

ANY CHANGES FROM APPROVED DRAWINGS ARE THE RESPONSIBILITY OF CLIENT/CONTRACTOR - PLEASE READ CLAUSED BELOW BEFORE WORKS COMMENCE

Any dimensions taken from this drawing should be checked on site and approved prior to any construction works. The contractor shall be responsible for taking all necessary site dimensions and levels and for all exploratory works to verify any existing structure before commencement of works. The contractor will be responsible for all the correct setting out and temporary supports of works on site to property and neighbouring properties.

No liability taken of any kind is accepted by Architect for any error or omission Where new work is near/on boundary line/party wall the property owner is to serve party wall notice to the adjoining property/land owner in accordance with the requirements of the "Party Wall etc." Act 1996

Contractor responsible for notifying of Building Control Surveyor of each stage of works and ensure inspections have been made. All details to comply with current building regulations and Building Control Approval. Work not to commence until approval of plans by Building Control Body. Any works that commence before Building Regulations drawings have been approved is responsibility of client.

After confirmation from local authority that prior approval is not required, proposed extension must comply with all permitted development criteria set out under the General Permitted Development Order 1995

Any development carried out without Permitted Development Certificate is at owner's own risk. It is strongly advised that a Permitted Development Certificate/Certificate of Lawfulness is sought prior to commencement of any works

FD30
All habitable room doors to be replaced with FD30 doors with 38x25mm Door Stops and 3 No Stainless Steel Hinges.

SD

HD

Ex

For Structural Steelwork refer to Structural Engineer's Drawing. Beams indicated by red dashed lines (see right)

All Steel work to be encased in 2 layers of Fireline Board with staggered joints or the resisting intumescent paint in accordance with manufacturer's guidance to provide minimum 60min fire resistance

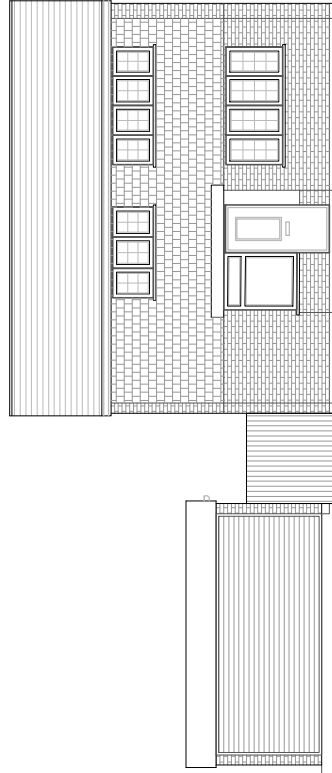
All Steel work to only be ordered once contractor has confirmed dimensions on site and positioning with client. Any discrepancies noted to be discussed with Survey prior to ordering any steelwork. Contractor to be responsible for all steelwork ordered to match site conditions.



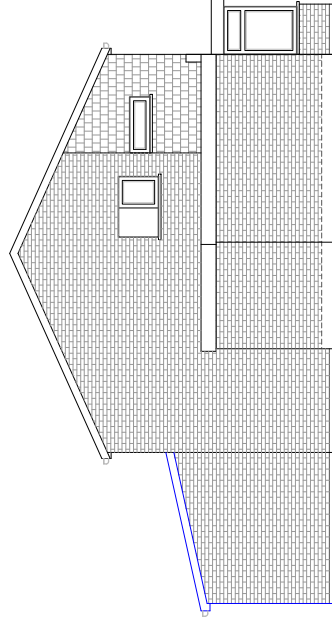
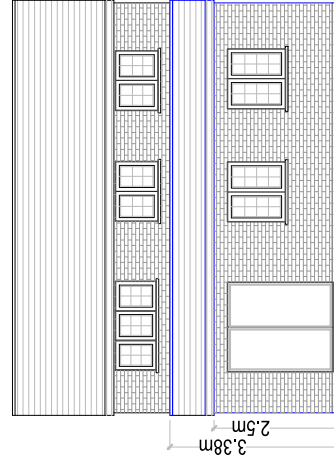
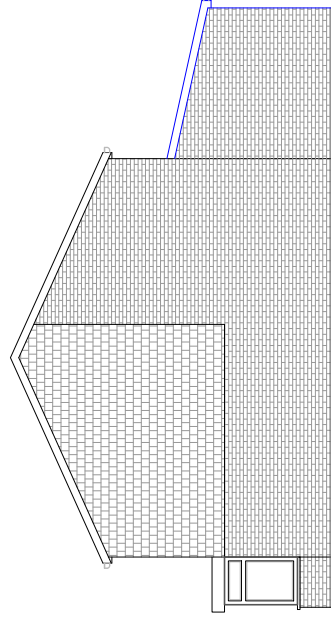
www.mosaicbuildingdesign.co.uk
info@mosaicbuildingdesign.co.uk
020 385 68 385 / 0770 910 6090

Mosaic Building Design LTD, 86-90 Paul Street, London, EC2A 4NE
Company Registration No. 10853256

DRAWING No.	68 Eastbury Ave HA6_PD/SSRE/-05		REV
			A
	CHECKED	APPROVED	
	SCALE 1:100 @A3	DATE JAN 2012	



PROPOSED
FRONT ELEVATION

PROPOSED
SIDE ELEVATIONPROPOSED
REAR ELEVATIONPROPOSED
SIDE EVALUATION

Scale 1:100

A vertical scale bar with markings at 1, 2, 3, 4, and 5m.

SUBJECT TO PLANNING APPROVAL

CLIENT Mr Visram	PROJECT Single storey rear extension	DRAWING Proposed Elevations	STAGE Permitted Development
---------------------	---	--------------------------------	--------------------------------