

ANNOTATIONS

- EX1

New External Wall

Arrangement - Masonry cavity wall construction

Material - Facing stonework

Colour - To match existing
- EX2

New External Wall

Arrangement - Masonry cavity wall construction

Material - Off-white Render

Colour - TBC
- EX3

New External Dormer Wall

Arrangement - Timber framed wall construction

Material - Render

Colour - TBC
- RF1

New Roof System

Arrangement - Pitched roof construction

Material - Slate tile

Colour - To match existing
- RF2

New Roof System

Arrangement - Flat roof construction

Material - Reinforced bitumen membrane

Colour - Grey
- ED1

New External Doorset

Arrangement - Refer to drawing

Material - uPVC

Colour - Black

Dimensions - Refer to GA Plans & GA Elevations
- W1

New Window Unit

Arrangement - Casement ([OB] = Obscured Glazing)

Material - uPVC

Colour - Black

Dimensions - Refer to GA Plans & GA Elevations
- D1

New Internal Doorset

Arrangement - Single/Double/Solid/Glazed

Material - Timber

Colour - To be agreed between Client and Contractor

Dimensions - (W) Refer to GA Plans x (H) 2100mm
- P1

New Partition Wall

Material/Frame - Studwork/Blockwork/Brickwork

Finish - Drylined and skim finish/exposed
- L1

New Wall Lining

Substrate - New/existing masonry walls

Finish - Drylined and skim finish/exposed
- OP1

New Opening

New opening in existing load-bearing wall. Lintel type and bearing to designed by suitably qualified engineer.
- RL

New Roof Window Unit

Arrangement - Casement

Material - uPVC

Colour - Grey

Dimensions - Refer to GA Plans & GA Elevations



Proposed Ground Floor General Arrangement Plan  
1 : 50

Responsibility is not accepted for errors made by others in scaling from this drawing.  
All construction information should be taken from figured dimensions only.

GENERAL NOTES

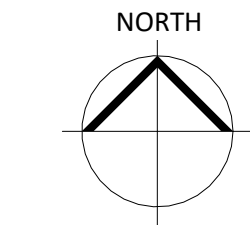
- All dimensions indicative as surveyed on site.
- Contractor to verify site dimensions, ownership boundary and services before commencing works.

U-VALUE TARGETS

| Element              | U value (W/m²K) |
|----------------------|-----------------|
| Ground bearing floor | 0.18            |
| External walls       | 0.18            |
| Roof                 | 0.15            |
| External doors       | 1.4             |
| Windows              | 1.4             |

DRAWING KEY

|     |                                                                                                                                                                          |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| —   | Site Boundary                                                                                                                                                            |
|     | Existing building elements                                                                                                                                               |
|     | Line of existing below ground drainage (assumed).<br>Contractor to confirm position.                                                                                     |
| RWP | Rainwater pipe (new) - Rainwater goods are shown indicatively. Final number, size and positioning of rainwater goods are to be confirmed and specified by the contractor |
| SVP | Soil vent pipe (new) - Final size and positioning of soil vent pipes are to be confirmed and specified by the contractor                                                 |
| G   | Gully (new)                                                                                                                                                              |
| MH  | Manhole (existing)                                                                                                                                                       |
|     | Two-gang switched socket outlet                                                                                                                                          |
|     | Light switch                                                                                                                                                             |
| SD  | Smoke detector                                                                                                                                                           |



|    |      |          |                                                      |
|----|------|----------|------------------------------------------------------|
| S4 | PLD3 | 19/07/24 | Stage 3 Rear roof design revised to reflect comments |
| S4 | PLD2 | 31/05/24 | Stage 3 Drawing Issue                                |
| S4 | PLD1 | 28/05/24 | Stage 3 Drawing Issue                                |
| S4 | PO7  | 18/05/24 | Stage 2 - Option 3 Drawings Issued                   |
| S4 | PO6  | 08/05/24 | Stage 2 - Option 3 Dimensions added                  |
| S4 | PO2  | 26/04/24 | Stage 2 Drawing Issue                                |

| STATUS                | REV | DATE | DESCRIPTION | REVISED BY |
|-----------------------|-----|------|-------------|------------|
| CLIENT                |     |      |             | SH         |
| Natalie Vela Williams |     |      |             |            |
|                       |     |      |             | PS         |
|                       |     |      |             |            |
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PROJECT  
1 St Austell Drive  
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DRAWING TITLE  
Proposed General Arrangement Ground  
Floor - Option 3

|                                                              |                            |
|--------------------------------------------------------------|----------------------------|
| STATUS CODE                                                  | SCALE                      |
| S4 : Suitable for stage approval                             | As indicated@A1            |
| DRAWING USAGE: <b>PROPOSED</b>                               |                            |
| PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER | STATUS _ REVISION _ CLASS. |
| 00025-SP-XX-XX-DR-A-10104                                    | S4_PL03_XXXX               |