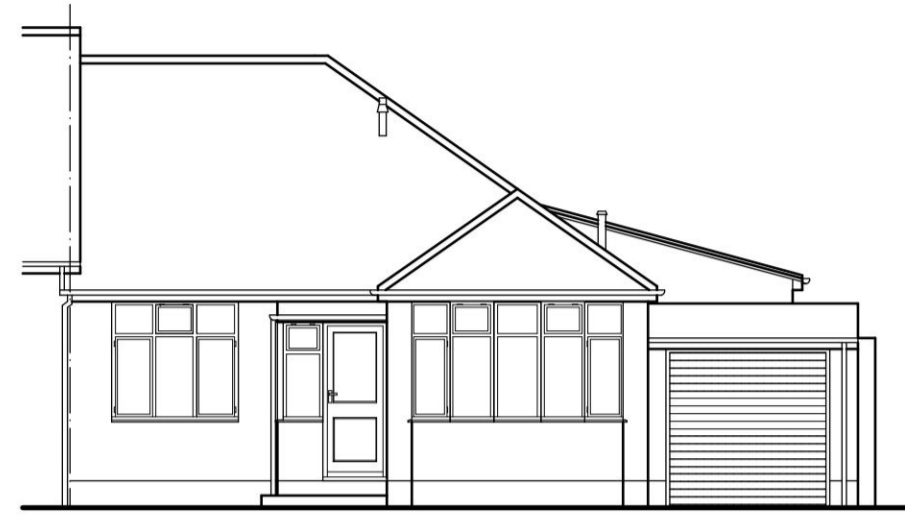
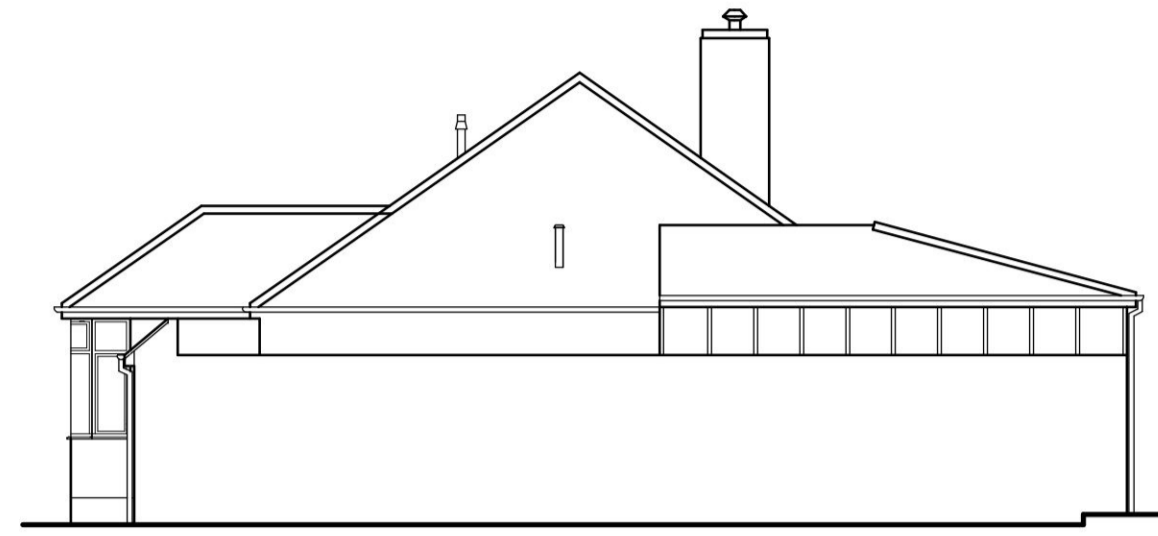


1. Drawing are for Local Authority approval only.
2. Builder to check all dimensions on site.
3. Builder to measure all new steelwork, timber beams/joints and materials on site when ordering materials.
4. No responsibility is taken for checking legal ownership of site, covenants thereon and position of boundaries.
5. Appropriate party wall notice must be served in advance to, and any negotiation settlements prior to commencement of work in accordance with the 'Party Wall Act 1996'.  
(ARRANGED BY CONTRACTOR OR CLIENT)
6. All electrics to comply to IEE regulations.
7. All workmanship and materials to comply with the relevant British Standard Code of Practice, BBA certificate and manufacturers instructions.
8. Builder to investigate on site condition of existing party wall to provide adequate end bearing for new steelwork. Building inspector to approve on site.
9. Appointed Builder to investigate on site prior to commencement of any work exact run and location of existing foul drains to ensure that appropriate bridging of main drain branch is achievable if building close to or over existing main sewer. Alternatively owner to arrange for CCTV survey to be carried out by professional camera engineers



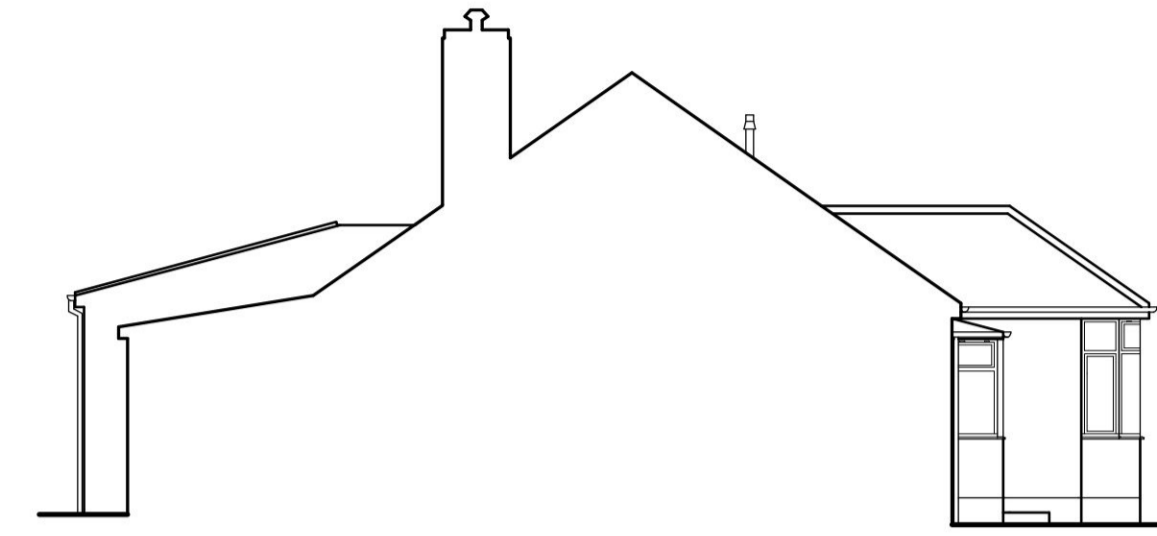
**FRONT ELEVATION**



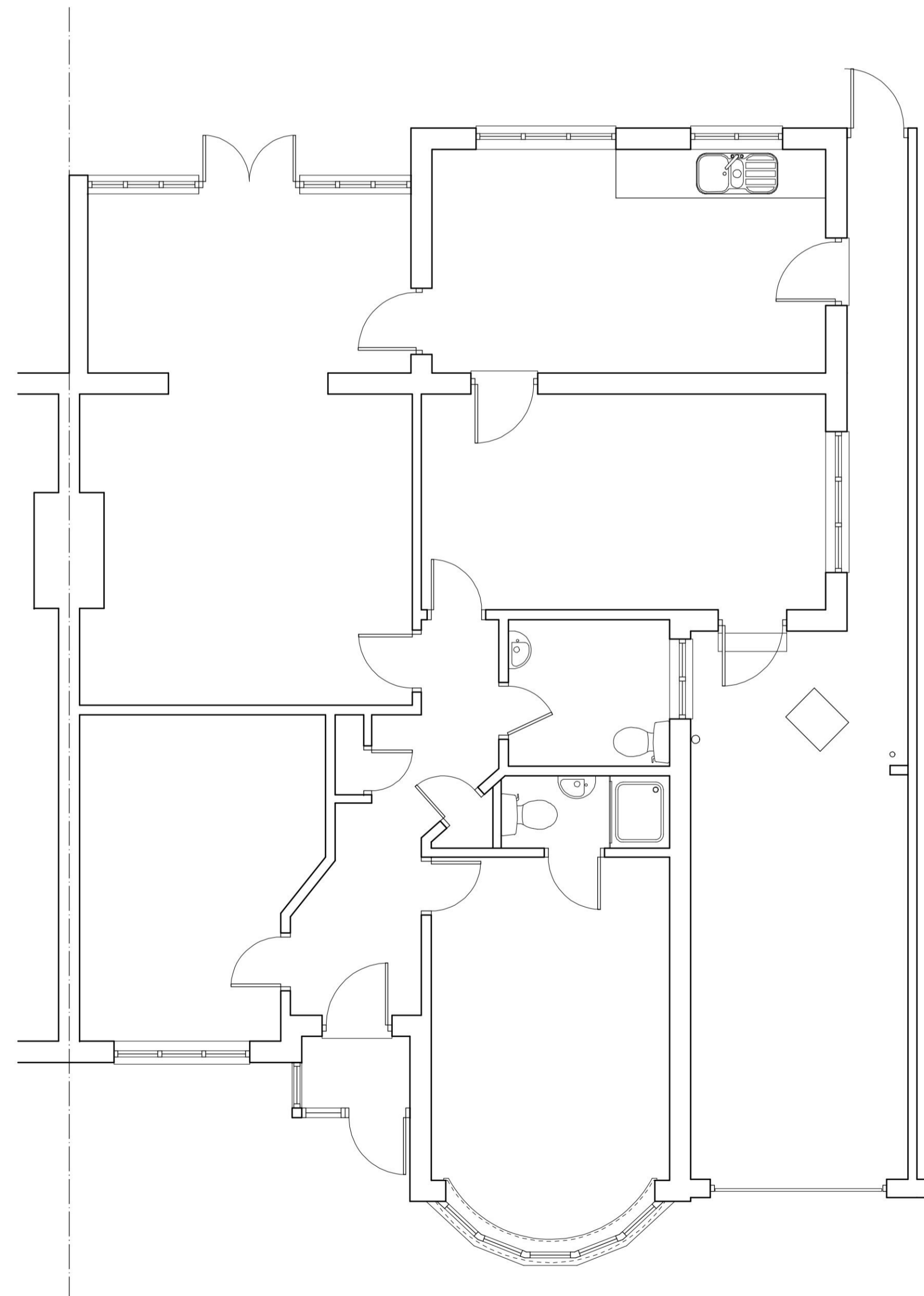
**SIDE ELEVATION**



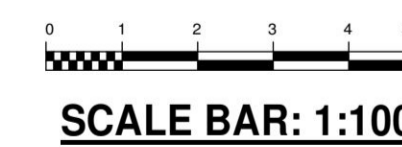
**REAR ELEVATION**



**SIDE ELEVATION**



**GROUND FLOOR PLAN**



**SCALE BAR: 1:100**



**SCALE BAR: 1:50**

EXISTING FLOOR PLAN AND ELEVATIONS  
 99 BENFLEET CLOSE, SUTTON, SM1 3SD  
 SHEET SIZE: A1  
 SCALE: 1:50 (PLAN) & 1:100 (ELEVATIONS)  
 CLIENT:  
 JOB NUMBER: 4748  
 DRAWN: [REDACTED]

DATE: OCT 2023

REVISIONS:  
 REV.

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