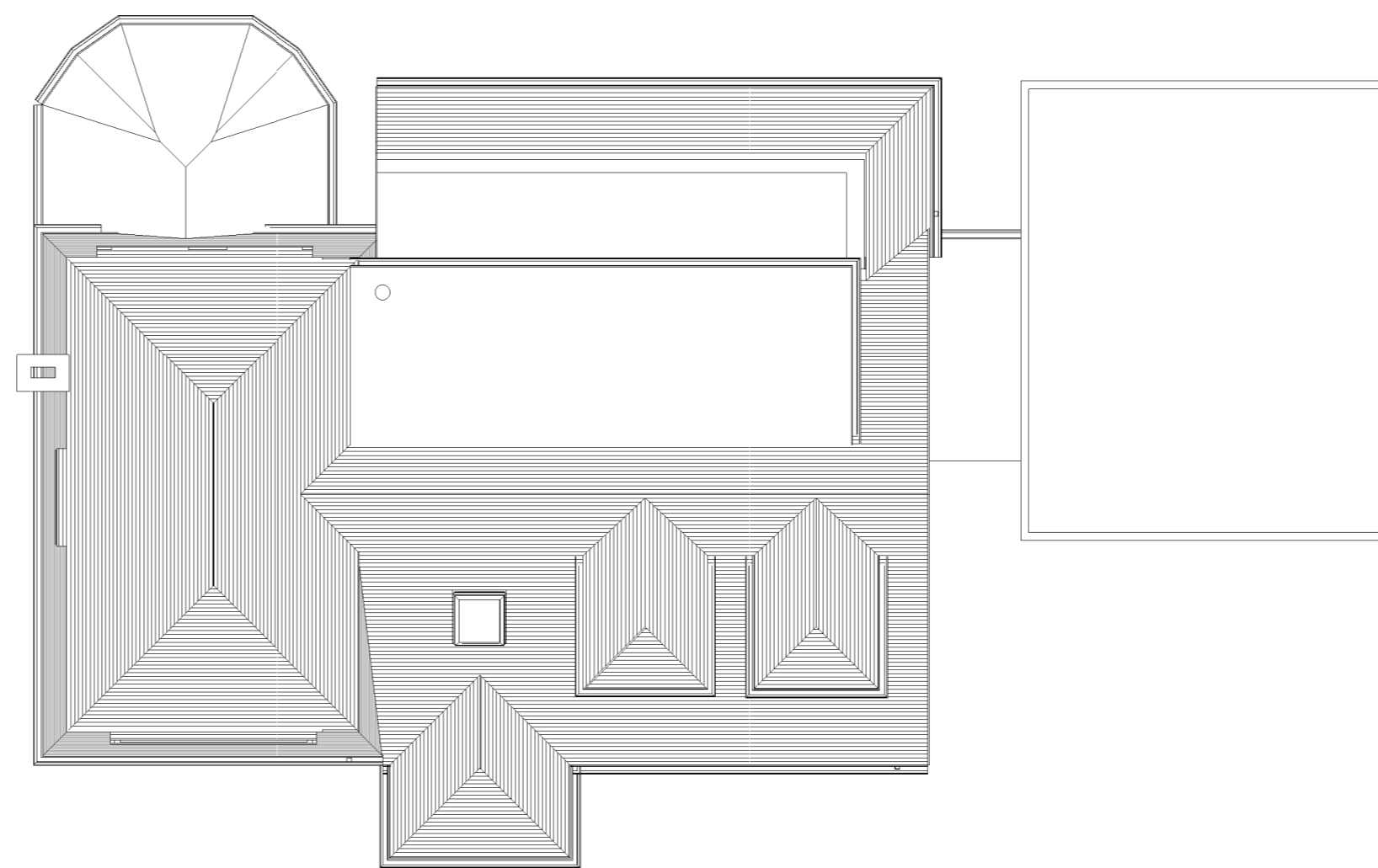


**Ground Floor Plan**



**Roof Plan**



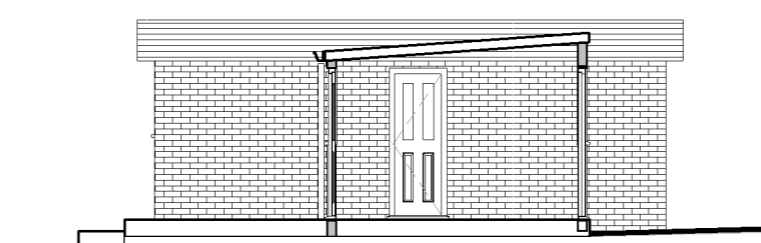
**Rear Elevation**



**Side Elevation**



**Front Elevation**



**Section 1-1**

SCALE :- 1:100



**NOTES**

1. This drawing is copyright and must not be reproduced, copied, traced or altered in any form without the express permission of Flaxton Engineering Ltd. in writing.
2. Construction Note - Builder to comply strictly with approved design plan - Any concerns should be raised directly with Flaxton Engineering Ltd. prior to work commencing.
3. All dimensions to be checked on site.
4. Builder to comply strictly with roof, floor and wall specifications to ensure that correct 'U' values of construction are obtained.
5. Existing drainage runs to be exposed locally and routes identified as necessary to determine suitability prior to work commencing.
6. The Builder or Supplier is to check all relevant site dimensions, levels and existing service runs prior to work commencing.
7. Soakaway (if required) to be a min. of 1M3 capacity and at least 5M from any building. All soakaways to be designed in accordance with BRE365 as noted in Clause 3.30 of H3 of the Building Regulations, built in a sustainable manner and positioned and constructed so as not to affect any adjacent property and provide for a 1 in 10 year storm event.
8. New stud walls to be 100 x 50 timbers 400crs vertically and 600crs horizontally with 12.5mm plasterboard and skim coat to both sides. Walls to have 100mm of sound deadening quilt rockwool or similar.
9. Lateral restraint. Top of walls/roof. Steel straps 30x5x1200 anchored to the walls and fixed to the roof joists at 2000crs.
10. Windows to provide min 1/20th the floor area openable ventilation.

| No. | Description | Date |
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Existing

|                          |                  |                                |
|--------------------------|------------------|--------------------------------|
| DRAWN BY<br>SA           | CHECKED BY<br>SA | DATE<br>April 2022             |
| SCALE ( @A2 )<br>1 : 100 |                  | PROJECT<br>NUMBER<br>R178-2022 |
| DRAWING NUMBER<br>R100   |                  | REV                            |

This drawing to be read in conjunction with drawing Nos R101 and R102