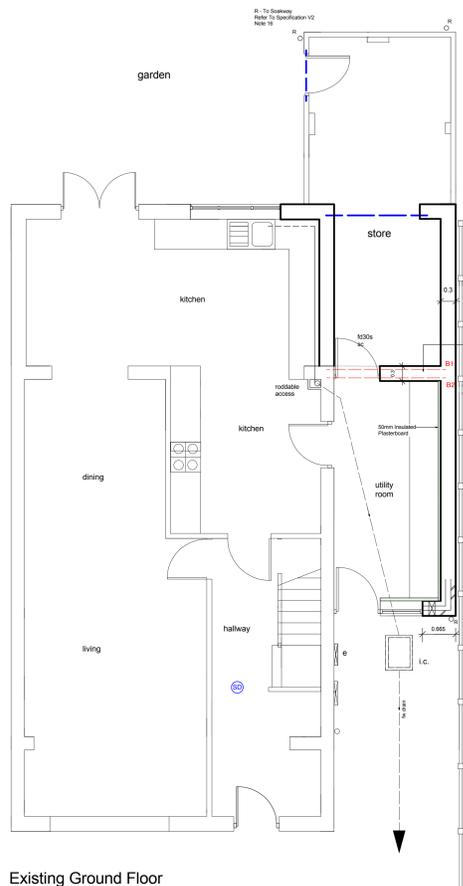


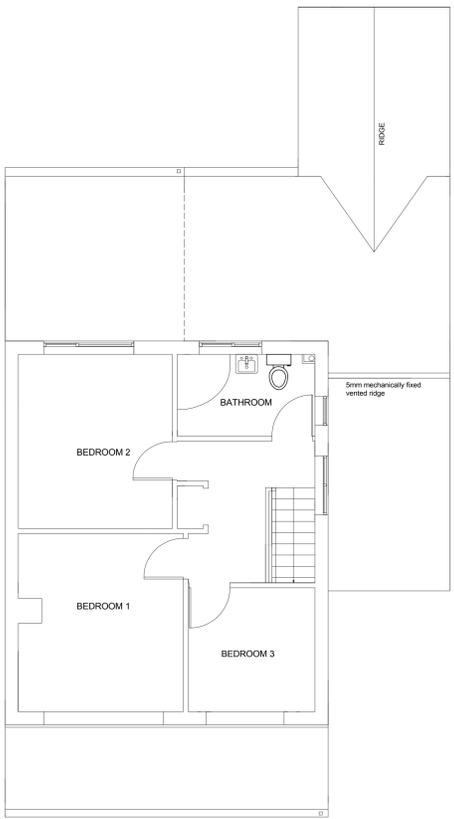
COST PLAN ISSUE
SUBJECT TO PLANNING APPROVAL
REFER TO STRUCTURAL ENGINEER'S DETAILS
SUBJECT TO BUILDING CONTROL APPROVAL



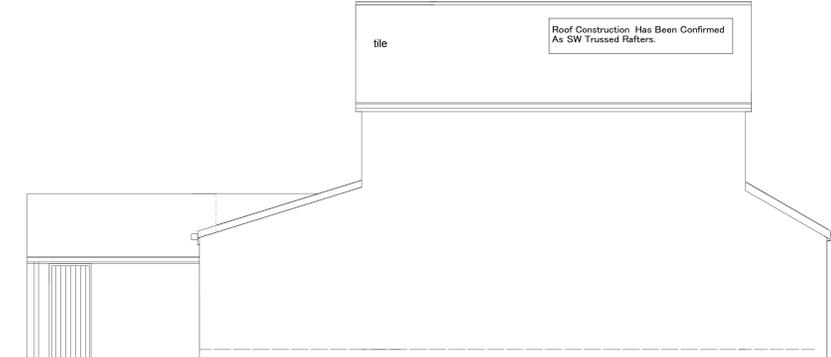
Existing Ground Floor

Foundation To Wall To Be Discussed With Principal Contractor And Building Control At Start Of Project.
 Where Client Does Not Want To Incur The Inconvenience Of Any exposure off Foundation, A Structural Engineer must be Appointed To advise and Design Beams/pedestals to sit on top of wall as indicated as B1, B2

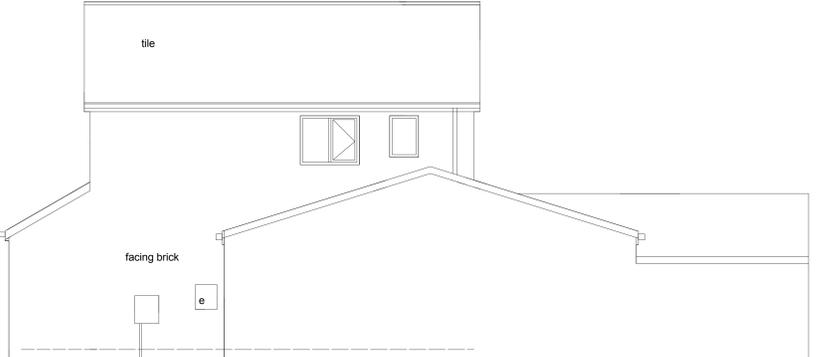
PRINCIPAL CONTRACTOR/ PROJECT MANAGER TO AGREE CONNECTION OF NEW DRAINAGE ON SITE WITH BUILDING INSPECTOR AT START OF PROJECT



Existing First Floor



Existing Side (West) Elevation



Existing Side (East) Elevation



Existing Front Elevation



Existing Rear Elevation

Notes
 On 1 October 2011, the responsibility for most private sewers and lateral drains passed to the water utility companies. Most of these sewers and lateral drains are not shown on existing maps. As development on or around public sewers and public drains is controlled by Yorkshire Water, you are advised to consult with them before starting any work that you understand may include a new drainage connection or involves building over or within 3 metres of a public drain or sewer. For further information please contact Yorkshire Water Services 0545 120 8482
technical.sewerage@yorkshirewater.co.uk
 This is a separate requirement to the Planning and Building Control regulations

Notes/Advisories

No Dimensions To Be Taken From This Drawing Which Is The Property Of The Company A&A2, LTD. It Is Not To Be Used Or Disclosed In Any Way Except As Authorised By The Company	The Drawing Will Not Be Assigned To Any Third Party. The Client Is Responsible For Providing The Architect With The Correct Site Boundary/Ownership Details And Any Covers Or Elements Relating To The Site. A&A2, LTD Will Assume Site Boundaries As Clearly Defined/Indicated. Unless Otherwise Informed By The Client	Principal Contractor/Project manager Is Responsible For Ensuring Works Are Signed Off And Certificate Of Completion Is Issued By Building Control. Any Building Works Within Six Of A Neighbouring Home's Foundations May Require You To Notify The Owner Of That Property Of Your Intention 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 Intention. If Consent To Carry Out Work Cannot Be Reached Procedures Dealing With A Dispute Should Be Followed (The Party Wall Act 1996).	It Is The Responsibility Of The Principal 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!
The Architect A&A2, LTD Owns All Intellectual Property Rights Including The Copyright In The Drawings And Documents Produced In Performing The Services And Generally Assents The Architect's Moral Rights To Be Identified As The Author Of Such Work. No Part Of Any Design By The Architect May Be Registered By The Client Without Written Consent Of A&A2, LTD	No Work To Be Carried Out Without Planning Permission. Once All The Staff 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 Client's Own Risk.		NO CAD DRAWINGS WILL BE ISSUED TO ANY THIRD PARTY'S

REV	REVISION NOTE	DATE	DRAWN BY
Andrew Bailey Architect		1 RODES AVENUE GREAT HOUGHTON	
CLIENT	MR BAILEY	DATE	SCALE
DRAWING TITLE	EXISTING PLANS/ELEVATIONS	ISSUE NO.	REV
		001	01
WORK STAGE	3 - DETAIL DESIGN	DRAWN BY	CHK
		BAILEY	BAILEY
		CHECKED BY	

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