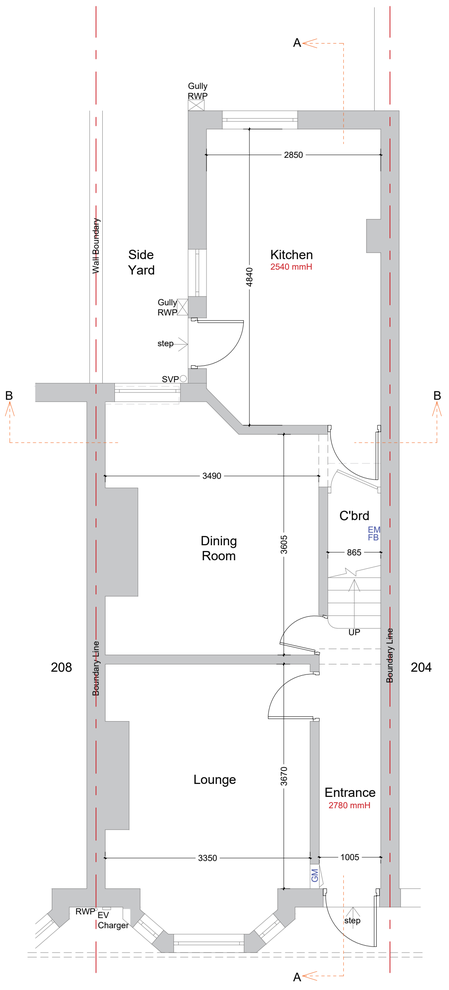
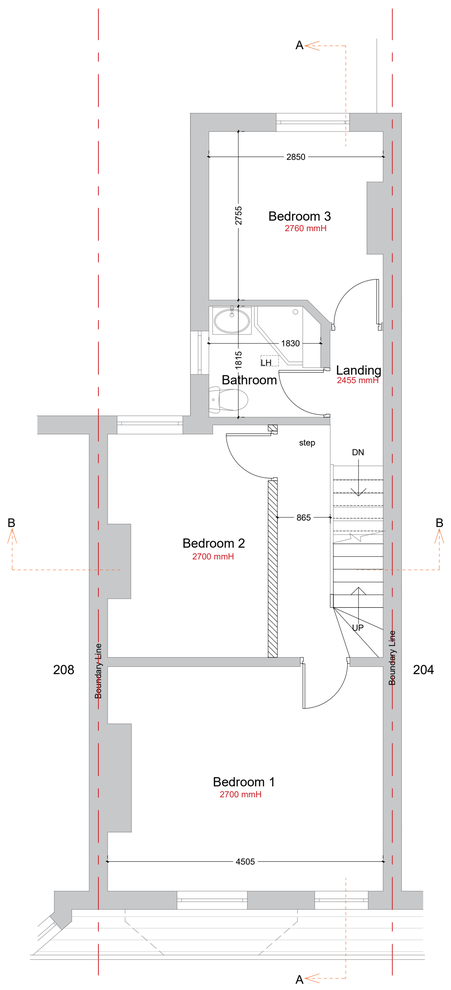
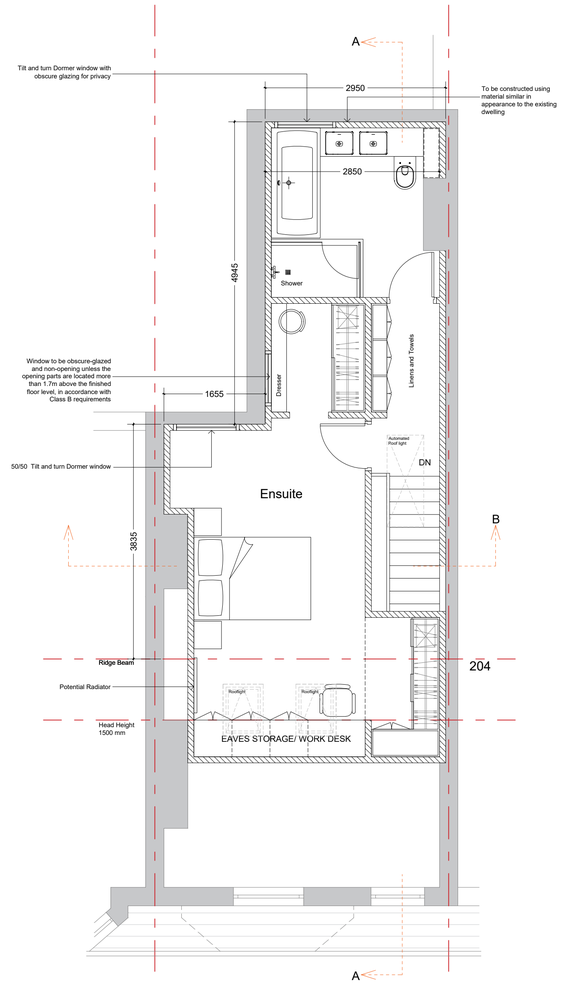



PROPOSED GROUND FLOOR




PROPOSED FIRST FLOOR




PROPOSED LOFT FLOOR

0 1 2 3 4 5m

1:50

proposed

This drawing is for statutory approvals only.

1. All works to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the authority inspector. All materials and workmanship is to comply with the appropriate codes of practice and British Standards.
2. All works to be coordinated and checked by contractor. These drawings are provided as an indicative outline from which the builder can provide a detailed quote following site visit and assessment of the works. Where any additional work not included in this outline the contractor is to advise the homeowner of costs.
3. The contractor MUST check all dimensions and particulars prior to commencement of work. All Structural Elements (Walls, Lintels, Foundations ETC.) affected by new work are to be exposed by the contractor and checked on site by the Local Authority prior to start to confirm ability to sustain new loads.
4. CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015. Contractor to plan, manage and monitor construction work under their control so it is carried out without risks to heath and safety. For projects involving more than one contractor, coordinate their activities with others in the project team - in particular, comply with directions given to them by the principal designer or principal contractor. For single contractor projects, prepare a construction phase plan.
5. All new skirting/architraves to match existing, unless stated otherwise by the client.
6. All electrical installations to the standards required by 'PART P' of the Building Regulations. GAS Installation to be 'Gas Safety' (Installation and use) Regulations. Electrical layout indicative. Electrician to confirm final specifications, position and control with client prior to installation.
7. PARTY WALL ACT: where there is encroachment on neighbours property or building within 3m or 6m of the adjacent Property, then permission MUST be obtained under the act. All proposed brickwork and roof tiles to match existing.
8. All proposed brickwork/rendering and roof tiles to match existing.
9. Any existing Load Bearing Walls to be altered will be done so according to the Building Regulations.

**This drawing is for illustration only and is not to be used for construction. Contractor to confirm all dimensions on site and satisfy themselves of all existing drainage, gas and electrical runs prior to commencing work on site.**

**All works are to be agreed with client prior to construction and clear costs are to be made available to client for the works.**

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Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.

For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.

Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.

EOHMA Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of EOHMA Ltd.

# PLANNING

| Rev | Date | Revision Note | By | Check |
|---|---|---|---|---|

EOHMA
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All dimensions in millimetres unless specified.

| Status | File Name |
|---|---|
| - | - |

| Drawn by | date | checked by | X-Ref File |
|---|---|---|---|
| - | | | - |

| Job title | date | Scale at A1 | Scale at A3 |
|---|---|---|---|
| 206_OSWALD_ROAD | - | 1:50 | - |

Drawing title: 1984 (20)_ROPOSED

| Job No. | CPI cat. | Dwg No. | Revision |
|---|---|---|---|
| 1984 | - | 20_003 | - |