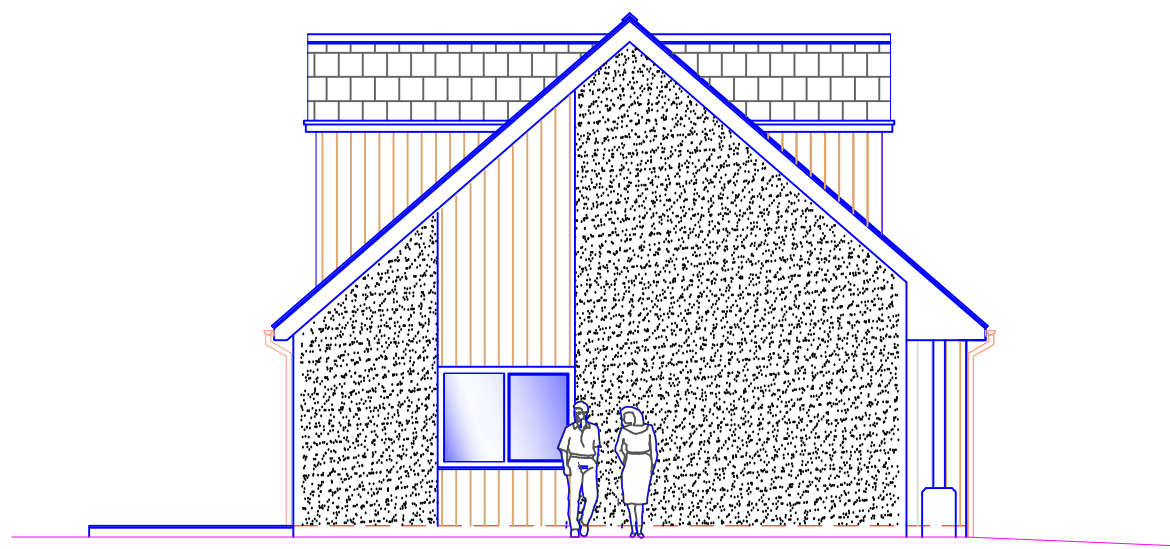
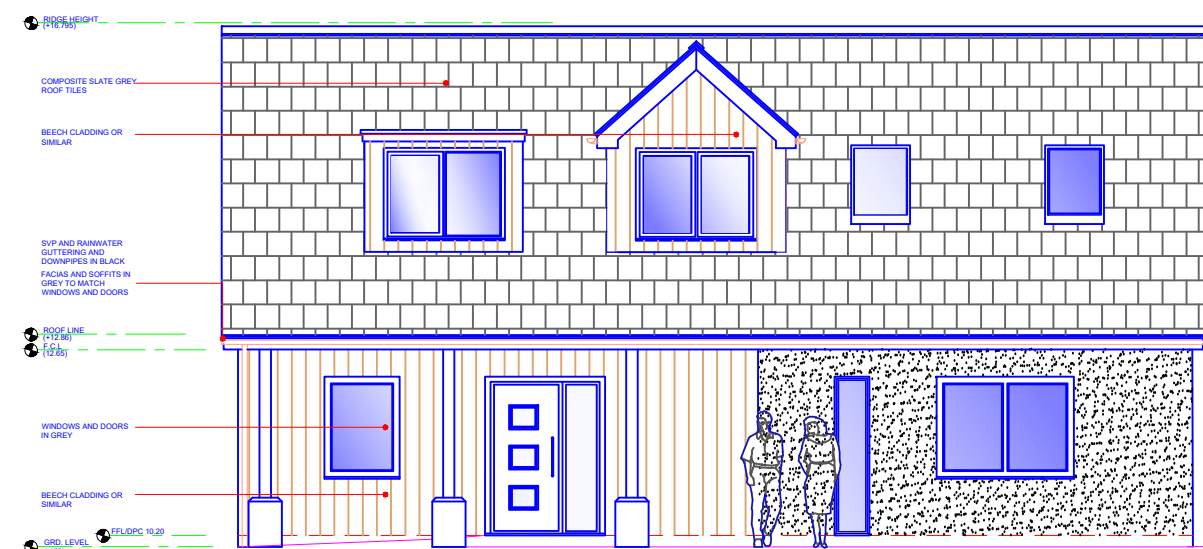
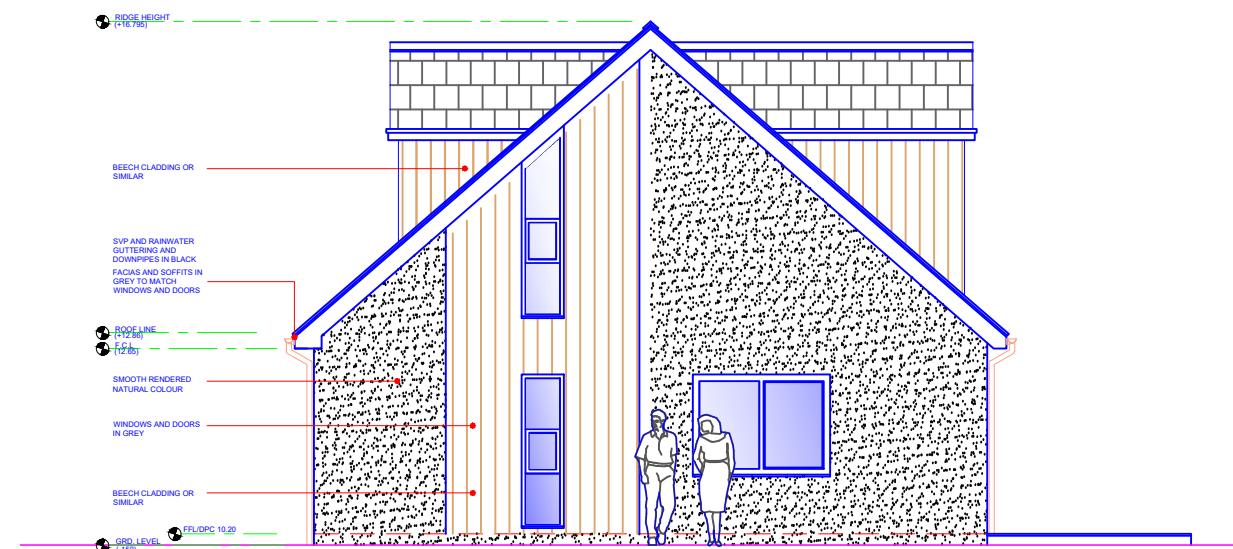




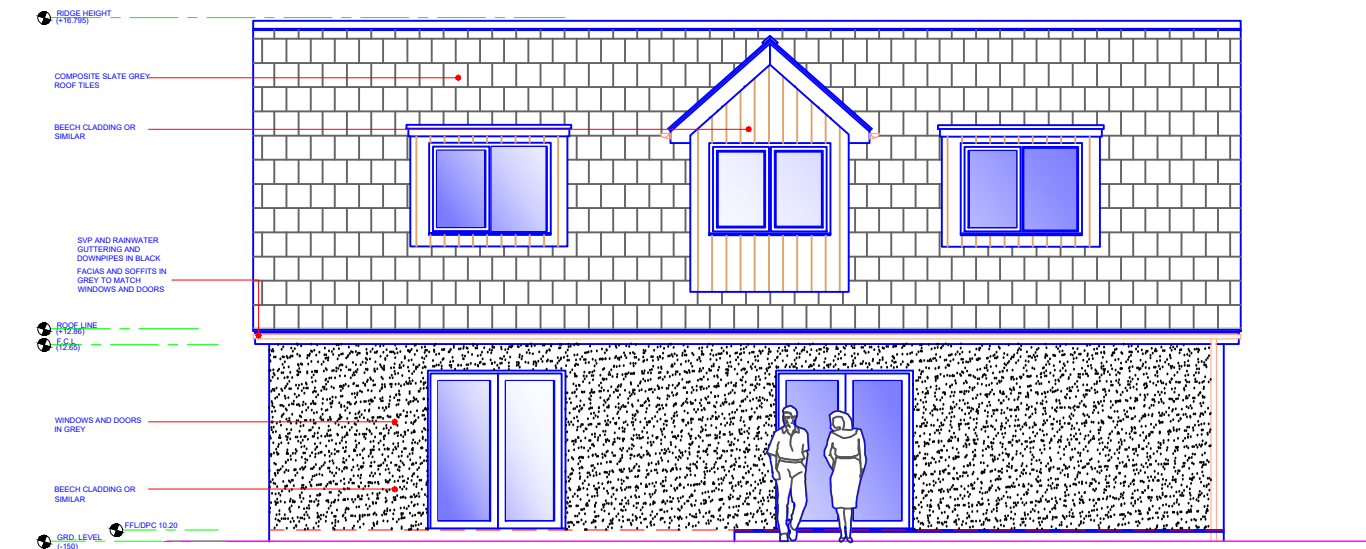
1 PROPOSED SOUTH WEST ELEVATION
1:100



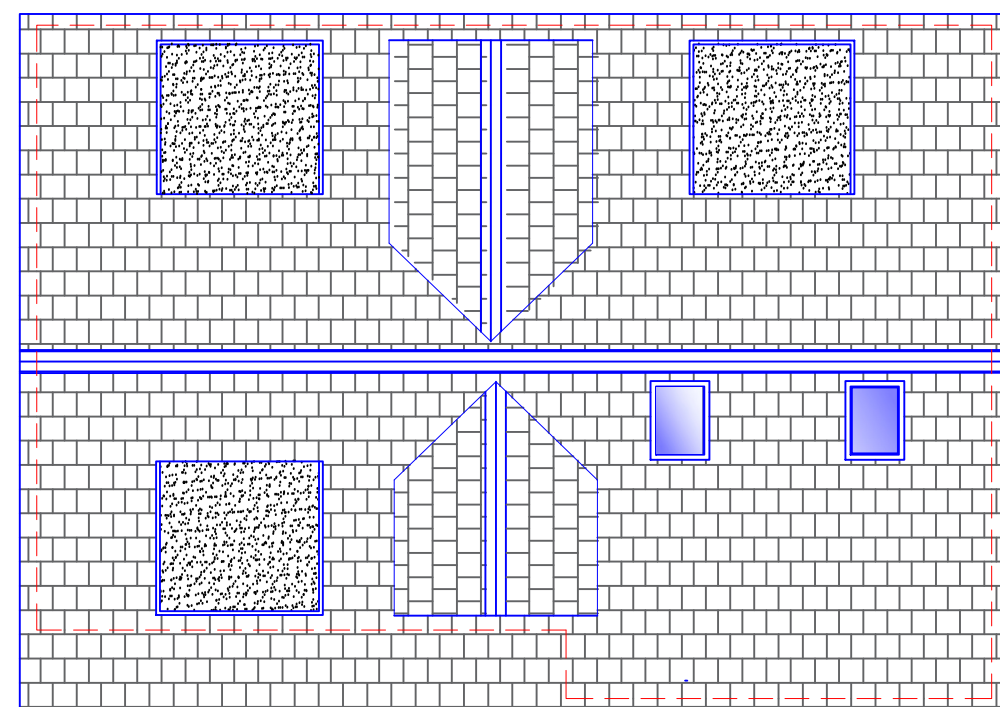
2 PROPOSED SOUTH EAST ELEVATION
1:100



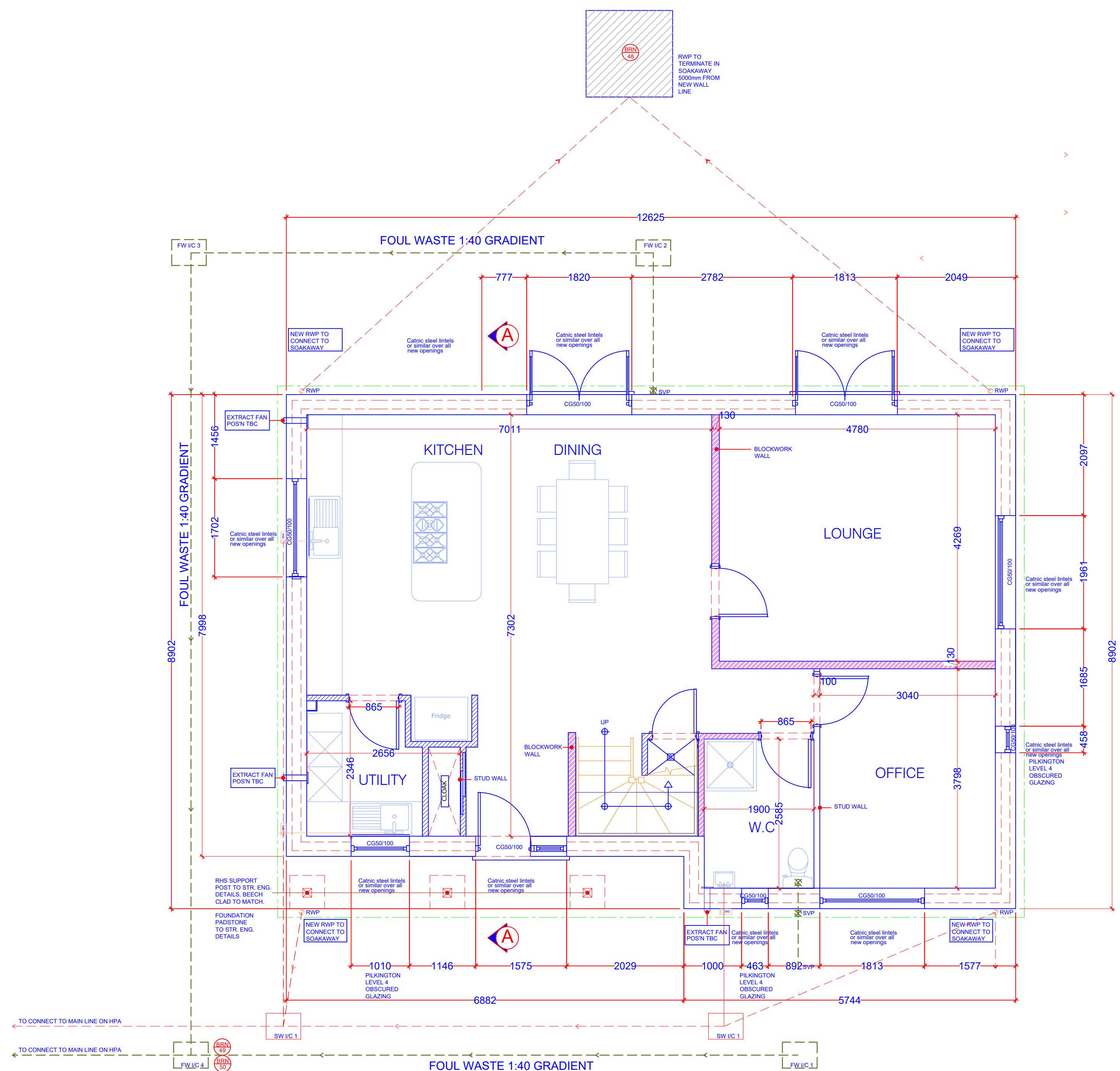
3 PROPOSED NORTH EAST ELEVATION
1:100



4 PROPOSED NORTH WEST ELEVATION
1:100



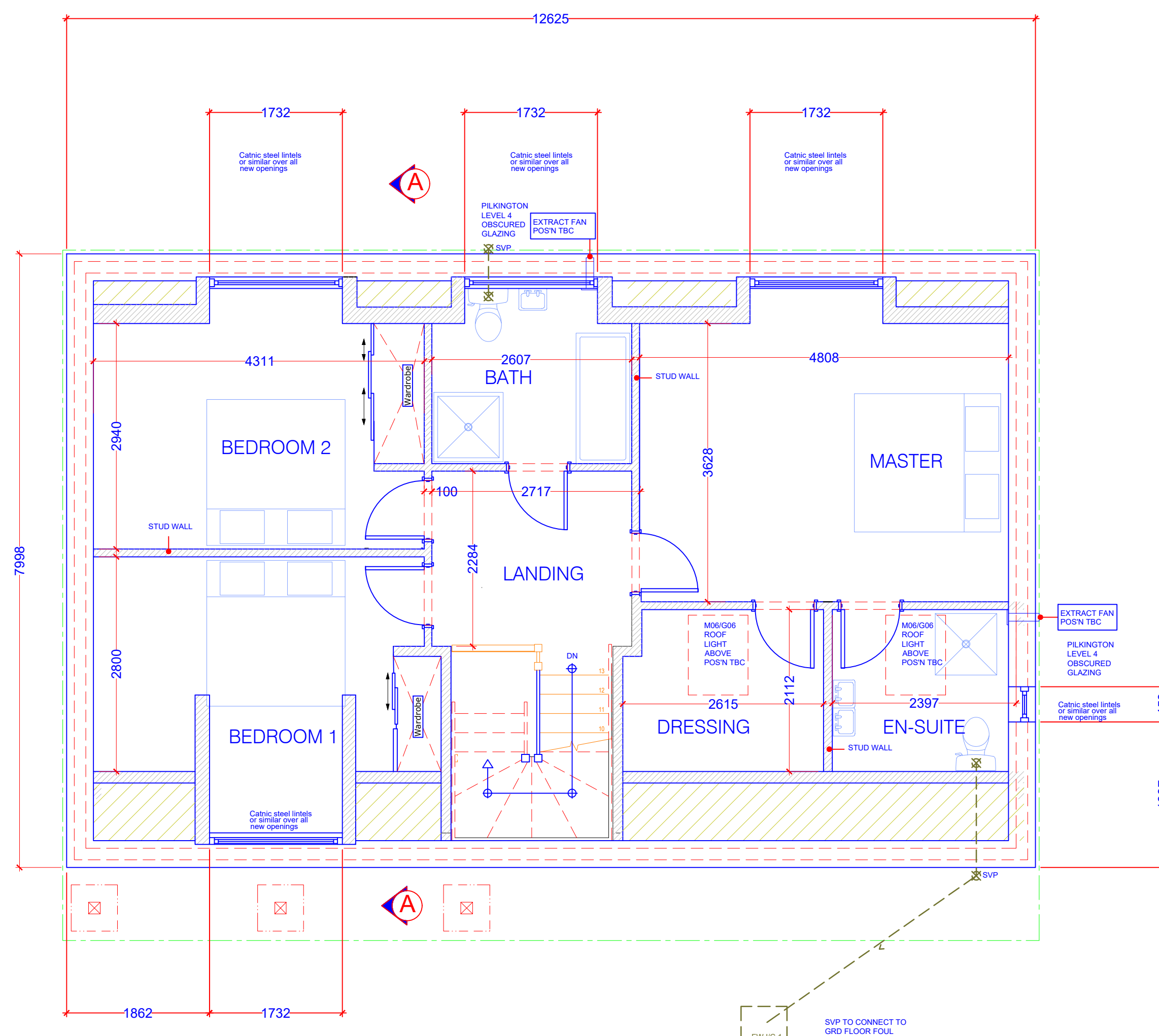
5 PROPOSED ROOF PLAN
1:100



IMPORTANT:
ALL DIMS TO BE DOUBLE CHECKED ON SITE PRIOR TO BUILDING WORK COMMENCING
APPOINTED CONTRACTOR TO ASSUME RESPONSIBILITY OF ALL FINAL DIMENSIONS TAKEN.
ENSURE MAX. 800mm FROM ADJOINING PROPERTY.

INTERNAL LAYOUT/FINAL POSITION OF APPLIANCES AND SUITES TO BE CONFIRMED BY CLIENT.
DRAINAGE RUNS ETC TO BE ADJUSTED ACCORDINGLY IN LINE WITH BUILDING REGULATION APPROVAL.

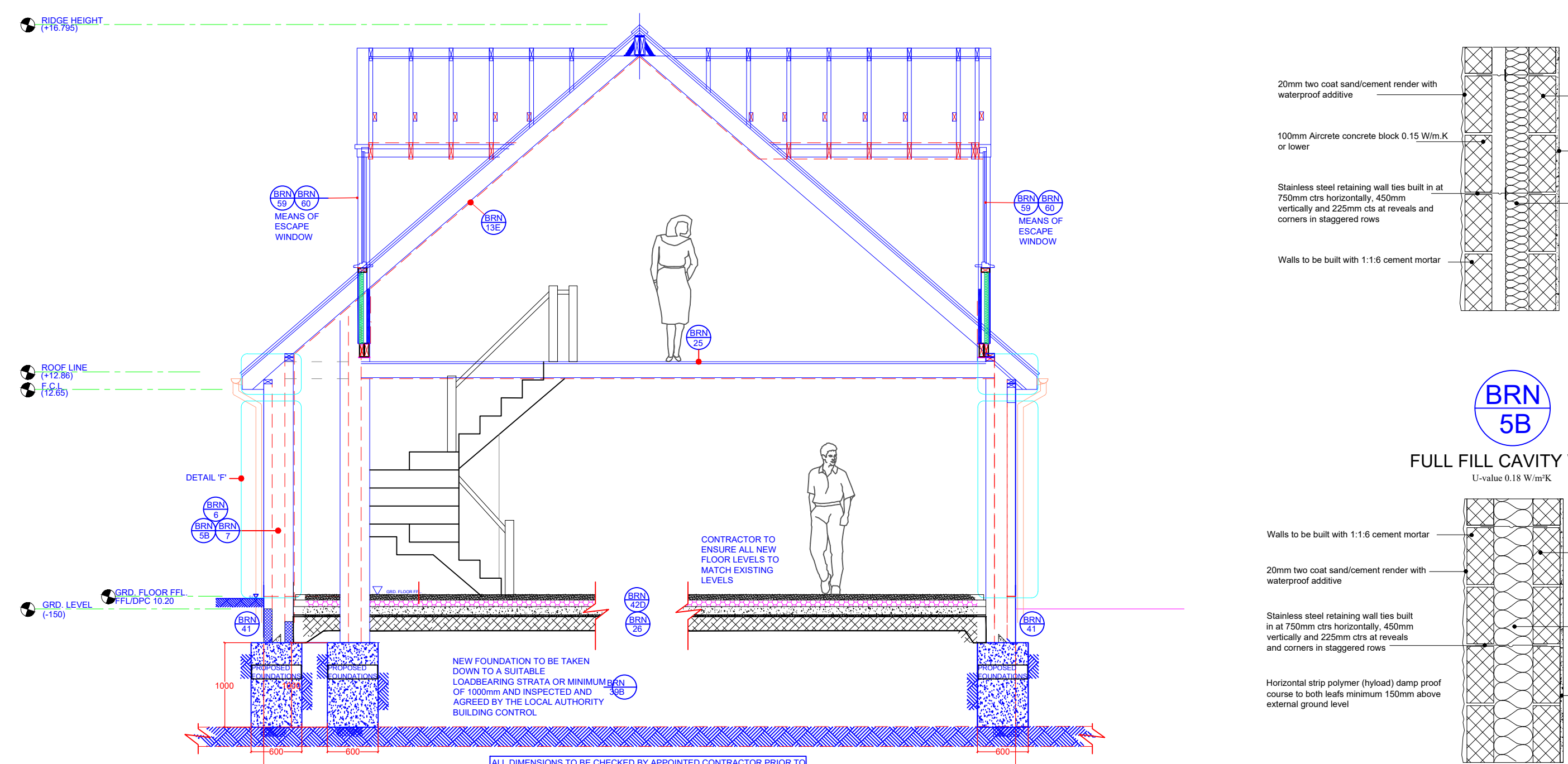
8 PROPOSED GROUND FLOOR PLAN
1:50



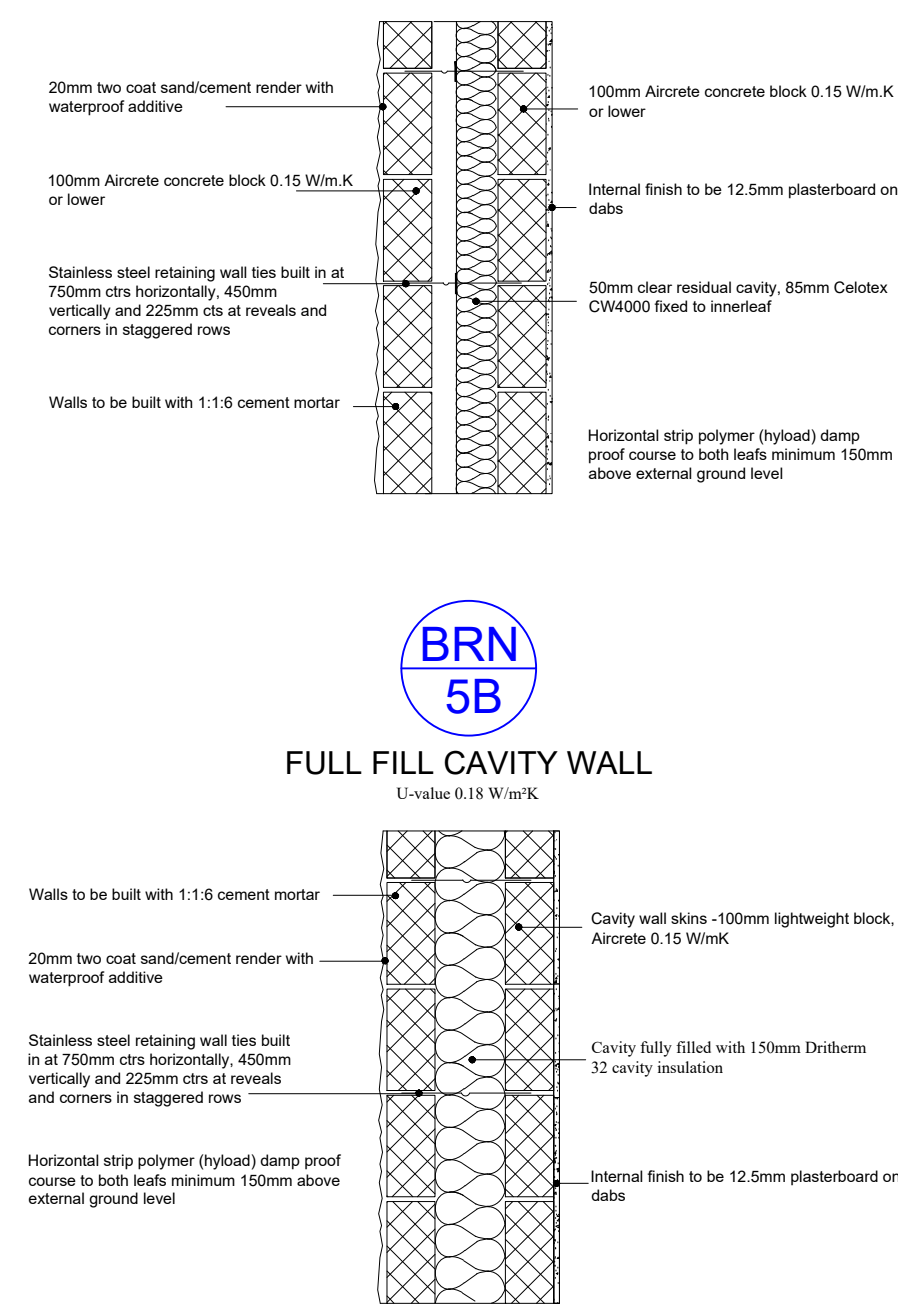
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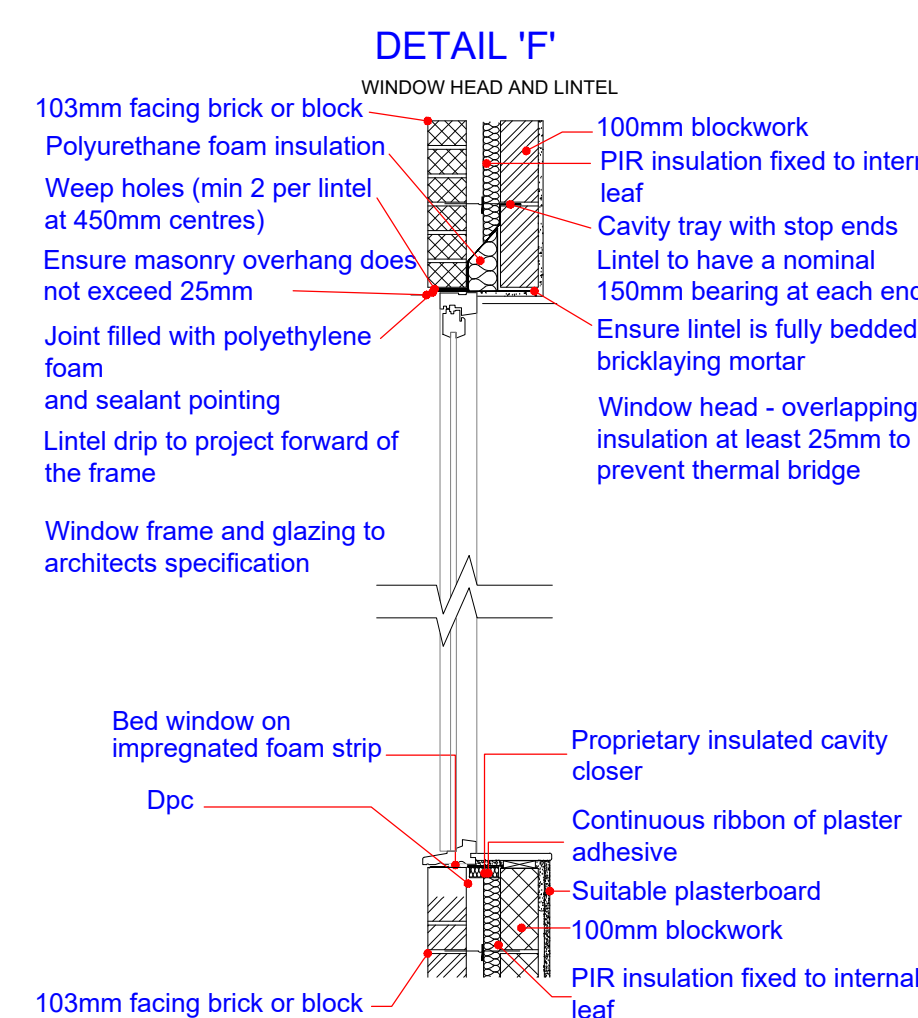
9 PROPOSED FIRST FLOOR PLAN
1:50



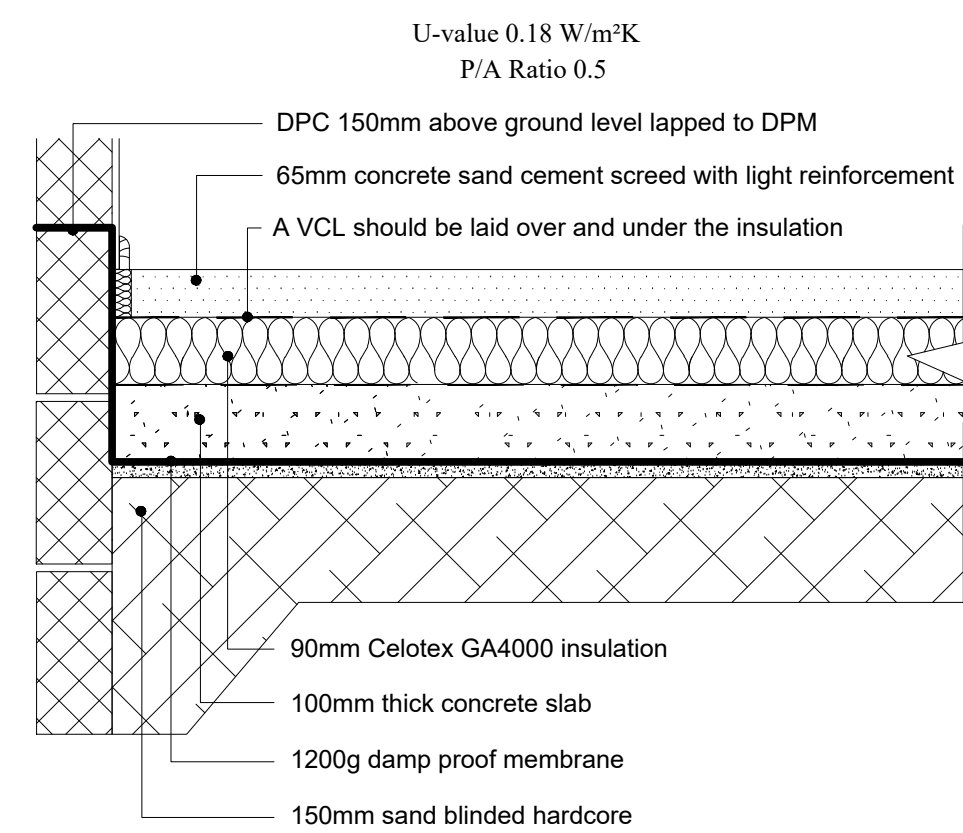
12 PROPOSED SECTION A-A
1:50



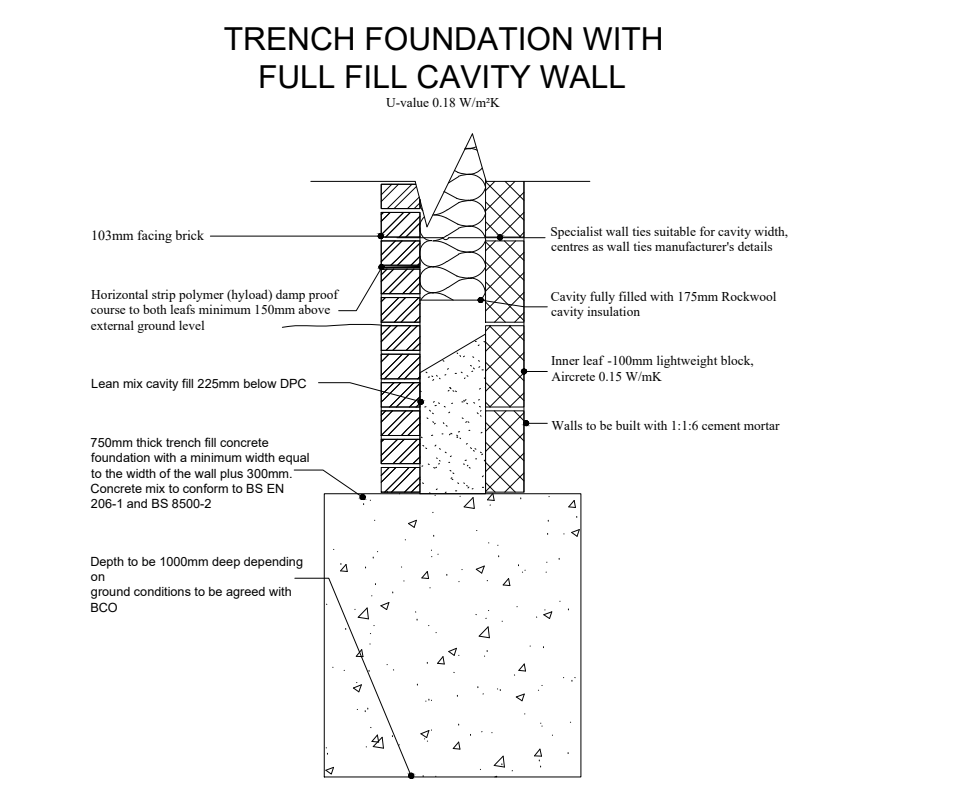
13 PROPOSED GRD. WALL SECTION THRU'
1:16



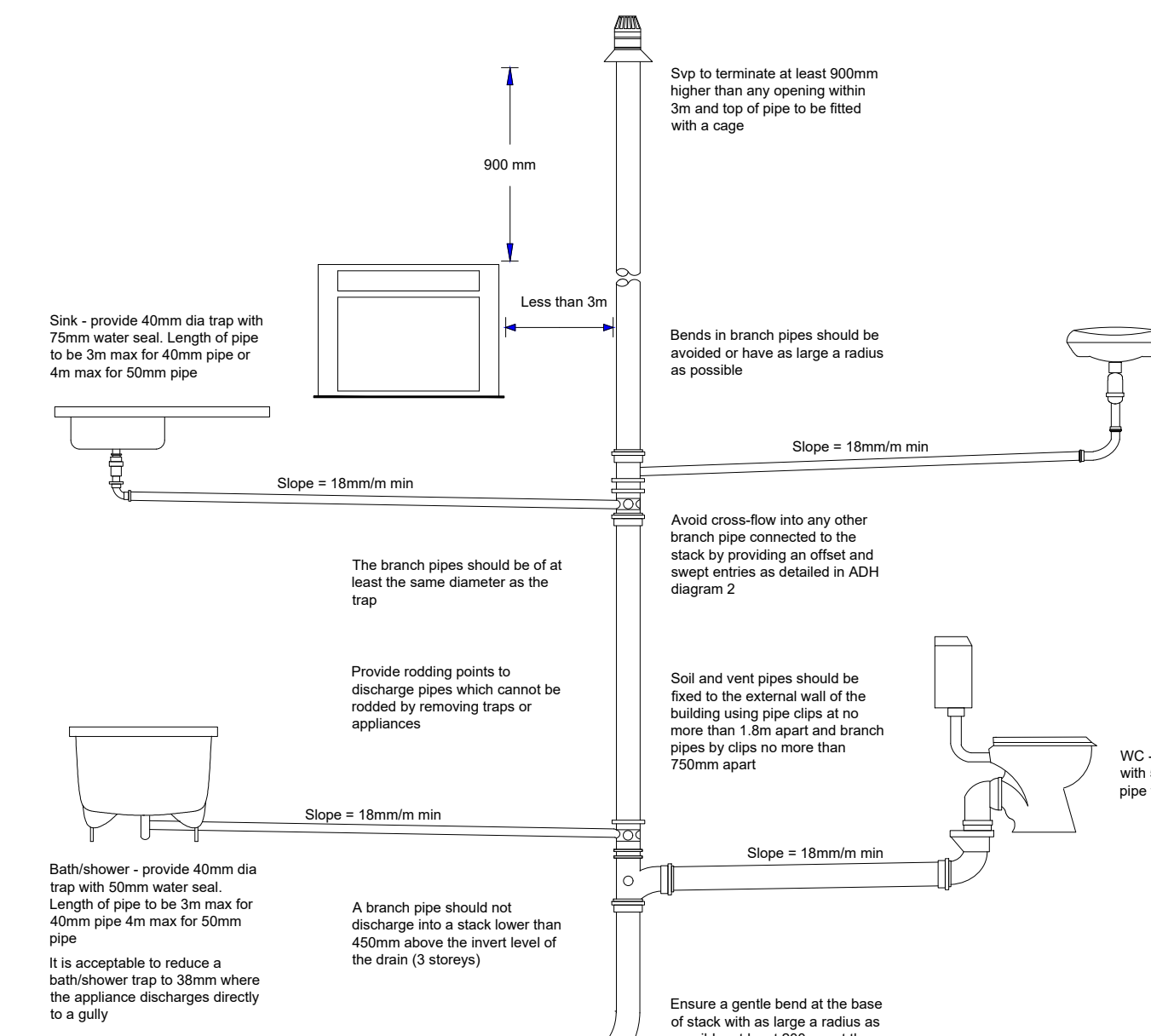
14 PROPOSED WINDOW SECTION
1:20



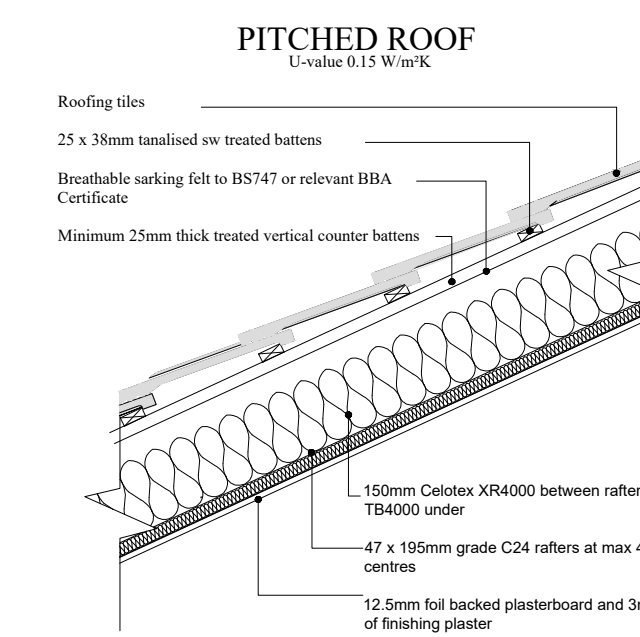
15 PROPOSED FLOOR SECTION
1:10



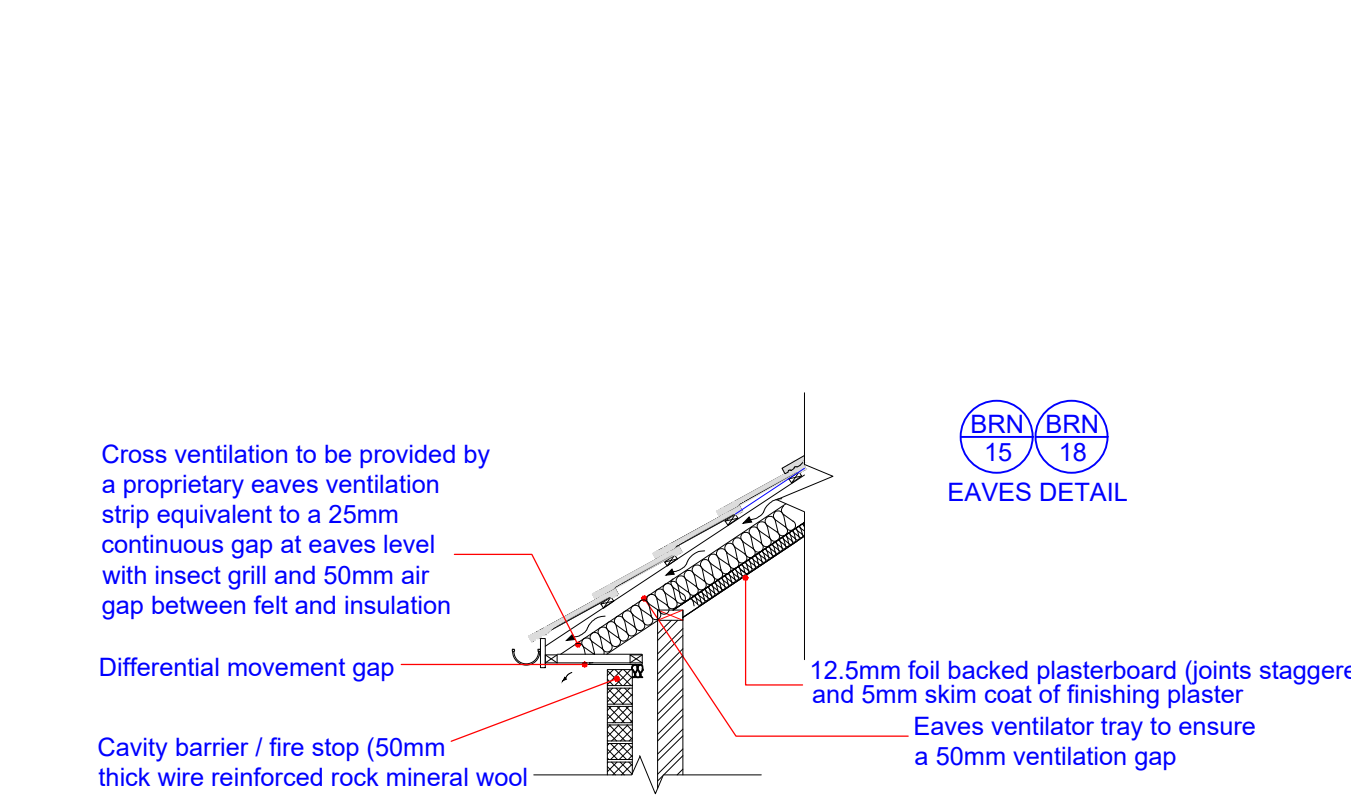
16 PROPOSED FOUNDATION DETAIL
1:20



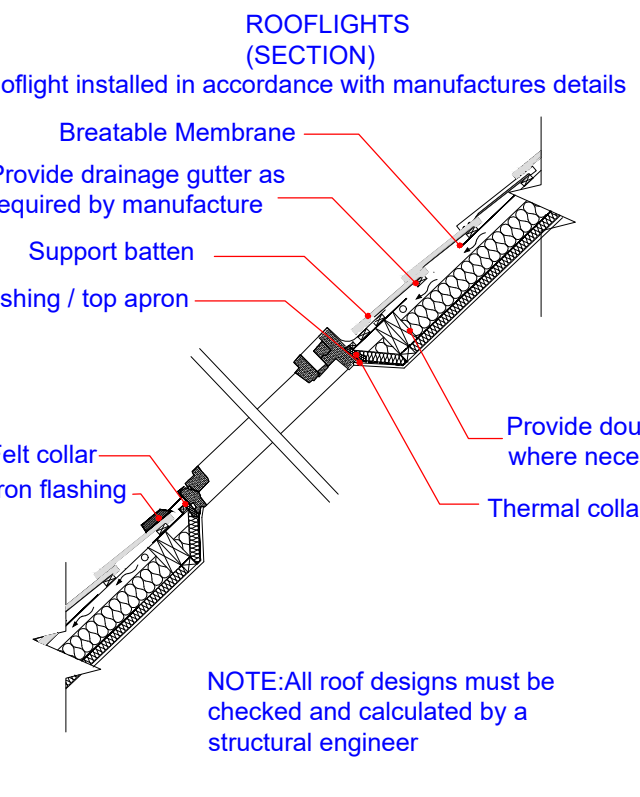
6 PROPOSED ABOVE GROUND DRAINAGE
1:30



7 PROPOSED ROOF SECTION
1:16



10 PROPOSED EAVES DETAIL
1:30



11 PROPOSED SECTION THRU' ROOFLIGHT
1:20

Construction & Site conditions Summary

Site Verification:
Contractors are mandated to verify all details on-site prior to commencing work or ordering materials. Any discrepancies must be reported to the client immediately. DM Designs assumes no liability for errors unless an agreement is made in writing and duly signed by both parties.

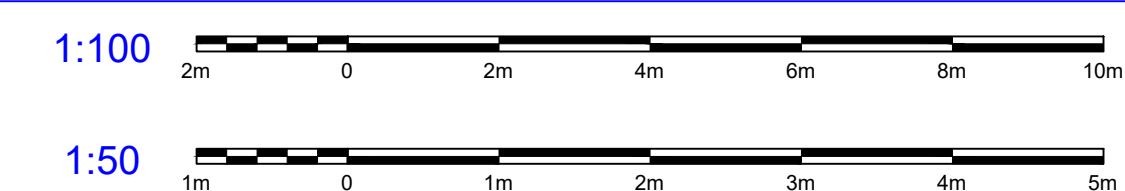
Ground Assessment:
A Structural Engineer must evaluate ground conditions and tree locations before work initiation and design foundations as per Building Control requirements. Clients and builders are obligated to consult the British Geological Survey for detailed ground information. DM Designs disclaims any responsibility for ground or tree assessments.

Structural Details Approval:
All structural details must be reviewed and approved by qualified engineers and subsequently signed off by the building control officer. DM Designs accepts no responsibility for these structural details without written approval from a certified engineer.

U-Values Compliance:
All U-values must comply with current legislation and be verified by a qualified thermal engineer. Non-compliance will void any responsibility from DM Designs.

Structural Sizes:
The dimensions of structural steel and joists must be checked and approved by a structural engineer or Building Control and signed off accordingly. Contractors must strictly adhere to approved structural calculations. DM Designs accepts no responsibility for inaccuracies in the sizes depicted in drawings unless verified by an authorised engineer.

Brickwork Openings:
Verification of the sizes of brickwork openings on-site is required before ordering or manufacturing structures. Failure to do so will absolve DM Designs of any related liability



DRAWING: L. DUFF 03-A3 TO BE USED IN CONJUNCTION WITH ASSOCIATED BUILDING REGULATIONS NOTES L DUFF/BRN. DIRECTIONAL NORTH ARROW SHOWN ON BLOCK & LOCATION PLANS

BRN 1 DENOTES ATTACHED BUILDING REGULATION NOTES
DENOTES ITEM NO.

MODIFICATIONS	ISSUE:
AMENDED LAYOUT	E - 23.12.2025
AMENDED ROOF DIMS	D - 01.08.2025
AMENDED ROOF DIMS	C - 01.08.2025
AMENDED ROOF LAYOUT PLAN	B - 23.12.2024

TITLE
New dwelling on the land to the rear of 54 Hart Plain Avenue

CUSTOMER
BUILDING CONTROL
Land to the rear of 54 Hart Plain Avenue, Waterlooville, Hampshire, PO8 8RX

DRAWN BY:	DRAWING NO:	1 OF 1
	L DUFF 03-A3	
	SCALE:	VARIES:
	DATE:	28.07.2024
	REVISION:	E AO