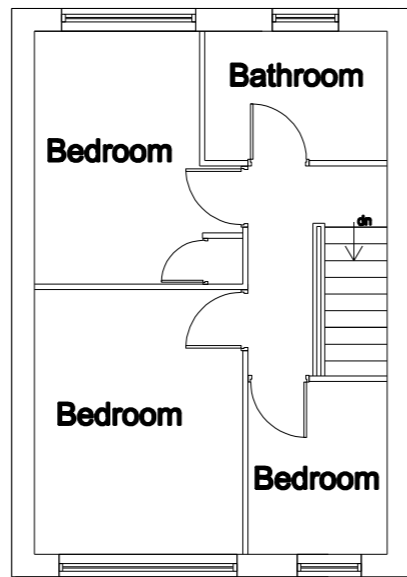


Existing Ground Floor Plan



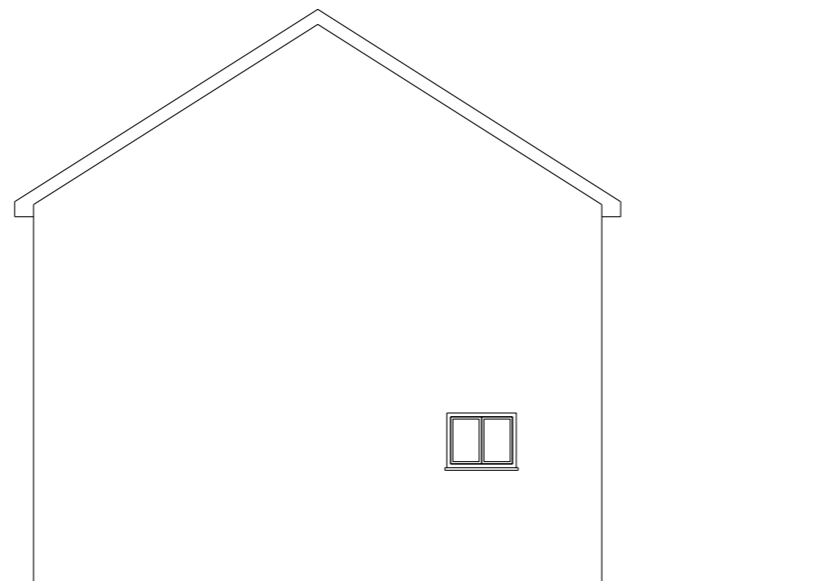
Existing First Floor Plan



Existing Roof Plan



Existing Front Elevation



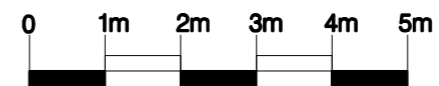
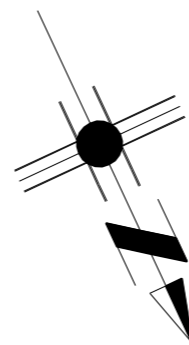
Existing Side Elevation



Existing Rear Elevation

THE CLIENT IS TO APPOINT A COMPETENT CONTRACTOR WITH THE RELEVANT AND VALID INSURANCE TO CARRY OUT THE WORK  
 THE CLIENT IS TO APPOINT A COMPETENT PROJECT MANAGER/ADMINISTRATOR  
 THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS, LEVELS AND SEWER INVERT LEVELS AT CONNECTION POINTS BEFORE WORK STARTS.  
 THE CONTRACTOR IS TO COMPLY IN ALL RESPECTS WITH CURRENT BUILDING LEGISLATION, BRITISH STANDARD SPECIFICATIONS, BUILDING REGULATIONS ETC. WHETHER OR NOT SPECIFICALLY STATED ON THIS DRAWING.  
 THIS DRAWING MUST BE READ WITH AND CHECKED AGAINST ANY STRUCTURAL, GEOTECHNICAL OR OTHER SPECIALIST DOCUMENTATION PROVIDED.  
 THIS DRAWING IS NOT INTENDED TO SHOW DETAILS OF FOUNDATIONS, GROUND CONDITIONS OR GROUND CONTAMINANTS. EACH AREA OF GROUND RELIED UPON TO SUPPORT ANY STRUCTURE DEPICTED (INCLUDING DRAINAGE) MUST BE INVESTIGATED BY THE CONTRACTOR. A SUITABLE METHOD OF FOUNDATION SHOULD BE PROVIDED ALLOWING FOR EXISTING GROUND CONDITIONS. ANY SUSPECT OR FLUID GROUND, CONTAMINATES ON OR WITHIN THE GROUND, SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT. ANY EARTHWORK CONSTRUCTIONS

SHOWN INDICATE TYPICAL SLOPES FOR GUIDANCE ONLY AND SHOULD BE FURTHER INVESTIGATED BY A SUITABLE EXPERT.  
 ALL EXCAVATIONS WITHIN 3 M OF THE NEIGHBOURING PROPERTY SHOULD BE DONE IN 1M HIT AND MISS SECTIONS  
 ALL EXISTING WALLS MUST BE PROPPED SUPPORTED UP ADEQUATELY AS PER STRUCTURAL ENGINEER'S SPECIFICATIONS PRIOR TO REMOVAL OF ANY WALLS AND METHOD STATEMENT TO BE PROVIDED PRIOR TO COMMENCEMENT ON SITE  
 WHERE EXISTING TREES ARE SHOWN TO BE RETAINED THEY SHOULD BE SUBJECT TO A FULL ARBORICULTURAL INSPECTION FOR SAFETY.  
 CONTRACTOR IS TO ALLOW AROUND 10% ON THE CONTRACT VALUE FOR CONTINGENCIES  
 CONTRACTORS IS TO REPORT TO THE CLIENT AND THE ARCHITECT ANY ERRORS ON THE DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION  
 THE CONTRACTOR IS NOT TO DEVIATE FROM THE ARCHITETS DRAWINGS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN INSTRUCTIONS FROM THE ARCHITECT



Client is to confirm if there are any public drainage pipes with 3 m of the proposed extension and then secure approval from Severn Trent to build within 3m of the pipes.

It is the responsibility of the client to serve all party wall notices to the adjoining owners 28 days prior to commencement of work on site if there is a dispute then a party wall surveyor is to be appointed

client		Job no.	
Project	REAR SINGLE STOREY AND SIDE 2 STOREY EXTENSION 74 QUEENS DRIVE B65 9JH	Drg.no.	1
Title	Existing plans and Elevations	Rev.	
		Scale.	1:100-A3
		Date.	20.03.21

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 Architecture and Conservation

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