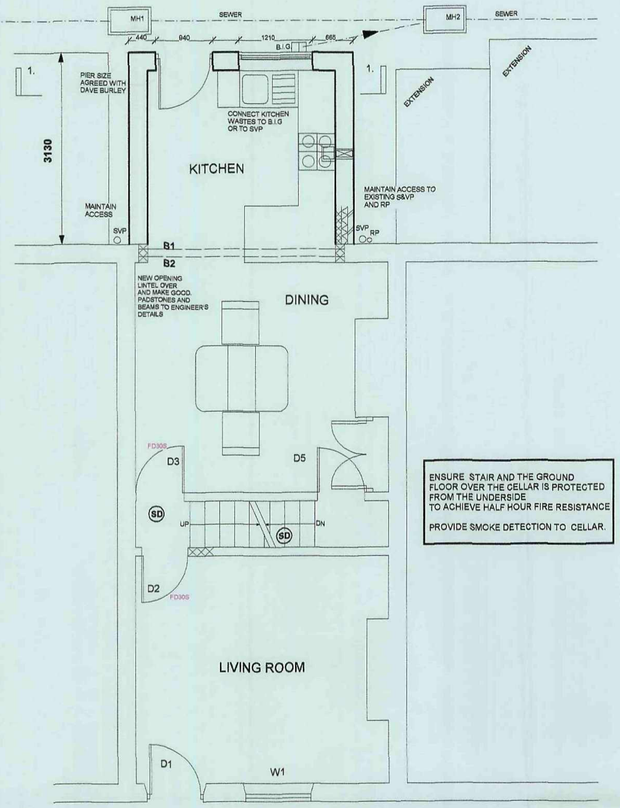
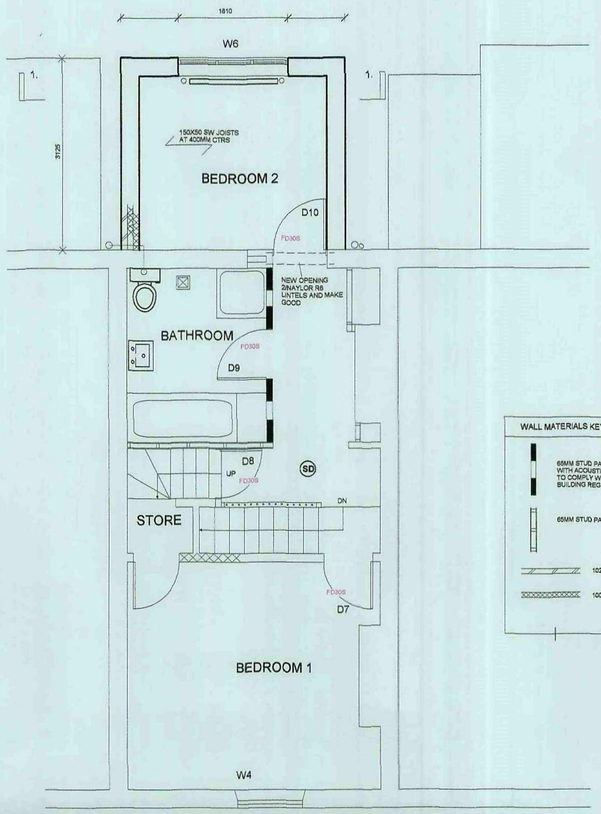
REFER TO BUILDING CONTROL NOTES AN ENGINEER'S DETAILS



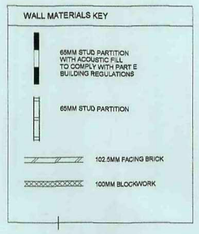
GROUND

ENSURE STAIR AND THE GROUND FLOOR OVER THE CELLAR IS PROTECTED FROM THE UNDERSIDE TO ACHIEVE HALF HOUR FIRE RESISTANCE

PROVIDE SMOKE DETECTION TO CELLAR.



FIRST





SECOND

Note 1: DIMENSIONS/ LEVELS.

All dimensions and levels to be checked by contractor prior to work commencing on site. All dimensions in millimetres, do not scale this drawing – if in doubt contact Architects. Any dimensional or level errors to be reported to the Architect before the work begins. This drawing to be read in conjunction with the Specification, Architects drawings and Schedule of Works (Where provided). The Client or Contractor shall not permit any changes to this drawing without notification to the Architects, Building Control or Planning Service.

Note 2: MATERIALS & WORKMANSHIP

All materials and workmanship to be in strict accordance with BS 5617(1978), Code of Practice and Specification, and relevant current Building Regulations to the satisfaction of the local Building Control Inspector. Main contractor to complete all notices required under Building Control Regulations for inspections as work proceeds.

Work to be figured dimensioned and all dimensions to be checked on site prior to the ordering or manufacturing of any item. All materials to be installed in strictly in accordance with manufacturers written instructions and recommendations.

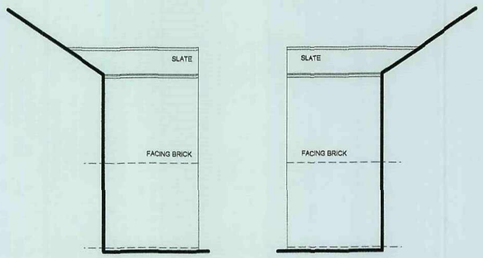
Note 3: FOUNDATIONS

Foundation trenches to be excavated to a suitable depth i.e. firm bearing strata and approved by Building Control Department. Foundations to be given a min. ground cover against frost attack of 600mm. Minimum 900mm depth in clay. Foundations to be situated centrally under the wall, in stepped foundations length of overlap to be equal to twice the height of the step, thickness of the foundation or 300mm, whichever is greater. External wall footings to be cavity construction with concrete fill to 225mm below DPC.

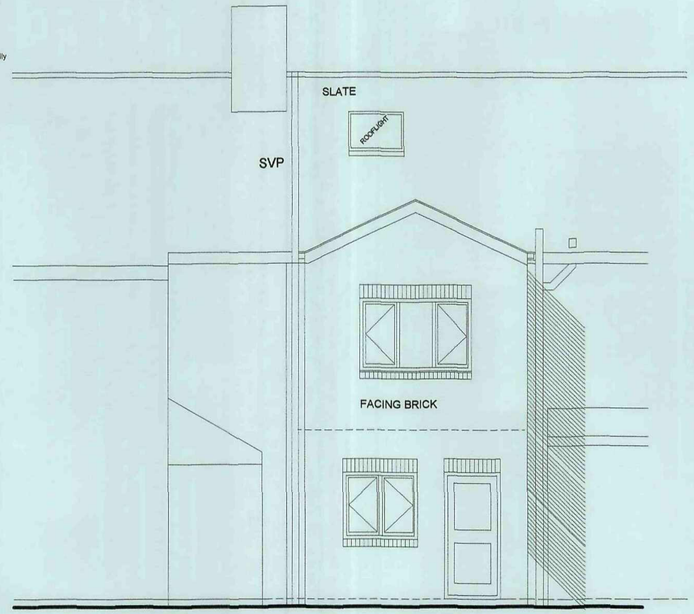
The following sizes are for normal ground conditions, non excessive loading and up to two storey, using concrete C20 or NHBC mix no. 2 strip foundations:
102mm wall- 450x200mm
215mm wall-600x200mm
302mm wall-600x200mm
340mm wall- 700x200mm
These foundations have been designed to be adequate if bearing on a sub- soil type 4 as defined in current building Regulations. If a sub -soil of this type is not found at normal levels, alternative foundation design based on soil investigation report is to be submitted.

For abnormal ground conditions contact local Building Control Inspector and Architect for advice. For excessive loading conditions refer to engineers drawings and specifications if provided.

All foundations to be taken down to suitable depth within close proximity of trees and below invert of any drain.



SIDE ELEVATIONS



REAR ELEVATION



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SITE PLAN 1/500

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NOTES

MECHANICAL & ELECTRICAL KEY

- SINGLE LIGHT SWITCH LOCATION
- 2 WAY LIGHT SWITCH
- PULL CHORD LIGHT SWITCH
- SINGLE PENDANT LIGHT OUTLET
- SINGLE BATTERN LIGHT OUTLET
- IPX4 LAMP FITTING
- SWITCH WITH LOW LEVEL SOCKET
- ROOM AIR HEATING STAT CONTROL
- WALL/CEILING MOUNTED EXTRACTOR FAN
- Pressed Steel Radiator
- SD SMOKE DETECTOR AND SOUNDER
- HD HEAT DETECTOR AND SOUNDER
- SKY SOCKET
- BT BT SOCKET
- TV TV SOCKET
- COOKER CONTROL WITH LOW LEVEL HOB IGNITION SWITCH
- SHAVER POINT
- C S U CONSUMER UNIT
- FUSED SPUR
- HIGHER LEVEL SOCKET
- WALL LIGHTING INTERNAL
- LOW VOLTAGE SPOT LIGHTING
- E ENERGY EFFICIENT LIGHTING
- LOW VOLTAGE CHROME EDGE HALOGEN FITTING
- EXTERNAL LIGHTING
- SINGLE SWITCHED SOCKET
- DOUBLE SWITCHED SOCKET
- LOCKABLE DOUBLE SWITCHED SOCKET

notes

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No work to be carried out without planning permission, until all pre start planning conditions have been discharged and until a building regulations application has been submitted.
Any work carried out before building regulations approval has been granted will be strictly at clients own risk.
Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work.
Work to an existing party wall requires you to give at least two months notice of your intentions. If consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.

ALL DIMENSIONS TO BE CHECKED ON SITE IF IN DOUBT ASK!

revisions

title: ***PLANS & ELEVATIONS PROPOSED***

project: TWO STOREY REAR EXTENSION
52 HOYLAND ROAD, HOYLAND COMMON

for: Mr D. Mckelvie

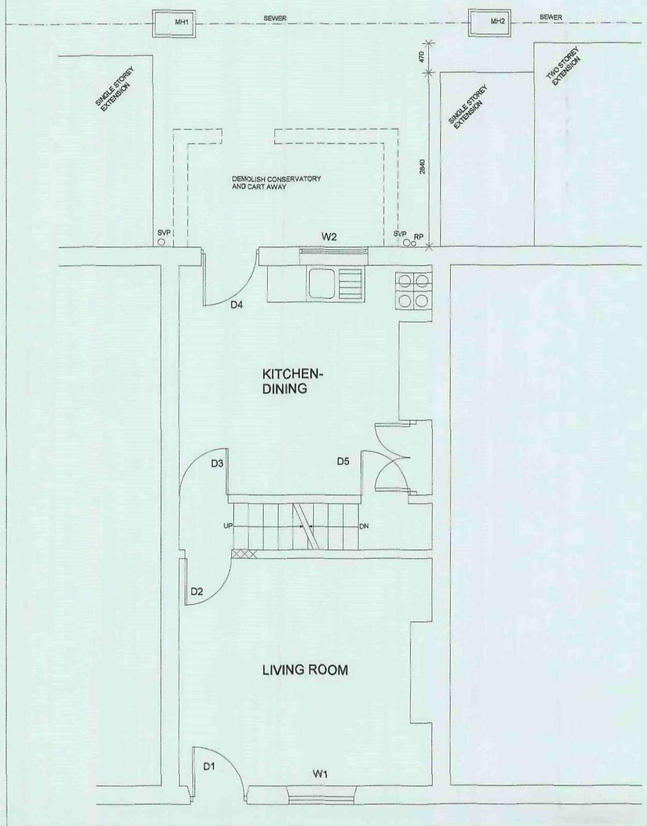
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drawing no: **02**

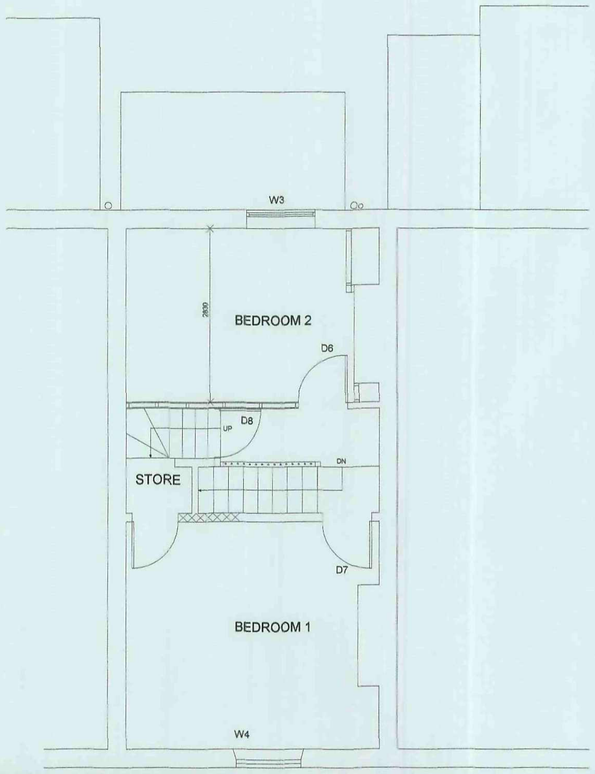
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REFER TO BUILDING CONTROL NOTES AN ENGINEER'S DETALS



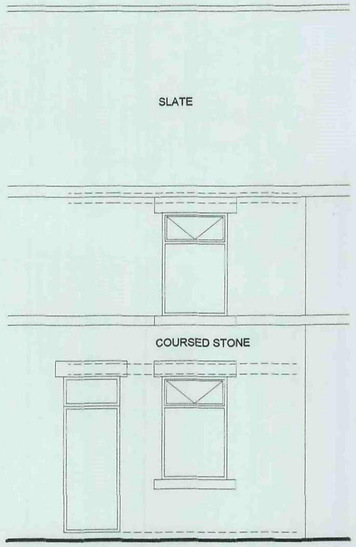
GROUND



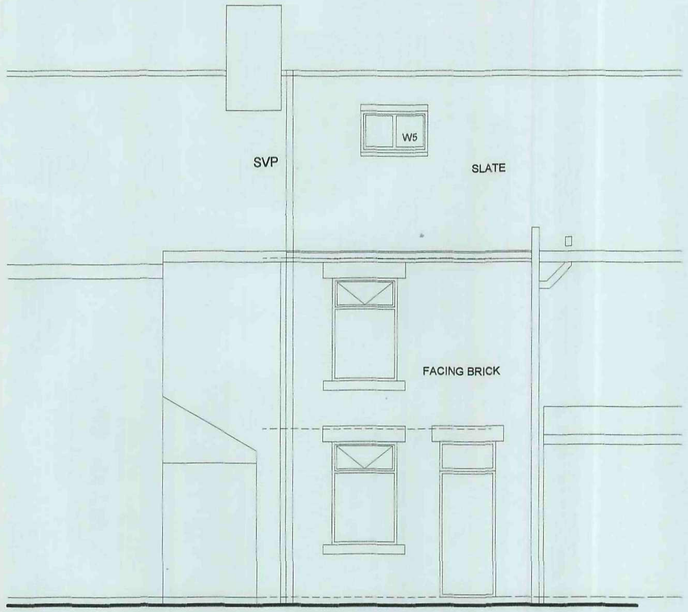
FIRST



SECOND



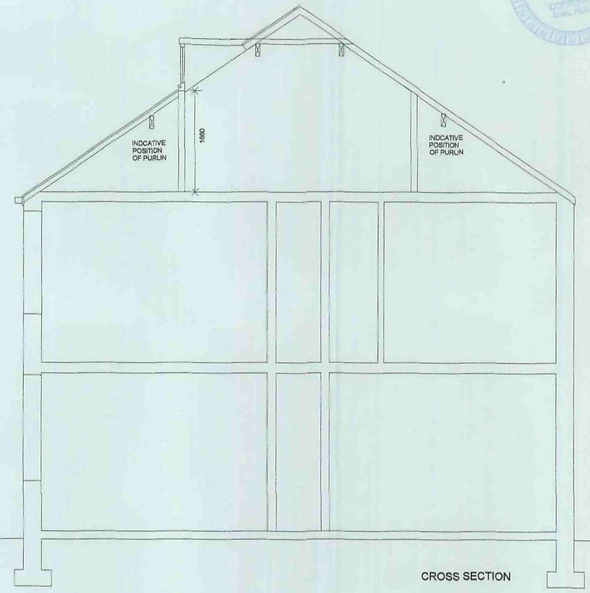
FRONT ELEVATION



REAR ELEVATION



LOCATION PLAN 1/1250



CROSS SECTION

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NOTES

notes

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revisions

title: **PLANS & ELEVATIONS EXISTING**

project: TWO STOREY REAR EXTENSION
52 HOYLAND ROAD, HOYLAND COMMON

for: Mr D. Mckelvie

scale 1:50 at A1/ 1:100 at A3

drawing no: **01**

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