

SIDE facing south



FRONT facing west



SIDE facing north



REAR facing east



SIDE facing south

B	PLANNING CONDITIONS	28/01/10
A	AMENDMENTS	4/9/09
Ref	revision	date

G. R. MERCHANT LTD.
I.ENG AMICE FIHIE

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Project
PROPOSED EXTENSION & ALTERATIONS
TO MONMOUTH HOUSE
MONMOUTH LANE
LUTTON

Client
MR & MRS D HOYLES

Drawing
PROPOSED ELEVATIONS & VIEWS

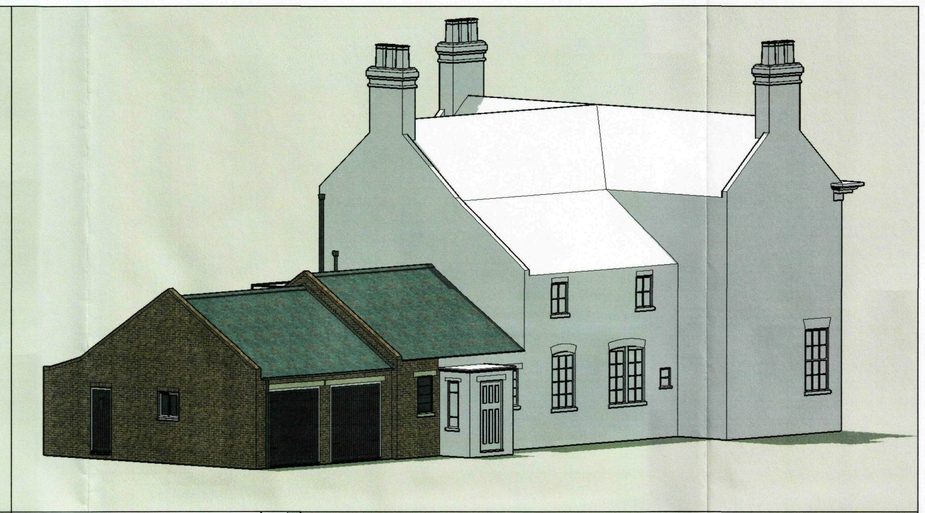
Job Ref.	Drawing No.
1779/08	04B
Date	Drawn
AUG 2009	JPW

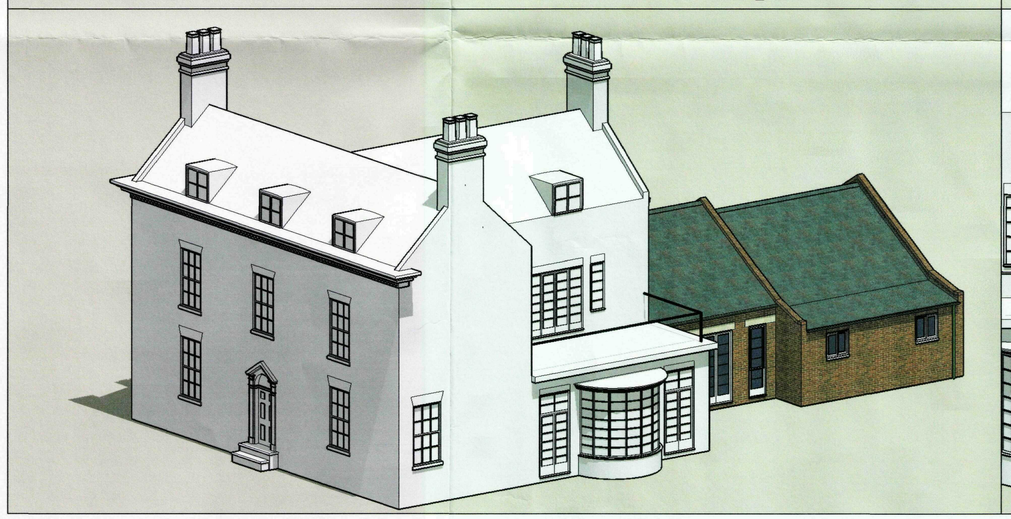
Scales
1/100 1/50

DO NOT SCALE FROM THIS DRAWING

Planning & Development
- 2 FEB 2010
Ref: 0087-10









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Drawing
3D VIEWS

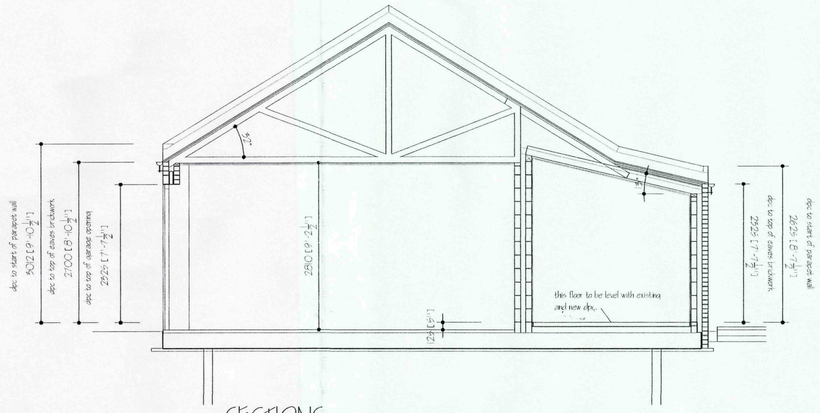
Job Ref.	Drawing No.
1779/08	05B
Date	Drawn
AUG 2009	JPW

Scales
N/A

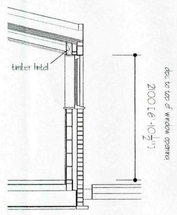
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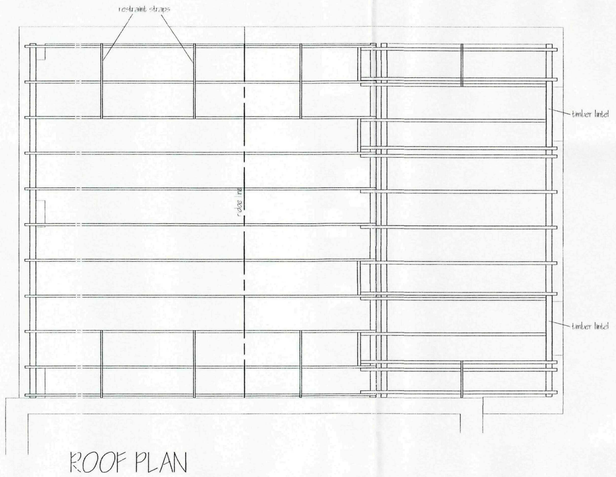
This drawing is copyright and may not be reused, stored, photocopied or used for anything other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All work shown on this drawing including foundations and boundary positions is subject to Party Wall Act considerations. No responsibility can be accepted for unauthorised alterations which may be discovered during construction. Information provided for Architectural Co-ordination drawings is for coordination purposes only and should not be relied upon for construction. Refer to Structural Engineer's drawings for structural details. Do not scale from drawing. All dimensions to be checked on site by the contractor before commencement of any work or shop drawings are prepared. This drawing is to be read in conjunction with all relevant Engineer's and Specialist's drawings. All dimensions are in millimetres unless stated otherwise. This drawing must not be used for the purposes of obtaining Planning, Building Regulations approval or Party Wall Agreement unless issued and signed as such. Any works set out in negotiation or variation of this to be agreed with the Architect's advice. Any works not to be undertaken until all necessary consents, approvals, agreements and permissions have been obtained. Any discrepancies found, it is the duty of the Contractor to inform the Architect immediately. Any variations of materials, or omission from specification, or variations to contract shall not be undertaken without the written consent of all parties concerned with this, to be valid these and included in any subsequent variation. Any variations to be agreed with the Architect before work is carried out. Any variations to approved plans which may be required by the Building Control Officer shall not be undertaken without the written consent of all parties concerned with this, to be valid these and included in any subsequent variation. Any variations to be agreed with the Architect before work is carried out. The Employer / Client is responsible for ensuring that the Principal Contractor and all Sub-contractors are aware of their duties under the Construction Design and Management Regulations as implemented in England and Wales. The Employer / Client is responsible for ensuring that the Principal Contractor and all Sub-contractors are aware of their duties under the Construction Design and Management Regulations as implemented in England and Wales. The Employer / Client is responsible for ensuring that the Principal Contractor and all Sub-contractors are aware of their duties under the Construction Design and Management Regulations as implemented in England and Wales.

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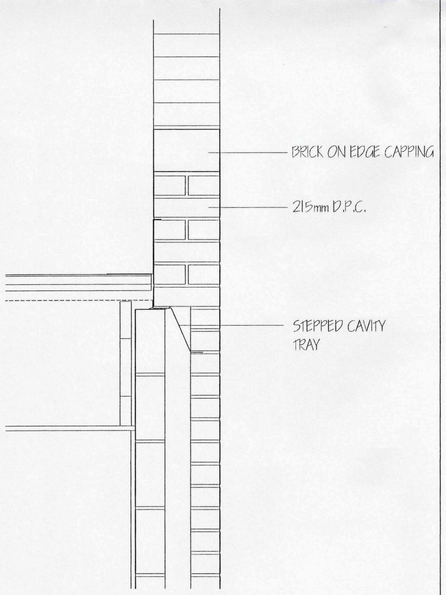


SECTIONS

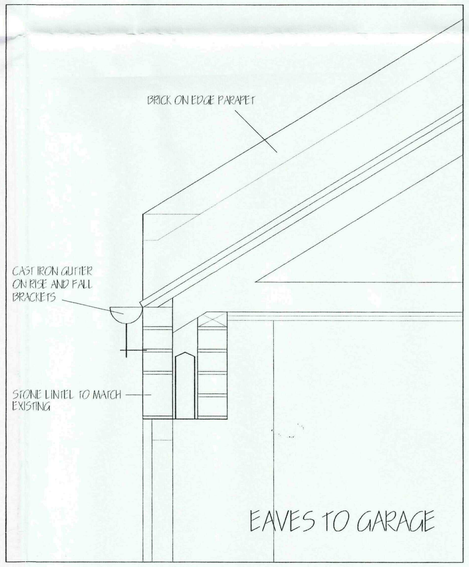




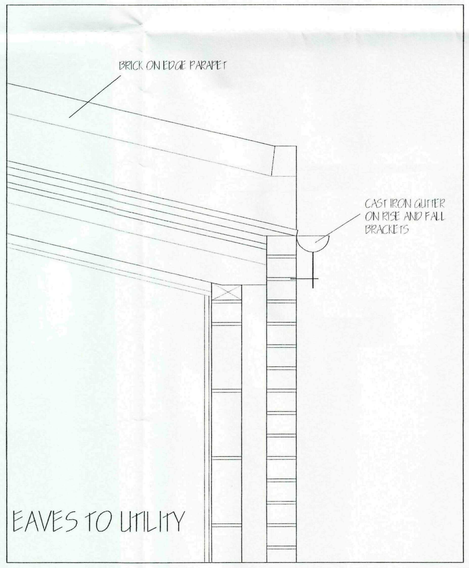
ROOF PLAN



PARAPET WALL DETAIL



EAVES TO GARAGE



EAVES TO UTILITY

ref:	revision	date

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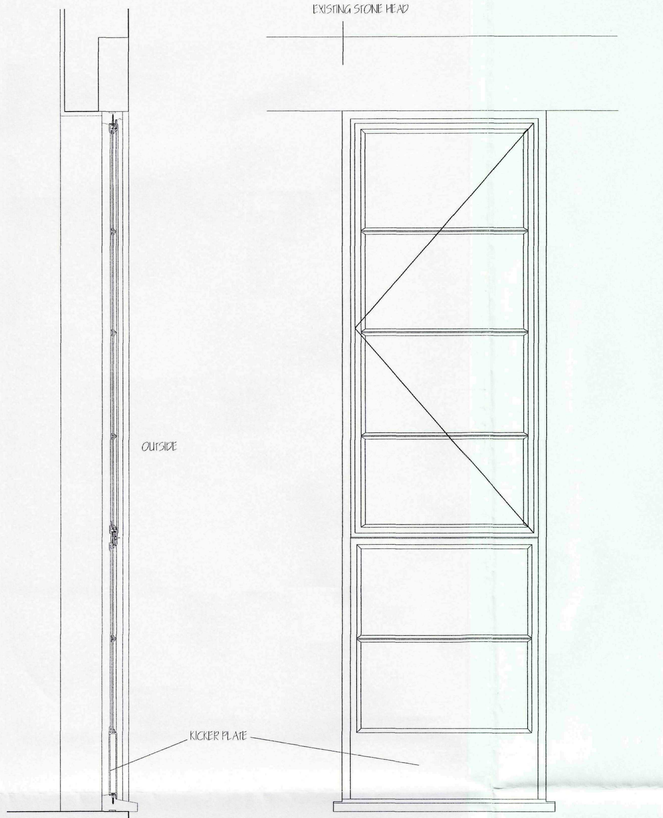
Drawing
DETAILS

Job Ref.	Drawing No.
1779/08	09
Date	**Drawn**
JAN 2010	JPW

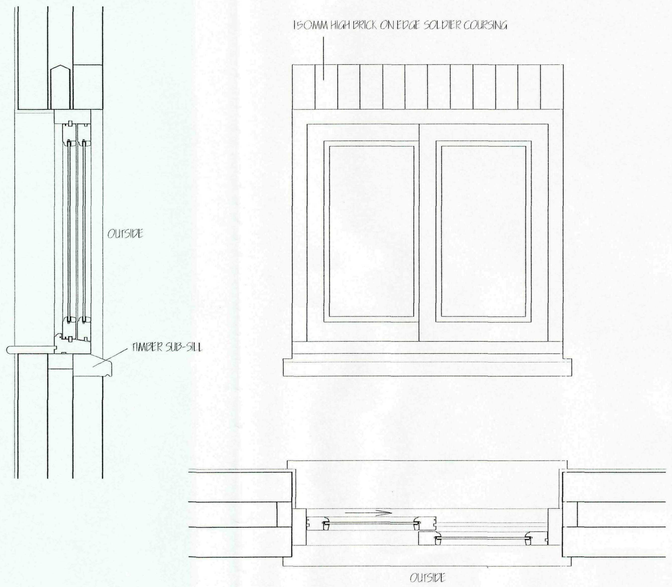
Scales
1/50 1/10

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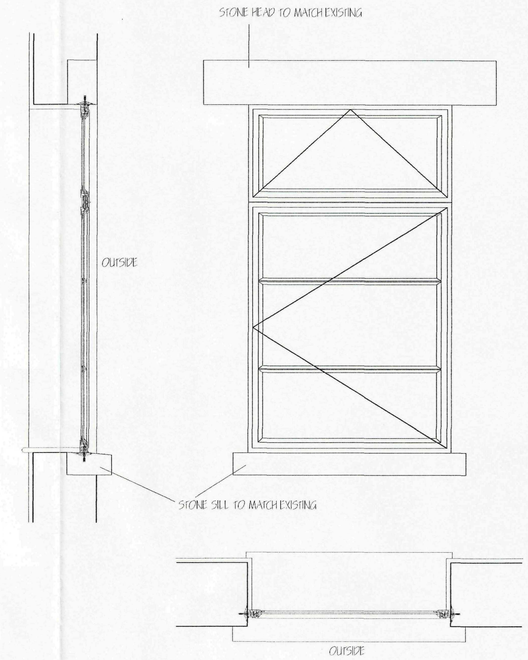
DO NOT SCALE FROM THIS DRAWING
This drawing is copyright and may not be altered, traced, photographed or used for any other purpose other than that for which it is issued. The General Contractor is to check all dimensions on site and report any discrepancies to the Architect. All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design ascertinments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken. This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval. This drawing must not be used for the purpose of obtaining tenders or for the setting out of works by persons other than G.R. Merchant or any representative thereof. It is the client or developers responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.All materials to be new unless otherwise stated and all components and materials etc. to be used fixed and installed etc. in strict accordance with manufacturers instruction and relevant code of practice. Materials shall conform to appropriate British standard specification or BBA certificate or European code equivilent. The Employer / Client shall ensure that the selected contractor is conversesen with and adopts all measures necessary to achieve compliance with Health and Safety legislation for Building sites and Work places. The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations as Independent Planning Supervisor will be required. The works shall comprise of all that is shown on the drawing and details. Work that may not specifically be shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included. It is the plot / land owners responsibility to be aware of the Party Wall etc. Act 1996 when building in close proximity to adjoining neighbors boundaries.



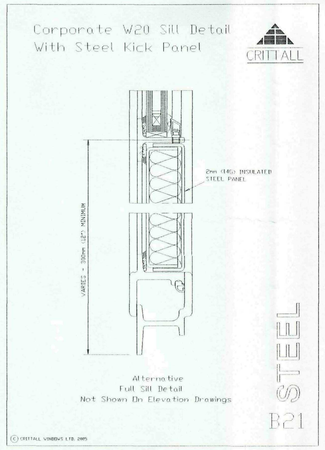
WINDOW OPENING 12 AND 14 TO BE CRITTALL STYLE IN STEEL OR ALUMINIUM AND BE POWDER COATED WHITE SINGLE GLAZED.

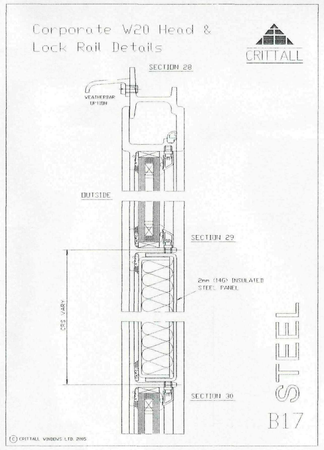


YORKSHIRE SLIDING SASH TO GARAGE AND UTILITY AREAS IN GOOD GRADE SOFTWOOD TIMBER PAINTED WHITE. SINGLE GLAZED.



WINDOW OPENING 11 TO BE A CRITTALL TO MATCH EXISTING WINDOWS ADJACENT PAINTED WHITE SINGLE GLAZED





LARGE SCALE DETAILS OF CRITTALL DOOR TO BE MATCHED TO DOOR (SLIDING FOLDING) OPENING 13 IN STEEL OR ALUMINIUM AND BE POWDER COATED WHITE SINGLE GLAZED. MUST MATCH WINDOWS 12 & 14.

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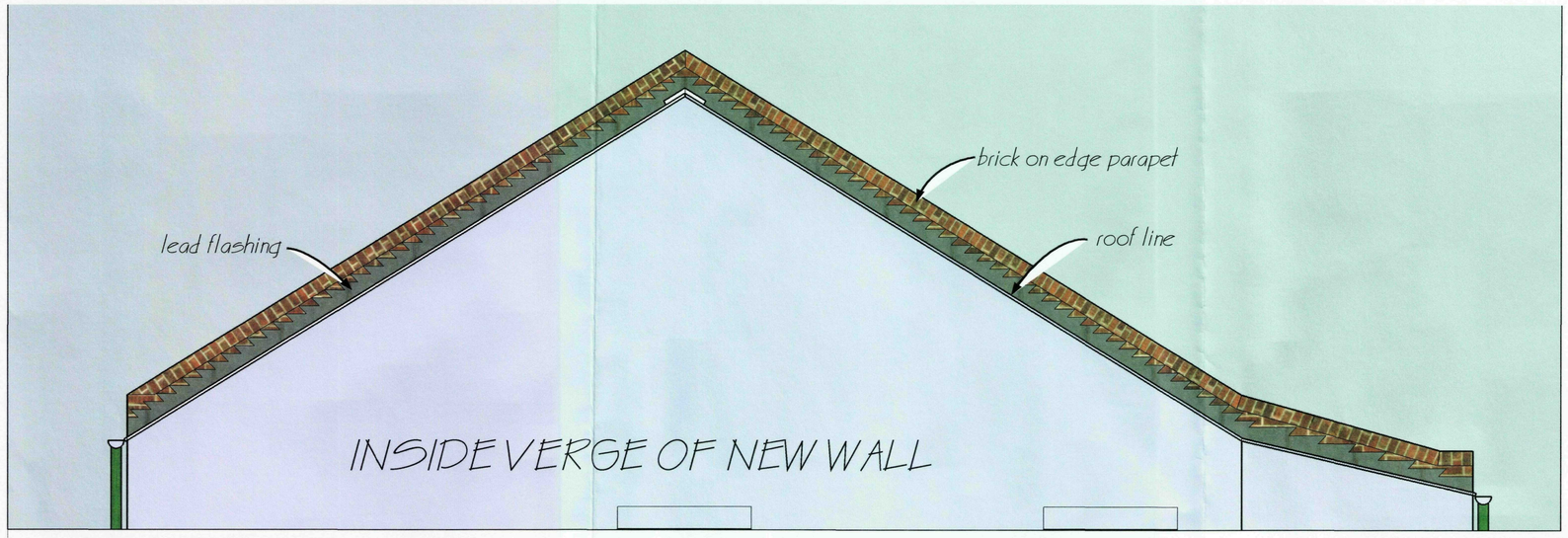
Drawing
DETAILS 2

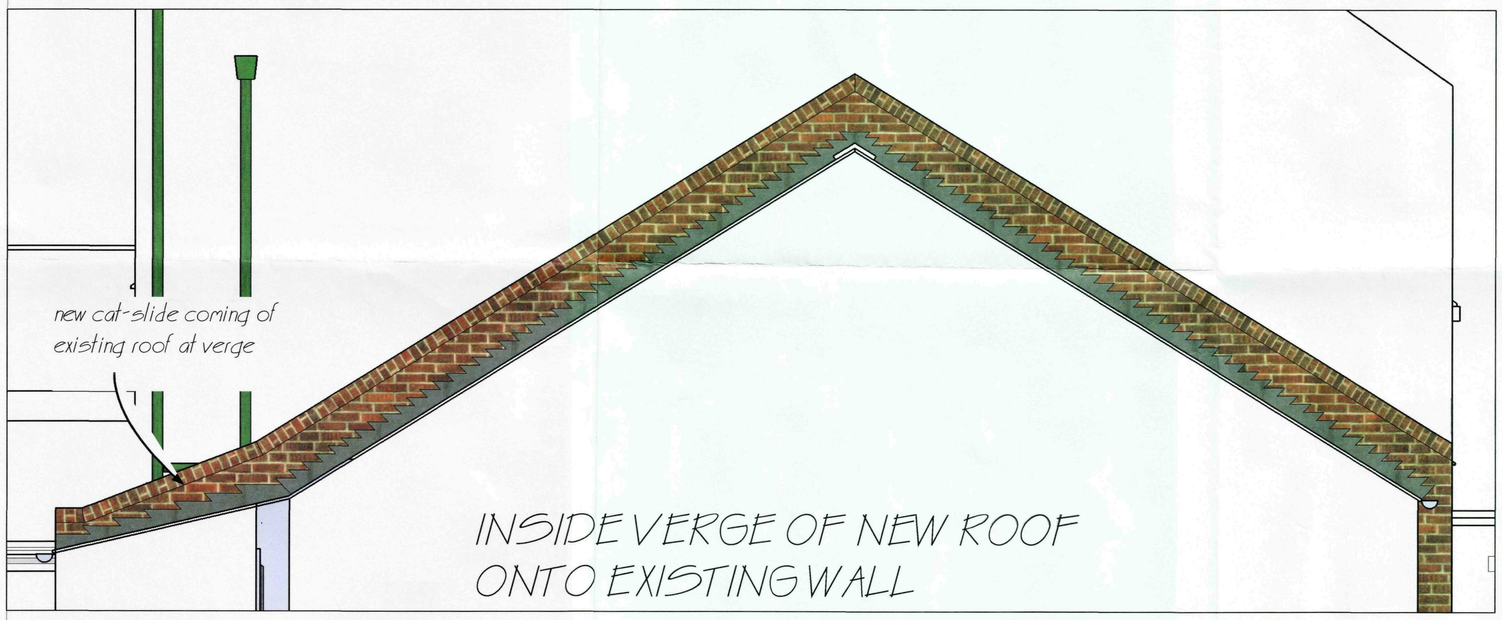
Job Ref.	Drawing No.
1779/08	10
Date: JAN 2010	Drawn: JPW

Scales
1/10 1/20

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UTILITY DOOR TO BE
GOOD GRADE SOFTWOOD
FRAME LEDGED AND
BRACED SAME VIEW
INSIDE AND OUT.
WHITE PAINTED FRAME
AND GREEN PAINTED DOOR
TO MATCH EXISTING DOORS.
GARAGE DOORS TO BE
SIMILAR STYLE.

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Drawing
DETAILS 3

Job Ref.	Drawing No.
1779/08	11
Date: JAN 2010	Drawn: JPW

Scales:
1/10 1/20

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