium duty man hole covers and frames collecting from the 2 No soil and vent pipes SVP serving the two flats and 4 no 75 mm diameter rainwater pipes discharging into trapped gullies at the base of each drop.

Internally the SVP's are to be fitted with air admittance valves or discharging at roof level with bird guard grills. Include for boss connections for multi quick WC Pipes and 110 mm ensuperated drain connection serving cloakroom plus 50 mm waste runs from the Cloakroom Hand basin kitchen and bathroom fitted with 75 mm deep anti vacuum traps.

Rain water discharge from the front elevation back gutter and rear balcony areas is to be via tapered and grilled roof outlets set into the lead back gutter and asphalt balcony finish.

The whole of the system is to be checked and tested to the satisfaction of the building control officer.

NEW FOUNDATIONS & PARKING AREAS:

The ground conditions are to be inspected in the different areas of the site once demolition is completed and the foundations are to be formed in accordance with the structural engineers design for the support columns and masonry walls without imposing undue loads on the surrounding structure in reinforced concrete pads or trench fill foundations set to a depth to suit the ground condition minimum 900 mm below finished ground level.

Form the under croft parking areas in 75 mm thick 2 layer tarmacadam laid to falls to 2 no silt trapped gullies linked to the combined drainage system

Agreement has been granted from Southern Water for the additional discharge of drainage and surface water into the combined sewer.