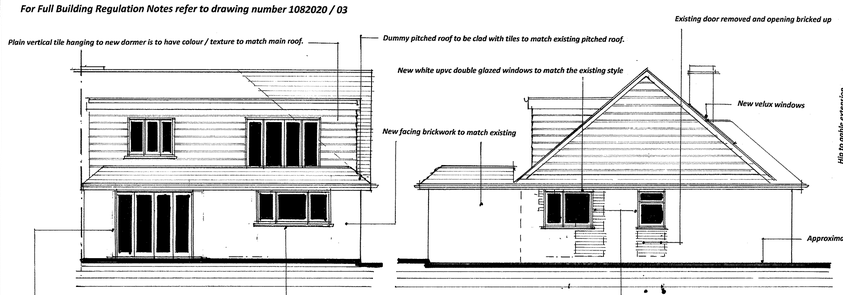
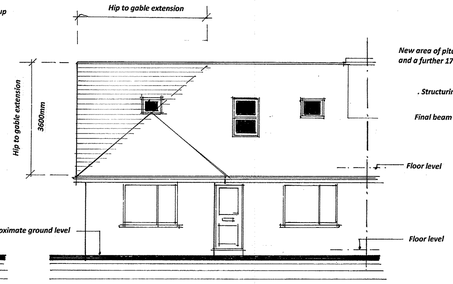
For Full Building Regulation Notes refer to drawing number 1082020 / 03

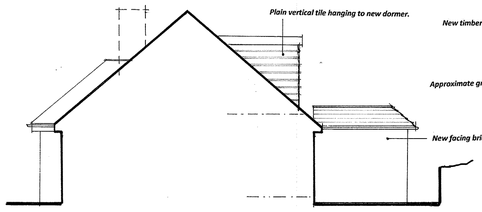


Proposed Rear Elevation (north - west)

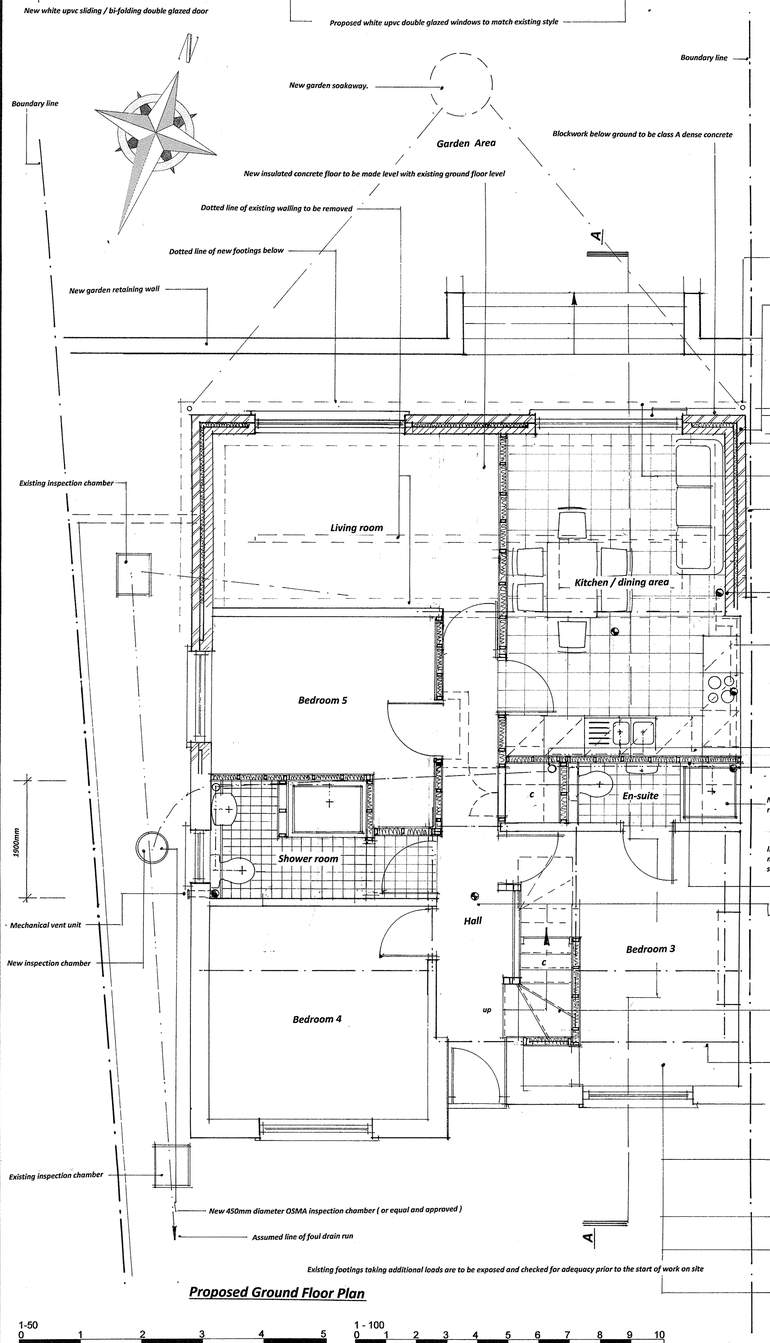
Proposed Side Elevation (north - east)



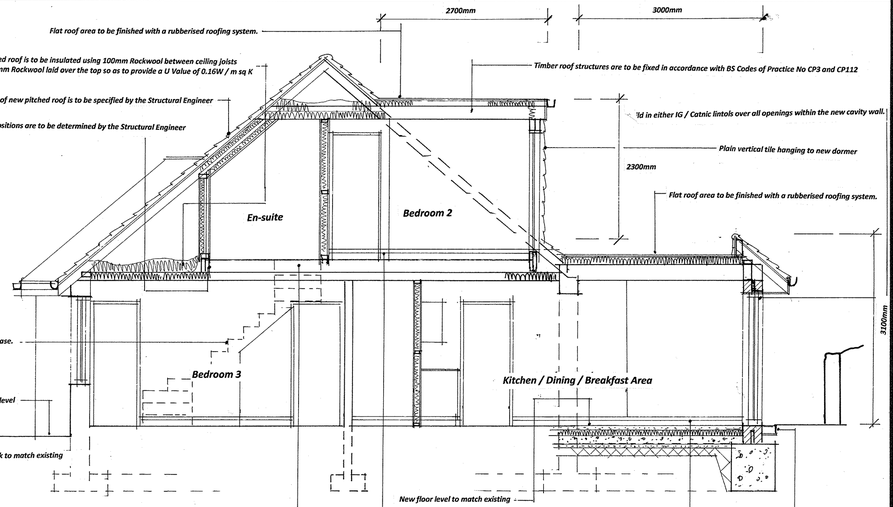
Proposed Front Elevation (south - east)



Proposed Side Elevation (south - west)

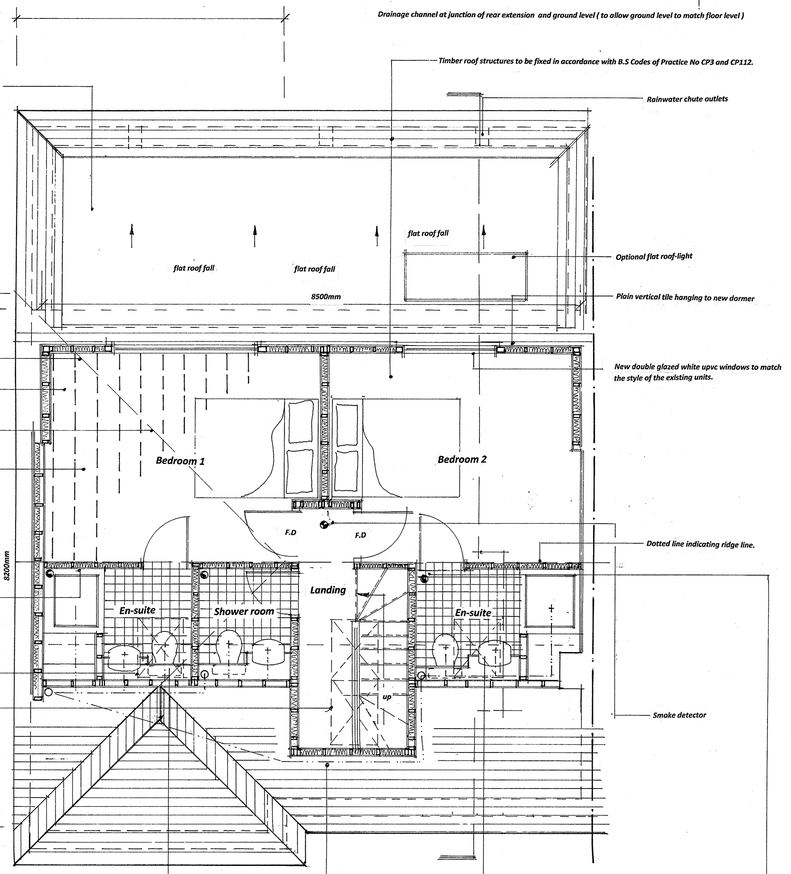


Proposed Ground Floor Plan



Proposed Cross Section A - A

New area of first floor is to comprise of timber joists at 400mm centres or Easy joist system joists (size of joists will be determined on site once existing direction is ascertained) finished with 22mm flooring grade tongued and grooved chipboard or floorboards and 12.5mm plasterboard ceiling finished as specified. Joists to span in direction to match the existing. Joists spanning over 2.5m are to be strutted at mid span using 38mm x 38mm herringbone strutting or 38mm solid strutting. Floor joists are to be built in. Provide moisture resistant chipboard to bathrooms, en-suites, toilets and shower rooms.



Proposed First Floor Plan

All fittings to be provided with trapped upvc waste pipes to B.S 3506 as follows:- shower 40mm diameter, Basin 32mm diameter, WC 100mm diameter. All traps are to be 75mm deep seal to B S 3943 and all waste pipes are to be fitted with rodding access on tight bends. Fit anti- syphon traps where sink, shower or bath waste runs exceeds 2300mm and basin waste exceeds 1700mm. Where 32mm waste pipes exceed 1700mm in length or 40mm pipes exceed 3000mm provide re-sealing traps (Mc Alpine or similar)or patent air valve.

Bathroom is to have a mechanical extract ventilation capable of extracting not less than 15 litres per second. Ventilation may be intermittent. Internal shower rooms and bathrooms are to have a 10mm gap under door.

New soil and vent pipe to take first floor en-suite waste and to run within remaining roof void and to discharge into new svp located within ground floor shower room.

PLANNING AND BUILDING REGULATION APPLICATION DRAWING

GENERAL NOTES:-

1/. This drawing is the copyright of SDR Designs Architectural Services and cannotbe reproduced without written authority.

2/. This drawing should be considered preliminary, as it may form part of a planning application and / or be subject to Building Regulation Approval. No building work should commence until the relevant approvals as required by law have been obtained.

3/. This drawing, if appropriate, should be read in conjunction with the Structural Engineers Drawings and calculations and the Building Regulations Specification. Any discrepancies found between associated documentation should be notified immediately in writing to SDR Designs Architectural Services for clarification prior to any building work and / or any off site fabrication work being carried out.

4/. Whilst every effort has been made to identify existing visible underground drainage / services, it is the contractors responsibility to ensure a survey is carried out to verify and identify any underground drainage / services prior to the carrying out of any excavation work.

5/. Whilst every effort has been made to ensure dimensions are correct, it is the contractors responsibility to check all dimensions on site prior to any building work and / or any off site fabrication work being carried out.

6/. All works are to be carried out in accordance with current Building Regulations, British Standards, Codes of Practice, manufacturers recommendations and to the approval of the inspecting building control officer, including the issuance of all requisite notices and the provision of appropriate certificates of testing and commissioning on completion.

7/. It is the clients responsibility to employ a Primary Contractor and to ensure all building work is carried out in compliance with current Construction Design and Management (CDM2015) regulations and current Health and Safety Legislation.

8/. The client should ensure that their Buildings / Contents Insurance company is notified of the relevant building works being undertaken on their property.

9/. The contractor is to ensure that the completed building is exactly as dimensioned and a completion certificate is issued by The Local Authority Building Control Department

	Date	Revisions
A	April 2020	Planning Validation amendments added

copyright

SDR Designs
Architectural & Planning Consultants
14 Batemans Road,
Brighton
East Sussex
BN2 6RD
Tel: 0790 9966787
Email: sdr_designs@hotmail.com

Client
Mr .C. Drewitt - Barlow

Job Title
Proposed pitched / flat roof single storey rear extension and a roof conversion
(to form an open plan kitchen / living room area, additional bedrooms with two having en-suites)
156 Downsway
Southwick
Brighton
East Sussex.

Drawing Title
Proposed Ground First Floor Plans, Elevations and section A - A.

Scale 1:1250, 1:500, 1:50, 1:100 @ A1

Date March 2020 | Drawn SLW

Drg. No. 1082020 / 02 | Rev. A

Paper Size A1