

Existing Ground Floor Plan

Existing First Floor Plan

Existing Roof Plan

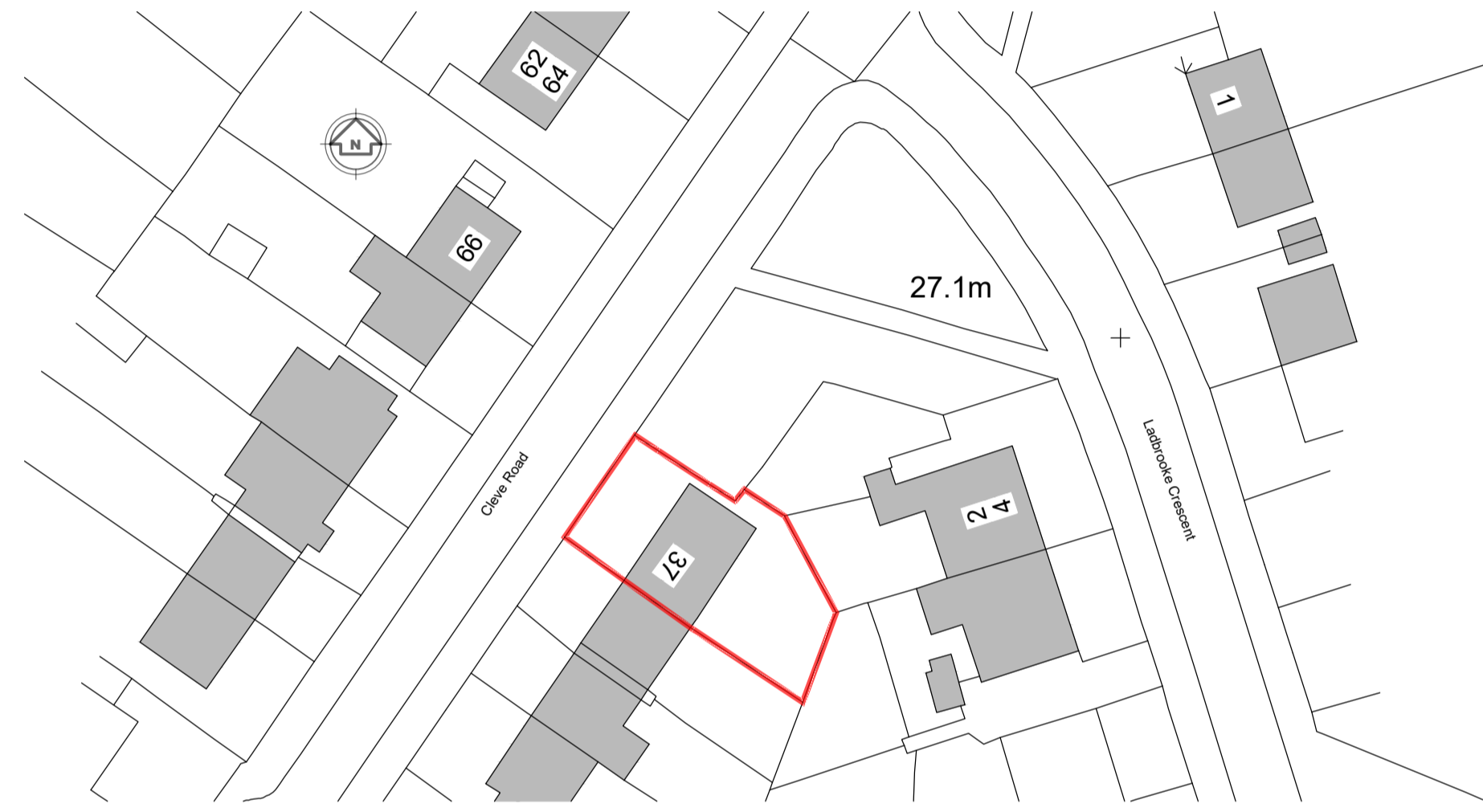
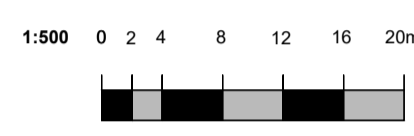
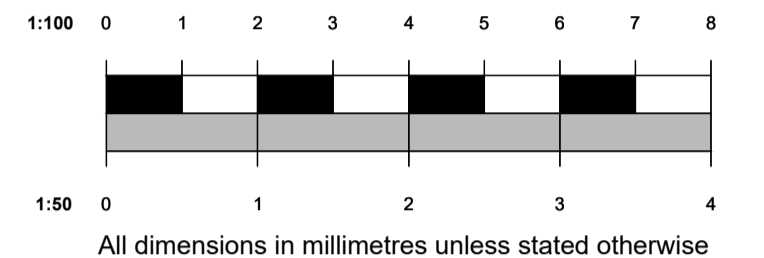
Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Roof Plan

- General Notes:**
1. Dimensions should not be scaled from the drawings where accuracy is essential.
 2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
 3. Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
 4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
 5. All works are to be carried out in accordance with Local Authority requirements.
 6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.

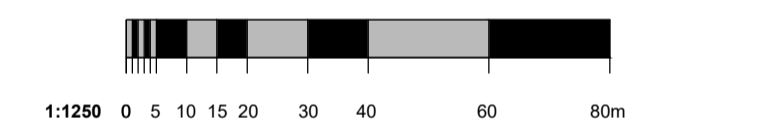
When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.



Existing Block Plan at 1:500



Site Plan at 1:1250

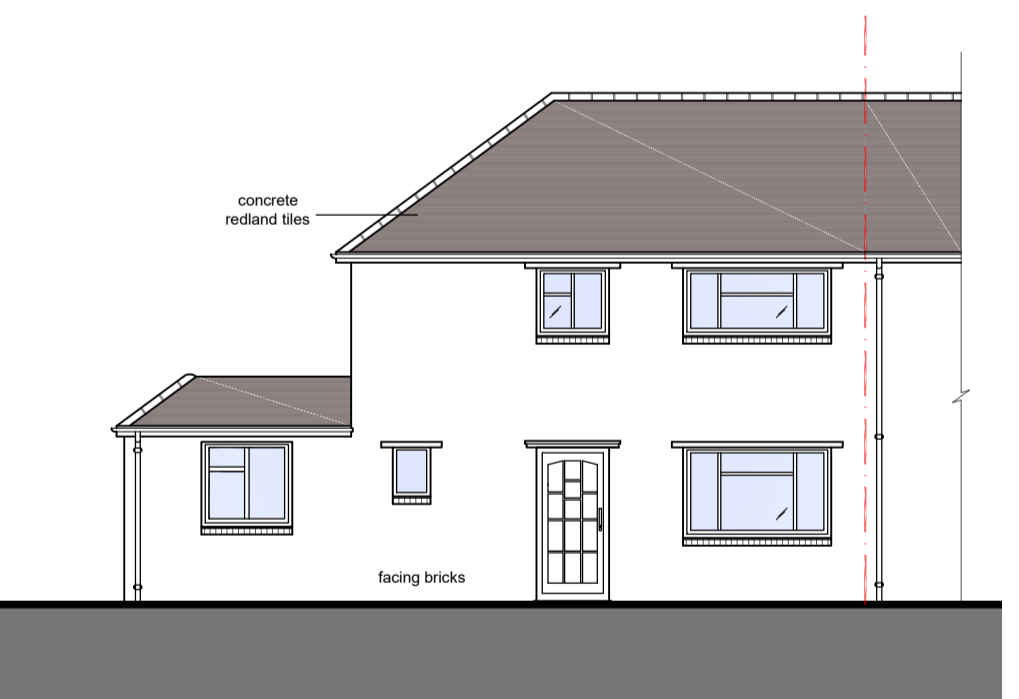


- KEY**
- (ew) Emergency egress windows at first floor bedrooms and any inner rooms, fitted with hinges to allow minimum 450mm x 800mm clear opening (min. area 0.33m²). Cill height should not be greater than 1100mm from finished floor level.
 - (ef) Mechanical extractor ducted to outside air. Shower/WC minimum 15 ltr/sec with separate switch, 15 minutes overrun if windowless or fixed unopenable windows.
 - (sb) Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6:2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2:

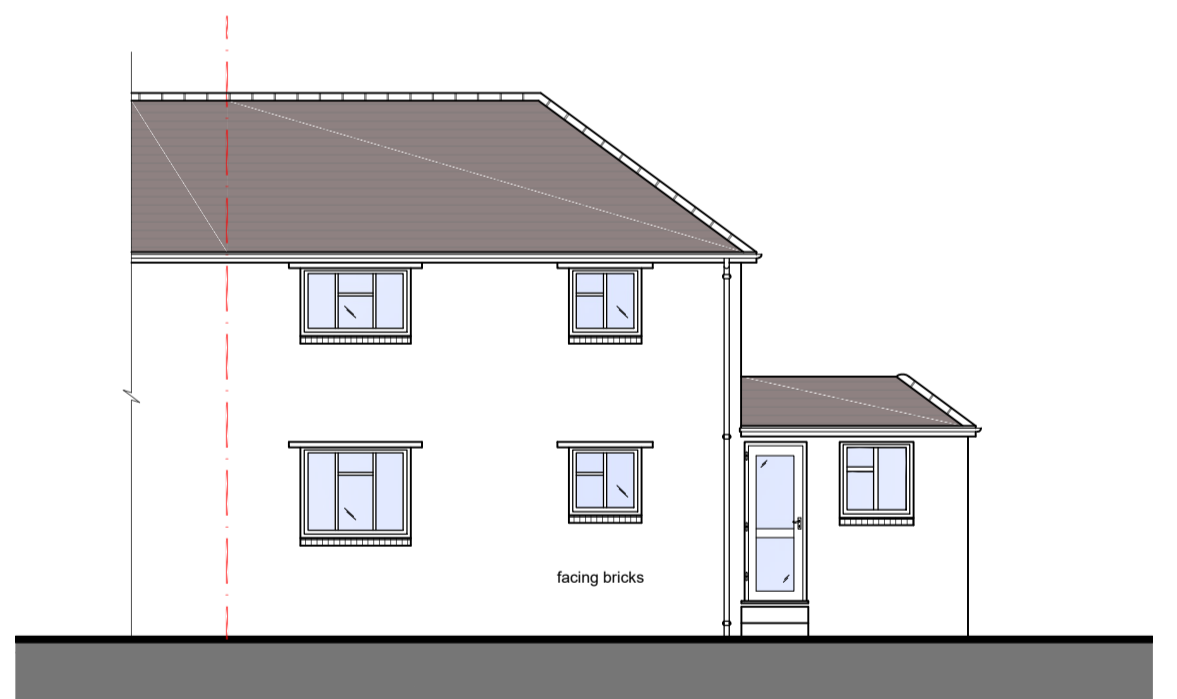
- LEGEND**
- Indicates proposed foul water drainage run
 - Indicates proposed surface water drainage run.
 - Indicates assumed existing foul water sewer run.
 - Indicates assumed existing surface water sewer run
 - Indicates thermal insulation
 - Indicates non-load bearing timber stud partition.

New double glazed Upvc windows matching existing all rainwater and fascia goods in pvc

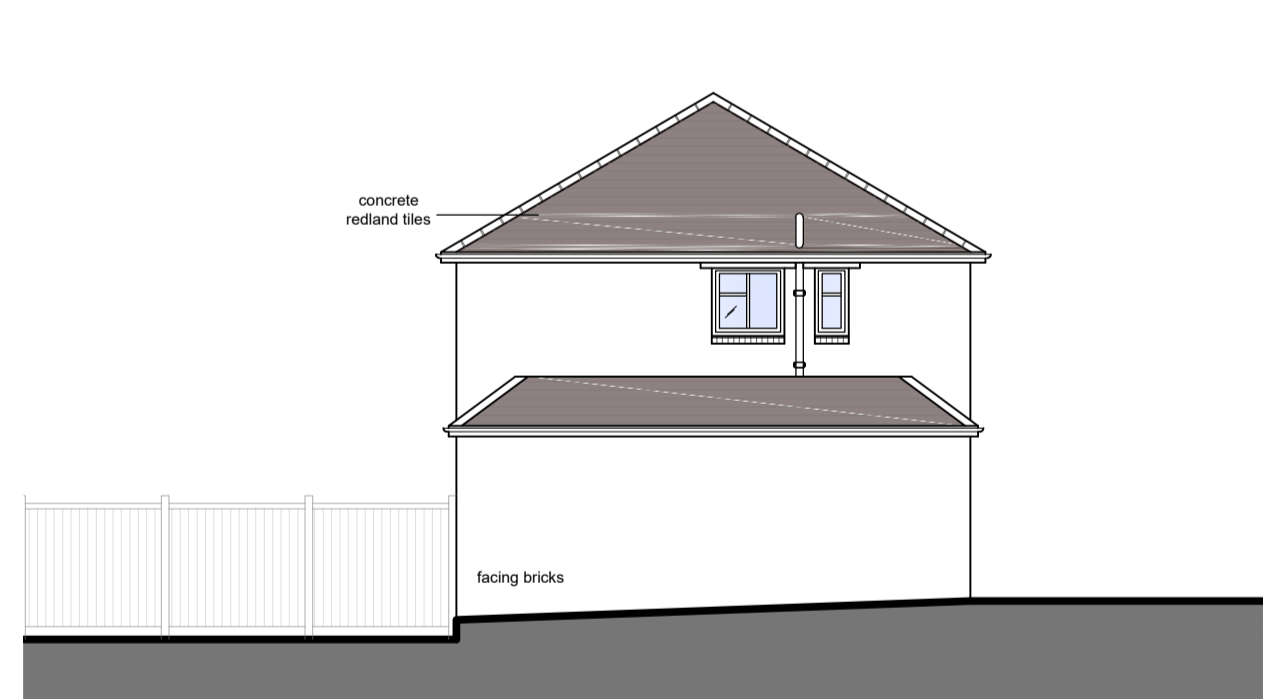
Rainwater guttering to be 100mm dia half round with 63mm dia downpipe to existing via sealed rodable gully or to a stormdrain



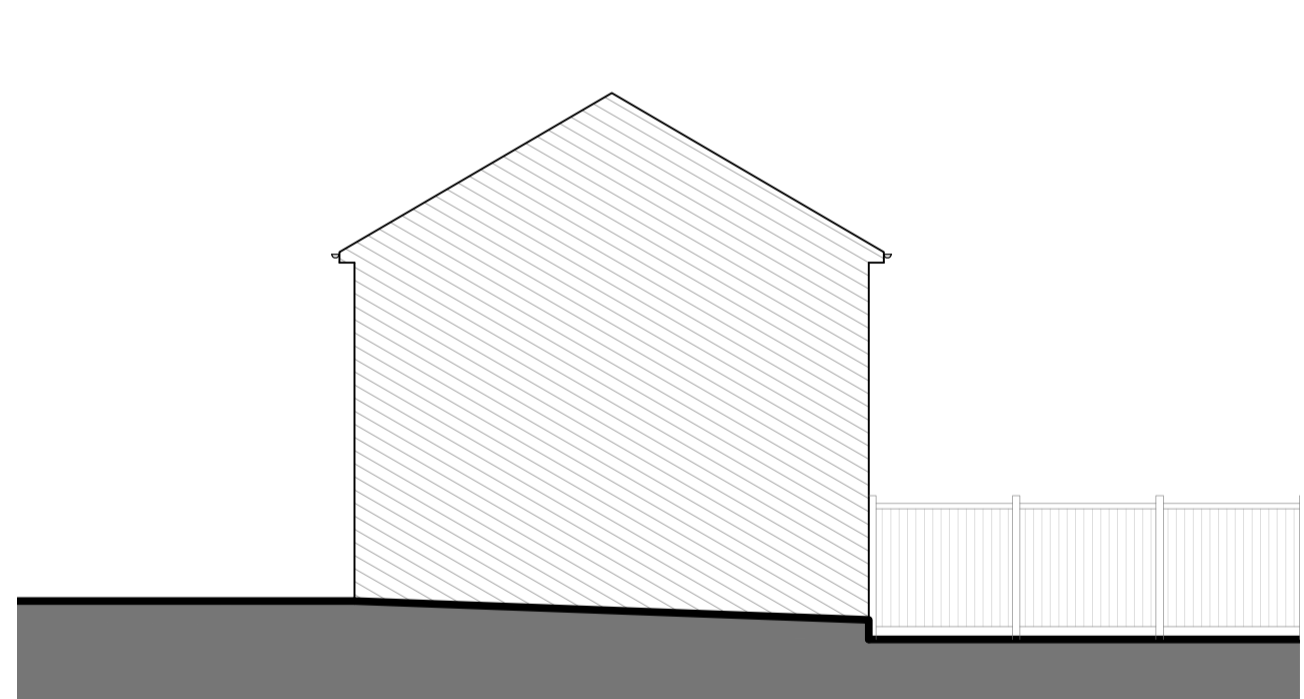
Existing Front Elevation



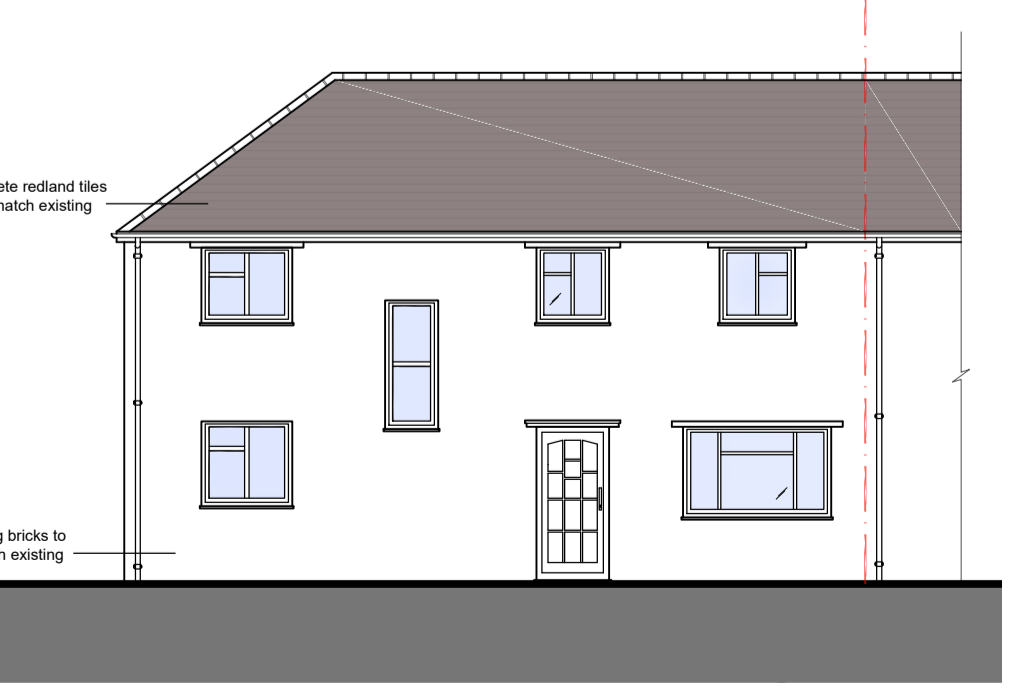
Existing Rear Elevation



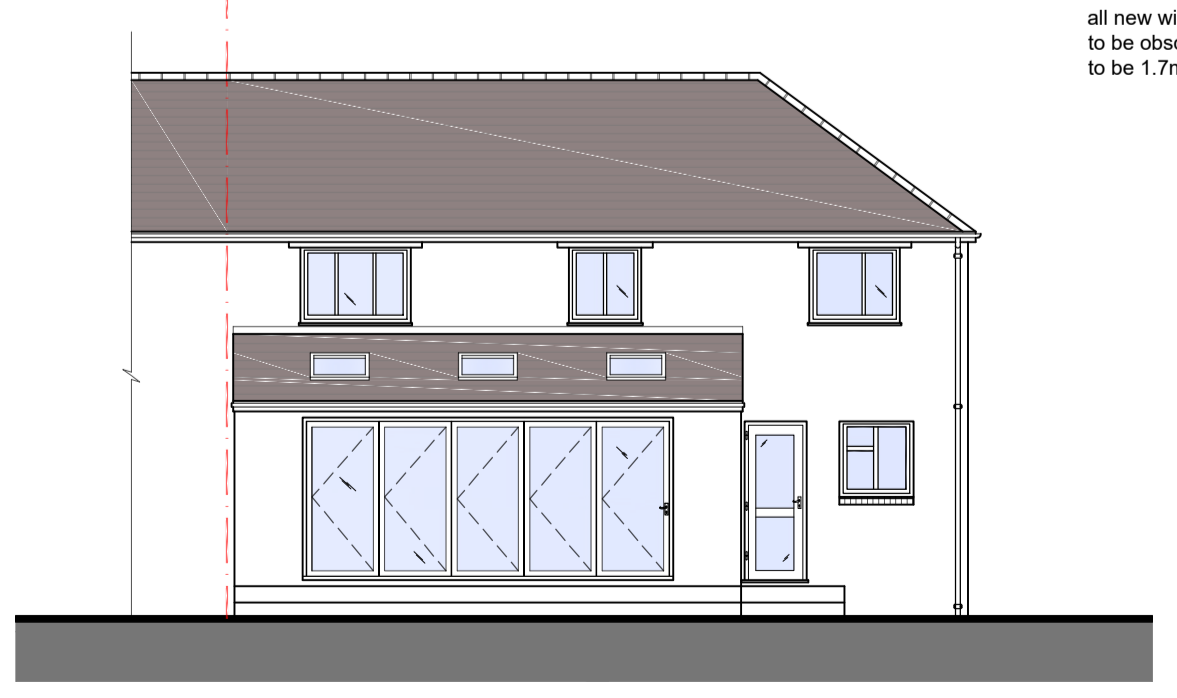
Existing Side (Eastern) Elevation



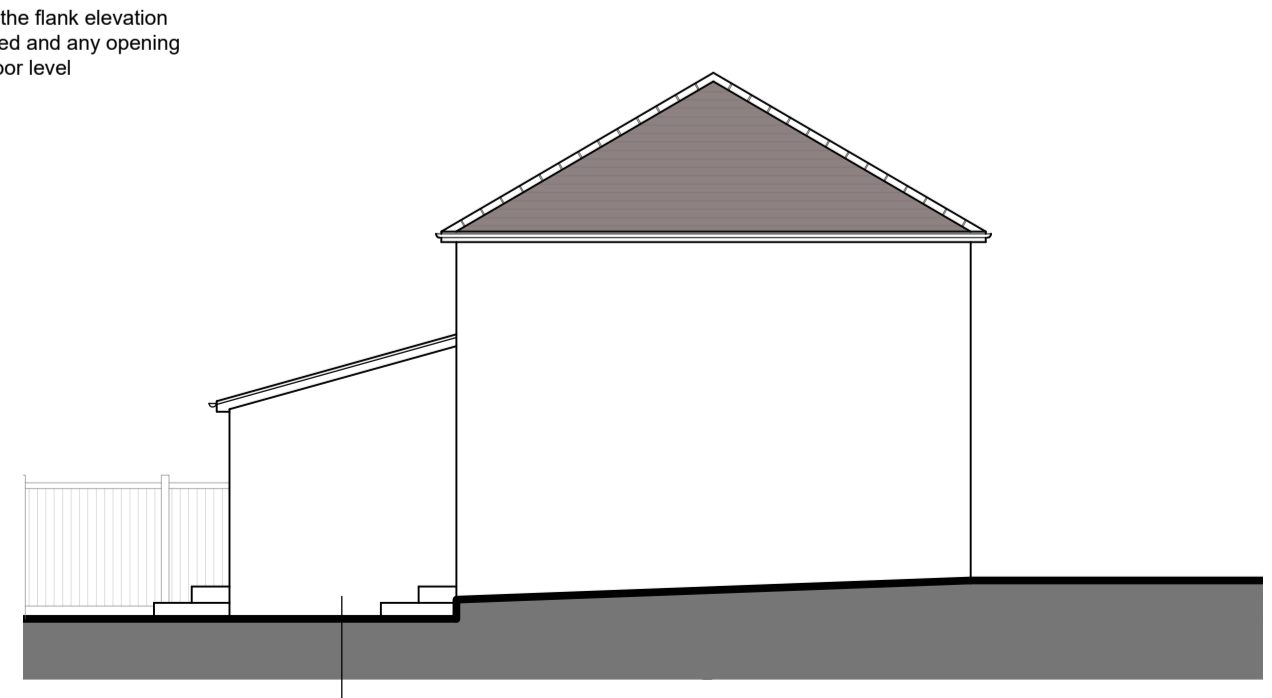
Existing Side (Western) Elevation



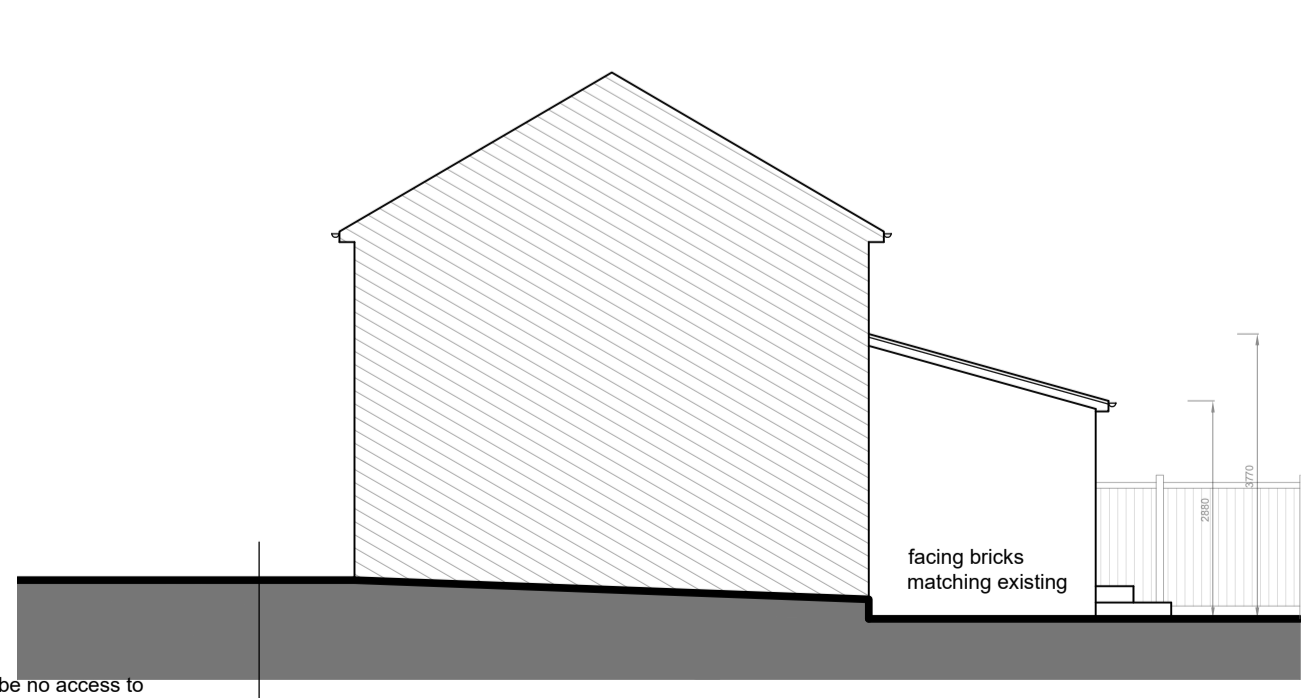
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side (Eastern) Elevation



Proposed Side (Western) Elevation

all new windows on the flank elevation to be obscured glazed and any opening to be 1.7m above floor level

as there will be no access to render and paint this side, the wall to be constructed using facing bricks

rev.	description	date	chkd.
t: 07787744404		e: efplanning@outlook.com	
client: [REDACTED]			

drawing title:
Existing and Proposed Floor Plans and Elevations.

project:
First Floor Side and Single Storey Rear Extensions.

drawn: Eralp Semi chkd: sch:
status: Planning date: August 2021

project no: EFP/37 Cleve Road - 1
scale: 1:100 at A1 rev no: