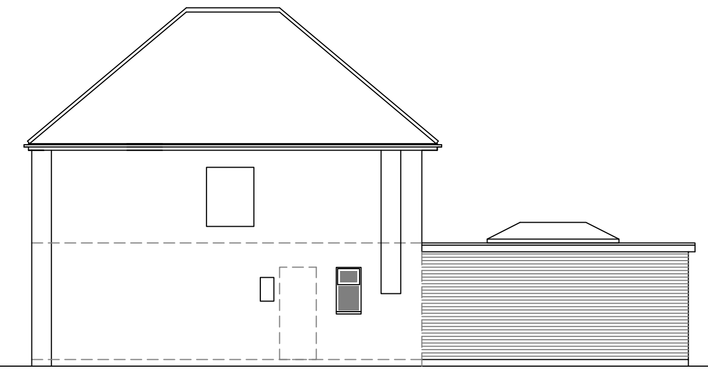


North Facing (rear) Elevation

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

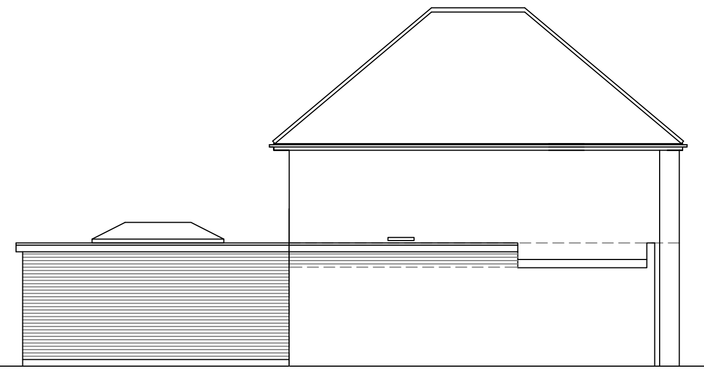
1:100 Scale Bar



East Facing (side) Elevation

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

1:100 Scale Bar



West Facing (side) Elevation

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

1:100 Scale Bar

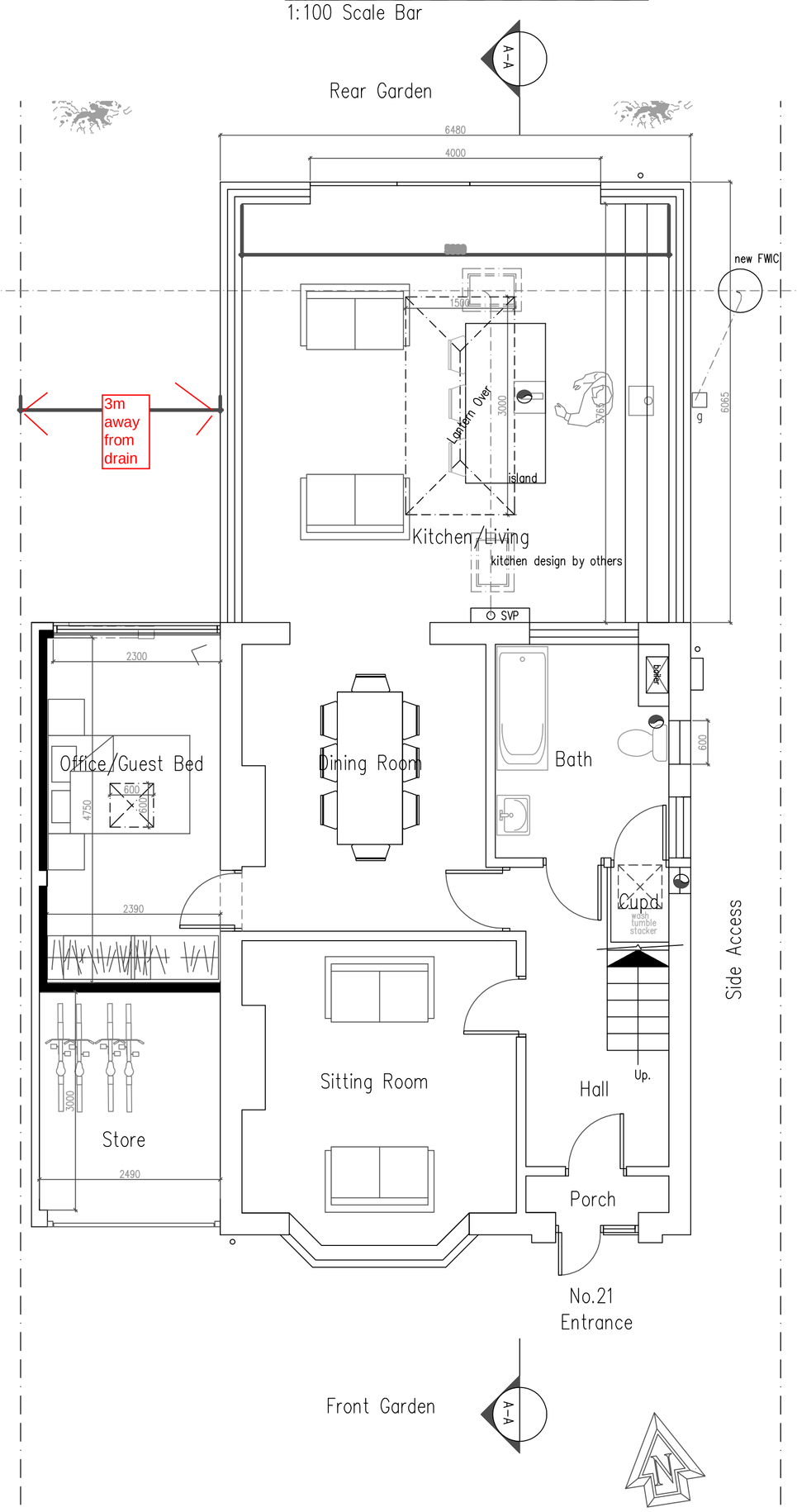
Services Key

SAT – Satellite television aerial point
CAT5 – data point
– Denotes pull cord
– Denotes light switch (2 way)
– Denotes light switch (timer)
– Denotes telephone
– Denotes television aerial points
– Denotes double socket
– Denotes double socket (floor level)
– 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.

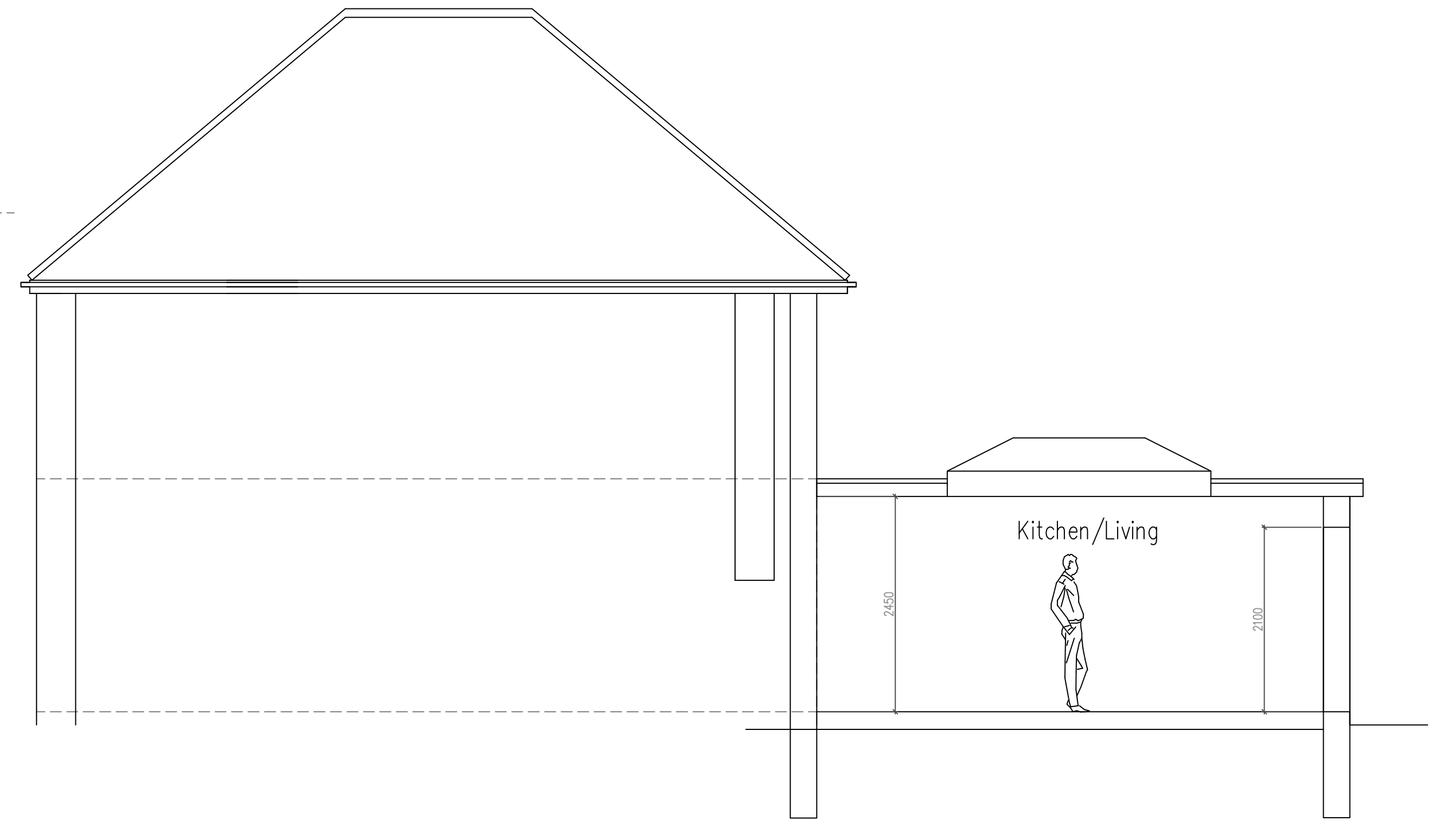
Structural Engineer to confirm all beam layouts and sizes



Ground Floor Plan

1:50 Scale Bar

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



floor type/
foundations to suit local soil conditions /designed by SE

Foundations. The soil at the underside of foundations to obtain a minimum bearing pressure pressure of 100kN/m2 to the satisfaction of building control or the Structural Engineer unless stated in the calculations package. Foundations to be a minimum of 1.0m below ground level unless noted otherwise.

Where no site investigation has taken place and where trees are adjacent to the site in the presence of clay soils the Contractor shall inform the Structural Engineer/Building Control and allow for the foundations to be designed in accordance with NHBC Practice Note 4.2 recommendations.

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.

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:
38 The Strand
Goring By Sea
West Sussex
BN12 6DN

Drawing title:

Plans & Elevations As Proposed

Client:

Mr M Sharmer

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7 Erringham Road
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West Sussex
BN43 5NQ

BJW

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Scale:	Paper size
1:50 1:100	A1

Date:	Drawn:
4.5.2026	BJW

Drg. No.	Rev'n
02	C

Note: All dimensions to be checked on site.