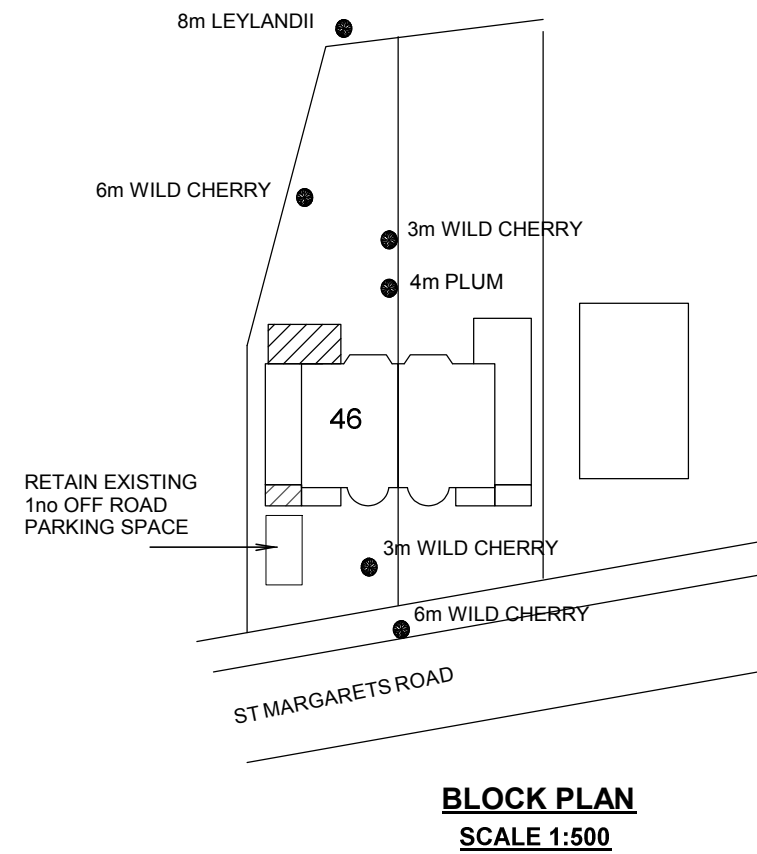
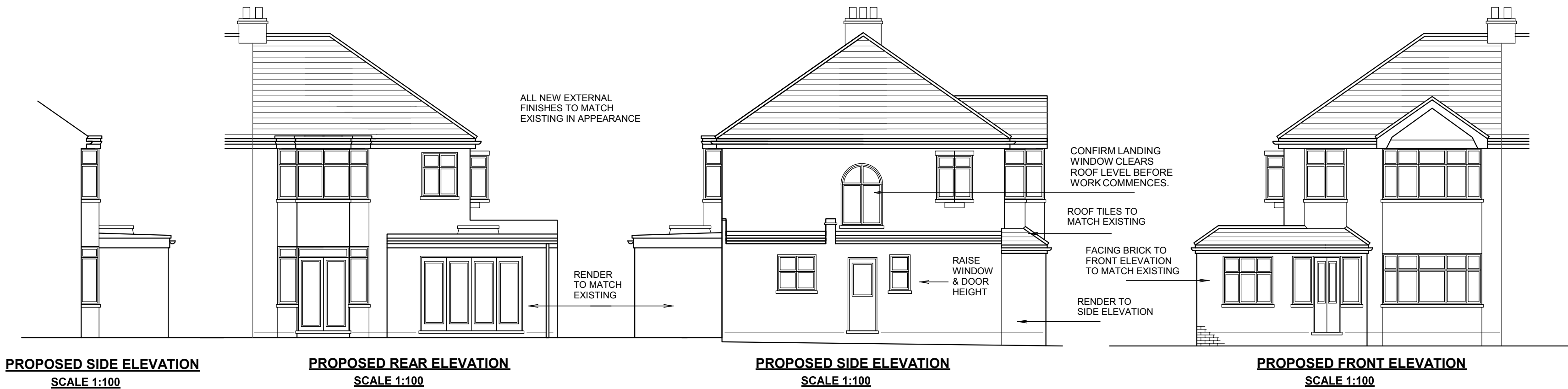
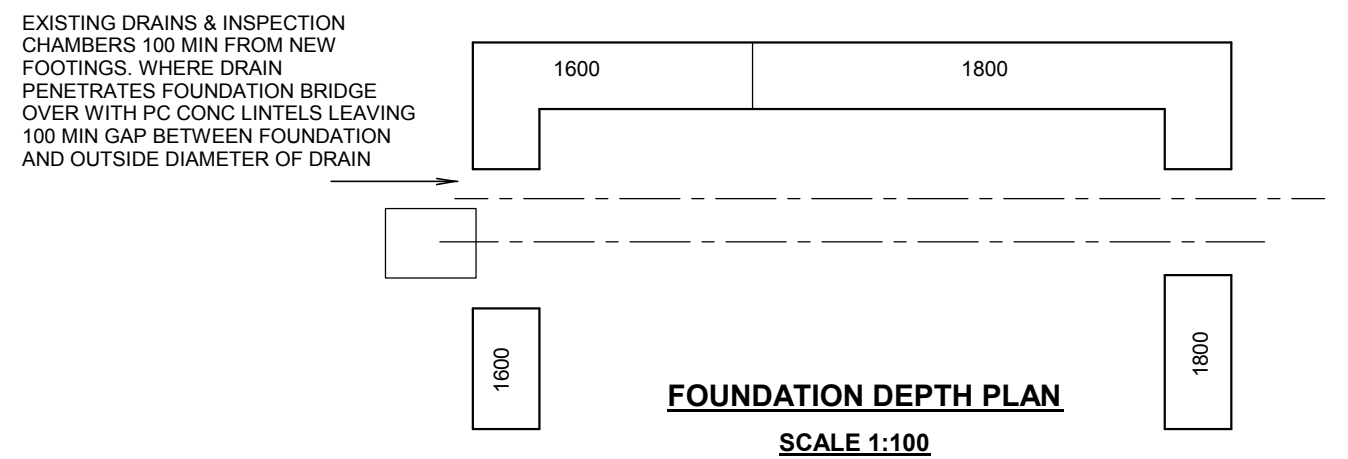
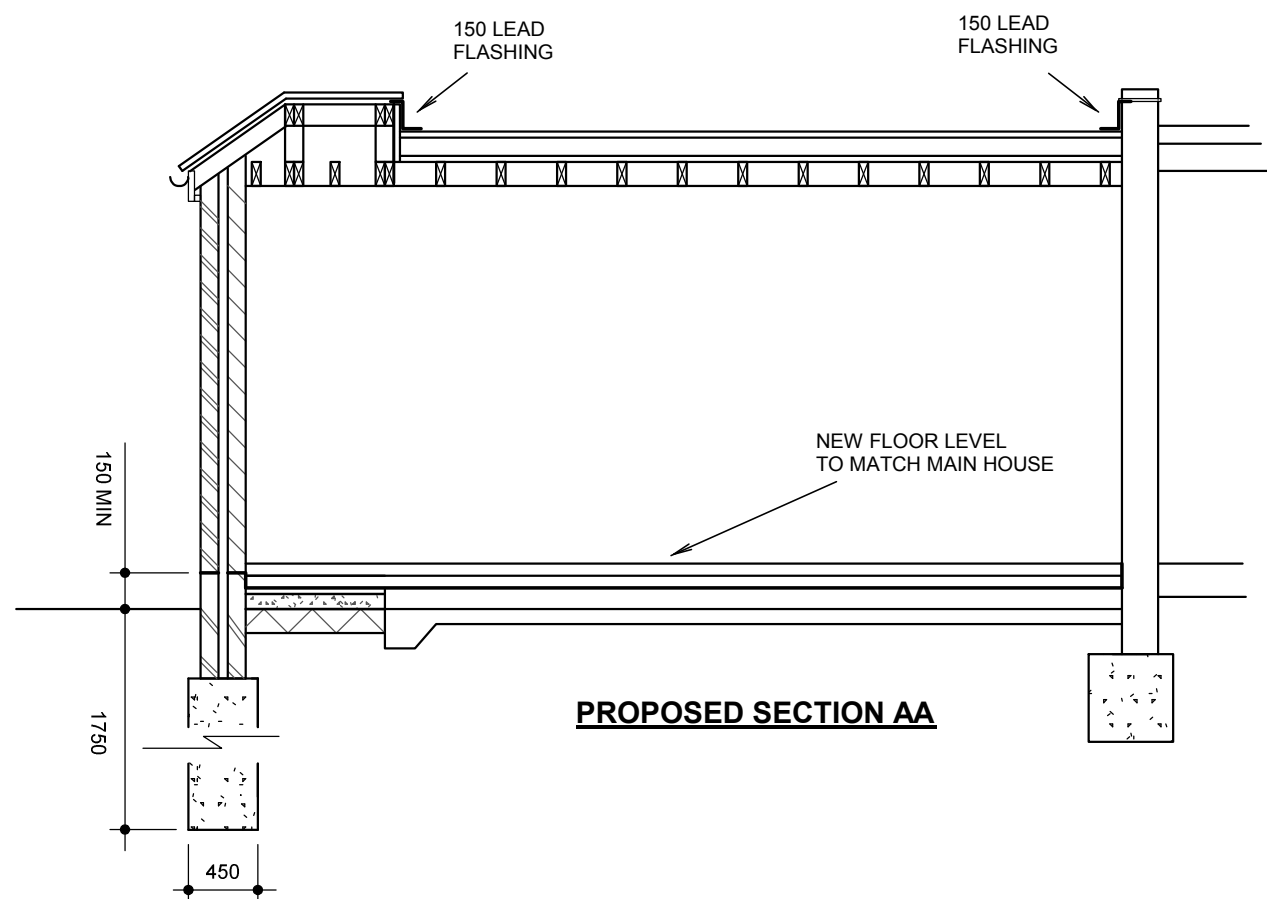
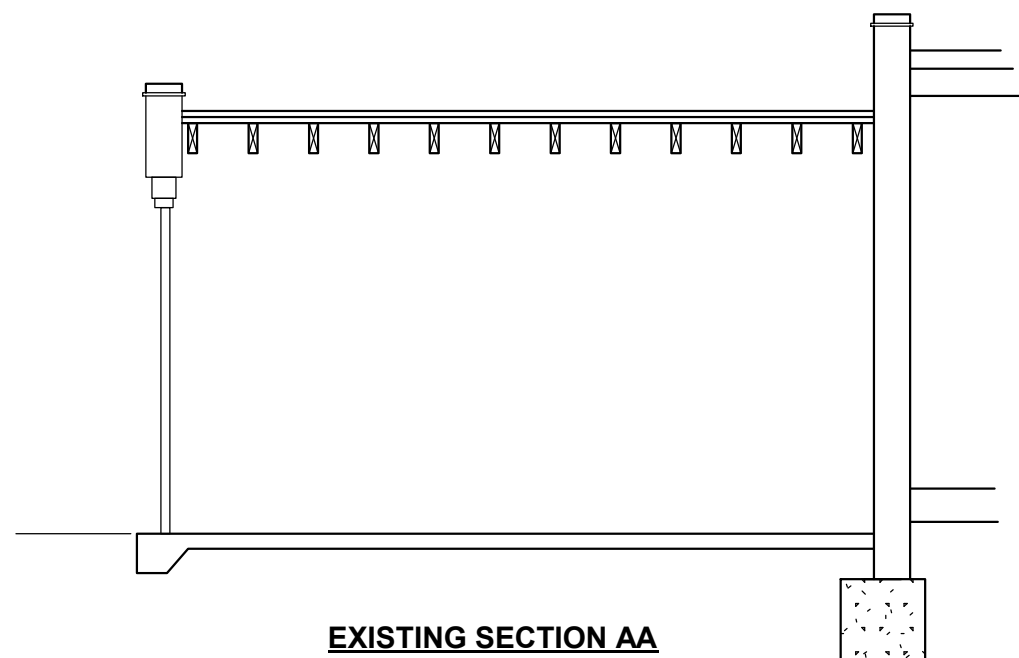
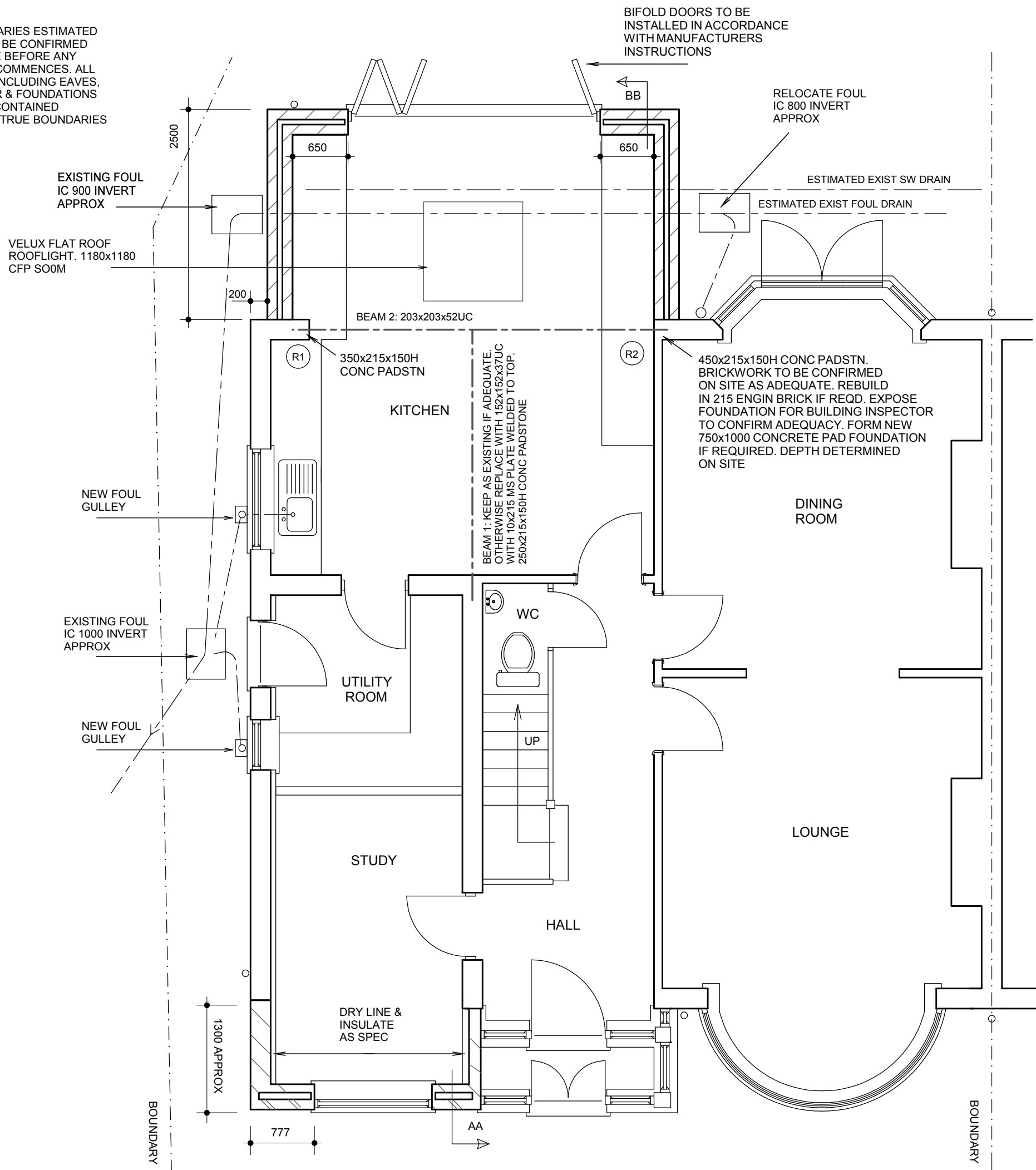




BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. ALL WORK INCLUDING EAVES, GUTTER & FOUNDATIONS TO BE CONTAINED WITHIN TRUE BOUNDARIES

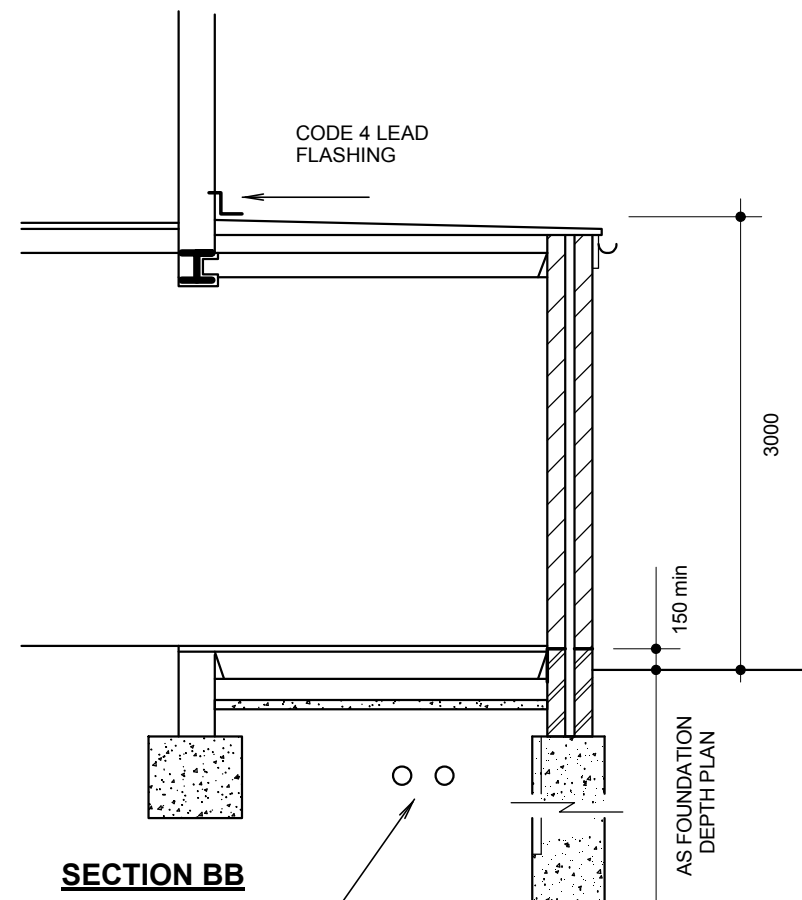


NOTE:

FOUNDATION DEPTHS ESTIMATED AND TO BE CONFIRMED ON SITE BASED ON SITE CONDITIONS BY BUILDING INSPECTOR. PROVISIONAL DEPTHS AS SECTIONS UNLESS NOTED OTHERWISE ON PLAN. TREE SPECIES TO BE CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. FOOTINGS TO BE 600 BELOW LOWEST ROOT ACTIVITY AND BELOW ANY ADJACENT DRAIN. 75 CLAYMASTER TO BE PROVIDED TO FOUNDATION DEPTHS EXCEEDING 1.5m

THE BUILDER IS ADVISED TO EXCAVATE TO 1.0m DEPTH AND THEN CALL BUILDING INSPECTOR FOR INSTRUCTION

DEPTHS MEASURED TO ORIGINAL GROUND LEVEL. NOT TO TOP OF BUILT UP GROUND



EXISTING DRAINS & INSPECTION CHAMBERS 100 MIN FROM NEW FOOTINGS. WHERE DRAIN PENETRATES FOUNDATION BRIDGE OVER WITH PC CONC LINTELS LEAVING 100 MIN GAP BETWEEN FOUNDATION AND OUTSIDE DIAMETER OF DRAIN

46 ST MARGARETS ROAD RUISLIP MIDDX HA4 7NY

CONVERT GARAGE INTO HABITABLE ROOM. SINGLE STOREY FRONT & REAR EXTENSIONS

SCALE 1:50 / 1:100 @ A1

OCT 2016

JAMES RUSH ASSOCIATES LTD

38 WINDMILL DRIVE CROXLEY GREEN RICKMANSWORTH
HERTFORDSHIRE WD3 3FD TEL: 01923 775 761
EMAIL: jamesw@btinternet.com

DRG No. 1658.2

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORK 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 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. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE WORKS COMPLY WITH COM 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