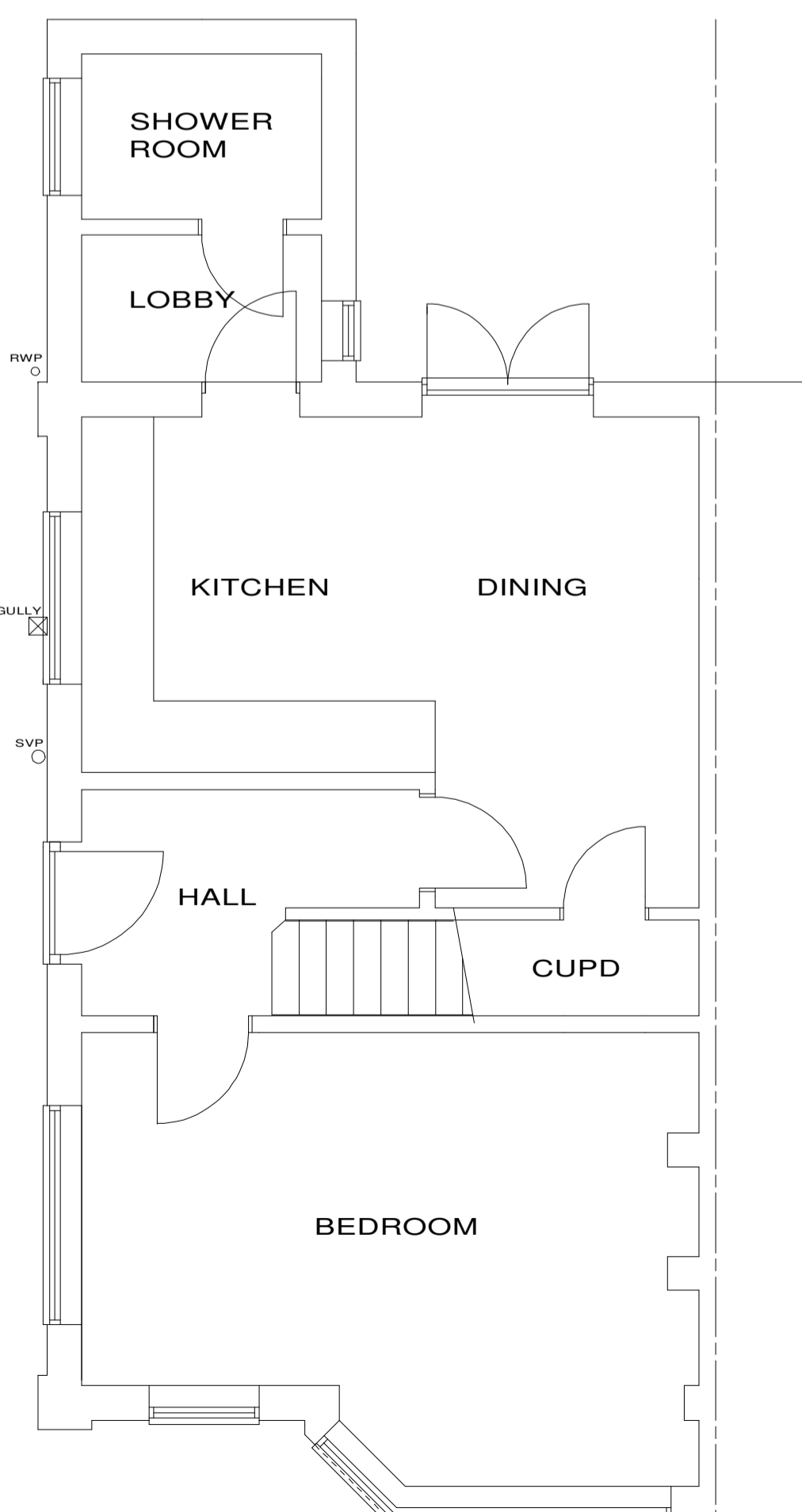
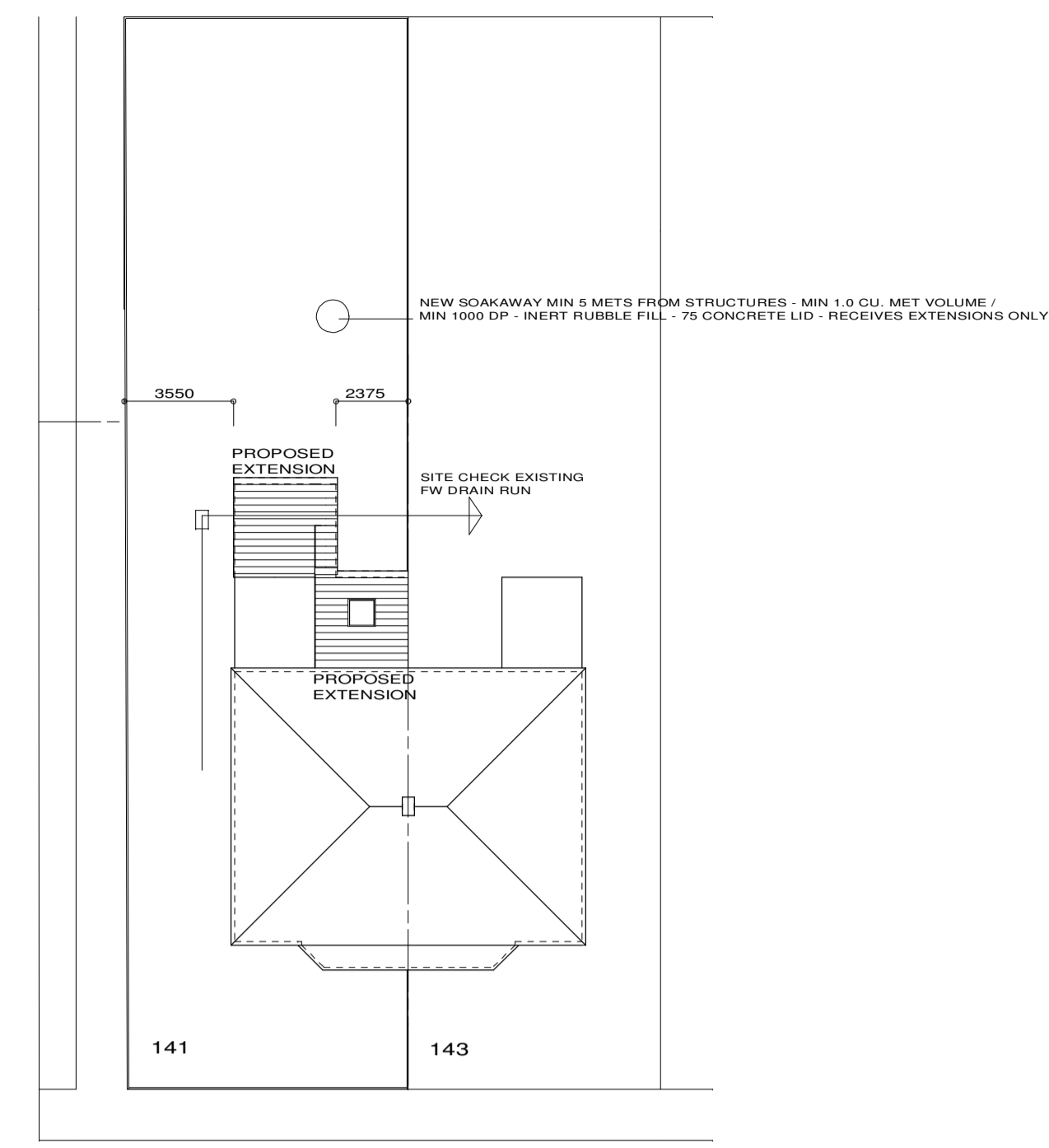


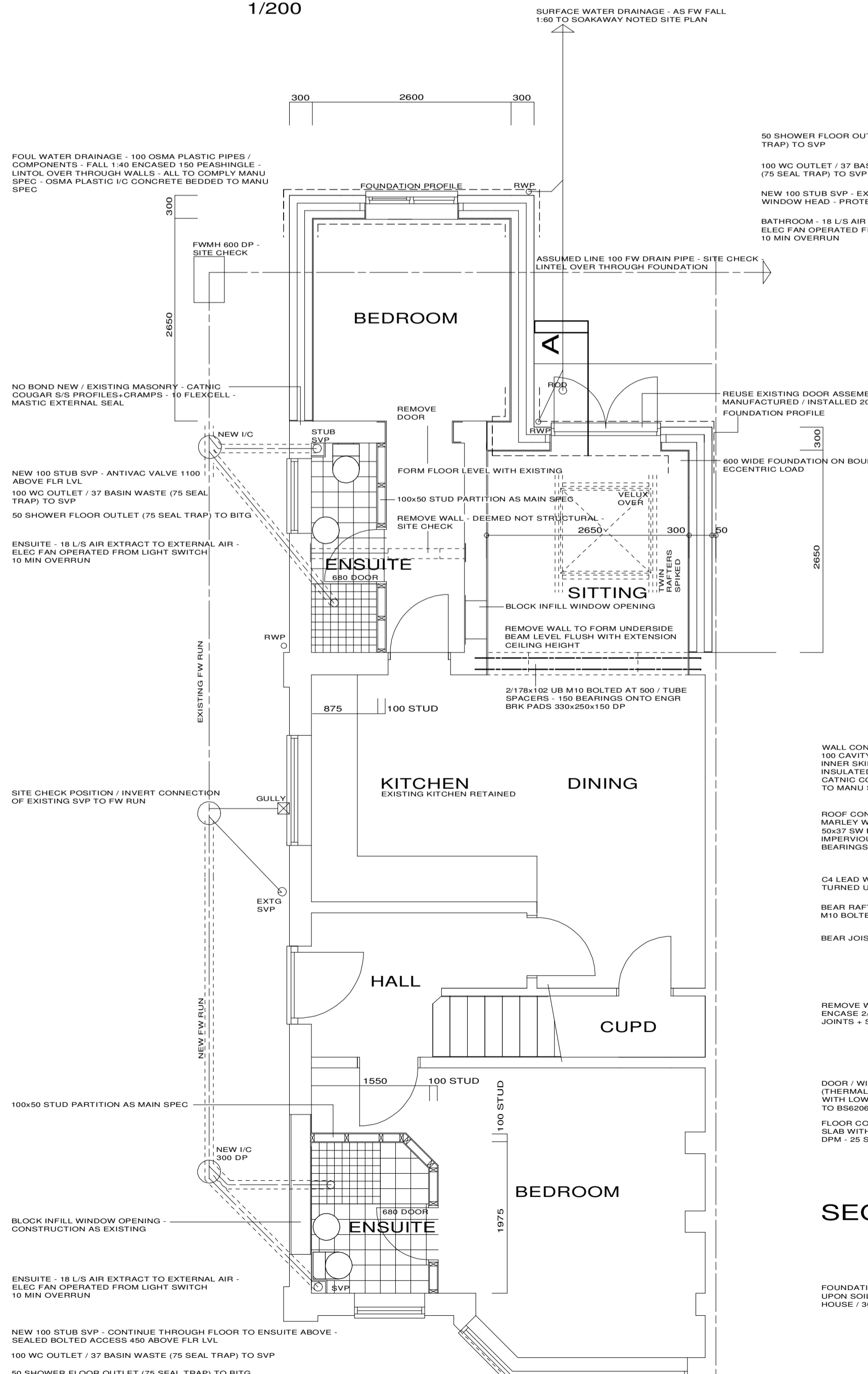
FIRST FLOOR LAYOUT - EXISTING



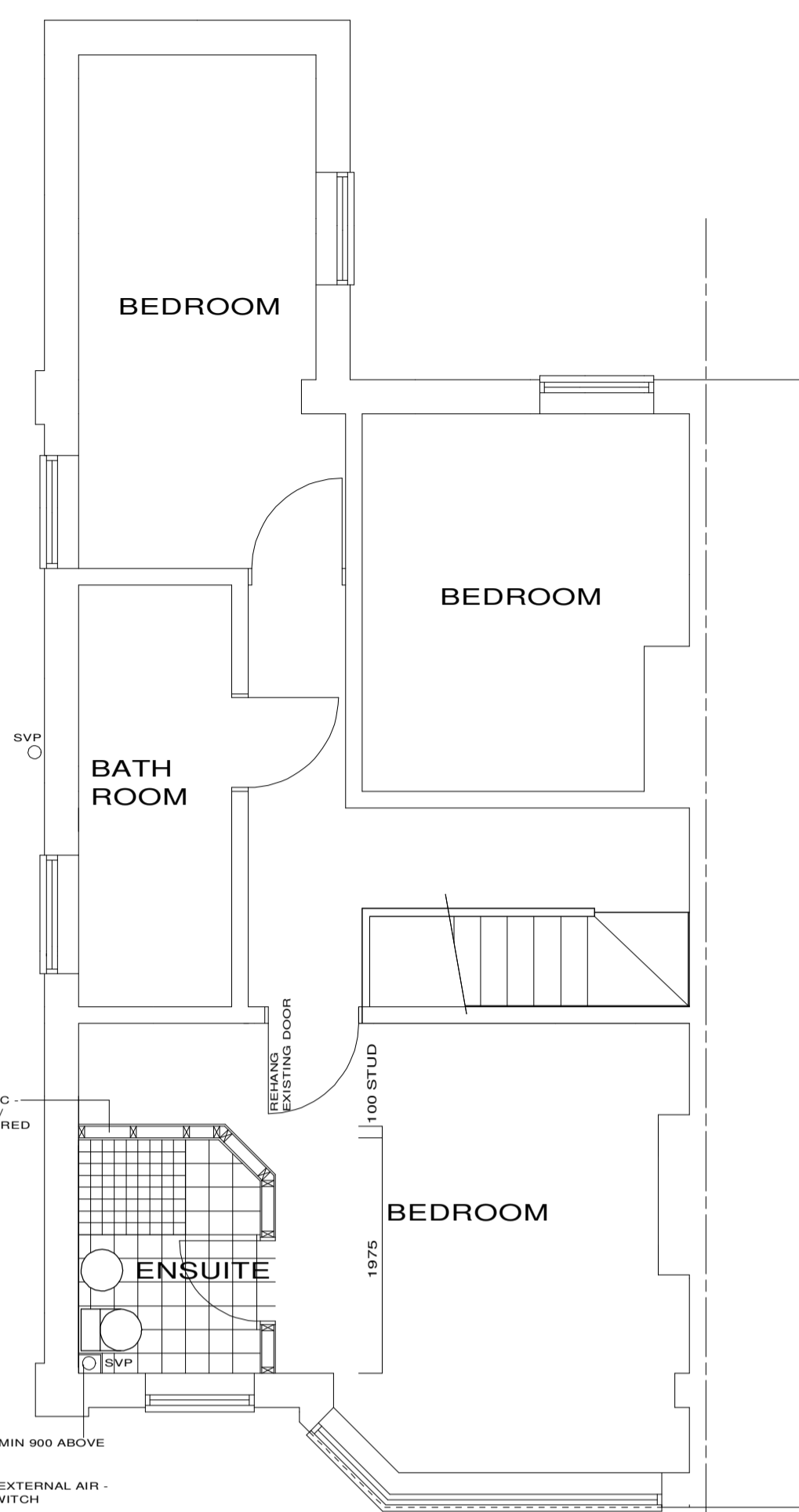
GROUND FLOOR LAYOUT - EXISTING



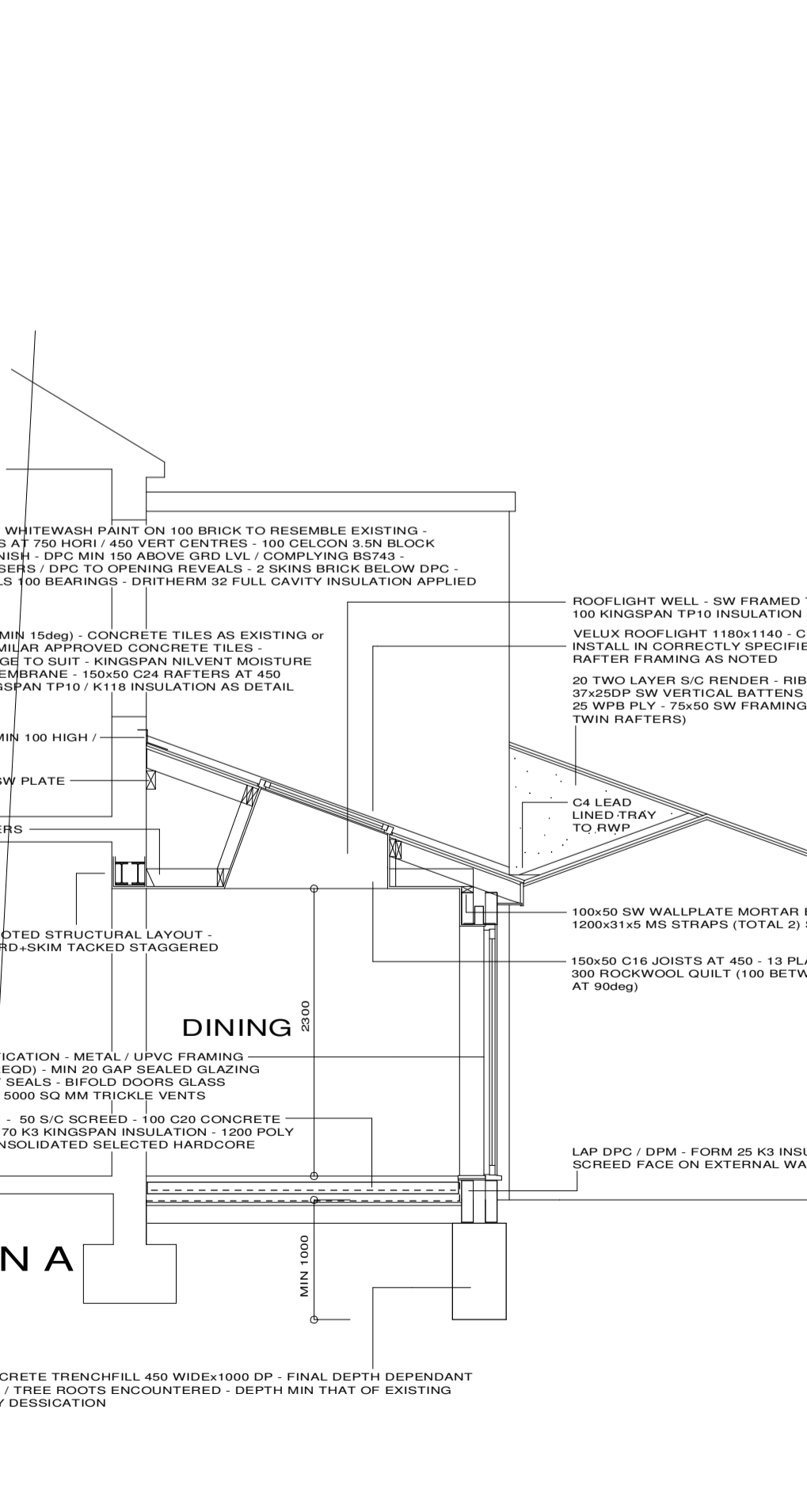
SITE PLAN 1/200



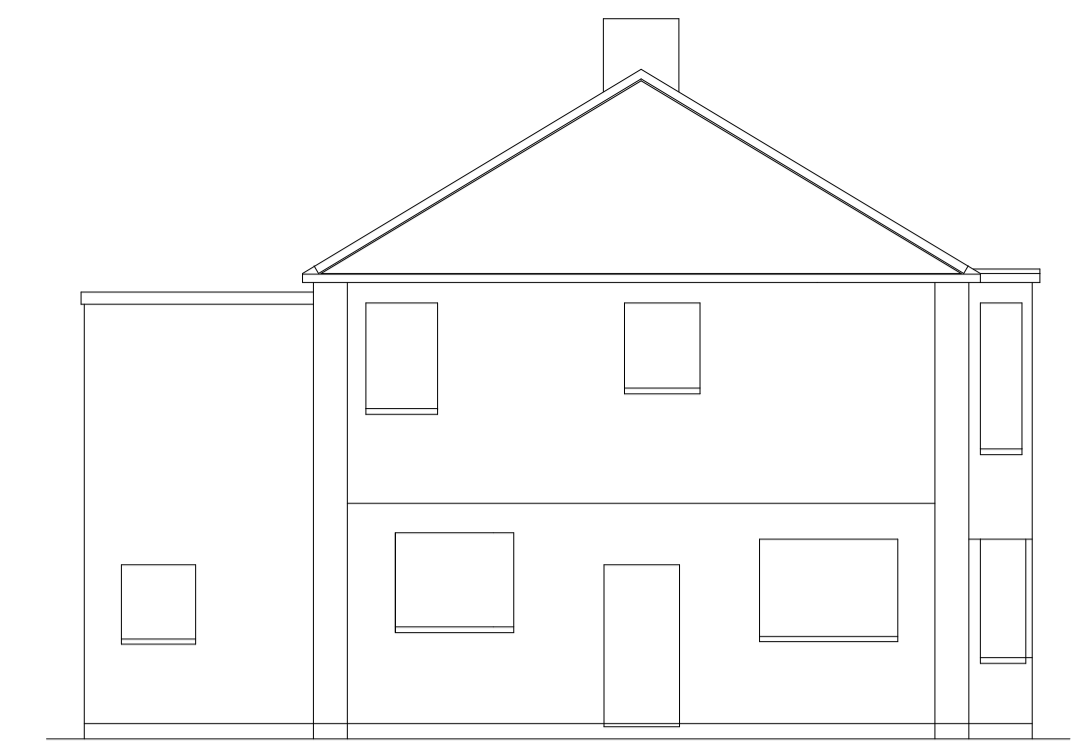
GROUND FLOOR LAYOUT - PROPOSED



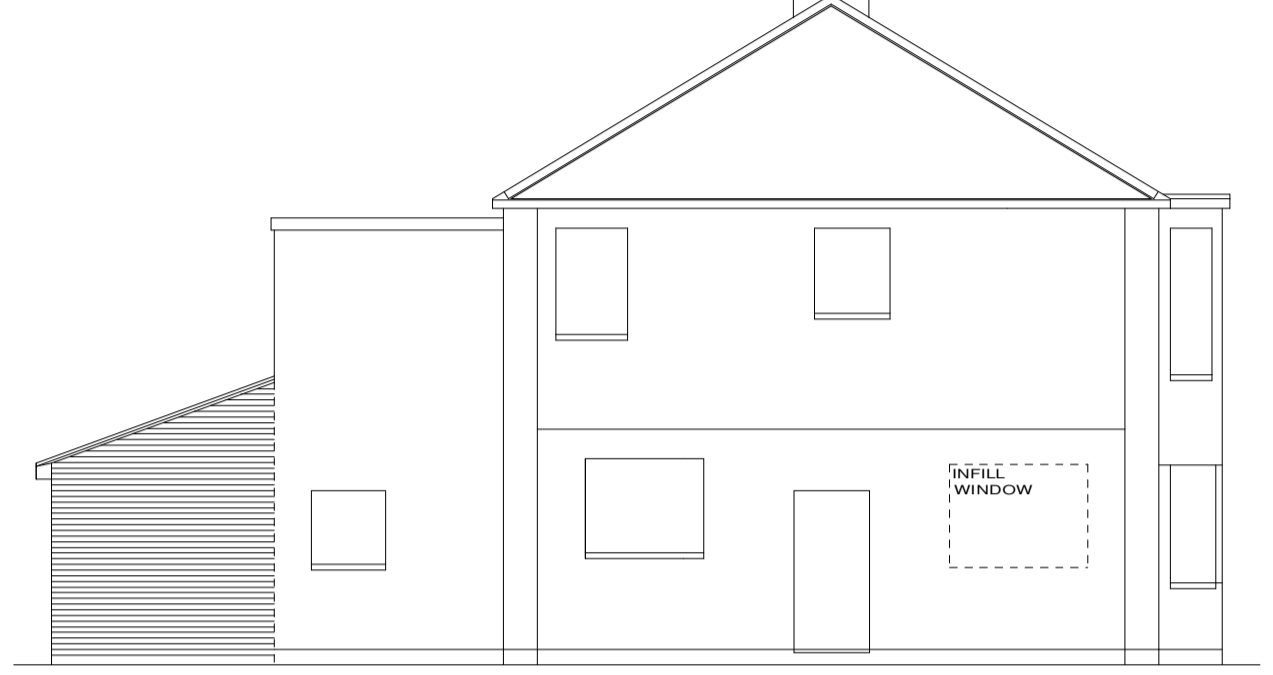
FIRST FLOOR LAYOUT - PROPOSED



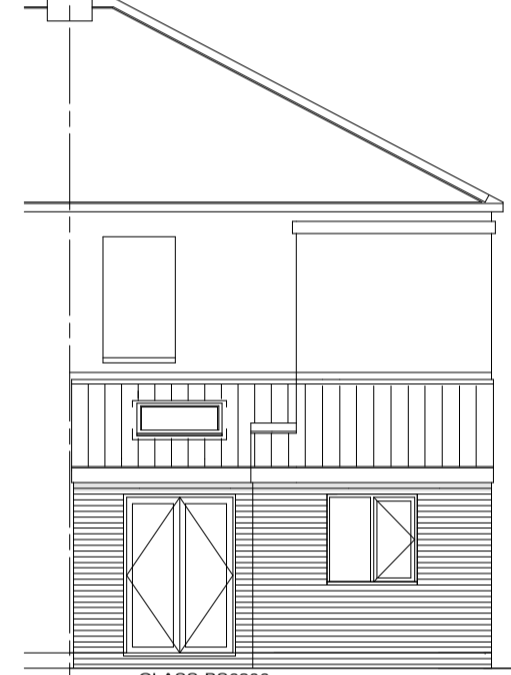
SECTION A



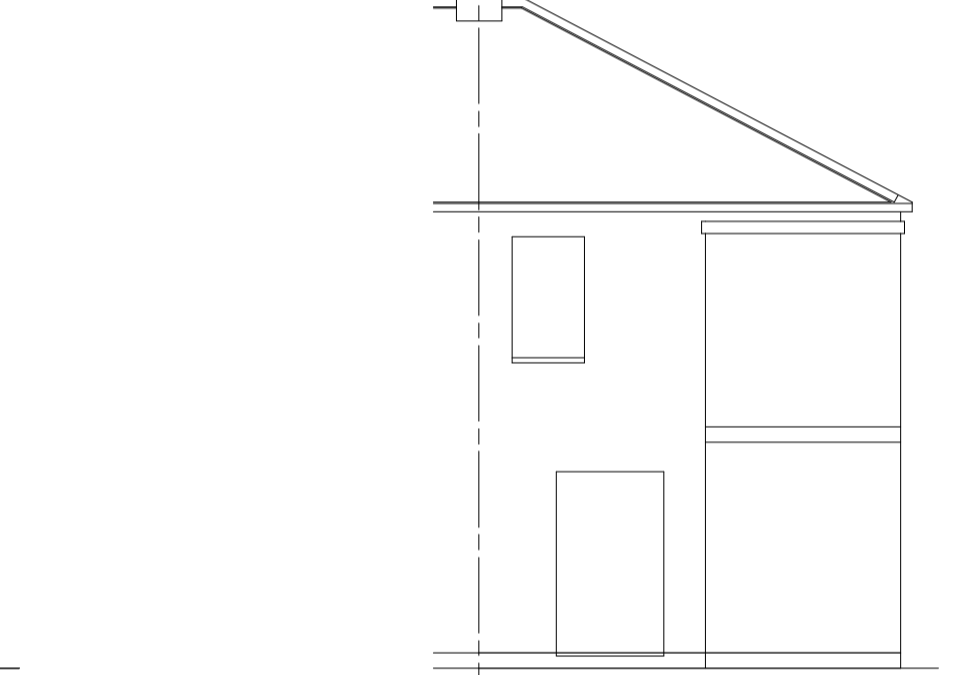
SIDE ELEVATION EXISTING - ELY ROAD



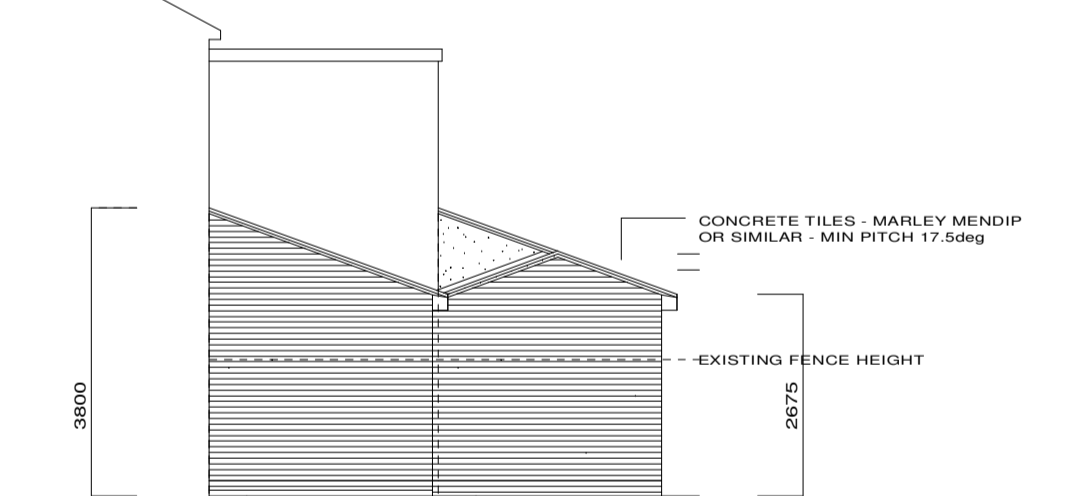
SIDE ELEVATION PROPOSED - ELY ROAD



REAR ELEVATION - PROPOSED



REAR ELEVATION - EXISTING



SIDE ELEVATION PROPOSED - ADJACENT BOUNDARY 143

ELECTRICAL INSTALLATION - TO BE DESIGNED / INSTALLED BY COMPETENT PERSON APPROVED BY L.A. AND ABLE TO ISSUE A COMPLETION CERTIFICATE COMPLYING BS7671 - INSTALL ENERGY EFFICIENT LIGHT FITTINGS HAVING LUMINOUS EFFICIENCY GREATER THAN 40 LUMENS / CIRCUIT WATT

HEATING INSTALLATION - EXISTING GAS FIRED BOILER RETAINED (POSITIONED IN LOBBY) - ADAPT / EXTEND RETAINED RADIATOR SYSTEM - THERMOSTATIC VALVES TO NEW RADIATORS - REROUTE FLUE TO DISCHARGE THROUGH ROOF (DETAIL TO BE SITE DETERMINED) - ALL WORK BY APPROVED GAS SAFE CONTRACTOR - UNDER FLOOR HEATING TO BE INSTALLED TO CLIENT APPROVAL

FIRE / SMOKE ALARM - EXISTING SYSTEM ADAPTED / EXTENDED - ANY NEW SMOKE DETECTORS TO BE POSITIONED MIN 300 FROM WALL / LIGHT FITTINGS - INTERWIRED WITHIN DEDICATED CIRCUIT BACK TO CONSUMER BOARD - DESIGNED / INSTALLED BY SPECIALIST TO CONFORM BS5848 - PROVIDE HEAT DETECTOR IN KITCHEN AREA

DIMENSIONS - TO BE SITE CHECKED BEFORE CONSTRUCTION COMMENCES - CLIENT TO INFORM BUILDER AS TO DIMENSIONS CONSIDERED CRITICAL FOR END USE - DIMENSIONS SHOWN ARE A REASONABLE ESTIMATE OF SIZES TO BE EXPECTED AND MAY VARY DEPENDANT UPON SITE CONDITIONS / BUILDING TECHNIQUES ADOPTED - CLEARANCE TO RETAINED AWS PILES AS NOTED MATERIALS / TECHNIQUES - ALL TO RELEVANT CP / BS STIPULATIONS - RELEVANT MANU SPECS TO BE OBSERVED

CONTRACTUAL NOTES:

- CLIENT / BUILDER TO AGREE SCOPE OF WORK BEFORE SITE COMMENCEMENT INCLUDING COSTINGS / PAYMENT SCHEDULES ETC - ADDITIONAL WORK REQUESTED BY CLIENT REQUIRED TO COMPLETE REQUIREMENTS TO BE AGREED BY WRITING
- CLIENT / BUILDER TO AGREE BEFORE SITE COMMENCEMENT EXTENT OF BUILDER ACCESS DURING CONTRACT PERIOD - INCLUDE SANITARY / WELFARE / SAFETY PROVISIONS - EXTENT OF WORKING HOURS TO BE AGREED (NO WORK ON SUNDAYS UNLESS SPECIFICALLY AGREED (NOISE OPERATIONS) TO BE AVOIDED)
- BUILDER TO PROVIDE ADEQUATE SCREENING / PROTECTION AGAINST UNDUE DISTURBANCE - DUST ETC RUBBISH SURPLUS MATERIALS ETC TO BE REMOVED FROM SITE AS WORK PROCEEDS
- ALL NECESSARY SHORING / STRUTTING TO BE PROVIDED TO ENSURE STABILITY OF BUILDING DURING EXCAVATION / DEMOLITION PROCESSES - INCLUDE PROTECTION TO ADJOINING PROPERTIES
- ALL WORK TO BE CARRIED OUT IN ACCEPTABLE WORKMANLIKE MANNER - UNLESS STATED OTHERWISE ALL FINISHES TO MATCH THAT OF EXISTING - TIMBER SECTIONS / FURNITURE ETC TO MATCH IN STYLE AND FINISH

PROPOSED REAR EXTENSIONS + INTERNAL ALTERATIONS
141 NORTH AVENUE SOUTHEND ON SEA SS2 4EZ

ASHLEY ROBINSON PROPERTY DESIGNS
112 INCHBONNIE ROAD SOUTH WOODHAM FERRERS - 01245 321800