

General Notes

1. All drawings to be read in conjunction with all relevant specifications, architect's drawings and services engineer's drawings.
2. For setting out refer to architect's drawings.
3. All dimensions are in millimetres unless noted otherwise.
4. Do not scale from the drawings or the computer digital data. Only figured dimensions to be used.
5. For all waterproofing details - see architect's drawings.
6. The contractor is to provide any temporary bracing necessary to maintain structural stability during construction.
7. The works have been designed and shall be constructed in accordance with the following codes. This list is not exhaustive and is only intended to list the principal codes:
 - a) BS EN 1991-1-1:2002, BS EN 1991-1-7:2006: Code of practice for dead and imposed loads.
 - b) BS EN 1991-1-4:2005+A1:2010: Code of practice for wind loads.
 - c) BS EN 1991-1-3:2003: Code of practice for imposed roof loads.
 - d) BS EN 1997-1:2004 : Code of practice for foundations.
 - e) BS EN 1992-1-1:2004: Structural use of concrete.
 - f) BS EN 1993-1-1:2005, BS EN 1993-1-5:2006, BS EN 1993-1-10:2005, BS EN 1993-5:2007, BS EN 1993-6:2007, BS EN 1993-1-8:2005: Structural use of steelwork in buildings.
 - g) PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012: Structural use of un-reinforced masonry.
 - h) BS EN 1995-1-1:2004+A1:2008: Structural use of timber.
8. The works have been designed for the finish state. The following superimposed loads have been used in the design:
 - Floor loads - See structural engineer's calculations.
 - Roof loads - See structural engineer's calculations.
9. All works shall comply with the Building Regulations and other relevant statutory notices e.g. Health and Safety Bylaws, COSHH etc
10. The client / appointed contractor must take their own assurances on:
 - a) Soil conditions on site and the gradient of land;
 - b) Suitability / existing methods of storm water drainage;
 - c) Trees (existing or removed) and their affect on foundations;
 - d) Position and condition of main sewer.
11. Extensions/alterations to existing structures are subject to revision depending upon such being fully exposed. The client/thier contractor must take their own assurances that any structure designated for demolition/removal are not load bearing or that alternative methods of permanent support are put in place prior to removal. Existing walls, lintels and foundations that are intended to take additional loads, must first be fully exposed and checked for adequacy prior to the commencement of works.

Foundations

1. The depth of the proposed foundations are subject to ground conditions and building control approval. These are to be minimum 1000mm deep subject to be founding in good ground of minimum 100kN/m² bearing stratum (based on London Clay).
2. The excavations should be free from any mature tree roots. If there are

- large trees in the vicinity then the foundations depth is to be in accordance with NHBC standards guidelines for building near trees.
3. Where new foundations are to abut existing foundations, a soft joint of 75mm is to be formed using 'Claymaster' or similar approved unless noted otherwise on the drawings.
4. Any foundations deeper than 1.5m should have suspended floors to avoid any heave. Where the foundations are cast within highly shrinkable soils, then anti-heave precautions such as compressible materials or void formers are to be applied to the foundations.
4. Blockwork shall have a minimum crushing strength of 7N/mm².
5. Mortar shall be a Class (ii) cement: lime putty: sand mix (1:1:2:4), unless indicated otherwise.
6. All vertical joints shall be completely filled. Bricks shall be laid frog up. The voids in perforated bricks shall be filled.
7. Fissured bricks or bricks with voids shall not be used.
8. Horizontal chases are prohibited. Vertical chases and builderswork holes shall be agreed with the architect.

Notes for Timber

1. These notes are to be read in conjunction with relevant architect's and services engineer's drawings and specification.
2. All timber-work shall comply with BS EN 1995-1-1:2004+A1:2008.
3. Roof area:
 - a) Roof joists shall be grade C24. Evidence of grading shall be provided before work commences;
 - b) Blocking and battens shall be grade C24 softwood;
 - c) The sizes shown on the drawings are finished sizes;
 - d) In joint zones wanes, shakes and knots are not permitted;
 - e) Timber to be carefully cut and planed to ensure tight fit and continuous bearing against metalwork;
 - f) All gaps between timber and metalwork to be resin-grouted. With the approval of the engineer.
4. All connectors, bolts, nails etc. shall be galvanised to BS 729.
5. Adhesive shall be to BS1204: Part 1: 1970 Type WPR.
6. All timber to be treated in accordance with the British Wood Preservative and Damp-proofing Association Commodity Specification C8 for 40 years desired service life.

Notes for Fire Resistance

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All habitable doors to the kitchen enclosure and the kitchen to be filled with self-closing devices.
3. Any glazing within the stair enclosure, including glazing to doors, to be fire-resistant.
4. Mains powered interconnected smoke alarms to be provided to entrance lobby and all stairs landings.
5. Class 1 flame spread to be provided to all new walls and ceilings.

Notes for Masonry

1. These notes are to be read in conjunction with relevant architect's services engineer's drawings and specifications.
2. All brickwork shall comply with PD 6697:2010, BS EN 1996-3:2006, BS EN 1996-2:2006, BS EN 1996-1-1:2005+A1:2012.
3. All bricks shall have a minimum crushing strength of 20N/mm².

Note: The dimension deviation can be up to +/-75mm due to the tolerances and human errors as the dimensions are recorded manually.
All the dimensios must check on site by contractor and such dimensions to be their responsibility

Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

GENERAL NOTES

Drawing Status

For Approval

Revisions and Notes



Project No. 2024-03-DA16 3ND

Drawing No. A-000

Revision 00

Scale at A3 N.T.S

Date 24/03/2024

Designed MI

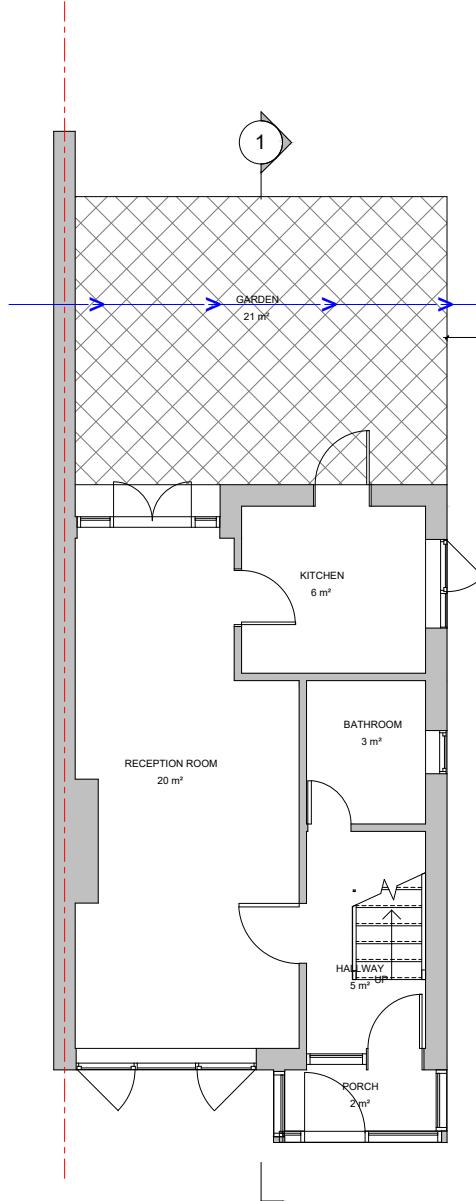
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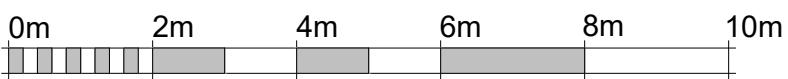
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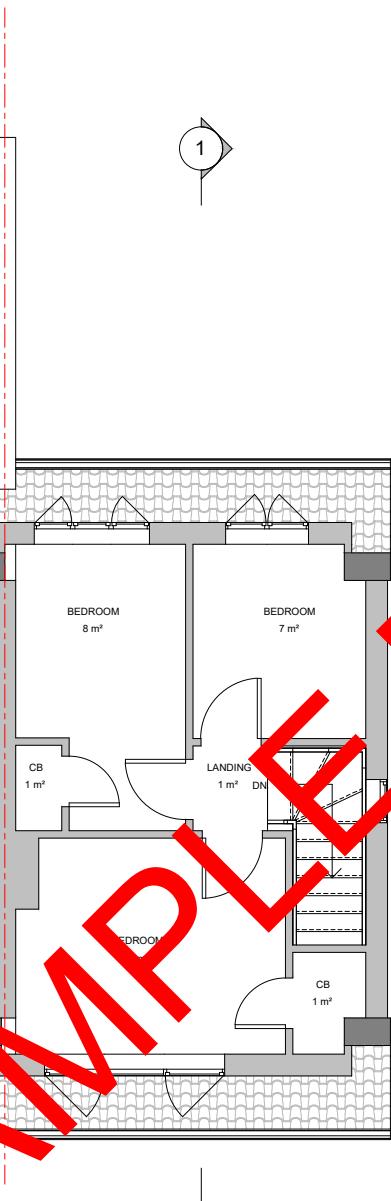
Client Name
Section
REAR EXTENSION
Stage
PLANNING
Drawing Title
EXISTING PLANS
Drawing Status
For Approval
Revisions and Notes
LEGEND
■ EXISTING STRUCTURE
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
□ SHARED WALL
Project No. 2024-03-DA16 3ND
Drawing No. A-001
Revision 00
Scale at A3 1:100
Date 24/03/2024
Designed MI
Drawn MI



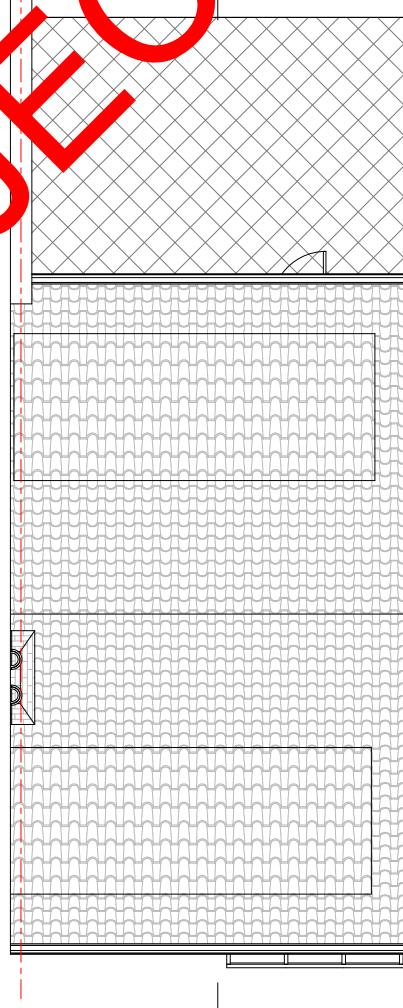
EXISTING GROUND FLOOR PLAN



SCALE 1:100 @ A3



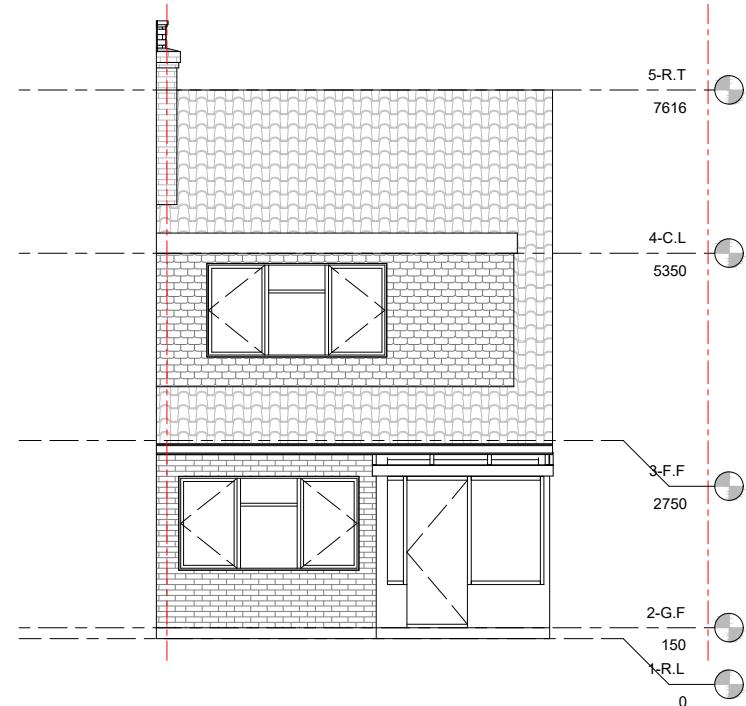
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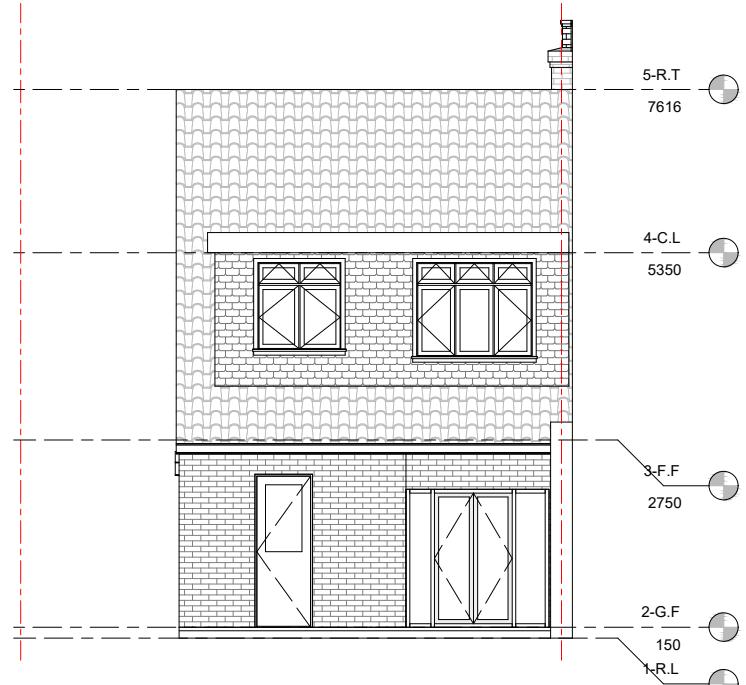
EXISTING ROOF PLAN



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EXISTING FRONT ELEVATION



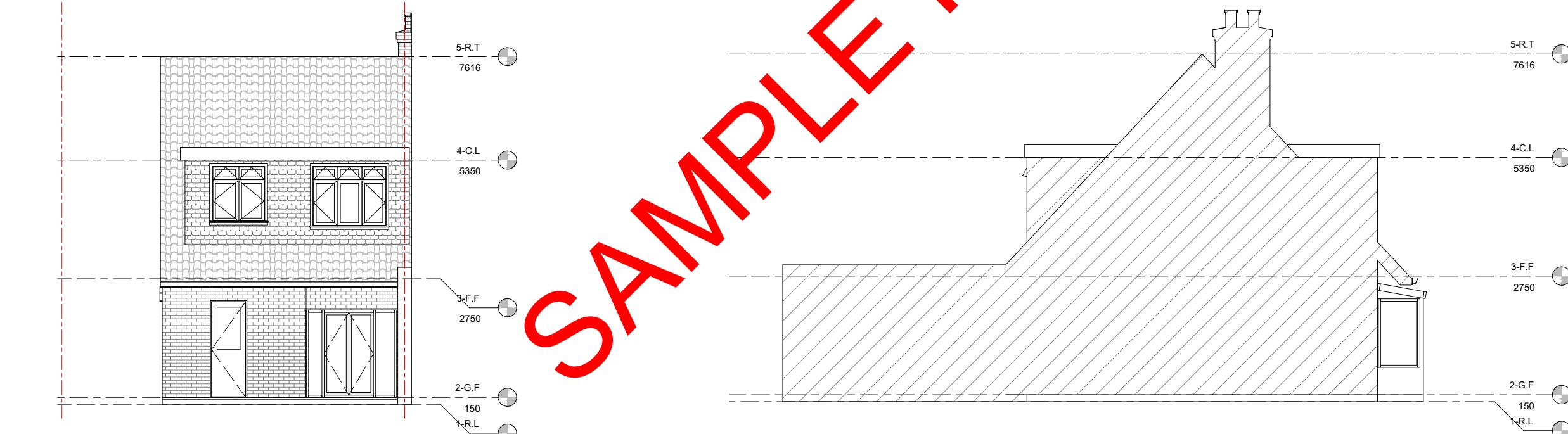
EXISTING REAR ELEVATION

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3



EXISTING RIGHT SIDE ELEVATION



EXISTING LEFT SIDE ELEVATION

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Client Name	
Section	
REAR EXTENSION	
Stage	
PLANNING	
Drawing Title	
EXISTING ELEVATIONS	
Drawing Status	
For Approval	
Revisions and Notes	
LEGEND	
EXISTING STRUCTURE	
STRUCTURE TO BE DEMOLISHED	
PROPOSED STRUCTURE	
SHARED WALL	
Project No.	2024-03-DA16 3ND
Drawing No.	A-002
Revision	00
Scale at A3	1:100
Date	24/03/2024
Designed	MI
Drawn	MI
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Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

EXISTING SECTIONS

Drawing Status

For Approval

Revisions and Notes

LEGEND

- EXISTING STRUCTURE
- STRUCTURE TO BE DEMOLISHED
- PROPOSED STRUCTURE
- SHARED WALL

Project No. 2024-03-DA16 3ND

Drawing No. A-003

Revision 00

Scale at A3 1:100

Date 24/03/2024

Designed MI

Drawn MI



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SAMPLE PROJECT
EXISTING SECTION 1

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

EXISTING 3D VIEWS

Drawing Status

For Approval

Revisions and Notes

LEGEND



EXISTING STRUCTURE



STRUCTURE TO BE DEMOLISHED



PROPOSED STRUCTURE



SHARED WALL

Project No. 2024-03-DA16 3ND

Drawing No. A-004

Revision 00

Scale at A3 1:100

Date 24/03/2024

Designed MI

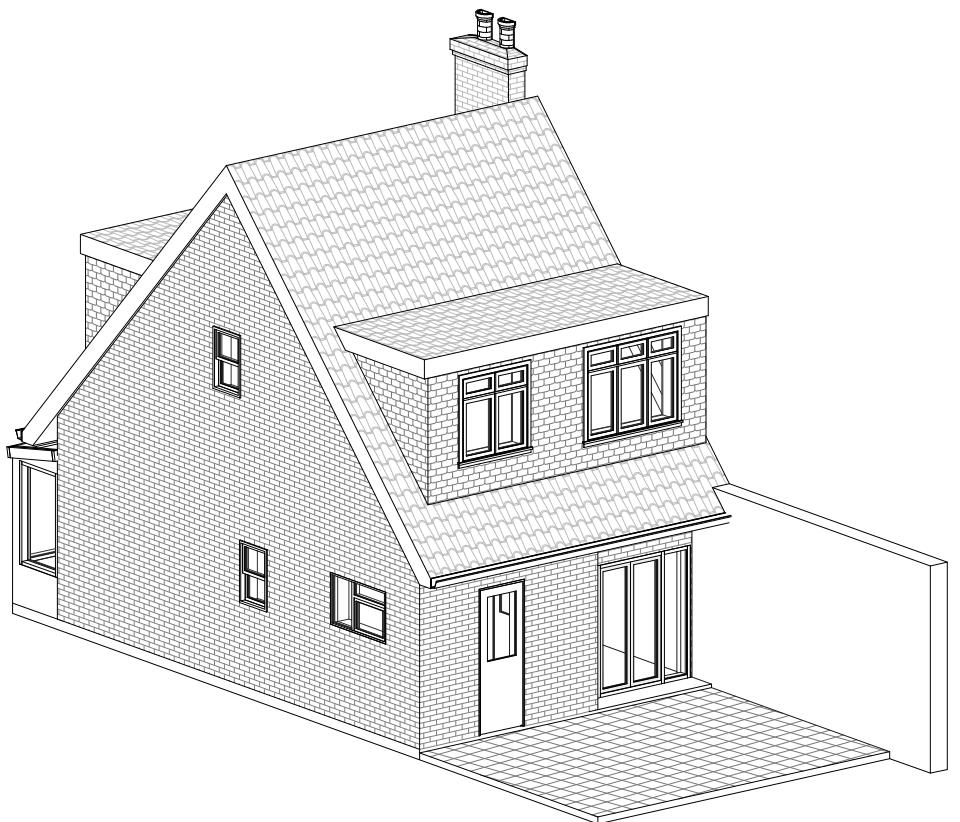
Drawn MI



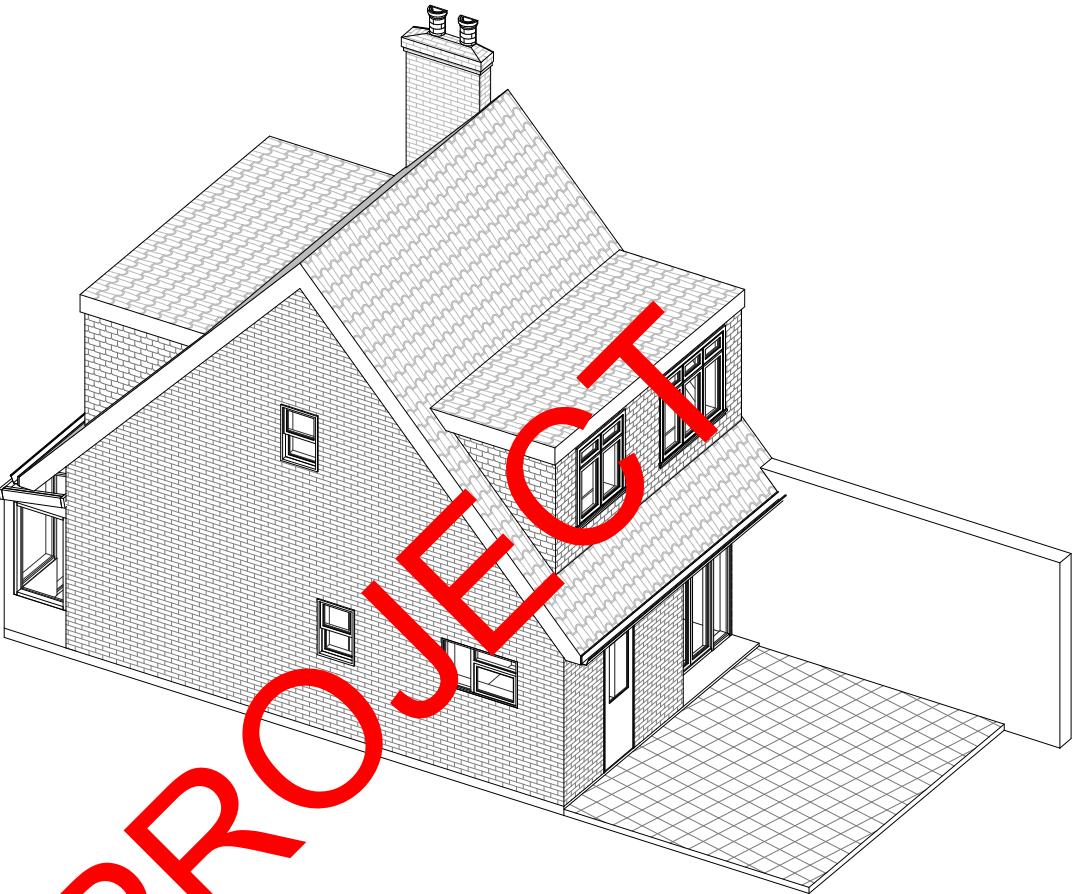
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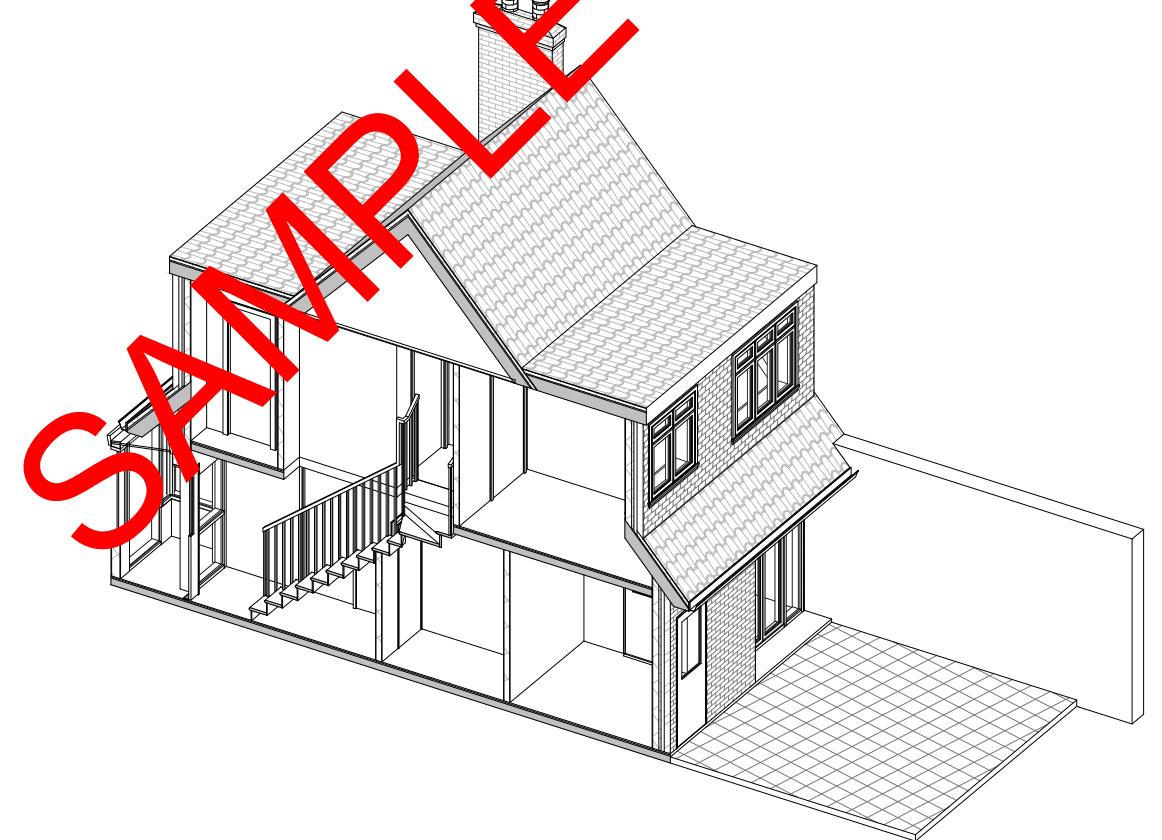
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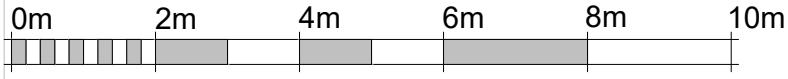
EXISTING 3D VIEW 1



EXISTING 3D VIEW 2



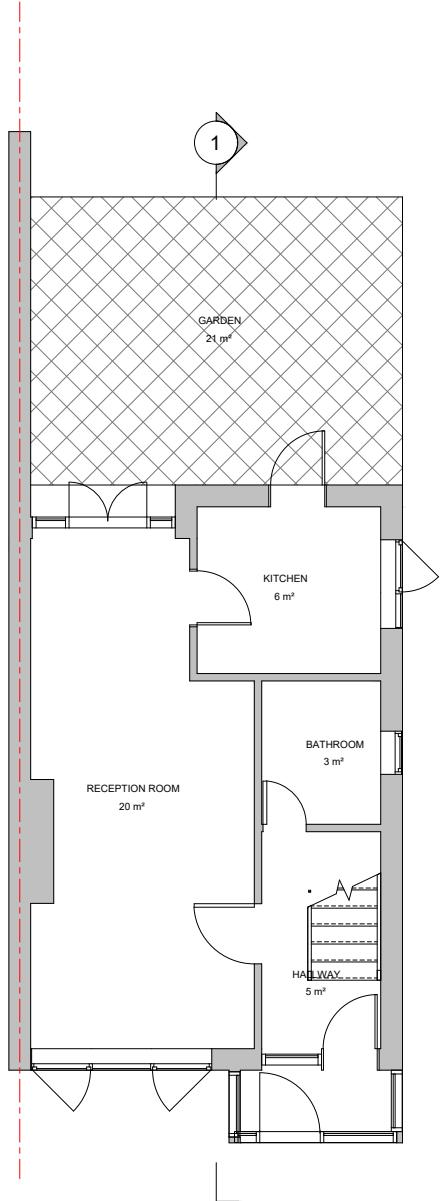
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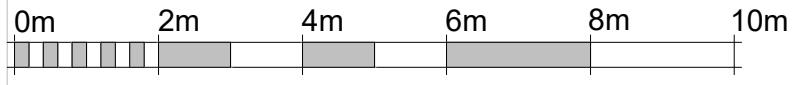
SCALE 1:100 @ A3

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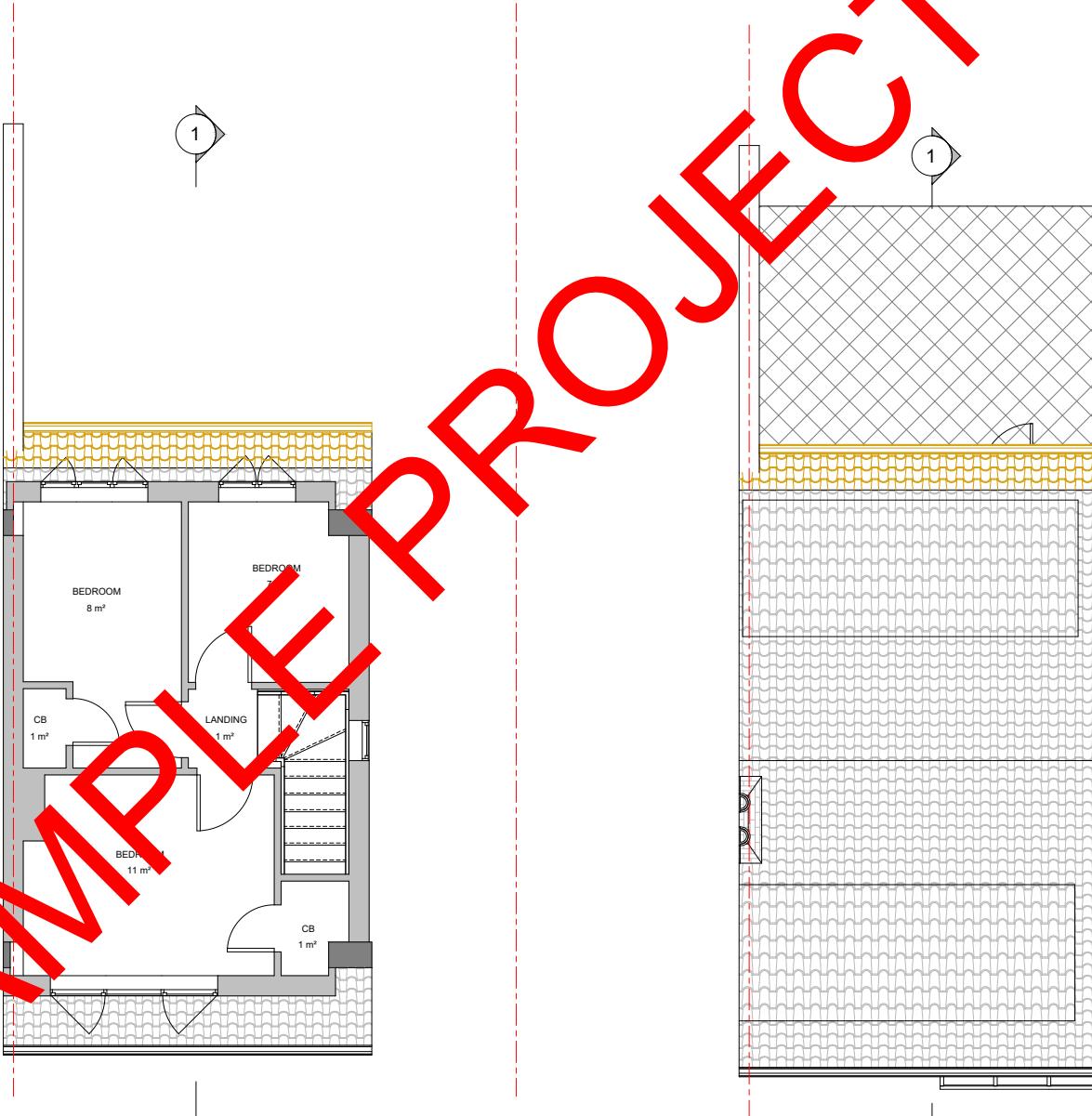
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Project Address
Section
REAR EXTENSION
Stage
PLANNING
Drawing Title
DEMO PLANS
Drawing Status
For Approval
Revisions and Notes
LEGEND
EXISTING STRUCTURE
STRUCTURE TO BE DEMOLISHED
PROPOSED STRUCTURE
SHARED WALL
Project No. 2024-03-DA16 3ND
Drawing No. A-005
Revision 00
Scale at A3 1:100
Date 24/03/2024
Designed MI
Drawn MI
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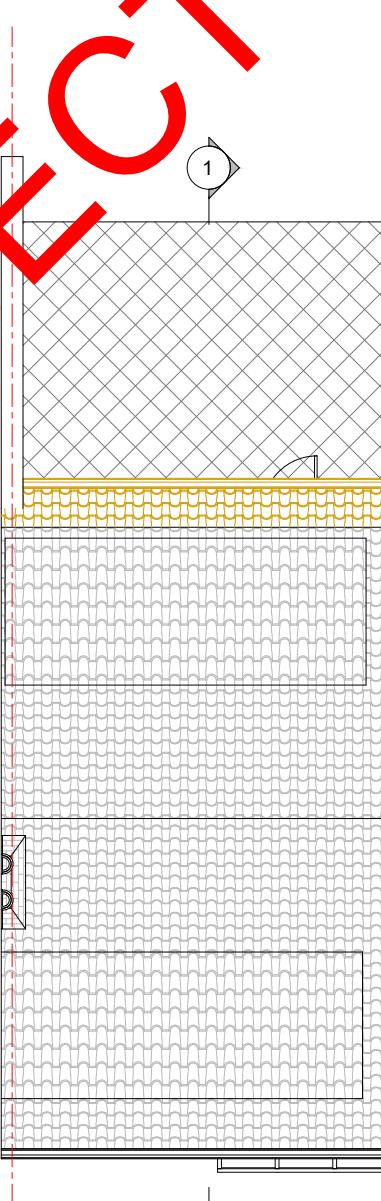
DEMO GROUND FLOOR PLAN



SCALE 1:100 @ A3



DEMO FIRST FLOOR PLAN



DEMO ROOF PLAN

SAMPLE PROJECT

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Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

DEMO ELEVATIONS

Drawing Status

For Approval

Revisions and Notes

LEGEND



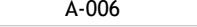
EXISTING STRUCTURE



STRUCTURE TO BE DEMOLISHED



PROPOSED STRUCTURE



SHARED WALL

Project No. 2023-07-AL1 3AZ

Drawing No. A-006

Revision 00

Scale at A3 1:100

Date 24/03/2024

Designed MI

Drawn MI



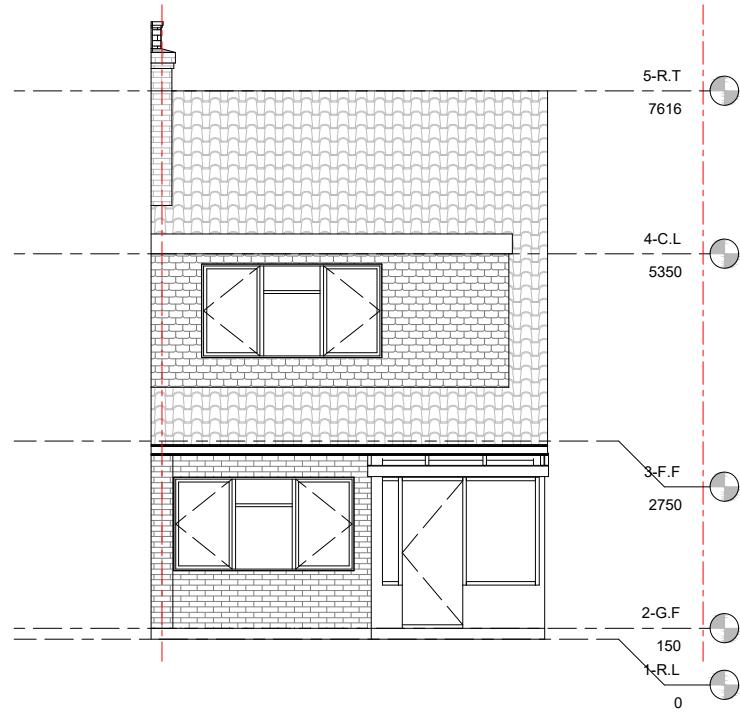
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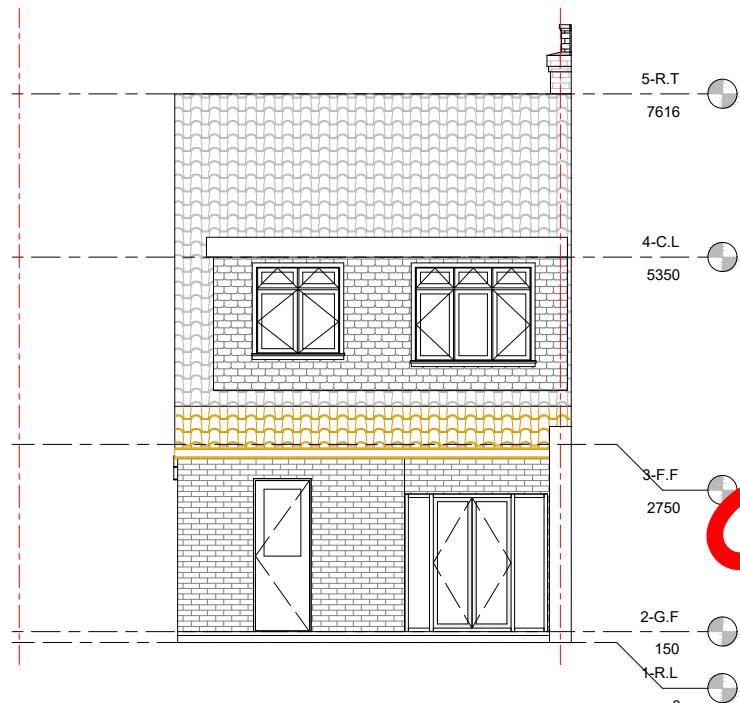
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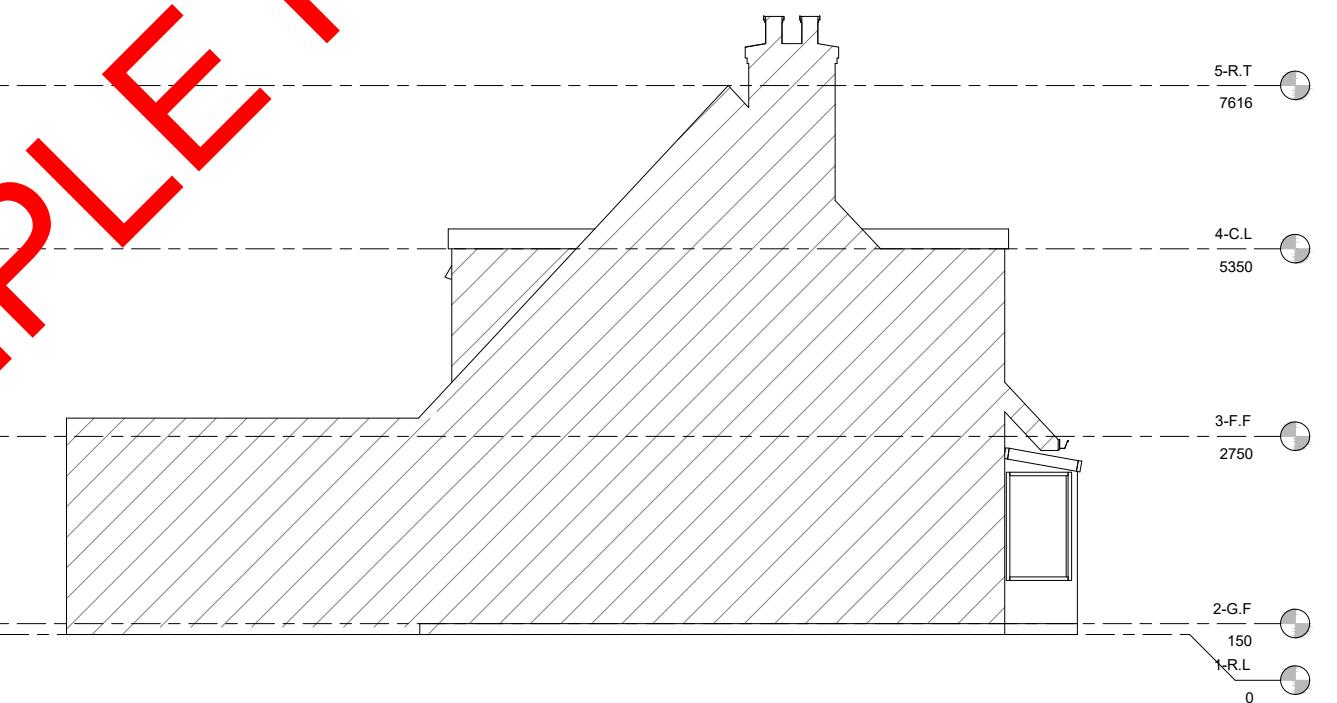
DEMO FRONT ELEVATION



DEMO RIGHT SIDE ELEVATION



DEMO REAR ELEVATION



DEMO LEFT SIDE ELEVATION

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

Note: The dimension deviation can be up to +/-75mm due to the tolerances and human errors as the dimensions are recorded manually.
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Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

DEMO SECTIONS

Drawing Status

For Approval

Revisions and Notes



Project No.	2024-03-DA16 3ND
Drawing No.	A-007
Revision	00
Scale at A3	1:100
Date	24/03/2024
Designed	MI
Drawn	MI



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DEMO SECTION 1

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

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Client Name

Section

REAR EXTENSION

Stage

PLANNING

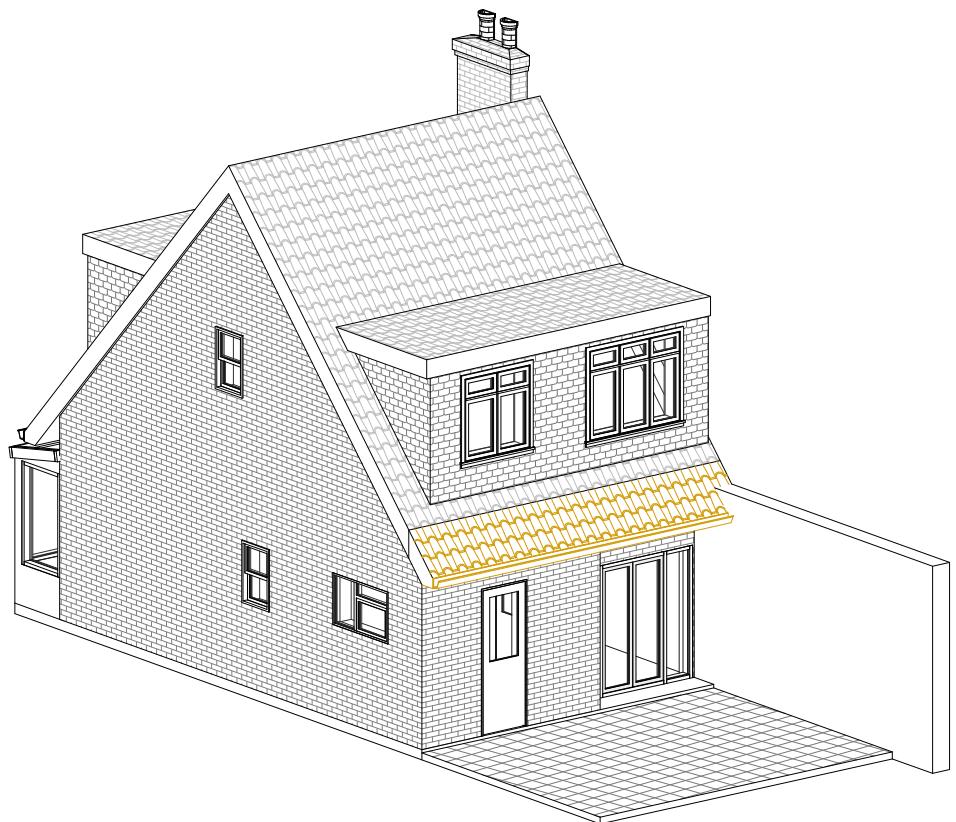
Drawing Title

DEMO 3D VIEWS

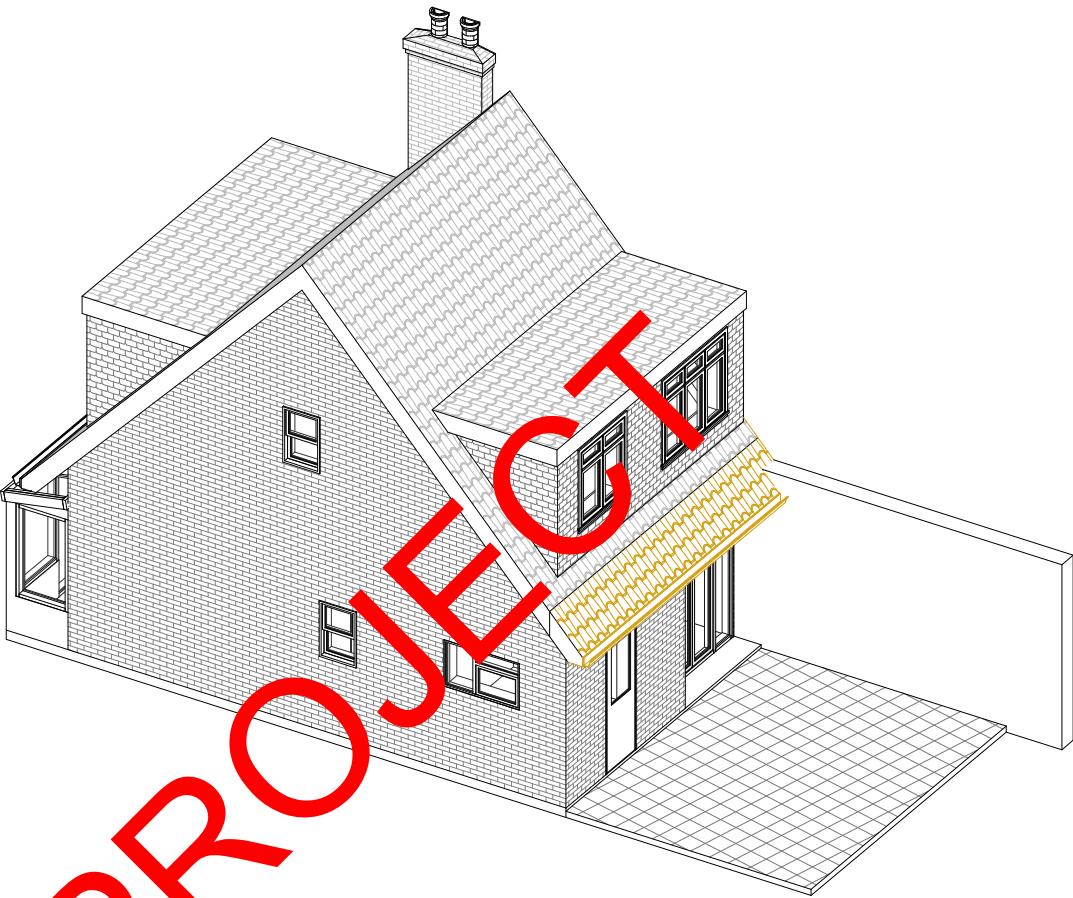
Drawing Status

For Approval

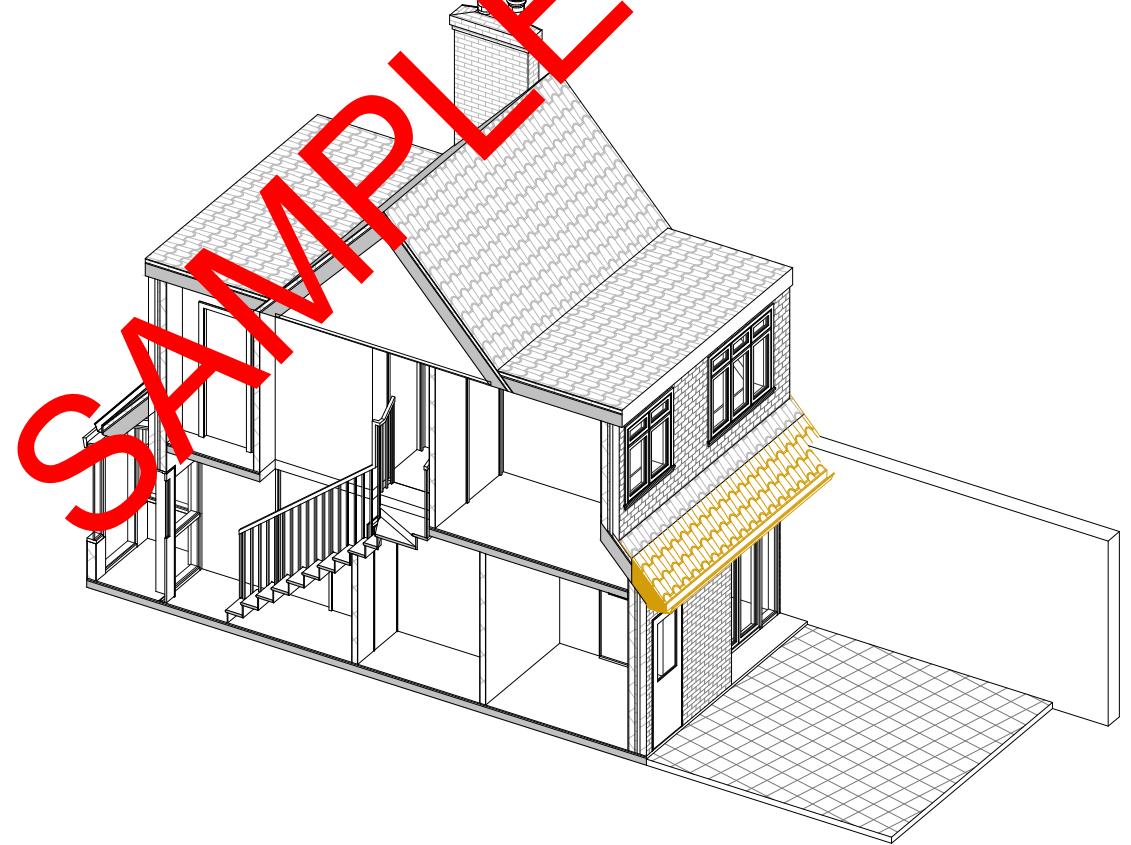
Revisions and Notes



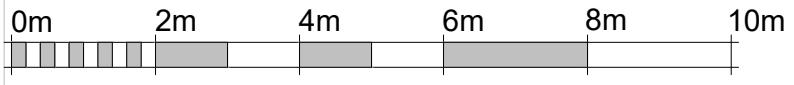
DEMO 3D VIEW 1



DEMO 3D VIEW 2



DEMO 3D SECTIONAL VIEW 3



SCALE 1:100 @ A3

LEGEND
■ EXISTING STRUCTURE
■ STRUCTURE TO BE DEMOLISHED
■ PROPOSED STRUCTURE
□ SHARED WALL

Project No. 2024-03-DA16 3ND
Drawing No. A-008
Revision 00
Scale at A3 1:100
Date 24/03/2024
Designed MI
Drawn MI



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Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

DRAINAGE PLAN

Drawing Status

For Approval

Revisions and Notes

LEGEND

- EXISTING STRUCTURE
- STRUCTURE TO BE DEMOLISHED
- PROPOSED STRUCTURE
- SHARED WALL

Project No. 2024-03-DA16 3ND

Drawing No. A-009.1

Revision 00

Scale at A3 1:100

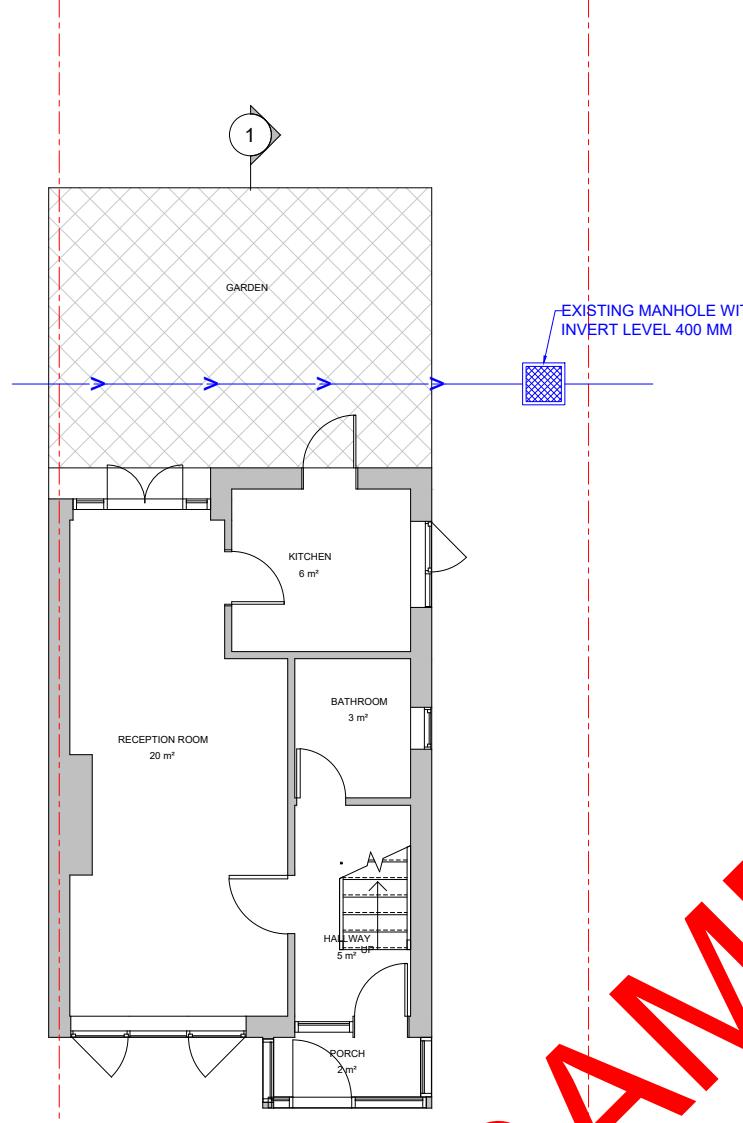
Date 24/03/2024

Designed MI

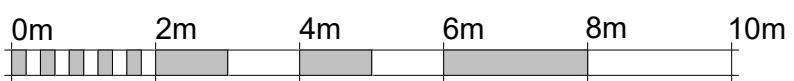
Drawn MI



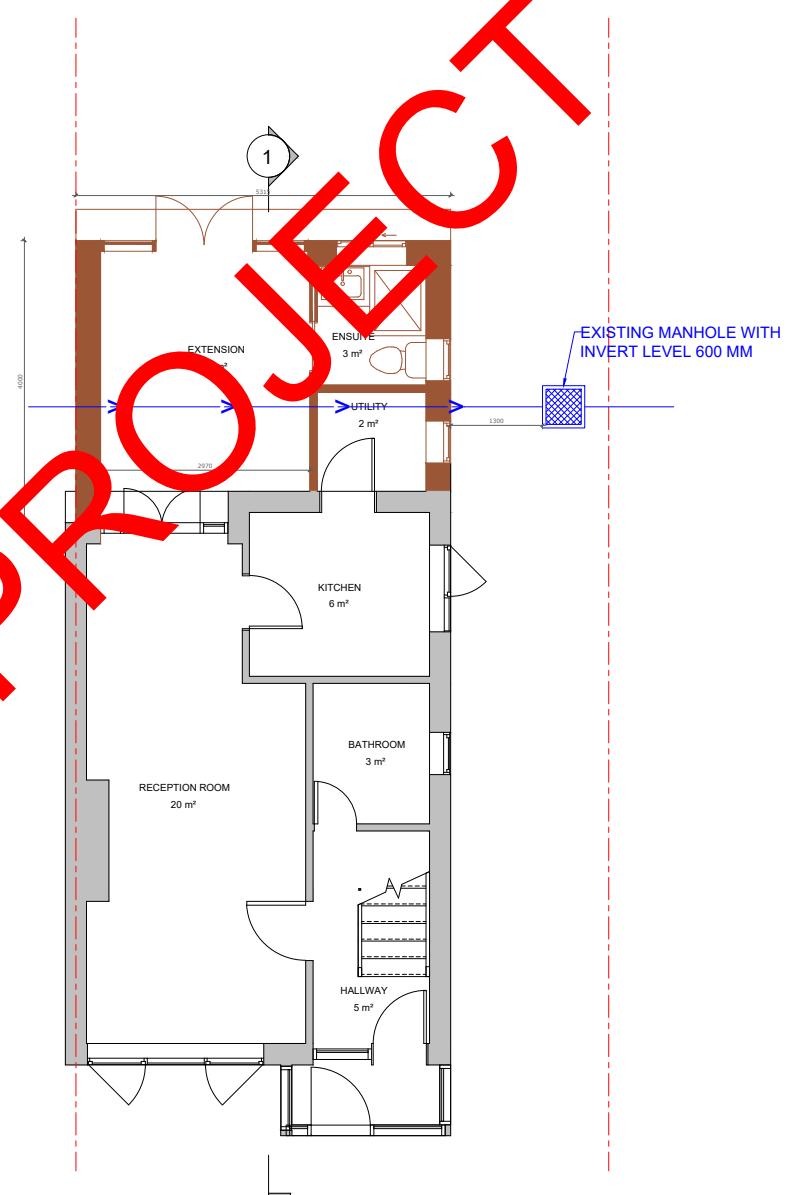
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EXISTING GROUND FLOOR PLAN



SCALE 1:100 @ A3



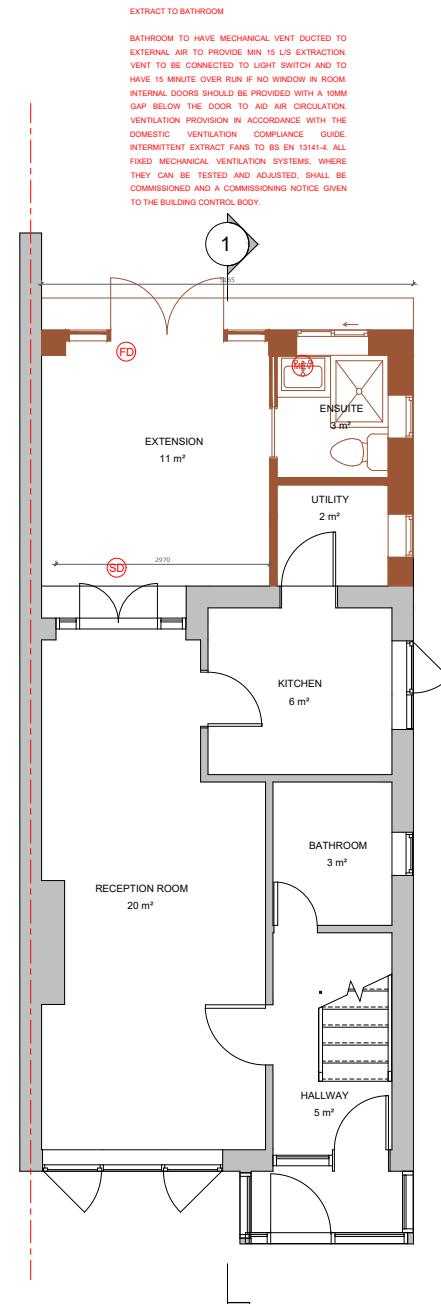
PROPOSED GROUND FLOOR PLAN

SAMPLE PROJECT

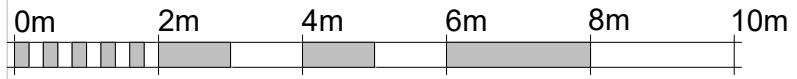
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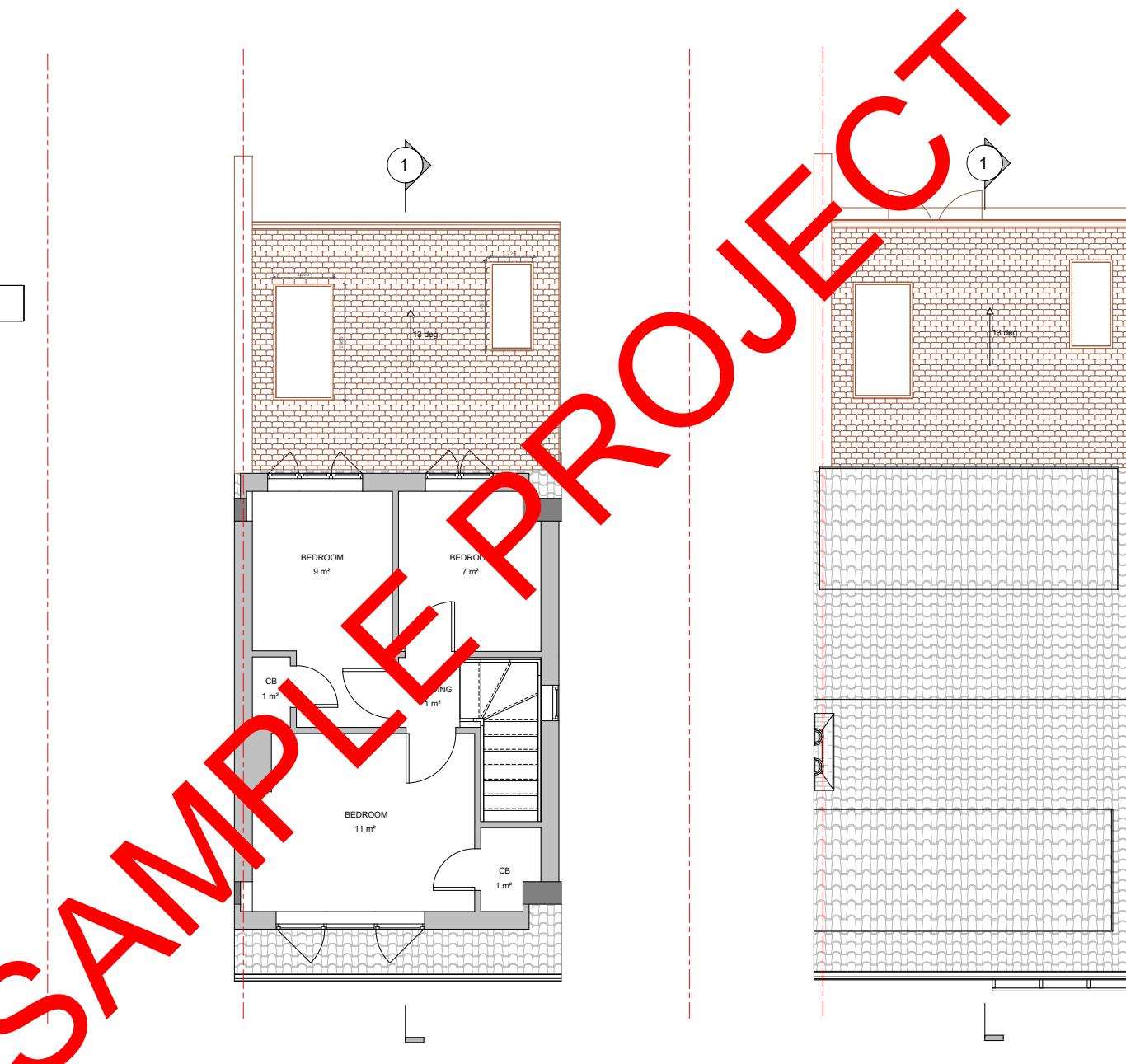
Client Name	
Section	
REAR EXTENSION	
Stage	PLANNING
Drawing Title	PROPOSED PLANS
Drawing Status	For Approval
Revisions and Notes	
	
LEGEND	
Project No.	2024-03-DA16 3ND
Drawing No.	A-009
Revision	00
Scale at A3	1:100
Date	24/03/2024
Designed	MI
Drawn	MI
	
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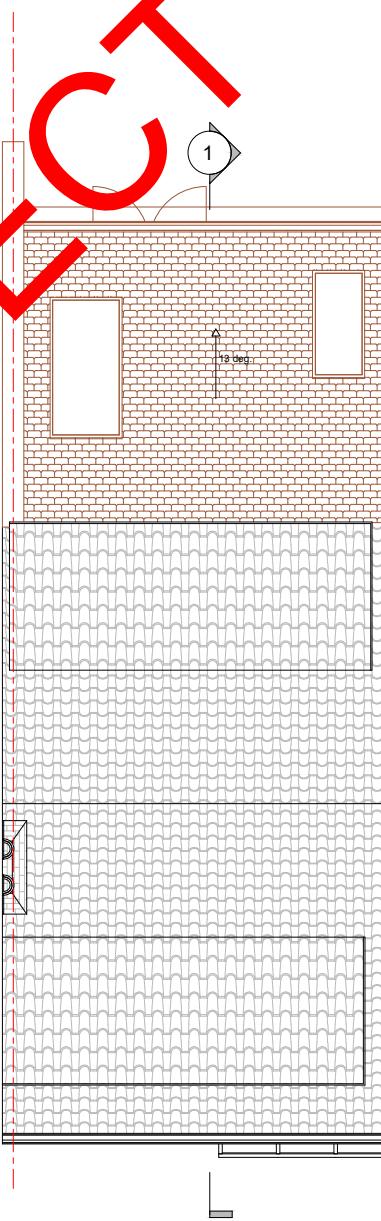
PROPOSED GROUND FLOOR PLAN



SCALE 1:100 @ A3



PROPOSED FIRST FLOOR PLAN



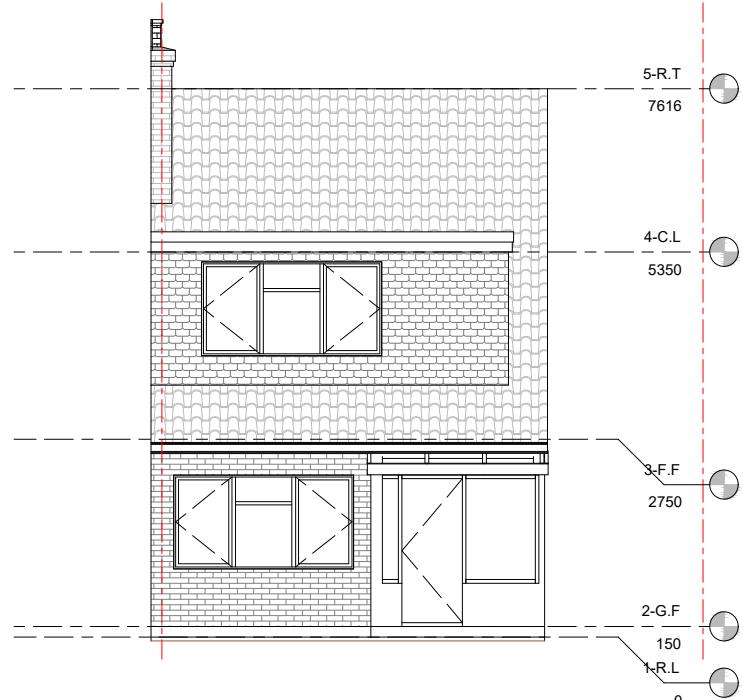
PROPOSED ROOF PLAN



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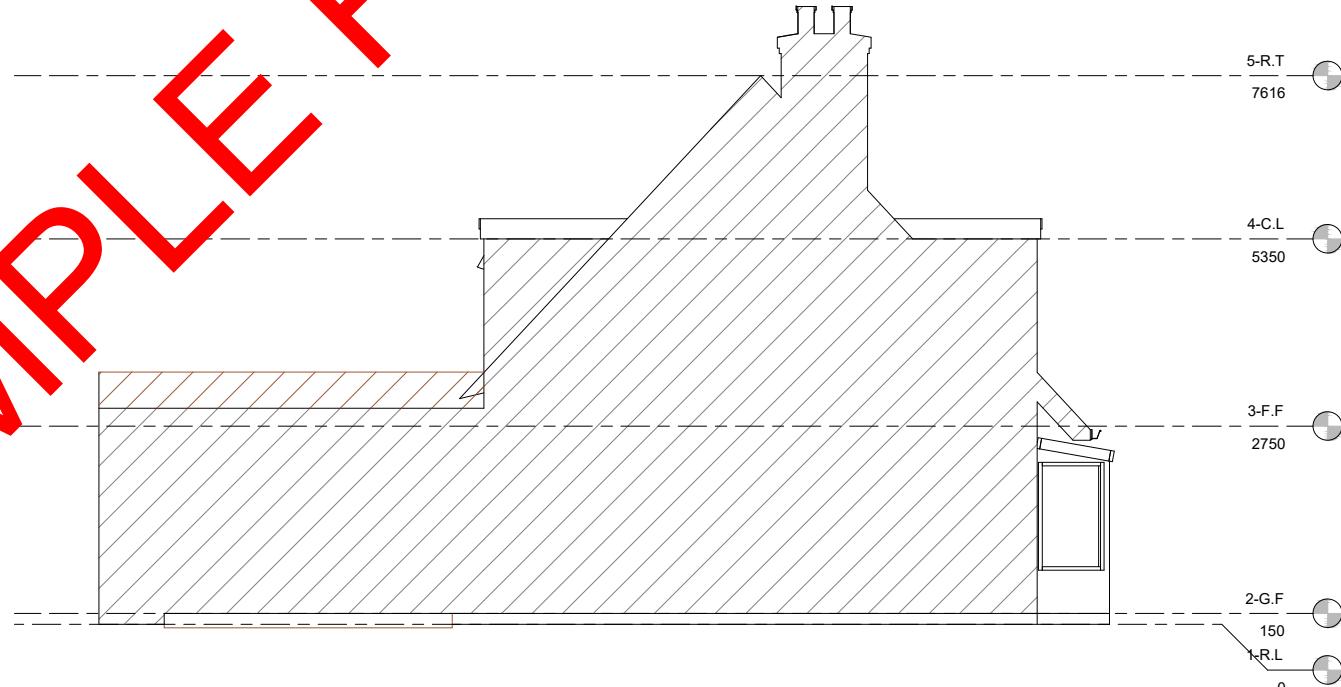
PROPOSED FRONT ELEVATION



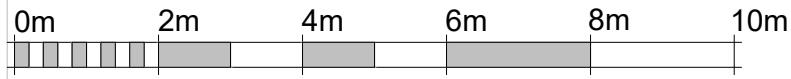
PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



SCALE 1:100 @ A3

Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

PROPOSED ELEVATIONS

Drawing Status

For Approval

Revisions and Notes

LEGEND

- EXISTING STRUCTURE
- STRUCTURE TO BE DEMOLISHED
- PROPOSED STRUCTURE
- SHARED WALL

Project No. 2024-03-DA16 3ND

Drawing No. A-010

Revision 00

Scale at A3 1:100

Date 24/03/2024

Designed MI

Drawn MI



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SAMPLE PROJECT

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Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

PROPOSED SECTIONS

Drawing Status

For Approval

Revisions and Notes

LEGEND

- EXISTING STRUCTURE
- STRUCTURE TO BE DEMOLISHED
- PROPOSED STRUCTURE
- SHARED WALL

Project No. 2024-03-DA16 3ND

Drawing No. A-011

Revision 00

Scale at A3 1:100

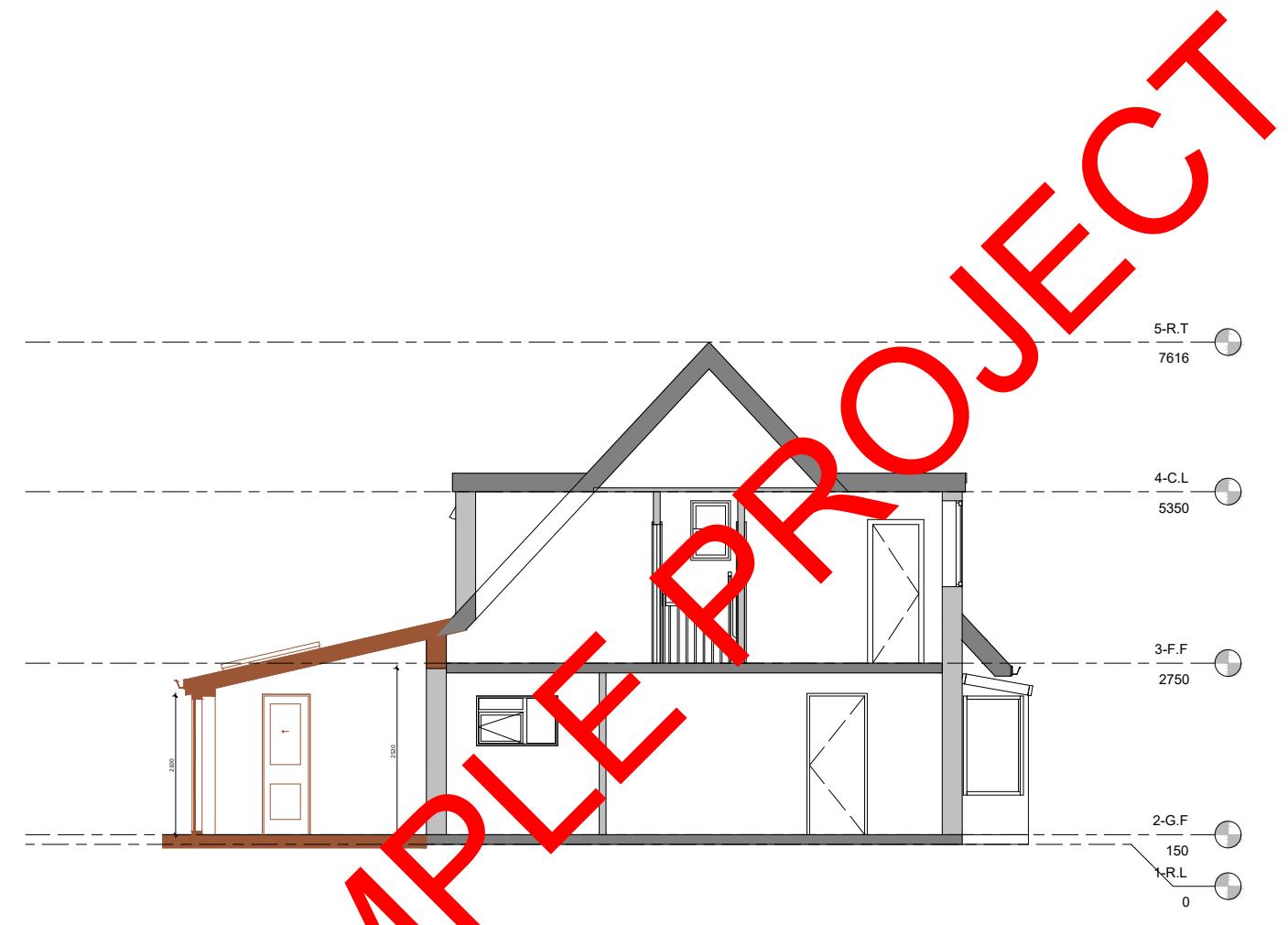
Date 24/03/2024

Designed MI

Drawn MI



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PROPOSED SECTION 1

0m 2m 4m 6m 8m 10m

SCALE 1:100 @ A3

Note: The dimension deviation can be up to +/-75mm due to the tolerances and human errors as the dimensions are recorded manually.

All the dimensions must check on site by contractor and such dimensions to be their responsibility

Client Name

Section

REAR EXTENSION

Stage

PLANNING

Drawing Title

PROPOSED 3D VIEWS

Drawing Status

For Approval

Revisions and Notes

LEGEND

EXISTING STRUCTURE

STRUCTURE TO BE DEMOLISHED

PROPOSED STRUCTURE

SHARED WALL

Project No. 2024-03-DA16 3ND

Drawing No. A-012

Revision 00

Scale at A3 1:100

Date 24/03/2024

Designed MI

Drawn MI



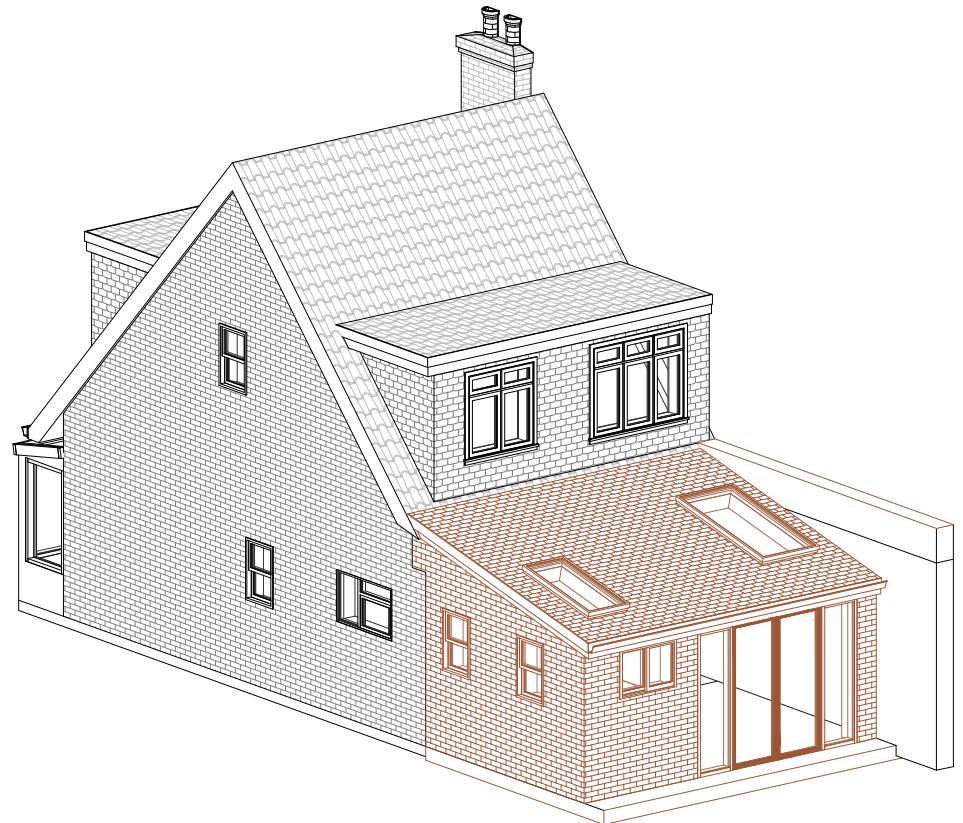
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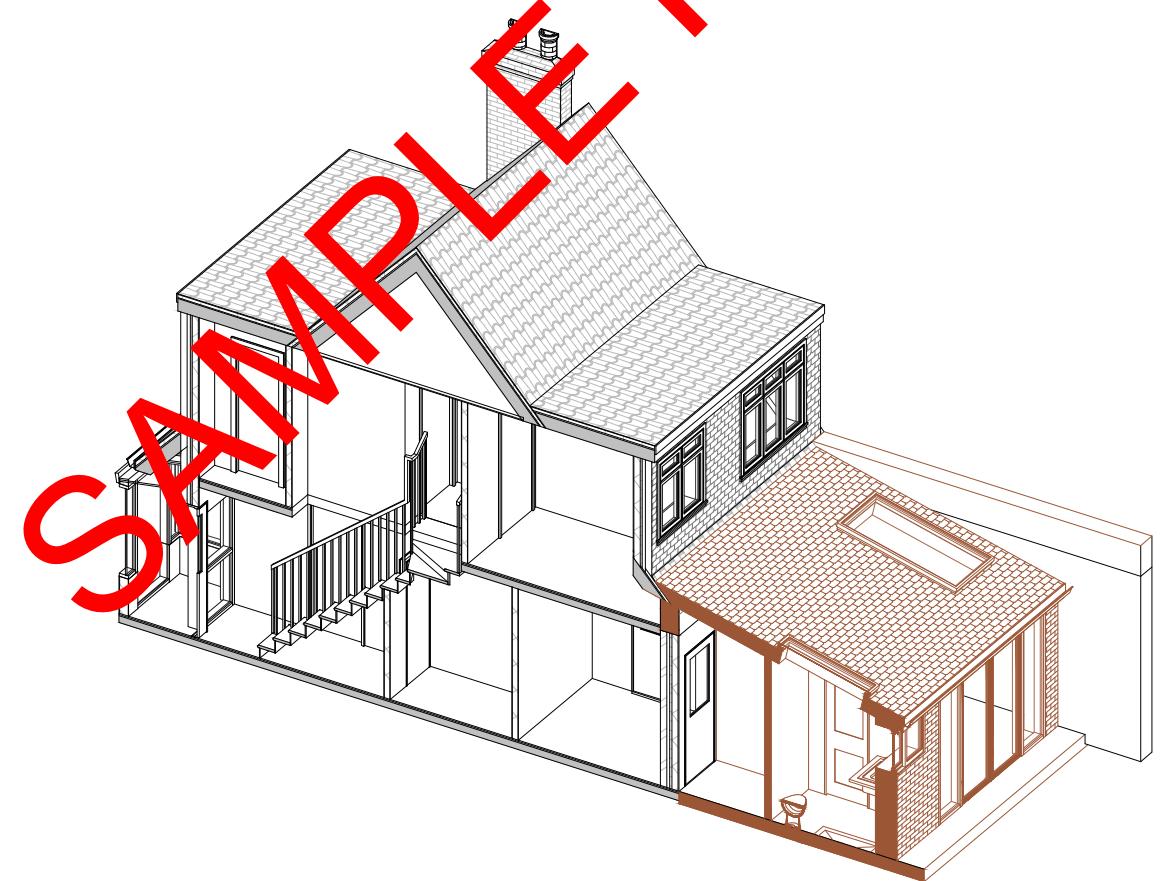
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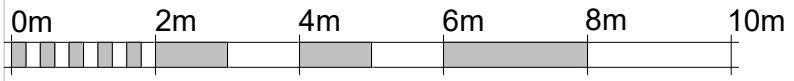
PROPOSED 3D VIEW 1



PROPOSED 3D VIEW 2



PROPOSED 3D SECTIONAL VIEW 3



SCALE 1:100 @ A3