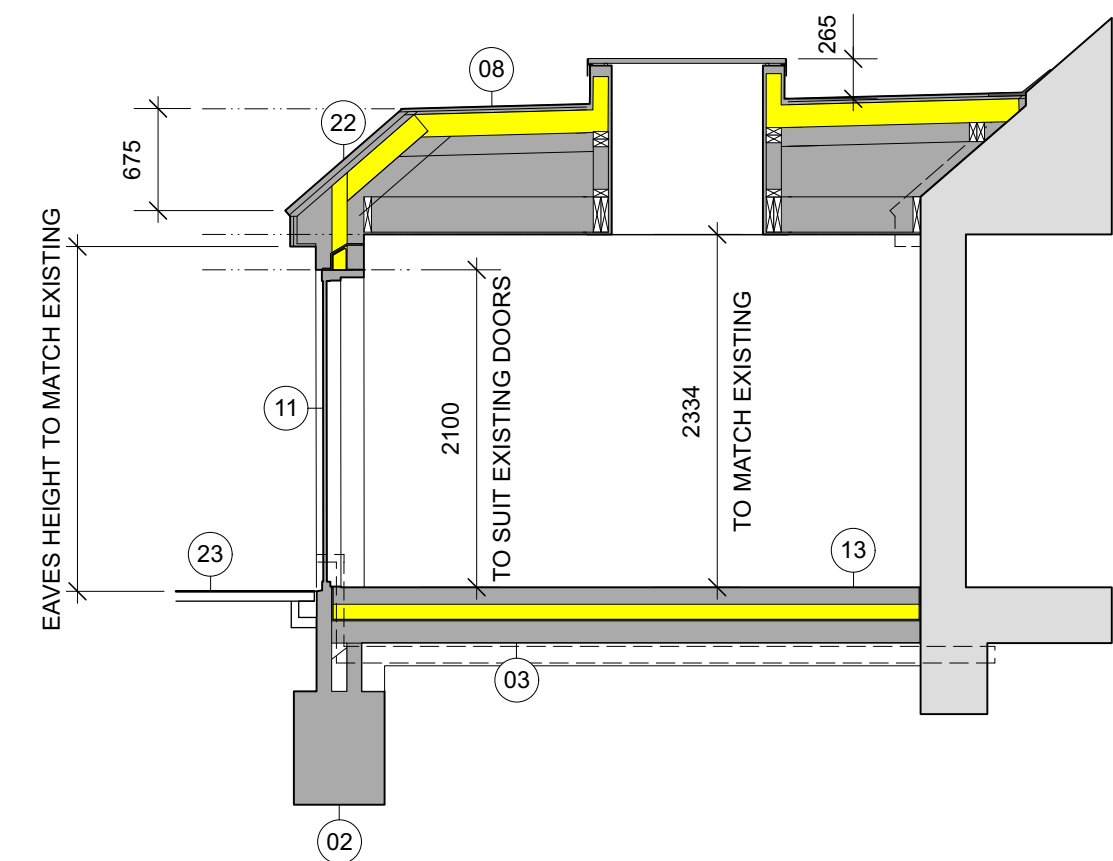
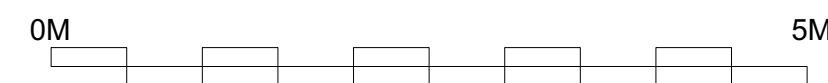




1 Proposed Ground Floor Plan
Scale: 1:50

- 01 NEW CAVITY WALLS AS BUILDING REGULATIONS SPEC.
- 02 FOUNDATIONS TO STRUCTURAL ENGINEERS DETAILS
- 03 INSULATED GROUND FLOOR SLAB AS BUILDING REGULATIONS SPEC.
- 04 SET UNDERSIDE OF STEEL AS HIGH ABOVE FFL AS POSSIBLE
- 05 PARTIALLY BLOCK UP EXISTING OPENINGS TO FORM SINGLE DOORS
- 06 LEAD FLASHINGS AND CONTINUOUS CAVITY TRAY TO ABUTMENT WITH EXISTING. ALLOW FOR ALL LEAD FLASHINGS TO ALL ABUTMENTS TO EXISTING STRUCTURES
- 07 ROOF LIGHT WITH OPENINGS TRIMMED TO ENGINEER'S DETAILS - 2000X1000MM STRUCTURAL OPENING CENTRED ON ROOF
- 08 WARM FLAT ROOF TO BUILDING REGULATIONS SPEC AND ENGINEER'S DETAILS
- 09 DOORS/WINDOWS WITH LINTEL / STRUCTURAL SUPPORT OVER TO ENGINEER'S DETAILS
- 10 COPING STONE (WITH MIN 40MM OVERHANG) ON DPC AND SUPPORT CLOSER AND SIZED AND FIXED TO NHBC DETAILS. ROOF MEMBRANE TO COVER INTERNAL FACE OF PARAPET AND FLASHED UNDER COPING OR PROVIDE 150MM MIN UPSTAND WITH CONTINUOUS CAVITY TRAY
- 11 RELOCATED EXTERNAL DOUBLE GLAZED DOORS FROM EXISTING LIVING ROOM WITH LINTEL OVER TO SUIT OPENING AND LOADING
- 12 RAINWATER GOODS CONNECTED TO EXISTING SYSTEM
- 13 FINISHED FLOOR LEVEL (FFL) TO MATCH EXISTING. DPC TO MATCH EXISTING OR MIN 150MM ABOVE GROUND LEVEL
- 14 CONNECTING PROPOSED FOUL AND RAINWATER DRAINAGE TO EXISTING DRAINAGE SYSTEM. DETERMINE LOCATION OF EXISTING BELOW GROUND DRAINAGE FOR CONNECTION OF NEW. EXISTING TO BE TESTED, REPAIRED/REPLACED AS NECESSARY AND PROTECTED.
- 15 HEAT AND SMOKE DETECTION TO BUILDING REGULATIONS SPEC.
- 16 MECHANICAL VENTILATION TO BUILDING REGULATIONS SPEC. VENT THRU ROOF.
- 17 INTERNAL PARTITIONS TO BUILDING REGULATIONS SPEC. SEE ENGINEER'S DETAILS FOR LOAD BEARING REQUIREMENTS.
- 18 MOVE EXISTING DOOR OPENING TO SUIT NEW LAYOUT
- 19 KITCHEN / BATHROOM TO SPECIALISTS DESIGN. ALLOW FOR WASTE CONNECTIONS & H/C WATER SUPPLIES.
- 20 BLOCK-UP EXISTING OPENING TO MATCH EXISTING
- 21 EXISTING BATHROOM REFURBISHED TO CUSTOMER SPECIFICATION
- 22 ROOF STRUCTURE WITH WARM PITCHED AND FLAT ROOF TO TIE IN WITH EXISTING ROOF. PITCH, LEVELS AND TILES TO MATCH EXISTING
- 23 EXTERNAL HARD LANDSCAPING - PATIO AND ENTRANCE STEPS TO CUSTOMER / BUILDER SPECIFICATION

RADIATORS SHOWN INDICATIVELY.
HEATING ENGINEERING TO SIZE AND SPECIFY TO SUIT ROOM SIZE



2 Section AA
Scale: 1:50

DRAWING MAYBE SCALED FOR PLANNING DEPT PURPOSES ONLY. OTHERWISE DO NOT SCALE FROM DRAWING IF IN DOUBT CALL THE ARCHITECT.

MATERIALS AND WORKMANSHIP TO COMPLY WITH REGULATION 7 AND BS8000 AND MANUFACTURER'S INSTRUCTIONS AS APPROPRIATE. ALL EXTERNAL MATERIALS AND FINISHES TO BE PROVIDED WITH MANUFACTURER'S WARRANTY.

READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS CALCULATIONS AND BUILDING REGULATIONS SPECIFICATION.

PLEASE CONTACT THE LOCAL PLANNING DEPARTMENT PRIOR TO COMMENCING WORK IF CLARITY IS REQUIRED REGARDING PLANNING PERMISSIONS AND CONDITIONS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO DISCHARGE PLANNING CONDITIONS.

ALL NEW ELECTRICAL WORK IS TO BE DESIGNED, INSTALLED, INSPECTED AND TESTED IN ACCORDANCE WITH BS 7671:2001 OR AN EQUIVALENT STANDARD. THESE INSTALLATION WORKS ARE TO BE UNDERTAKEN BY A PERSON REGISTERED WITH AN ELECTRICAL SELF CERTIFICATION SCHEME, OR ALTERNATIVELY BY A SUITABLY QUALIFIED PERSON, WITH A CERTIFICATE OF COMPLIANCE PRODUCED BY THAT PERSON TO BUILDING CONTROL UPON COMPLETION OF THE WORKS.

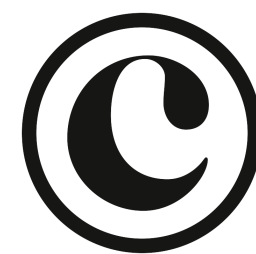
PARTY WALL AGREEMENTS MAYBE BE REQUIRED BEFORE WORK COMMENCES. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL PARTY WALL MATTERS.

IF EXTENSION WITHIN 3 METRES OF SEWER AN AGREEMENT WITH SOUTHERN WATER MUST BE IN PLACE PRIOR TO WORKS STARTING. PROPERTY OWNER OR CONTRACTOR TO ARRANGE ACCORDINGLY.

DETERMINE LOCATION OF EXISTING BELOW GROUND DRAINAGE FOR CONNECTION OF NEW. EXISTING TO BE TESTED, REPAIRED/REPLACED AS NECESSARY AND PROTECTED.

INSTALL LEAD FLASHINGS AND CONTINUOUS CAVITY TRAY WHEN NEW WORKS ABUT WITH EXISTING.

ADVISE BUILDING CONTROL 48 HOURS PRIOR TO STARTING WORK.



ISSUE		DATE	REVISION	PROJECT #					
PROJECT		Extensions at 9 Haslemere Gardens, Hayling			0510				
CLIENT		Mr Ian Foster		DATE #	DWG #				
				NOV 2020					
DWG		Building Regulations		SCALE #	003 A				
				A1					
				DRAWN					
				CHECKED					
				REVISION					
CARL Architect Ltd									
97B Waverley Road, Southsea, PO5 2PL									
T: 07887 385 471									
W: www.carlarchitect.co.uk									
E: carl@carlarchitect.co.uk									