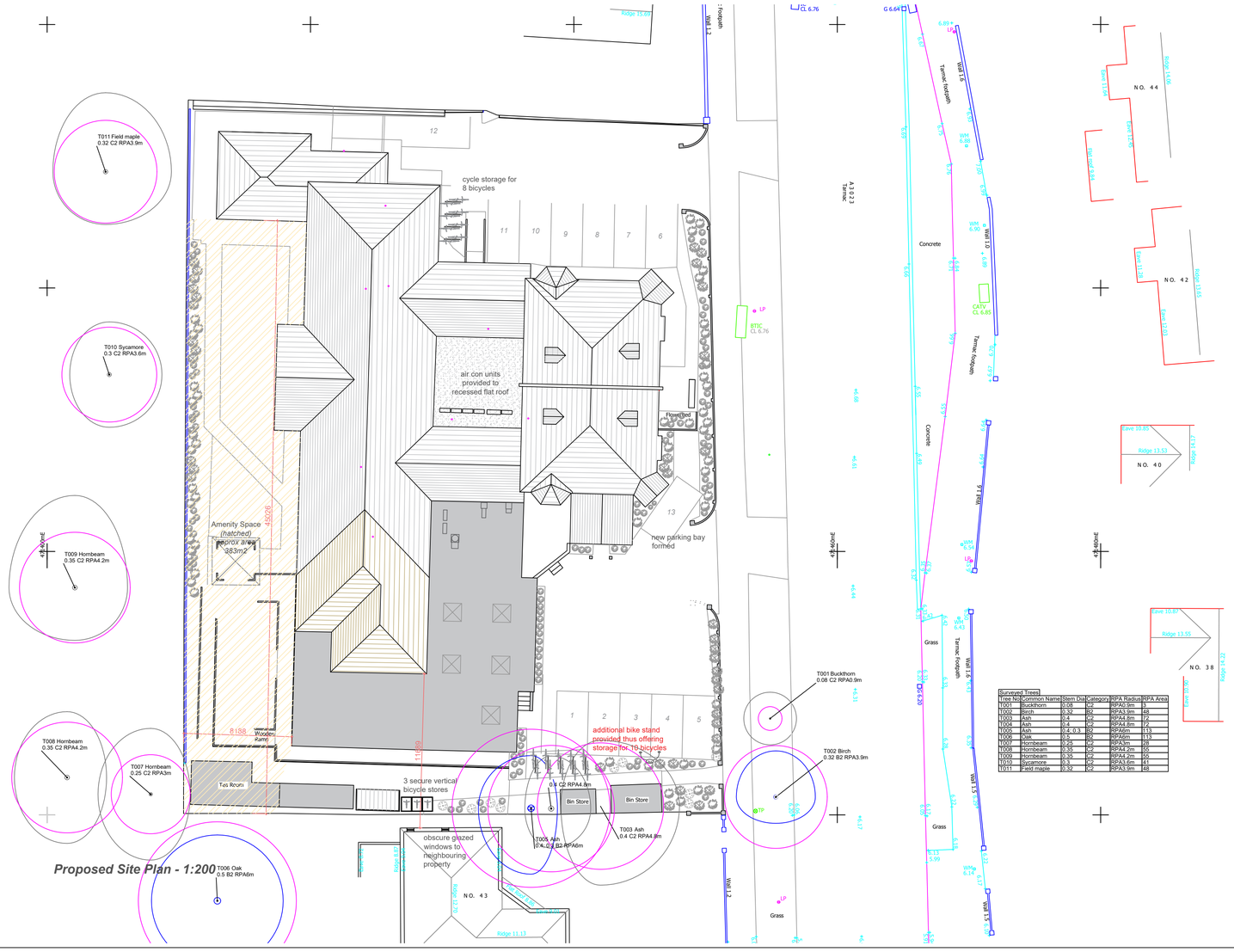
Proposed West Elevation - 1:200 - Showing
Neighbouring Properties

Proposed East Elevation - 1:200 - Showing
Neighbouring Properties



Surveyed Trees					
Tree No	Common Name	Stem Dia	Category	RPA Radius	RPA Area
T001	Buckthorn	0.08	C2	RPA0.9m	3
T002	Birch	0.32	B2	RPA3.9m	48
T003	Ash	0.4	C2	RPA4.8m	72
T004	Ash	0.4	C2	RPA4.8m	72
T005	Ash	0.4/ 0.3	B2	RPA6m	113
T006	Oak	0.5	B2	RPA6m	113
T007	Hornbeam	0.25	C2	RPA3m	28
T008	Hornbeam	0.35	C2	RPA4.2m	55
T009	Hornbeam	0.35	C2	RPA4.2m	55
T010	Sycamore	0.3	C2	RPA3.6m	41
T011	Field maple	0.32	C2	RPA3.9m	48

The drawings, details and specifications are soley for the purpose of seeking Planning and Building Regulation approvals. They are not intended as a specification of works, and PMG Ltd accepts no liability should they be used in this manner.

Drawing to be read in conjunction with specification, details notes and any specialist design elements. Any works carried out prior to approval are done so at the clients/builders own risk.

The contractor is responsible for checking all scaled and stated dimensions prior to commencement on site. The length of all structural elements are to be checked on site prior to placing orders.

The builder is to expose any existing structural elements (foundations, walls, lintels, floors, beams, roofs etc) which are accepting additional loads for Building Control and client approval prior to commencement.

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Any boundaries shown on the plan are their assumed location/line and the client should check the precise line of any boundaries prior to commencement. No works to project over the boundary line.

Client is resolve all matters relating to the Party Wall etc Act 1996 prior to commencing building works

PMG Ltd will not be liable for the accuracy of any hidden details; such as wall constructions, lintels, existing beams, foundations, drainage, etc. It is the responsibility of the client and his appointed contractor to expose all hidden features prior to commencement of any building works. The client should arrange for all drainage to be surveyed and traced prior to commencement to ensure that the drainage layouts shown on the plans are correct. The client should arrange for a trial hole to be excavated, prior to commencement, and for Building Control inspection to allow the proposed foundation type and depth to be agreed.

All drainage layouts shown on the plans are indicative only. The client must appoint a drainage survey and tracing company to ascertain the exact layout, depth and condition of the existing drainage prior to the commencement of any building works.

Project Title

Proposed First Floor Extension
Oak View Nursing
47-49 Beach Rd
Hayling Island
PO1 0JB

Drawing Title

Proposed Streetscene Elevations
Proposed Site Plan

Client

Oak View Nursing Home

Date:

June 2023

Scale:

1:200 at A1

Drawing No.

SK005 rev V

PMG
SurveyingPlanDrawingConsultancy

PMG (Building Design & Consultancy)Ltd
Woodlands
10 Persian Drive
Whiteley
Fareham
Hampshire
PO15 7BJ

07796124247
paul@pmgltd.uk.com
pmgltd.uk.com