

Ground Floor Plan.

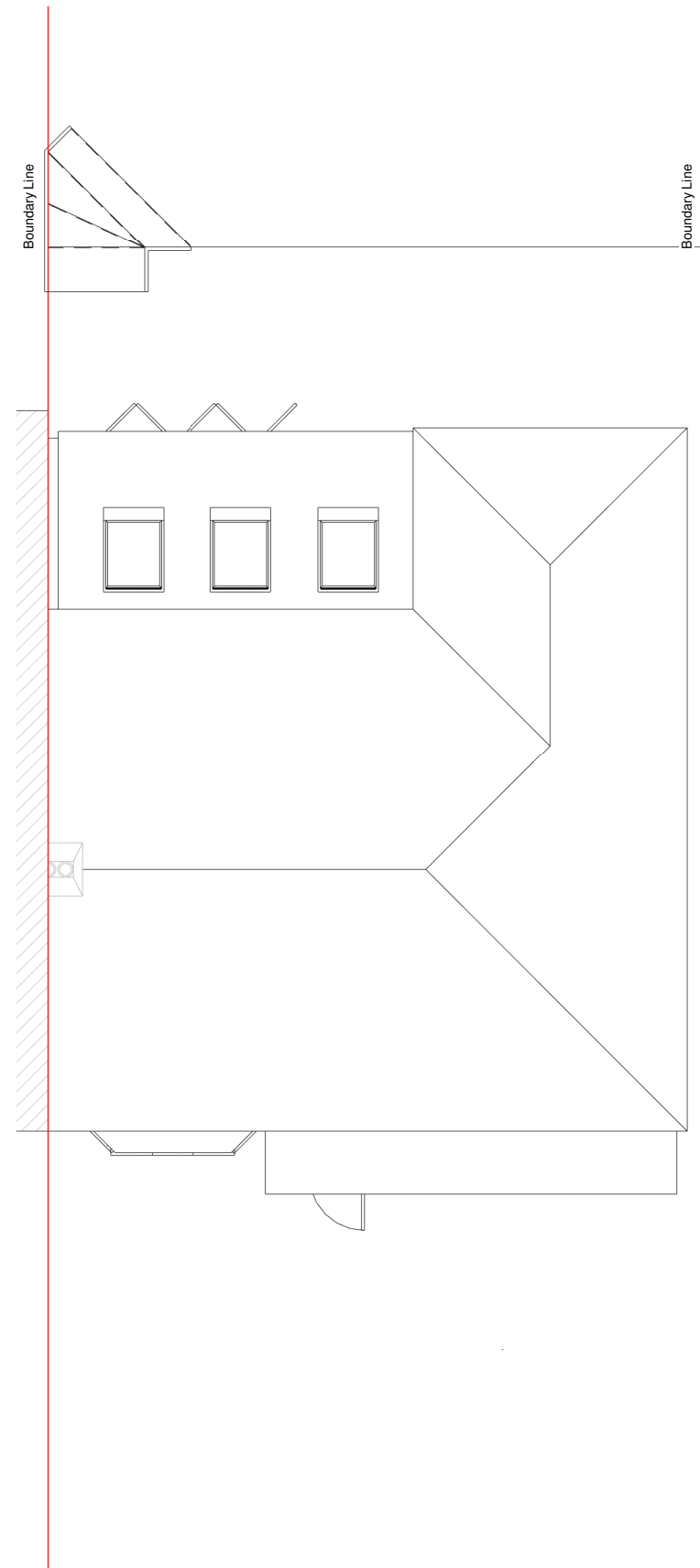
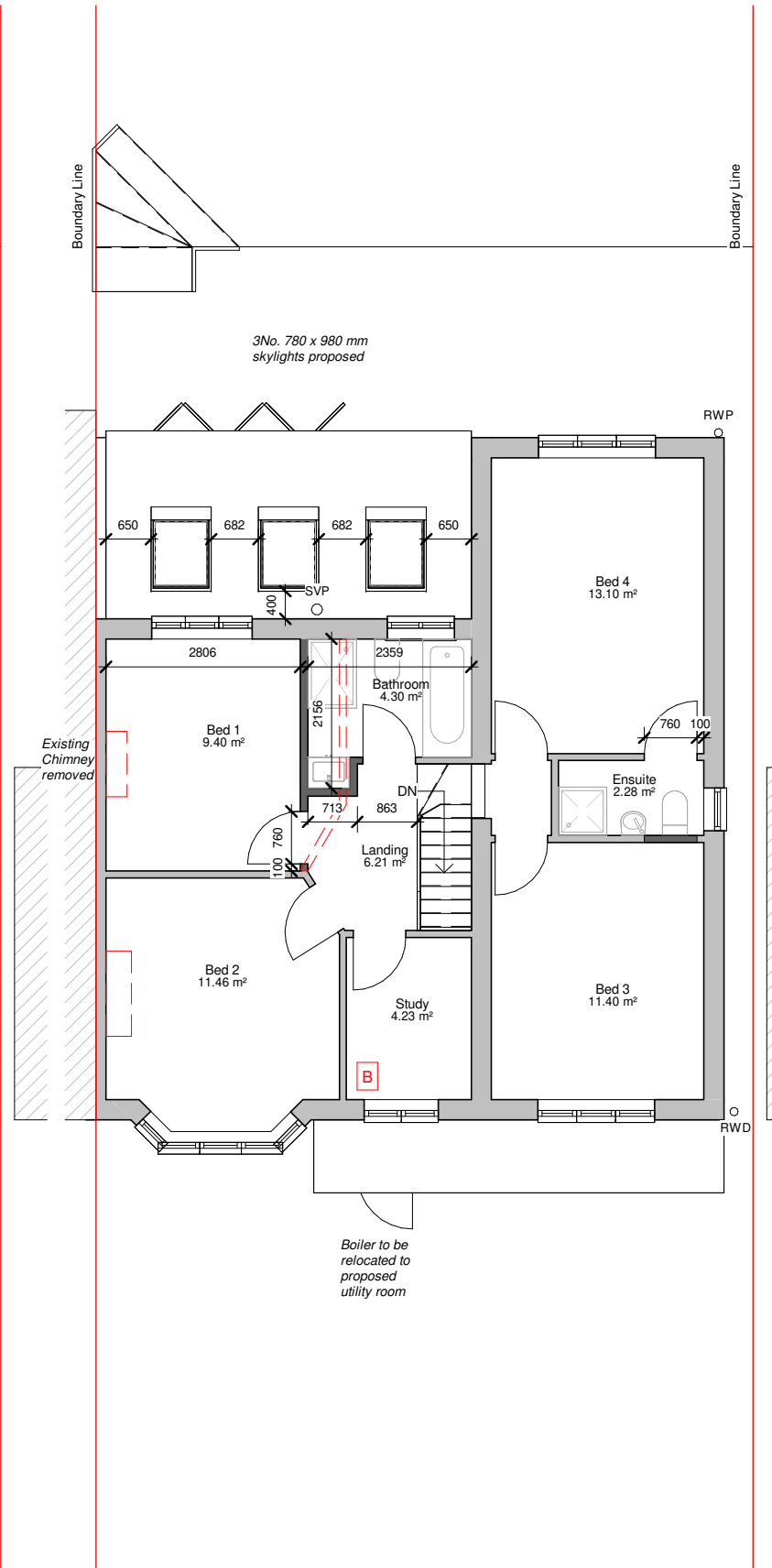
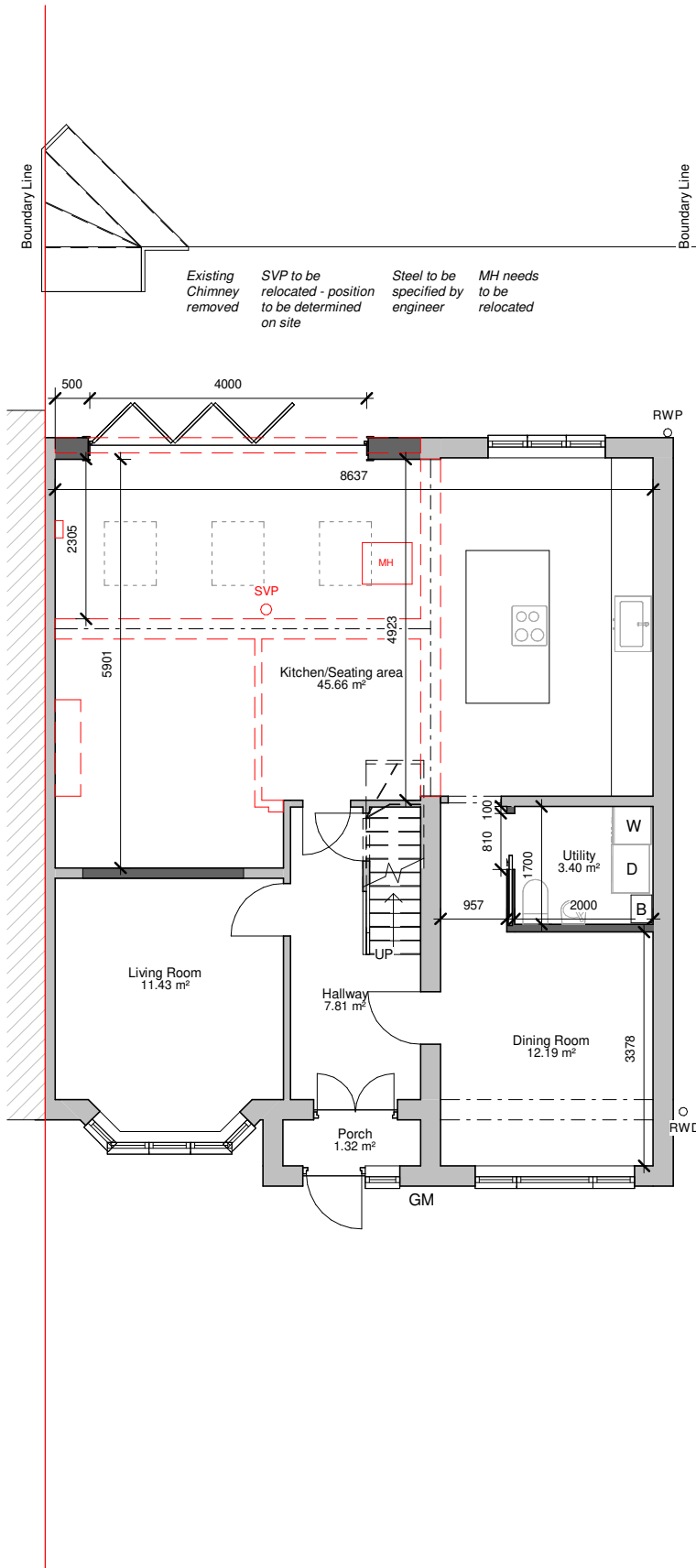
1 : 100

First Floor Plan.

1 : 100

Roof Plan.

1 : 100



PROGRAMME:

GIA:

GF: 71.40 + 14.45 m²
FF: 66.36 m²

Total: 137.76 + 14.45 m²

KEY:

	Neighbouring context		RWP	Rain Water Pipe
	Existing walls		SVP	Soil Vent Pipe
	Proposed walls			Boundary line
	Proposed rooflight			Existing removed
	MH			Existing beam
	B			1.2 m head height
	EM			1.5 m head height
	GM			Ridge line

REVISION NOTES:

REV: | DATE: | DESCRIPTION:

GENERAL NOTES:

- All Dimensions are in millimetres unless otherwise stated
- All work to be carried out in accordance with current building regulations and all relevant british standards/codes of practice.
- The Contractor is responsible for the correct setting out of the works on site, all dimensions to be checked prior to fabrication of materials and commencement of works.
- This Drawing is to be read in conjunction with all relevant drawings and specifications
- Exact SVP and Boiler position to be determined onsite by contractor
- A 'macerator toilet' would be required for a certain designs if the toilet location is away from existing SVP
- Steels imbedded into ceiling may be charged additionally by your contractor
- All proposed materials are to be similar in appearance to that of the existing house, unless otherwise stated.
- Skylights must not protrude past the roof slope by more than 150mm
- Glazing which exceeds 25% of the added floor area will result in extra charges for S.A.P Calculations
- Windows on a side elevation at first floor level or above must be obscured glazing and non openable below 1.7m
- Load-bearing partitions and/or posts are shown in a rough position. The exact position is to be confirmed by a structural engineer prior to construction.



Extension Plans. Ealing Cross, 85 Uxbridge Rd, London W5 5BW

CLIENT: Alva Dawson

PROJECT: Infill and internals - replace conservatory

PROJECT ADDRESS: 38 Martens Ave
Bexleyheath
DA7 6BD

PROPOSED FLOOR PLANS

DRAWING TITLE:

DRAWN BY: LG | CHECKED BY: JH

DATE: 30/10/2023 | Rev: R00 | Rev. DATE:

SCALE@A3: 1:100 | DRAWING No: MA-R00-PR-102

