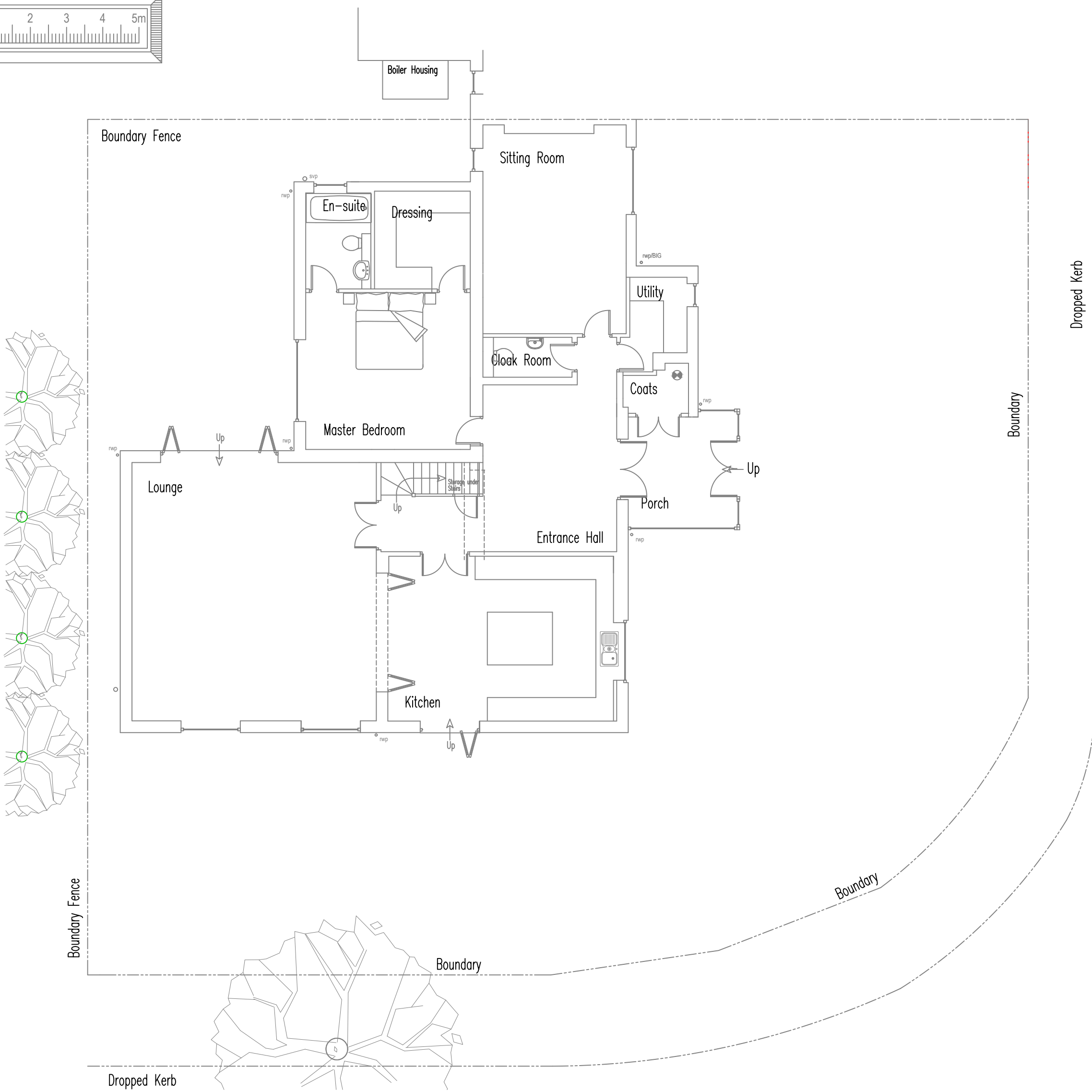
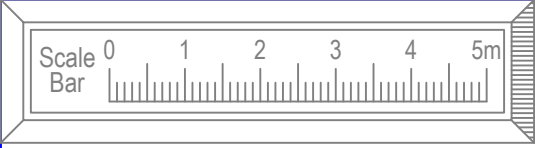
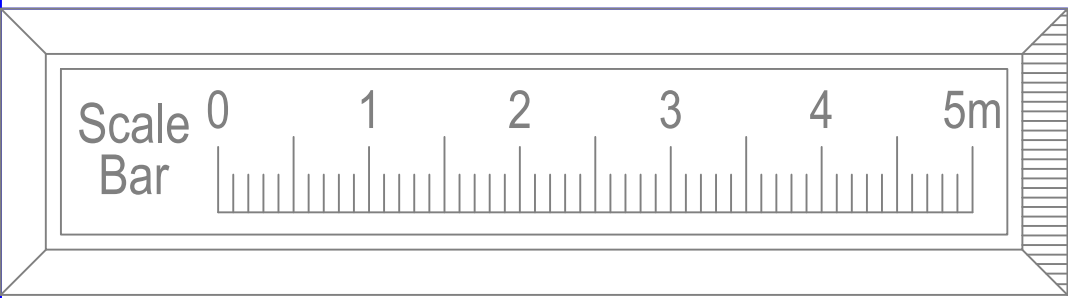


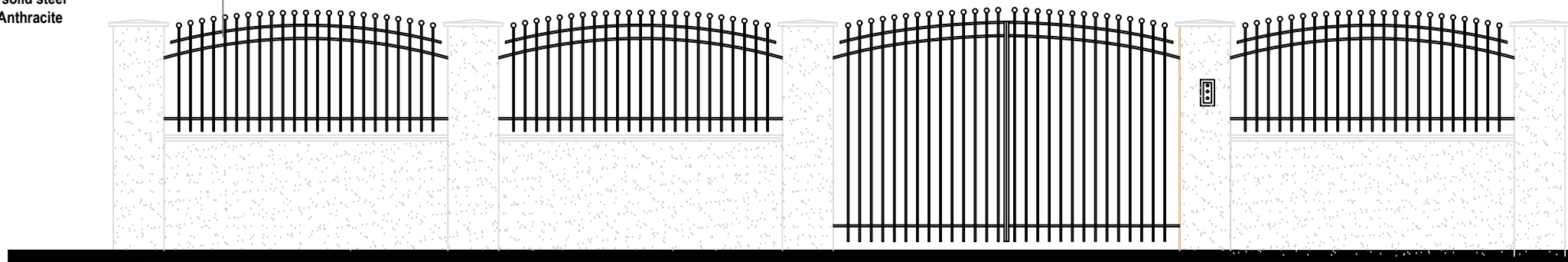


Existing Ground Floor / Site Plan



Proposed Boundary Wall Type A

Polyester powder coated steel fence and gate panels constructed primarily from 12mm dia solid steel bar with ball top, colour Anthracite to match house



Proposed Boundary Wall Type B + Driveway Gates

GENERAL
No dimensions are to be scaled from this drawing, the contractor is to check and verify all building and site dimensions, levels, drainage locations / invert levels at connection points before work commences.
This drawing must be read with and checked against any structural, specialist and architectural drawings provided / required, the contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings.
The contractor shall investigate the locations of all domestic services and allow for any necessary modifications to same to complete the project.
Before work commences ensure all Planning conditions and Building Regulation conditions have been resolved to the satisfaction of the Local Authority.
All works to comply with BS8000 series, all materials to be used and installed in accordance with the relevant manufacturers instructions and recommendations.
These drawings have been prepared only for the purposes of obtaining Local Authority approval.
The contractor is to notify Building Control at the appropriate stages in construction necessary for them to determine the works statutory compliance.
Should the indicated thermal elements be altered at the construction stage the contractor must seek prior approval from the Building Control Officer.
The contractor shall inspect all adjoining properties which may be affected by the works prior to commencement of the works and record and report with the respective owners any defects.
All drainage lines are assumed and shall be confirmed by the client / contractor prior to commencing the works / finalising costings. The client / contractor shall establish the classification of the drains in accordance with the Water Industry Regulations 2011 and if deemed public sewers obtain all necessary permissions / diversions etc. from the relevant utility company / building control officer.
PARTY WALL etc ACT
The building owner shall serve notice on all adjoining owners who will be affected by the proposed works as detailed under the Party Wall Act 1996 and receive written consents or appoint surveyors to determine a party wall award, before such works commence on site.

A	Issued for comment	Oct 20	DAP
Rev.	Mod. Notes	Date	By

Client
Mrs Iqbal

Location
98 Brantingham Rd
Manchester

Job Title
Proposed Utility Room Extension
and Boundary Wall

Drawing Title
Existing and Proposed
Plans / Elevations

Scale 1:50,1:100	Sheet A1
Date Oct 20	Drawn by DAP

Dwg. No. 31-20 / 02	Rev. A
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