

Elevations Scale Bar 1:100

Note
A Pre Works Asbestos Survey To Be Undertaken As Necessary & Any Asbestos To Be Removed By Specialists Under Controlled Conditions To Accord With COSHH Regulations.

Notice to be served on adjoining Owner under The Party Wall etc. Act 1996 In View Of Party Structure.

Note
All windows and doors that provide access to the dwelling / flat from the outside or into a flat from the common parts of the building will be sufficiently robust and fitted with appropriate hardware to resist physical attack by a casual or opportunist burglar.

Note
External Position Of All Incoming Services To Be Accurately Determined By Investigation & Scanning As Necessary Pre-Works And Any Relocation / Diversionary Works To Be Undertaken By The Relevant Statutory Undertakers.

Note
Where Any Existing Floor Surfaces Disturbed All To Be Fully Reinstated Including Damp Proof Membranes To BCO Satisfaction.

Note
Any New Trench Fill Concrete Foundations Deepened From Here Back To Take Account Of Basement Depth To BCO Satisfaction.

Note
As Existing Drainage Layout Determined To Accord With Alan Smith Of AI Drainage's Survey Information Dated 11th September 2020.

All switches and sockets including door bells, entry phones, light switches, power sockets, TV aeriels and telephone sockets serving habitable rooms to have their centreline 450-1200mm above the floor level to accord with diagram 1.5 of AD M vol 1. Consumer units to be mounted so that the switches are 1350-1450mm above floor level

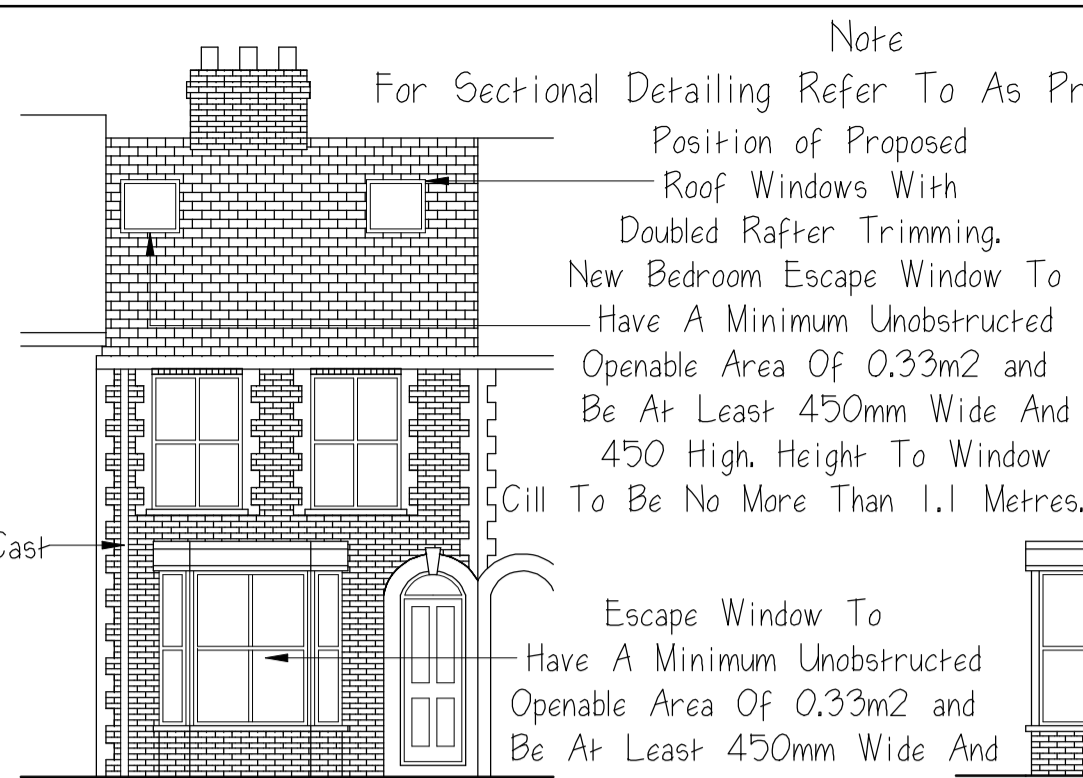
Note
Boundary Gaps To Neighbours On Both Sides To Be Closed And Ventilated As Necessary To Prevent Rodent Entry & Debris Build Up. All Necessary Weathering And Damp Proofing Arrangements To Be Implimented As Necessary.

All glazing in critical locations to accord with Approved Document To Building Regulations / BS 6262 part 4 1994. Glazing In These Areas To Be Laminated Or Toughened Glass To BS 6206.

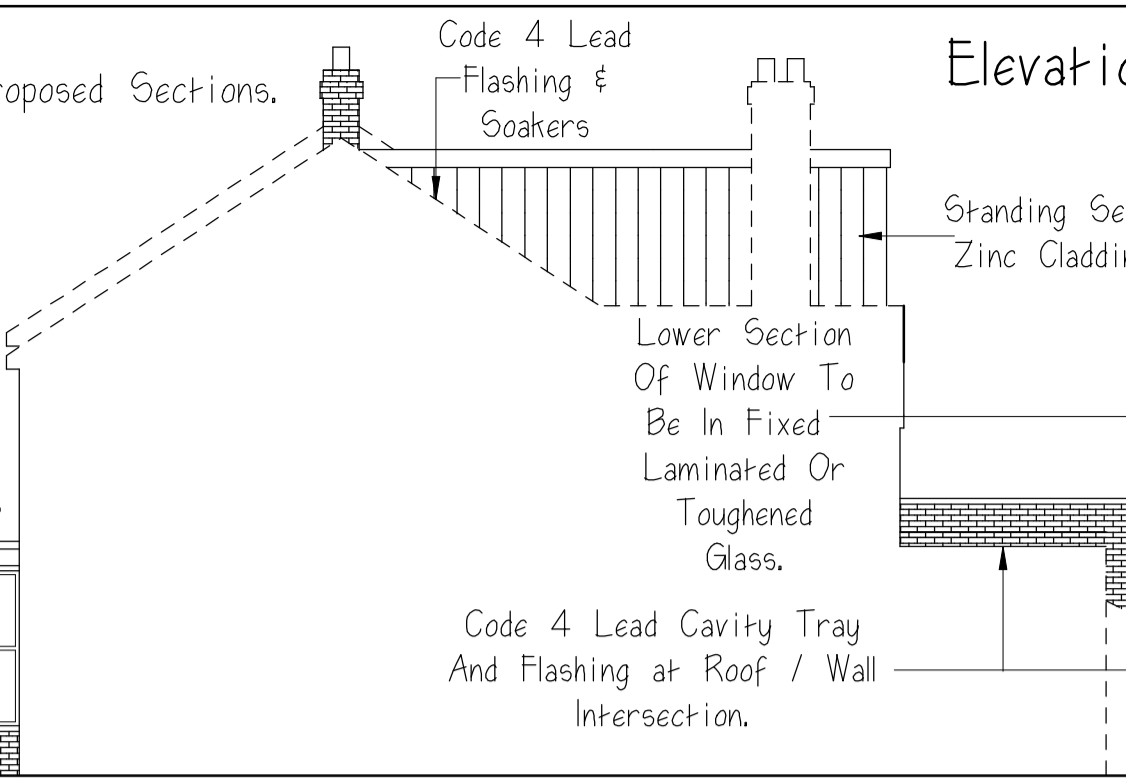
Floor Plans Scale Bar 1:50



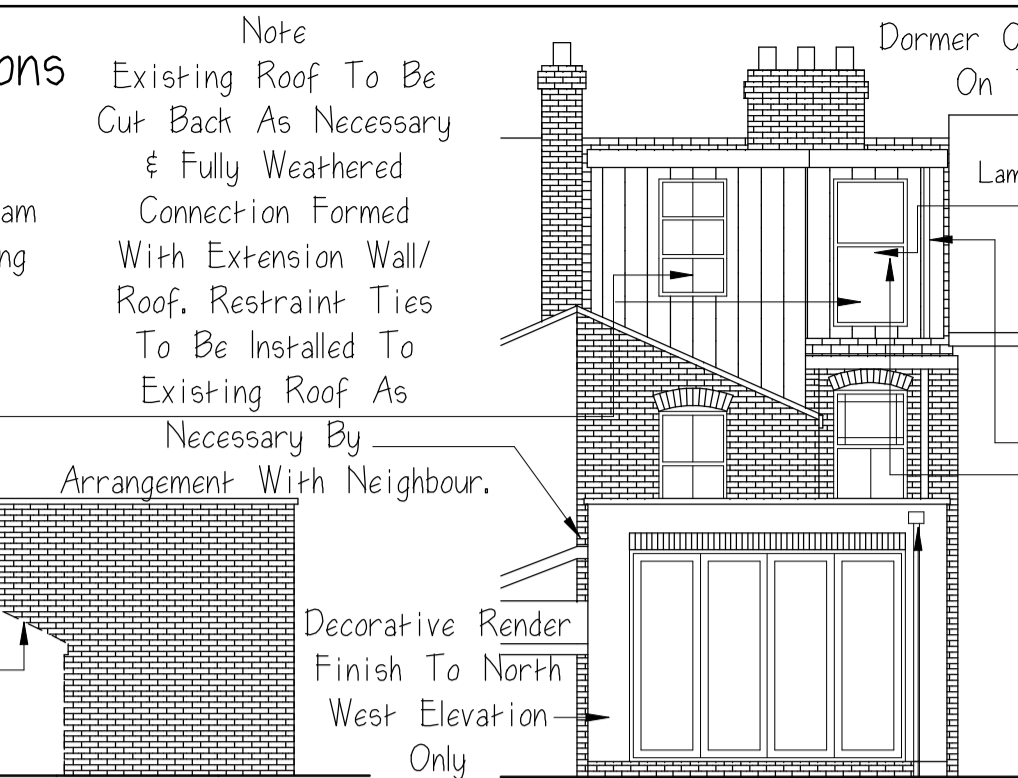
Notice to be served on adjoining Owner under The Party Wall etc. Act 1996 as proposed extension within 3 metres of their property.



South East



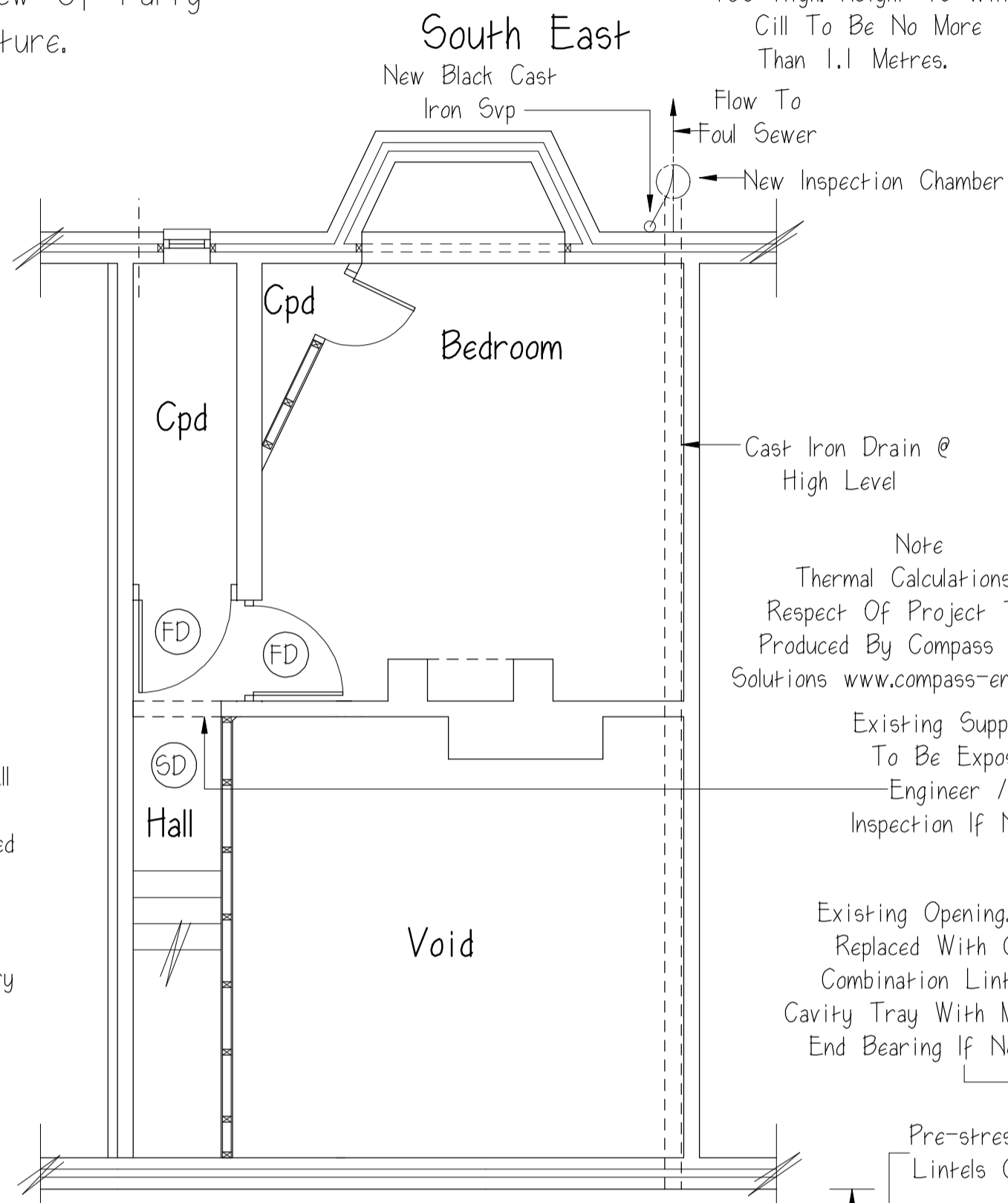
North East



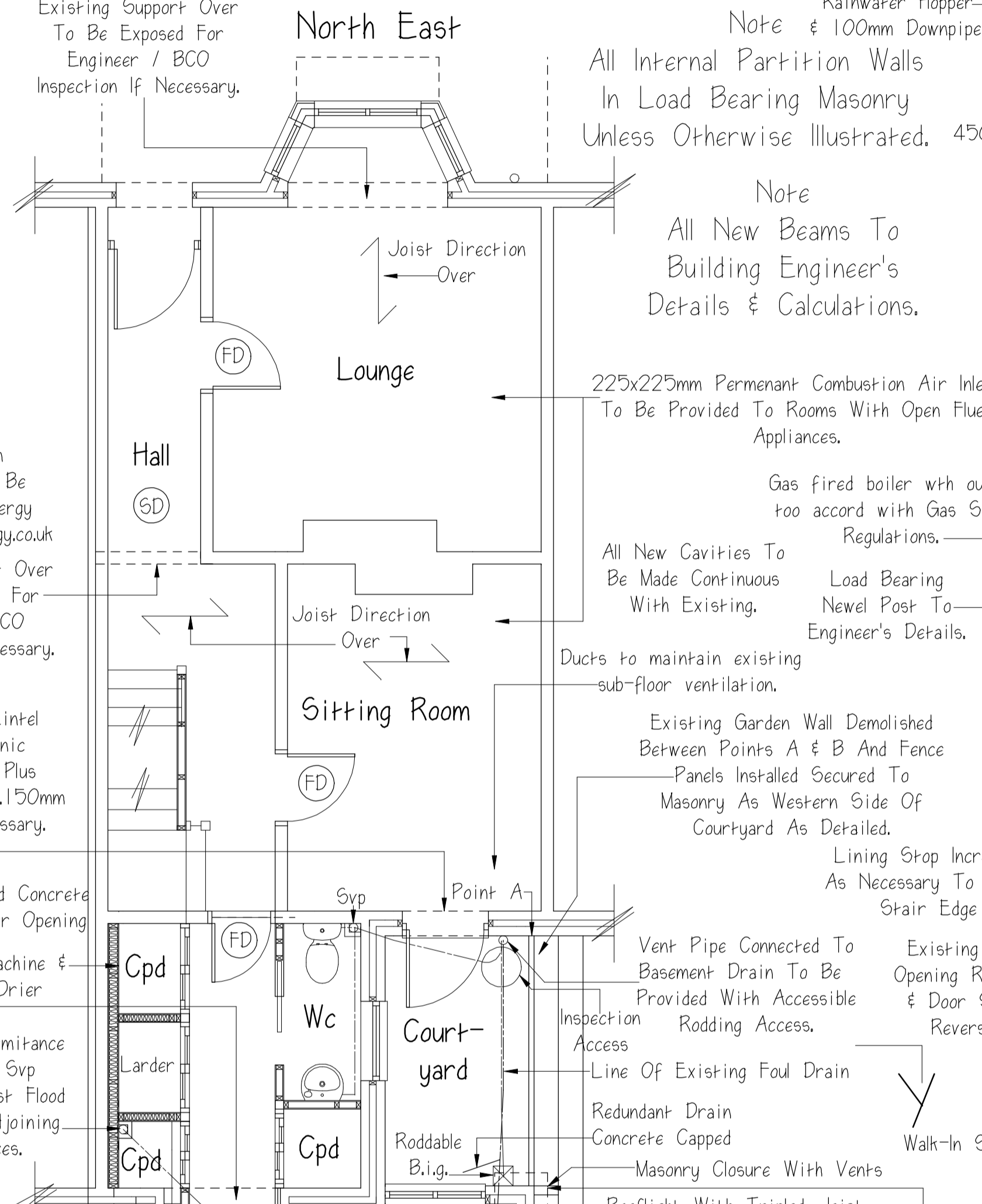
North West



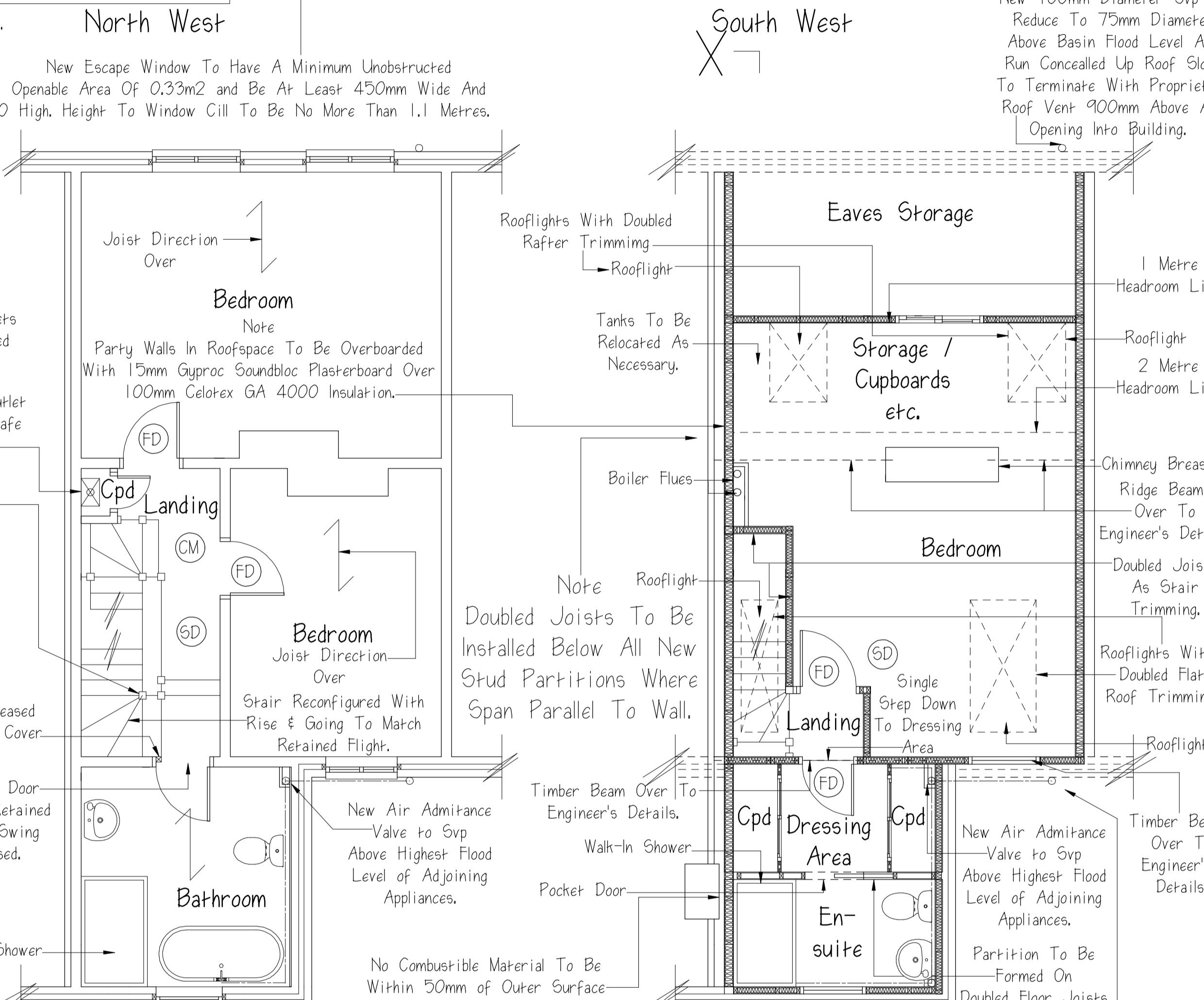
South West



Basement Plan



First Floor Plan



Second Floor Plan

Foundations To Boundaries To Be 600mm Wide Trench Fill Concrete At A Depth To Suit Site Conditions And To BCO Satisfaction. Foundations To Be Cast In 1 Metre Long Sections Linked With 600mm Long T20 Starter Bars All To Engineer's Details.

Unprotected Areas To Part B Building Regulations Not Exceeded In Boundary Situations As Detailed.

Fire Precautions Legend

Half Hour Fire Resisting Door	= (FD)
Interlinked Optical Smoke Detector With Battery Back Up	= (SD)
Interlinked Heat Detector With Battery Back Up	= (HD)
Carbon Monoxide Detector	= (CM)

Note
Structural Calculations In Respect Of The Project To Be Produced By Jem Musselwhite Ltd Chartered Building Engineer.

Note
For Full Detailing Refer To Building Regulation Notes

Jem Musselwhite C.Build E FCABE, MIET, MInstM.
Chartered Building Engineer & Surveyor.
106 Buriton Road, Winchester, Hants. SO22 6JF.
Tel 07758 746207 - e-mail jem@jem-musselwhite.co.uk
www.jem-musselwhite.co.uk
51 Western Road, Winchester.
Extension, Loft Conversion & Alterations To Dwelling.
for. Mr. & Mrs. D. Fitzgibbon.
As Proposed Floor Plans & Elevations.
Scales 1:50 & 1:100 @ A1 Sized Paper. Dwg. No. 002W.