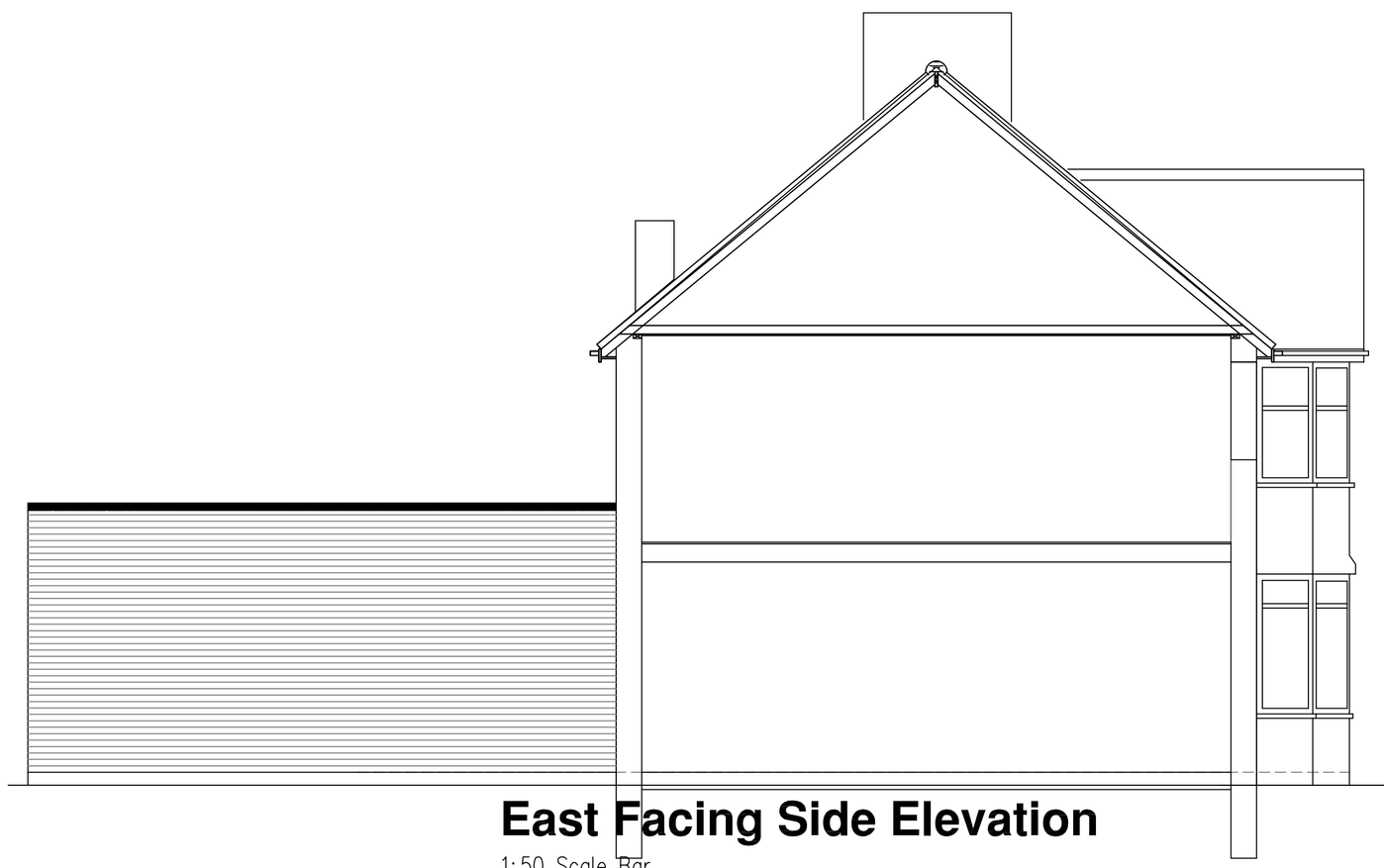


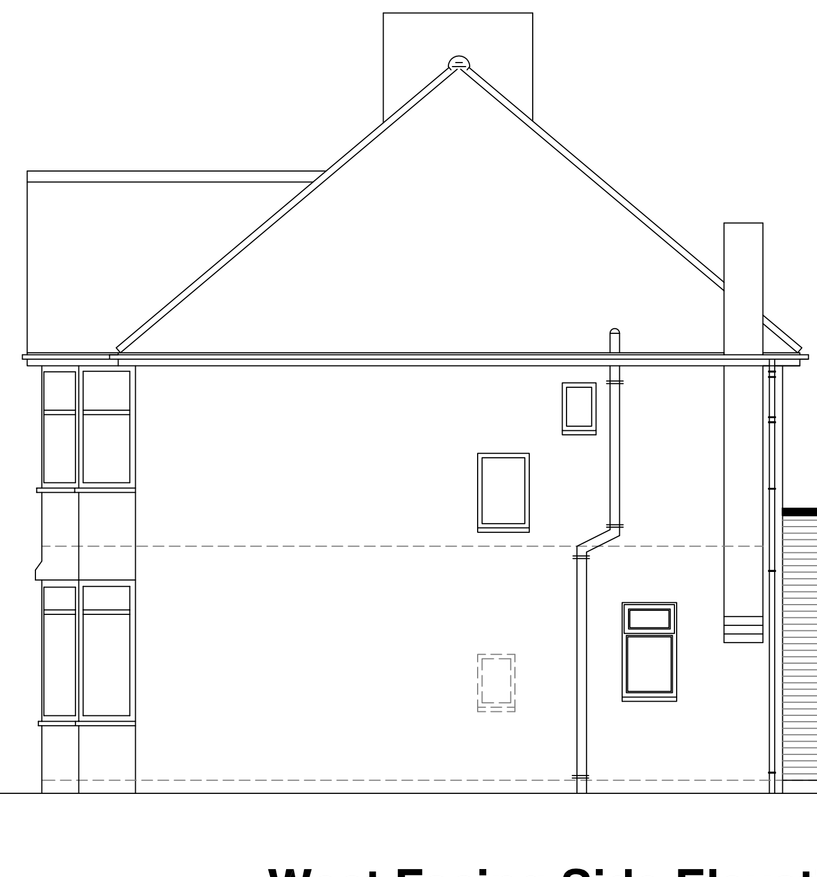
East Facing Side Elevation



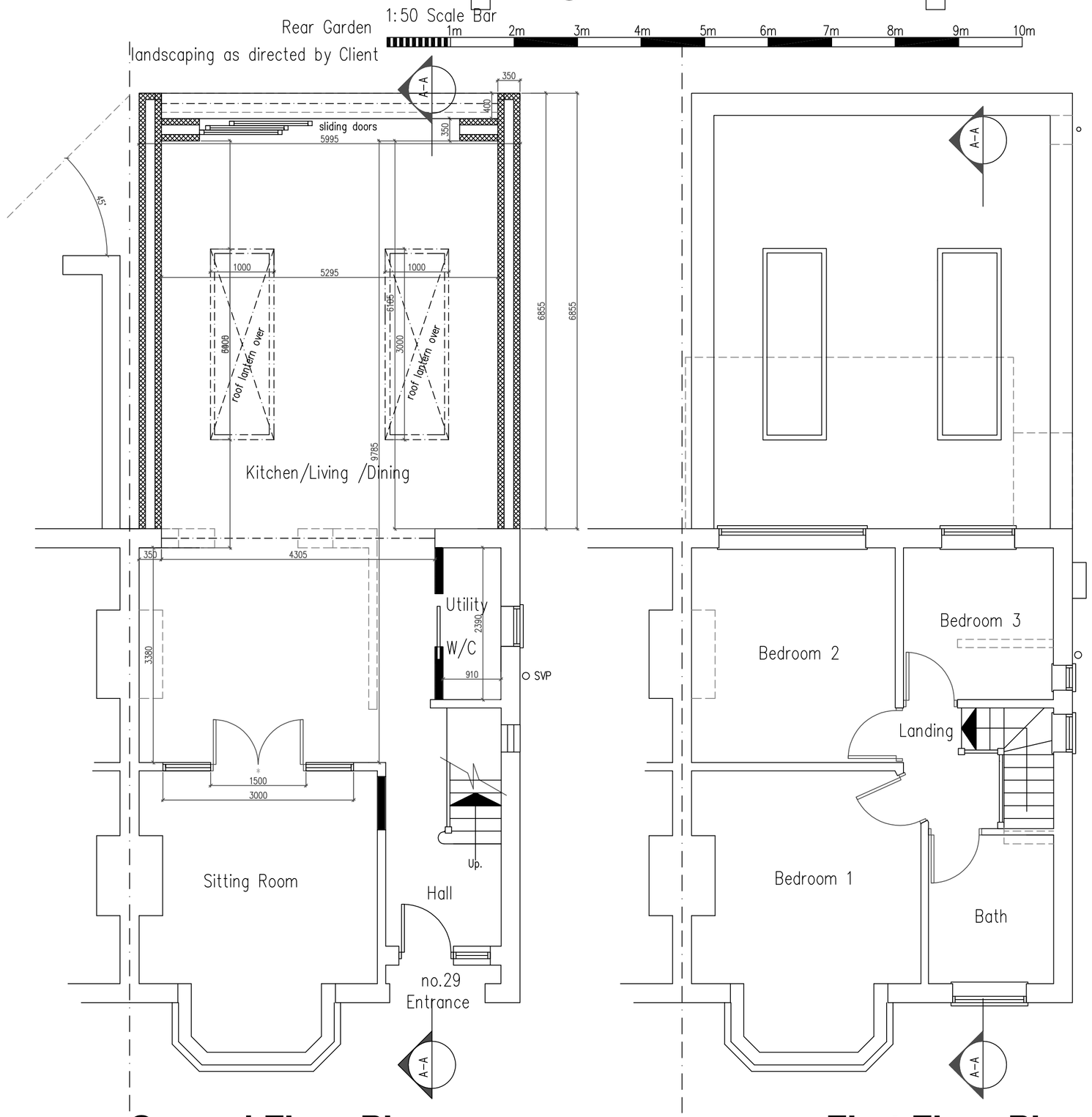
South Facing Rear Elevation

1:50 Scale Bar

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



West Facing Side Elevation



Ground Floor Plan

First Floor Plan

1:50 Scale Bar

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

foundations /floor construction to suit local soil conditions/distance to trees – all to be agreed with BC officer

SECTION A-A

1:50 Scale Bar

1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

NOTE:

FW drain to be located/exposed, pipe diameter/depth of drain tbc
Flow direction /type of drain TBC by Building control
All to be as Southern Water requirements and Approval

Protect FW pipe through new extension
with 100x65mm concrete plank lintels
For added FW drain protection – slab to be
reinforced with A142 light mesh with 50mm cover
If require depending on condition– replace FW pipe with new

Structural Engineer to confirm all beam layouts and sizes

No foundations are permitted within 500mm of the sewer without Southern Water's approval.
Foundations are to be taken 150mm below invert level.
Bridge over sewer with Supreme Concrete 100x140dp PC lintels spanning between new foundations and the existing external wall.
Depth of sewer is to be confirmed before commencing works.

Services Key

SAT – Satellite television aerial point
CAT5 – data point
– Denotes pull cord
$_2$ – Denotes light switch (2 way)
$_1$ – Denotes light switch (timer)
– Denotes telephone
– Denotes television aerial points
– Denotes double socket
– Denotes double socket (floor level)
C – Denotes cooker point
– Denotes spur
– Denotes external water tap
radiator – Denotes radiator
– Denotes PIR detector
– Denotes extractor fan
SD – Denotes smoke detector
HD – Denotes heat detector
meter – Denotes meter
– Denotes wall light
– Denotes ceiling rose
– Denotes spotlight
– Denotes fluorescent tube

Notes:
Final number of sockets, lights, radiators, positions etc to be agreed with the Client.

Contractor to assess existing electrical system and meter/distribution board and advise of any additional work required due to new works.

Structural Engineer to confirm all beam layouts and sizes

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING AS PHOTOCOPIES WILL BE SUBJECT TO DISTORTION.
DRAWINGS TO BE READ IN CONJUCTION WITH ALL OTHER ARCHITECT'S & STRUCTURAL ENGINEER'S CONTRACT DRAWINGS & SPECIFICATIONS.
ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE MEASUREMENT BEFORE ORDERING MATERIALS OR MANUFACTURING COMPONENTS.
SUBSTITUTE MATERIALS & PRODUCTS TO THOSE NAMED WILL BE ACCEPTABLE IF PROVEN TO BE OF EQUAL OR HIGHER PERFORMANCE AND NOT IN CONFLICT WITH OTHER ELEMENTS.

Project:

Proposed
rear extension
& Alterations At:
29 Phoenix Way
Southwick
West Sussex
BN42 4NP

Drawing title:

Plans & Elevations As Proposed

Client: Charles Bitmead

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Scale: 1:50 1:100 | Paper size: A1

Date: 24.1.2023 | Drawn: BJW

Drg. No. 02 | Rev'n C

Note: All dimensions to be checked on site.