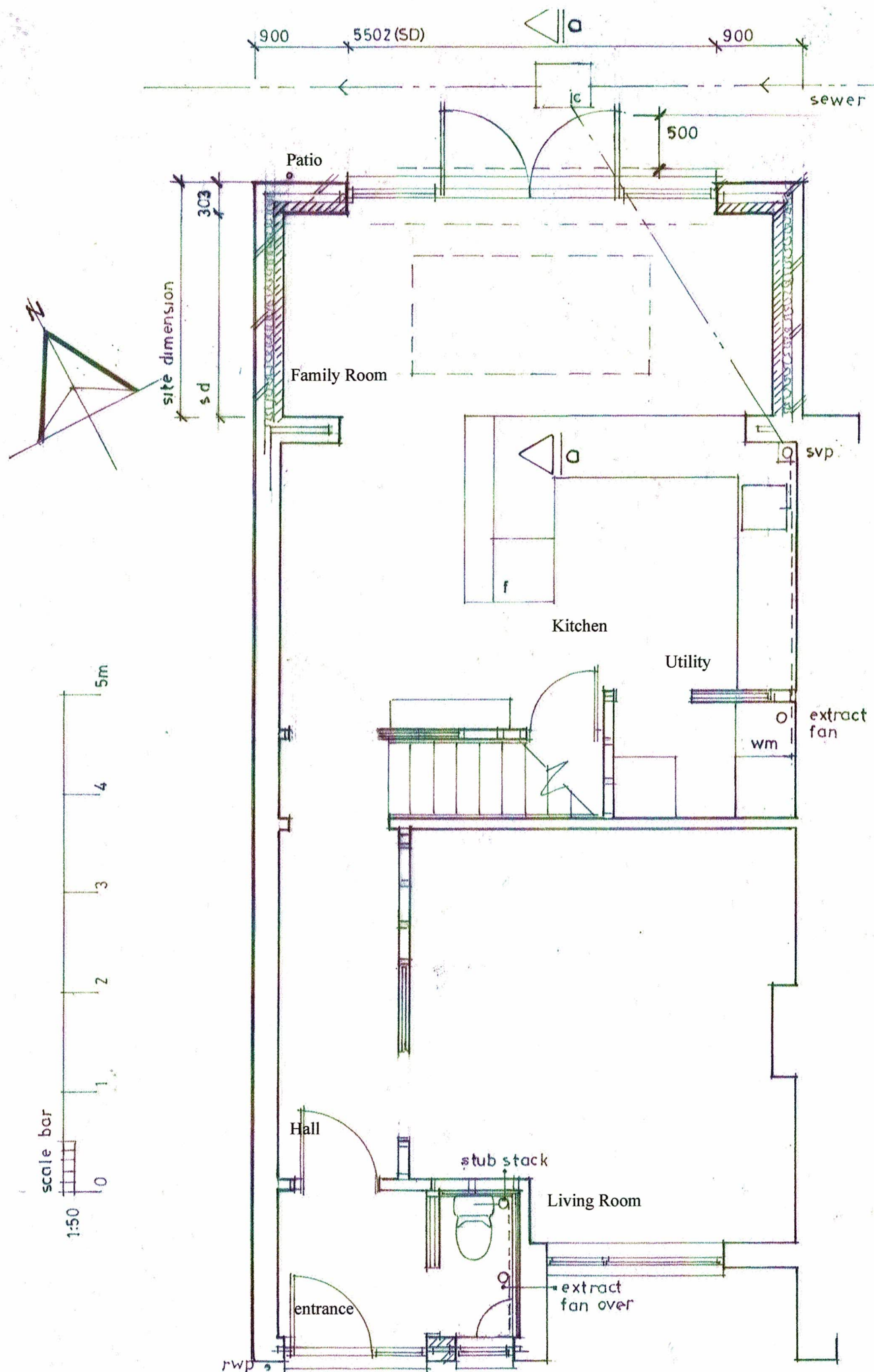
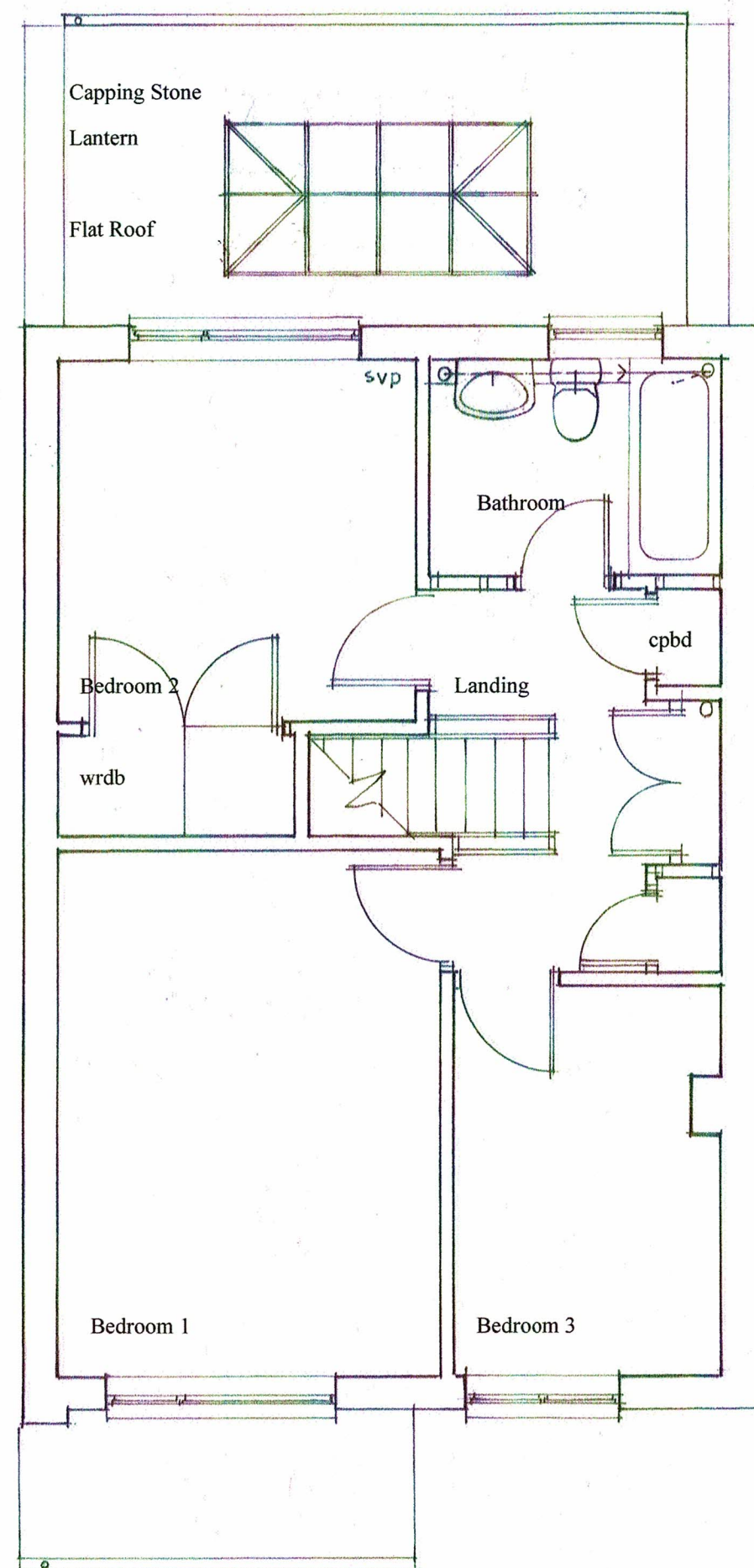




Proposed Ground Floor Plan



Proposed First Floor Plan

This drawing is to be read in conjunction with Specialists and Structural Engineers designs and calculations/specification, the Client/Employer requirements, and at all times the current Building Regulations.

Do not scale from this drawing, use figured dimensions only. All dimensions to be checked on site prior to the commencement of work. When building from an existing structure, actual site dimensions may/will over-ride written dimensions. SD = Site Dimension, due to the nature of extension works it is not always possible to be accurate when dimensioning drawings.
O sd/hd = Smoke/Heat Detector at ceiling

Any discrepancies with dimensions are to be reported to Paul Carter Associates.

Paul Carter Associates will not be held responsible for any variation, alteration or deviation to the Approved Design. If the work commences prior to the necessary Approvals being in place, the risk and responsibility will be that of the Client/Employer, Main Building Contractor or specific contractor. All responsibility for compliance with various construction regulations will be that of the Client/Employer and any other or specialist contractor.

The Client/Employer will be responsible for any Neighbour Notices required with regard to The Party Wall etc. Act 1996.

Electrical works

All works to be carried out by a qualified/registered engineer and certified under Part P of the Regulations. A certificate to be provided on completion, test of the works. A mains operated fire detection and alarm system with battery backup installed throughout in accordance with the recommendations of BS 5839Part 6: 200. A multi-purpose smoke alarm to be sited within 3m of the cooker and hob, with visual and audible signal of power failure, should be sited within 3m of each habitable room, all to be interlinked. Extract fans, System 1, kitchen 60ltrs/s or 30ltrs/s for extract adjacent to a hob, utility 30ltrs/s, ducted through first floor landing cupboard to roof void and a tile vent. All fans ducted to the outside air via 110mm duct with a grille vent at termination, ensure that a condensation trap is not formed. Provide low energy light fittings capable of taking only lamps of luminous Efficacy greater than 45 lamp lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than 3 per 4 of all light fittings should meet this specification as stated in the guidance set out in the Domestic Building Services Compliance Guide, as referred within Approved Document L1B.

Revision A Jan 2024
Rear Extension reduced in size.
To comply with Southern Water requirements.

Client Elite Luxury Ltd

Project 67 Ribble Close
Chandler's Ford
Eastleigh
Hampshire SO53 2NQ

Title Proposed Ground and First Floor Plans

Status Planning and Bldg Regs

Drawn PC

Dwg No. PCA23/2157/1.02A

Date Jan 2024 **Scale** 1:50

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