

SITE BOUNDARIES

Refer to Building Specification for clarification:

- *1 - the Client is responsible for establishing the legal validity of all and any boundary lines shown on project documents.

PROJECT: HOUSE EXTENSION
incl single-storey rear extension.

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Tec Sketch® - **DEFINITION BLUE**

CLIENT: MPK LOFT CONVERSIONS
for Mr & Mrs Rickards

53A Nicholls Lane
Winterbourne
B536 1NF

PAGE TITLE: Tec Sketch®

Detail: ELEVATIONS; LAYOUTS; CROSS SECTION - existing

Scale 1:50 metric
Page number: 1 (of 2)
Drawn by: Tec Sketch e: ask@tecsketch.co.uk p: WhatsApp here
Media size: A1 | Printing: (with permission) set at 100% on A1

REVISION HISTORY DATE

1Ae - for planning application	06/02/24
2Ae - for planning application	06/02/24
3Ad - PBC approved	06/02/24
3Ad - for PBC comment/approval	05/02/24
1Ad - for client comment/approval	17/01/24

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LEGAL INFORMATION

FIRE SAFETY GUIDE

- FS* - prior to building work, the Principal Contractor must discuss and agree a Fire Strategy with the Approved Building Inspector / Building Control Surveyor.

DOOR + WINDOW GUIDE

- w1 - 778mm wide x 978mm high Velux: ref MK04.
- d1 - 838mm wide x 1980mm high external.
- d2 - 610mm wide x 1980mm high external.

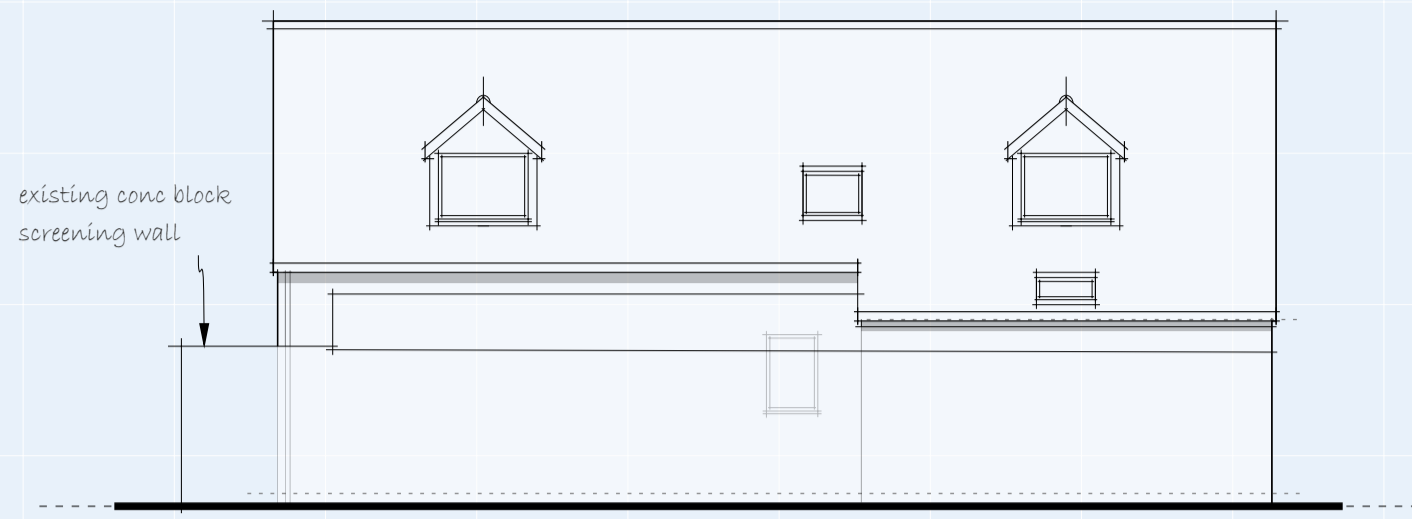
SYMBOLS GUIDE

- ≈ - denotes estimated dimension, measurement or quantity.
- /// - denotes assumed load-bearing walls to be ascertained.

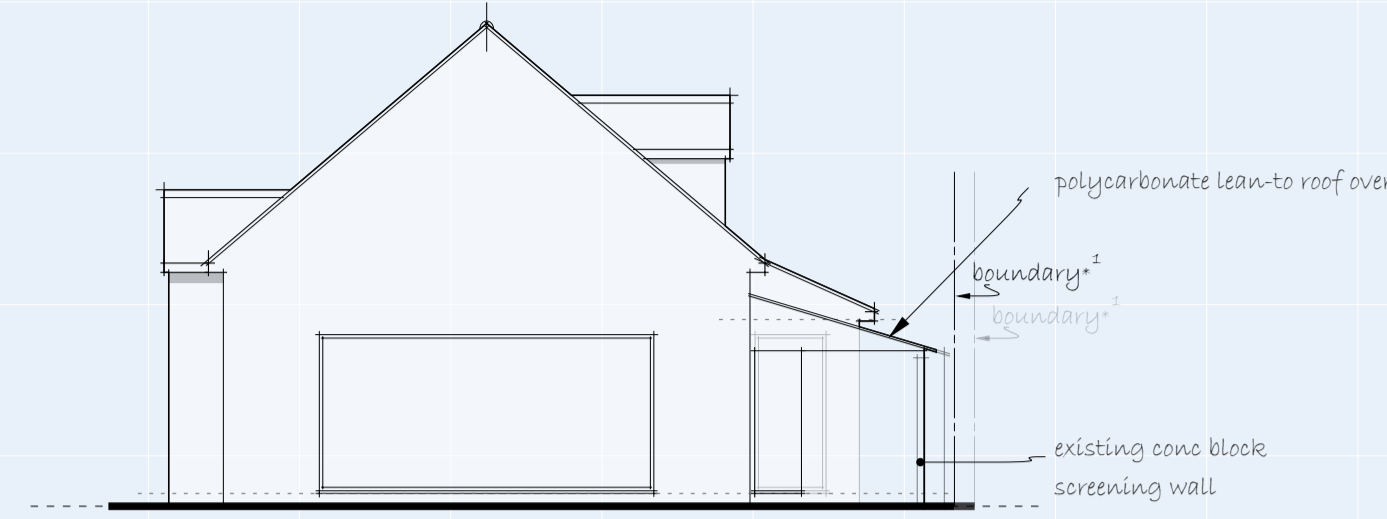
GENERAL NOTES

Refer to Building Specification for further information:

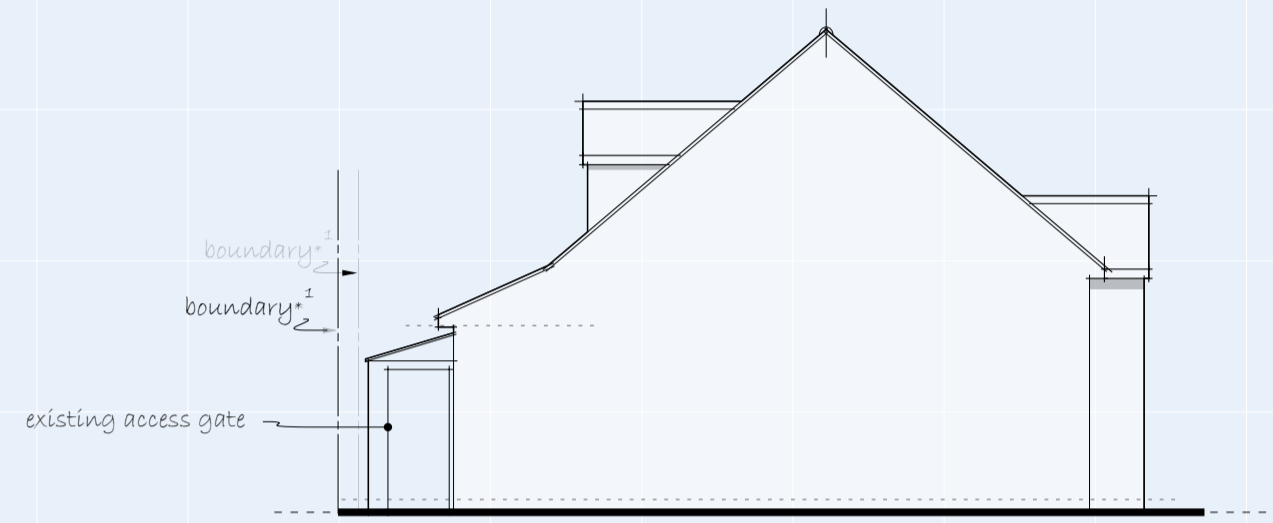
- The Principal Building Contractor to immediately report to Us any differences/discrepancies between the project documents and actual on site conditions/variances.
- All dimensions shown, inferred or stated on project documents are to be checked on site by the Principal Building Contractor before any construction work commences. Additionally, all measurements are to be obtained on site and not solely scaled from the project documents.
- All dimensions shown, inferred, or stated on project documents are approximate and subject to adjustments/variation during construction.
- Principal Building Contractor to check existing external and internal walls and partitions and confirm against that shown on project documents, including any Structural Engineer calculations/sketches, for position, thickness and load-bearing status.
- Work, although specified on project documents, may not be part of the agreed schedule of work/contract with the Principal Building Contractor.
- Where the Approved Building Inspector / Building Control Surveyor requires, existing assumed load-bearing walls and/or foundations that carry additional loads shall be exposed, inspected and approved. Work at the expense of the Client.
- Where the Approved Building Inspector / Building Control Surveyor requires, existing assumed lintels that carry additional loads shall be exposed, inspected and approved. Work at the expense of the Client.
- Any colours/shading shown on project documents is solely for illustration.



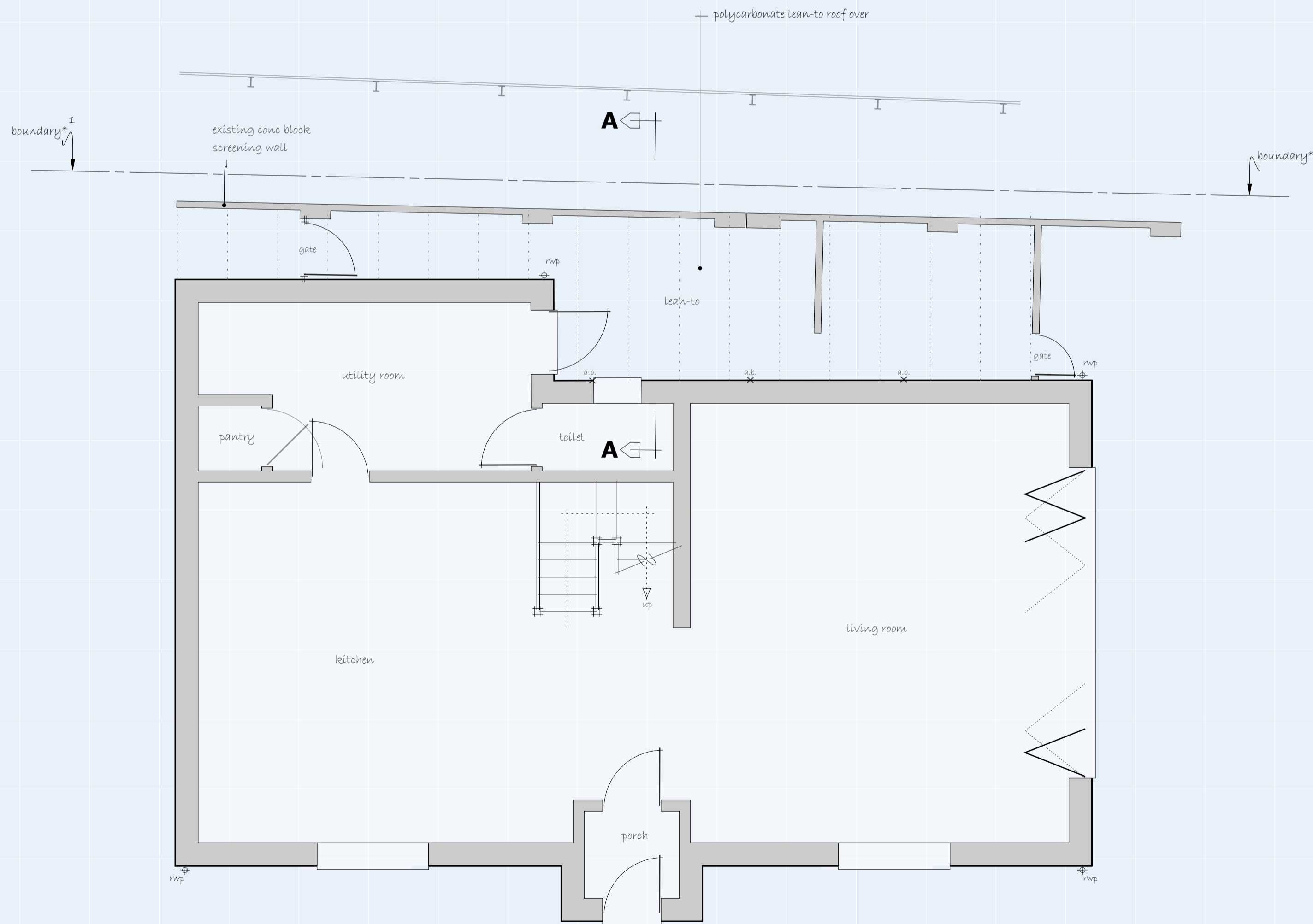
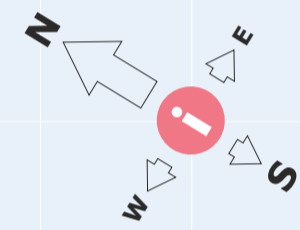
REAR ELEVATION: EXISTING



SIDE ELEVATION (SOUTH SE): EXISTING



SIDE ELEVATION (NORTH NW): EXISTING

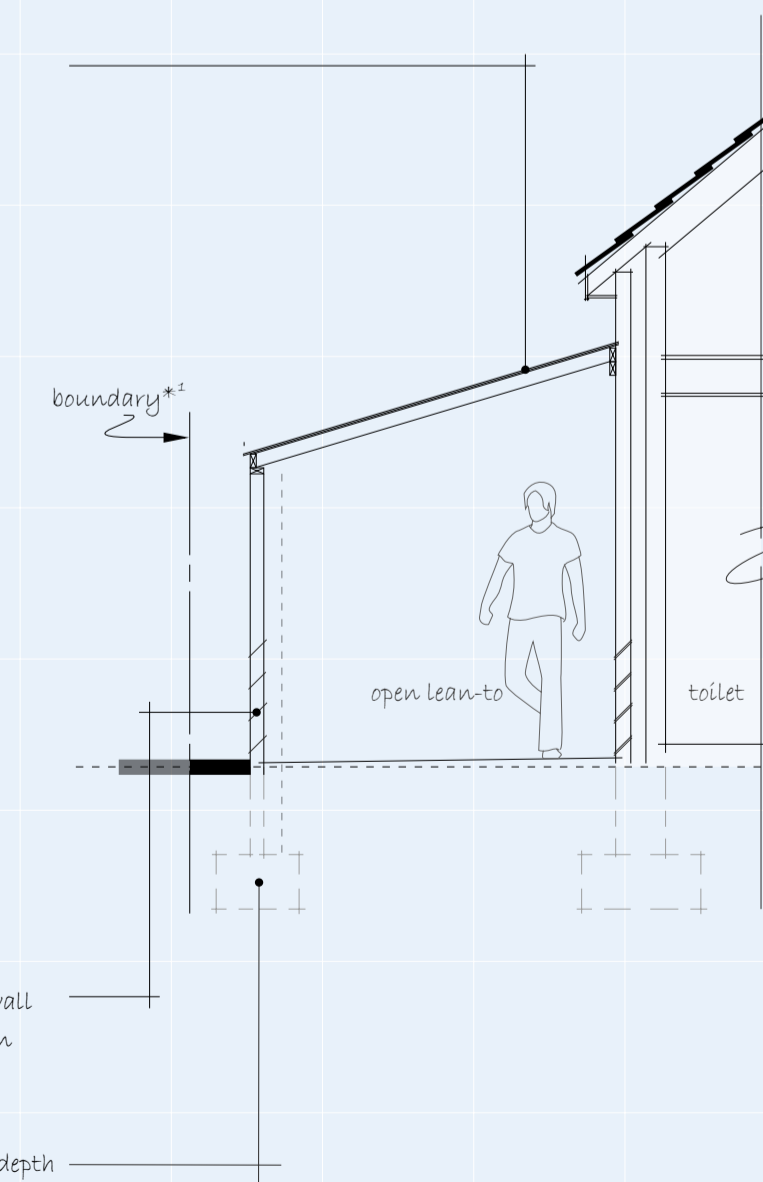


GROUND FLOOR LAYOUT: EXISTING

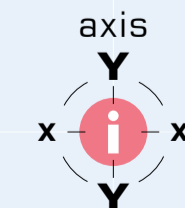
existing polycarbonate roof on 40mm x 90mm rafters at 20mm centres; pitch 1:3

existing 100mm cone block screening wall with piers / expansion joints as shown on layouts.

assumed foundations; type, width and depth tbc.



SECTION A-A (Y AXIS): EXISTING



cross-section