

EXISTING FOUL IC 470
INVERT MEASURED
LOCALLY. 700 INVERT
MEASURED TO INTERNAL
GROUND FLOOR LEVEL
(APPROX)

BOUNDARY
ESTIMATED EXISTING SW DRAIN

ESTIMATED EXISTING FOUL DRAIN

BOUNDARY

EXISTING GROUND FLOOR PLAN

GARAGE

EXISTING FRONT ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION
SCALE 1:100

EXISTING REAR ELEVATION
SCALE 1:100

EXISTING SIDE ELEVATION
SCALE 1:100

10.00 METRES @ 1:100

5.00 METRES @ 1:50

53 FERRERS AVENUE WEST DRAYTON MIDDX UB7 7AB

SINGLE STOREY EXTENSION

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SCALE 1:50 / 1:100 @ A1

OCT 2020

DRG No. 2170.1

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN.
ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS.
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE.
ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS.
ALL DRAINS & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES.
CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES.
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES.
DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES.
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS SPEC - ENGINEERS DESIGN PREVAILS.
THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILDING CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM REGULATIONS BEFORE WORK COMMENCES.
SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.