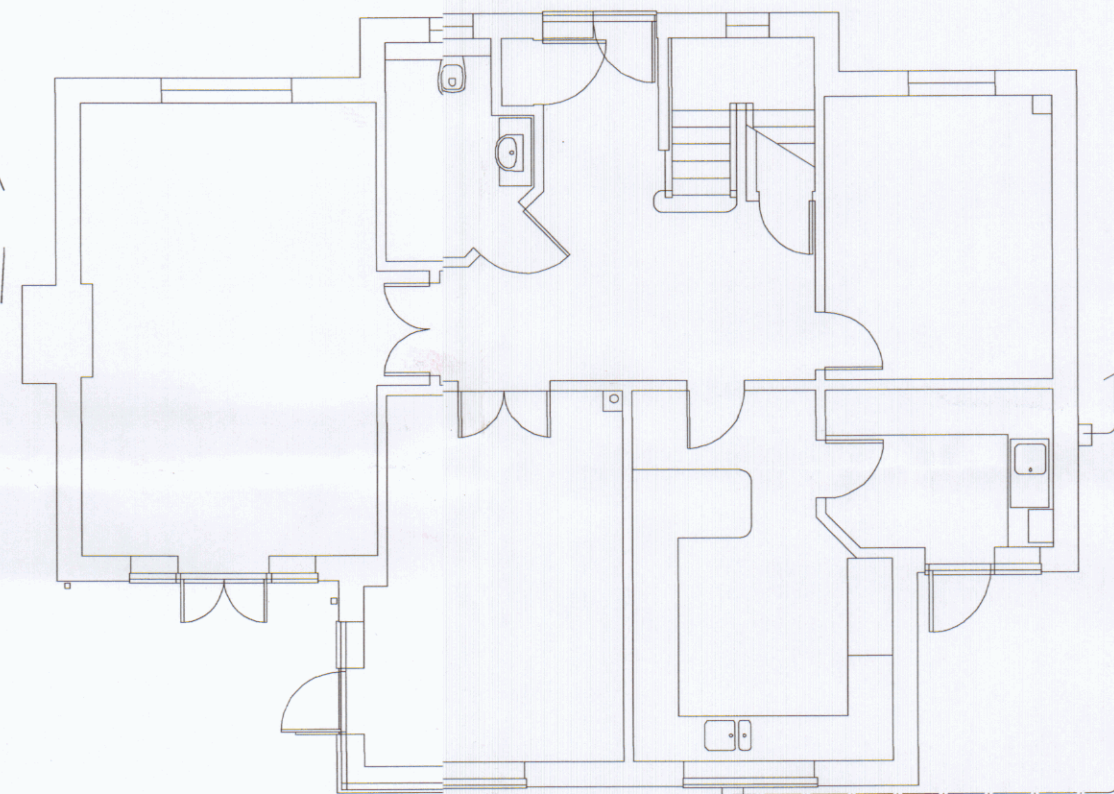
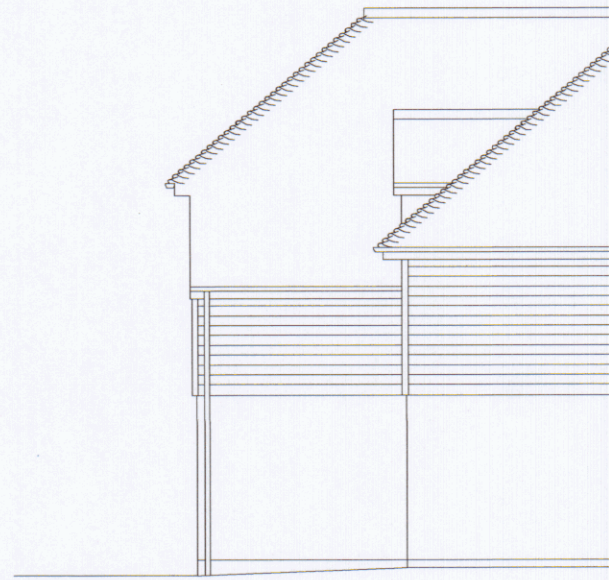




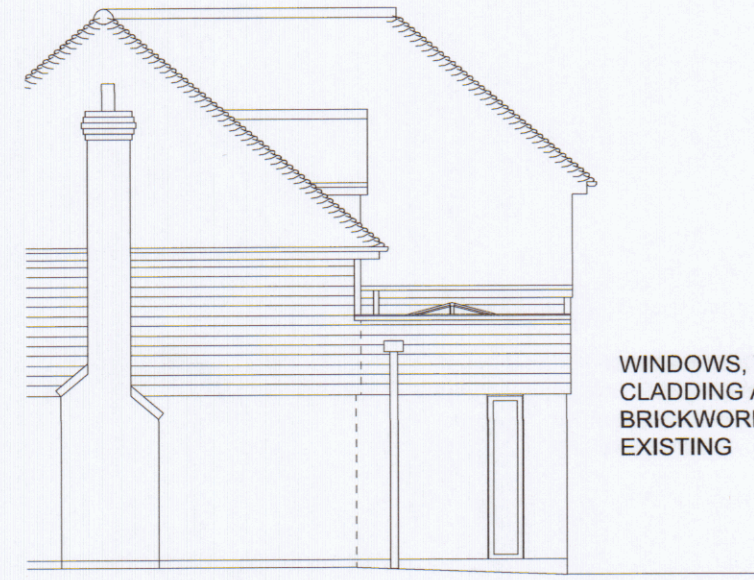
2 EXISTING EAST ELEVATION
Scale: 1:100



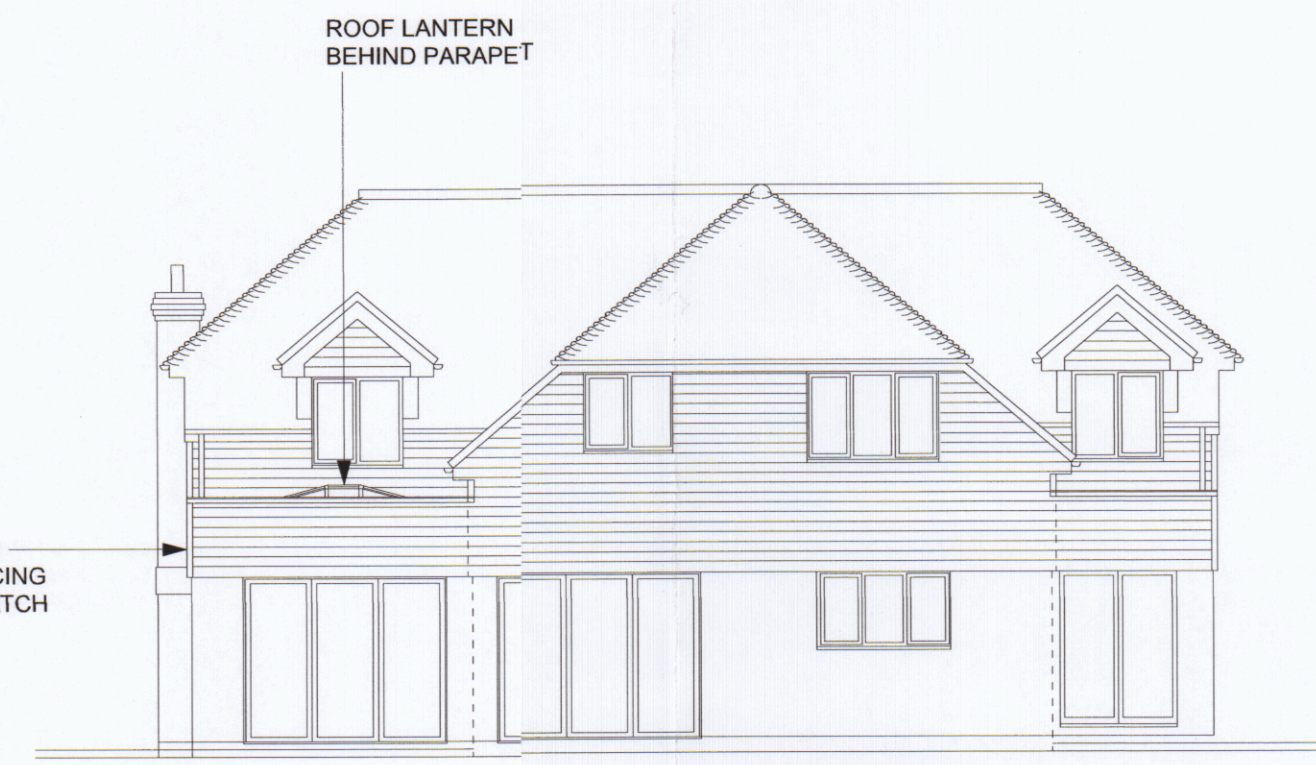
3 EXISTING NORTH ELEVATION
Scale: 1:100



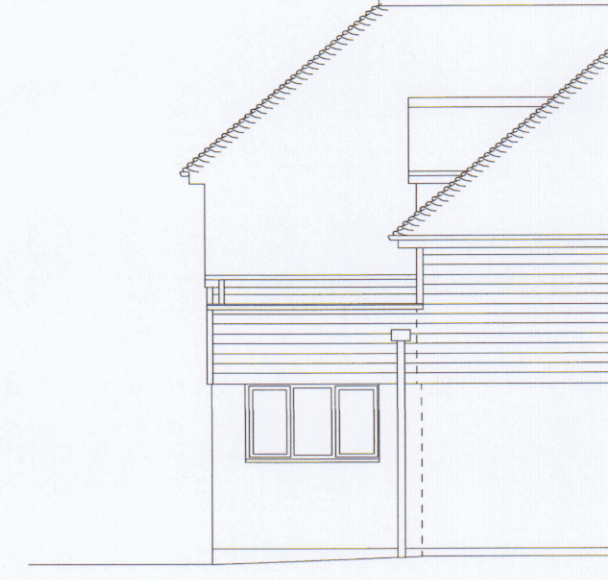
4 EXISTING WEST ELEVATION
Scale: 1:100



6 PROPOSED EAST ELEVATION
Scale: 1:100

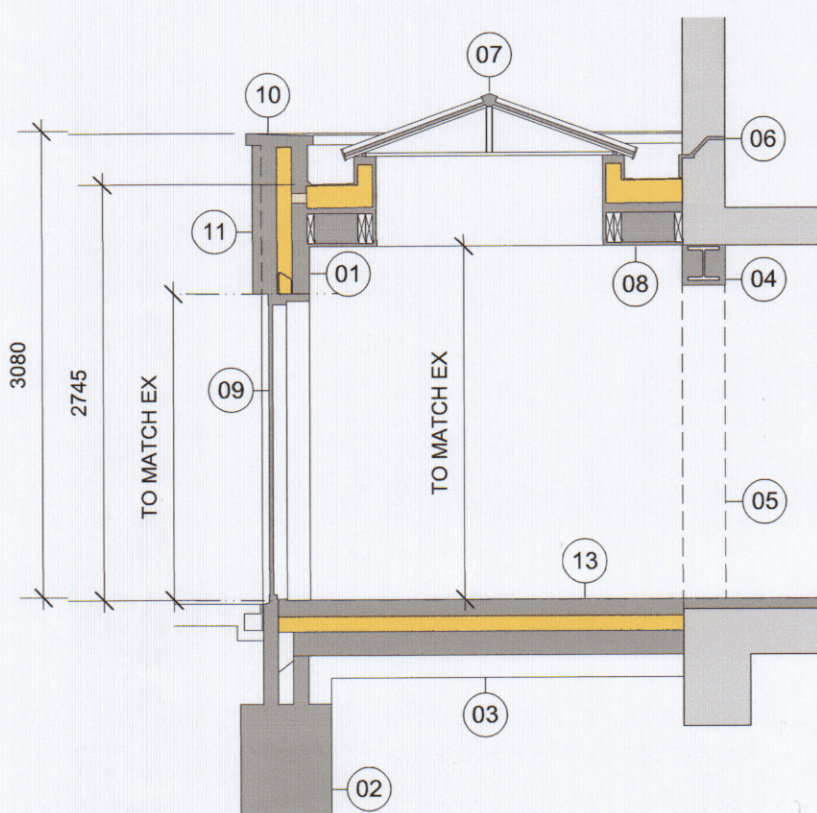


7 PROPOSED NORTH ELEVATION
Scale: 1:100

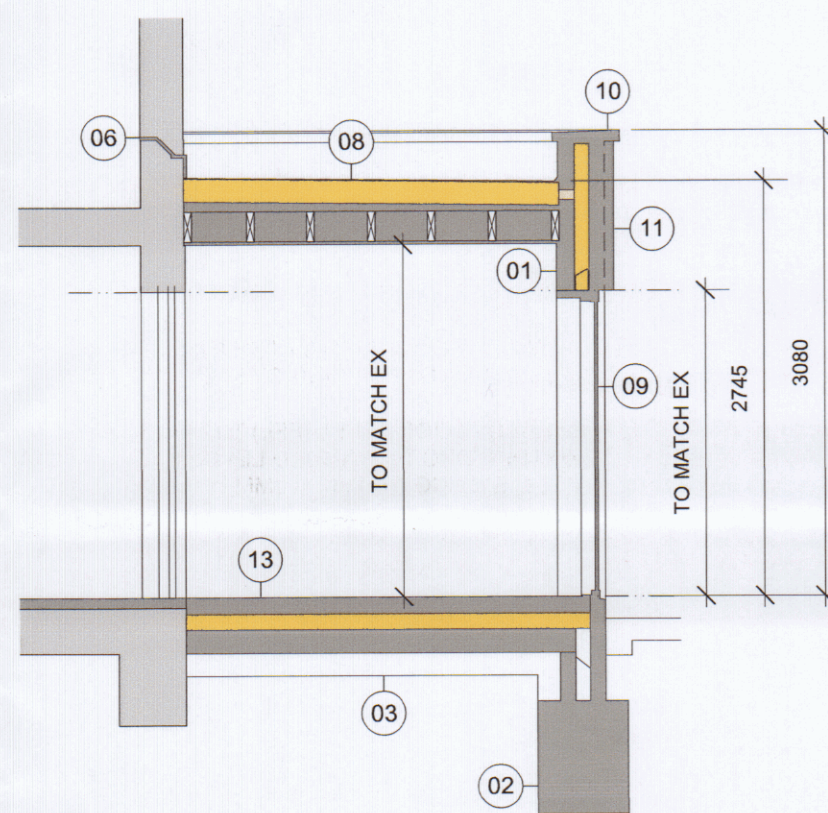


8 PROPOSED WEST ELEVATION
Scale: 1:100

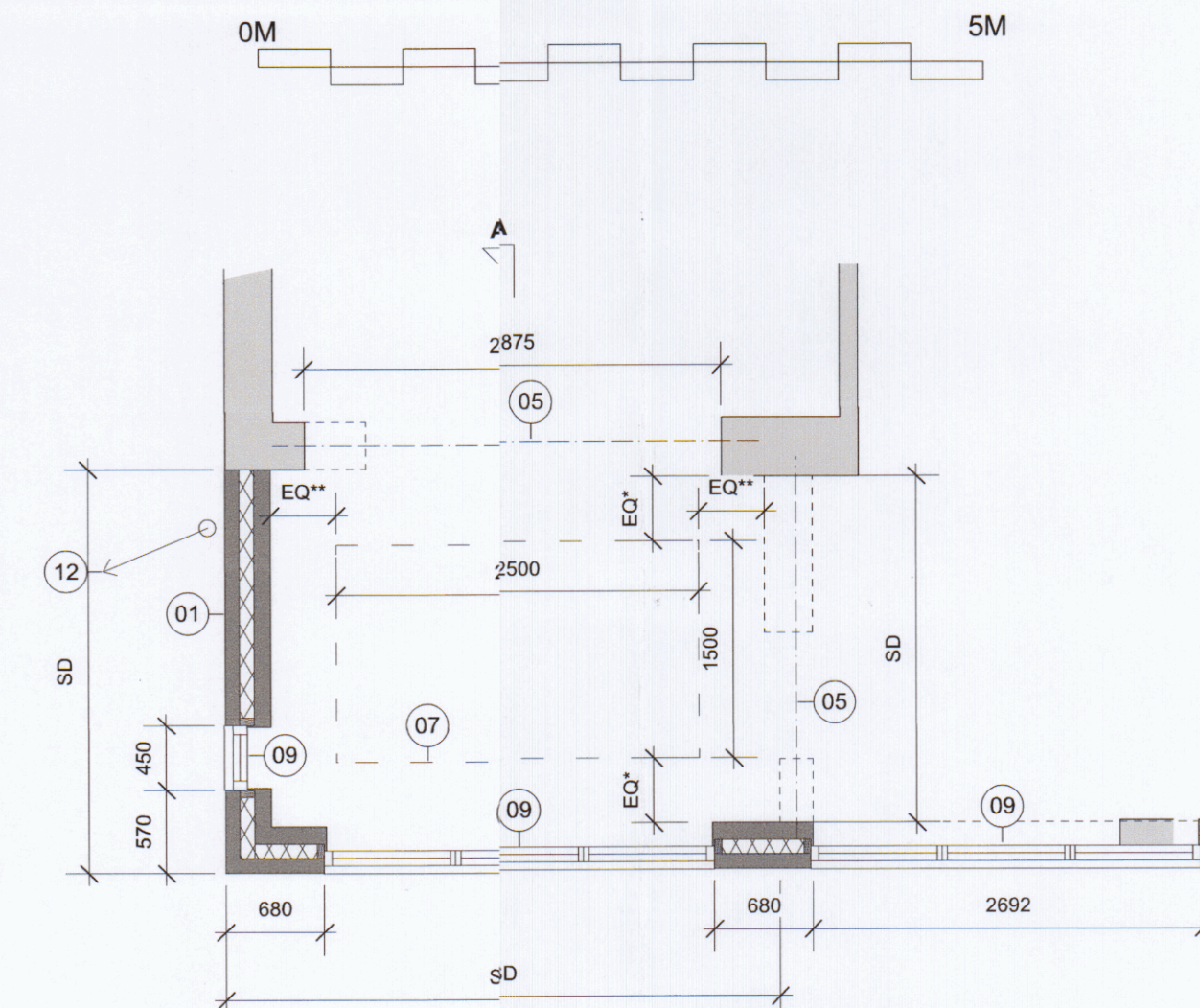
- 01 NEW CAVITY WALLS AS BUILDING REGULATIONS SPEC.
- 02 TRENCH FILL FOUNDATIONS AS BUILDING REGULATIONS SPEC.
- 03 INSULATED GROUND FLOOR SLAB AS BUILDING REGULATIONS SPEC.
- 04 SET UNDERSIDE OF STEEL AS HIGH ABOVE FFL AS POSSIBLE
- 05 REMOVE EXISTING WALLS AND NEW STEELS TO ENGINEER'S DETAILS AND FIRE PROTECTION TO BUILDING REGULATIONS SPEC.
- 06 LEAD FLASHINGS AND CONTINUOUS CAVITY TRAY TO ABUTMENT WITH EXISTING. ALLOW FOR ALL LEAD FLASHINGS TO ALL ABUTMENTS TO EXISTING STRUCTURES
- 07 ROOF LANTERN WITH OPENINGS TRIMMED TO ENGINEER'S DETAILS
- 08 WARM FLAT ROOF TO BUILDING REGULATIONS SPEC AND ENGINEER'S DETAILS
- 09 DOORS/WINDOWS WITH LINTEL OVER TO ENGINEER'S DETAILS
- 10 COPING STONE SIZED AND FIXED TO NHBC DETAILS
- 11 TIMBER CLADDING TO MATCH EXISTING
- 12 RAINWATER GOODS TO MATCH EXISTING CONNECTED TO EXISTING SYSTEM
- 13 FINISHED FLOOR LEVEL (FFL) TO MATCH EXISTING. DPC TO GROUND LEVEL TO MATCH EXISTING OR MIN 150MM



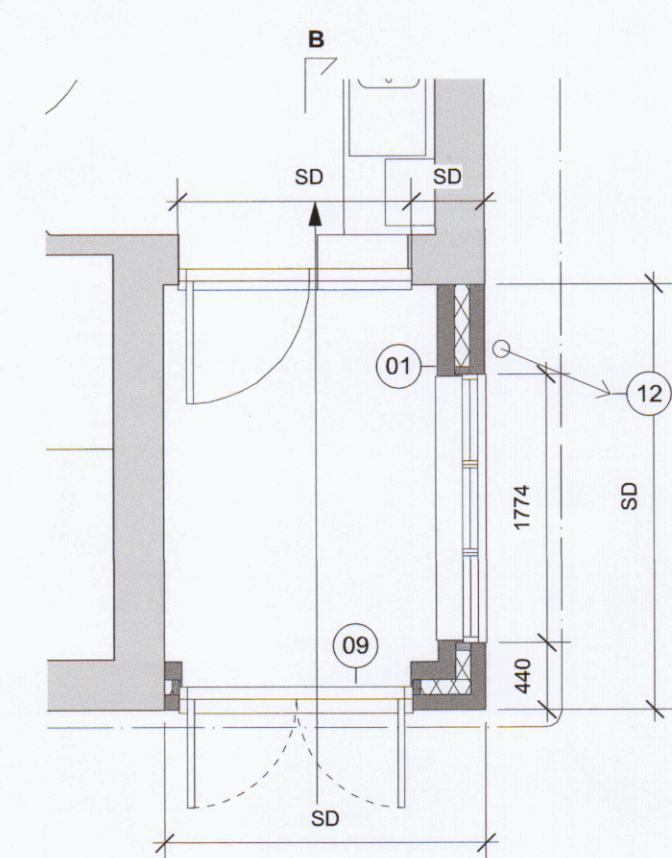
12 SECTION A:A
Scale: 1:50



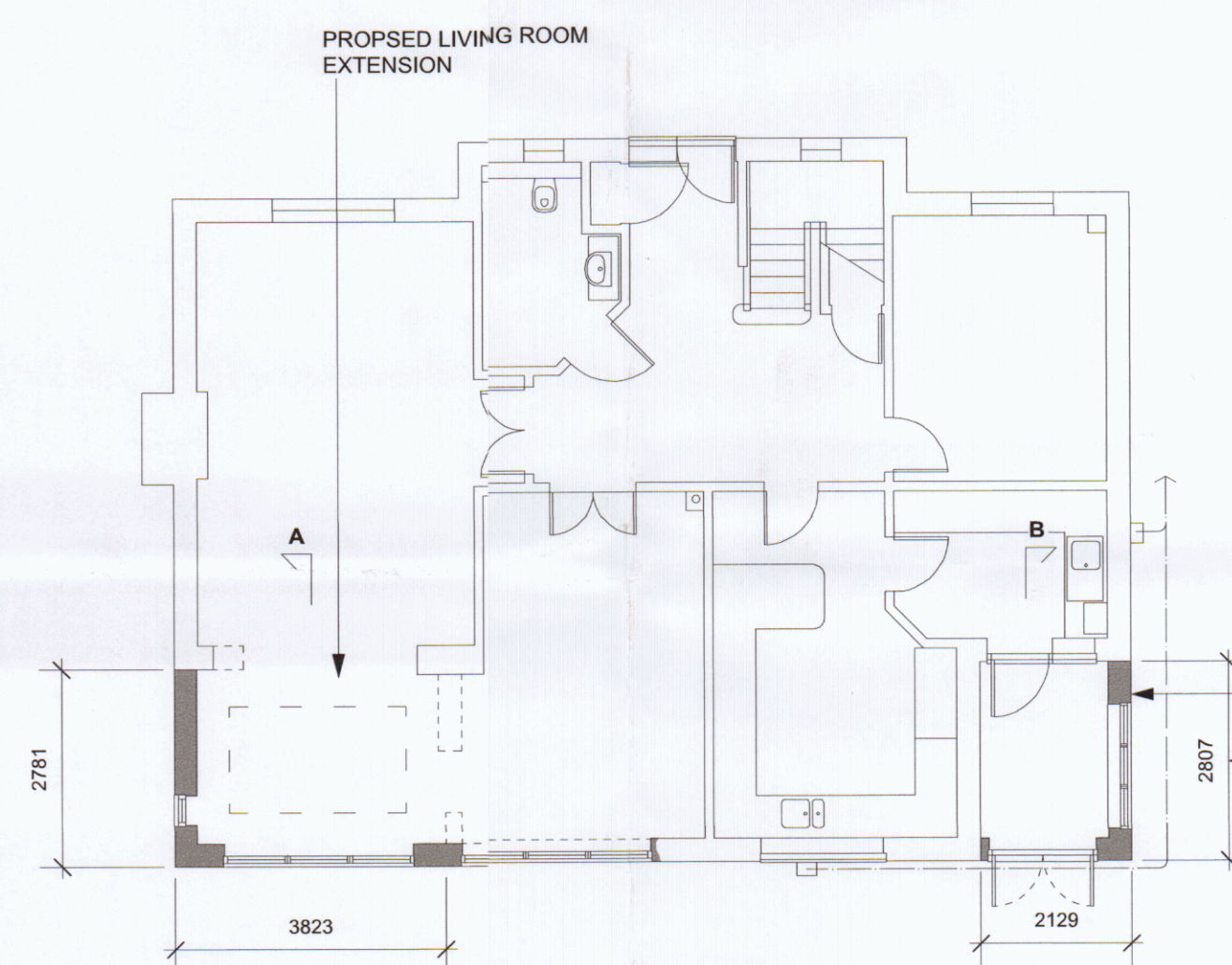
15 SECTION B:B
Scale: 1:50



13 PROPOSED LIVING ROOM
Scale: 1:50



14 PROPOSED UTILITY
Scale: 1:50



5 PROPOSED GROUND FLOOR PLAN
Scale: 1:100

PROPOSED UTILITY ROOM EXTENSION

THESE DIMENSIONS ARE SHOWN FOR PLANNING PURPOSES. FOR CONSTRUCTION USE ONLY SITE DIMS (SD) TO ALIGN WITH EXISTING

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 OWNER'S 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 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.



A 10/04/19 Design Options		PROJECT # 0416	
ISSUE	DATE	REVISION	
Extensions at 3 Chester Close		DATE # March 2019	DWG # 001
CLIENT Mark Xu		SCALE @As stated @A1	
DRAWN		CHECK	REVISION
Existing Proposed			A
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97B Waverley Road, Southsea, PO5 2PL		T: 07887 385 471	