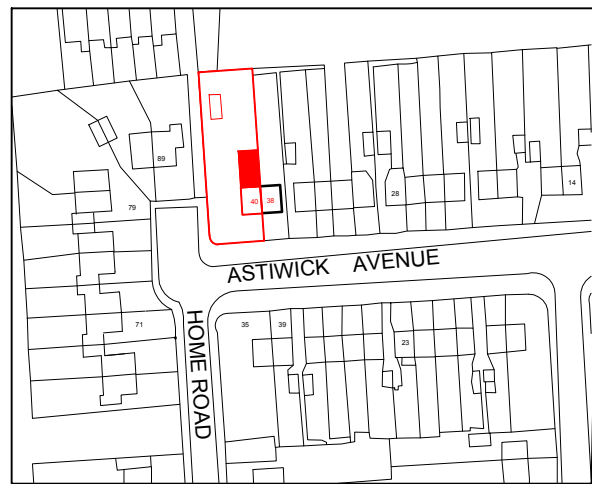


All materials to Local Authority approval and to match existing unless noted otherwise.

Any proposal construction within 3m of neighbouring boundaries subject to party wall agreement by party wall surveyor to be appointed by client.

Any proposed construction by boundary to be offset min 50mm from boundary with nothing to overhang boundary

Do not scale from drawing, Contractor to confirm boundary location on site

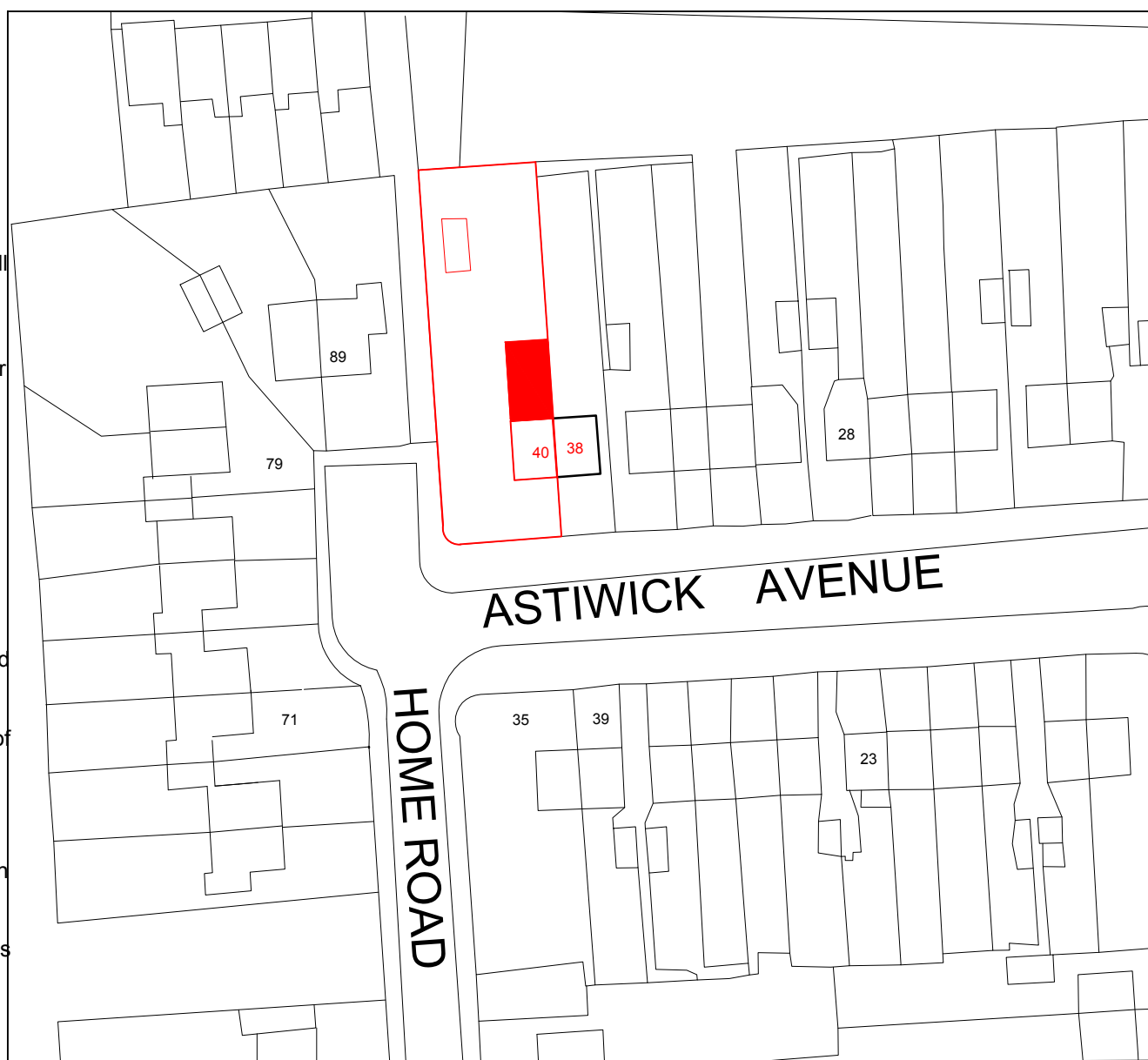
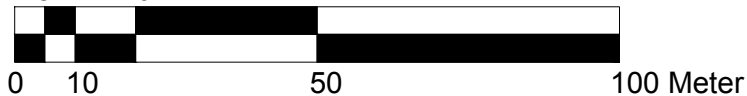


Location Plan

Scale 1:1250

5 20

1:1250



Block Plan

Scale 1:500

1:500



GENERAL NOTES.

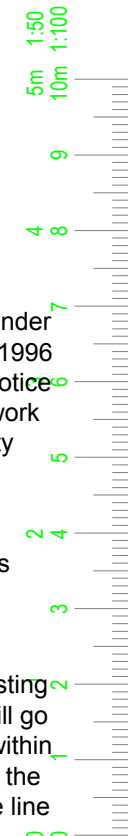
- All dimensions are in mms. uno.
- The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.
- The materials for new construction shall be generally similar to the existing so that the new work shall blend into the existing, unless noted otherwise.
- The detailed specifications where given are generally for similar typical buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need modifications to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Surveyor or similar appointed..
- Any Structural details provided in the drawings (eg: removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing site work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural designs provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a separate Structural Design Report.
- Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.
- The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains consents as required by the act.
- These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.
- For minor building works no site investigation (trial pit, soil analysis, etc) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.
- The Design may be limited to basic structuraland layout requirements, with very limited considerations on risk assessment and health and safety issues. The client and or contractor shall be respponsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether. Where The Construction (Design and Management) Regulations 2007 (CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken


PARTY WALL ACT

The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

- Support of beam
- Insertion of DPC through wall
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 meters of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 meters of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.



REV	DATE	DESCRIPTION	REVISION
 <p>MULTI SPACIAL DESIGN creating space for you</p>			
PROJECT TITLE			
PROPOSED 6METER REAR SINGLE STOREY EXTENSION			
MR JOE M			
SITE ADDRESS			
40 ASTICKWICK AVENUE-HARTFIELD AL10 9AL			
DRAWING TITLE			
LOCATION PLAN-EXISTING BLOCK PLAN-EXISTING			
DRAWN/DESIGN:	SCALE	DRAWING NO:	
John N	1:100	MCD 2018-JN/01	
CHECKED:	DATE	REF NO.	REV.
John N	29TH OCT.2018		A
CERTIFIED:	CERTIFIED		
John N	John N		